HOUSING MARKET INFORMATION

HOUSING MARKET OUTLOOK
Canada Edition

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2011

Canada's Housing Market to Remain Steady

Overview[1]

Housing Starts:
2011: 183 200
2012: 183 900

Resales:
2011: 446 700
2012: 458 000

Housing starts: After moderating progressively since the second quarter of 2010, housing starts have rebounded in the second quarter of 2011. They are expected to moderate again over the course of the next three quarters. Housing starts are forecast to be 183,200 units for 2011 and 183,900 units for 2012.

Resales: Sales of existing homes through the Multiple Listing Service® (MLS®)[2] declined in the second quarter of 2011 and are forecast to remain stable in the remaining quarters of 2011. MLS® sales are expected to increase modestly in 2012. Overall, 446,700 sales are forecasted in 2011, followed by 458,000 in 2012.

Resale prices: The average MLS® price in the second quarter of 2011 continued to increase but is expected to plateau for the remainder of the year. For 2011, the average MLS® price is forecast to be $367,500 while 2012 will see a modest increase to $372,400.

Provincial Spotlight

Ontario and Saskatchewan: Housing starts will moderate in all areas of Canada in 2011, with the exception of Ontario and Saskatchewan which will experience a modest increase in housing starts.

Alberta and British Columbia: In 2012, growth in housing starts is expected to be strongest in Alberta and British Columbia.

[1] The outlook is subject to uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts and historical data included in this document reflect information available as of August 12, 2011.
[2] Multiple Listing Service ® (MLS ®) is a registered trademark owned by the Canadian Real Estate Association.

Table of Contents

National Housing Outlook

In Detail

After reaching a low in the first quarter of 2011, housing starts increased strongly in the second quarter of 2011. They are expected to gradually edge lower, reaching a seasonally adjusted annual rate of about 180,000 units by the fourth quarter. Given the heightened degree of economic and financial uncertainty, an array of economic scenarios was considered to generate a range for the housing outlook in 2011 and 2012. Accordingly, it is expected that starts will be between 166,300 and 197,200 units in 2011 and between 161,700 and 207,200 units in 2012. CMHC's point forecast for housing starts is for a decrease from 189,930 units in 2010, which represented a strong rebound from the depressed levels in 2009, to 183,200 in 2011 which is broadly in line with demographic fundamentals. Housing starts are expected to change little to 183,900 in 2012.

Housing starts are forecast to be down in all areas of Canada in 2011, with the exception of Ontario and Saskatchewan which will experience modest growth. In 2012, housing starts are forecast to increase markedly in Alberta and British Columbia, while Manitoba will experience modest growth.

Measures recently announced for government-backed mortgage insurance are expected to moderate housing starts activity in the second half of 2011. Some potential buyers will have to save a larger minimum down payment in order to qualify for mortgage insurance and thus postpone their purchase. Alternatively, some potential buyers may buy smaller, less expensive homes. The new measures, however, are only a few of the many factors that will affect the new housing market.

Single-detached starts will moderate in 2011

Single starts reached a low in the first quarter of 2011, but have rebounded in the second quarter. They are expected to remain at these levels for the remainder of the year. The number of single-detached starts is expected to reach 81,600 in 2011, down from 92,554 in 2010. Single starts will increase to 84,900 units in 2012.

The construction of single-detached homes will decrease in all provinces in 2011, with the exception of Saskatchewan. The outlook for 2012 is more positive in British Columbia and Alberta which will experience strong growth, with Quebec and Manitoba experiencing modest increases in single starts. The decrease in 2012 in most other provinces will be more muted than the decrease in 2011.

Multi-family starts will edge higher this year

Driven by strong growth in the second quarter, the number of multi-family housing starts (row, semi-detached and apartment units) is expected to increase modestly in 2011; this following some robust growth from mid-2009 to mid-2010. There will be about 101,600 multiple unit starts in 2011 and about 99,000 units in 2012.

Across the country, Ontario and British Columbia will experience strong growth in the number of multi-family housing starts in 2011 with more modest gains in Nova Scotia, Saskatchewan and Newfoundland and Labrador. In 2012, only Alberta is expected to see a strong increase in multiple starts.

MLS® sales will remain stable in 2011

Sales of existing homes through the Multiple Listings Service® (MLS®) peaked in the first quarter of 2011 and moderated in the second quarter. On an annual basis, MLS® sales in 2011 will remain close to the level seen in 2010. As is the case for housing starts, a range of forecasts for MLS® sales that reflect different economic scenarios was generated. For 2011, MLS® sales are forecast to be between 425,000 and 472,500 units. In 2012, MLS® sales will be between 407,500 and 510,000 units. CMHC's point forecast is 446,700 MLS® sales this year and 458,000 next year, compared to 446,485 units sold in 2010.

Mostly balanced market conditions

Since existing homes sales peaked in the first quarter of 2011, new listings have outpaced existing home sales. As a consequence, the resale market has moved from slightly over the seller's threshold to balanced market conditions. Normally, this would put downward pressure on the house price growth rate. However, compositional effects (relatively more expensive homes were sold during this period) caused the average

MLS® price to increase in the second quarter of 2011. For the remainder of 2011, we expect the average MLS® price to moderate slightly. Nevertheless, the average MLS® price will experience an overall increase this year compared to last year. The average MLS® price is forecast to be between $355,200 and $378,300 in 2011 and between $354,500 and $389,700 in 2012. CMHC's point forecast for the average MLS® price is expected to move up to $367,500 in 2011, while 2012 will see a further increase to $372,400.

Risks to the outlook

The current financial market uncertainty has heightened risks but, there are both upside and downside risks to our outlook.

Some upsides include a stronger than expected recovery in U.S. employment and economic growth which could boost employment growth here in Canada and lead to stronger housing demand.

Some downsides include a slower than expected recovery for the U.S. economy, or any other changes in world financial markets that result in slower employment growth in Canada, which could lead to lower demand for housing.

The outlook also assumes that mortgage rates will remain relatively flat through 2011 and start increasing moderately later in 2012. Should rates move lower than projected, housing starts and MLS sales could be higher than expected and house prices could grow at a faster pace than forecast. Alternatively, should financial market expectations snap back up and interest rates move higher than projected, housing starts and MLS sales could be lower than expected and house prices could grow at a slower pace than forecast.

Trends Impacting Housing

Mortgage Rates

On July 19th, the Bank of Canada announced that it was leaving the Target for the Overnight Rate unchanged at 1.0 per cent. The last increase in the overnight interest rate occurred on September 8, 2010 when the Bank of Canada raised it by 25 basis points. Mortgage rates, particularly short term mortgage rates and variable mortgage rates, are expected to remain at historically low levels.

According to CMHC's base case scenario, posted mortgage rates will remain relatively flat in 2011 before starting to increase moderately in 2012. For 2011, the one-year posted mortgage rate is assumed to be in the 2.7 to 4.0 per cent range, while three and five-year posted mortgage rates are forecast to be in the 3.5 to 6.0 per cent range. For 2012, the one-year posted mortgage rate is assumed be in the 2.6 to 4.0 per cent range, while three and five-year posted mortgage rates are forecast to be in the 3.3 to 5.6 per cent range. These ranges reflect the current heightened level of uncertainty in financial markets.

Migration

Total net migration (immigration minus emigration) stood at 244,644 in 2010. Over the next two years, net migration is expected to increase, due to an improving economic environment and better employment opportunities. In 2011, net migration is forecast to increase to 245,900 while 2012 will see an increase to 263,250. These increases will stimulate demand for housing, particularly rental housing.

Gross Domestic Product, Employment and Income

Growth in Gross Domestic Product is forecast to be 2.9 per cent in 2011 and 2.7 per cent in 2012 (see page 27 for forecast ranges). Employment is forecast to improve along with overall economic conditions and increase by 1.7 per cent in 2011 and 2012 (see page 25 for forecast ranges). The unemployment rate is expected to decrease to 7.5 per cent in 2011 and about 7.0 per cent in 2012 (see page 26 for forecast ranges). The forecast ranges for the aforementioned macroeconomic variables reflect the current heightened level of uncertainty in financial markets.

TRENDS AT A GLANCE

Key Factors and their Effects on Housing Starts

Mortgage Rates	Short term mortgage rates and variable mortgage rates, are expected to remain at historically low levels. The outlook also assumes that mortgage rates will remain relatively flat through 2011 and start increasing moderately later in 2012. This will continue to support housing demand.
Employment	The composition of employment growth continues to shift from part-time employment to more full-time employment. Continued employment growth in 2011 and 2012 will support the housing demand.
Income	Growth in incomes improved in 2010 because of the economic recovery and the resulting improvement in the labour market. Income will continue to grow at a modest pace in 2011 and 2012 and will positively affect housing demand.
Net Migration	An improving job market will attract immigrants which, in turn, will push net migration up in 2012. This will have a positive impact on housing demand.
Natural Population Increase	The low birth rate is the major factor in the slowing of growth in the natural population (births minus deaths). This will lessen the demand for additional housing stock in the medium and longer term.
Resale Market	Sales in the existing home market did not keep pace with new listings in the second quarter of 2011. This caused markets to move back to balanced market conditions. Market conditions for most of 2011 and 2012 are expected to be in balanced market territory. In comparison to sellers' market conditions, balanced market conditions typically lead to more moderate housing starts activity.
Vacancy Rates	Modest rental construction and strong rental demand due to high immigration will be partly offset by increased competition from the condo market. As a result, vacancy rates across Canada's metropolitan centres will remain relatively stable this year and next.
Regulation	The Government of Canada introduced some adjustments to the rules for government-backed insured mortgages in the second quarter of 2011. These rule changes will moderate housing activity, as some potential home buyers will have to save a larger down payment and thus postpone their purchase or consider a less expensive home.

RENOVATION FORECAST: 2011 and 2012

A flat outlook for the existing home market is expected to lead to a small decline in renovation expenditure in 2011, which will give way to modest growth in 2012, supported by gradual improvement in labour market conditions and stronger existing home sales.

Renovation spending growth in 2010

Sales of existing homes are an important driver of renovation spending since households tend to renovate within three years of the purchase of an existing home. Last year, renovation spending grew 9.4 per cent (up to $59.9 billion from $54.8 billion in 2009), despite a four per cent fall in existing home sales. The Home Renovation Tax Credit (HRTC), which was introduced in January 2009 and expired in February 2010, was one of the factors that helped offset the impact of weaker existing home sales, as households likely pulled forward renovation projects in order to benefit from the HRTC. A recovering economy and growth in employment are other important factors.

Renovation spending set to decline in 2011 but rebound in 2012

Existing home sales are forecast to slightly decrease in 2011 and register modest growth in 2012. The relatively weak outlook for existing home sales in 2011 is unlikely to support further renovation growth this year. In addition, the HRTC, which lifted renovation spending in 2009 and 2010, is no longer in play as of 2011. As a result, renovation spending is forecast to fall a relatively modest 2.1 per cent this year to $58.7 billion.

In 2012, existing home sales are expected to register modest growth, which will help support a 4.6 per cent rebound in renovation spending next year, to $61.4 billion. In addition, gradual improvement in labour market conditions will become increasingly supportive of renovation spending.

Regional Overview

All provinces saw higher renovation spending in 2010, led by Prince Edward Island at 20.0 per cent. However, most provinces are expected to see declining renovation expenditures in 2011, with the exceptions of Quebec and Alberta. In 2012, the general pattern will be reversed, as all provinces are forecast to see positive growth in renovation spending, with the sole exception of Prince Edward Island, which is expected to experience a small decline of 1.6 per cent.

Atlantic

A moderate rebound in the economic outlook will not be enough to support increased renovation spending in 2011. The economic performance in Atlantic Canada in 2011 is currently being impacted by slower employment growth and weaker retail spending activity.

At the same time the current combination of low interest rates and a shift in housing market conditions favouring buyers will drive consumers to the type of renovations that will improve the value of their home and/or prepare their home for an easier sale.

Rising prices for land and labour that continue to boost the cost of new homes will shift some demand to the existing homes market. This, in turn, will help support some of the renovation spending in 2011 and beyond as home buyers continue to renovate after moving in.

The relatively older housing stock in Atlantic Canada will continue to make renovations, such as new windows, exterior repairs, and changes to flooring very attractive. Painting and remodeling will get some attention as well. With energy prices continuing to rise in 2011 the longer term outlook and expectation for prices will continue to direct some consumers to consider energy efficiency as an important requirement for the longer term.

Quebec

Again this year, growth in renovation spending will stem from the sustained activity observed on the resale market since the middle of 2009. Moreover, still favorable borrowing conditions and increased consumer spending by Quebecers will continue to support investments in the renovation sector.

Despite the slowdown in existing home sales anticipated this year, the amount spent on renovations will remain high in 2011. In fact, the aging of the housing stock will prompt many households to continue improving their properties. Renovation spending will attain $16 billion this year (a 6.4 per cent gain) and approximately $18 billion in 2012.

Ontario

Ontario renovation spending in 2010 grew at the fastest rate since 2007. With resale transactions remaining strong in 2010, renovation activity grew by 8.1 per cent.

Looking ahead, a number of factors point to a moderation in renovation spending among households. Firstly, the expiration of the renovation tax credit in February of 2010 led to robust activity last year. A number of projects were likely pulled forward in order to qualify for federal tax credits. Indeed, CMHC's Home Purchase and Renovation Survey in May 2011 indicated that a smaller share of households plan a renovation project in the next 12 months.

