HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

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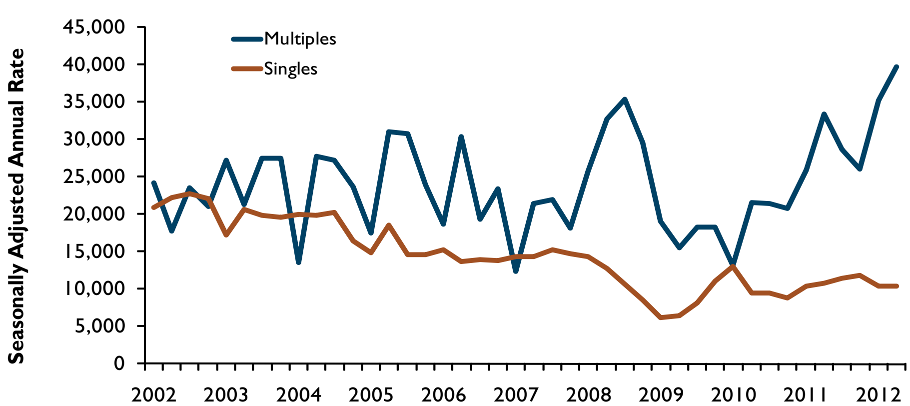
New Home Market

Apartments drive construction starts to a new high

Toronto Census Metropolitan Area housing starts powered forward to reach their highest pace on record during the second quarter — a seasonally-adjusted annualized rate of 50,000 homes. The rate of housing construction has risen steadily after falling to a decade low during the second quarter of 2009, bringing new home development over the period back in line with recent rates of household formation. Apartments continued to be the main driver and represented nearly two-thirds of all starts during the second quarter. Almost 90 per cent of which were condominiums, however purpose-built rental apartment construction grew to its highest quarterly total since the early 1990s. Other forms of housing — singles, semis and rows — remained virtually flat during the quarter. In the case of rows, construction levels have been running at a five-year high since late 2011.

Figure 1

Toronto CMA Housing Starts



Source: CMHC

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Although demand for town homes remains strong, as evidenced by recent starts levels and resale activity, declining inventories will ultimately begin to weigh on new construction. According to RealNet Canada Inc., the number of new town home units available to purchase and build has fallen by 20 per cent compared to last year — more than double the rate of decline for detached homes. With only three months worth of supply, town homes represent the lowest available form of new housing in the GTA. Conditions for new town homes are tightest in the York Region, where the cost of buying a new single detached home is the highest in the GTA, outside of the very limited number available in Toronto.

The construction of new singles appears to be topping out as well, but should remain stable as preliminary activity has been shifting into less expensive areas. Overall, year-to-date sales for new singles (a leading indicator of construction activity) are up by about 10 per cent, however almost all of the growth has been located in the Peel Region where absorbed prices average the lowest in the GTA (aside from Durham). Developers have been responding by increasing the number of new projects in Peel, which now holds the majority of single detached homes available to build in the GTA — taking over the lead from the higher-priced York Region. York's flat performance for single sales this year provides further evidence of the shift away from more expensive areas, as does the improvement in sales recorded in Durham.

As the construction of low-rise housing continues to face supply shortages while looking for more affordable options, the inevitable move to higher density housing became clearer during the second quarter. Apartment starts reached their highest pace on record, reflecting a tilt towards high-rise development that has gained speed over the past four years — some of the condo projects that started opened their sales offices as far back as 2008. The average time it took from project opening to construction start (measured when the foundation is poured) for projects of 250-plus units in Toronto this year has been 28 months, which is down by about a month from the same period in 2011 and two months from 2010. As project openings peaked in 2011, apartment construction will remain elevated for some time.

Condo construction should begin to spread itself out more evenly as the backlog of projects waiting to start from three-to-four years ago clears and slower sales and tightened resource constraints cause delays for construction starts. Condo developers are currently busier than ever as completions haven't been able to keep pace with starts – pushing the number of units now under construction to a record high. Some relief should come as slowing demand impacts the ability of new projects to obtain financing and begin construction. The June new high-rise condo sales data released by RealNet implied a seasonally-adjusted rate that has fallen to half the level seen in April.

