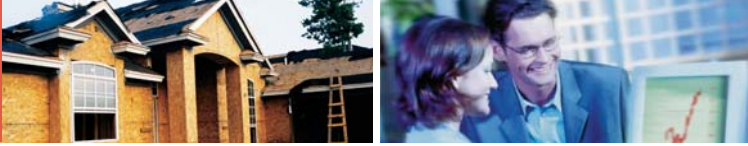


## HOUSING NOW

## Calgary



Canada Mortgage and Housing Corporation

Date Released: November 2006

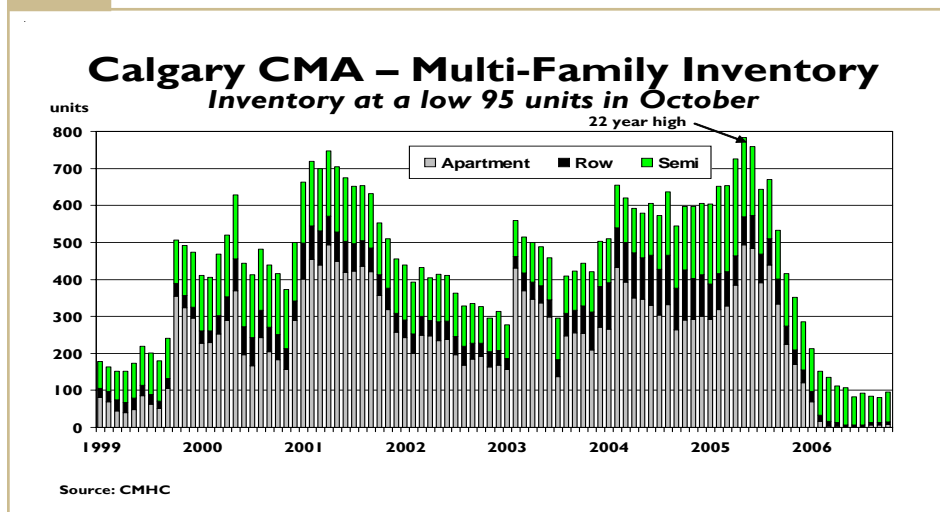
## New Home Market

### Housing Starts Retreat in October

Housing starts in the Calgary Census Metropolitan Area (CMA) totalled 1,011 units in October 2006, a decline of about 20 per cent from the 1,270 units that were started in October 2005. October's construction activity brings the year-to-date housing starts to a total of 14,050 units, almost 21 per cent higher than the corresponding level in 2005.

The retreat in total starts was caused by a reduction in both single-detached and multi-family construction. Multi-family starts, which include semi-detached units, rows, and apartments, totalled 210 units last month, a 50 per cent drop from October 2005. All three segments of the multi-family market had lower starts in October, as compared to October last year. The

Figure 1



### Table of contents

- 1 - 2 **New Home Market**
- 3 **Map of Calgary CMA**
- 5 - 20 **Calgary CMA Tables**
  - **Summary by Market**
  - **Starts**
  - **Completions**
  - **Absorptions**
  - **Average Price**
  - **MLS Activity**
  - **Economic Indicators**

### SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation). View, print, download or subscribe to get market information e-mailed to you on the day it is released. New! CMHC's electronic suite of national standardized products is now available for free.

slowdown in new multi-family construction is not expected to be long lasting as intentions to build have increased as indicated by a rise in multi-family building permits. Even with the recent slowdown in new activity, the year-to-date construction of multi-family units has reached 4,945 units, a level that is 15 per cent above last year's pace.

Meanwhile, single-detached housing starts in the Calgary CMA reached 801 units in October, a drop of about six per cent from the record high set in October 2005. This represents the first year-over-year decline of 2006. Despite the fact that new construction of single-detached homes retreated in the Calgary CMA last month, it was still the second highest level of production for any October on record. Most of the decline in October single-detached starts occurred in the City of Calgary, almost all other areas within the CMA

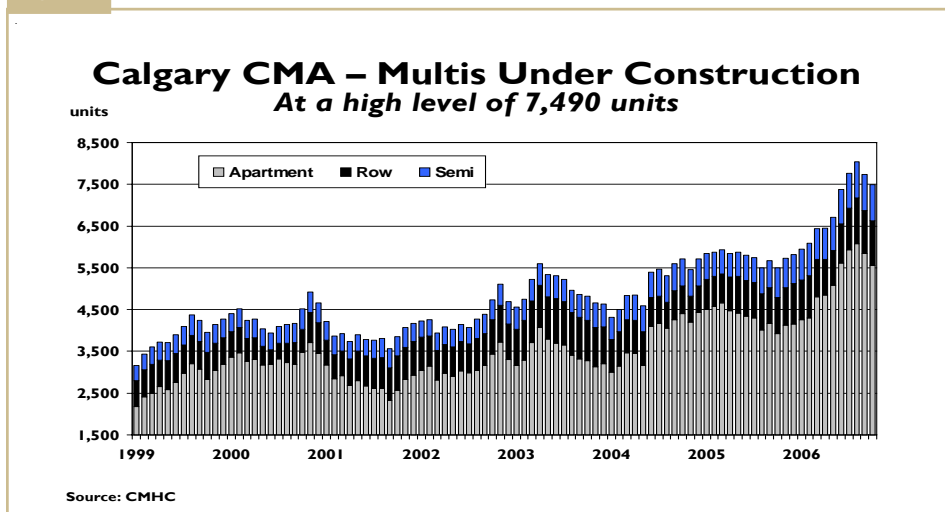
showed growth. Starts in Airdrie more than doubled and there was significant growth in MD Rockyview, Cochrane, and Crossfield. To the end of October, 9,105 single-detached homes have been started in the Calgary CMA, representing a gain of about 24 per cent over the previous year.