Secondly, renovations typically occur within one to three years following a home purchase. With Ontario home sales expected to post only moderate growth this year and next, this most certainly will temper spending plans.

Finally, less upward price pressures will dampen the growth in home equity - an important source of financing for renovation related expenditures.

Prairies

Residential renovation spending in the Prairies grew by 10.5 per cent in 2010 to $9.8 billion, thanks in part to momentum created by the Home Renovation Tax Credit. This year in the Prairies, renovation spending is forecasted to reach $9.6 billion, close to the level of last year. The lower level of resales in 2010 will create some drag on renovation spending in 2011, but is expected to improve with increased activity in the resale market. A rising level of MLS® sales and price growth will help renovation spending next year, as will economic and employment growth. Renovation spending in the Prairies is projected to reach $10 billion in 2012, an increase of 3.6 per cent from 2011.

Residential renovation spending in Alberta is projected to increase over the forecast period with rising MLS® sales. In 2010, renovation spending reached $6.2 billion and is expected to rise by over three per cent to $6.4 billion in 2011 and increase further to $6.6 billion in 2012.

In Saskatchewan, renovation spending amounted to $1.7 billion in 2010 and is projected to ease to $1.5 billion in 2011. Spending on alterations and improvement reached a quarterly record in Saskatchewan during the second quarter of 2010 which will be difficult to repeat in 2011. Renovation spending in Saskatchewan will rise by about four per cent in 2012 to $1.6 billion.

In Manitoba, a sharp increase in spending on alterations and repairs during the second quarter of 2010 lifted annual spending by 10.6 per cent to $1.9 billion. Spending on repairs is expected to continue to rise in 2011 but will not offset the moderation in spending on alterations and improvements. Total renovation spending in 2011 is projected to reach $1.7 billion and rise to $1.8 billion in 2012.

British Columbia

Despite fewer resale transactions in 2010, renovation spending in British Columbia increased for the twelfth consecutive year. The increase in home renovation spending was the result of stronger economic and labour market conditions, and the lasting effects of the Home Renovation Tax Credit (HRTC). Consumers were eligible to claim expenses for renovation or repair work performed up to the February 1, 2010 deadline.

Renovation spending is expected to fall 3.5 per cent this year, before rebounding 1.7 per cent to $7.6 billion in 2012. While labour market conditions are improving and resale activity is forecast to rise in 2011, renovation spending will edge down this year in response to the removal of the HRTC. Renovation spending by British Columbians will increase modestly in 2012 in response to forecast provincial economic growth and a projected increase in resale transactions.

The renovation spending forecast for this year is consistent with CMHC's Renovation and Home Purchase Survey. For the Vancouver CMA, 35 per cent of surveyed households indicated that they intended to perform renovations at some point in 2011 - down from the 41 per cent who intended to renovate in 2010.

Renovation Expenditure

		2010	2011F	2012F
Newfoundland	($ millions)	1 031	916	933
	(% change)	12.4	-11.2	1.9
P.E.I.	($ millions)	220	191	188
	(% change)	20.0	-13.2	-1.6
Nova Scotia	($ millions)	1 823	1 583	1 656
	(% change)	14.0	-13.2	4.6
New Brunswick	($ millions)	1 403	1 125	1 148
	(% change)	10.5	-19.8	2.0
Quebec	($ millions)	15 038	16 000	18 000
	(% change)	9.3	6.4	12.5
Ontario	($ millions)	22 866	21 723	21 831
	(% change)	8.1	-5.0	0.5
Manitoba	($ millions)	1 912	1 730	1 844
	(% change)	10.6	-9.5	6.6
Saskatchewan	($ millions)	1 657	1 507	1 571
	(% change)	8.8	-9.1	4.2
Alberta	($ millions)	6 195	6 411	6 580
	(% change)	10.9	3.5	2.6
British Columbia	($ millions)	7 773	7 500	7 625
	(% change)	10.0	-3.5	1.7
Canada	($ millions)	59 918	58 687	61 377
	(% change)	9.4	-2.1	4.6

Source: Statistics Canada, CMHC forecast 2011 and 2012.

Renovation Expenditure Breakdown
(millions of dollars and annual percentage change)

	2010	**2011F**	**2012F**
Alterations & Improvements	45 105	44 218	46 222
%	10.6	-2.0	4.5
Repairs	14 814	14 469	15 155
%	6.0	-2.3	4.7

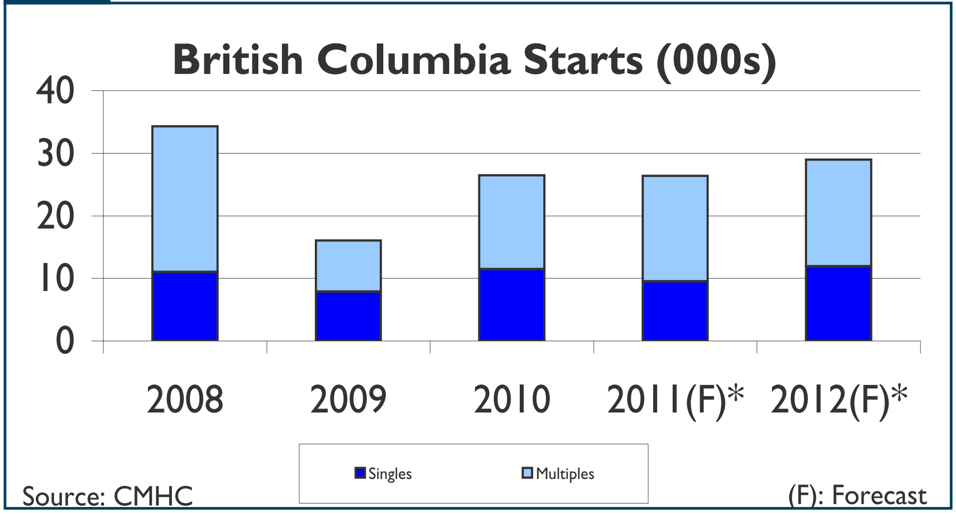
Source: Statistics Canada, CMHC forecast 2011 and 2012.

British Columbia

Overview

The outlook for the British Columbia economy is for moderate growth this year with a slight increase projected for next year, providing a stable background for the provincial housing sector. New home construction is forecast to be on par with 2010 levels with 26,400 housing starts expected in 2011, and an increase to 29,000 housing starts in 2012. In 2011, multiple-unit housing starts will make up a larger share of residential construction as home prices rise.

Figure 1



*The point estimate for provincial total housing starts is 26,400 for 2011 and 29,000 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 23,950-28,550 units for 2011 and 25,400-32,550 for 2012.

Economic fundamentals underlying the housing outlook remain supportive of homeownership demand. As the economy gains momentum, jobs will shift from part-time to full-time, increasing homeownership demand. The provincial unemployment rate is expected to continue to trend lower due to slow growth in the labour force. Net migration will add to population-based housing demand, but the flow of people into the province from other provinces is revised lower reflecting modest employment gains projected for British Columbia this year. Total migration is forecast to add 52,700 people to the provincial population in 2011, and 61,000 people in 2012.

Resale market conditions in British Columbia will remain balanced with sales activity in line with underlying fundamentals. Existing home sales are on track to reach 80,200 transactions in 2011. New listings have kept pace with rising home sales, providing homebuyers with a range of home options.

In Detail

Single Starts: Competition from a well-supplied resale home market will keep single-detached home starts below their ten-year average level this year. Expect 9,500 single-detached homes to get underway this year. This compares to a forecast of 11,900 single starts in 2012.

Multiple Starts: Housing starts of condominiums, semi-detached homes and row homes are expected to trend higher this year and next as builders respond to demand for this type of home. This home type is attractive to builders, home buyers, and city planners and will account for 64 per cent of housing starts this year, up from 57 per cent in 2010. The number of completed and unoccupied multiple-unit homes has been trending higher but remains below levels recorded during the 1990s. Expect multiple housing starts to total 16,900 units in 2011 and 17,100 units in 2012.

Resales: The level of existing home sales tracked through the MLS is projected to reach 80,200 transactions in 2011 and 85,400 transactions in 2012. CMHC's Renovation and Home Purchase Survey found that five per cent of households surveyed intend to buy a home in 2011, slightly higher than the national average of four per cent.

Resale Prices: The MLS® average price for BC is forecast at $576,100 in 2011 and $564,800 in 2012. Higher home prices in some parts of the Vancouver housing market have lifted the provincial average price. While price movements outside the Vancouver housing market are forecast to be moderate, the Vancouver board area will record strong price growth in 2011, based on sales during the first half of the year. Home prices in most other housing markets in the province are expected to remain stable this year and next.

Alberta

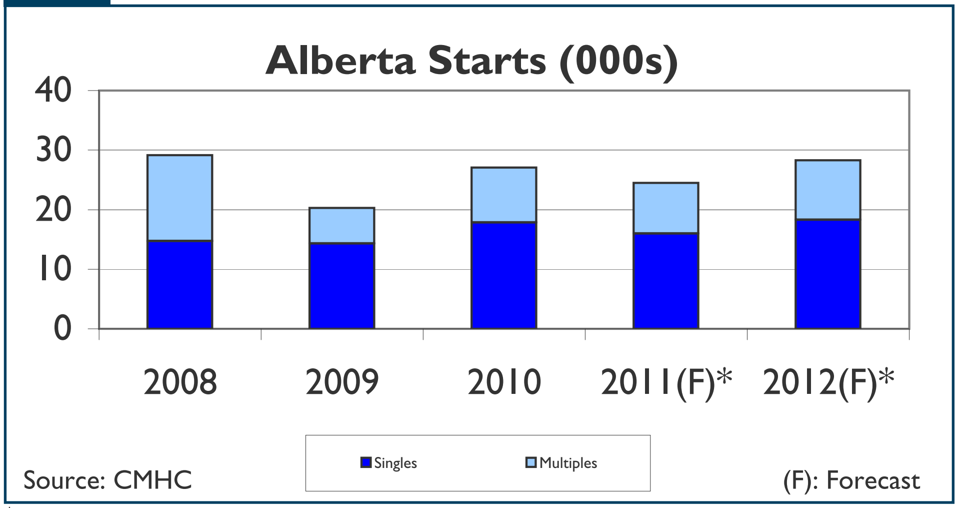
Overview

Elevated oil prices will continue to be the foundation of economic growth in Alberta. Crown land sales of petroleum and natural gas rights are on pace to exceed the record set in 2010. Total drilling activity is showing significant growth from last year with gains in oil outweighing the decline in natural gas. The oil sands in Alberta will continue to attract investment and generate economic growth beyond 2012. Energy exports will help generate a trade surplus. Meanwhile, consumer spending is expected to rise this year and next. Under these conditions, Alberta's real GDP is projected to grow by 3.3 per in 2011 and then increase by 3.6 per cent in 2012.

Employment is expected to continue trending higher with Alberta's expanding economy and will surpass the peak level of employment prior to the economic downturn later this year or in 2012. Employment growth is expected to be near 2.8 per cent this year, with growth above two per cent in 2012. The unemployment rate in Alberta has been under six per cent this year and is forecasted to trend lower through 2012. A rising participation rate will keep the unemployment rate near 5.6 per cent in 2011. By 2012, employment growth will reduce the unemployment rate to 5.1 per cent.

An improving economy will draw more people to Alberta and lift housing demand. Interprovincial migration will be the key driver of migration gains this year, as international migration into Alberta is projected to be relatively stable. An improving labour market will stem the

Figure 2



*The point estimate for provincial total housing starts is 24,500 for 2011 and 28,300 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 22,300-26,625 units for 2011 and 24,900-32,350 for 2012.

outflow of non-permanent workers. Overall, after two years of decline, net migration is projected to rise to 29,000 people in 2011, and then increase further to 32,000 in 2012.

In Detail

Single Starts: Single-detached starts are projected to improve over the balance of this year but will end 2011 down about 10 per cent from last year at 16,000 units. Builders are managing the risk of any large scale increase in inventory. The number of completed and unoccupied units has been trending lower, as has the number of single-detached units under construction. As new home sales increase, supported by employment and wage growth, single-detached starts will rise to over 18,000 units in 2012.

Multiple Starts: An elevated level of inventory this year has held back new construction. By year-end, multi-family starts are projected to decline from last year by eight per cent to 8,500 units. With the number of units under construction trending lower, it is expected that inventory will also decline. An improvement in demand with a growing economy will lift multi-family starts to 10,000 units in 2012.

Resales: Economic growth and improving migration patterns are supporting housing demand in Alberta. Resale markets in Alberta have generally experienced a higher level of sales. In 2011, resale transactions will grow by over three per cent to 51,300 units. Higher carrying costs next year will negatively impact sales but stronger migration patterns will help lift MLS® sales to 53,100 in 2012.

Prices: Market conditions that favoured the buyer in 2011 will limit price growth this year. By year-end, the annual average price in Alberta is projected to rise by almost one per cent to $354,800. Housing market conditions across Alberta are expected to experience improved market balance over the remainder of the forecast period as new listings decrease and sales increase. This improvement to market balance in 2012 will cause prices to rise by 2.3 per cent to $363,000.