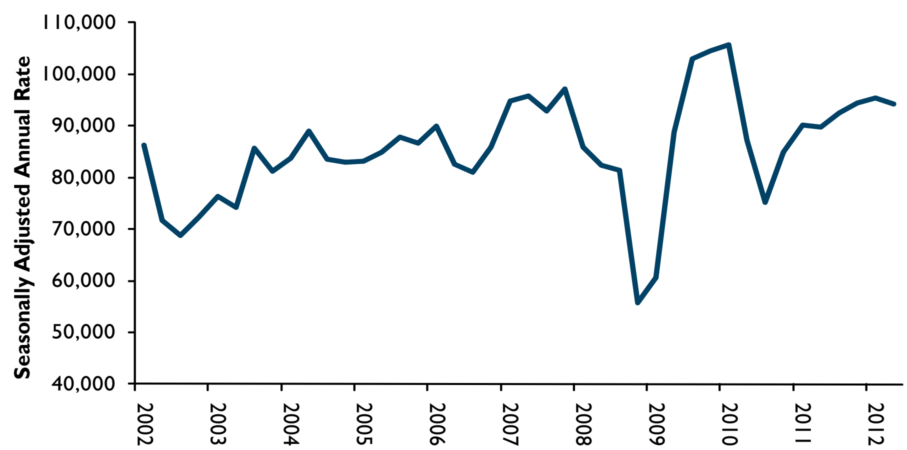
Resale Market

Better balance holds back price growth

Existing home sales pulled back a bit during the second quarter but remained close to the two-year high reached earlier in the year. While the rate of sales has largely remained unchanged over the past four quarters, the latest data points are signalling a slowdown. Sales declined by a cumulative 10 per cent during

Figure 2

MLS® Sales, Greater Toronto Area



Source: CREA

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the months of May and June (adjusted for seasonal factors). The softer sales numbers occurred even though the increase in supply that the market was waiting for arrived in the second quarter — new listings moved up to their highest point in two years. A more balanced market held price growth to under one percent during the quarter, although the $500,000 average price level stood seven per cent higher than last year.

A break in high-end home buying helped to even-out the composition of sales and temper growth in average prices during the quarter. Home sales above $1 million have trended lower in recent months after an exceptional run-up since the second half of 2011, which still leaves year-to-date sales for this category 30 per cent higher than last year. The previous strength in high-end buying has helped to boost listings as many decided to secure their purchases first in a tight market prior to selling. Buyer confidence in the high-end of the market may have been affected by further weakness in financial markets and increased uncertainty regarding the global economy. It may also reflect some resistance to current price levels and the associated transaction costs. Sales have been slowest in the City of Toronto, where single-detached homes are priced highest in the GTA at an average of over $800,000.

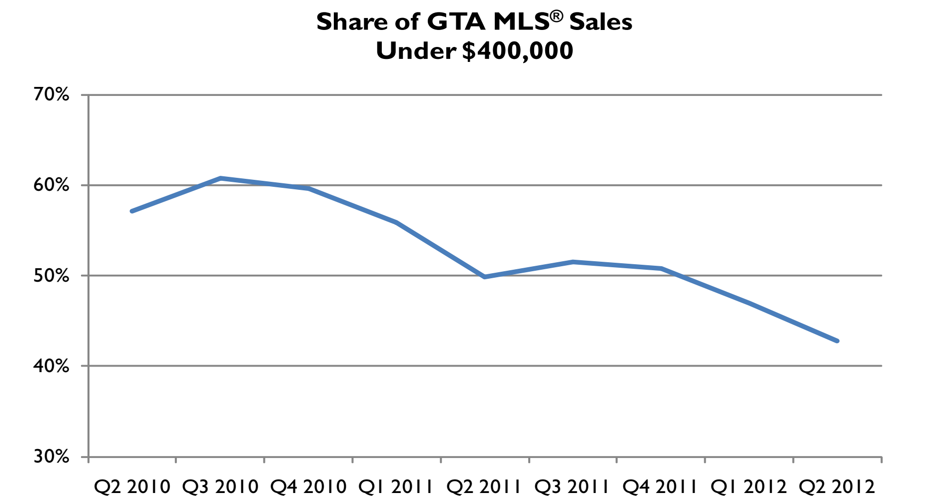
A general slowdown in demand for condo apartments has also impacted home sales in the City of Toronto, where over 70 per cent of condos in the GTA are located. Second quarter sales were down by about three per cent compared to last year — a period over which more than 60 new high-rise projects entered the resale market and began offering units for sale. As a result, the number of unsold listings moved up, adding about one month worth of supply to the market. Current resale conditions in the condo market remain balanced and supportive of price levels, although some areas such as King West/Liberty Village and the Etobicoke Waterfront which have seen fast rates of new development in recent years appear to be having a tougher time keeping up with new supply.

The moderation in condo demand can be connected to a lower number of first-time buyers this year (see sidebar article). However, the fact that other relatively affordable housing options are performing very well may suggest some aversion to condo offerings. West GTA areas such Burlington, Milton and Brampton that offer homes of comparable price to Toronto condos are experiencing very strong sales growth. In the East, Ajax is leading the way. The greater amount of space helps drive sales into these areas, but the affordability advantage for first-time buyers has also been key as much of the growth in sales has come from town homes.