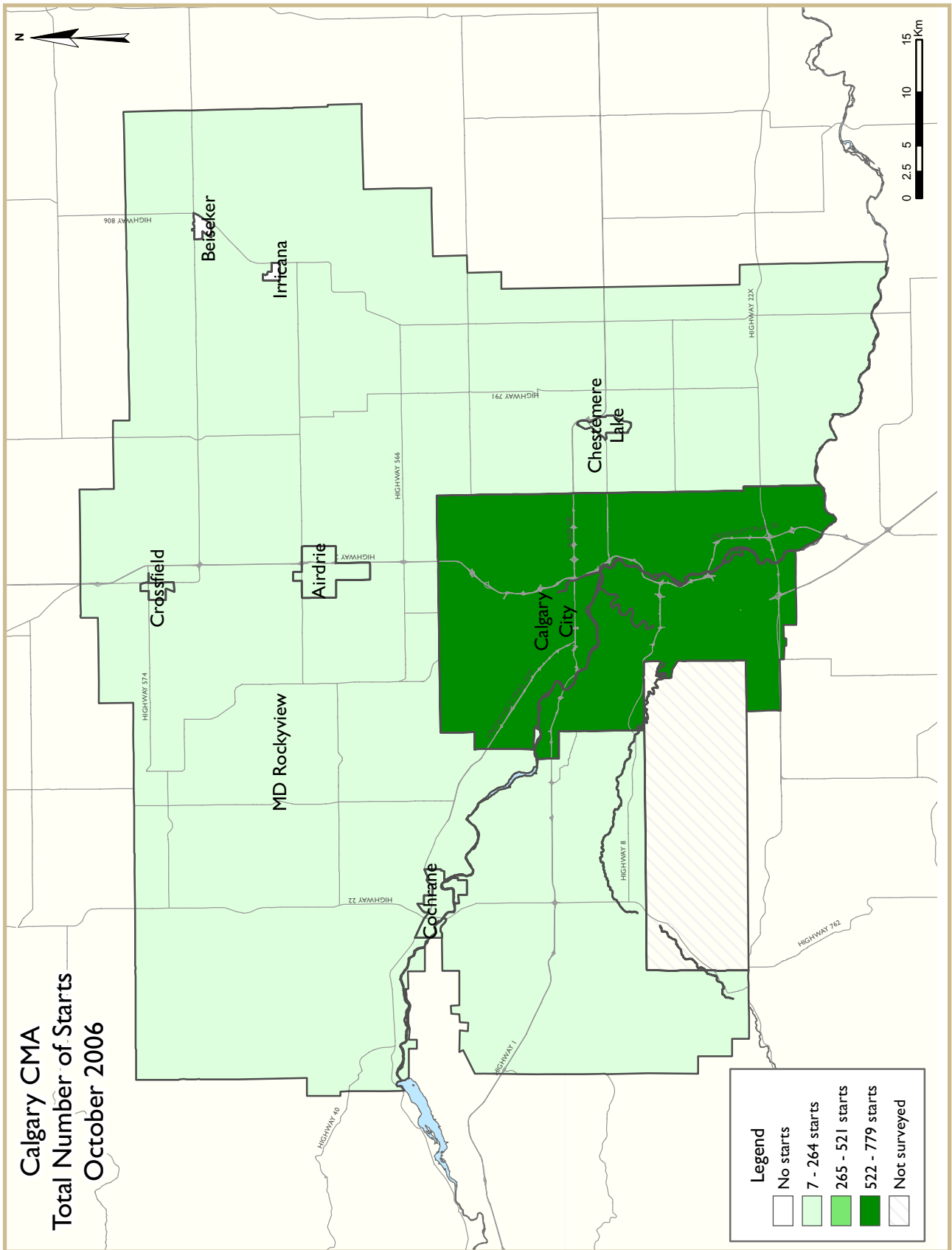
With single-detached starts at unprecedented levels, the number of units under construction continued to climb. At the end of October, a record 6,509 units were under construction in the Calgary CMA, about a 63 per cent gain over the previous year. The high level of construction activity, increased cost for land, labour and materials continued to put upward pressure on home prices. The average price of a new absorbed single-detached home was \$378,948 in October, up 15 per cent year-over-year. In October, 739 single-detached homes were completed and the same number

were absorbed. The inventory of completed and not absorbed single-detached was unchanged from last month at 483 units, a 25 per cent decrease from October 2005.

