HOUSING MARKET INFORMATION

HOUSING NOW

Greater Sudbury CMA

Canada Mortgage and Housing Corporation

Date Released: Third Quarter 2008

New Home Market

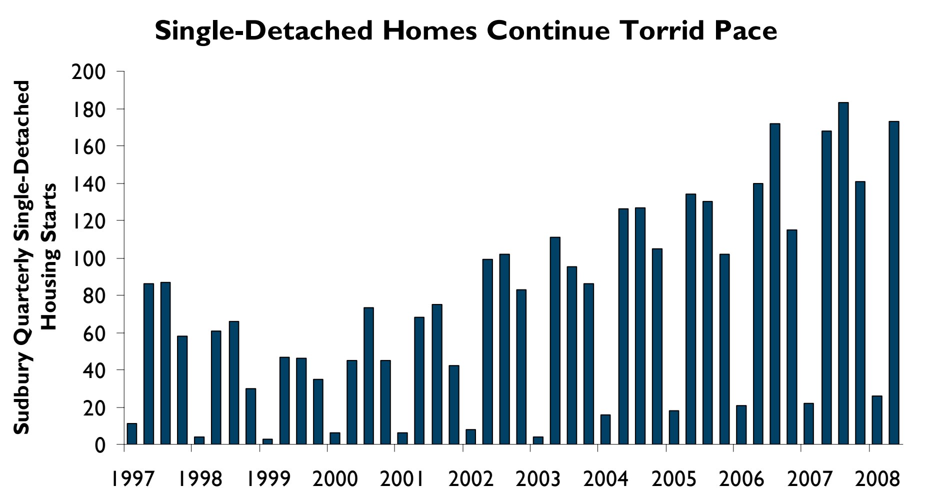
Sudbury Starts Set Torrid Pace

Greater Sudbury is on track for another banner home construction year, with the final starts count to likely quadruple the recent low of 131 units in 1999. The 173 single-detached starts that commenced in the second quarter were five units higher than last year and 27.4 per cent above the average for the second quarter over the last five years.

Nickel prices still remain relatively strong although they fell through the second quarter. The strength of nickel, combined with a broadening economic base, is sustaining demand for new residential construction.

Starts in North Bay, Sault Ste. Marie and Timmins are behind last year to

Figure 1



Source: CMHC

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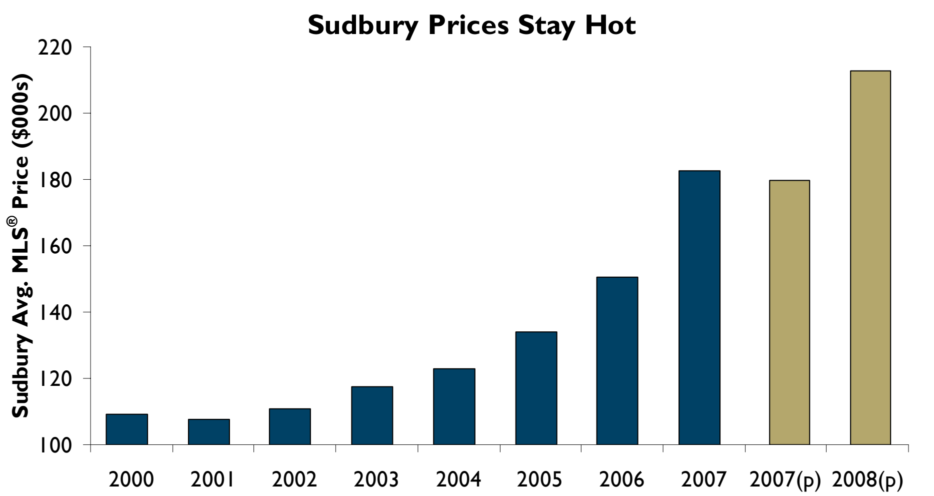
HOME TO CANADIANS

Figure 2



(p) – Price data Jan 1-June 30
Source: Sudbury Real Estate Board

June 30th. Sault Ste. Marie starts are off 18 per cent for the quarter and 16.7 per cent to June 30th over last year and 13 per cent off the five year average. Starts, other than singles, continue to be scattered and thin in number in Northern Ontario. Timmins had a strong second quarter relative to the five year average but was 13 per cent behind last year's second quarter and 29 per cent for the year-to-date. North Bay's home starts are the weakest of the four Northeastern Ontario centres with starts off 38 per cent so far this year.

Average prices for absorbed new single-detached units in each of Sudbury, Sault Ste. Marie, and North Bay are over $250,000 (see Table 4). Of these three centres, where average prices of completed and occupied units were tracked, North Bay was the highest. The year-to-date average absorbed price in North Bay as of June 30th was approximately $350,000. Generally tight resale markets, rising construction costs and demand for larger units with more amenities are contributing to an upward shift in new home prices.

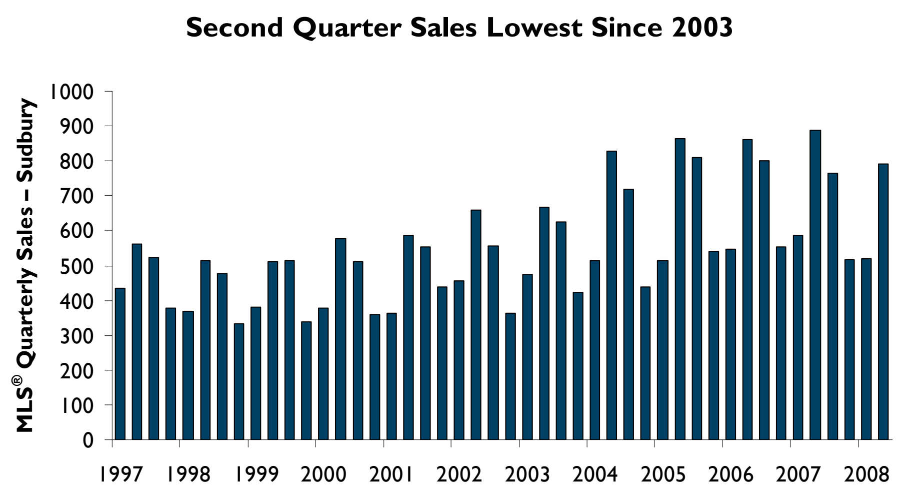
Resale Market

Sudbury Resales Plateau While Prices Continue Upward Trend

When compared to last year's numbers, the Sudbury resale market slowed for the fourth consecutive quarter, while average prices continue their rapid ascent. Average price growth over the last three years has outstripped income growth. That, coupled with the demand brought forward in 2007 by innovative mortgage financing techniques, makes it difficult for 2008 to top 2007 sales levels.

