HOUSING MARKET OUTLOOK

Canada Edition

Canada Mortgage and Housing Corporation

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Housing markets easing

Overview[1]

Housing Starts:

2009:	141,900
2010:	150,300

Resales:

2009:	357,800
2010:	386,100

Housing starts: The downturn in economic activity and in the employment market will cause housing starts to decrease from 211,056 units in 2008 to 141,900 units in 2009 and to increase to 150,300 units in 2010. Both singles and multiples will see declines in 2009.

Resales: Sales of existing homes through the Multiple Listing Service®[2] (MLS®) are forecast to decline from 433,990 units in 2008 to 357,800 units in 2009, with an increase to 386,100 units in 2010.

Resale prices: After several years of strong gains, the average MLS® price is expected to decline by 6.8 per cent in 2009 as sales of existing homes moderate and new listings continue to increase. The average MLS® price is expected to see minimal change in 2010.

Provincial Spotlight

Alberta: The province, which experienced several years of very strong energy-driven economic activity, is now facing different economic conditions. Provincial home builders are adjusting to the rise in completed and unabsorbed units and weaker demand by starting fewer housing units.

Ontario: Given its strong ties to the U.S. economy, Ontario is experiencing a downturn in economic activity, but will likely see some gradual recovery next year. As a result, new home construction will slow to 51,325 units in 2009 and 52,300 units in 2010. Housing starts have been running above demographic requirements in recent years and this trend will be reversed in the next few years.

Table of contents

2 National Outlook
4 Trends at a Glance
5 Special Report: Long-Term Outlook for Housing Starts 2011-2013
9 British Columbia
10 Alberta
11 Saskatchewan
12 Manitoba
13 Ontario
14 Quebec
15 New Brunswick
16 Nova Scotia
17 Prince Edward Island
18 Newfoundland and Labrador
20 Forecast Tables

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[1]The outlook is subject to a heightened degree of uncertainty. Although point forecasts are presented in this publication, CMHC also presents forecast ranges and risks where appropriate. The forecasts included in this document are based on information available as of April 30, 2009.
[2]Multiple Listing Service (MLS) is a registered certification mark owned by the Canadian Real Estate Association.

Canada

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National Housing Outlook

In Detail

Housing starts this year will decrease from about 211,000 units last year to 141,900 units in 2009 and 150,300 units in 2010. Given the large degree of economic uncertainty, we have considered an array of economic scenarios to generate a range for our housing outlook in 2009 and 2010. Accordingly, we expect starts to be between 125,000 and 160,000 units in 2009 and between 130,000 and 180,000 units in 2010.

The new home market is now moderating due to three key factors. First, strong house price growth between 2002 and 2007 has tempered home ownership demand particularly in Western Canada. Second, the record high levels of new listings have increased the competition from the existing home market and reduced spillover demand. And, finally, uncertainty about the economic outlook is a contributing factor restraining demand for home ownership.

Forecasts for economic growth by private sector forecasters continued to be revised down significantly in recent months. For example, in January the average consensus forecast of private sector economists for Canadian GDP growth for 2009 was -0.7 per cent. In April, this average forecast for growth was revised down to -2.3 per cent.

Overall in 2009, housing starts will decline in all areas of Canada and more so in Western Canada and Ontario. By 2010, however, all provinces will see increases in housing starts.

Single-detached housing starts will decrease in 2009

The rising house prices of previous years, as well as uncertainty about the economic outlook, will be the main causes of the continued moderation in single-detached housing starts. From a Canada perspective, singles are expected to decline to a level ranging between 53,800 and 71,000 units in 2009, and to increase marginally to a level ranging between 60,500 and 81,200 units in 2010.

All ten provinces in Canada will see fewer single-detached starts during 2009; Saskatchewan will experience the largest decline to 2,300 units, followed by Ontario to 17,850 units. Moving into 2010, however, an improvement in economic prospects across Canada will help to push single-detached starts up in all regions. British Columbia and Alberta are expected to lead in this rebound.

Multi-family housing increases in popularity

Over the past few years, house prices have moved higher, thus less expensive multi-family housing (row, semi-detached, and apartment units) have increased in popularity relative to single-detached housing. Despite this trend, the multiple starts segment will also decrease this year. For 2009, it is expected that multiple starts will decrease to a level ranging between 71,200 and 89,000 units. The largest declines will occur in Alberta, Saskatchewan, and British Columbia. Heading into 2010, however, economic prospects are expected to become more positive. Because of this, all provinces will see positive growth in the construction of multiple-family units. Multiple starts will be in a range of 69,500 to 98,800 units in 2010.

Apartment construction had been growing for 12 consecutive years since bottoming out at just over 23,000 starts in 1996. However, and not surprisingly, 2009 will see a decline in starts to 56,225 units. 2010 will see an increase to 57,300 units.

MLS® sales will decrease

Existing home sales activity will decrease to 357,800 units this year, but will rebound to 386,100 in 2010 as economic activity becomes more positive across Canada. As is the case for housing starts, we have generated a range of forecasts for MLS® sales that reflect different economic scenarios. For 2009, we forecast that MLS® sales will be between 320,000 and 380,000 units. In 2010, MLS® sales will be between 350,000 and 430,000 units.

Resale markets move back into balance/buyers' ranges

The strong sellers' market conditions in recent years were reflected in strong upward pressure on the average price of homes, which increased in the 9 to 11 per

cent range between 2002 and 2007. The first half of 2008 saw an easing in MLS® sales and higher levels of new listings. This brought the Canadian resale market back into buyers' market territory by the end of 2008. Balanced to buyers' market conditions, combined with decreased sales activity in the provinces of British Columbia and Alberta, where the provincial average prices are significantly higher than the Canadian average, will cause growth in the average MLS® price to fall in 2009. For 2009, prices are expected to decrease by 6.8 per cent to $283,100 and remain at that average in 2010. While the Atlantic provinces will see stable or rising prices, the other provinces will see declines in 2009. The adjustments will be more important in B.C. and Alberta, where price gains were particularly strong in recent years.

Risks to the Outlook

Due to the heightened uncertainty related to the economic outlook, it is important to consider a range of likely outcomes around these point forecasts.

If the U.S. recession proves to be deeper and more prolonged than is currently expected, then job losses in Canada could be greater than forecast. In turn, this could cause the demand for home ownership to fall.

There has been a strong policy response to the economic downturn. This will continue by governments at all levels in many countries. Central banks throughout the world, including Canada, have dramatically cut interest rates. The impact of existing and future stimulus could boost economic growth beyond expectations, which would lead to stronger job creation and increased demand for ownership housing.

When taking account of these factors, we expect that housing starts will be in the 125,000 to 160,000 unit range for 2009 and 130,000 to 180,000 unit range for 2010. Existing home sales through MLS® services are likely to be in the 320,000 to 380,000 unit range for 2009 and 350,000 to 430,000 unit range for 2010.

Trends Impacting Housing

Mortgage Rates

The Bank of Canada has cut the target for the Overnight Rate. The rate was 4 per cent at the start of 2008 and has since fallen to 0.25 per cent.

Mortgage rates are expected to be relatively stable throughout 2009, remaining within 25-75 basis points of their current levels. Posted mortgage rates will increase very gradually during the course of 2010, reflecting a rise in Government of Canada bond yields. For 2010, the one-year posted mortgage rate will be in the 4.75-6.00 per cent range, while three and five-year posted mortgage rates are forecast to be in the 5.00-6.75 per cent range.

Migration

Net migration (immigration minus emigration) is forecast to fall to about 250,000 in 2009. Historically high levels of migration, which supported housing demand, will moderate. All regions, except for Ontario and Quebec, will experience a decline in net migration. For 2010, declines are expected to conclude, with net migration set to increase to about 265,000.

Employment and Income

Employment was reduced by 270,000 positions during the first quarter of 2009. Due to these economic conditions, employment is expected to decrease by 1.9 per cent this year and increase 0.4 per cent for 2010. With respect to the unemployment rate, the average consensus forecast of private forecasters for the unemployment rate for 2009 has been revised up from a forecasted rate of 7.4 per cent in January to a forecasted rate of 8.6 per cent in April.

TRENDS AT A GLANCE

Key Factors and their Effects on Residential Construction

Factor	Comment
Mortgage Rates	Movements in mortgage rates are difficult to predict due to volatile economic conditions. Nevertheless, rates are expected to remain steady this year and edge higher in 2010. Mortgage rates will remain very low in a historical context.
Employment	During 2008, a near record share of Canadians were employed. Due to the economic downturn, employment is expected to decrease in 2009. The job market is expected to turn back up in 2010.
Income	Tight labour markets have put strong upward pressure on personal income growth in recent years. Softer labour markets in 2009 will cause growth in wages and incomes to slow for at least a year. By 2010, income growth will strengthen along with economic activity.
Net Migration	Net migration is forecast to decrease from record levels in 2008, but will remain high. An improving job market will favour an increase in net migration for 2010.
Natural Population Increase	The low birth rate is slowing the rate of increase in the natural population (births minus deaths). This will lessen the demand for additional housing stock in the medium and longer term.
Resale Market	Slowing sales combined with record levels of listings have pushed the majority of Canadian existing home markets into balanced or buyers' territory. As a result, the average MLS® price is forecast to decrease in 2009. Resale market conditions will be mixed from province to province but leave the Canadian average price near the $283,000 mark.
Vacancy Rates	Increased competition from the condo market and modest rental construction will be partly offset by strong rental demand due to high immigration and a large gap between the cost of home ownership and renting. As a result, vacancy rates across Canada's metropolitan centres will remain relatively stable this year and next.

Special Report: Outlook for Housing Starts 2011-2013

The outlook for the housing market is uncertain for the near term due, in large part, to continuing economic volatility. Housing starts will be near the 142,000 level for 2009. Over the long term it is expected that residential construction will gradually increase as factors that drive housing become more stimulative and housing demand moves more in line with demographic fundamentals.

Housing starts are forecast to decrease from their near-record pace in recent years to reach 141,900 in 2009. The overall level of starts is being impacted by the current economic downturn and by the fact that starts are moving more in line with the overall rate of household formation. Moving forward, housing starts are forecast to trend upward to 176,800 units by 2013.

Economic and demographic conditions expected to strengthen

Following the downturn in 2009, Canadian GDP is forecast to grow by a modest 1.7 per cent in 2010. The impact of low interest rates and fiscal stimulus will lead to a strong rebound in 2011when GDP growth will be in the 3.5 to 4.5 per cent range. Over the 2012 to 2013 period, growth in GDP is projected to average 2.5 to 3.5 per cent. Employment growth is expected to be constrained in 2009 and 2010, but will strengthen over the medium term to average between 1.2 and 2.0 per cent annually over the 2011 to 2013 period.

The Bank of Canada's target for the overnight rate has fallen from 4 per cent at the start of 2008 to 0.25 per cent in April 2009 to counter the economic downturn and to help increase consumer spending in light of global economic and financial issues. We expect that both short and long term interest rates will be fairly stable in 2009, however, rates will begin to trend gradually higher in 2010. Longer term mortgage rates, such as the five year fixed rate, will stay historically low but will trend gradually higher between 2010 and 2013.

Population growth is a key driver of housing demand over the longer term and a major contributor to population growth is immigration. Net migration is expected to fall from its record pace in 2008, but will remain at high levels in 2009. As the outlook becomes more positive over the 2010-2013 period, net migration is expected to increase. This will help boost population growth and household formation. Accordingly, this will support housing starts through 2013.

Housing starts will remain in-line with the overall rate of household formation

As the economy picks-up, so will starts. By 2011 starts are forecast to be 162,650 units and by 2012 they will reach 163,450 units. Finally, by the year 2013, starts are forecast to be 176,800 units. However, starts are not expected to move back to the record 200,000 level.

Historical lows in mortgage rates are expected over the next two years. This will help to buoy Canada's housing sector in the short term as the economy goes through a downturn.

In 2010 through 2012, we expect that the economy will recover. With low, but gradually rising mortgage rates and stronger job growth, housing starts are expected to strengthen. Given the short-lived nature of the housing market slowdown, we do not expect a significant build-up of pent-up demand. Because of this, we do not expect housing starts to return to the 200,000 plus unit pace of recent years. Rather, housing starts will remain in a range that is consistent with demographic fundamentals over the 2010 to 2013 period.