Saskatchewan

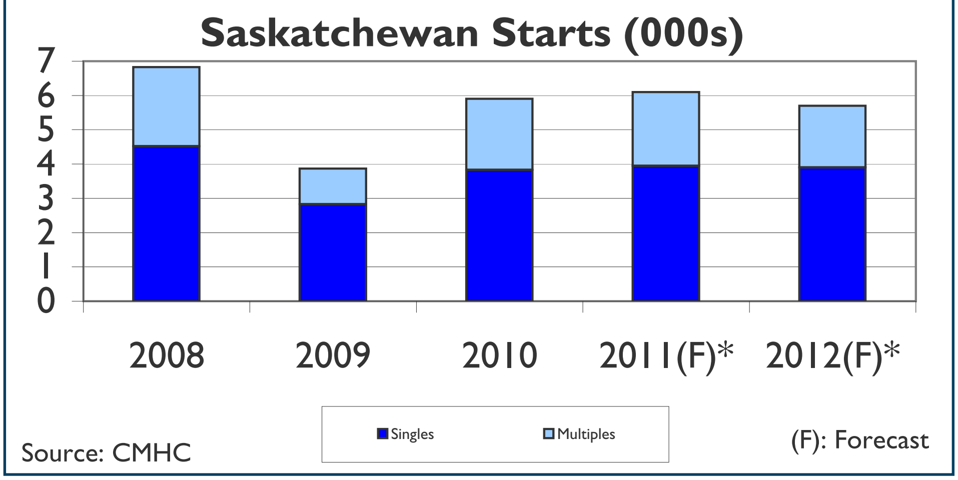
Overview

Real gross domestic product in Saskatchewan is projected to rise by 3.7 per cent in 2011 and then by 3.5 per cent in 2012. Rising potash production and prices are helping to improve the economic outlook of Saskatchewan, as is consumer spending where retail sales have increased by over six per cent early in the year. Flooding in south-eastern Saskatchewan is impacting economic activity in a region which includes areas of valuable oil and gas leases. Despite some resulting slowdown in drilling activity, it is nonetheless expected to be higher this year than in 2010.

Job opportunities are expected to improve with the expanding economy, with employment growth of over one per cent in 2011 rising further to two per cent in 2012. A growing labour force will keep the average unemployment rate above five per cent in 2011 before moderating to below five per cent in 2012.

Housing demand will be supported by an elevated level of net migration into Saskatchewan but the level in 2011 is projected to decline from 2010. Interprovincial net flows to Alberta and British Columbia in 2011 will be more than offset by international migrants. However, the losses to these two western provinces will result in net migration declining to 9,300 in 2011, down from 10,188 in 2010. International migration will be the principal source of gains next year bringing total net migration to 9,700.

Figure 3



*The point estimate for provincial total housing starts is 6,100 for 2011 and 5,700 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 5,525-6,600 units for 2011 and 4,975-6,550 for 2012.

In Detail

Single Starts: Following last year's strong performance which delivered 3,830 single-detached starts, new home production will edge higher in 2011. The pace of activity will moderate slightly in 2012 as the industry works to manage supply levels. Saskatchewan's expanding economy characterised by job and wage growth will nevertheless maintain demand for single-detached housing over the forecast period, ensuring activity remains relatively buoyant this year and next. Expect provincial builders to begin construction of about 3,950 units in 2011, and 3,900 units in 2012.

Multiple Starts: Fuelled by an increase in rental construction, multiple-family starts will remain elevated in 2011, surpassing the 2,000 unit mark. This will represent only the third time since 1986 that the region's multi-unit homebuilders have initiated 2,000 or more units. Moving forward, however, the heightened pace of starts in 2011 will add to the stock of multi-family housing. Consequently, we anticipate that the industry will slow the pace of construction in 2012 and focus on the sale and completion of units currently underway. This paves the way for a reduction in multi-family starts in 2012 as builders initiate construction of about 1,800 units.

Resales: Saskatchewan's improving economic landscape continues to spur job creation and wage growth, attracting migrants into the province's major centres. These factors, coupled with increased household formation, will provide the major impetus for modest gains in resale transactions over the forecast period. Collectively, these factors will maintain resale demand and raise the number of transactions to 11,200 units this year. In 2012, sales of existing homes will increase to 11,300 but gains will be tempered, especially among first time buyers, by the combination of rising house prices and advances in mortgage rates.

Prices: The average price of a resale home is projected to rise by about five per cent in 2011 to $254,500. Increased employment prospects and wage gains continue to fuel demand for resale homes across Saskatchewan's major centres, exerting upward pressure on home prices. In 2012, higher homeownership costs and additional listings will limit resale price growth to about two per cent or $259,000.

Manitoba

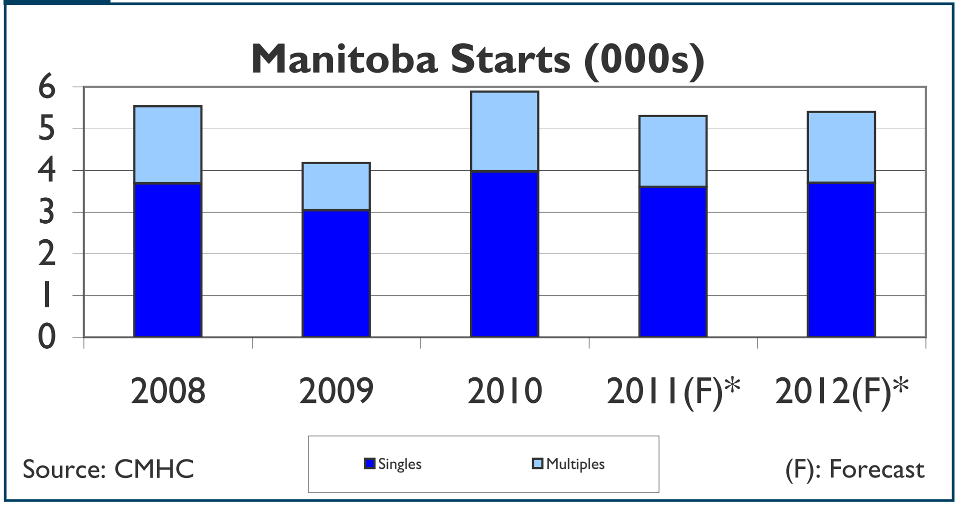
Overview

Economic growth projections for Manitoba are unchanged from the past quarter as real gross domestic product is forecast to rise by 2.4 per cent in 2011 and then by 2.6 per cent in 2012. Flooding in Manitoba has temporarily disrupted some economic activity, with the agricultural sector's farm cash receipts expected to be impacted. Offsetting this factor, average weekly earnings in Manitoba rose by over four per cent this spring allowing consumers to continue to spend and drive the economy. Higher commodity prices this year will also attract investment and Manitoba will experience a rise in export revenues.

Manitoba's expanding economy is projected to generate about 8,500 jobs in 2011 and 11,500 in 2012. Employment growth is projected at 1.4 per cent for 2011 and 1.6 per cent in 2012. The unemployment rate is expected to remain above five per cent for the rest of this year before averaging five per cent in 2012. Job growth so far this year has primarily been in full-time positions, a good sign for housing demand moving forward.

The demographic outlook for Manitoba remains positive as net migration will remain elevated due to the gains from international movement. However, some of these gains will be eroded by an interprovincial flow of people away from Manitoba to Alberta and to British Columbia. As economic opportunities improve in these provinces, it is expected that they will continue to draw provincial migrants westward. Overall, net migration is expected to remain high this year and next year at between 10,000 and 11,000, but below the record of 11,315 set in 2010.

Figure 4



*The point estimate for provincial total housing starts is 5,300 for 2011 and 5,400 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 4,825-5,775 units for 2011 and 4,750-6,200 for 2012.

In Detail

Single Starts: Driven by continued gains in population, employment, and wages, demand for new single-detached homes remains strong across the province. Despite a 31 per cent increase in production in 2010, inventories, particularly in Winnipeg, remain below the five year average. Demand will be softened by rising prices and carrying costs moving forward. On balance, this will cause the number of single-detached starts to moderate in 2011 and remain at a similar level in 2012.

Multiple Starts: In response to elevated demand in both the rental and condominium markets, multiple-family builders saw their best performance in 23 years in 2010. Most of these units will be completed over the course of 2011, resulting in rising inventory levels. As a result, builders will ease off on the number of new projects in 2011 causing a decline in multi-family starts. Production will remain at a similar pace in 2012 as inventories are drawn down.

Resales: Manitoba's strong population gains of the last few years will continue to fuel resale home demand as recent immigrants, supported by gains in full-time employment, make their way into the homeownership market. Sales of existing homes, which were brisk in the early months of 2011, have since moderated but are forecast to finish the year ahead of 2010's results. Recent price gains will also encourage more owners to list their homes over the forecast period, adding much needed supply and helping to further increase sales in 2012.

Prices: The factors that supported double-digit average price increases in 2010 will ease over the forecast period with price growth projected in the single digits. Price growth will moderate as decreasing mortgage rates will no longer cushion the impact of rising prices moving forward. Listings will also rise moderately as recent equity gains will encourage existing owners to move up. The result will be a turn from sellers' market conditions towards more balanced conditions and decelerating price growth in 2011 and 2012. The average MLS® price for Manitoba is forecast at $231,700 in 2011 and $236,700 in 2012.

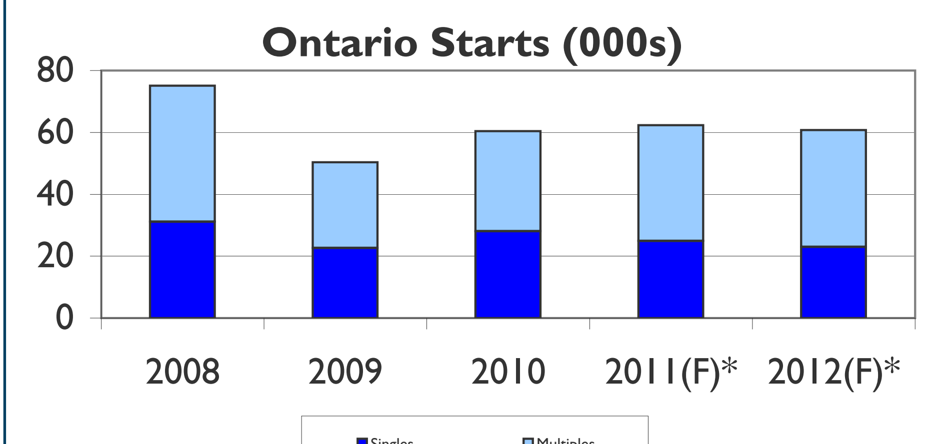
Ontario

Overview

Stronger momentum in Ontario's labour and housing markets during the first half of 2011, has prompted a slight upward revision to our outlook for the year. Ontario existing home sales and starts will reach 191,900 and 62,400 units in 2011, respectively. However, Ontario housing demand for new and existing homes will moderate for the remainder of this year before stabilizing into 2012. While less first time buyer demand and higher mortgage carrying costs will dampen housing activity, higher employment and income levels will provide offsetting support for housing into 2012.

Ontario's economy and labour markets have reached their pre-recession levels and are entering a new phase of the business cycle. Current leading indicators suggest that the pace of the US economic recovery, key to Ontario's economic prospects, will be more modest than earlier predictions. As a result, Ontario job growth will moderate from 2.1 per cent this year to 1.3 per cent in 2012. Ontario's economy will increasingly be driven by growth in industrial goods and commodity sectors and less by manufacturing, banking and public administration sectors. This will support the resource rich economic region of Northern Ontario relatively more than the economies of southwestern, southern and eastern Ontario. Meanwhile, Ontario consumers will contribute less to the economic recovery moving forward due to less pent-up demand, high energy costs and slower employment growth versus the recent past.

Figure 5



Source: CMHC (F): Forecast

*The point estimate for provincial total housing starts is 62,400 for 2011 and 60,750 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 56,450-66,700 units for 2011and 53,350-68,200 for 2012.

After growing at a rate below historical averages in the past decade, Ontario's population has been growing at a slightly faster rate in recent years - fuelled by stronger immigration levels and fewer migratory outflows to western Canada. However, in the near term, migratory inflows from other provinces will moderate slightly.

In Detail

Single Starts: Single-detached starts will slow to 24,900 units in 2011 and 23,000 units in 2012. Single-detached starts have led the recovery in residential construction activity across the province as many buyers purchased early to avoid mortgage rule changes. Less pent-up demand, rising mortgage carrying costs and land constraints will limit the growth in single detached construction.

Multiple Starts: Less expensive higher density housing will post growth from 2010 levels reaching 37,500 and 37,750 unit starts in 2011 and 2012, respectively. Construction will be boosted by growing demand for apartment and townhome dwellings. Low primary rental apartment vacancy rates will support investment demand for apartment units.

Resales: Home sales will drop modestly this year to 191,900 units before stabilizing at 193,300 units in 2012. Mortgage rule changes encouraged more home purchases earlier in 2011. Rising mortgage carrying costs and less first time buyer demand will limit gains in existing home sales in 2012.

Prices: Moderating demand and high home listings will move Ontario's resale markets into balance. Local housing markets will be better supplied and prices will be growing below long term rates of growth and more in line with the rate of inflation by 2012. Shifting demand to less expensive housing will also support slower growth in the average price. The average MLS price is forecast to be $365,400 in 2011 and $372,500 in 2012.