While multi-family starts were relatively low in October construction levels remained high. At the end of October, 7,490 multi-family units were under construction, about 36 per cent higher than last year at this time. In October, 462 multi-family units were completed while 448 units were absorbed, as a result inventory increased by 14 units. At the end of October, there were only 95 multi-family units completed and unabsorbed with most of these being semi-detached units. The absorption rate of multi-family units remained high in October, and the number of units absorbed should rise this winter when many of the multiple units currently under construction reach completion.

Figure 2





## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 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 I: Housing Activity Summary of Calgary CMA**  
**October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
October 2006	798	78	8	3	102	22	0	0	1,011
October 2005	848	88	3	1	164	166	0	0	1,270
% Change	-5.9	-11.4	166.7	200.0	-37.8	-86.7	n/a	n/a	-20.4
Year-to-date 2006	9,096	774	13	9	1,020	2,991	0	147	14,050
Year-to-date 2005	7,339	684	22	3	1,160	2,413	0	21	11,642
% Change	23.9	13.2	-40.9	200.0	-12.1	24.0	n/a	**	20.7
<b>UNDER CONSTRUCTION</b>									
October 2006	6,501	706	13	8	1,218	5,406	0	147	13,999
October 2005	4,001	534	27	3	1,015	3,899	0	21	9,500
% Change	62.5	32.2	-51.9	166.7	20.0	38.7	n/a	**	47.4
<b>COMPLETIONS</b>									
October 2006	738	64	0	1	84	314	0	0	1,201
October 2005	808	72	0	0	99	407	16	8	1,410
% Change	-8.7	-11.1	n/a	n/a	-15.2	-22.9	-100.0	-100.0	-14.8
Year-to-date 2006	6,783	582	25	4	899	1,703	0	23	10,019
Year-to-date 2005	6,792	618	17	7	900	2,475	30	471	11,310
% Change	-0.1	-5.8	47.1	-42.9	-0.1	-31.2	-100.0	-95.1	-11.4
<b>COMPLETED &amp; NOT ABSORBED</b>									
October 2006	483	75	0	0	11	9	0	0	578
October 2005	643	115	2	1	72	126	3	98	1,060
% Change	-24.9	-34.8	-100.0	-100.0	-84.7	-92.9	-100.0	-100.0	-45.5
<b>ABSORBED</b>									
October 2006	738	51	0	1	85	312	0	0	1,187
October 2005	812	55	1	0	122	433	0	91	1,514
% Change	-9.1	-7.3	-100.0	n/a	-30.3	-27.9	n/a	-100.0	-21.6
Year-to-date 2006	6,863	623	6	5	936	1,760	1	57	10,251
Year-to-date 2005	6,854	645	6	7	988	2,527	8	363	11,398
% Change	0.1	-3.4	0.0	-28.6	-5.3	-30.4	-87.5	-84.3	-10.1

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

**Table 1.1: Housing Activity Summary by Submarket  
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Calgary City</b>									
October 2006	612	70	8	0	67	22	0	0	779
October 2005	750	74	3	1	161	166	0	0	1,155
<b>Airdrie</b>									
October 2006	99	0	0	0	26	0	0	0	125
October 2005	40	4	0	0	0	0	0	0	44
<b>Beiseker</b>									
October 2006	0	0	0	0	0	0	0	0	0
October 2005	0	0	0	0	0	0	0	0	0
<b>Chestermere Lake</b>									
October 2006	36	8	0	0	0	0	0	0	44
October 2005	33	6	0	0	3	0	0	0	42
<b>Cochrane</b>									
October 2006	12	0	0	3	7	0	0	0	22
October 2005	5	2	0	0	0	0	0	0	7
<b>Crossfield</b>									
October 2006	7	0	0	0	0	0	0	0	7
October 2005	1	2	0	0	0	0	0	0	3
<b>Irricana</b>									
October 2006	0	0	0	0	0	0	0	0	0
October 2005	1	0	0	0	0	0	0	0	1
<b>MD Rockyview</b>									
October 2006	32	0	0	0	2	0	0	0	34
October 2005	18	0	0	0	0	0	0	0	18
<b>Calgary CMA</b>									
October 2006	798	78	8	3	102	22	0	0	1,011
October 2005	848	88	3	1	164	166	0	0	1,270