To the end of June, sales are off 11 per cent while average prices continue their rapid escalation. Average prices to the end of the second quarter in 2008 are up by 18.4 per cent. This strong price growth has continued despite there being more listings on the market than any time since 1999. Nevertheless, the market remains tight and when combined with impressive income gains, price growth will be strong in 2008.

Figure 3



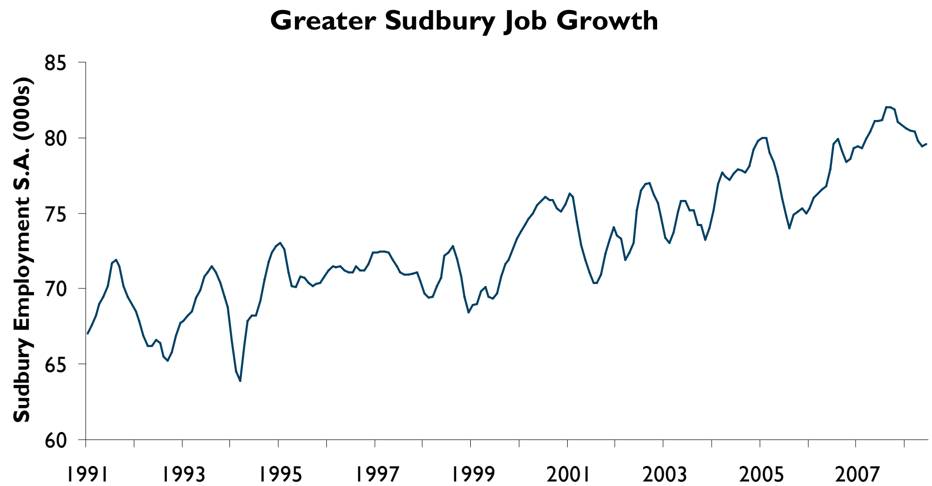
Source: Sudbury Real Estate Board

Economic Overview

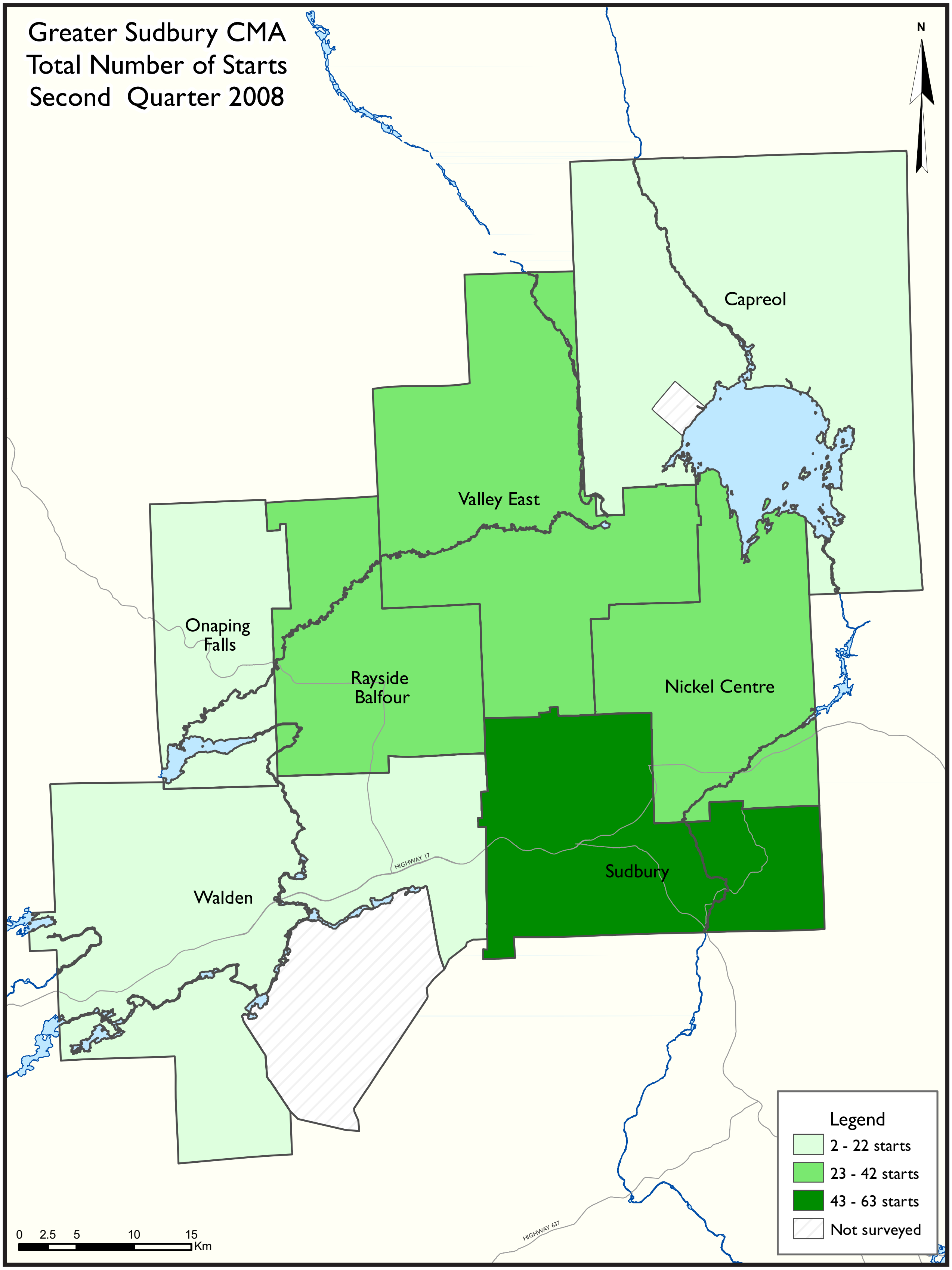
Sudbury Employment Slips In Second Quarter