Of course there will continue to be a certain degree of uncertainty over the medium term, so it is appropriate to consider a range for our housing starts forecast in the medium term. On the downside, lingering effects from the financial market crisis and sluggish world economic growth could cause housing starts to remain lower than forecast over the medium term. On the other hand, the considerable monetary and fiscal stimulus introduced in recent months could lead to stronger than forecast economic and employment growth. In this case, housing starts could be stronger than forecast. As a result, we expect housing starts to be in the 143,000 to 187,000 unit range in 2011, in the 144,000 to 188,000 unit range for 2012, and in the 157,000 to 198,000 unit range in 2013.

British Columbia

In the three-to-five year horizon, new home construction in British Columbia will trend higher following below-average starts this year and next. A slowing job market and ample housing supply in the existing home market will contribute to below-average housing starts in the near-term. At the same time, people moving to the province will generate demand for ownership and rental housing. Pent-up demand for homes will build as the population continues to grow. Resale market conditions will shift from buyers' to balanced as homebuyers draw down the inventory of existing homes for sale. As the economy and job market improve after 2010, more housing starts will get underway to meet demand. By 2013, housing starts will return to their long-term average and more closely match the rate of household formation.

Alberta

In the face of elevated new home inventories, weaker energy prices, and more moderate economic activity, the long-term housing outlook for Alberta is less promising. Total housing starts will be below demographic requirements through most of the forecast period, as builders adjust production in response to lower demand and a surplus of completed and unabsorbed units. In the next five years, the weakest performance for housing starts will be in 2009. With the global economy expected to strengthen beyond 2009, a subsequent rise in oil prices should start to get oil sands investment back on track. This environment will boost employment and attract an inflow of migrants. Providing these conditions are met and resale and new home inventories dissipate, single-detached housing starts will be the first to rebound. High-rise multi-family construction, however, will not recover until a few years later. By the end of the five-year forecast period, total housing starts should be more in line with demographic requirements and average construction levels during the late 1990's.

Saskatchewan

Through the next five years, a strong resource sector and major capital investments should preserve Saskatchewan's status as a provincial economic growth leader. Nevertheless, total housing starts in Saskatchewan in the next five years will slip below the boom years of 2007 and 2008, yet surpass average construction levels in the preceding five years. In the near term, a weaker economic expansion, house price escalation from previous years, and an excess supply of resale units will hamper new home construction in the province. At the same time, builders will adjust production in response to heightened new home inventories, especially in the province's largest markets. Providing housing markets have worked through the increase in new home inventories and surplus of existing units, housing starts should gradually rise through the balance of the forecast period. Multi-family starts should capture an increased share of total new home construction, thanks to their relative price advantage to the single-detached market. Low vacancy rates will also encourage rental construction.

Manitoba

Over the next five years, housing starts in Manitoba will record one of the most consistent performances across Canada. This reflects Manitoba's diversified economy as well as the steady inflow of migrants under the province's Provincial Nominee Program and its low unemployment rate relative to other provinces. Economic uncertainty, moderate demand, and heightened supply will push total housing starts lower in 2009. Moving forward, new home construction will begin to move toward levels consistent with population growth. From 2010 to 2013, housing starts in Manitoba are anticipated to climb, owing largely to an improved economic environment, lower new home inventories, and tightening resale market conditions.

Ontario

Ontario residential construction activity will face headwinds in the short term, but will advance beyond 2010. A number of factors will weigh on new home demand in the short run. Firstly, a slowing economy will dampen labour market conditions and this will temper housing demand for both new and existing homes. Secondly, more balanced housing conditions in the less expensive resale market will create further competition for the new home market. This will temper the demand and production of new single homes in Ontario. As economic growth in Ontario and the U.S. gains traction beyond 2012, expect stronger demand for housing. Higher immigration combined with the echo boom effect will support household formation and will add to demand further. Ontario new home construction will rise beyond the 2010 period.

Quebec

During the next five years, new home construction in Quebec will converge to levels more in line with household formation. A number of factors are at play in this movement. To begin with, Quebec's economy and labour market will grow moderately. Moreover, existing home markets will move from sellers' to more balanced conditions, thus reducing demand for new homes. Finally, the decrease, over several years, in the rate of growth of the population aged 75 years or older will take the pressure off the construction of retirement homes during the forecast horizon. As a result, housing starts in Quebec will moderate heading into 2013. New home building will thus decline but remain at relatively high levels when compared to recent history. It follows that not all segments of the housing market will be impacted in the same way: demand for new single detached homes is likely to follow economic conditions while that of new multi-family housing will be conditioned by the demographic factors mentioned above.

New Brunswick

The long term outlook for New Brunswick is positive. The return of sustained economic expansion will rely on capital investment to bolster economic growth.

Equally important will be the ongoing development of the energy sector in the Saint John area, and plans to twin Route 11 between Shediac and Miramichi. Plans for several other projects have also been announced. These activities will impact economic development in the medium-term (beyond 2010). Growth in residential construction will be focussed in the largest urban centres including Moncton, Saint John and Fredericton. Overall, population growth will be modest due to some in-migration. The result will be a small increase in demand for housing over the forecast period.

Nova Scotia

Economic and employment growth are forecast to improve over the forecast period due to an expected rise in energy and energy-related investment activities. Prospects for rekindled growth in the offshore energy sector brightened with the announcement of the Deep Panuke project going ahead, which will add to growth in 2009 and 2010.

Consumer spending activity will moderate until 2010 thereby limiting its support to growth but a number of smaller projects in Halifax should contribute to additional economic activity as Halifax remains the main driver of growth for the province. At the same time without an improvement in demand south of the border the province's current and future growth prospects will remain muted. With this economic context, provincial housing market activity will start to improve in 2010 and beyond.

Prince Edward Island

The Island's economy will grow modestly over the 2009 to 2013 period as the recovery begins to take hold globally. The most important sectors supporting growth will continue to be tourism, agriculture, and the fishery. Although the province continues to place importance on the tourism sector, interest in renewable energy as well as information technology continues to show the province's desire to diversify the Island economy for the future.

The outlook for growth in the provincial population is also very positive as an aging population and the provincial immigration program continue to support population growth. Urbanization will continue to be the key for growth in the housing markets of both Charlottetown and Summerside. Demand will also continue to shift from singles to multiples including condos, semi-detached and row housing over the forecast period. As a result total starts will rise moderately by 2013.

Newfoundland and Labrador

Population losses will continue to moderate over the forecast period as a result of improving economic conditions in Newfoundland versus elsewhere. Although the current demographic and population growth rates will limit the upside for housing demand, the development of projects including Hebron, the White Rose expansion, and Hibernia South and the possibility for a large hydro development at Lower Churchill Falls will help lift housing starts as of 2010.

The focus on energy and mining development will continue to be the source for future growth starting with the construction of the $2.2 billion commercial-scale hydromet nickel processing plant at Voisey's Bay. At the same time, concerns over the fishing industry will continue to pose risk to rural economies.

Growing demand from seniors, tighter rental markets, a continuing shift towards medium density housing, and government assisted affordable housing initiatives should help stabilize multiple construction activity over the forecast period. Accordingly, total starts are expected to remain relatively flat over the 2011 to 2013 period.

Supplementary Table: Provincial Housing Starts Summary
(units and annual percentage change)

	2008	2009(F)	2010(F)	2011(F)	2012(F)	2013(F)
NFLD	**3,261**	**2,675**	**2,975**	**2,900**	**2,850**	**2,900**
%	23.1	-18.0	11.2	-2.5	-1.7	1.8
PEI	**712**	**575**	**625**	**650**	**650**	**650**
%	-5.1	-19.2	8.7	4.0	0.0	0.0
NS	**3,982**	**3,100**	**3,425**	**3,600**	**3,550**	**3,600**
%	-16.2	-22.1	10.5	5.1	-1.4	1.4
NB	**4,274**	**3,475**	**3,650**	**3,750**	**3,700**	**3,750**
%	0.8	-18.7	5.0	2.7	-1.3	1.4
QUE	**47,901**	**40,000**	**41,350**	**40,000**	**38,000**	**37,000**
%	-1.3	-16.5	3.4	-3.3	-5.0	-2.6
ONT	**75,076**	**51,325**	**52,300**	**58,000**	**55,000**	**63,000**
%	10.2	-31.6	1.9	10.9	-5.2	14.5
MAN	**5,537**	**3,950**	**4,250**	**4,750**	**4,800**	**4,700**
%	-3.5	-28.7	7.6	11.8	1.1	-2.1
SASK	**6,828**	**3,400**	**3,850**	**4,200**	**4,400**	**4,500**
%	13.7	-50.2	13.2	9.1	4.8	2.3
ALTA	**29,164**	**13,700**	**16,200**	**18,500**	**21,500**	**25,000**
%	-39.7	-53.0	18.2	14.2	16.2	16.3
BC	**34,321**	**19,725**	**21,700**	**26,300**	**29,000**	**31,700**
%	-12.4	-42.5	10.0	21.2	10.3	9.3
CAN*	**211,056**	**141,900**	**150,300**	**162,650**	**163,450**	**176,800**
%	-7.6	-32.8	5.9	8.2	0.5	8.2

SOURCE: CMHC.

(F) Forecast.

* Totals may not add due to rounding.

Economic uncertainty is reflected by the current range of forecasts, which varies from 125,000-160,000 units for 2009, 130,000-180,000 units for 2010, 143,000-187,000 units for 2011, 144,000-188,000 units for 2012, and 157,000-198,000 units for 2013.

British Columbia

Overview

A slowing job market and ample supply in the existing home market will contribute to fewer housing starts this year. The housing outlook improves in 2010 with smaller projected declines in resale prices, and a modest pick up in existing home sales and housing starts.

The provincial unemployment rate will move higher, but is forecast to remain below the national unemployment rate. Fewer people working, with a shift from full-time to part-time jobs, will push up the unemployment rate and hold back demand for homeownership. Weak demand for new housing will reduce the number of people employed in construction. However, accelerated delivery of infrastructure projects will add some support to construction employment. Some service-producing industries, including health and social services, will add jobs to meet the needs of a growing and aging population

Strong international in-migration will keep the province's population growing, but population growth will moderate. Fewer net non-permanent residents (which include temporary workers and students) will reduce international migration slightly. Relatively favourable labour market conditions will keep the number of people relocating to British Columbia close to last year's level and help support housing demand.

Resale markets will continue to favour buyers in 2009 before returning to balanced supply and demand conditions in 2010. Existing home listings are trending lower but remain at elevated levels providing ample choice for home buyers who will benefit from lower prices than in recent years.

Existing home sales and housing starts will pick up as economic and labour market conditions improve in 2010. However, housing starts will remain below their long-term average level. Foundations will be poured for 19,725 homes in 2009 and 21,700 homes in 2010.

With housing starts below the number of households formed each year, pent-up demand for rental and ownership housing may be generated this year and next.

In Detail

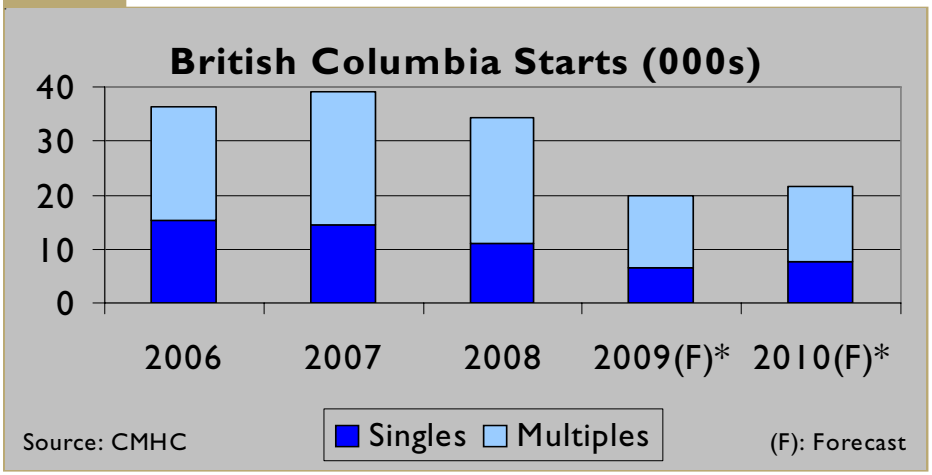
Single Starts**:** Fewer single-detached homes will be started as builders respond to reduced housing demand and ample housing supply. About 6,425 single-detached starts are expected this year.