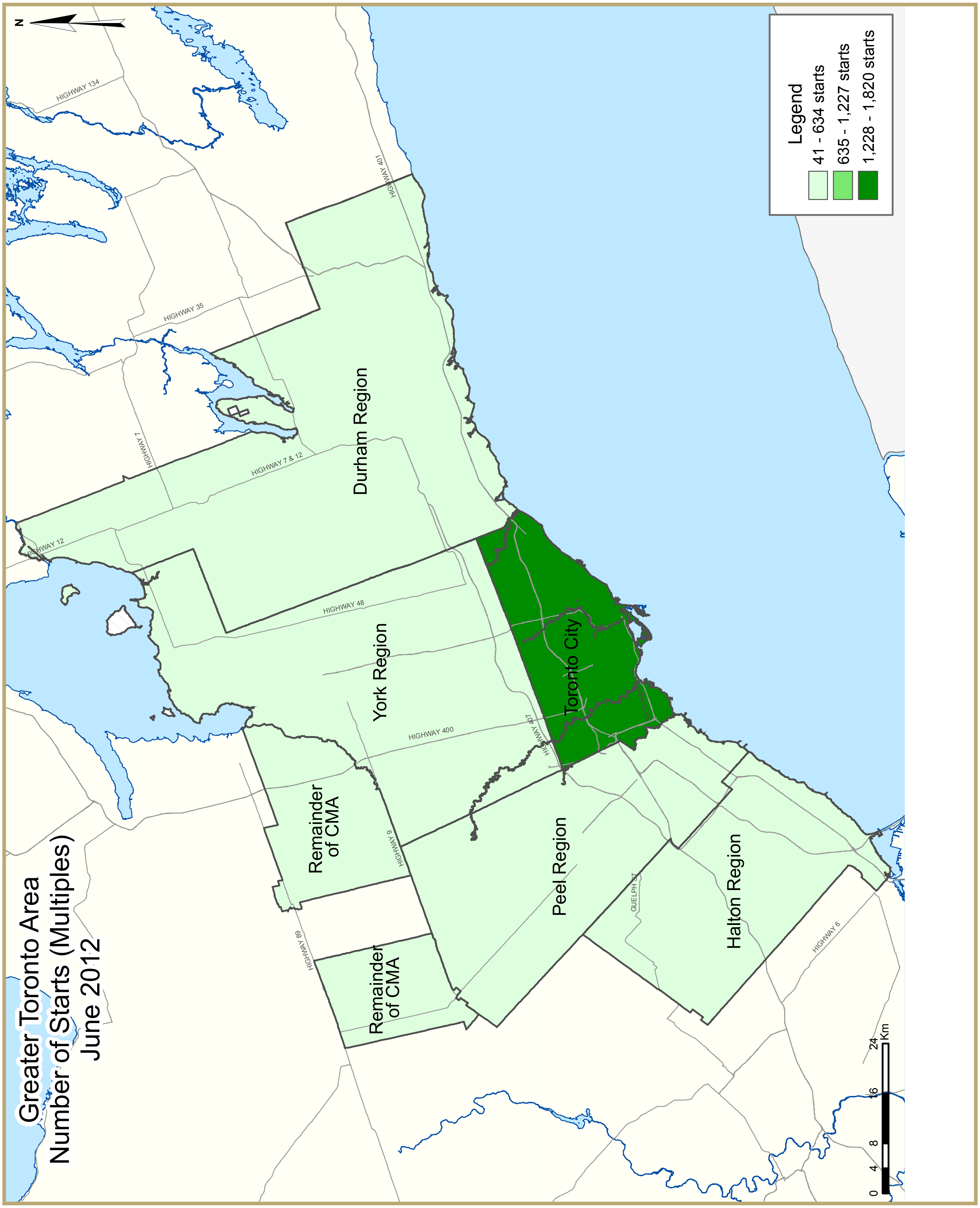
First Time Buying Slowing Down

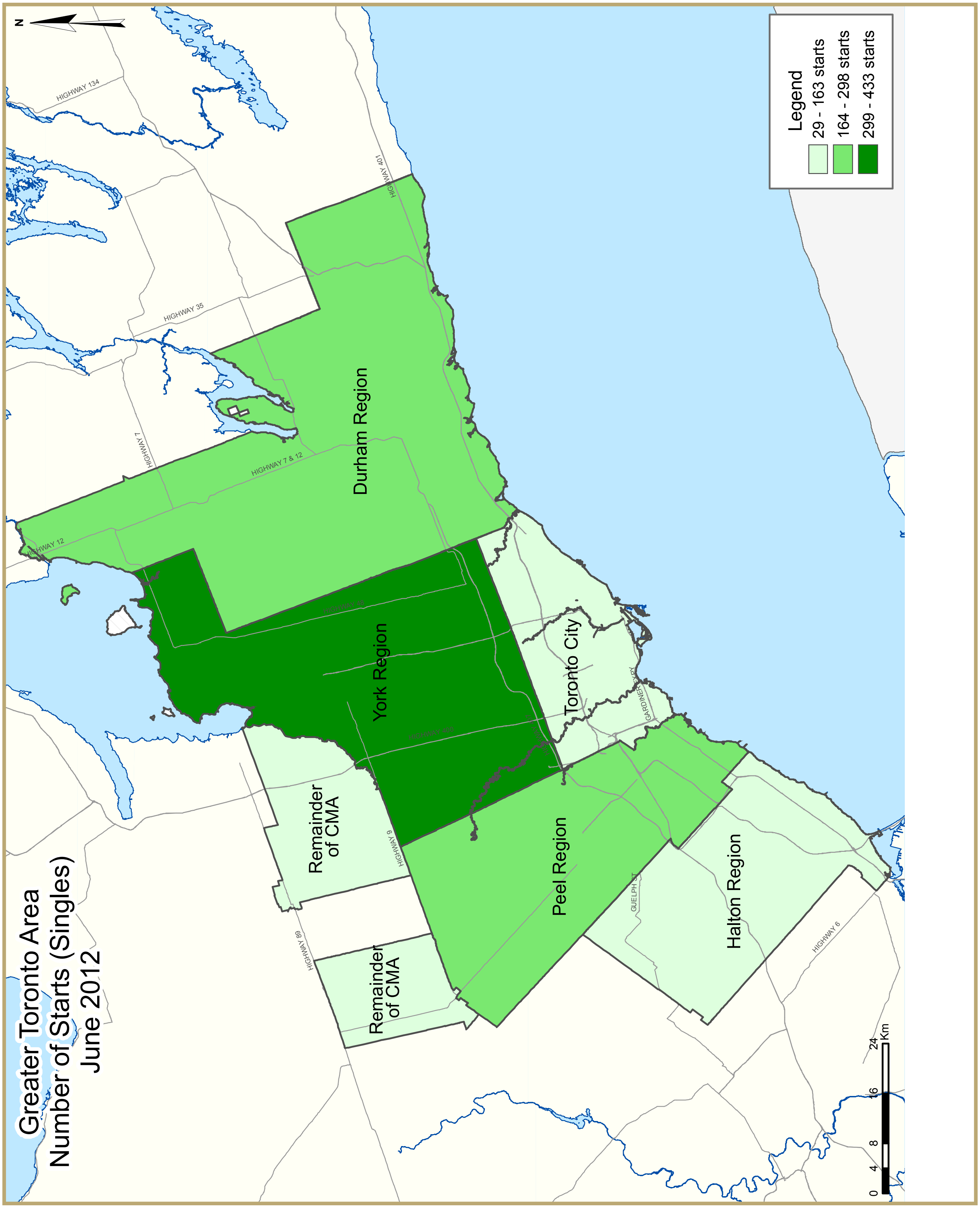
Signs are indicating that first-time buying is cooling off in the GTA. The share of existing home sales valued under $400,000 – roughly the maximum qualifying amount for households most commonly of first-time buying age – fell markedly to 43 per cent in the second quarter of 2012 from roughly 50 per cent a year ago and 60 per cent two years ago. This reflects the recent slowdown in demand for condos, the most common entry point into the market for first-time buyers. The reduced presence of first-time buyers was estimated in CMHC's latest Renovation and Home Purchase Survey, which showed they represented 34 per cent of purchasers in Toronto, down from an average of roughly 40 per cent during the previous few years. Perhaps the clearest sign has been the fact that vacancy rates have fallen to their lowest level of the past decade even as the inflow of new renters has slowed alongside employment and immigration levels, suggesting more renters are opting to stay put.