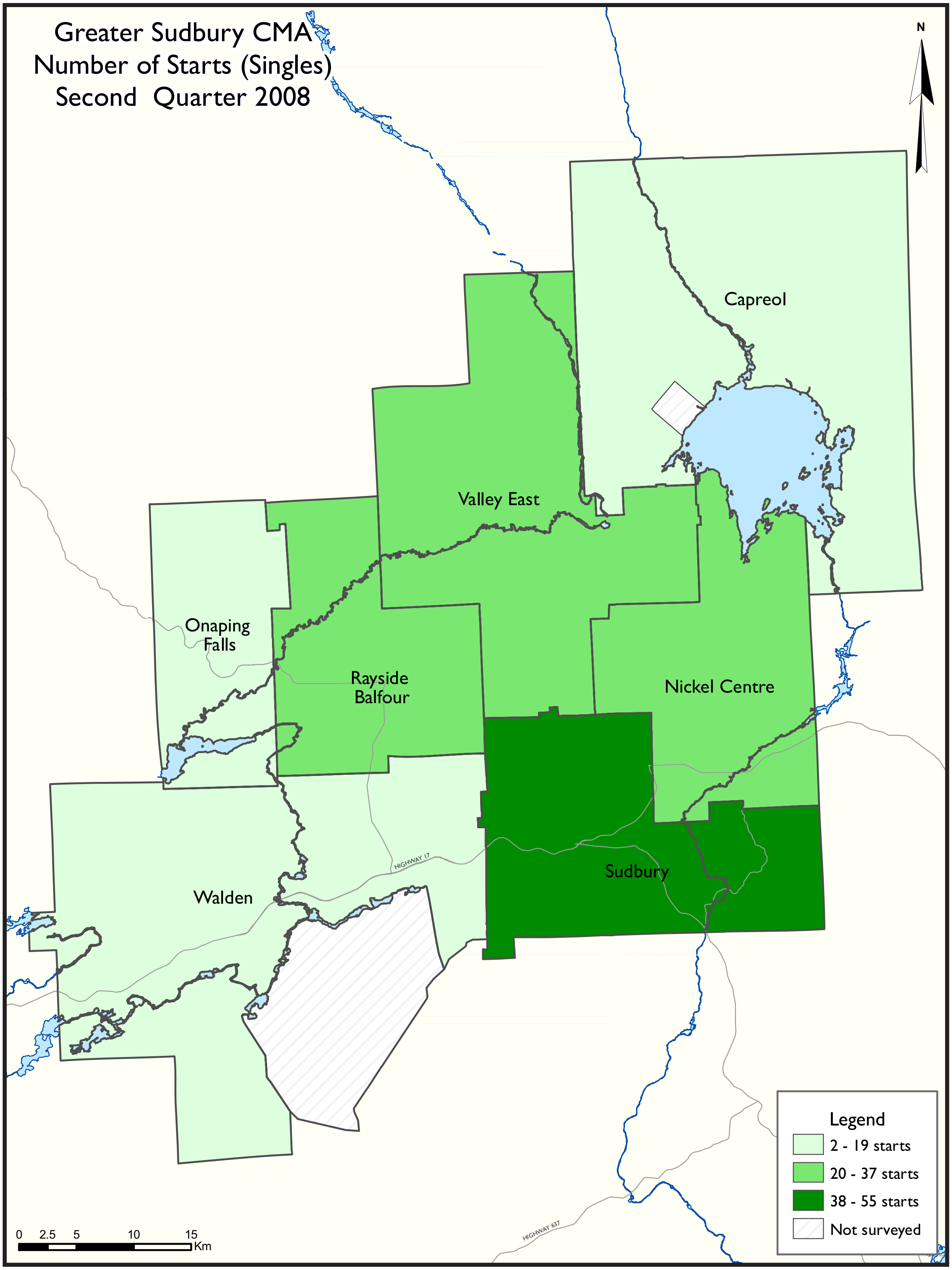
Paradoxically, employment in Greater Sudbury fell both in the second quarter and in the year-to-date. Employment is now off 0.3 per cent to June 30th from one year ago. This contradiction could be another contributing factor to the slippage in resale demand. Employment fell in each month of the second quarter but is expected to recover for the remainder of the year given continued expansion and diversification of the Sudbury economy.