Multiple Starts**:** Multiple-unit starts will drop to 13,300 units in 2009, as builders focus on smaller projects. Rising inventories of completed and unoccupied units will delay or hold back construction of larger multiple-unit developments.

Resales**:** Existing home sales through the Multiple Listings Service (MLS®) will move lower this year. The number of resale transactions will bounce back close to 2008 levels in 2010.

Prices**:** The sales-to-new listings ratio, a leading indicator of home prices, points to lower home prices in 2009. The average MLS® price will decline to $403,700 this year, narrowing the price gap with the rest of Canada. In 2010, the average price for an existing home will post a small increase.

Figure 1



*The point estimate for provincial total housing starts is 19,725 for 2009 and 21,700 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 17,000-22,600 units for 2009 and 19,000-24,400 for 2010.

Alberta

Overview

The province, which experienced several years of very strong energy-driven economic activity, is now facing different economic conditions. With lower energy prices, tighter credit conditions, and heightened capital costs, large oil producers have deferred major oil sands and upgrader projects. Personal consumption will also moderate due to economic uncertainty and rising unemployment. In the face of weaker global oil demand and lower prices, exports will also moderate. The negative trade balance will not be severe, however, as weaker consumption and the purchase of material and equipment to support oil sands development will slow imports. Provincial government spending will provide some offsetting economic stimulus in 2009 in the form of infrastructure, health care, and education spending.

A quick turnaround in the economy is not expected in 2010 unless commodity prices rebound sufficiently to revive capital investment. A silver lining to the outlook will be a decline in construction costs, which will assist producers once the major oil sands and upgrader projects regain momentum. Some rise in oil prices will coincide with a global economic recovery and oil supply constraints brought on by lower investment. However, the reversal of oil project deferrals and cancellations will likely not occur until beyond the forecast period.

Weaker capital investment in the energy sector and lower housing starts will have implications for the province's job market. In 2009, average employment will fall for the first time in 17 years. Such conditions will inhibit interprovincial migration to Alberta until employment prospects improve. The migration of non-permanent residents will also slow in 2009 as most of the province's labour requirements will be met locally. Expect migration to improve in lockstep with the modest economic and employment recovery in 2010.

In Detail

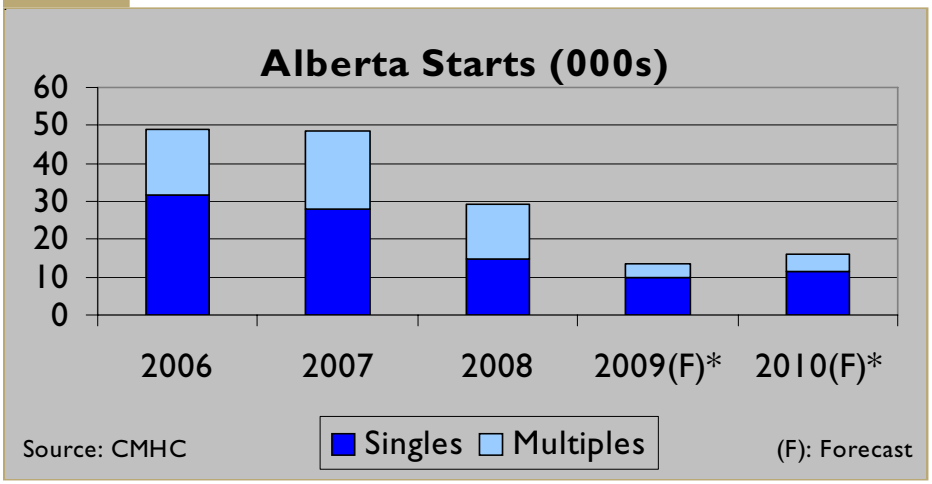
Single Starts**:** Provincial home builders are adjusting to the rise in completed and unabsorbed units and weaker demand by starting fewer housing units. With the decline in construction and generous builder incentives, new home inventories should move past their peak later this year. In 2010, declining inventory, combined with recent price declines, will present an opportunity for higher starts.

Multiple Starts: Rising inventories combined with the cancellation of condominium projects will weigh heavily on multiple starts in 2009. Rather than initiate new projects, much of the activity will focus on completing units that were started in the last few years. The decline should help prevent a buildup of completed and unabsorbed units. This should lead to a modest uptick in construction toward the end of the forecast period.

Resales**:** With the economic uncertainty and weakening job market, Albertans have become cautious about purchasing a home. A more supportive economic environment combined with improved affordability through price reductions and lower mortgage rates should spur a modest recovery in home sales during the latter months of 2009 and into 2010.

Prices**:** Heightened inventory levels and softer demand will continue to put downward pressure on prices in 2009. The resulting gains in affordability will provide an opportunity for prospective buyers as we move through the forecast period, leading to stronger demand and lower active listings. Provided the lift to demand sufficiently draws down listings, price growth will be restored in 2010.

Figure 2



*The point estimate for provincial total housing starts is 13,700 for 2009 and 16,200 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 12,350-15,300 units for 2009 and 14,600-18,300 for 2010.

Saskatchewan

Overview

For the second year in succession, Saskatchewan is poised to lead economic growth among provinces. Nevertheless, expect fewer housing starts and MLS sales in 2009 with a modest improvement next year.

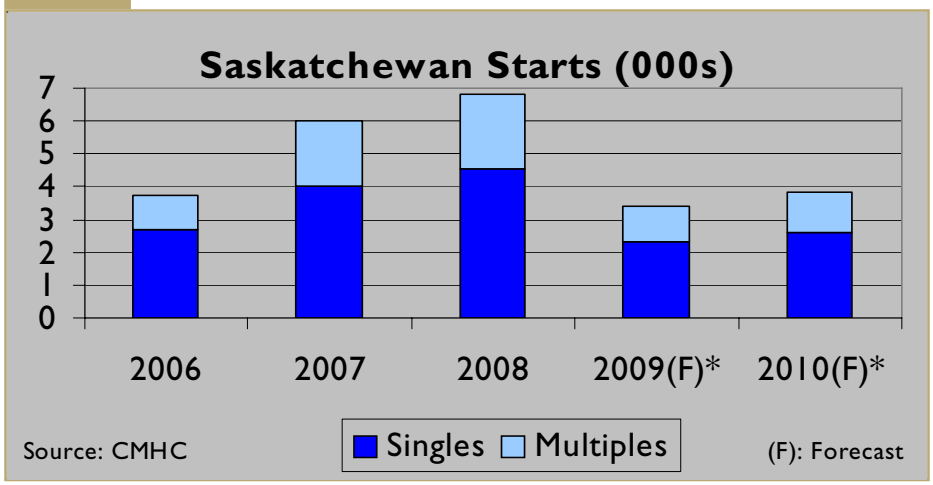
Saskatchewan's robust potash sector, capital investment, and heightened infrastructure spending will provide plenty of momentum for economic growth. Elevated potash prices will support two major mine expansions, adding to the $1.9 billion investment in Regina's CCRL's (Consumers' Co-operative Refineries Limited) refinery expansion. Government expenditures will also be an important source of growth. The provincial government has doubled its infrastructure commitments to $1.5 billion over two years.

Other factors will restrain the economic expansion in the near term. These include a weaker pace of personal consumption and reduced demand and commodity prices for most exports. Following two years of double-digit increases, growth in retail sales will slow. Compared to other provinces, however, the pullback will be mild thanks in part to recent income gains and various tax cuts. Non-residential capital spending will also moderate following the surge in 2008, owing to weaker oil and gas drilling and the postponement of uranium mine developments. An expected global recovery in 2010 should provide a lift to commodity prices and boost demand for Saskatchewan's exports next year.

After two per cent job growth in 2007 and 2008, employers will be more conservative expanding payrolls this year. With stronger economic conditions in 2010, employment prospects will improve.

With slower job growth in 2009, the unemployment rate will increase from last year's record low. However, given Saskatchewan's low unemployment rate relative to other locations, the province should continue to attain strong levels of net migration. Job opportunities continue to be touted, which should attract migrants from both international and provincial sources.

Figure 3



*The point estimate for provincial total housing starts is 3,400 for 2009 and 3,850 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 2,990-3,825 units for 2009 and 3,475-4,300 for 2010.

In Detail

Single Starts: Builders have been adjusting production downward in most of Saskatchewan's major centres, due largely to heightened inventories and the current economic environment. The weaker construction in 2009 will ensure that inventories are minimized. This, combined with a strengthening economy, will lead to a modest rise in single-detached starts in 2010.

Multiple Starts: To reduce the likelihood of further inventory increases, builders will adjust production downward throughout 2009. Saskatoon will face the strongest decline, following outstanding performances in 2007 and 2008. In 2010, there will be room for an uptick in multiple starts, especially in row housing, as these units have proven to be popular with first-time buyers and investors.

Resales: The slowing pace of economic growth and weaker job creation will contribute to lower resale activity. Resales will improve in 2010 as a stronger economy and improved affordability through moderating house prices will bring homebuyers back into the existing housing market.

Prices: Following gains in the preceding two years, the average price will post a decline in 2009 and increase slightly in 2010. With active listings elevated compared to historic levels, sellers are experiencing strong competition for fewer buyers. While this is resulting in price reductions, the sale of newer and higher priced units will offer some support to the average price and slow the decline. As 2010 approaches, the supply of listings should be more aligned with demand allowing price growth to resume.

Manitoba

Overview

Economic activity in Manitoba will weaken in 2009, as a slowdown in personal consumption and lower commodity prices outweigh strength in other sectors. Nevertheless, the province will post one of the best economic performances in the country. Major capital projects continue and will serve to offset weakness in retail spending. More than 20 capital projects are currently, or soon to be, under construction in the province.

Over the forecast period, the export sector will not be as strong a contributor to economic growth as in recent years. Production gains from new nickel and gold mines will be offset by the closure of a nickel mine in Northern Manitoba. Also, while the price of most agricultural products remain elevated, the size of the harvest faces a greater degree of uncertainty than usual due to spring flooding over a large part of Southern Manitoba. On a more positive note, sales of hydro electric power will remain high as an elevated water table and power purchase agreements with out of province end-users ensure high volumes and consistent prices.

Due to the current economic environment, Manitoba will experience a modest decline in employment. Jobs that are being created are predominantly in full-time positions and are occurring at the expense of part-time positions.

Net migration will continue to benefit from Manitoba's Provincial Nominee program. While a strong labour market relative to the rest of the country will stem the loss of interprovincial migrants, the majority of gains in migration will continue to come from international sources. Weaker economic and job growth combined with slightly lower migration and elevated new home inventories will cause provincial housing starts to temporarily decline below the rate of new household formation during 2009.

In Detail

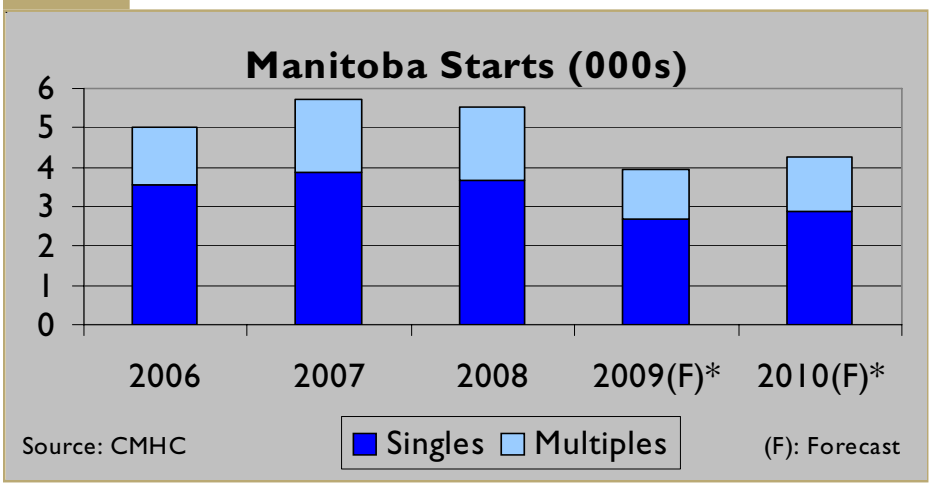
Single Starts**:** Single-detached starts will decline to 2,700 units in 2009. Activity will be restrained by the current economic environment as well as the recent rise in new and existing home inventories. The reduced number of housing starts in 2009 should alleviate the surplus of complete and unabsorbed units as we head into 2010. This, combined with stronger demand and low mortgage rates, should result in modestly higher production next year.