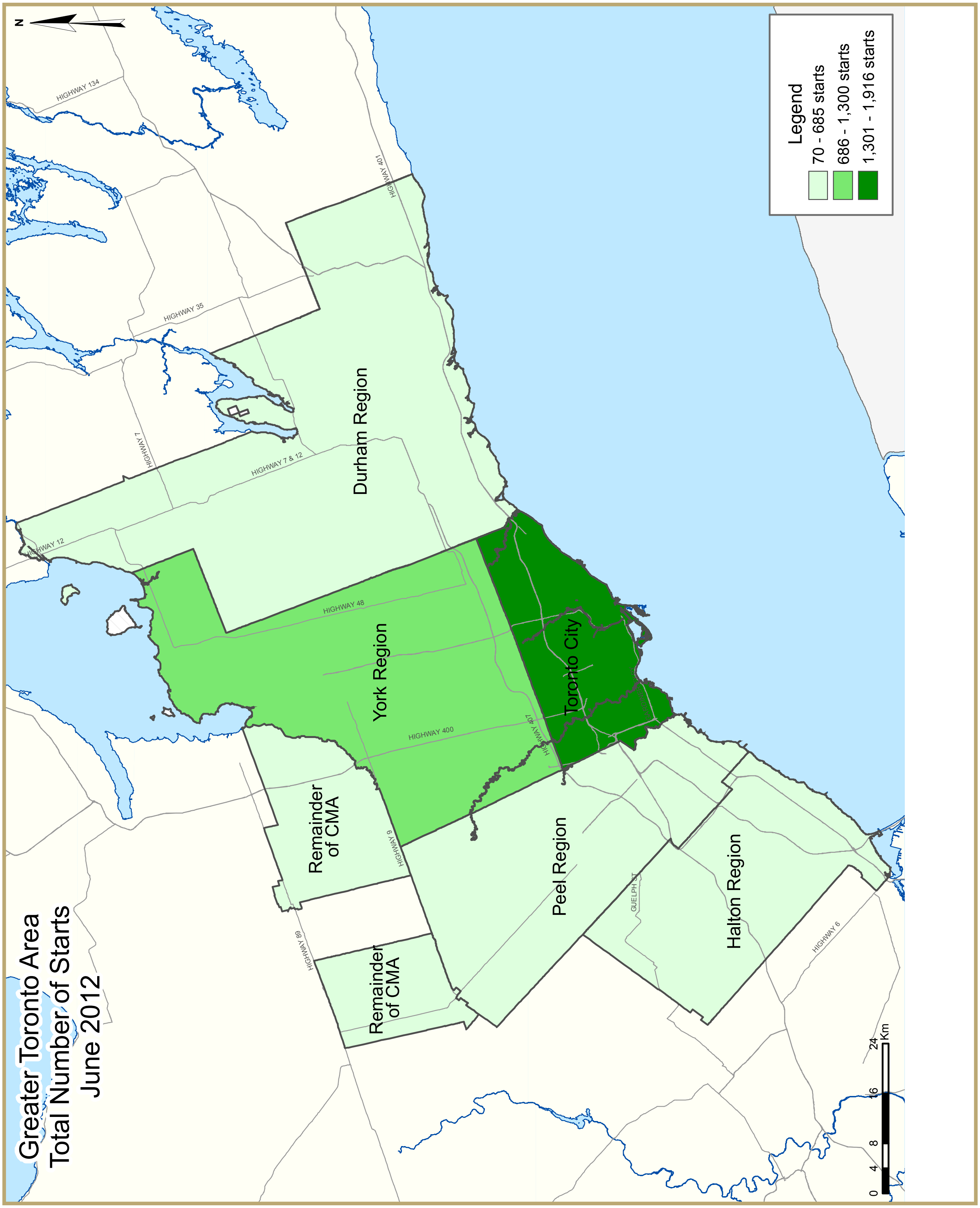
Figure 3

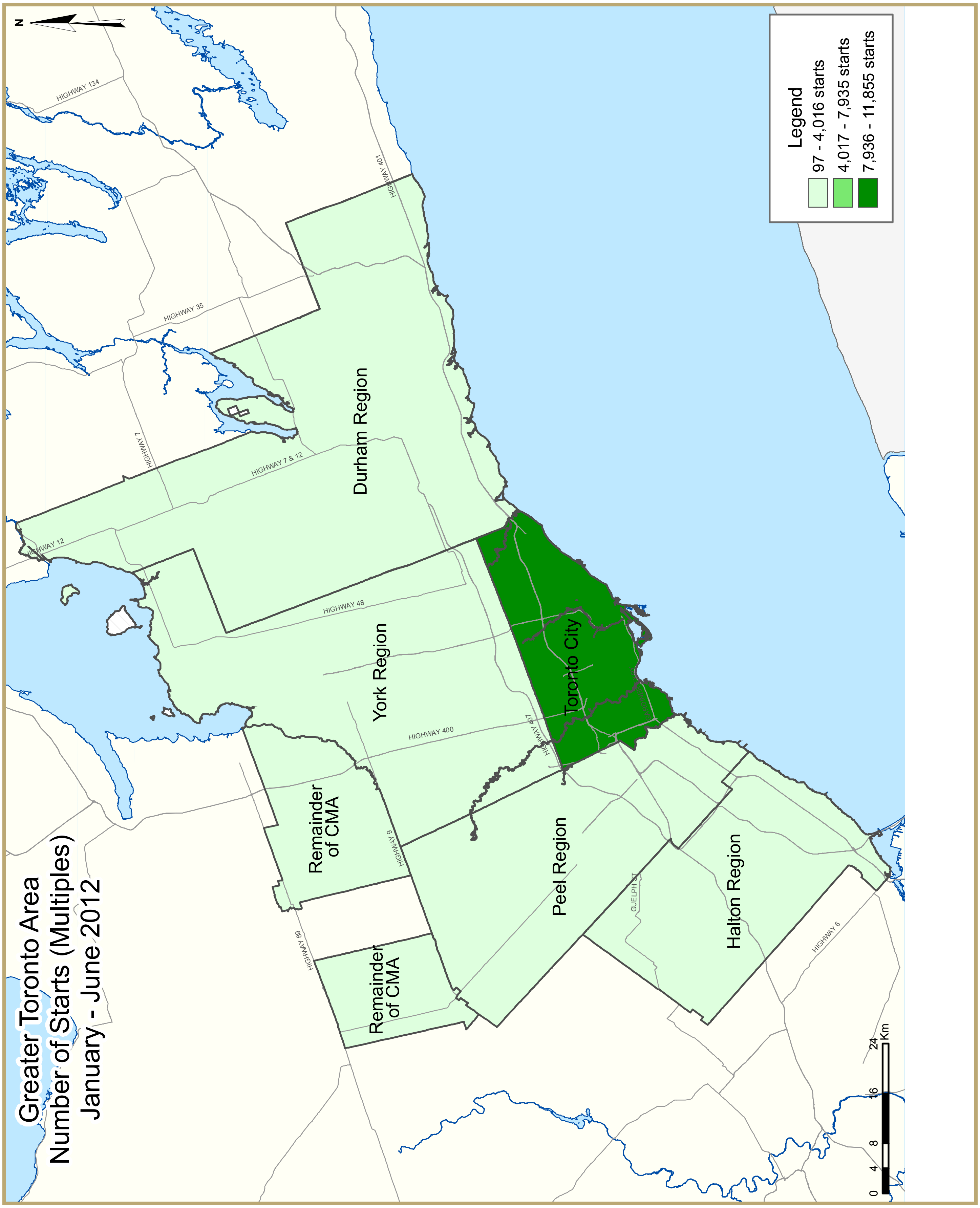