Quebec

Overview

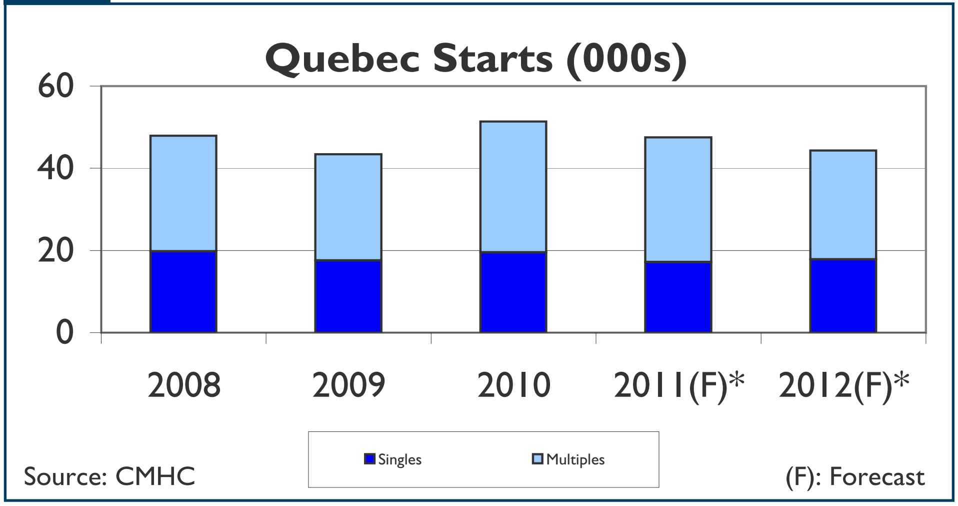
A growing economy, still favourable borrowing conditions and sustained net migration will continue to support Quebec's housing markets in the next two years. As a result, 47,500 housing starts are expected in 2011 followed by 44,300 starts in 2012. The improved global and national economic environments, which have positively impacted Quebec's economy since the second half of 2009, will continue to do so this year and next. Solid household spending and private investment will support job creation and, in turn, housing demand. GDP is expected to grow by approximately 2.5 per cent in 2011 and by 2.4 per cent in 2012.

As was the case in recent years, a variety of demographic factors will also fuel the province's housing markets in the coming years. Strong net immigration to the province will continue to have a positive impact on the rental and resale markets. In addition, population ageing will likely prompt older households to enter the market in response to their changing housing needs.

In Detail

Single Starts: For most of last year, new construction of single detached homes has benefited from the improved economic and financial environment as well as from the reduced supply of such homes on the resale market. However, slower job growth and the recent easing of the resale market have taken pressure off of new construction. Approximately 17,500 single detached homes will be started in both 2011 and 2012. It must be added that a trend toward the more affordable multi-family housing and densification will further cool this market segment in the years to come. The share of single detached housing starts has consistently declined from over 60 per cent of the total in 2001 to 40 per cent last year.

Figure 6



*The point estimate for provincial total housing starts is 47,500 for 2011 and 44,300 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 43,150-51,100 units for 2011 and 38,900-49,600 for 2012.

Multiple Starts: Following a strong rebound in 2010, starts of multi-family dwellings will settle back to more sustainable levels in the next two years. Given the current supply of condominium tenure apartments on the market and given the lower growth rate of the population aged 75 and over, which will continue to limit demand for retirement (rental apartment) homes, starts of multiple family homes in 2011 will inevitably decline. Nonetheless, given the trend toward multi-family housing, multiple starts will reach the 30,300 unit mark in 2011 and 26,500 units in 2012.

Resales: Given a weaker start during the first half of this year, the MLS® will record a lower level of sales activity than the previous year. Again this year, sales of existing condominiums (town houses or apartments) will be an important component of the total. As a result, 77,000 MLS® sales are forecast in 2011 and 79,700 in 2012.

Prices: Relatively stable demand for resale homes, combined with rising supply, will take some pressure off prices over the course of the next year. With a return to more balanced conditions, price growth in the resale market will moderate over the course of 2011 and in 2012 to $251,500 and $256,400, respectively.

New Brunswick

Overview

Economic growth in New Brunswick will remain below two per cent over the forecast period. The economic impact of higher prices in the energy sector, as well as some improvement in potash prices contributing to an improvement in exports, will be off-set by a reduction in capital investment.

Declines in employment and resulting softness in the provincial retail sector will also impact the current outlook for growth. In addition, provincial government spending activity will decline in both 2011 and 2012 compared to 2010 levels.

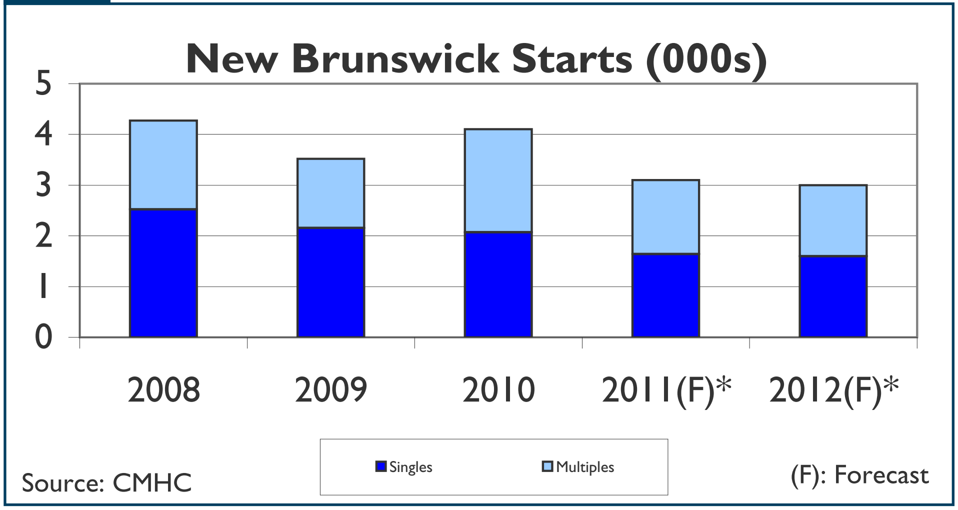
As a result, moderate GDP growth of 1.3 per cent is forecast for the province in 2011 and 1.5 per cent in 2012.

In Detail

<u>Single Starts:</u> Employment, which had been hovering at record or near record levels in New Brunswick's three large urban centres, has weakened this year. Despite positive net-migration in some centres, weaker employment and the resulting reduction in demand for housing will dampen housing market activity in 2011. Single starts are forecast to decline to 1,640 units in 2011 followed by a moderate decline to 1,600 units in 2012.

<u>Multiple Starts:</u> Multiple starts in New Brunswick's three large urban centres are showing some weakness so far in 2011 after posting a solid performance last year. Semi-detached starts, which account for a significant portion of total starts in Greater Moncton, have remained strong in 2011. Conversely, apartment starts are expected to decline in 2011 following a significant surge last year. Fredericton and Saint John, both benefactors of steady apartment unit construction in 2010, are also seeing a pullback in 2011. As a result the overall forecast for multiples will be down provincially in 2011 to 1,460 units followed by a further decline to 1,400 units in 2012.

Figure 7



*The point estimate for provincial total housing starts is 3,100 for 2011 and 3,000 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 2,825-3,375 units for 2011 and 2,650-3,350 for 2012.

<u>Resales:</u> Despite weaker activity than last year, the existing home market has fared better than the new home market in the first half of 2011. Overall market conditions will remain favourable to potential home buyers in 2011 as mortgage rates will remain low. Nevertheless, because of the soft job market conditions, overall demand is not expected to rise in either 2011 or 2012. MLS® sales should reach 6,425 units in 2011, with a further decline to 6,265 in 2012.

<u>Prices:</u> The inventory of available homes is not expected to increase significantly from current levels in 2011. With reduced demand for existing homes, price growth will be limited in some centres in 2011. Nevertheless, gains in the average MLS® sale price in the beginning of 2011 will carry forward to the end of the year followed by a modest increase in 2012. Expect the average sale price to rise to $160,000 in 2011 and $161,600 in 2012.

Nova Scotia

Overview

For Nova Scotia, economic growth will continue to remain near the current 10-year average of 1.6 per cent. The prospects for future growth are dependent on continued growth in the financial sector, particularly in Halifax, as well as continued improvement from the manufacturing sector in the province.

In terms of the energy sector, reduced levels of energy exports over the past year will soon be offset by the start-up of production from Deep Panuke later in 2011.

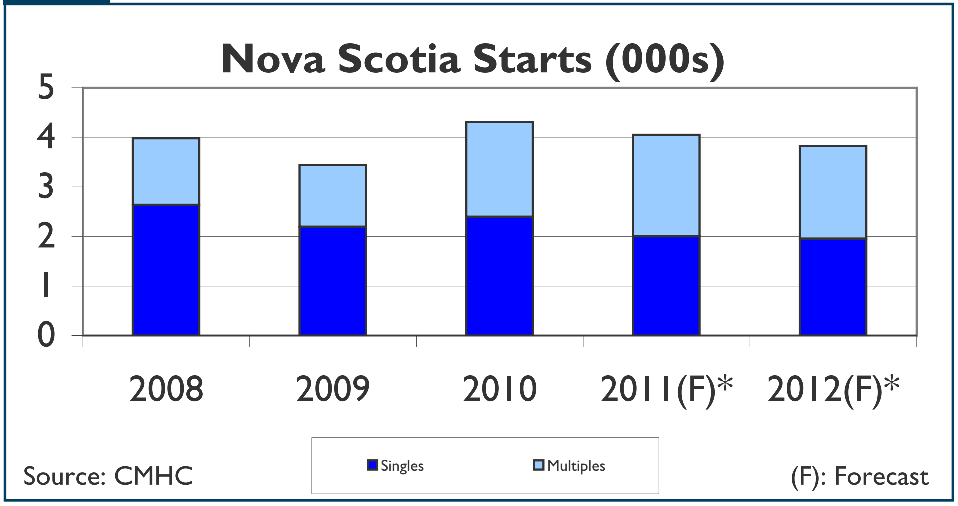
There is also the potential for a further improvement in economic activity as a result of several large projects that could begin later this year or in 2012.

Despite the economic growth, employment growth continues to be slow in 2011but is expected to see some improvement in 2012. As a result, we expect a lower level of activity in single housing starts and resales over the forecast period relative to the pace seen in the last several years.

In Detail

Single Starts: Single-detached home construction slowed considerably in the second quarter of 2011. Construction is not expected to improve relative to the first half of the year. As such, we expect to see single starts decline by over 16 per cent reaching 2,000 units in 2011. Single starts will decline further to 1,950 units in 2012.

Figure 8



*The point estimate for provincial total housing starts is 4,050 for 2011 and 3,825 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 3,700-4,400 units for 2011 and 3,400-4,250 for 2012.

Multiple Starts: Multi-residential starts continue to rebound in Nova Scotia. Most of the growth in this segment of the market can be attributed to high levels of apartment construction in Halifax. With the demand for rental units expected to remain high in Halifax, multiple starts will remain elevated over the forecast period. Expect multiple unit starts to rise another seven per cent to 2,050 units in 2011 before slowing moderately in 2012 to 1,875 units.

Resale: Existing home sales in Nova Scotia were virtually unchanged in 2010 compared to 2009. Sales decreased in the first six months of 2011 by about four per cent. Given the job market, the sales pace is expected to continue to lag last year's pace. As a result, existing homes sales are expected to reach 9,500 units in 2011 – a decline of five per cent compared to 2010. In 2012, expect sales to decline modestly to 9,350 units.

Prices: After several years of price growth between five and six per cent, existing home sale price growth slowed in 2009 and 2010. After the first six months of the year, home prices are up approximately two per cent in 2011. With reduced sales volumes, price growth is not expected to increase in the second half of the year. In 2011, expect price growth of just over two per cent with average home prices reaching $211,000. Prices are expected to grow another one to two per cent in 2012 with a point forecast of $214,000.

Prince Edward Island

Overview

For Prince Edward Island, economic growth is expected to remain above the five-year average over the forecast period.

Economic diversity including growth in information technology and investment in the biosciences sector will continue to provide long-term growth for the Island economy. Increased demand for the province's agricultural and seafood products will also support the outlook. Tourism is also on track for better performance in 2011.

However, growth in 2011 and 2012 will be weaker than in 2010 as a result of a slowdown in capital spending by the province and softness in private sector investment. Economic growth is forecast at 1.5 per cent in 2011 and 1.6 per cent in 2012.

In Detail

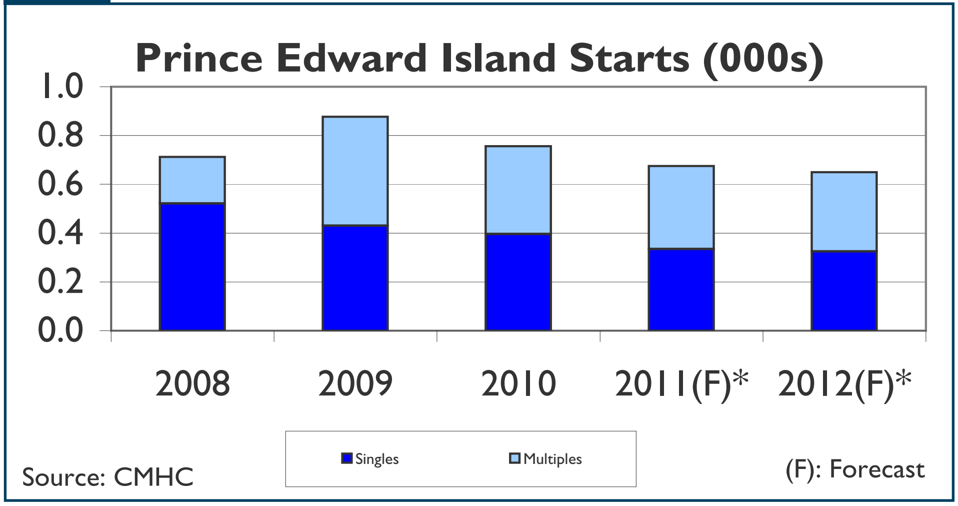
Single Starts: Single-detached construction will decline in both 2011 and 2012. While strong in-migration is expected to provide support to the local housing market, it will not be enough to lift the market above the 2010 level. Expect single starts to decline to 335 units in 2011 with a further drop to 325 units in 2012.