Multiple Starts**:** Following an impressive performance in the last few years, multi-family starts will moderate in 2009 due to concerns over rising inventories. The share of starts occurring outside of Winnipeg will remain historically high as elevated levels of migration to Manitoba's smaller centres will create demand for multi-family accommodation. With reduced levels of construction in 2009, inventory levels should begin to moderate toward the end of the forecast period. This will pave the way for a modest improvement in 2010.

Resales**:** Sales of existing homes will decline in 2009 before posting a modest rebound in 2010. Improving economic conditions, a growing population, and relatively low prices and financing costs should contribute to a recovery in the latter part of 2009 and into 2010.

Prices**:** After several years of strong gains, the average resale price in Manitoba is expected to decline slightly in 2009 due to lower sales and elevated listings. Heightened demand for homes at the lower end of the price spectrum will also dampen price gains in the province. Providing the rise in demand sufficiently draws down inventories in 2010, average price growth will return next year.

Figure 4



*The point estimate for provincial total housing starts is 3,950 for 2009 and 4,250 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 3,550-4,400 units for 2009 and 3,825-4,750 for 2010.

Ontario

Overview

After edging higher in 2008, Ontario new home construction will slow reaching 51,325 units in 2009. Housing starts have been running above demographic trends in recent years and this trend will be reversed in the next few years. While an improving economy will help stabilize starts in 2010, rising inventories and competitive headwinds from the resale market will temper increases in residential construction investment. Cautious consumer spending in the face of a sluggish Ontario labour market are other factors that will temper Ontario's housing recovery.

Given its strong ties to the U.S. economy, Ontario is experiencing a downturn in economic activity, but will likely see some gradual recovery next year. Weakness in the export sector has spilled into Ontario's domestic economy with service sector output and employment declining in recent quarters for the first time since the early 1990s.

Prospects will improve once trade with the U.S. picks up as a result of a lower Canadian dollar and stronger U.S. growth.

The net outflow of Ontarians headed west will gradually subside. Ontario's share of international migration may rebound relative to the rest of Canada and drive Ontario's population growth higher.

In Detail

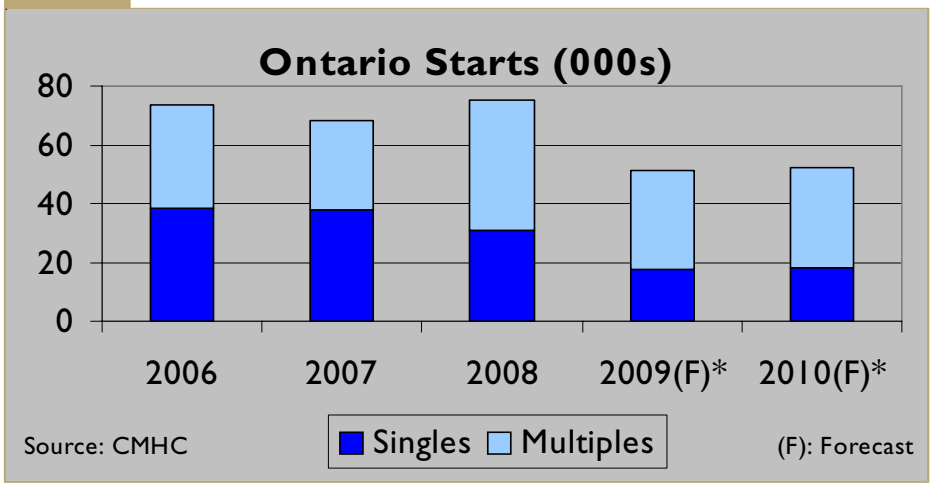
Single Starts**:** Single starts will decrease to 17,850 this year before stabilizing at 18,000 units in 2010. Ontario's single detached housing segment will be most sensitive to rising inventories, a rising jobless rate and lower consumer spending on big ticket items. These factors will have a more adverse effect on the construction of more expensive housing.

Multiple Starts**:** Multi-family home starts will slow but at a more modest pace relative to single detached housing in 2009 reaching 33,475 unit starts. Demand for less expensive housing, led by ownership and rental apartments, will hold up better and will push multi-family home starts higher in 2010. Economic uncertainty suggests first time buyers will consider less expensive homes. Lower rental apartment vacancy rates will keep the construction of apartment units high as will efforts to use scarce residential land more efficiently**.**

Resales: Ontario existing home sales will decline reaching 144,200 units in 2009. A gradual recovery in Ontario labour markets combined with lower carrying costs will help boost existing home sales to 150,100 units in 2010.

Prices: More accommodating conditions for buyers suggests Ontario existing home prices will decline by 5.0 per cent and 3.6 per cent in 2009 and 2010 respectively. A slowing job market will dampen income growth and demand for housing. The continued shift to more inexpensive housing will also dampen average home prices across the province.

Figure 5



*The point estimate for provincial total housing starts is 51,325 for 2009 and 52,300 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 48,000-53,000 units for 2009 and 45,000-60,000 for 2010.

Quebec

Overview

A weaker economic environment, combined with increased supply of homes in certain market segments, has set the stage for declining housing starts in Quebec this year. Despite favorable buying conditions, housing starts will move down to the 40,000 level in 2009, while sales of existing homes decrease to about 70,000 units. As the economy begins to recover next year, demand is expected to follow suit.

The province's economy, whose growth went from 2.6 per cent in 2007 to 1.0 per cent last year, started to show signs of contraction in the last quarter of 2008. It is expected that the currently high level of economic uncertainty and the declining labour market will continue to hold back household spending in the near term. This, in turn, will reduce private investment. Moreover, the outlook for exports continues to worsen as external (foreign and Canadian) demand weakens.

However, governments have responded through increased spending on infrastructure projects and by enacting fiscal and monetary stimulus plans. Accordingly, the Quebec economy will recede by 2 per cent in 2009, while job growth registers a similar result, a decline of 1.9 per cent. In 2010, the economy will grow by 1.4 per cent while the labour market begins to recover (0.1 per cent).

Meanwhile, demographic patterns will fuel housing markets in Quebec. Sustained and increasing net migration will stimulate demand for rental housing while population aging will draw retirees into apartment living. These trends will continue, however their rate of increase is expected to slow in the short term.

In Detail

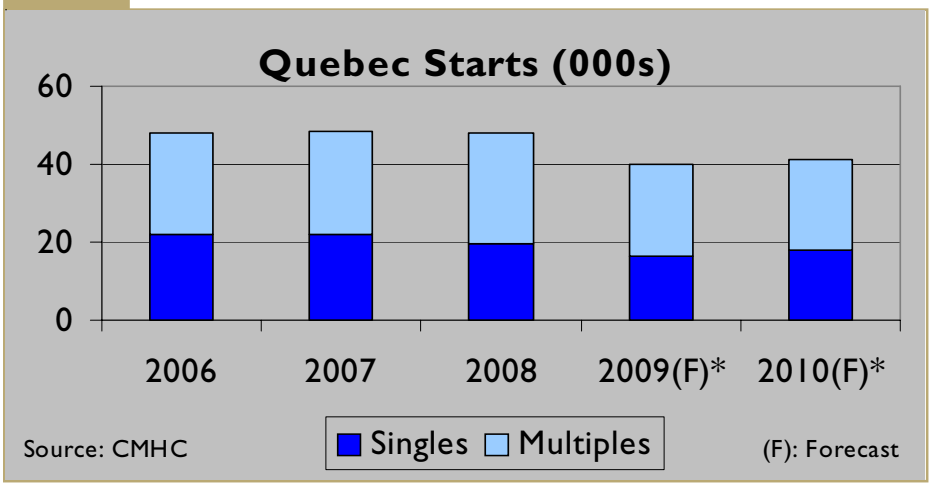
Single Starts: Starts in this segment will be especially affected by the economic and financial environment. Homebuyers will increasingly turn to the less expensive resale market, where supply is more abundant. Semi-detached and row housing are also likely to be viewed as more affordable substitutes. Approximately 16,600 single starts are expected in 2009 and close to 18,000 in 2010.

Multiple Starts: Quebec markets have posted several years of vigorous construction of retirement homes and condominiums, bringing multi-family starts to historically high levels. Given the fact the growth rate of the population aged 75 and over will temporarily slow and given current elevated supply, starts in this category will drop to 23,400 units in 2009, increasing marginally in 2010.

Resales: Sales of existing homes will decline in 2009, but will remain at a relatively high level. Demand for condominiums (town houses or apartments) will still be an important component, but will nevertheless decrease. The Multiple Listing Service (MLS) will record approximately 70,000 sales in 2009. Being the first market to react to the economic recovery, resales will amount to 77,000 in 2010.

Prices: Lower sales and rising inventories will continue to take pressure off prices. Cooling demand should rule out price growth in 2009. As a result, the MLS average resale price will fall to about $207,000 in 2009. Even though price growth resumes in the latter part of 2010, no significant increase is expected for the year as a whole.

Figure 6



*The point estimate for provincial total housing starts is 40,000 for 2009 and 41,350 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 37,000-42,000 units for 2009 and 38,000-45,000 for 2010.

New Brunswick

Overview

The economic downturn will take hold in 2009 as a result of soft commodity prices, and a fall in capital spending as projects are completed or near completion.

Although the current value of the Canadian dollar and reduced energy prices should help New Brunswick exporters in 2009, a continued slump in global demand for commodities will hamper economic growth until a global recovery begins to take hold in 2010.

Due to heightened economic uncertainty, reduced non-residential construction activity in New Brunswick is expected in 2009-2010.

Several current projects, including the LNG terminal project, the refurbishment of the Point Lepreau generating station in the Saint John area, as well as the expansion of the Potash Corp. facility in Sussex will slow as peak levels of activity have been reached.

This will be partially offset by increased spending in 2009-2010 on infrastructure projects at both the provincial and municipal level.

Employment and economic growth are expected to be weak in 2009, followed by a marginal recovery in 2010.

Despite the forecast for modest economic growth in New Brunswick for the coming year, the future bodes well for the province. Several new, large scale capital projects have been recently announced. These include the twinning of route eleven between Shediac and Miramichi, at an estimate cost of approximately $940 million. Furthermore, the viability of a combination natural gas and wind power electrical generating project, with a price tag exceeding one billion dollars, is being studied for the Saint John area. Although the start of construction for projects such as these could be years away, the preliminary work required as a lead up to construction would undoubtedly positively affect the provincial economy as they move through the planning stage.

In Detail

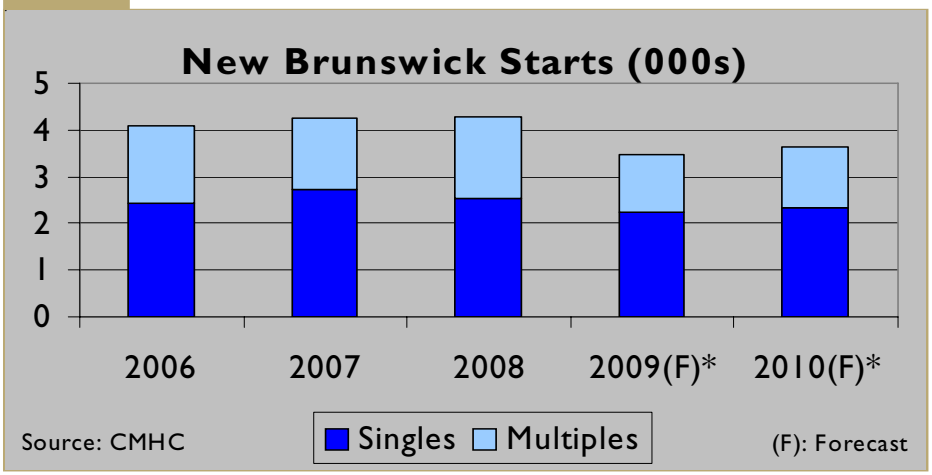
Single Starts: In New Brunswick, strong employment and positive net-migration in large urban centres bolstered housing demand in 2008. Nevertheless, slowing activity in the latter part of 2008 is forecast to continue into 2009. Expect a decline in single starts to 2,250 units in 2009, followed by a subsequent increase to 2,350 units in 2010.