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

**Table I.1: Housing Activity Summary by Submarket  
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Calgary City</b>									
October 2006	5,196	654	13	0	871	5,053	0	60	11,847
October 2005	3,370	474	26	2	887	3,851	0	0	8,610
<b>Airdrie</b>									
October 2006	607	6	0	0	259	249	0	87	1,208
October 2005	227	18	1	0	57	0	0	0	303
<b>Beiseker</b>									
October 2006	2	0	0	0	0	0	0	0	2
October 2005	0	0	0	0	0	0	0	0	0
<b>Chestermere Lake</b>									
October 2006	330	32	0	0	65	0	0	0	427
October 2005	170	28	0	0	17	48	0	0	263
<b>Cochrane</b>									
October 2006	89	2	0	8	17	86	0	0	202
October 2005	32	2	0	1	4	0	0	21	60
<b>Crossfield</b>									
October 2006	28	2	0	0	0	18	0	0	48
October 2005	8	6	0	0	0	0	0	0	14
<b>Irricana</b>									
October 2006	6	2	0	0	0	0	0	0	8
October 2005	3	0	0	0	6	0	0	0	9
<b>MD Rockyview</b>									
October 2006	243	8	0	0	6	0	0	0	257
October 2005	191	6	0	0	44	0	0	0	241
<b>Calgary CMA</b>									
October 2006	6,501	706	13	8	1,218	5,406	0	147	13,999
October 2005	4,001	534	27	3	1,015	3,899	0	21	9,500

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

**Table I.1: Housing Activity Summary by Submarket  
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Calgary City</b>									
October 2006	600	58	0	0	78	314	0	0	1,050
October 2005	674	68	0	0	91	407	16	8	1,264
<b>Airdrie</b>									
October 2006	67	4	0	0	0	0	0	0	71
October 2005	36	0	0	0	0	0	0	0	36
<b>Beiseker</b>									
October 2006	0	0	0	0	0	0	0	0	0
October 2005	0	0	0	0	0	0	0	0	0
<b>Chestermere Lake</b>									
October 2006	41	2	0	0	0	0	0	0	43
October 2005	41	2	0	0	0	0	0	0	43
<b>Cochrane</b>									
October 2006	8	0	0	1	0	0	0	0	9
October 2005	5	0	0	0	0	0	0	0	5
<b>Crossfield</b>									
October 2006	3	0	0	0	0	0	0	0	3
October 2005	4	0	0	0	0	0	0	0	4
<b>Irricana</b>									
October 2006	2	0	0	0	0	0	0	0	2
October 2005	1	2	0	0	0	0	0	0	3
<b>MD Rockyview</b>									
October 2006	17	0	0	0	6	0	0	0	23
October 2005	47	0	0	0	8	0	0	0	55
<b>Calgary CMA</b>									
October 2006	738	64	0	1	84	314	0	0	1,201
October 2005	808	72	0	0	99	407	16	8	1,410

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



**Table I.1: Housing Activity Summary by Submarket  
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Calgary City</b>									
October 2006	377	73	0	0	7	9	0	0	466
October 2005	567	106	2	0	41	97	3	98	914
<b>Airdrie</b>									
October 2006	63	0	0	0	3	0	0	0	66
October 2005	38	1	0	0	16	1	0	0	56
<b>Beiseker</b>									
October 2006	0	0	0	0	0	0	0	0	0
October 2005	0	0	0	0	0	0	0	0	0
<b>Chestermere Lake</b>									
October 2006	18	0	0	0	0	0	0	0	18
October 2005	25	7	0	0	2	14	0	0	48
<b>Cochrane</b>									
October 2006	13	1	0	0	0	0	0	0	14
October 2005	3	1	0	1	1	14	0	0	20
<b>Crossfield</b>									
October 2006	0	1	0	0	0	0	0	0	1
October 2005	1	0	0	0	0	0	0	0	1
<b>Irricana</b>									
October 2006	0	0	0	0	0	0	0	0	0
October 2005	0	0	0	0	1	0	0	0	1
<b>MD Rockyview</b>									
October 2006	12	0	0	0	1	0	0	0	13
October 2005	9	0	0	0	11	0	0	0	20
<b>Calgary CMA</b>									
October 2006	483	75	0	0	11	9	0	0	578
October 2005	643	115	2	1	72	126	3	98	1,060

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

**Table 1.1: Housing Activity Summary by Submarket  
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Calgary City</b>									
October 2006	600	45	0	0	79	312	0	0	1,036
October 2005	674	49	1	0	107	433	0	91	1,355
<b>Airdrie</b>									
October 2006	68	4	0	0	0	0	0	0	72
October 2005	37	0	0	0	0	0	0	0	37
<b>Beiseker</b>									
October 2006	0	0	0	0	0	0	0	0	0
October 2005	0	0	0	0	0	0	0	0	0
<b>Chestermere Lake</b>									
October 2006	41	2	0	0	0	0	0	0	43
October 2005	39	2	0	0	3	0	0	0	44
<b>Cochrane</b>									
October 2006	8	0	0	1	0	0	0	0	9
October 2005	6	0	0	0	0	0	0	0	6
<b>Crossfield</b>									
October 2006	3	0	0	0	0	0	0	0	3
October 2005	3	0	0	0	0	0	0	0	3
<b>Irricana</b>									
October 2006	2	0	0	0	0	0	0	0	2
October 2005	3	2	0	0	2	0	0	0	7
<b>MD Rockyview</b>									
October 2006	16	0	0	0	6	0	0	0	22
October 2005	50	2	0	0	10	0	0	0	62
<b>Calgary CMA</b>									
October 2006	738	51	0	1	85	312	0	0	1,187
October 2005	812	55	1	0	122	433	0	91	1,514