Figure 4

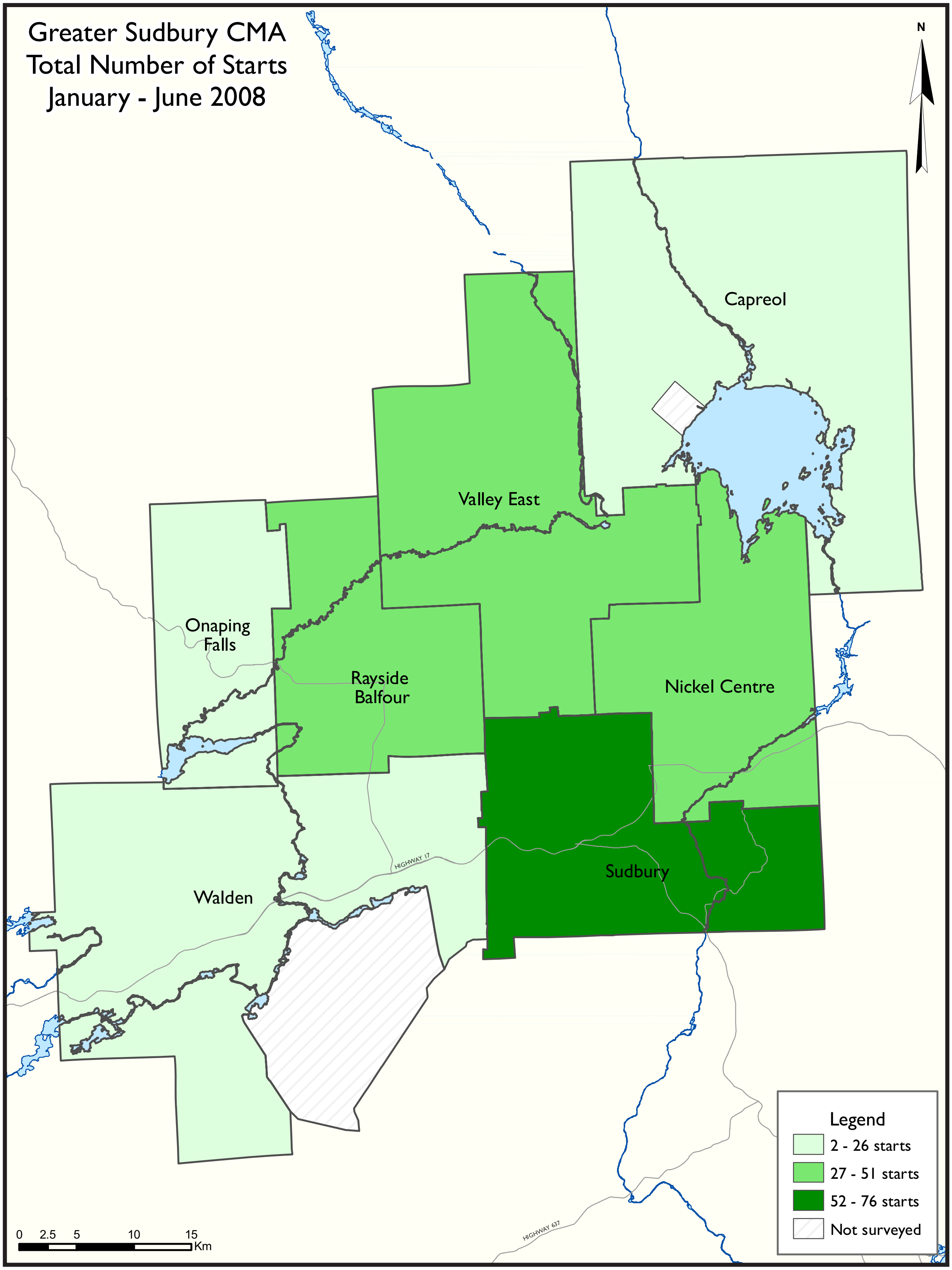


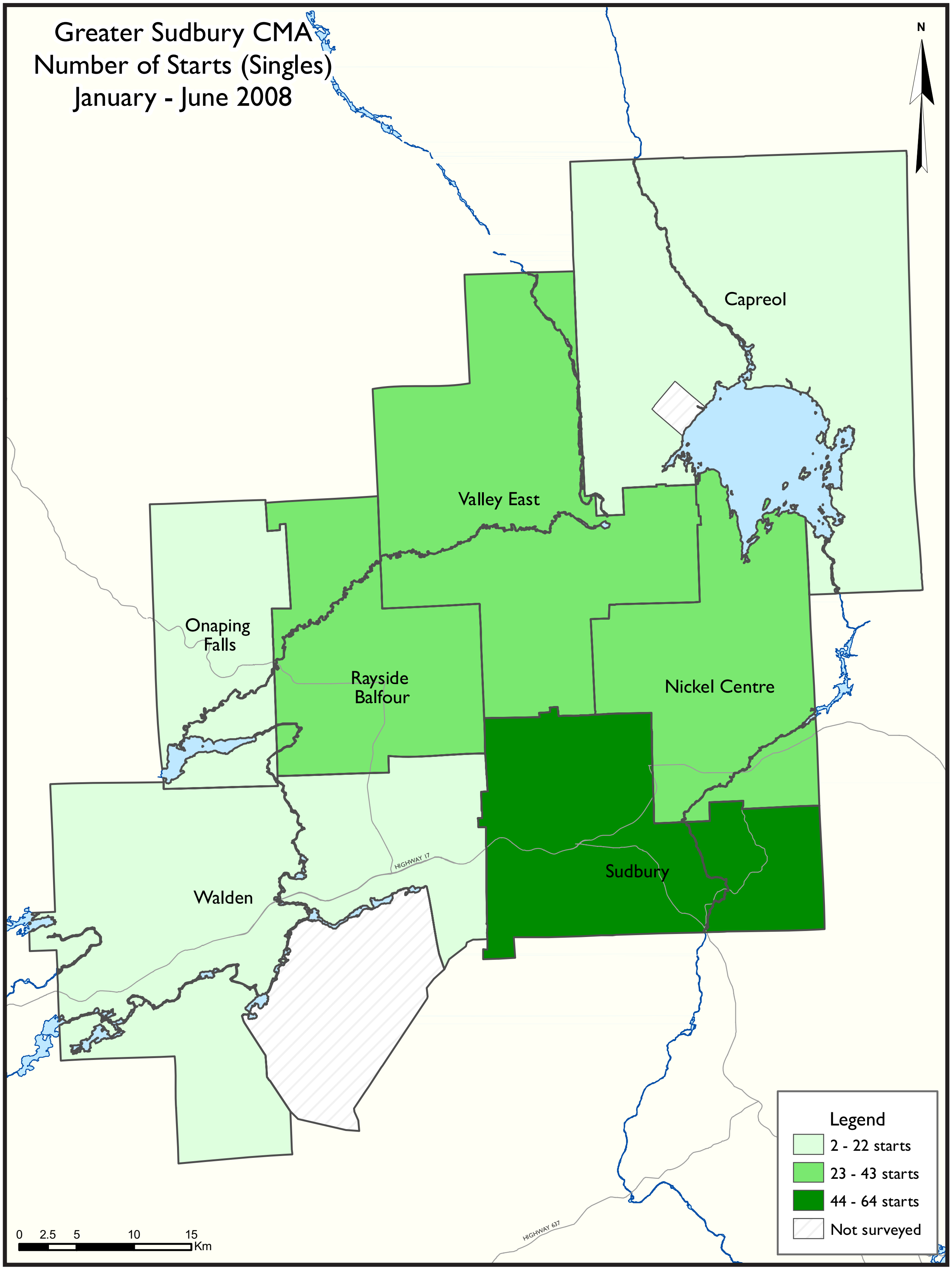
to June 30, 2008
Source: Statistics Canada Labour Force Survey


Greater Sudbury CMA
Total Number of Starts
Second Quarter 2008
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
Legend
2 - 22 starts
23 - 42 starts
43 - 63 starts
Not surveyed
0 2.5 5 10 15 Km


Greater Sudbury CMA
Number of Starts (Singles)
Second Quarter 2008
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
0 2.5 5 10 15 Km
Legend
2 - 19 starts
20 - 37 starts
38 - 55 starts
Not surveyed


Greater Sudbury CMA
Number of Starts (Multiples)
Second Quarter 2008
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
0 2.5 5 10 15 Km
Legend
No starts
8 starts
Not surveyed


Greater Sudbury CMA
Total Number of Starts
January - June 2008
N
Capreol
Valley East
Onaping
Falls
Rayside
Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
Legend
2 - 26 starts
27 - 51 starts
52 - 76 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Singles)
January - June 2008
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
Legend
2 - 22 starts
23 - 43 starts
44 - 64 starts
Not surveyed
0 2.5 5 10 15
Km


Greater Sudbury CMA
Number of Starts (Multiples)
January - June 2008
N
Capreol
Valley East
Onaping Falls
Rayside Balfour
Nickel Centre
Sudbury
Walden
HIGHWAY 17
HIGHWAY 637
0 2.5 5 10 15 Km
Legend
No starts
2 - 7 starts
8 - 12 starts
Not surveyed

HOUSING NOW REPORT TABLES

Available in ALL reports:

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SYMBOLS

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

Table 1: Housing Activity Summary of Greater Sudbury CMA Second Quarter 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2008	173	10	0	0	0	0	0	0	183
Q2 2007	168	12	0	0	0	0	0	0	180
% Change	3.0	-16.7	n/a	n/a	n/a	n/a	n/a	n/a	1.7
Year-to-date 2008	199	12	4	0	0	0	0	0	215
Year-to-date 2007	190	14	0	0	0	0	0	0	204
% Change	4.7	-14.3	n/a	n/a	n/a	n/a	n/a	n/a	5.4
UNDER CONSTRUCTION									
Q2 2008	238	14	0	0	0	33	8	0	293
Q2 2007	185	12	0	0	0	0	0	0	197
% Change	28.6	16.7	n/a	n/a	n/a	n/a	n/a	n/a	48.7
COMPLETIONS									
Q2 2008	85	10	0	0	0	0	0	0	95
Q2 2007	84	12	0	0	0	0	0	0	96
% Change	1.2	-16.7	n/a	n/a	n/a	n/a	n/a	n/a	-1.0
Year-to-date 2008	169	12	4	0	0	0	0	4	189
Year-to-date 2007	163	14	0	0	0	0	4	0	181
% Change	3.7	-14.3	n/a	n/a	n/a	n/a	-100.0	n/a	4.4
COMPLETED & NOT ABSORBED									
Q2 2008	8	2	0	0	0	0	0	0	10
Q2 2007	20	7	0	0	0	0	0	0	27
% Change	-60.0	-71.4	n/a	n/a	n/a	n/a	n/a	n/a	-63.0
ABSORBED									
Q2 2008	95	9	0	0	0	0	0	0	104
Q2 2007	81	5	0	0	0	0	0	0	86
% Change	17.3	80.0	n/a	n/a	n/a	n/a	n/a	n/a	20.9
Year-to-date 2008	181	12	4	0	0	0	0	4	201
Year-to-date 2007	162	8	0	0	0	0	4	0	174
% Change	11.7	50.0	n/a	n/a	n/a	n/a	-100.0	n/a	15.5

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Greater Sudbury CMA									
Q2 2008	173	10	0	0	0	0	0	0	183
Q2 2007	168	12	0	0	0	0	0	0	180
North Bay									
Q2 2008	21	0	0	0	0	0	0	0	21
Q2 2007	33	0	0	0	0	0	0	0	33
Sault Ste. Marie									
Q2 2008	27	0	0	0	0	0	0	0	27
Q2 2007	33	0	0	0	0	0	0	0	33
Timmins									
Q2 2008	20	0	0	0	0	0	0	0	20
Q2 2007	23	0	0	0	0	0	0	0	23
Elliot Lake									
Q2 2008	1	0	0	0	0	0	0	0	1
Q2 2007	4	0	0	0	0	0	0	0	4
Temiskaming Shores									
Q2 2008	3	0	0	0	0	0	0	0	3
Q2 2007	7	0	0	0	0	0	0	0	7
West Nipissing									
Q2 2008	4	0	0	0	0	0	0	0	4
Q2 2007	21	0	0	0	0	0	0	0	21
UNDER CONSTRUCTION									
Greater Sudbury CMA									
Q2 2008	238	14	0	0	0	33	8	0	293
Q2 2007	185	12	0	0	0	0	0	0	197
North Bay									
Q2 2008	55	0	0	0	0	0	0	0	55
Q2 2007	76	2	0	0	0	6	0	80	164
Sault Ste. Marie									
Q2 2008	45	0	0	0	0	0	0	0	45
Q2 2007	53	0	0	0	0	0	0	0	53
Timmins									
Q2 2008	22	0	0	0	0	0	0	0	22
Q2 2007	21	0	0	0	0	0	0	0	21
Elliot Lake									
Q2 2008	2	0	0	0	0	0	0	0	2
Q2 2007	4	0	0	0	0	0	0	0	4
Temiskaming Shores									
Q2 2008	2	0	0	0	0	0	0	0	2
Q2 2007	8	0	0	0	0	0	0	0	8
West Nipissing									
Q2 2008	12	0	0	0	0	0	0	0	12
Q2 2007	24	0	0	0	0	0	0	0	24

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Greater Sudbury CMA									
Q2 2008	85	10	0	0	0	0	0	0	95
Q2 2007	84	12	0	0	0	0	0	0	96
North Bay									
Q2 2008	20	0	0	0	0	0	0	0	20
Q2 2007	17	0	0	0	0	0	0	0	17
Sault Ste. Marie									
Q2 2008	17	0	0	0	0	0	0	0	17
Q2 2007	17	0	0	0	0	0	0	0	17
Timmins									
Q2 2008	6	0	0	0	0	0	0	0	6
Q2 2007	16	0	0	0	0	0	0	0	16
Elliot Lake									
Q2 2008	4	0	0	0	0	0	0	0	4
Q2 2007	2	2	0	0	0	0	0	0	4
Temiskaming Shores									
Q2 2008	4	0	0	0	0	0	0	0	4
Q2 2007	5	0	0	0	0	0	0	0	5
West Nipissing									
Q2 2008	8	0	0	0	0	0	0	0	8
Q2 2007	8	0	0	0	0	0	0	0	8
COMPLETED & NOT ABSORBED									
Greater Sudbury CMA									
Q2 2008	8	2	0	0	0	0	0	0	10
Q2 2007	20	7	0	0	0	0	0	0	27
North Bay									
Q2 2008	15	0	0	0	0	0	0	8	23
Q2 2007	12	0	0	0	0	0	0	0	12
Sault Ste. Marie									
Q2 2008	5	4	0	0	0	0	0	0	9
Q2 2007	2	0	0	0	0	0	0	0	2
Timmins									
Q2 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q2 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q2 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q2 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Greater Sudbury CMA									
Q2 2008	95	9	0	0	0	0	0	0	104
Q2 2007	81	5	0	0	0	0	0	0	86
North Bay									
Q2 2008	20	0	0	0	0	0	0	5	25
Q2 2007	18	0	0	0	0	1	0	0	19
Sault Ste. Marie									
Q2 2008	19	0	0	0	0	0	0	0	19
Q2 2007	21	2	0	0	0	0	0	0	23
Timmins									
Q2 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Elliot Lake									
Q2 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Temiskaming Shores									
Q2 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
West Nipissing									
Q2 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

Table 1.2: History of Housing Starts
Greater Sudbury CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	514	26	0	0	33	0	6	8	587
% Change	14.7	44.4	n/a	n/a	n/a	n/a	-45.5	n/a	23.1
2006	448	18	0	0	0	0	11	0	477
% Change	16.7	50.0	-100.0	n/a	n/a	n/a	n/a	n/a	19.3
2005	384	12	4	0	0	0	0	0	400
% Change	2.7	20.0	n/a	n/a	n/a	n/a	-100.0	n/a	3.1
2004	374	10	0	0	0	0	4	0	388
% Change	26.4	0.0	n/a	n/a	n/a	n/a	n/a	n/a	26.8
2003	296	10	0	0	0	0	0	0	306
% Change	1.4	**	-100.0	n/a	n/a	n/a	n/a	n/a	2.7
2002	292	2	4	0	0	0	0	0	298
% Change	52.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	56.0
2001	191	0	0	0	0	0	0	0	191
% Change	13.0	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	10.4
2000	169	4	0	0	0	0	0	0	173
% Change	29.0	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	-13.1
1999	131	0	0	0	0	0	0	68	199
% Change	-18.6	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	20.6
1998	161	4	0	0	0	0	0	0	165