Multiple Starts: In recent years, fewer apartment units have been built in New Brunswick as developers shifted their focus to meet consumer demand for semi-detached and row units. Although the vacancy rate dropped in the province's large urban centres, apartment starts are expected to be soft in 2009. Furthermore, semi-detached starts are expected to decline as the number of new and unabsorbed units has risen, particularly in Moncton. As a result, expect a moderate decline in multiple starts to 1,225 units in 2009, followed by a mild rebound in 2010 to 1,300 units.

Resales: Favourable market conditions, which helped offset the impact of economic uncertainty and bolstered the resale market in 2008, persist in 2009 as low mortgage rates allow many potential homeowners, particularly first time home buyers to enter the market. Nevertheless, with increasing economic uncertainty, expect MLS® sales to decline to 6,500 in 2009 with a slight increase to 6,750 in 2010.

Prices: Although sales activity is expected to slow in 2009, prices will continue to rise, albeit at a more moderate rate. Expect the average sale price to rise to $146,500 in 2009 and $149,000 in 2010.

Figure 7



*The point estimate for provincial total housing starts is 3,475 for 2009 and 3,650 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 2,900-3,700 units for 2009 and 2,750-4,000 for 2010.

Nova Scotia

Overview

Positive economic growth in 2009 will be difficult to achieve for the Nova Scotia economy although there are signs that 2009 may be better than previously forecast as a result of stronger employment growth in the first quarter of 2009.

The economy has been performing better than some other Atlantic Canada provinces so far in 2009 and the recent declines in energy prices and declines in the Canadian dollar should be a benefit for growth. At the same time without an improvement in demand south of the border the province's current and future growth prospects will be muted.

Consumer growth in 2009 will be limited as consumers reduce debt and, as a result, spending. However, low interest rates will be more supportive of a rebound in consumer spending in 2010.

Economic growth should begin to improve towards the end of 2009 as energy related investments continue to move from the planning to the construction phase.

The outlook will be supported by the Deep Panuke project, which will add to growth in 2009 and 2010.

Given that the gap in economic growth between the western provinces and Nova Scotia will narrow, net migration will remain positive and supportive of housing demand in Nova Scotia.

In Detail

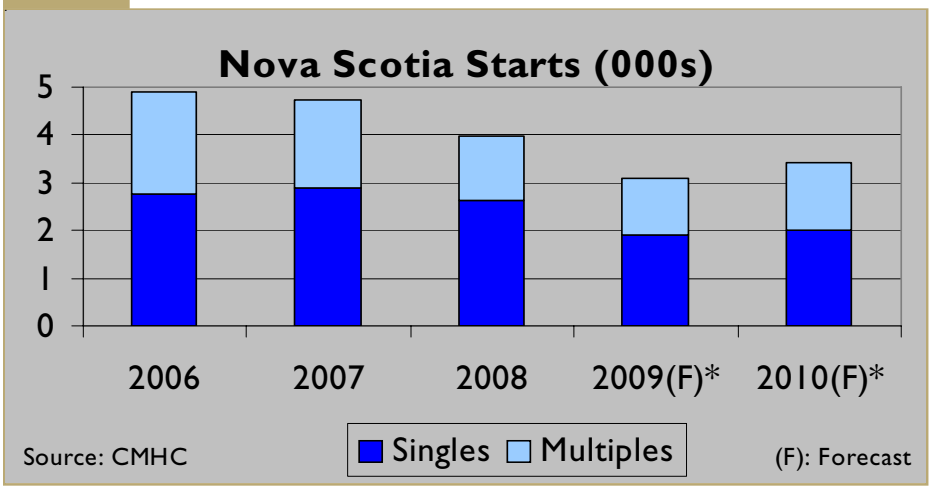
Single Starts: Following a weak first quarter of single starts activity, single-detached construction is expected to remain subdued throughout 2009 before a slight recovery is made in 2010. A decline in single starts to 1,900 units is forecast for 2009 before improving to 2,000 starts in 2010.

Multiple Starts: Weak economic and employment growth over the forecast period will lead to a decline in multiples starts in 2009. Appetite for development has moderated in the current economic environment, however, demand for multiples remains strong in Nova Scotia with a large number of projects remaining in the queue. Multiples starts are expected to increase in 2010 in response to stronger demand as the economy begins to recover.

Resales: MLS® sales in Nova Scotia were down 22.4 per cent in the first quarter of 2009 and will improve somewhat to finish the year 17 per cent lower than 2008, with 9,000 sales. Upside potential in the forecast exists due to the fact that interest rates are at historic lows and buyer market conditions exist throughout most of the province. As economic growth begins to improve towards the end of 2009 and into 2010, existing home sales are expected to increase by just over five per cent in 2010 to approximately 9,500.

Prices: Weaker sales will result in more subdued price growth compared to previous years. The average price is expected to remain basically unchanged in 2009 at $190,000 increasing to approximately $195,000 in 2010.

Figure 8



*The point estimate for provincial total housing starts is 3,100 for 2009 and 3,425 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 2,750-4,100 units for 2009 and 3,000-4,400 for 2010.

Prince Edward Island

Overview

The slowdown in economic growth in 2009 will be followed by a small rebound in 2010 as the global recovery takes hold. Economic growth is forecast to decrease by 1.8 per cent in 2009, but recover with 0.8 per cent growth in 2010.

Although consumer spending in Prince Edward Island remained strong in 2008, spending is expected to slow in 2009.

Recent problems in the agriculture sector due to weather along with the prospects for weaker demand for the other key sectors including manufacturing and tourism will dampen economic growth in 2009-2010.

Gains in employment in 2009-2010 will continue to be limited as a result of global concerns and weaker commodity prices. Employment in 2009 will decline by 1.4 per cent, rebounding with positive growth of 0.5 per cent in 2010.

There is upside risk to growth depending on how the global recovery takes hold in 2010 and the extent of fiscal spending by the provincial government.

The Government of Prince Edward Island has announced their support to economic growth over the next five years with the potential of $510 million in capital investment over the next five years. The amount announced for the 2009-2010 fiscal period is $129.6 million. The two key components include additional health care funding and spending for highways and bridges.

In Detail

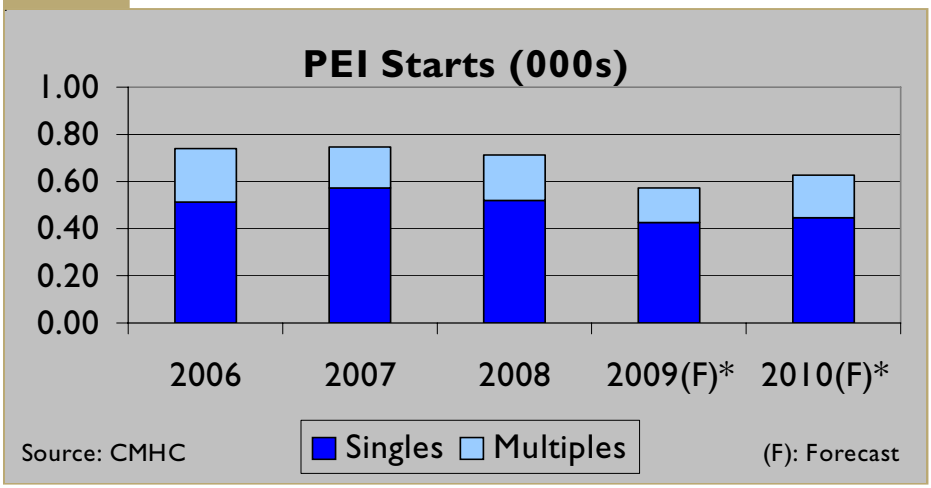
Single Starts: Single detached construction is expected to slow in 2009 before posting a modest increase in 2010. The two main factors contributing to the aforementioned decline are slowing economic growth and the increasing cost of new homes. The current forecast calls for 425 units in 2009, and for an additional 450 units in 2010.

Multiple Starts: Increased demand for multiple units projects targeted towards the homeownership market will keep multiple starts stable over the next two years. This shift in tenure of multiple units will be driven in part by the rising cost of new homes and by empty-nesters looking to downsize their households. As a result expect to see 150 to 175 multiple units started in each of the next two years.

Resales: In 2007, the resale market in PEI posted a record high level of MLS® sales, up by almost 20 per cent over the previous record. As was expected, sales returned to a more sustainable level in 2008. This trend of declining sales is expected to continue in 2009, before sales post a modest increase in 2010. As such, it is expected that MLS® sales will moderate to 1,300 units in 2009 and rise marginally to 1,325 units in 2010.

Prices: During the past nine years the average prices increased at an average rate of 7 per cent annually. This trend is not expected to continue as inventories build up over the forecast period. Despite the slowing pace it is still expected that the province as a whole will post positive average growth over the next two years . The average

Figure 9



*The point estimate for provincial total housing starts is 575 for 2009 and 625 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 525-625 units for 2009 and 575-675 for 2010.

Newfoundland and Labrador

Overview

Although the Hebron project will continue to support the province's future growth prospects, 2009 will be impacted by the global slowdown. The project's contributions in 2009 will be offset by a slowdown in mining and other resource based activity, including the fishery.

Weaker offshore oil production will dampen growth in 2009 and 2010, although an eventual increase in royalties received by the province from Hibernia will contribute to future growth. Infrastructure spending in 2009-2010 by the province will offset some of the expected decline in private sector spending. However, there are high expectations beyond the forecast period, as a number of resource related projects begin to add to economic growth in 2011.

Higher commodity prices previously added to increased mineral exploration activity in the interior region of Newfoundland, as well as Labrador. However, the recent correction in prices will contribute to the slowdown in growth in 2009. A global resource recovery will add to economic growth in 2010.

The fishery has not been as challenged by a high Canadian dollar and high fuel costs, due to recent declines in both factors. However, it is still being affected by lower global demand and the resulting effects of lower prices.

The consumer, which was a strong supporter of growth in 2008 through spending on retail, auto and housing activity, is expected to be more cautious in 2009. Although, the current interest rate environment may help in the rebound in activity expected in 2010. As a result, GDP growth is forecast to decline 5.0 per cent in 2009, before rebounding 1.5 per cent in 2010.

In Detail

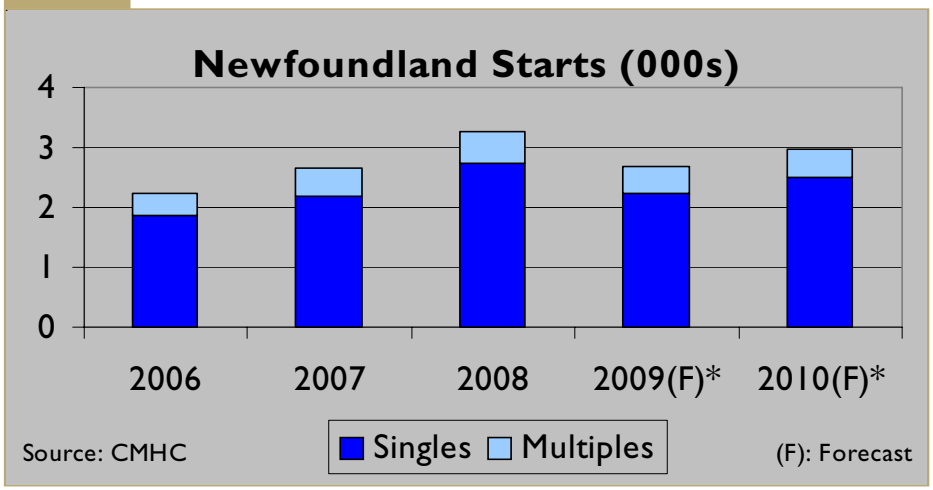
Single Starts: The current economic uncertainty will result in a slowdown in 2009 with some improvement expected in 2010, especially for St. John's. Tepid job and income growth will be offset by low mortgage rates and continued in-migration, providing support to the single-detached housing market. A total of 2,250 starts are expected in 2009 and 2,500 starts are forecast for 2010.

Multiple Starts: Multiple unit construction will reach 425 units in 2009 and 475 in 2010. With higher construction costs and longer build times, the number of single-detached homes with basement apartments will continue to slow, as buyers opt for less expensive single unit homes. Smaller households and an aging population should continue to stimulate the condo market, with condo starts forecast to increase in the years ahead. Income growth paired with low mortgage rates will drive first-time buyer demand for new semi-detached units.