Multiple Starts: Multiple unit starts, have done better so far in 2011 due to the continuation of strong migration to the province. As a result the forecast has been revised upward with an expectation of a more moderate decline in 2011. At the same time, the apartment vacancy rate in Charlottetown has begun to climb as a result of more new units being added to the supply in the past year. As a result, expect a small pullback in multiple starts to 340 units in 2011 and 325 units in 2012.

Resales: PEI is expected to experience modest declines in the number of MLS® sales over the next two years. Sales are forecast to be 1,375 units in 2011 with an additional pullback to 1,340 units in 2012.

Prices: The average MLS® sales price is expected to remain near levels reported in 2011, with the current trend pointing to a moderate decline. A rise in the number of listings on the market, along with a slowdown in new home construction activity will prevent the level of price increases previously recorded over the past decade. The average MLS® sales price is expected to be $146,000 in 2011 and $147,500 in 2012.

Figure 9



*The point estimate for provincial total housing starts is 675 for 2011 and 650 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 615-735 units for 2011 and 600-700 for 2012.

Newfoundland and Labrador

Overview

In Newfoundland and Labrador, energy and mining project development as well as production will remain the main drivers of growth. Capital investment will provide a significant level of stimulus for the provincial economy with Newfoundland and Labrador having the best outlook in Atlantic Canada.

Current indicators of growth for 2011 include strong employment gains and solid growth in consumer spending activity. Economic growth will also come from the province's considerable infrastructure spending program. For the province, expect 3.5 per cent GDP growth in 2011 and 2.5 per cent in 2012.

In Detail

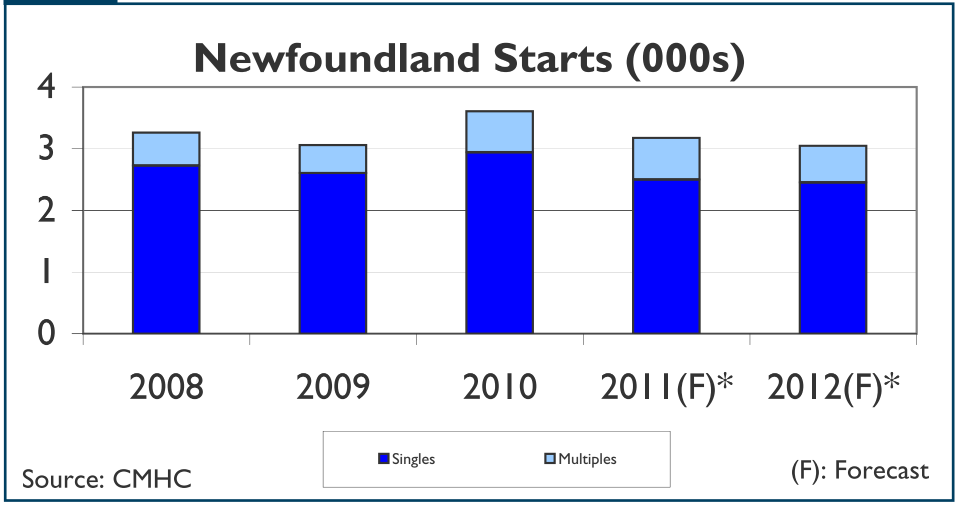
Single Starts: Growth in 2010 improved, especially in the St. John's area following a marginal decline in growth in single-detached starts in 2009. In 2011, a stronger labour market, low mortgage rates and continued population growth will be offset by higher house prices. As a result the provincial single-detached housing market will see a slowdown. A total of 2,500 single starts are expected in 2011 and 2,450 units are forecast for 2012.

Multiple Starts: Multiple unit construction will rise moderately to 675 units in 2011 before declining slightly to 600 units in 2012. The mid-priced local condo market continues to develop slower than anticipated, but smaller households and a rapidly aging population are expected to support demand in St. John's over the forecast period. Higher single-detached house prices should also stimulate additional demand for attached housing amongst lower income buyers.

Resales: After record buying activity in recent years, resale demand will moderate in 2011 and 2012, as a result of higher average house prices. The expectation is for a decrease to 3,925 provincial MLS® sales in 2011 and a moderate decline to 3,900 sales for 2012.

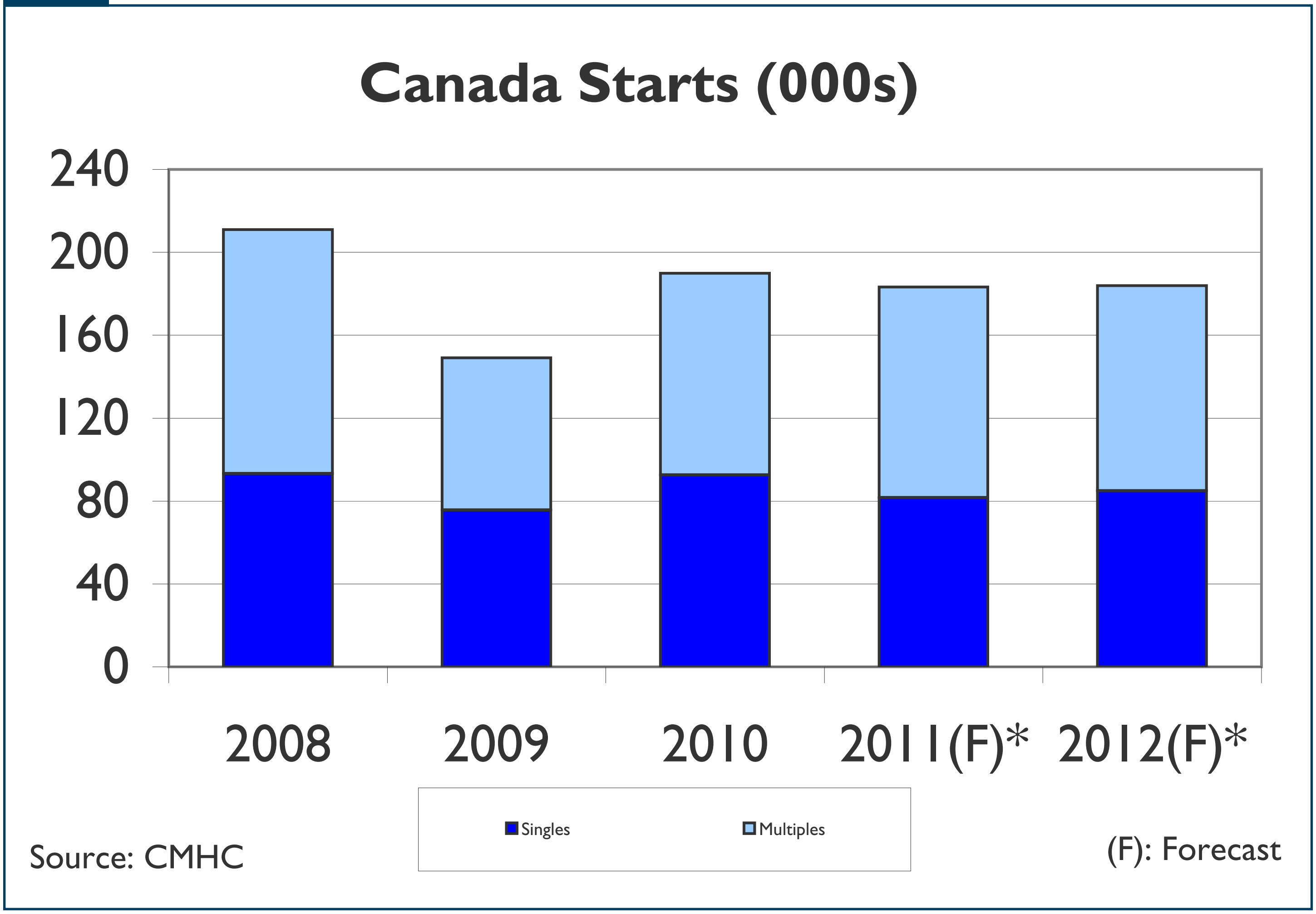
Prices: Slowing demand for existing housing, paired with a higher supply of inventory throughout the province, will see average MLS® house price growth moderate over the forecast period. Coming off the heels of 15.6 per cent growth in 2009 and 14 per cent in 2010, the expectation is for price growth to slow to 5.8 per cent in 2011 and just over two per cent in 2012. Prices are expected to average $249,000 in 2011 and $255,000 in 2012.

Figure 10



*The point estimate for provincial total housing starts is 3,175 for 2011 and 3,050 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 2,950-3,400 units for 2011 and 2,785-3,315 for 2012.

Figure 11



*The point estimate for total housing starts is 183,200 for 2011 and 183,900 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 166,300-197,200 units for 2011 and 161,700-207,200 for 2012.

Table 1: Total Housing Starts
(units** and percentage change)

	2006	2007	2008	2009	2010	2011(F)	2012(F)	2011Q1	2011Q2	2011Q3(F)	2011Q4(F)	2012Q1(F)	2012Q2(F)
NFLD	**2,234**	**2,649**	**3,261**	**3,057**	**3,606**	**3,175**	**3,050**	**3,700**	**3,700**	**2,900**	**2,400**	**2,800**	**3,200**
%	-10.6	18.6	23.1	-6.3	18.0	-12.0	-3.9	15.6	0.0	-21.6	-17.2	16.7	14.3
PEI	**738**	**750**	**712**	**877**	**756**	**675**	**650**	**800**	**800**	**630**	**475**	**625**	**690**
%	-14.4	1.6	-5.1	23.2	-13.8	-10.7	-3.7	-11.1	0.0	-21.3	-24.6	31.6	10.4
NS	**4,896**	**4,750**	**3,982**	**3,438**	**4,309**	**4,050**	**3,825**	**4,100**	**4,200**	**4,100**	**3,800**	**3,800**	**4,100**
%	2.5	-3.0	-16.2	-13.7	25.3	-6.0	-5.6	5.1	2.4	-2.4	-7.3	0.0	7.9
NB	**4,085**	**4,242**	**4,274**	**3,521**	**4,101**	**3,100**	**3,000**	**1,500**	**3,200**	**4,050**	**3,640**	**2,900**	**3,200**
%	3.2	3.8	0.8	-17.6	16.5	-24.4	-3.2	-65.1	113.3	26.6	-10.1	-20.3	10.3
QUE	**47,877**	**48,553**	**47,901**	**43,403**	**51,363**	**47,500**	**44,300**	**47,000**	**49,000**	**47,750**	**46,500**	**44,250**	**44,250**
%	-6.0	1.4	-1.3	-9.4	18.3	-7.5	-6.7	-1.9	4.3	-2.6	-2.6	-4.8	0.0
ONT	**73,417**	**68,123**	**75,076**	**50,370**	**60,433**	**62,400**	**60,750**	**61,600**	**71,200**	**59,000**	**57,500**	**59,000**	**60,000**
%	-6.8	-7.2	10.2	-32.9	20.0	3.3	-2.6	5.1	15.6	-17.1	-2.5	2.6	1.7
MAN	**5,028**	**5,738**	**5,537**	**4,174**	**5,888**	**5,300**	**5,400**	**4,500**	**5,900**	**5,475**	**5,325**	**5,250**	**5,450**
%	6.3	14.1	-3.5	-24.6	41.1	-10.0	1.9	-16.7	31.1	-7.2	-2.7	-1.4	3.8
SASK	**3,715**	**6,007**	**6,828**	**3,866**	**5,907**	**6,100**	**5,700**	**6,300**	**6,900**	**5,550**	**5,650**	**5,500**	**5,600**
%	8.1	61.7	13.7	-43.4	52.8	3.3	-6.6	-16.0	9.5	-19.6	1.8	-2.7	1.8
ALTA	**48,962**	**48,336**	**29,164**	**20,298**	**27,088**	**24,500**	**28,300**	**20,900**	**23,800**	**26,650**	**26,850**	**27,800**	**28,200**
%	19.9	-1.3	-39.7	-30.4	33.5	-9.6	15.5	-8.7	13.9	12.0	0.8	3.5	1.4
BC	**36,443**	**39,195**	**34,321**	**16,077**	**26,479**	**26,400**	**29,000**	**24,200**	**26,300**	**27,100**	**28,000**	**28,100**	**28,700**
%	5.1	7.6	-12.4	-53.2	64.7	-0.3	9.8	-4.7	8.7	3.0	3.3	0.4	2.1
CAN*	**227,395**	**228,343**	**211,056**	**149,081**	**189,930**	**183,200**	**183,900**	**174,600**	**195,100**	**183,105**	**180,140**	**180,025**	**183,390**
%	0.8	0.4	-7.6	-29.4	27.4	-3.5	0.4	-3.0	11.7	-6.1	-1.6	-0.1	1.9