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Greater Sudbury CMA	173	168	10	12	0	0	0	0	183	180	1.7
Capreol Town	3	0	0	0	0	0	0	0	3	0	n/a
Nickel Centre Town	33	27	0	2	0	0	0	0	33	29	13.8
Onaping Falls Town	7	6	0	0	0	0	0	0	7	6	16.7
Rayside-Balfour Town	21	14	2	6	0	0	0	0	23	20	15.0
Sudbury City	56	38	8	4	0	0	0	0	64	42	52.4
Valley East Town	37	61	0	0	0	0	0	0	37	61	-39.3
Walden Town	16	22	0	0	0	0	0	0	16	22	-27.3
North Bay	21	33	0	0	0	0	0	0	21	33	-36.4
Sault Ste. Marie	27	33	0	0	0	0	0	0	27	33	-18.2
Timmins	20	23	0	0	0	0	0	0	20	23	-13.0
Elliot Lake	1	4	0	0	0	0	0	0	1	4	-75.0
Temiskaming Shores	3	7	0	0	0	0	0	0	3	7	-57.1
West Nipissing	4	21	0	0	0	0	0	0	4	21	-81.0

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Greater Sudbury CMA	199	190	12	14	4	0	0	0	215	204	5.4
Capreol Town	3	0	0	0	0	0	0	0	3	0	n/a
Nickel Centre Town	40	34	0	2	0	0	0	0	40	36	11.1
Onaping Falls Town	7	6	0	0	0	0	0	0	7	6	16.7
Rayside-Balfour Town	24	15	4	8	0	0	0	0	28	23	21.7
Sudbury City	65	45	8	4	4	0	0	0	77	49	57.1
Valley East Town	44	66	0	0	0	0	0	0	44	66	-33.3
Walden Town	16	24	0	0	0	0	0	0	16	24	-33.3
North Bay	23	37	0	0	0	0	0	0	23	37	-37.8
Sault Ste. Marie	30	36	0	0	0	0	0	0	30	36	-16.7
Timmins	20	28	0	0	0	0	0	0	20	28	-28.6
Elliot Lake	3	4	0	0	0	0	0	0	3	4	-25.0
Temiskaming Shores	3	11	0	0	0	0	0	0	3	11	-72.7
West Nipissing	5	21	0	0	0	0	0	0	5	21	-76.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Greater Sudbury CMA	0	0	0	0	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Greater Sudbury CMA	4	0	0	0	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	4	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Greater Sudbury CMA	183	180	0	0	0	0	183	180
Capreol Town	3	0	0	0	0	0	3	0
Nickel Centre Town	33	29	0	0	0	0	33	29
Onaping Falls Town	7	6	0	0	0	0	7	6
Rayside-Balfour Town	23	20	0	0	0	0	23	20
Sudbury City	64	42	0	0	0	0	64	42
Valley East Town	37	61	0	0	0	0	37	61
Walden Town	16	22	0	0	0	0	16	22
North Bay	21	33	0	0	0	0	21	33
Sault Ste. Marie	27	33	0	0	0	0	27	33
Timmins	20	23	0	0	0	0	20	23
Elliot Lake	1	4	0	0	0	0	1	4
Temiskaming Shores	3	7	0	0	0	0	3	7
West Nipissing	4	21	0	0	0	0	4	21

Table 2.5: Starts by Submarket and by Intended Market January - June 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Greater Sudbury CMA	215	204	0	0	0	0	215	204
Capreol Town	3	0	0	0	0	0	3	0
Nickel Centre Town	40	36	0	0	0	0	40	36
Onaping Falls Town	7	6	0	0	0	0	7	6
Rayside-Balfour Town	28	23	0	0	0	0	28	23
Sudbury City	77	49	0	0	0	0	77	49
Valley East Town	44	66	0	0	0	0	44	66
Walden Town	16	24	0	0	0	0	16	24
North Bay	23	37	0	0	0	0	23	37
Sault Ste. Marie	30	36	0	0	0	0	30	36
Timmins	20	28	0	0	0	0	20	28
Elliot Lake	3	4	0	0	0	0	3	4
Temiskaming Shores	3	11	0	0	0	0	3	11
West Nipissing	5	21	0	0	0	0	5	21

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	% Change
Greater Sudbury CMA	85	84	10	12	0	0	0	0	95	96	-1.0
Capreol Town	1	0	0	0	0	0	0	0	1	0	n/a
Nickel Centre Town	18	12	0	0	0	0	0	0	18	12	50.0
Onaping Falls Town	0	1	0	0	0	0	0	0	0	1	-100.0
Rayside-Balfour Town	5	9	2	2	0	0	0	0	7	11	-36.4
Sudbury City	33	35	8	10	0	0	0	0	41	45	-8.9
Valley East Town	21	22	0	0	0	0	0	0	21	22	-4.5
Walden Town	7	5	0	0	0	0	0	0	7	5	40.0
North Bay	20	17	0	0	0	0	0	0	20	17	17.6
Sault Ste. Marie	17	17	0	0	0	0	0	0	17	17	0.0
Timmins	6	16	0	0	0	0	0	0	6	16	-62.5
Elliot Lake	4	2	0	2	0	0	0	0	4	4	0.0
Temiskaming Shores	4	5	0	0	0	0	0	0	4	5	-20.0
West Nipissing	8	8	0	0	0	0	0	0	8	8	0.0