Resales: After record buying activity in recent years, demand will moderate but remain historically high in 2009-2010. The forecast includes a decline to 4,000 provincial MLS® sales in 2009, with an increase to 4,200 in 2010.

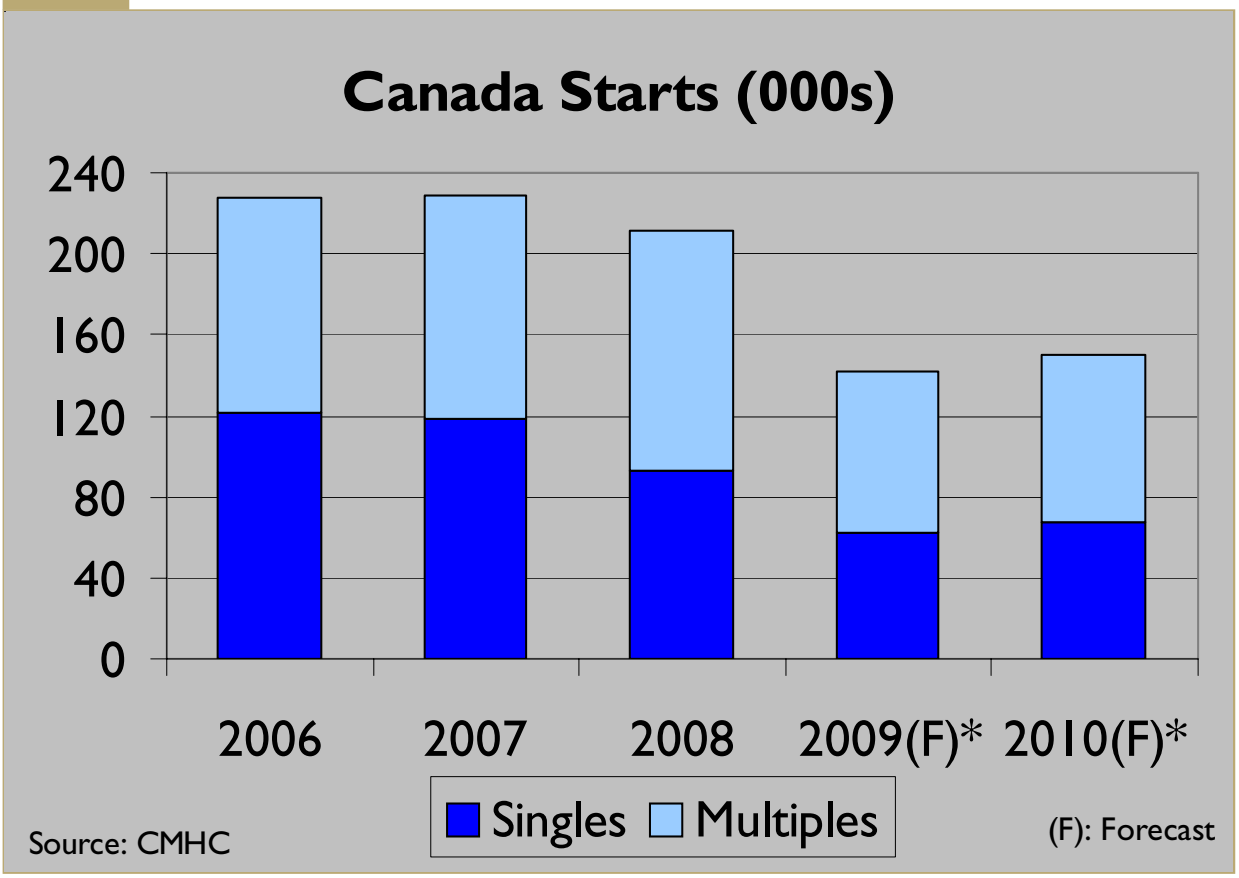
Prices: The expected softening in demand for housing, paired with a higher inventory of homes for sale throughout the province, will see growth in the average MLS® house price ease somewhat in 2009-2010. Coming off the heels of a 20 per cent appreciation in 2008, prices are expected to rise 7.9 per cent to $192,500 in 2009 and 2.9 per cent in 2010 to $198,000.

Figure 10



*The point estimate for provincial total housing starts is 2,675 for 2009 and 2,975 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 2,400-3,200 units for 2009 and 2,100-3,000 for 2010.

Figure 11



*The point estimate for the forecast of national total housing starts is 141,900 units for 2009 and 150,300 units for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 125,000-160,000 units for 2009 and 130,000-180,000 units for 2010.

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

	2004	2005	2006	2007	2008	2009(F)	2010(F)
NFLD	**2,870**	**2,498**	**2,234**	**2,649**	**3,261**	**2,675**	**2,975**
%	6.6	-13.0	-10.6	18.6	23.1	-18.0	11.2
PEI	**919**	**862**	**738**	**750**	**712**	**575**	**625**
%	12.9	-6.2	-14.4	1.6	-5.1	-19.2	8.7
NS	**4,717**	**4,775**	**4,896**	**4,750**	**3,982**	**3,100**	**3,425**
%	-7.4	1.2	2.5	-3.0	-16.2	-22.1	10.5
NB	**3,947**	**3,959**	**4,085**	**4,242**	**4,274**	**3,475**	**3,650**
%	-12.1	0.3	3.2	3.8	0.8	-18.7	5.0
QUE	**58,448**	**50,910**	**47,877**	**48,553**	**47,901**	**40,000**	**41,350**
%	16.2	-12.9	-6.0	1.4	-1.3	-16.5	3.4
ONT	**85,114**	**78,795**	**73,417**	**68,123**	**75,076**	**51,325**	**52,300**
%	-0.1	-7.4	-6.8	-7.2	10.2	-31.6	1.9
MAN	**4,440**	**4,731**	**5,028**	**5,738**	**5,537**	**3,950**	**4,250**
%	5.6	6.6	6.3	14.1	-3.5	-28.7	7.6
SASK	**3,781**	**3,437**	**3,715**	**6,007**	**6,828**	**3,400**	**3,850**
%	14.1	-9.1	8.1	61.7	13.7	-50.2	13.2
ALTA	**36,270**	**40,847**	**48,962**	**48,336**	**29,164**	**13,700**	**16,200**
%	0.3	12.6	19.9	-1.3	-39.7	-53.0	18.2
BC	**32,925**	**34,667**	**36,443**	**39,195**	**34,321**	**19,725**	**21,700**
%	25.8	5.3	5.1	7.6	-12.4	-42.5	10.0
CAN*	**233,431**	**225,481**	**227,395**	**228,343**	**211,056**	**141,900**	**150,300**
%	6.9	-3.4	0.8	0.4	-7.6	-32.8	5.9

Source: CMHC.

(F) Forecast.

* Totals may not add due to rounding. The point estimate for the forecast of national total housing starts is 141,900 units for 2009 and 150,300 units for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 125,000-160,000 units for 2009 and 130,000-180,000 units for 2010.

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

	2004	2005	2006	2007	2008	2009(F)	2010(F)
NFLD	**2,229**	**2,005**	**1,864**	**2,184**	**2,725**	**2,250**	**2,500**
%	-0.5	-10.0	-7.0	17.2	24.8	-17.4	11.1
PEI	**682**	**634**	**512**	**573**	**521**	**425**	**450**
%	11.3	-7.0	-19.2	11.9	-9.1	-18.4	5.9
NS	**3,270**	**3,010**	**2,757**	**2,887**	**2,636**	**1,900**	**2,000**
%	10.2	-8.0	-8.4	4.7	-8.7	-27.9	5.3
NB	**2,970**	**2,665**	**2,445**	**2,733**	**2,519**	**2,250**	**2,350**
%	-5.4	-10.3	-8.3	11.8	-7.8	-10.7	4.4
QUE	**28,871**	**23,930**	**21,917**	**22,177**	**19,778**	**16,600**	**17,850**
%	6.0	-17.1	-8.4	1.2	-10.8	-16.1	7.5
ONT	**48,929**	**41,682**	**38,309**	**37,910**	**31,108**	**17,850**	**18,000**
%	2.8	-14.8	-8.1	-1.0	-17.9	-42.6	0.8
MAN	**3,484**	**3,709**	**3,552**	**3,857**	**3,690**	**2,700**	**2,900**
%	10.1	6.5	-4.2	8.6	-4.3	-26.8	7.4
SASK	**2,193**	**2,425**	**2,689**	**4,017**	**4,518**	**2,300**	**2,600**
%	4.6	10.6	10.9	49.4	12.5	-49.1	13.0
ALTA	**22,487**	**26,684**	**31,835**	**28,105**	**14,716**	**9,700**	**11,500**
%	2.6	18.7	19.3	-11.7	-47.6	-34.1	18.6
BC	**14,056**	**13,719**	**15,433**	**14,474**	**10,991**	**6,425**	**7,800**
%	14.7	-2.4	12.5	-6.2	-24.1	-41.5	21.4
CAN*	**129,171**	**120,463**	**121,313**	**118,917**	**93,202**	**62,400**	**67,900**
%	4.8	-6.7	0.7	-2.0	-21.6	-33.0	8.8

Source: CMHC.

(F) Forecast.

* Totals may not add due to rounding. The point estimate for the forecast of national single-detached starts is 62,400 for 2009 67,900 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 53,800-71,000 units for 2009 and from 60,500-81,200 units for 2010.

Table 3: Multiple Starts
(units and annual percentage change)

	2004	2005	2006	2007	2008	2009(F)	2010(F)
NFLD	**641**	**493**	**370**	**465**	**536**	**425**	**475**
%	41.8	-23.1	-24.9	25.7	15.3	-20.7	11.8
PEI	**237**	**228**	**226**	**177**	**191**	**150**	**175**
%	17.9	-3.8	-0.9	-21.7	7.9	-21.5	16.7
NS	**1,447**	**1,765**	**2,139**	**1,863**	**1,346**	**1,200**	**1,425**
%	-32.0	22.0	21.2	-12.9	-27.8	-10.8	18.8
NB	**977**	**1,294**	**1,640**	**1,509**	**1,755**	**1,225**	**1,300**
%	-27.6	32.4	26.7	-8.0	16.3	-30.2	6.1
QUE	**29,577**	**26,980**	**25,960**	**26,376**	**28,123**	**23,400**	**23,500**
%	28.2	-8.8	-3.8	1.6	6.6	-16.8	0.4
ONT	**36,185**	**37,113**	**35,108**	**30,213**	**43,968**	**33,475**	**34,300**
%	-3.7	2.6	-5.4	-13.9	45.5	-23.9	2.5
MAN	**956**	**1,022**	**1,476**	**1,881**	**1,847**	**1,250**	**1,350**
%	-8.2	6.9	44.4	27.4	-1.8	-32.3	8.0
SASK	**1,588**	**1,012**	**1,026**	**1,990**	**2,310**	**1,100**	**1,250**
%	30.4	-36.3	1.4	94.0	16.1	-52.4	13.6
ALTA	**13,783**	**14,163**	**17,127**	**20,231**	**14,448**	**4,000**	**4,700**
%	-3.3	2.8	20.9	18.1	-28.6	-72.3	17.5
BC	**18,869**	**20,948**	**21,010**	**24,721**	**23,330**	**13,300**	**13,900**
%	35.5	11.0	0.3	17.7	-5.6	-43.0	4.5
CAN*	**104,260**	**105,018**	**106,082**	**109,426**	**117,854**	**79,500**	**82,400**
%	9.5	0.7	1.0	3.2	7.7	-32.5	3.6

Source: CMHC.

(F) Forecast.

* Totals may not add due to rounding. The point estimate for the forecast of national multiple starts is 79,500 for 2009 and 82,400 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 71,200-89,000 units for 2009 and from 69,500-98,800 units for 2010.