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

**Table 2: Starts by Submarket and by Dwelling Type  
October 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	% Change
Calgary City	612	751	76	124	69	114	22	166	779	1,155	-32.6
Airdrie	99	40	0	4	26	0	0	0	125	44	184.1
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	36	33	8	6	0	3	0	0	44	42	4.8
Cochrane	15	5	0	2	7	0	0	0	22	7	**
Crossfield	7	1	0	2	0	0	0	0	7	3	133.3
Irricana	0	1	0	0	0	0	0	0	0	1	-100.0
MD Rockyview	32	18	2	0	0	0	0	0	34	18	88.9
<b>Calgary CMA</b>	<b>801</b>	<b>849</b>	<b>86</b>	<b>138</b>	<b>102</b>	<b>117</b>	<b>22</b>	<b>166</b>	<b>1,011</b>	<b>1,270</b>	<b>-20.4</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - October 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
Calgary City	7,284	6,301	816	714	615	878	2,754	2,417	11,469	10,310	11.2
Airdrie	875	411	20	28	209	98	281	0	1,385	537	157.9
Beiseker	2	0	0	0	0	0	0	0	2	0	n/a
Chestermere Lake	500	297	56	48	51	34	0	0	607	379	60.2
Cochrane	132	52	14	6	7	0	86	21	239	79	**
Crossfield	37	10	2	6	0	0	18	0	57	16	**
Irricana	11	4	4	2	0	0	0	0	15	6	150.0
MD Rockyview	264	267	12	48	0	0	0	0	276	315	-12.4
<b>Calgary CMA</b>	<b>9,105</b>	<b>7,342</b>	<b>924</b>	<b>852</b>	<b>882</b>	<b>1,010</b>	<b>3,139</b>	<b>2,438</b>	<b>14,050</b>	<b>11,642</b>	<b>20.7</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Calgary City	69	114	0	0	22	166	0	0
Airdrie	26	0	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	3	0	0	0	0	0	0
Cochrane	7	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0
<b>Calgary CMA</b>	<b>102</b>	<b>117</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>166</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Calgary City	615	878	0	0	2,694	2,417	60	0
Airdrie	209	98	0	0	194	0	87	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	51	34	0	0	0	0	0	0
Cochrane	7	0	0	0	86	0	0	21
Crossfield	0	0	0	0	18	0	0	0
Irricana	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0
<b>Calgary CMA</b>	<b>882</b>	<b>1,010</b>	<b>0</b>	<b>0</b>	<b>2,992</b>	<b>2,417</b>	<b>147</b>	<b>21</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Calgary City	690	827	89	328	0	0	779	1,155
Airdrie	99	44	26	0	0	0	125	44
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	44	39	0	3	0	0	44	42
Cochrane	12	7	10	0	0	0	22	7
Crossfield	7	3	0	0	0	0	7	3
Irricana	0	1	0	0	0	0	0	1
MD Rockyview	32	18	2	0	0	0	34	18
<b>Calgary CMA</b>	<b>884</b>	<b>939</b>	<b>127</b>	<b>331</b>	<b>0</b>	<b>0</b>	<b>1,011</b>	<b>1,270</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Calgary City	7,983	6,919	3,426	3,391	60	0	11,469	10,310
Airdrie	891	439	407	98	87	0	1,385	537
Beiseker	2	0	0	0	0	0	2	0
Chestermere Lake	556	345	51	34	0	0	607	379
Cochrane	125	53	114	5	0	21	239	79
Crossfield	39	16	18	0	0	0	57	16
Irricana	15	6	0	0	0	0	15	6
MD Rockyview	272	267	4	48	0	0	276	315
<b>Calgary CMA</b>	<b>9,883</b>	<b>8,045</b>	<b>4,020</b>	<b>3,576</b>	<b>147</b>	<b>21</b>	<b>14,050</b>	<b>11,642</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
October 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	% Change
Calgary City	600	674	80	76	56	99	314	415	1,050	1,264	-16.9
Airdrie	67	36	4	0	0	0	0	0	71	36	97.2
Beiseker	0	0	0	0	0	0	0	0	0	0	n/a
Chestermere Lake	41	41	2	2	0	0	0	0	43	43	0.0
Cochrane	9	5	0	0	0	0	0	0	9	5	80.0
Crossfield	3	4	0	0	0	0	0	0	3	4	-25.0
Irricana	2	1	0	2	0	0	0	0	2	3	-33.3
MD Rockyview	17	47	6	8	0	0	0	0	23	55	-58.2
<b>Calgary CMA</b>	<b>739</b>	<b>808</b>	<b>92</b>	<b>88</b>	<b>56</b>	<b>99</b>	<b>314</b>	<b>415</b>	<b>1,201</b>	<b>1,410</b>	<b>-14.8</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - October 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
Calgary City	5,636	5,708	628	662	692	651	1,659	2,736	8,615	9,757	-11.7
Airdrie	525	356	26	16	42	80	1	112	594	564	5.3
Beiseker	0	1	0	0	0	0	0	0	0	1	-100.0
Chestermere Lake	332	281	48	34	3	21	48	48	431	384	12.2
Cochrane	67	88	12	6	0	17	21	50	100	161	-37.9
Crossfield	19	15	4	6	0	0	0	0	23	21	9.5
Irricana	8	7	8	4	0	4	0	0	16	15	6.7
MD Rockyview	200	343	40	60	0	4	0	0	240	407	-41.0
<b>Calgary CMA</b>	<b>6,787</b>	<b>6,799</b>	<b>766</b>	<b>788</b>	<b>737</b>	<b>777</b>	<b>1,729</b>	<b>2,946</b>	<b>10,019</b>	<b>11,310</b>	<b>-11.4</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Calgary City	56	83	0	16	314	407	0	8
Airdrie	0	0	0	0	0	0	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	0	0	0	0	0	0	0	0
Cochrane	0	0	0	0	0	0	0	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	0	0	0	0	0	0	0
MD Rockyview	0	0	0	0	0	0	0	0
<b>Calgary CMA</b>	<b>56</b>	<b>83</b>	<b>0</b>	<b>16</b>	<b>314</b>	<b>407</b>	<b>0</b>	<b>8</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Calgary City	692	629	0	22	1,657	2,265	2	471
Airdrie	42	80	0	0	1	112	0	0
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	3	21	0	0	48	48	0	0
Cochrane	0	17	0	0	0	50	21	0
Crossfield	0	0	0	0	0	0	0	0
Irricana	0	4	0	0	0	0	0	0
MD Rockyview	0	4	0	0	0	0	0	0
<b>Calgary CMA</b>	<b>737</b>	<b>755</b>	<b>0</b>	<b>22</b>	<b>1,706</b>	<b>2,475</b>	<b>23</b>	<b>471</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Calgary City	658	742	392	498	0	24	1,050	1,264
Airdrie	71	36	0	0	0	0	71	36
Beiseker	0	0	0	0	0	0	0	0
Chestermere Lake	43	43	0	0	0	0	43	43
Cochrane	8	5	1	0	0	0	9	5
Crossfield	3	4	0	0	0	0	3	4
Irricana	2	3	0	0	0	0	2	3
MD Rockyview	17	47	6	8	0	0	23	55
<b>Calgary CMA</b>	<b>802</b>	<b>880</b>	<b>399</b>	<b>506</b>	<b>0</b>	<b>24</b>	<b>1,201</b>	<b>1,410</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Calgary City	6,156	6,273	2,457	2,983	2	501	8,615	9,757
Airdrie	552	372	42	192	0	0	594	564
Beiseker	0	1	0	0	0	0	0	1
Chestermere Lake	380	315	51	69	0	0	431	384
Cochrane	67	83	12	78	21	0	100	161
Crossfield	23	21	0	0	0	0	23	21
Irricana	10	9	6	6	0	0	16	15
MD Rockyview	202	353	38	54	0	0	240	407
<b>Calgary CMA</b>	<b>7,390</b>	<b>7,427</b>	<b>2,606</b>	<b>3,382</b>	<b>23</b>	<b>501</b>	<b>10,019</b>	<b>11,310</b>