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian total excludes Territories and Nunavut. The point estimate for the forecast of national total housing starts is 183,200 units for 2011 and 183,900 units for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 166,300-197,200 units for 2011 and 161,700-207,200 units for 2012.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 2: Single-Detached Housing Starts
(units** and percentage change)

	2006	2007	2008	2009	2010	2011(F)	2012(F)	2011Q1	2011Q2	2011Q3(F)	2011Q4(F)	2012Q1(F)	2012Q2(F)
NFLD	**1,864**	**2,184**	**2,725**	**2,606**	**2,941**	**2,500**	**2,450**	**3,000**	**2,600**	**2,300**	**2,100**	**2,200**	**2,500**
%	-7.0	17.2	24.8	-4.4	12.9	-15.0	-2.0	20.0	-13.3	-11.5	-8.7	4.8	13.6
PEI	**512**	**573**	**521**	**430**	**396**	**335**	**325**	**600**	**300**	**270**	**175**	**300**	**350**
%	-19.2	11.9	-9.1	-17.5	-7.9	-15.3	-3.1	100.0	-50.0	-10.0	-35.2	71.4	16.7
NS	**2,757**	**2,887**	**2,636**	**2,193**	**2,392**	**2,000**	**1,950**	**2,300**	**1,900**	**2,000**	**1,800**	**1,900**	**2,000**
%	-8.4	4.7	-8.7	-16.8	9.1	-16.4	-2.5	0.0	-17.4	5.3	-10.0	5.6	5.3
NB	**2,445**	**2,733**	**2,519**	**2,154**	**2,068**	**1,640**	**1,600**	**1,300**	**1,700**	**1,850**	**1,700**	**1,500**	**1,700**
%	-8.3	11.8	-7.8	-14.5	-4.0	-20.7	-2.4	-35.0	30.8	8.8	-8.1	-11.8	13.3
QUE	**21,917**	**22,177**	**19,778**	**17,535**	**19,549**	**17,200**	**17,800**	**16,900**	**16,800**	**17,750**	**17,500**	**17,250**	**17,750**
%	-8.4	1.2	-10.8	-11.3	11.5	-12.0	3.5	-5.1	-0.6	5.7	-1.4	-1.4	2.9
ONT	**38,309**	**37,910**	**31,108**	**22,634**	**28,089**	**24,900**	**23,000**	**25,000**	**26,900**	**24,000**	**23,500**	**23,000**	**22,500**
%	-8.1	-1.0	-17.9	-27.2	24.1	-11.4	-7.6	-2.0	7.6	-10.8	-2.1	-2.1	-2.2
MAN	**3,552**	**3,857**	**3,690**	**3,042**	**3,976**	**3,600**	**3,700**	**3,600**	**3,400**	**3,750**	**3,650**	**3,550**	**3,650**
%	-4.2	8.6	-4.3	-17.6	30.7	-9.5	2.8	2.9	-5.6	10.3	-2.7	-2.7	2.8
SASK	**2,689**	**4,017**	**4,518**	**2,829**	**3,830**	**3,950**	**3,900**	**3,900**	**4,400**	**3,650**	**3,850**	**3,800**	**3,800**
%	10.9	49.4	12.5	-37.4	35.4	3.1	-1.3	5.4	12.8	-17.0	5.5	-1.3	0.0
ALTA	**31,835**	**28,105**	**14,716**	**14,344**	**17,851**	**16,000**	**18,300**	**13,400**	**15,600**	**17,350**	**17,750**	**18,000**	**18,200**
%	19.3	-11.7	-47.6	-2.5	24.4	-10.4	14.4	-6.3	16.4	11.2	2.3	1.4	1.1
BC	**15,433**	**14,474**	**10,991**	**7,892**	**11,462**	**9,500**	**11,900**	**7,400**	**9,000**	**10,300**	**11,300**	**11,600**	**11,800**
%	12.5	-6.2	-24.1	-28.2	45.2	-17.1	25.3	-18.7	21.6	14.4	9.7	2.7	1.7
CAN*	**121,313**	**118,917**	**93,202**	**75,659**	**92,554**	**81,600**	**84,900**	**77,400**	**82,600**	**83,120**	**83,325**	**83,100**	**84,250**
%	0.7	-2.0	-21.6	-18.8	22.3	-11.8	4.0	-4.4	6.7	0.6	0.2	-0.3	1.4

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian total excludes Territories and Nunavut. The point estimate for the forecast of national single-detached housing starts is 81,600 units for 2011 and 84,900 units for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 74,800-88,700 units for 2011 and 74,500-99,500 units for 2012.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 3: Multiple Housing Starts
(units** and percentage change)

	2006	2007	2008	2009	2010	2011(F)	2012(F)	2011Q1	2011Q2	2011Q3(F)	2011Q4(F)	2012Q1(F)	2012Q2(F)
NFLD	**370**	**465**	**536**	**451**	**665**	**675**	**600**	**700**	**1,100**	**600**	**300**	**600**	**700**
%	-24.9	25.7	15.3	-15.9	47.5	1.5	-11.1	0.0	57.1	-45.5	-50.0	100.0	16.7
PEI	**226**	**177**	**191**	**447**	**360**	**340**	**325**	**200**	**500**	**360**	**300**	**325**	**340**
%	-0.9	-21.7	7.9	134.0	-19.5	-5.6	-4.3	-66.7	150.0	-28.0	-16.7	8.3	4.6
NS	**2,139**	**1,863**	**1,346**	**1,245**	**1,917**	**2,050**	**1,875**	**1,800**	**2,300**	**2,100**	**2,000**	**1,900**	**2,100**
%	21.2	-12.9	-27.8	-7.5	54.0	6.9	-8.5	12.5	27.8	-8.7	-4.8	-5.0	10.5
NB	**1,640**	**1,509**	**1,755**	**1,367**	**2,033**	**1,460**	**1,400**	**200**	**1,500**	**2,200**	**1,940**	**1,400**	**1,500**
%	26.7	-8.0	16.3	-22.1	48.7	-28.2	-4.1	-91.3	650.0	46.7	-11.8	-27.8	7.1
QUE	**25,960**	**26,376**	**28,123**	**25,868**	**31,814**	**30,300**	**26,500**	**30,100**	**32,200**	**30,000**	**29,000**	**27,000**	**26,500**
%	-3.8	1.6	6.6	-8.0	23.0	-4.8	-12.5	0.0	7.0	-6.8	-3.3	-6.9	-1.9
ONT	**35,108**	**30,213**	**43,968**	**27,736**	**32,344**	**37,500**	**37,750**	**36,600**	**44,300**	**35,000**	**34,000**	**36,000**	**37,500**
%	-5.4	-13.9	45.5	-36.9	16.6	15.9	0.7	10.6	21.0	-21.0	-2.9	5.9	4.2
MAN	**1,476**	**1,881**	**1,847**	**1,132**	**1,912**	**1,700**	**1,700**	**900**	**2,500**	**1,725**	**1,675**	**1,700**	**1,800**
%	44.4	27.4	-1.8	-38.7	68.9	-11.1	0.0	-52.6	177.8	-31.0	-2.9	1.5	5.9
SASK	**1,026**	**1,990**	**2,310**	**1,037**	**2,077**	**2,150**	**1,800**	**2,400**	**2,500**	**1,900**	**1,800**	**1,700**	**1,800**
%	1.4	94.0	16.1	-55.1	100.3	3.5	-16.3	-36.8	4.2	-24.0	-5.3	-5.6	5.9
ALTA	**17,127**	**20,231**	**14,448**	**5,954**	**9,237**	**8,500**	**10,000**	**7,500**	**8,200**	**9,300**	**9,100**	**9,800**	**10,000**
%	20.9	18.1	-28.6	-58.8	55.1	-8.0	17.6	-12.8	9.3	13.4	-2.2	7.7	2.0
BC	**21,010**	**24,721**	**23,330**	**8,185**	**15,017**	**16,900**	**17,100**	**16,800**	**17,300**	**16,800**	**16,700**	**16,500**	**16,900**
%	0.3	17.7	-5.6	-64.9	83.5	12.5	1.2	3.1	3.0	-2.9	-0.6	-1.2	2.4
CAN*	**106,082**	**109,426**	**117,854**	**73,422**	**97,376**	**101,600**	**99,000**	**97,200**	**112,400**	**99,985**	**96,815**	**96,925**	**99,140**
%	1.0	3.2	7.7	-37.7	32.6	4.3	-2.6	-1.8	15.6	-11.0	-3.2	0.1	2.3

SOURCE: CMHC

(F) Forecast by CMHC.

* Canadian total excludes Territories and Nunavut. The point estimate for the forecast of national multiple starts is 101,600 units for 2011 and 99,000 units for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 91,500-108,500 units for 2011 and 87,200-107,700 units for 2012.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 4: Multiple Housing Starts by Type (Units)								
		2006	**2007**	**2008**	**2009**	**2010**	**2011(F)**	**2012(F)**
NF	**Semi-Detached**	122	133	169	55	126	100	90
	Row	39	72	108	92	149	100	85
	Apartment	209	260	259	304	390	475	425
	Total	370	465	536	451	665	675	600
PEI	**Semi-Detached**	62	100	59	56	69	45	50
	Row	13	23	54	68	50	45	40
	Apartment	151	54	78	323	241	250	235
	Total	226	177	191	447	360	340	325
NS	**Semi-Detached**	353	333	328	274	373	275	300
	Row	255	221	219	187	200	225	225
	Apartment	1,531	1,309	799	784	1,344	1,550	1,350
	Total	2,139	1,863	1,346	1,245	1,917	2,050	1,875
NB	**Semi-Detached**	482	530	584	449	475	425	425
	Row	275	195	235	220	221	200	200
	Apartment	883	784	936	698	1,337	835	775
	Total	1,640	1,509	1,755	1,367	2,033	1,460	1,400
QC	**Semi-Detached**	2,599	2,750	3,491	3,438	4,359	4,100	3,850
	Row	1,343	1,934	1,918	1,633	2,029	1,950	1,750
	Apartment	22,018	21,692	22,714	20,797	25,426	24,250	20,900
	Total	25,960	26,376	28,123	25,868	31,814	30,300	26,500
ON	**Semi-Detached**	4,393	4,284	3,415	3,007	3,006	3,200	2,750
	Row	11,046	11,255	11,212	7,121	10,255	8,000	8,250
	Apartment	19,669	14,674	29,341	17,608	19,083	26,300	26,750
	Total	35,108	30,213	43,968	27,736	32,344	37,500	37,750
MAN	**Semi-Detached**	178	175	168	191	181	170	165
	Row	158	198	480	307	387	251	246
	Apartment	1,140	1,508	1,199	634	1,344	1,279	1,289
	Total	1,476	1,881	1,847	1,132	1,912	1,700	1,700
SK	**Semi-Detached**	123	317	251	138	226	237	198
	Row	423	831	506	350	485	701	587
	Apartment	480	842	1,553	549	1,366	1,212	1,015
	Total	1,026	1,990	2,310	1,037	2,077	2,150	1,800
ALB	**Semi-Detached**	3,807	3,699	2,125	2,267	2,737	2,760	3,247
	Row	2,935	4,377	2,210	1,654	2,596	2,392	2,814
	Apartment	10,385	12,155	10,113	2,033	3,904	3,348	3,939
	Total	17,127	20,231	14,448	5,954	9,237	8,500	10,000
B.C.	**Semi-Detached**	2,239	2,111	2,061	1,239	1,454	2,200	2,000
	Row	4,476	4,175	3,926	2,276	3,485	3,400	3,600
	Apartment	14,295	18,435	17,343	4,670	10,078	11,300	11,500
	Total	21,010	24,721	23,330	8,185	15,017	16,900	17,100
CAN*	**Semi-Detached**	14,358	14,432	12,651	11,114	13,006	13,512	13,025
	Row	20,963	23,281	20,868	13,908	19,857	17,264	17,797
	Apartment	70,761	71,713	84,335	48,400	64,513	70,799	68,178
	Total	106,082	109,426	117,854	73,422	97,376	101,575	99,000

Source: CMHC (F) Forecast. * Totals may not add due to rounding.