Table 4: Housing Starts by Type (Units)

		2004	2005	2006	2007	2008	2009(F)	2010(F)
NF	**Semi-Detached**	264	151	122	133	169	100	100
	Row	51	31	39	72	108	75	75
	Apartment	326	311	209	260	259	250	300
	Total	641	493	370	465	536	425	475
PEI	**Semi-Detached**	76	111	62	100	59	75	50
	Row	80	75	13	23	54	25	25
	Apartment	81	42	151	54	78	50	100
	Total	237	228	226	177	191	150	175
NS	**Semi-Detached**	266	301	353	333	328	250	250
	Row	186	265	255	221	219	250	275
	Apartment	995	1,199	1,531	1,309	799	700	900
	Total	1,447	1,765	2,139	1,863	1,346	1,200	1,425
NB	**Semi-Detached**	293	391	482	530	584	500	520
	Row	256	203	275	195	235	150	130
	Apartment	428	700	883	784	936	575	650
	Total	977	1,294	1,640	1,509	1,755	1,225	1,300
QC	**Semi-Detached**	2,932	2,678	2,599	2,750	3,491	2,700	2,750
	Row	1,109	1,074	1,343	1,934	1,918	1,700	1,750
	Apartment	25,536	23,228	22,018	21,692	22,714	19,000	19,000
	Total	29,577	26,980	25,960	26,376	28,123	23,400	23,500
ON	**Semi-Detached**	5,172	4,673	4,393	4,284	3,415	3,300	3,000
	Row	12,824	12,537	11,046	11,255	11,212	7,200	8,500
	Apartment	18,189	19,903	19,669	14,674	29,341	22,975	22,800
	Total	36,185	37,113	35,108	30,213	43,968	33,475	34,300
MAN	**Semi-Detached**	132	133	178	175	168	150	175
	Row	92	161	158	198	480	275	275
	Apartment	732	728	1,140	1,508	1,199	825	900
	Total	956	1,022	1,476	1,881	1,847	1,250	1,350
SK	**Semi-Detached**	184	236	123	317	251	175	200
	Row	681	378	423	831	506	375	400
	Apartment	723	398	480	842	1,553	550	650
	Total	1,588	1,012	1,026	1,990	2,310	1,100	1,250
ALB	**Semi-Detached**	2,916	3,012	3,807	3,699	2,125	1,300	1,400
	Row	2,401	2,951	2,935	4,377	2,210	1,200	1,300
	Apartment	8,466	8,200	10,385	12,155	10,113	1,500	2,000
	Total	13,783	14,163	17,127	20,231	14,448	4,000	4,700
B.C.	**Semi-Detached**	2,062	1,791	2,239	2,111	2,061	1,200	1,400
	Row	4,387	4,459	4,476	4,175	3,926	2,300	2,500
	Apartment	12,420	14,698	14,295	18,435	17,343	9,800	10,000
	Total	18,869	20,948	21,010	24,721	23,330	13,300	13,900
CAN*	**Semi-Detached**	14,297	13,477	14,358	14,432	12,651	9,725	9,870
	Row	22,067	22,134	20,963	23,281	20,868	13,550	15,230
	Apartment	67,896	69,407	70,761	71,713	84,335	56,225	57,300
	Total	104,260	105,018	106,082	109,426	117,854	79,500	82,400

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

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

	2004	2005	2006	2007	2008	2009(F)	2010(F)
NFLD	**3,265**	**3,211**	**3,537**	**4,471**	**4,695**	**4,000**	**4,200**
%	0.8	-1.7	10.2	26.4	5.0	-14.8	5.0
PEI	**1,500**	**1,449**	**1,492**	**1,769**	**1,413**	**1,300**	**1,325**
%	6.8	-3.4	3.0	18.6	-20.1	-8.0	1.9
NS	**8,887**	**10,948**	**10,697**	**11,857**	**10,874**	**9,000**	**9,500**
%	-3.6	23.2	-2.3	10.8	-8.3	-17.2	5.6
NB	**5,979**	**6,836**	**7,125**	**8,161**	**7,555**	**6,500**	**6,750**
%	8.9	14.3	4.2	14.5	-7.4	-14.0	3.8
QUE	**70,669**	**72,670**	**74,192**	**83,847**	**79,402**	**70,000**	**77,000**
%	2.9	2.8	2.1	13.0	-5.3	-11.8	10.0
ONT	**197,353**	**197,140**	**194,930**	**213,379**	**181,001**	**144,200**	**150,100**
%	7.0	-0.1	-1.1	9.5	-15.2	-20.3	4.1
MAN	**12,098**	**12,761**	**13,018**	**13,928**	**13,525**	**11,800**	**12,400**
%	5.0	5.5	2.0	7.0	-2.9	-12.8	5.1
SASK	**8,172**	**8,312**	**9,140**	**12,054**	**10,203**	**8,600**	**9,000**
%	6.2	1.7	10.0	31.9	-15.4	-15.7	4.7
ALTA	**57,460**	**65,866**	**74,350**	**71,430**	**56,399**	**44,000**	**48,000**
%	11.9	14.6	12.9	-3.9	-21.0	-22.0	9.1
BC	**96,385**	**106,310**	**96,671**	**102,805**	**68,923**	**58,100**	**67,750**
%	3.5	10.3	-9.1	6.3	-33.0	-15.7	16.6
CAN*	**461,768**	**485,503**	**485,152**	**523,701**	**433,990**	**357,800**	**386,100**
%	5.9	5.1	-0.1	7.9	-17.1	-17.6	7.9

SOURCE: The Canadian Real Estate Association.

(F) Forecast by CMHC.

* Totals may not add due to rounding, excludes Territories and Nunavut. The point estimate for the forecast of national residential resales is 357,800 for 2009 and 386,100 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 320,000-380,000 units for 2009 and from 350,000-430,000 units for 2010.

Table 6: Average Residential Resale Price ($)

(units and annual percentage change)

	2004	2005	2006	2007	2008	2009(F)	2010(F)
NFLD	**131,499**	**141,167**	**139,542**	**149,258**	**178,477**	**192,500**	**198,000**
%	9.7	7.4	-1.2	7.0	19.6	7.9	2.9
PEI	**110,815**	**117,238**	**125,430**	**133,457**	**139,944**	**140,250**	**141,500**
%	8.9	5.8	7.0	6.4	4.9	0.2	0.9
NS	**146,033**	**159,221**	**168,614**	**180,989**	**189,902**	**190,000**	**195,000**
%	7.1	9.0	5.9	7.3	4.9	0.1	2.6
NB	**112,933**	**120,641**	**126,864**	**136,603**	**145,762**	**146,500**	**149,000**
%	6.7	6.8	5.2	7.7	6.7	0.5	1.7
QUE	**167,546**	**180,529**	**190,348**	**202,392**	**210,775**	**207,200**	**207,500**
%	12.5	7.7	5.4	6.3	4.1	-1.7	0.1
ONT	**245,230**	**262,949**	**278,364**	**299,544**	**302,354**	**287,100**	**276,700**
%	8.1	7.2	5.9	7.6	0.9	-5.0	-3.6
MAN	**119,245**	**133,854**	**150,229**	**169,189**	**190,296**	**187,000**	**194,000**
%	11.7	12.3	12.2	12.6	12.5	-1.7	3.7
SASK	**110,824**	**122,765**	**132,078**	**174,405**	**224,586**	**222,000**	**224,000**
%	5.6	10.8	7.6	32.0	28.8	-1.2	0.9
ALTA	**194,769**	**218,266**	**285,383**	**356,235**	**352,857**	**322,500**	**329,000**
%	6.5	12.1	30.7	24.8	-0.9	-8.6	2.0
BC	**289,107**	**332,224**	**390,963**	**439,119**	**454,599**	**403,700**	**406,400**
%	11.2	14.9	17.7	12.3	3.5	-11.2	0.7
CAN*	**225,678**	**248,343**	**276,095**	**305,707**	**303,607**	**283,100**	**283,100**
%	9.3	10.0	11.2	10.7	-0.7	-6.8	0.0

SOURCE: The Canadian Real Estate Association.

(F) Forecast by CMHC.

* Canadian average excludes Territories and Nunavut. The point estimate for the forecast of national average price is $283,100 for 2009 and $283,100 for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from $270,000-$295,000 for 2009 and from $270,000-$300,000 for 2010.

Table 7: Employment
(annual percentage change)

	2004	2005	2006	2007	2008	2009(F)	2010(F)
NFLD	0.9	-0.1	0.7	0.6	1.5	-1.0	0.8
PEI	1.2	1.9	0.6	1.0	1.3	-1.4	0.5
NS	2.6	0.2	-0.3	1.3	1.3	-0.6	0.6
NB	2.0	0.1	1.4	2.1	0.9	-0.8	0.7
QUE	1.4	1.0	1.3	2.3	0.8	-1.9	0.1
ONT	1.7	1.3	1.5	1.6	1.4	-2.4	0.2
MAN	1.1	0.6	1.2	1.6	1.7	-0.4	0.4
SASK	0.8	0.8	1.7	2.1	2.2	0.7	0.3
ALTA	2.4	1.5	4.8	4.7	2.8	-1.4	0.3
BC	2.4	3.3	3.1	3.2	2.1	-2.3	1.5
CAN*	1.8	1.4	1.9	2.3	1.5	-1.9	0.4

Source: Statistics Canada.

(F) Forecast by CMHC

*The point estimate for the forecast of national employment growth is -1.9 per cent for 2009 and 0.4 per cent for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from -3.2 per cent to -1.1 per cent in 2009 and -1.4 per cent to 1.6 per cent in 2010.

Table 8: Unemployment Rate
(percent)

	2004	2005	2006	2007	2008	2009(F)	2010(F)
NFLD	15.7	15.2	14.8	13.6	13.2	14.3	14.5
PEI	11.3	10.8	11.0	10.3	10.8	12.4	12.6
NS	8.8	8.4	7.9	8.0	7.7	9.0	9.3
NB	9.8	9.7	8.8	7.5	8.6	10.1	10.2
QUE	8.5	8.3	8.0	7.2	7.2	8.7	8.9
ONT	6.8	6.6	6.3	6.4	6.5	8.7	8.7
MAN	5.3	4.8	4.3	4.4	4.2	5.5	6.0
SASK	5.3	5.1	4.7	4.2	4.1	5.5	6.1
ALTA	4.6	3.9	3.4	3.5	3.6	6.3	6.7
BC	7.2	5.9	4.8	4.2	4.6	7.2	7.5
CAN*	7.2	6.8	6.3	6.0	6.1	8.2	8.4

Source: Statistics Canada.

(F) Forecast by CMHC.

*The point estimate for the forecast of national unemployment is 8.2 per cent for 2009 and 8.4 per cent for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from 8.0 per cent to 9.4 per cent in 2009 and 8.0 per cent to 9.6 per cent in 2010.

Table 9: Gross Domestic Product
(annual percentage change)

	2004	2005	2006	2007	2008	2009(F)	2010(F)
NFLD	-1.2	1.9	3.0	9.1	-0.1	-5.0	1.5
PEI	2.6	2.0	2.4	2.4	0.9	-1.8	0.8
NS	0.9	1.3	0.9	1.7	2.0	-1.0	1.0
NB	2.8	1.6	2.4	1.7	0.0	-1.2	1.0
QUE	2.7	1.5	1.7	2.6	1.0	-2.0	1.4
ONT	2.6	2.8	2.6	2.3	-0.4	-2.5	1.5
MAN	2.2	2.4	4.0	3.3	2.4	-0.5	1.6
SASK	5.1	3.3	-0.3	2.5	4.4	0.6	2.0
ALTA	5.3	4.8	6.1	3.1	-0.2	-2.3	1.5
BC	3.6	4.4	4.4	3.0	-0.3	-1.9	1.9
CAN*	3.1	2.9	3.1	2.7	0.5	-2.2	1.7

Source: Statistics Canada.

(F) Forecast by CMHC.

*The point estimate for the forecast of national GDP growth is -2.2 per cent for 2009 and 1.7 percent for 2010. Economic uncertainty is reflected by the current range of forecasts which varies from -3.0 per cent to -1.5 per cent in 2009 and 1.3 per cent to 2.8 per cent in 2010.