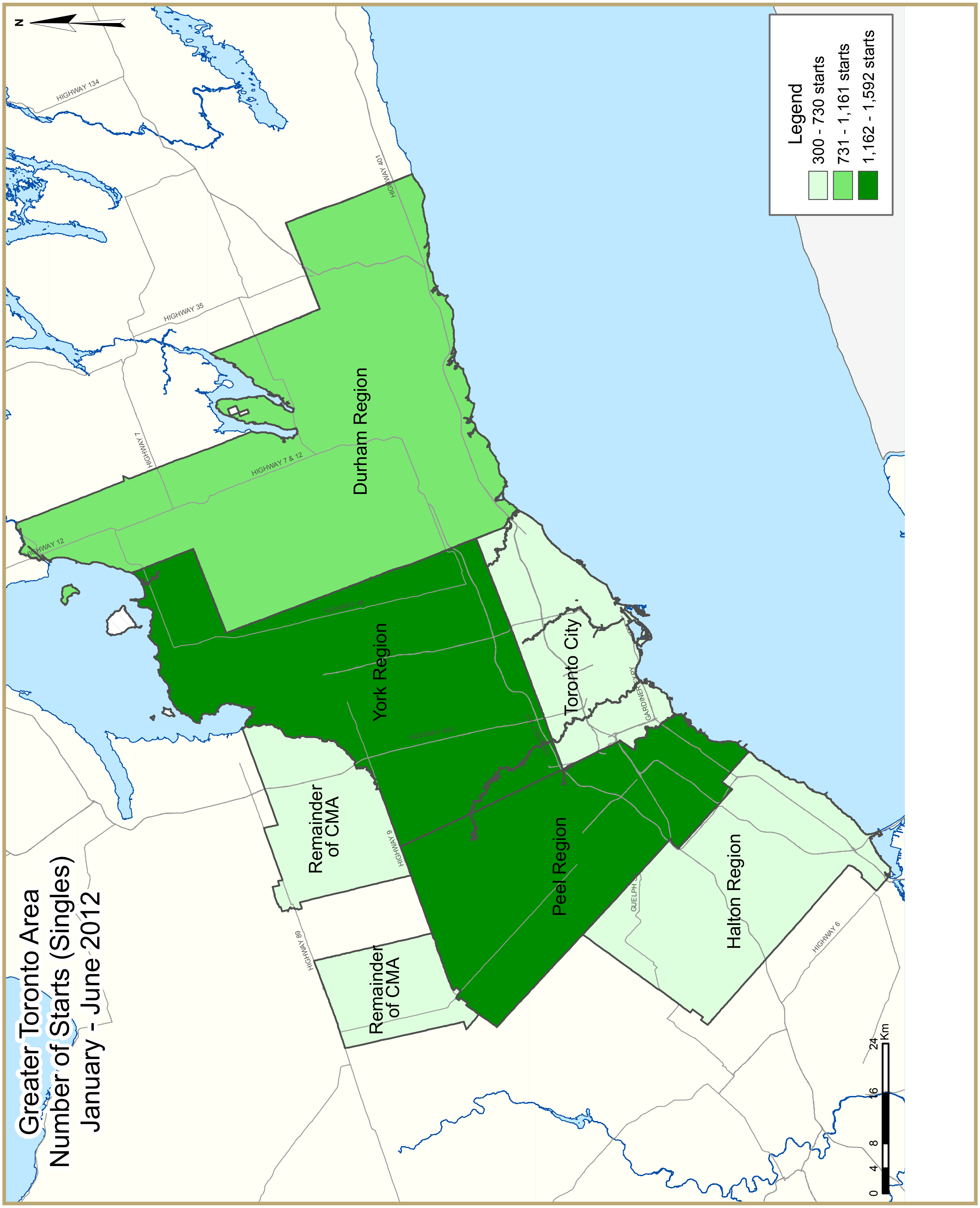
Source: Toronto Real Estate Board, CMHC calculation