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Greater Sudbury CMA	169	163	12	14	0	4	8	0	189	181	4.4
Capreol Town	1	0	0	0	0	0	0	0	1	0	n/a
Nickel Centre Town	32	20	0	0	0	0	0	0	32	20	60.0
Onaping Falls Town	3	5	0	0	0	0	0	0	3	5	-40.0
Rayside-Balfour Town	8	18	2	4	0	4	4	0	14	26	-46.2
Sudbury City	58	64	10	10	0	0	4	0	72	74	-2.7
Valley East Town	49	42	0	0	0	0	0	0	49	42	16.7
Walden Town	18	14	0	0	0	0	0	0	18	14	28.6
North Bay	43	38	0	0	0	0	126	6	169	44	**
Sault Ste. Marie	50	37	4	0	0	0	0	0	54	37	45.9
Timmins	17	28	0	0	0	0	0	0	17	28	-39.3
Elliot Lake	6	2	0	2	0	0	0	0	6	4	50.0
Temiskaming Shores	13	15	0	0	0	0	0	0	13	15	-13.3
West Nipissing	20	26	0	0	0	0	0	0	20	26	-23.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Greater Sudbury CMA	0	0	0	0	0	0	0	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	0	0	0	0	0
Sudbury City	0	0	0	0	0	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Greater Sudbury CMA	0	0	0	4	4	0	4	0
Capreol Town	0	0	0	0	0	0	0	0
Nickel Centre Town	0	0	0	0	0	0	0	0
Onaping Falls Town	0	0	0	0	0	0	0	0
Rayside-Balfour Town	0	0	0	4	0	0	4	0
Sudbury City	0	0	0	0	4	0	0	0
Valley East Town	0	0	0	0	0	0	0	0
Walden Town	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	46	6	80	0
Sault Ste. Marie	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007	Q2 2008	Q2 2007
Greater Sudbury CMA	95	96	0	0	0	0	95	96
Capreol Town	1	0	0	0	0	0	1	0
Nickel Centre Town	18	12	0	0	0	0	18	12
Onaping Falls Town	0	1	0	0	0	0	0	1
Rayside-Balfour Town	7	11	0	0	0	0	7	11
Sudbury City	41	45	0	0	0	0	41	45
Valley East Town	21	22	0	0	0	0	21	22
Walden Town	7	5	0	0	0	0	7	5
North Bay	20	17	0	0	0	0	20	17
Sault Ste. Marie	17	17	0	0	0	0	17	17
Timmins	6	16	0	0	0	0	6	16
Elliot Lake	4	4	0	0	0	0	4	4
Temiskaming Shores	4	5	0	0	0	0	4	5
West Nipissing	8	8	0	0	0	0	8	8

Table 3.5: Completions by Submarket and by Intended Market January - June 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Greater Sudbury CMA	185	177	0	0	4	4	189	181
Capreol Town	1	0	0	0	0	0	1	0
Nickel Centre Town	32	20	0	0	0	0	32	20
Onaping Falls Town	3	5	0	0	0	0	3	5
Rayside-Balfour Town	10	22	0	0	4	4	14	26
Sudbury City	72	74	0	0	0	0	72	74
Valley East Town	49	42	0	0	0	0	49	42
Walden Town	18	14	0	0	0	0	18	14
North Bay	43	38	46	6	80	0	169	44
Sault Ste. Marie	54	37	0	0	0	0	54	37
Timmins	17	28	0	0	0	0	17	28
Elliot Lake	6	4	0	0	0	0	6	4
Temiskaming Shores	13	15	0	0	0	0	13	15
West Nipissing	20	26	0	0	0	0	20	26

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2008													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $199,999		$200,000 - $249,999		$250,000 - $299,999		$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Greater Sudbury CMA													
Q2 2008	0	0.0	0	0.0	11	11.6	31	32.6	53	55.8	95	329,000	335,402
Q2 2007	0	0.0	2	2.5	14	17.3	30	37.0	35	43.2	81	289,900	314,995
Year-to-date 2008	0	0.0	1	0.6	23	12.7	59	32.6	98	54.1	181	319,900	330,595
Year-to-date 2007	1	0.6	4	2.5	31	19.1	59	36.4	67	41.4	162	289,000	308,212
North Bay													
Q2 2008	0	0.0	1	5.0	5	25.0	2	10.0	12	60.0	20	330,400	343,940
Q2 2007	2	11.1	1	5.6	7	38.9	4	22.2	4	22.2	18	239,950	265,550
Year-to-date 2008	1	2.3	2	4.5	9	20.5	6	13.6	26	59.1	44	323,500	349,516
Year-to-date 2007	2	5.0	3	7.5	12	30.0	10	25.0	13	32.5	40	265,000	284,420
Sault Ste. Marie													
Q2 2008	0	0.0	1	5.3	6	31.6	8	42.1	4	21.1	19	278,500	270,000
Q2 2007	1	4.8	4	19.0	5	23.8	7	33.3	4	19.0	21	250,000	251,143
Year-to-date 2008	1	2.0	7	13.7	14	27.5	16	31.4	13	25.5	51	275,000	266,463
Year-to-date 2007	3	7.1	6	14.3	8	19.0	16	38.1	9	21.4	42	265,000	258,405

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2008						
Submarket	Q2 2008	Q2 2007	% Change	YTD 2008	YTD 2007	% Change
Greater Sudbury CMA	335,402	314,995	6.5	330,595	308,212	7.3
North Bay	343,940	265,550	29.5	349,516	284,420	22.9
Sault Ste. Marie	270,000	251,143	7.5	266,463	258,405	3.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Sudbury Second Quarter 2008										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2007	January	171	10.3	250	263	297	84.2	157,794	6.4	153,916
	February	181	7.7	231	250	298	77.5	181,968	30.2	185,109
	March	233	4.5	228	306	300	76.0	174,884	27.5	174,348
	April	262	2.7	222	368	325	68.3	181,810	20.2	181,868
	May	330	11.5	245	465	319	76.8	186,503	22.5	180,672
	June	297	-4.5	225	370	309	72.8	184,986	28.7	185,750
	July	262	7.8	219	372	342	64.0	179,844	18.6	184,527
	August	235	-23.9	212	387	339	62.5	189,631	26.7	183,268
	September	266	7.3	254	367	358	70.9	187,922	20.5	184,874
	October	211	-9.1	222	330	344	64.5	182,143	17.2	187,078
	November	194	0.0	222	248	337	65.9	188,621	15.9	194,400
	December	112	-12.5	224	108	266	84.2	189,489	17.1	198,087
2008	January	159	-7.0	225	303	341	66.0	209,889	33.0	209,704
	February	168	-7.2	208	254	306	68.0	212,843	17.0	212,146
	March	192	-17.6	207	347	355	58.3	206,213	17.9	218,151
	April	244	-6.9	204	437	346	59.0	212,390	16.8	200,124
	May	277	-16.1	207	538	386	53.6	208,538	11.8	211,286
	June	272	-8.4	211	537	449	47.0	223,143	20.6	221,097
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2007	889	3.1		1,203			184,613	24.0	
	Q2 2008	793	-10.8		1,512			214,733	16.3	
	YTD 2007	1,474	4.7		2,022			179,639	23.1	
	YTD 2008	1,312	-11.0		2,416			212,657	18.4	

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

Source: CREA (MLS®)