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

	2004	2005	2006	2007	2008	2009(F)	2010(F)
NFLD	-2,359	-4,476	-3,915	-873	1,573	850	900
PEI	26	16	-111	417	1,530	950	700
NS	-681	-1,831	-1,998	311	2,392	800	1,200
NB	-241	-2,009	-2,899	968	1,145	900	1,050
QUE	36,189	29,035	27,214	31,162	36,066	38,500	39,400
ONT	102,965	102,789	83,561	85,809	87,805	88,600	95,000
MAN	3,128	-1,487	1,612	8,906	8,544	8,300	8,250
SASK	-4,459	-7,481	-1,769	11,388	11,648	10,300	9,600
ALTA	35,470	62,106	70,258	43,252	64,126	38,000	46,000
BC	42,511	50,822	52,789	58,277	61,559	62,700	63,000
CAN**	212,549	227,484	224,742	239,617	276,388	249,900	265,100

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	2008	1,905	673	-0.1	6,171	484,898	0.5	965
	2009(F)	1,200	650	-8.0	5,400	425,000	0.9	1,005
	2010(F)	1,150	550	-3.0	5,600	420,000	1.2	1,045
Vancouver*	2008	19,591	3,634	2.3	25,149	593,767	0.5	1,124
	2009(F)	11,000	2,500	-5.0	22,000	516,000	1.2	1,164
	2010(F)	11,500	2,900	-1.0	25,000	504,000	1.5	1,210
Abbotsford	2008	1,285	358	n.a.	2,674	355,099	2.6	765
	2009(F)	550	250	n.a.	2,400	315,000	3.2	780
	2010(F)	500	200	n.a.	2,450	320,000	3.5	792
Kelowna	2008	2,257	765	n.a.	3,445	430,755	0.3	967
	2009(F)	850	325	n.a.	2,900	365,000	2.2	980
	2010(F)	800	375	n.a.	3,350	355,000	2.7	965
Edmonton	2008	6,615	2,613	1.0	17,369	332,852	2.4	1,034
	2009(F)	3,250	2,000	-8.0	14,500	310,000	4.0	1,035
	2010(F)	4,100	2,600	1.5	16,000	318,500	3.5	1,070
Calgary	2008	11,438	4,387	0.6	23,136	405,267	2.1	1,148
	2009(F)	3,700	2,700	-8.5	17,000	372,000	4.0	1,075
	2010(F)	4,200	3,000	0.0	18,700	382,000	3.5	1,100
Saskatoon	2008	2,319	1,288	20.6	3,540	287,803	1.9	841
	2009(F)	1,100	600	-6.6	3,000	275,000	2.0	860
	2010(F)	1,275	725	3.0	3,150	280,000	3.0	870
Regina	2008	1,375	979	26.2	3,338	229,716	0.5	756
	2009(F)	1,000	700	4.8	2,800	230,000	1.2	850
	2010(F)	1,100	750	2.7	3,000	232,000	2.0	860
Winnipeg	2008	3,009	1,930	10.2	11,854	196,940	1.0	769
	2009(F)	2,200	1,450	2.0	10,500	190,000	1.0	800
	2010(F)	2,350	1,550	2.5	11,000	197,500	1.2	825
Thunder Bay	2008	167	165	5.5	1,649	139,301	2.2	719
	2009(F)	175	145	1.5	1,320	142,100	1.6	735
	2010(F)	210	155	2.0	1,400	145,500	2.0	745
Sudbury	2008	543	469	5.5	2,396	211,614	0.7	800
	2009(F)	420	300	1.5	1,550	197,000	1.0	840
	2010(F)	400	280	2.0	1,600	188,000	0.9	880
Windsor	2008	453	328	-2.2	4,546	159,709	14.6	772
	2009(F)	305	225	-1.0	3,600	142,000	17.0	775
	2010(F)	330	250	0.5	3,725	136,000	14.0	775

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	2008	2,385	1,369	3.0	8,620	212,092	3.9	834
	2009(F)	1,500	650	0.0	6,500	207,000	4.2	845
	2010(F)	1,450	700	0.0	6,700	205,000	3.9	855
Kitchener	2008	2,634	1,446	2.0	6,269	271,222	1.8	845
	2009(F)	2,200	1,100	0.0	5,100	257,000	1.6	860
	2010(F)	2,300	1,100	0.0	5,300	251,000	1.5	875
St.Catharines-Niagara	2008	1,138	680	4.3	5,896	203,648	4.3	777
	2009(F)	900	500	-1.0	4,700	195,000	4.0	790
	2010(F)	950	500	0.0	4,900	192,000	4.0	800
Hamilton	2008	3,529	1,675	3.1	12,110	280,790	3.2	836
	2009(F)	2,495	1,050	-3.8	9,600	267,000	2.9	850
	2010(F)	2,650	1,175	-2.0	10,000	258,000	3.0	865
Toronto	2008	42,212	11,308	3.5	76,387	379,943	2.0	1,095
	2009(F)	26,850	5,500	-2.0	60,000	360,000	1.8	1,120
	2010(F)	27,500	5,700	-1.0	63,500	348,000	1.7	1,140
Barrie	2008	1,416	858	n.a.	4,058	264,034	3.5	954
	2009(F)	1,065	640	n.a.	3,410	250,835	3.0	970
	2010(F)	1,065	630	n.a.	3,445	242,555	3.1	960
Peterborough	2008	428	300	n.a.	2,506	230,656	2.4	850
	2009(F)	320	240	n.a.	1,820	215,000	2.2	870
	2010(F)	340	255	n.a.	1,900	207,000	2.0	890
Brantford	2008	432	283	n.a.	2,097	218,890	2.4	752
	2009(F)	360	275	n.a.	1,500	208,000	2.2	760
	2010(F)	380	275	n.a.	1,575	205,000	2.2	770
Guelph	2008	1,087	425	n.a.	2,794	267,329	2.3	869
	2009(F)	550	250	n.a.	2,200	255,000	2.0	885
	2010(F)	625	275	n.a.	2,300	250,000	1.9	900
Oshawa*	2008	1,987	1,500	n.a.	8,797	273,984	4.2	889
	2009(F)	1,048	620	n.a.	6,250	259,000	3.7	905
	2010(F)	1,138	720	n.a.	6,400	250,000	3.3	920
Kingston	2008	672	546	n.a.	3,473	235,047	1.3	880
	2009(F)	500	400	n.a.	3,200	233,500	1.2	905
	2010(F)	515	375	n.a.	3,300	237,000	1.9	930

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	2008	6,998	2,956	3.8	13,908	290,483	1.4	995
	2009(F)	5,375	2,125	0.5	12,500	289,000	1.0	1,025
	2010(F)	5,500	2,000	1.5	13,200	291,000	0.8	1,065
Gatineau	2008	3,304	1,120	3.1	4,390	186,212	1.9	677
	2009(F)	2,700	850	0.5	3,975	189,000	2.5	690
	2010(F)	2,750	800	1.5	3,875	190,900	2.5	705
Montréal	2008	21,927	6,602	4.9	40,440	258,028	2.4	659
	2009(F)	17,700	5,200	2.6	36,500	255,000	2.0	668
	2010(F)	18,900	5,500	2.4	39,500	256,000	2.3	675
Trois-Rivières	2008	1,148	373	n.a.	799	141,610	1.7	505
	2009(F)	850	325	n.a.	760	146,000	1.8	515
	2010(F)	800	310	n.a.	750	150,000	2.0	525
Sherbrooke	2008	1,627	802	n.a.	1,864	179,434	2.8	543
	2009(F)	1,545	730	n.a.	1,800	179,400	3.0	555
	2010(F)	1,450	750	n.a.	1,890	179,500	3.1	565
Québec	2008	5,457	2,031	5.3	8,003	193,195	0.6	653
	2009(F)	4,795	1,725	3.0	7,445	198,991	0.6	663
	2010(F)	4,330	1,465	2.5	7,820	204,961	0.6	673
Saguenay	2008	869	400	n.a.	1,557	150,597	1.6	518
	2009(F)	645	295	n.a.	1,250	156,600	2.0	530
	2010(F)	565	300	n.a.	1,350	163,600	2.0	540
Saint John	2008	832	488	2.5	2,166	158,117	3.1	618
	2009(F)	725	425	2.5	1,800	163,500	2.8	600
	2010(F)	760	440	2.0	1,850	170,000	2.5	615
Moncton	2008	1,359	566	2.5	2,663	143,173	2.4	656
	2009(F)	1,165	540	2.5	2,300	145,500	2.5	640
	2010(F)	1,230	560	2.0	2,350	149,000	3.0	660
Halifax	2008	2,096	1,180	7.9	6,205	229,916	3.4	833
	2009(F)	1,780	900	3.5	5,500	230,000	3.5	850
	2010(F)	2,080	1,000	2.0	5,900	235,000	3.3	865
St. John's	2008	1,863	1,485	19.6	3,835	187,571	0.8	630
	2009(F)	1,550	1,200	12.5	3,450	198,000	1.0	700
	2010(F)	1,800	1,400	5.0	3,575	204,000	1.5	725
Charlottetown	2008	426	280	1.4	595	175,231	2.3	672
	2009(F)	350	225	2.0	540	177,000	2.0	715
	2010(F)	375	250	2.0	555	179,500	1.8	735
ALL LISTED CENTRES	2008	156,783	56,262	3.4	324,699	322,845	2.2	847
	2009(F)	102,718	37,610	-4.5	269,070	302,617	2.2	864
	2010(F)	107,368	39,815	0.2	286,910	301,858	2.2	881

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 12: Major Housing Indicators (levels and quarterly percent change)

	2007Q2	2007Q3	2007Q4	2008Q1	2008Q2	2008Q3	2008Q4	2009Q1
New Housing								
Building permits, units, thousands	249.7	244.0	238.8	215.9	228.6	208.4	168.0	126.1
% change	*14.2*	*-2.3*	*-2.1*	*-9.6*	*5.9*	*-8.8*	*-19.4*	*-24.9*
Housing starts, total, thousands	227.8	241.0	217.6	235.1	217.6	207.7	184.9	139.4
% change	*1.2*	*5.8*	*-9.7*	*8.0*	*-7.4*	*-4.5*	*-11.0*	*-24.6*
Housing starts, singles, thousands	119.1	119.8	116.4	99.1	96.6	93.9	84.3	62.0
% change	*0.3*	*0.6*	*-2.8*	*-14.9*	*-2.5*	*-2.8*	*-10.2*	*-26.5*
Housing starts, multiples, thousands	108.7	121.2	101.2	136.0	121.0	113.8	100.6	77.4
% change	*2.2*	*11.5*	*-16.5*	*34.4*	*-11.0*	*-6.0*	*-11.6*	*-23.1*
Housing completions, total,	50,517	56,042	55,814	44,261	52,688	58,197	58,991	39,378
% change	*8.6*	*10.9*	*-0.4*	*-20.7*	*19.0*	*10.5*	*1.4*	*-33.2*
New house price index, 1997=100	151.9	155.0	156.3	158.0	158.4	158.6	157.7	155.9
% change	*2.2*	*2.1*	*0.8*	*1.1*	*0.3*	*0.1*	*-0.6*	*-1.2*
Existing Housing								
MLS® resales, units, thousands	133,851	128,172	128,455	120,133	115,838	111,703	86,678	86,619
% change	*0.4*	*-4.2*	*0.2*	*-6.5*	*-3.6*	*-3.6*	*-22.4*	*-0.1*
MLS® average resale price, $C	303,804	308,469	318,623	314,581	309,784	297,923	287,832	283,475
% change	*3.6*	*1.5*	*3.3*	*-1.3*	*-1.5*	*-3.8*	*-3.4*	*-1.5*
Mortgage Market								
1-year mortgage rate, per cent*	6.83	7.05	7.27	7.25	6.68	6.75	6.10	4.83
5-year mortgage rate, per cent*	7.01	7.22	7.46	7.29	6.93	6.95	7.05	5.71
Residential Investment**								
Total, $1997 millions	81,119	81,901	82,164	80,982	80,172	79,709	74,839	n.a.
% change	*1.3*	*1.0*	*0.3*	*-1.4*	*-1.0*	*-0.6*	*-6.1*	*n.a.*
New, $1997 millions	36,941	37,670	38,094	37,157	36,575	36,579	36,004	n.a.
% change	*1.2*	*2.0*	*1.1*	*-2.5*	*-1.6*	*0.0*	*-1.6*	*n.a.*
Alterations, $1997 millions	31,604	31,972	32,436	33,336	33,228	33,120	31,728	n.a.
% change	*0.8*	*1.2*	*1.5*	*2.8*	*-0.3*	*-0.3*	*-4.2*	*n.a.*
Transfer costs, $1997 millions	12,916	12,668	12,188	11,388	11,296	10,980	8,332	n.a.
% change	*2.7*	*-1.9*	*-3.8*	*-6.6*	*-0.8*	*-2.8*	*-24.1*	*n.a.*
Deflator, 1997=100	133.8	135.5	136.8	137.1	137.5	138.0	137.8	n.a.
% change	*2.0*	*1.2*	*1.0*	*0.2*	*0.3*	*0.4*	*-0.1*	*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.

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