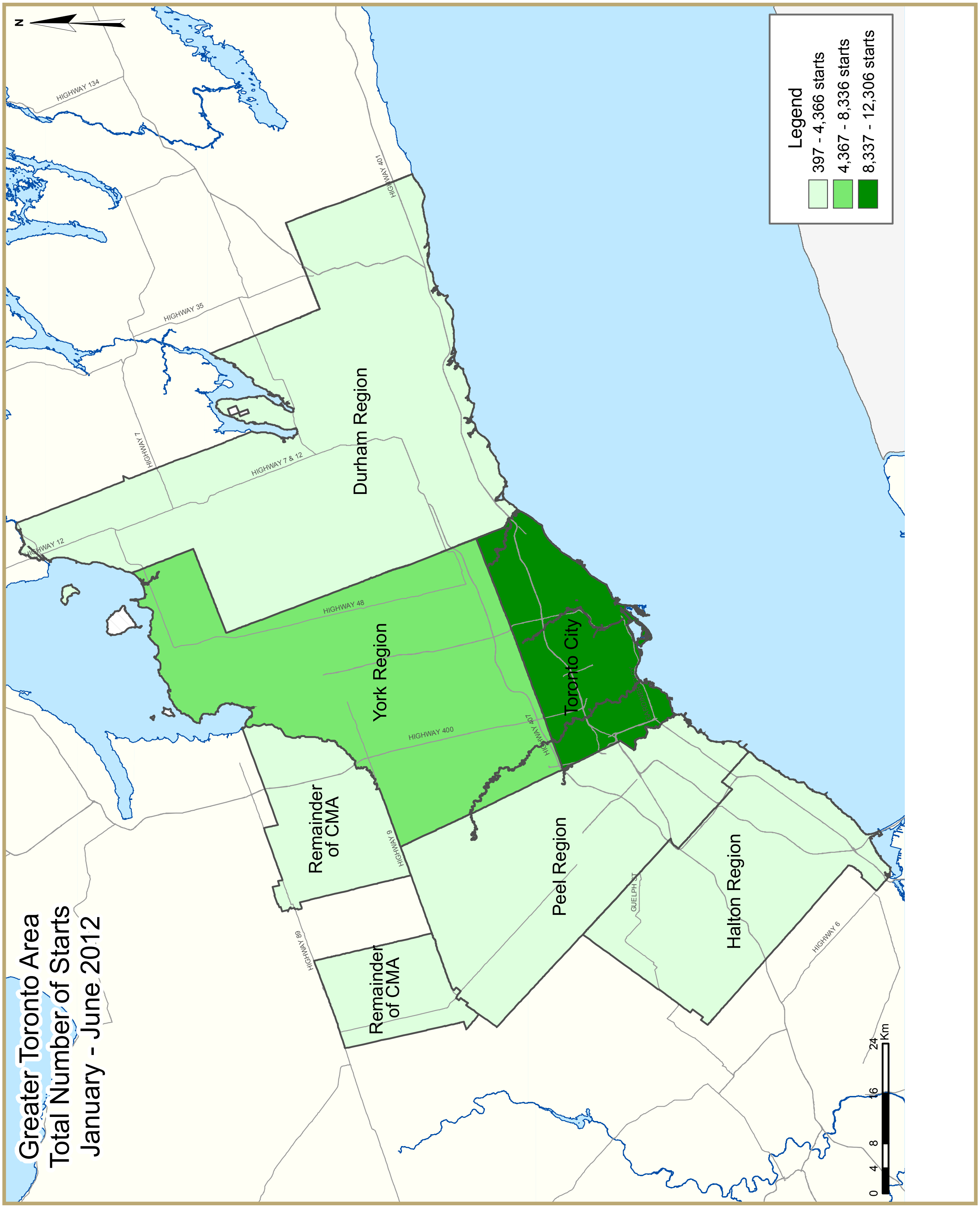

Greater Toronto Area
Number of Starts (Multiples)
June 2012
Legend
41 - 634 starts
635 - 1,227 starts
1,228 - 1,820 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GUELPH ST
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
June 2012
Legend
29 - 163 starts
164 - 298 starts
299 - 433 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
June 2012
Legend
70 - 685 starts
686 - 1,300 starts
1,301 - 1,916 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
GUELPH ST
HIGHWAY 6
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - June 2012
Legend
97 - 4,016 starts
4,017 - 7,935 starts
7,936 - 11,855 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 401
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GUELPH ST
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - June 2012
Legend
300 - 730 starts
731 - 1,161 starts
1,162 - 1,592 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January - June 2012
Legend
397 - 4,366 starts
4,367 - 8,336 starts
8,337 - 12,306 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GUELPH ST
N
0 4 8 16 24 Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1a: Housing Activity Summary of Toronto CMA
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2012	957	103	330	3	96	1,837	0	250	3,576
June 2011	1,344	258	165	3	317	1,759	4	0	3,850
% Change	-28.8	-60.1	100.0	0.0	-69.7	4.4	-100.0	n/a	-7.1
Year-to-date 2012	4,676	1,051	2,499	10	489	13,368	22	1,303	23,418
Year-to-date 2011	4,801	992	1,818	15	604	10,518	8	863	19,619
% Change	-2.6	5.9	37.5	-33.3	-19.0	27.1	175.0	51.0	19.4
UNDER CONSTRUCTION									
June 2012	7,897	1,723	3,676	25	1,101	42,379	30	2,990	59,821