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range  
October 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Calgary City</b>													
October 2006	52	8.7	126	21.0	149	24.8	99	16.5	174	29.0	600	339,388	384,400
October 2005	222	32.9	184	27.3	112	16.6	59	8.8	97	14.4	674	279,965	311,849
Year-to-date 2006	1,212	21.1	1,483	25.8	1,220	21.2	701	12.2	1,136	19.7	5,752	306,499	346,551
Year-to-date 2005	2,032	35.4	1,710	29.8	843	14.7	434	7.6	723	12.6	5,742	272,309	303,295
<b>Airdrie</b>													
October 2006	11	16.2	29	42.6	19	27.9	5	7.4	4	5.9	68	286,459	303,157
October 2005	24	64.9	9	24.3	2	5.4	2	5.4	0	0.0	37	237,965	238,904
Year-to-date 2006	186	37.7	171	34.6	92	18.6	31	6.3	14	2.8	494	264,592	273,356
Year-to-date 2005	221	59.9	109	29.5	29	7.9	9	2.4	1	0.3	369	232,360	237,815
<b>Beiseker</b>													
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2005	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
<b>Chestermere Lake</b>													
October 2006	0	0.0	15	36.6	9	22.0	11	26.8	6	14.6	41	340,814	357,812
October 2005	5	12.8	13	33.3	17	43.6	2	5.1	2	5.1	39	300,499	308,872
Year-to-date 2006	16	4.8	90	27.0	121	36.3	57	17.1	49	14.7	333	325,131	340,571
Year-to-date 2005	40	14.0	120	42.1	81	28.4	25	8.8	19	6.7	285	293,380	307,957
<b>Cochrane</b>													
October 2006	0	0.0	1	11.1	2	22.2	1	11.1	5	55.6	9	--	--
October 2005	0	0.0	2	33.3	1	16.7	1	16.7	2	33.3	6	--	--
Year-to-date 2006	0	0.0	8	12.5	12	18.8	14	21.9	30	46.9	64	393,191	422,666
Year-to-date 2005	8	8.3	25	26.0	23	24.0	9	9.4	31	32.3	96	326,991	385,576
<b>Crossfield</b>													
October 2006	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
October 2005	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2006	7	35.0	7	35.0	3	15.0	2	10.0	1	5.0	20	260,000	278,238
Year-to-date 2005	5	35.7	5	35.7	4	28.6	0	0.0	0	0.0	14	266,274	263,318
<b>Irricana</b>													
October 2006	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
October 2005	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2006	6	75.0	1	12.5	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2005	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
<b>MD Rockyview</b>													
October 2006	4	25.0	3	18.8	1	6.3	1	6.3	7	43.8	16	345,107	551,407
October 2005	0	0.0	4	8.0	6	12.0	3	6.0	37	74.0	50	590,760	671,086
Year-to-date 2006	15	7.6	23	11.7	25	12.7	7	3.6	127	64.5	197	550,000	631,051
Year-to-date 2005	41	11.8	38	11.0	32	9.2	29	8.4	206	59.5	346	502,202	568,710
<b>Calgary CMA</b>													
October 2006	68	9.2	175	23.7	181	24.5	118	16.0	197	26.7	739	335,605	378,948
October 2005	255	31.4	213	26.2	139	17.1	67	8.3	138	17.0	812	283,989	330,347
Year-to-date 2006	1,442	21.0	1,783	26.0	1,474	21.5	812	11.8	1,357	19.8	6,868	306,291	349,531
Year-to-date 2005	2,356	34.3	2,007	29.3	1,012	14.8	506	7.4	980	14.3	6,861	275,000	314,223