Table 5: Total Residential Resales
(units** and percentage change)

	2006	2007	2008	2009	2010	2011(F)	2012(F)	2011Q1	2011Q2(E)	2011Q3(F)	2011Q4(F)	2012Q1(F)	2012Q2(F)
NFLD	**3,537**	**4,471**	**4,695**	**4,416**	**4,236**	**3,925**	**3,900**	**4,512**	**3,900**	**3,700**	**3,600**	**3,500**	**4,300**
%	10.2	26.4	5.0	-5.9	-4.1	-7.3	-0.6	20.9	-13.6	-5.1	-2.7	-2.8	22.9
PEI	**1,492**	**1,769**	**1,413**	**1,404**	**1,487**	**1,375**	**1,340**	**1,528**	**1,400**	**1,300**	**1,275**	**1,375**	**1,400**
%	3.0	18.6	-20.1	-0.6	5.9	-7.5	-2.5	-1.5	-8.4	-7.1	-1.9	7.8	1.8
NS	**10,697**	**11,857**	**10,869**	**10,021**	**10,036**	**9,500**	**9,350**	**9,840**	**9,400**	**9,900**	**8,825**	**9,500**	**9,500**
%	-2.3	10.8	-8.3	-7.8	0.1	-5.3	-1.6	-4.7	-4.5	5.3	-10.9	7.6	0.0
NB	**7,125**	**8,161**	**7,555**	**7,003**	**6,702**	**6,425**	**6,265**	**6,944**	**6,400**	**6,300**	**6,075**	**6,000**	**6,600**
%	4.2	14.5	-7.4	-7.3	-4.3	-4.1	-2.5	5.5	-7.8	-1.6	-3.6	-1.2	10.0
QUE	**71,619**	**80,647**	**76,753**	**79,109**	**80,034**	**77,000**	**79,700**	**78,816**	**76,000**	**76,000**	**77,000**	**78,000**	**79,000**
%	1.8	12.6	-4.8	3.1	1.2	-3.8	3.5	-0.7	-3.6	0.0	1.3	1.3	1.3
ONT	**194,930**	**213,379**	**181,001**	**195,840**	**195,591**	**191,900**	**193,300**	**198,152**	**192,500**	**188,000**	**189,000**	**191,500**	**194,000**
%	-1.1	9.5	-15.2	8.2	-0.1	-1.9	0.7	2.0	-2.9	-2.3	0.5	1.3	1.3
MAN	**13,018**	**13,928**	**13,525**	**13,086**	**13,164**	**13,600**	**13,900**	**14,256**	**13,192**	**13,250**	**13,700**	**13,700**	**13,700**
%	2.0	7.0	-2.9	-3.2	0.6	3.3	2.2	3.5	-7.5	0.4	3.4	0.0	0.0
SASK	**9,531**	**12,540**	**10,538**	**11,095**	**10,872**	**11,200**	**11,300**	**11,400**	**11,200**	**11,000**	**11,200**	**11,000**	**11,400**
%	10.1	31.6	-16.0	5.3	-2.0	3.0	0.9	-2.5	-1.8	-1.8	1.8	-1.8	3.6
ALTA	**73,970**	**70,954**	**56,045**	**57,543**	**49,723**	**51,300**	**53,100**	**52,580**	**50,620**	**50,800**	**51,200**	**51,200**	**52,600**
%	12.9	-4.1	-21.0	2.7	-13.6	3.2	3.5	4.7	-3.7	0.4	0.8	0.0	2.7
BC	**96,671**	**102,805**	**68,923**	**85,028**	**74,640**	**80,200**	**85,400**	**86,584**	**78,000**	**77,000**	**79,200**	**81,600**	**83,300**
%	-9.1	6.3	-33.0	23.4	-12.2	7.4	6.5	15.6	-9.9	-1.3	2.9	3.0	2.1
CAN*	**482,590**	**520,511**	**431,317**	**464,545**	**446,485**	**446,700**	**458,000**	**465,144**	**440,900**	**438,800**	**442,100**	**447,900**	**456,300**
%	-0.1	7.9	-17.1	7.7	-3.9	0.0	2.5	4.1	-5.2	-0.5	0.8	1.3	1.9

SOURCE: The Canadian Real Estate Association.

(E) Estimates are reflecting data from July 14, 2011.

(F) Forecast by CMHC. Canadian total does not include the Territories and Nunavut.

* The point estimate for the forecast of national residential resales is 446,700 units for 2011 and 458,000 units for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 425,000-472,500 units for 2011 and 407,500-510,000 units for 2012.

** Quarterly levels are seasonally adjusted at annual rates.

Note: Canadian total may not add to the sum of the provinces due to rounding

Table 6: Average Residential Resale Price
($** and percentage change)

	2006	2007	2008	2009	2010	2011(F)	2012(F)	2011Q1	2011Q2(E)	2011Q3(F)	2011Q4(F)	2012Q1(F)	2012Q2(F)
NFLD	**139,542**	**149,258**	**178,477**	**206,374**	**235,341**	**249,000**	**255,000**	**246,726**	**256,050**	**250,000**	**242,350**	**252,000**	**255,450**
%	-1.2	7.0	19.6	15.6	14.0	5.8	2.4	1.1	3.8	-2.4	-3.1	4.0	1.4
PEI	**125,430**	**133,457**	**139,944**	**146,044**	**147,196**	**146,000**	**147,500**	**145,907**	**145,060**	**145,000**	**147,700**	**145,000**	**149,000**
%	7.0	6.4	4.9	4.4	0.8	-0.8	1.0	-0.2	-0.6	0.0	1.9	-1.8	2.8
NS	**168,614**	**180,989**	**189,932**	**196,690**	**206,186**	**211,000**	**214,000**	**213,522**	**211,170**	**210,000**	**210,000**	**211,000**	**214,000**
%	5.9	7.3	4.9	3.6	4.8	2.3	1.4	1.0	-1.1	-0.6	0.0	0.5	1.4
NB	**126,864**	**136,603**	**145,762**	**154,906**	**157,240**	**160,000**	**161,600**	**158,051**	**159,650**	**161,000**	**161,000**	**158,000**	**162,375**
%	5.2	7.7	6.7	6.3	1.5	1.8	1.0	0.9	1.0	0.8	0.0	-1.9	2.8
QUE	**195,208**	**207,531**	**215,320**	**225,368**	**241,455**	**251,500**	**256,400**	**250,430**	**251,000**	**252,000**	**253,000**	**254,000**	**256,000**
%	5.8	6.3	3.8	4.7	7.1	4.2	1.9	1.2	0.2	0.4	0.4	0.4	0.8
ONT	**278,364**	**299,544**	**302,354**	**318,366**	**342,245**	**365,400**	**372,500**	**356,070**	**370,600**	**367,000**	**368,000**	**369,800**	**372,000**
%	5.9	7.6	0.9	5.3	7.5	6.8	1.9	3.7	4.1	-1.0	0.3	0.5	0.6
MAN	**150,229**	**169,189**	**190,296**	**201,343**	**222,132**	**231,700**	**236,700**	**232,033**	**231,462**	**231,000**	**232,260**	**234,500**	**236,000**
%	12.2	12.6	12.5	5.8	10.3	4.3	2.2	-0.2	-0.2	-0.2	0.5	1.0	0.6
SASK	**132,340**	**174,121**	**223,931**	**232,882**	**242,258**	**254,500**	**259,000**	**251,496**	**255,556**	**254,500**	**256,500**	**256,500**	**258,500**
%	7.6	31.6	28.6	4.0	4.0	5.1	1.8	0.3	1.6	-0.4	0.8	0.0	0.8
ALTA	**286,149**	**357,483**	**353,748**	**341,818**	**352,301**	**354,800**	**363,000**	**352,513**	**354,454**	**355,800**	**356,500**	**357,500**	**363,200**
%	30.8	24.9	-1.0	-3.4	3.1	0.7	2.3	0.7	0.6	0.4	0.2	0.3	1.6
BC	**390,963**	**439,119**	**454,599**	**465,725**	**505,178**	**576,100**	**564,800**	**578,889**	**580,000**	**575,500**	**570,000**	**562,000**	**564,000**
%	17.7	12.3	3.5	2.4	8.5	14.0	-2.0	12.6	0.2	-0.8	-1.0	-1.4	0.4
CAN*	**277,272**	**307,132**	**304,986**	**320,393**	**339,060**	**367,500**	**372,400**	**365,110**	**369,600**	**367,700**	**367,500**	**368,500**	**371,000**
%	11.2	10.8	-0.7	5.1	5.8	8.4	1.3	6.6	1.2	-0.5	-0.1	0.3	0.7

SOURCE: The Canadian Real Estate Association.

(E) Estimates are reflecting data from July 14, 2011.

(F) Forecast by CMHC. Canadian total does not include the Territories and Nunavut.

* The point estimate for the forecast of national residential resales is $367,500 for 2011 and $372,400 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from $355,200-$378,300 for 2011 and $354,500-$389,700 for 2012.

** Quarterly averages are seasonally adjusted.

Table 7: Employment
(annual percentage change)

	2006	2007	2008	2009	2010	2011(F)	2012(F)
NFLD	0.8	0.8	1.0	-2.9	3.3	4.0	1.5
PEI	0.6	0.7	1.2	-1.3	2.9	0.4	0.5
NS	-0.1	1.6	0.9	-0.1	0.2	0.0	0.5
NB	1.0	1.9	0.6	0.1	-0.9	-1.6	0.8
QUE	1.1	2.4	1.2	-0.8	1.7	1.4	1.4
ONT	1.2	1.8	1.6	-2.5	1.7	2.1	1.3
MAN	1.2	1.7	1.7	0.0	1.9	1.4	1.6
SASK	1.8	2.4	1.7	1.3	0.9	1.3	2.0
ALTA	5.0	3.9	3.1	-1.4	-0.4	2.8	2.4
BC	2.6	3.5	2.0	-2.1	1.7	1.2	2.6
CAN*	1.8	2.4	1.7	-1.6	1.4	1.7	1.7

Source: Statistics Canada.

(F) Forecast by CMHC. National forecast based on April 2011 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national employment growth is 1.7 per cent for 2011 and 1.7 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 1.5 per cent to 2.0 per cent for 2011 and 1.0 per cent to 1.8 per cent per cent for 2012.

Table 8: Unemployment Rate
(percent)

	2006	2007	2008	2009	2010	2011(F)	2012(F)
NFLD	14.7	13.5	13.2	15.5	14.4	12.6	12.2
PEI	11.1	10.3	10.8	12.1	11.2	11.7	12.1
NS	7.9	8.0	7.7	9.2	9.3	9.5	9.5
NB	8.7	7.5	8.5	8.8	9.3	10.3	10.1
QUE	8.1	7.2	7.2	8.5	8.0	7.7	7.3
ONT	6.3	6.4	6.5	9.0	8.7	7.9	7.7
MAN	4.3	4.4	4.2	5.2	5.4	5.2	5.0
SASK	4.7	4.2	4.1	4.8	5.2	5.1	4.9
ALTA	3.4	3.5	3.6	6.6	6.5	5.6	5.1
BC	4.8	4.3	4.6	7.7	7.6	7.6	6.8
CAN*	6.3	6.0	6.1	8.3	8.0	7.5	7.0

Source: Statistics Canada.

(F) Forecast by CMHC. National forecast based on April 2011 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national unemployment growth is 7.5 per cent for 2011 and 7.0 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 7.3 per cent to 7.7 per cent for 2011 and 6.7 per cent to 7.5 per cent per cent for 2012.

Table 9: Gross Domestic Product
(annual percentage change)

	2006	2007	2008	2009	2010(F)	2011(F)	2012(F)
NFLD	3.0	9.2	2.0	-10.2	6.0	3.5	2.5
PEI	4.0	1.8	0.4	-0.1	2.0	1.5	1.6
NS	0.6	1.6	1.3	-0.1	2.1	1.4	1.6
NB	2.4	1.1	-0.2	-0.3	3.3	1.3	1.5
QUE	1.8	2.1	1.1	-0.3	2.7	2.5	2.4
ONT	2.4	2.0	-0.9	-3.6	3.4	2.7	2.4
MAN	3.4	2.7	1.9	0.0	2.0	2.4	2.6
SASK	-1.6	3.6	4.6	-3.9	4.4	3.7	3.5
ALTA	5.8	1.7	1.4	-4.5	3.8	3.3	3.6
BC	4.1	3.0	0.2	-1.8	4.0	3.0	3.2
CAN*	2.8	2.2	0.5	-2.5	3.3	2.9	2.7

Source: Statistics Canada.

(F) Forecast by CMHC. National forecast based on April 2011 Consensus Forecasts Report published by Consensus Economics.

*The point estimate for the forecast of national GDP growth is 2.9 per cent for 2011 and 2.7 for 2012. Economic uncertainty is reflected by the current range of forecasts which varies from 2.4 per cent to 3.2 per cent for 2011 and 2.3 per cent to 3.1 per cent per cent for 2012.

Table 10: Total Net Migration *
(number of persons)

	2006	2007	2008	2009	2010	2011(F)	2012(F)
NFLD	-3,889	-1,833	372	3,041	-601	-800	750
PEI	-113	375	1,248	1,105	1,900	1,000	1,000
NS	-2,151	-655	1,715	3,376	1,606	250	500
NB	-2,837	665	1,134	1,909	2,583	250	350
QUE	28,135	30,879	38,459	49,432	45,994	43,500	46,100
ONT	82,978	83,676	89,509	90,515	107,060	100,200	100,850
MAN	1,644	7,200	6,525	10,019	11,315	10,500	11,000
SASK	-1,606	9,202	9,547	10,890	10,188	9,300	9,700
ALTA	70,673	44,635	57,338	27,454	21,806	29,000	32,000
BC	52,315	58,697	65,691	61,118	42,793	52,700	61,000
CAN**	225,149	232,841	271,538	258,859	244,644	245,900	263,250

Source: Statistics Canada.

(F) Forecast by CMHC.

* Sum of interprovincial migration, international migration and non-permanent residents.

