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# HOUSING NOW

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Canada Mortgage and Housing Corporation  
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### Record Level of New Home Construction

Home builders in the Calgary Census Metropolitan Area (CMA) are on pace to break the annual total housing record which has stood since 1978. Total housing starts in August were 52 per cent higher than the previous year as construction began on 1,560 housing units in the Calgary CMA, up from 1,029 in August 2005. For each and every month this year, home builders have exceeded 2005 production. August's construction brought the year-to-date total to 12,001 units, 38 per cent higher than the corresponding level in 2005.

The record level of total housing starts can be attributed to high levels of single-detached and multi-family construction. Single-detached housing starts in the Calgary CMA reached 1,041 units in August, the highest production ever in any August, and the second highest monthly total on record. There have been only three occasions when monthly single-detached construction has exceeded the thousand-unit benchmark, two of those have been in this year and the other

occurrence was in May 1998. Single-detached starts in Cochrane and Airdrie have more than doubled, and Chestermere Lake is up 85 per cent, year to-date. To the end of August, 7,450 single-detached homes have been started in the Calgary CMA, representing a 31 per cent gain over the previous year.

With single-detached starts at record levels, the number of units under construction continued to climb. At the end of August, a record 6,210 units were under construction in the Calgary CMA, a 58 per cent gain over the previous year. The high level of construction activity, increased cost for land and materials continue to put upward pressure on home prices. The average price of a new absorbed home was \$362,893 in August, up 13 per cent year-over-year. In August, 844 single-detached homes were completed while 829 were absorbed. The inventory of completed and not absorbed single-detached homes numbered 482 units, a 24 per cent decrease from August 2005.

Meanwhile, multi-family starts, which include semi-detached units, rows, and apartments, totaled 519 units in August, a 55 per cent jump over the previous year. All three segments of the multi-family market had higher starts in August, as compared to August last year. However, apartments have clearly stood out as the top performer year-to-date, up almost 86 per cent as compared to the same

**CALGARY**  
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Calgary CMA

period last year. To the end of August, a total of 4,551 multi-family units have been started, nearly 51 per cent higher than the previous year.

While multi-family starts were relatively high in August, the number completed was relatively low. In August, 239 units were completed while 247 units were absorbed, resulting in a continued depletion of inventory. At the end of August, there were only 84 multi-family units completed and unabsorbed. To some extent, the low level of absorption can be attributed to the lack of completions. Completions are expected to rise in the months ahead. At the end of August, 8,038 multi-family units were under construction, the highest total in 24 years. Once many of these reach completion, absorptions should escalate.

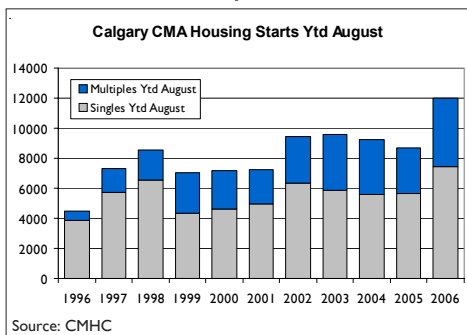


Table IA  
**STARTS ACTIVITY BY AREA**  
 Calgary CMA - August 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
AIRDRIE	105	58	0	71	34	210	73	**
BEISEKER	0	0	0	0	0	0	0	**
<b>CALGARY CITY</b>	<b>841</b>	<b>569</b>	<b>114</b>	<b>99</b>	<b>153</b>	<b>1,207</b>	<b>861</b>	<b>40.2</b>
CHESTERMERE LAKE	58	34	10	36	0	104	45	**
COCHRANE	10	5	0	0	0	10	9	11.1
CROSSFIELD	7	0	0	0	0	7	0	**
IRRICANA	0	0	0	0	0	0	0	**
MD ROCKYVIEW	20	29	2	0	0	22	41	-46.3
<b>TOTAL</b>	<b>1,041</b>	<b>695</b>	<b>126</b>	<b>206</b>	<b>187</b>	<b>1,560</b>	<b>1,029</b>	<b>51.6</b>

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

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
AIRDRIE	669	322	20	177	281	1,147	414	**
BEISEKER	1	0	0	0	0	1	0	**
<b>CALGARY CITY</b>	<b>6,028</b>	<b>4,853</b>	<b>674</b>	<b>546</b>	<b>2,632</b>	<b>9,880</b>	<b>7,669</b>	<b>28.8</b>
CHESTERMERE LAKE	417	226	42	51	0	510	291	75.3
COCHRANE	105	42	12	0	86	203	46	**
CROSSFIELD	29	7	2	0	18	49	11	**
IRRICANA	8	3	4	0	0	12	5	**
MD ROCKYVIEW	193	227	6	0	0	199	267	-25.5
<b>TOTAL</b>	<b>7,450</b>	<b>5,680</b>	<b>760</b>	<b>774</b>	<b>3,017</b>	<b>12,001</b>	<b>8,703</b>	<b>37.9</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.