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
September 2006**

Submarket	Sept 2006	Sept 2005	% Change	YTD 2006	YTD 2005	% Change
Calgary City	364,690	309,520	17.8	342,143	302,158	13.2
Airdrie	280,192	249,671	12.2	268,599	237,694	13.0
Beiseker	--	--	n/a	--	--	n/a
Chestermere Lake	349,746	341,939	2.3	338,150	307,812	9.9
Cochrane	--	479,179	n/a	424,654	385,339	10.2
Crossfield	--	--	n/a	267,308	261,779	2.1
Irricana	--	--	n/a	--	--	n/a
MD Rockyview	445,310	649,130	-31.4	638,091	551,417	15.7
<b>Calgary CMA</b>	<b>358,943</b>	<b>328,243</b>	<b>9.4</b>	<b>345,984</b>	<b>312,058</b>	<b>10.9</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS<sup>®</sup> Residential Activity for Calgary  
October 2006**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2005	January	1,613	7.9	2,281	3,559	3,476	65.6	240,617	9.9	236,618
	February	2,232	16.1	2,392	3,468	3,498	68.4	241,290	9.8	239,109
	March	2,967	5.1	2,453	4,165	3,484	70.4	250,285	12.9	244,264
	April	3,216	23.8	2,733	4,226	3,615	75.6	249,331	13.2	245,475
	May	3,173	20.1	2,520	4,180	3,375	74.7	249,522	13.7	246,417
	June	3,132	25.1	2,673	3,654	3,266	81.8	245,803	8.4	244,753
	July	2,723	15.3	2,608	3,166	3,172	82.2	245,704	11.2	247,344
	August	2,788	17.9	2,514	3,318	3,218	78.1	243,835	10.2	244,655
	September	2,647	24.2	2,708	3,260	3,147	86.1	253,944	14.9	256,218
	October	2,584	21.0	2,814	2,813	3,087	91.2	254,506	13.1	259,875
	November	2,617	31.1	2,929	2,448	3,116	94.0	264,402	15.4	263,951
	December	1,877	22.0	2,944	1,564	3,367	87.4	274,465	17.6	272,828
2006	January	2,408	49.3	3,221	2,981	2,793	115.3	289,130	20.2	284,971
	February	3,060	37.1	3,253	3,230	3,227	100.8	304,560	26.2	301,858
	March	3,497	17.9	2,989	3,949	3,320	90.0	325,481	30.0	316,291
	April	3,389	5.4	2,949	3,572	3,153	93.5	341,838	37.1	333,525
	May	3,550	11.9	2,790	4,137	3,295	84.7	358,214	43.6	348,592
	June	3,388	8.2	2,820	4,555	3,983	70.8	367,033	49.3	361,785
	July	2,586	-5.0	2,554	4,469	4,437	57.6	357,831	45.6	360,877
	August	2,516	-9.8	2,394	4,271	4,098	58.4	365,732	50.0	367,060
	September	2,180	-17.6	2,349	4,783	4,543	51.7	369,928	45.7	373,519
	October	2,122	-17.9	2,236	4,257	4,424	50.5	374,067	47.0	382,375
	November									
	December									
	Q3 2005	8,158	19.0		9,744			247,739	12.1	
	Q3 2006	7,282	-10.7		13,523			364,182	47.0	
	YTD 2005	27,075	17.8		35,809			247,882	11.9	
	YTD 2006	28,696	6.0		40,204			344,501	39.0	