** Excludes Territories and Nunavut.

Table 11a: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3+ Units)
Victoria	2,010	2,118	827	-2.8	6,169	504,561	1.5	1,024
	2011(F)	1,820	650	-2.0	6,350	495,000	1.5	1,040
	2012(F)	2,200	680	0.0	6,800	498,000	1.2	1,055
Vancouver*	2010	15,217	4,533	3.3	31,114	675,852	1.9	1,195
	2011(F)	16,300	3,100	3.0	33,000	808,000	2.5	1,230
	2012(F)	17,500	3,300	2.0	36,000	840,000	1.8	1,265
Abbotsford	2010	516	355	n.a.	2,582	341,854	6.5	785
	2011(F)	575	275	n.a.	2,500	335,000	6.5	795
	2012(F)	650	250	n.a.	2,600	340,000	6.0	810
Kelowna	2010	957	595	n.a.	3,289	419,884	3.5	898
	2011(F)	1,025	600	n.a.	3,500	405,000	5.5	910
	2012(F)	1,325	750	n.a.	3,900	415,000	4.5	920
Edmonton	2010	9,959	6,062	-0.8	16,200	329,400	4.2	1,015
	2011(F)	8,950	5,200	1.0	16,500	329,000	3.8	1,030
	2012(F)	9,900	5,800	1.9	17,200	337,000	3.0	1,060
Calgary	2010	9,262	5,782	1.7	20,996	398,764	3.6	1,069
	2011(F)	7,800	5,000	0.7	22,000	407,500	3.4	1,070
	2012(F)	9,000	5,500	1.7	22,500	416,500	2.9	1,100
Saskatoon	2010	2,381	1,638	2.8	3,500	296,000	2.6	934
	2011(F)	2,700	1,500	2.4	3,700	306,000	3.6	950
	2012(F)	2,400	1,550	2.2	3,750	310,000	3.8	965
Regina	2010	1,347	708	5.2	3,550	258,500	1.2	881
	2011(F)	1,475	800	4.4	3,600	276,000	1.5	920
	2012(F)	1,370	820	3.9	3,600	285,000	2.0	950
Winnipeg	2010	3,244	1,921	4.8	11,500	229,000	0.8	837
	2011(F)	3,175	1,975	4.5	11,900	241,000	1.0	875
	2012(F)	3,200	2,000	3.9	12,200	248,500	1.2	900
Thunder Bay	2010	222	204	-0.5	1,434	155,060	2.2	763
	2011(F)	250	180	-0.5	1,360	162,000	2.0	771
	2012(F)	245	185	0.5	1,380	170,000	1.5	790
Sudbury	2010	575	369	-0.5	2,244	221,699	3.0	840
	2011(F)	540	380	-0.5	2,350	226,200	2.0	855
	2012(F)	580	410	0.5	2,450	231,800	1.5	880
Windsor	2010	617	460	-1.9	4,893	159,347	10.9	752
	2011(F)	562	400	-3.5	4,750	165,000	9.1	765
	2012(F)	669	450	-1.0	4,800	170,300	8.3	776

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

*MLS® sales and prices for the Vancouver CMA refer only to the Real Estate Board of Greater Vancouver (REBGV) board area, which does not include Surrey, Langley, White Rock, and North Delta.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11b: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3+ Units)
London	2010	2,079	1,461	2.7	8,389	228,114	5.0	869
	2011(F)	1,620	1,100	1.0	8,000	229,000	4.8	878
	2012(F)	1,820	1,200	1.3	8,300	232,000	4.2	895
Kitchener	2010	2,815	1,255	1.3	6,772	289,041	2.6	872
	2011(F)	2,400	1,300	2.0	6,575	301,000	2.0	885
	2012(F)	2,600	1,240	1.5	6,600	304,000	1.8	900
St. Catharines-	2010	1,086	714	0.8	6,024	217,938	4.4	817
Niagara	2011(F)	1,010	650	-0.3	5,670	221,000	4.0	835
	2012(F)	1,050	640	0.8	5,875	224,000	3.8	850
Hamilton	2010	3,562	1,753	-0.6	12,934	311,683	3.7	831
	2011(F)	2,250	1,200	1.2	13,000	330,000	3.2	843
	2012(F)	2,600	1,300	1.3	13,100	335,000	2.8	858
Toronto	2010	29,195	9,936	2.6	88,214	432,264	2.1	1,123
	2011(F)	34,950	9,400	3.7	87,500	463,500	2.0	1,134
	2012(F)	33,200	7,500	2.2	86,500	471,000	2.3	1,163
Barrie	2010	682	442	n.a.	4,105	288,061	3.4	968
	2011(F)	791	310	n.a.	3,870	282,170	2.9	975
	2012(F)	664	300	n.a.	3,890	285,200	2.8	990
Peterborough	2010	404	306	n.a.	2,537	249,763	4.1	890
	2011(F)	360	255	n.a.	2,375	251,250	2.8	895
	2012(F)	370	280	n.a.	2,340	254,250	2.5	900
Brantford	2010	504	280	n.a.	2,086	229,678	3.7	763
	2011(F)	345	210	n.a.	1,750	235,000	3.2	775
	2012(F)	425	250	n.a.	1,825	241,000	2.8	786
Guelph	2010	1,021	406	n.a.	2,834	295,207	3.4	887
	2011(F)	640	290	n.a.	2,770	301,100	2.2	896
	2012(F)	700	300	n.a.	2,800	305,400	2.0	905
Oshawa*	2010	1,888	1,540	n.a.	9,476	299,952	3.0	903
	2011(F)	1,678	1,300	n.a.	9,120	311,400	2.8	916
	2012(F)	1,832	1,450	n.a.	9,280	315,000	2.9	935
Kingston	2010	653	522	n.a.	3,209	249,509	1.0	935
	2011(F)	700	420	n.a.	3,100	258,500	1.2	960
	2012(F)	630	450	n.a.	3,200	263,600	1.6	980

Sources: CMHC, Canadian Real Estate Association, Local Real Estate Boards, Statistics Canada.

MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

*MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 11c: Local Market Indicators

Census Metropolitan Area		Total Housing Starts	Single-Detached	NHPI Annual % Change	MLS® Sales	MLS® Avg. Price	Rental Vac. Rate (3+ Units)	Avg. Rent Two Bedroom (3+ Units)
Ottawa	2010	6,446	2,302	4.0	14,586	328,439	1.6	1,048
	2011(F)	5,600	1,825	3.0	13,750	345,000	1.2	1,066
	2012(F)	5,650	1,800	3.5	14,000	353,500	1.0	1,093
Gatineau	2010	2,687	910	4.0	4,238	218,646	2.5	711
	2011(F)	2,350	750	3.0	3,850	232,000	2.4	725
	2012(F)	2,250	700	3.5	3,825	241,500	2.4	740
Montréal	2010	22,001	5,789	3.1	42,302	297,587	2.7	700
	2011(F)	20,700	4,800	2.9	40,400	313,500	2.4	705
	2012(F)	18,900	4,700	1.6	41,800	322,500	2.1	715
Trois-Rivières	2010	1,691	345	n.a.	935	151,937	3.9	533
	2011(F)	800	300	n.a.	900	158,000	4.0	550
	2012(F)	700	275	n.a.	875	162,000	4.2	565
Sherbrooke	2010	1,656	570	n.a.	1,733	204,423	4.6	566
	2011(F)	1,450	500	n.a.	1,750	220,000	4.9	580
	2012(F)	1,400	475	n.a.	1,725	228,000	5.0	595
Québec	2010	6,652	1,768	3.2	7,083	237,240	1.0	692
	2011(F)	5,700	1,400	2.5	7,500	254,000	1.4	705
	2012(F)	5,300	1,200	2.0	7,600	267,000	1.8	715
Saguenay	2010	783	380	n.a.	1,461	168,224	1.8	535
	2011(F)	900	440	n.a.	1,400	180,000	2.0	545
	2012(F)	800	360	n.a.	1,425	190,000	2.2	555
Saint John	2010	653	345	1.5	1,751	171,104	5.1	645
	2011(F)	450	270	0.8	1,600	174,500	5.5	650
	2012(F)	430	260	1.0	1,525	176,500	5.0	660
Moncton	2010	1,400	462	1.5	2,402	152,251	4.2	691
	2011(F)	1,080	380	0.8	2,300	157,500	4.8	710
	2012(F)	1,020	370	1.0	2,250	160,500	4.5	725
Halifax	2010	2,390	1,039	0.9	5,766	251,116	2.6	891
	2011(F)	2,485	875	1.5	5,500	258,000	2.8	920
	2012(F)	2,365	925	1.3	5,600	263,000	3.1	945
St. John's	2010	1,816	1,479	5.9	3,470	251,191	1.1	725
	2011(F)	1,475	1,175	3.0	3,350	263,000	1.3	775
	2012(F)	1,420	1,170	3.0	3,200	268,500	1.5	825
Charlottetown	2010	518	250	-1.6	611	179,813	2.3	731
	2011(F)	480	240	0.8	500	185,000	5.0	740
	2012(F)	450	225	0.9	475	189,000	4.5	755
ALL LISTED CENTRES	2010	138,997	57,708	2.2	340,389	364,715	2.6	882
	2011(F)	135,386	49,450	2.4	338,040	394,898	2.5	904
	2012(F)	135,615	49,065	2.0	345,190	407,083	2.3	921

Sources: CMHC, Canadian Real Estate Association, QFREB by Centris®, FCIQ par Centris®, Local Real Estate Boards, Statistics Canada.

MLS® data for St. Catharines-Niagara is aggregated using total numbers of the area's three real estate boards.

*MLS® numbers reflect all of Durham Region.

n.a.: Data not available. (F) Forecast by CMHC.

Table 12: Major Housing Indicators
(levels and quarter-to-quarter percent change)

	2009Q3	2009Q4	2010Q1	2010Q2	2010Q3	2010Q4	2011Q1	2011Q2
New Housing								
Building permits, units, thousands	175.5	212.0	211.6	206.0	202.5	192.4	194.4	194.3
% change	*17.7*	*20.8*	*-0.2*	*-2.7*	*-1.7*	*-5.0*	*1.1*	*-0.1*
Housing starts, total, thousands	155.4	177.8	195.6	199.8	190.7	180.0	174.6	195.0
% change	*19.2*	*14.4*	*10.0*	*2.1*	*-4.6*	*-5.6*	*-3.0*	*11.7*
Housing starts, singles, thousands	78.9	95.3	108.9	98.9	87.8	81.0	77.4	82.6
% change	*20.5*	*20.8*	*14.3*	*-9.2*	*-11.2*	*-7.7*	*-4.4*	*6.7*
Housing starts, multiples, thousands	76.5	82.5	86.7	100.9	102.9	99.0	97.2	112.4
% change	*17.9*	*7.8*	*5.1*	*16.4*	*2.0*	*-3.8*	*-1.8*	*15.6*
Housing completions, total,	45,363	45,064	37,611	46,513	54,373	48,358	36,669	44,455
% change	*-2.7*	*-0.7*	*-16.5*	*23.7*	*16.9*	*-11.1*	*-24.2*	*21.2*
New house price index, 1997=100	100.6	101.6	102.5	103.2	103.4	103.8	104.5	105.1
% change	*0.3*	*1.0*	*0.9*	*0.7*	*0.2*	*0.4*	*0.6*	*0.6*
Existing Housing								
MLS® resales, units, thousands	520,420	531,452	500,856	442,360	397,876	446,836	465,144	443,304
% change	*12.7*	*2.1*	*-5.8*	*-11.7*	*-10.1*	*12.3*	*4.1*	*-4.7*
MLS® average resale price, $	330,913	338,514	341,103	339,581	331,985	342,441	365,110	366,343
% change	*6.0*	*2.3*	*0.8*	*-0.4*	*-2.2*	*3.1*	*6.6*	*0.3*
Mortgage Market								
1-year mortgage rate, per cent*	3.73	3.67	3.60	3.70	3.37	3.30	3.45	3.63
5-year mortgage rate, per cent*	5.73	5.64	5.58	6.04	5.52	5.31	5.32	5.56
Residential Investment**								
Total, $1997 millions	72,325	76,743	80,246	80,188	79,152	78,955	80,717	n.a
% change	*2.4*	*6.1*	*4.6*	*-0.1*	*-1.3*	*-0.2*	*2.2*	n.a
New, $1997 millions	27,356	29,398	32,296	34,591	34,854	33,025	32,651	n.a
% change	*-3.4*	*7.5*	*9.9*	*7.1*	*0.8*	*-5.2*	*-1.1*	n.a
Alterations, $1997 millions	34,200	35,960	37,384	37,148	37,008	36,620	37,812	n.a
% change	*4.4*	*5.1*	*4.0*	*-0.6*	*-0.4*	*-1.0*	*3.3*	n.a
Transfer costs, $1997 millions	11,804	12,456	11,932	10,200	9,260	10,836	11,704	n.a
% change	*10.6*	*5.5*	*-4.2*	*-14.5*	*-9.2*	*17.0*	*8.0*	n.a
Deflator, 1997=100	138.7	140.5	141.0	142.2	142.4	144.6	145.0	n.a
% change	*1.2*	*1.3*	*0.3*	*0.9*	*0.2*	*1.5*	*0.2*	n.a

Sources: CMHC, Statistics Canada, Bank of Canada, Canadian Real Estate Association.
n.a.: Data not available.

* All indicators are seasonally adjusted and annualized except the New house price index and the Residential Investment deflator which are only seasonally adjusted and Housing completions and the 1-year and 5-year mortgage rates which are not adjusted or annualized.

** Residential Investment includes outlays for new permanent housing, conversion costs, cost of alterations and improvements, supplementary costs, and transfer costs.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at 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 available for free on CMHC's website. You can 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

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

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.