Table 5b: MLS® Residential Activity for Sault Ste. Marie
Second Quarter 2008

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2007	January	72	-13.3	114	150	177	64.4	107,824	17.7	113,182
	February	89	32.8	139	130	168	82.7	108,492	4.0	111,242
	March	114	0.9	125	168	174	71.8	103,907	17.8	105,895
	April	124	-0.8	117	198	180	65.0	93,099	-11.9	90,702
	May	178	21.1	142	265	184	77.2	110,906	14.6	107,780
	June	213	34.0	154	254	181	85.1	117,261	8.3	114,680
	July	186	37.8	147	249	191	77.0	117,695	17.4	114,170
	August	182	19.0	144	235	192	75.0	118,764	4.0	114,994
	September	151	9.4	140	189	186	75.3	108,171	-3.2	104,844
	October	144	14.3	137	166	184	74.5	117,091	15.5	117,934
	November	100	0.0	133	136	197	67.5	119,566	33.3	122,853
	December	51	-12.1	112	58	184	60.9	120,806	23.5	130,795
2008	January	90	25.0	152	162	191	79.6	109,742	1.8	109,041
	February	85	-4.5	126	136	172	73.3	105,008	-3.2	110,617
	March	64	-43.9	77	127	139	55.4	83,293	-19.8	91,049
	April	150	21.0	133	217	187	71.1	116,921	25.6	118,967
	May	171	-3.9	136	297	214	63.6	126,622	14.2	124,476
	June	148	-30.5	111	242	176	63.1	136,147	16.1	126,317
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2007	515	19.5		717			109,247	5.5	
	Q2 2008	469	-8.9		756			126,525	15.8	
	YTD 2007	790	13.8		1,165			108,262	8.6	
	YTD 2008	708	-10.4		1,181			117,901	8.9	

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Source: CREA (MLS®)

Table 5c: MLS® Residential Activity for North Bay Second Quarter 2008										
		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2007	January	85	26.9	146	149	185	78.9	162,316	4.3	170,083
	February	97	6.6	126	142	176	71.6	173,392	13.6	178,437
	March	152	24.6	156	198	176	88.6	176,596	9.0	172,248
	April	138	-11.0	105	197	156	67.3	173,738	0.6	162,098
	May	184	5.7	120	252	172	69.8	190,428	16.9	176,802
	June	154	-9.4	118	220	161	73.3	181,506	15.0	178,708
	July	158	14.5	128	221	178	71.9	166,748	-1.3	164,463
	August	166	8.5	124	193	173	71.7	169,882	14.1	178,790
	September	104	-13.3	114	177	177	64.4	164,335	1.5	168,138
	October	111	18.1	119	151	185	64.3	161,908	13.8	180,306
	November	92	-19.3	116	96	157	73.9	176,309	11.1	181,445
	December	44	-8.3	113	58	158	71.5	166,042	-6.3	169,538
2008	January	64	-24.7	103	118	149	69.1	173,948	7.2	182,748
	February	77	-20.6	102	135	169	60.4	183,944	6.1	187,787
	March	114	-25.0	116	190	190	61.1	181,749	2.9	173,320
	April	146	5.8	110	262	176	62.5	192,458	10.8	181,138
	May	179	-2.7	121	239	163	74.2	189,024	-0.7	181,312
	June	148	-3.9	114	191	148	77.0	201,019	10.8	185,486
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2007	476	-4.6		669			182,703	11.3	
	Q2 2008	473	-0.6		692			193,837	6.1	
	YTD 2007	810	4.0		1,158			178,303	10.2	
	YTD 2008	728	-10.1		1,135			189,149	6.1	

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Source: CREA (MLS®)

Table 5d: MLS® Residential Activity for Timmins Second Quarter 2008

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2007	January	78	44.4	108	138	152	71.1	105,306	9.5	105,662
	February	76	4.1	96	126	152	63.2	96,341	12.9	101,718
	March	89	6.0	92	131	131	70.2	104,322	23.6	108,167
	April	123	35.2	113	165	143	79.0	96,809	4.3	94,929
	May	110	-0.9	91	217	147	61.9	107,731	12.2	109,618
	June	135	5.5	99	173	138	71.7	113,480	10.2	106,324
	July	117	12.5	93	159	142	65.5	103,388	9.2	110,287
	August	113	-5.8	89	162	140	63.6	119,710	22.3	117,130
	September	90	-12.6	91	140	143	63.6	95,540	-4.0	99,261
	October	85	6.3	87	141	144	60.4	104,807	6.1	103,673
	November	81	-16.5	94	129	170	55.3	125,004	27.7	115,045
	December	39	-30.4	83	59	138	60.1	108,827	-5.9	114,395
2008	January	73	-6.4	107	133	147	72.8	94,828	-10.0	96,841
	February	66	-13.2	84	124	144	58.3	117,431	21.9	125,185
	March	83	-6.7	98	143	155	63.2	113,836	9.1	117,272
	April	117	-4.9	95	166	141	67.4	127,880	32.1	127,655
	May	134	21.8	110	187	132	83.3	119,491	10.9	113,705
	June	97	-28.1	72	161	133	54.1	126,674	11.6	117,586
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2007	368	11.5		555			106,190	8.5	
	Q2 2008	348	-5.4		514			124,314	17.1	
	YTD 2007	611	12.9		950			104,580	11.4	
	YTD 2008	570	-6.7		914			118,215	13.0	

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

Source: CREA (MLS®)

Table 6: Economic Indicators Second Quarter 2008											
		Interest Rates			NHPI, Total Thunder Bay/Greater Sudbury 1997=100	CPI, 2002 =100 (Ontario)	Greater Sudbury Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	102.30	108.60	79.4	5.9	63.6	756
	February	679	6.50	6.65	104.00	109.70	79.3	5.7	63.4	748
	March	669	6.40	6.49	104.20	110.80	79.9	5.8	63.9	744
	April	678	6.60	6.64	105.10	111.10	80.4	5.4	64.1	755
	May	709	6.85	7.14	106.20	111.60	81.1	5.8	64.9	769
	June	715	7.05	7.24	106.30	111.10	81.1	5.8	64.9	779
	July	715	7.05	7.24	105.90	111.10	81.2	6.3	65.3	775
	August	715	7.05	7.24	106.30	110.90	82.0	6.3	65.9	773
	September	712	7.05	7.19	107.30	111.00	82.0	6.4	65.9	772
	October	728	7.25	7.44	107.80	110.90	81.9	5.6	65.3	778
	November	725	7.20	7.39	108.70	111.20	81.0	5.2	64.2	788
	December	734	7.35	7.54	108.80	111.10	80.8	4.7	63.7	796
2008	January	725	7.35	7.39	109.20	110.90	80.6	5.0	63.7	797
	February	718	7.25	7.29	110.50	111.40	80.5	5.4	63.9	801
	March	712	7.15	7.19	110.80	111.70	80.4	5.8	64.0	807
	April	700	6.95	6.99	110.80	112.50	79.8	6.0	63.7	819
	May	679	6.15	6.65	112.90	113.60	79.4	5.7	63.1	831
	June	710	6.95	7.15		114.20	79.6	5.6	63.1	845
	July									
	August									
	September									
	October									
	November									
	December									

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

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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