MLS<sup>®</sup> is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS<sup>®</sup>)

**Table 6: Economic Indicators  
October 2006**

		Interest Rates			NHPI Total % chg Calgary CMA 1997=100	CPI	Calgary Labour Market			Average Weekly Earnings (\$)
		P & I Per \$ 100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2005	January	643	4.80	6.05	1.41	1.33	594	4.6	73.8	744
	February	643	4.80	6.05	1.41	1.33	594	4.5	73.5	759
	March	655	5.05	6.25	1.42	1.33	597	4.1	73.5	774
	April	643	4.90	6.05	1.43	1.34	601	3.7	73.6	783
	May	637	4.85	5.95	1.43	1.34	605	3.4	73.7	785
	June	622	4.75	5.70	1.45	1.35	608	3.4	73.9	786
	July	628	4.90	5.80	1.45	1.36	610	3.3	73.8	788
	August	628	5.00	5.80	1.46	1.36	608	3.4	73.6	795
	September	628	5.00	5.80	1.49	1.37	605	3.7	73.3	811
	October	640	5.25	6.00	1.54	1.37	605	4.1	73.3	818
	November	649	5.60	6.15	1.59	1.37	608	4.4	73.7	827
	December	658	5.80	6.30	1.67	1.37	613	4.5	74.2	827
2006	January	658	5.80	6.30	1.70	1.38	619	4.4	74.6	836
	February	667	5.85	6.45	1.73	1.37	627	4.0	75.0	837
	March	667	6.05	6.45	1.84	1.38	637	3.4	75.5	836
	April	685	6.25	6.75	1.92	1.40	643	3.1	75.7	840
	May	685	6.25	6.75	2.03	1.41	647	3.3	76.1	852
	June	697	6.60	6.95	2.17	1.41	647	3.4	75.9	863
	July	697	6.60	6.95	2.27	1.43	649	3.7	76.0	871
	August	691	6.40	6.85	2.35	1.44	652	3.6	76.2	879
	September	682	6.40	6.70	2.37	1.44	657	3.6	76.5	884
	October	688	6.40	6.80		1.43	666	3.2	76.9	878
	November									
	December									

"P & I" means Principal and Interest (assumes \$ 100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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.

## 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 of 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.

## 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 <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 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 <http://www.cmhc.ca/housingmarketinformation>

For more information on MAC and the wealth of housing market information available to you, visit us today at <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:

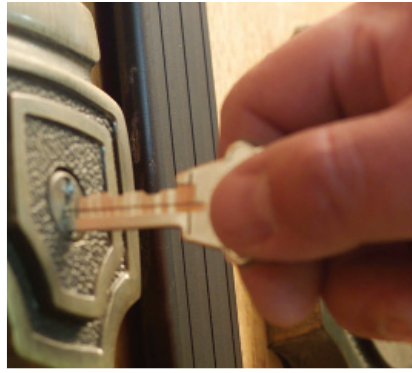
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

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 <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.



# STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

Access accurate, comprehensive and current housing data on-line, through a national suite of publications and a number of other statistical reports and tables.

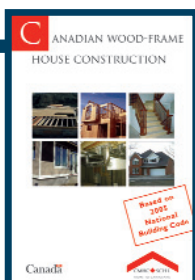
## Hyperlinks to free reports:

- Canadian Housing Statistics
- Consumer Intentions to Buy or Renovate a Home
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres

## Also available: regional specialty reports

- Analysis of the Resale Market, Québec Centres
- B.C. Seniors' Housing Market Survey
- Greater Toronto Area (GTA) Condominium Report
- Housing Market Tables: Selected South Central Ontario Centres
- Market at a Glance, Prairie Centres
- Ontario Retirement Homes Report
- Residential Construction Digest, Prairie Centres
- The Retirement Home Market Study, Québec Centres

Get the market intelligence you need today!  
Visit: [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)



## CANADIAN WOOD-FRAME HOUSE CONSTRUCTION

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