Table 2A  
**HOUSING COMPLETIONS BY AREA**  
 Calgary CMA - August 2006

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
AIRDRIE	78	35	4	0	0	82	44	86.4
BEISEKER	0	0	0	0	0	0	0	**
<b>CALGARY CITY</b>	<b>680</b>	<b>487</b>	<b>76</b>	<b>105</b>	<b>44</b>	<b>905</b>	<b>984</b>	<b>-8.0</b>
CHESTERMERE LAKE	45	35	2	0	0	47	103	-54.4
COCHRANE	17	3	4	0	0	21	3	**
CROSSFIELD	1	1	2	0	0	3	1	**
IRRICANA	0	0	0	0	0	0	0	**
MD ROCKYVIEW	23	31	2	0	0	25	35	-28.6
<b>TOTAL</b>	<b>844</b>	<b>592</b>	<b>90</b>	<b>105</b>	<b>44</b>	<b>1,083</b>	<b>1,170</b>	<b>-7.4</b>

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

Area	Single		Multiple			Total		%Chg 2006/2005
	2006	2005	Semi	Row	Apt	2006	2005	
AIRDRIE	416	278	22	42	1	481	458	5.0
BEISEKER	0	1	0	0	0	0	1	**
<b>CALGARY CITY</b>	<b>4,533</b>	<b>4,373</b>	<b>480</b>	<b>570</b>	<b>1,059</b>	<b>6,642</b>	<b>7,218</b>	<b>-8.0</b>
CHESTERMERE LAKE	246	222	36	3	0	285	307	-7.2
COCHRANE	51	73	10	0	21	82	144	-43.1
CROSSFIELD	16	11	4	0	0	20	17	17.6
IRRICANA	4	6	6	0	0	10	12	-16.7
MD ROCKYVIEW	166	259	34	0	0	200	313	-36.1
<b>TOTAL</b>	<b>5,432</b>	<b>5,223</b>	<b>592</b>	<b>615</b>	<b>1,081</b>	<b>7,720</b>	<b>8,470</b>	<b>-8.9</b>

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

Table 3  
**HOUSING ACTIVITY SUMMARY**  
 Calgary CMA - August 2006

Activity	Ownership					Rental		Grand Total
	Freehold Single <sup>1</sup>	Semi <sup>1</sup>	Row	Condominium Row	Apt	Row	Apt	
<b>Starts</b>								
Current Month	1,041	126	4	202	187	0	0	1,560
Previous Year	695	94	3	88	147	0	2	1,029
Year-To-Date 2006	7,450	760	4	770	2,929	0	88	12,001
Year-To-Date 2005	5,680	600	15	782	1,622	0	4	8,703
<b>Under Construction</b>								
August 2006	6,210	872	7	1,079	5,992	0	88	14,248
August 2005	3,918	610	18	826	4,013	22	5	9,412
<b>Completions</b>								
Current Month	844	90	0	105	42	0	2	1,083
Previous Year	592	74	0	71	180	0	253	1,170
Year-To-Date 2006	5,432	592	19	596	1,055	0	26	7,720
Year-To-Date 2005	5,223	636	17	553	1,578	0	463	8,470
<b>Completed &amp; Not Absorbed</b>								
August 2006	482	71	0	6	7	0	0	566
August 2005	638	160	3	67	222	0	217	1,307
<b>Total Supply<sup>2</sup></b>								
August 2006	6,692	943	7	1,085	5,999	0	88	14,814
August 2005	4,556	770	21	893	4,235	22	222	10,719
<b>Absorptions</b>								
Current Month	829	105	0	105	35	0	2	1,076
Previous Year	637	89	0	79	184	0	102	1,091
Year-To-Date 2006	5,514	652	19	624	1,114	0	129	8,052
Year-To-Date 2005	5,291	669	8	598	1,534	0	269	8,369
3-month Average	800	101	5	64	70	0	1	1,041
12-month Average	695	81	2	75	192	2	29	1,076

1 May include units intended for condominium.

2 Sum of units under construction, complete and unoccupied.

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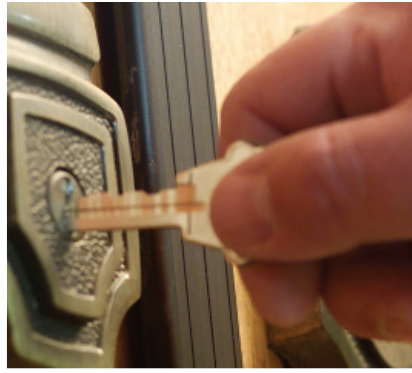
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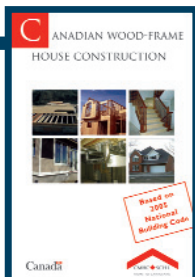
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- Housing Market Outlook, Major Centres
- Housing Now, Canada
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