June 2011	7,359	1,522	2,959	39	1,194	32,440	36	2,929	48,478
% Change	7.3	13.2	24.2	-35.9	-7.8	30.6	-16.7	2.1	23.4
COMPLETIONS									
June 2012	1,023	210	279	3	150	586	0	87	2,338
June 2011	738	174	284	4	164	4,170	0	0	5,563
% Change	38.6	20.7	-1.8	-25.0	-8.5	-85.9	n/a	n/a	-58.0
Year-to-date 2012	5,593	1,012	1,607	10	461	5,874	8	1,885	16,450
Year-to-date 2011	4,134	694	1,426	20	616	10,232	12	594	17,757
% Change	35.3	45.8	12.7	-50.0	-25.2	-42.6	-33.3	**	-7.4
COMPLETED & NOT ABSORBED									
June 2012	136	8	38	0	7	794	13	587	1,583
June 2011	90	10	48	0	20	773	13	388	1,342
% Change	51.1	-20.0	-20.8	n/a	-65.0	2.7	0.0	51.3	18.0
ABSORBED									
June 2012	998	208	278	3	150	614	0	3	2,254
June 2011	744	175	273	5	166	3 460	0	68	4,891
% Change	34.1	18.9	1.8	-40.0	-9.6	-82.3	n/a	-95.6	-53.9
Year-to-date 2012	5,551	1,023	1,630	10	456	5,928	8	661	15,267
Year-to-date 2011	4,229	707	1,420	20	614	9,516	12	567	17,085
% Change	31.3	44.7	14.8	-50.0	-25.7	-37.7	-33.3	16.6	-10.6

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

Table 1b: Housing Activity Summary of Oshawa CMA June 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2012	126	0	0	0	31	0	0	0	157
June 2011	179	0	10	0	8	0	0	0	197
% Change	-29.6	n/a	-100.0	n/a	**	n/a	n/a	n/a	-20.3
Year-to-date 2012	593	6	64	0	86	154	0	139	1,042
Year-to-date 2011	607	38	58	0	64	0	0	16	783
% Change	-2.3	-84.2	10.3	n/a	34.4	n/a	n/a	**	33.1
UNDER CONSTRUCTION									
June 2012	799	6	122	0	146	190	0	175	1,438
June 2011	885	24	123	0	110	6	0	54	1,202
% Change	-9.7	-75.0	-0.8	n/a	32.7	**	n/a	**	19.6
COMPLETIONS									
June 2012	134	0	12	0	8	0	0	12	166
June 2011	133	14	14	0	49	0	0	18	228
% Change	0.8	-100.0	-14.3	n/a	-83.7	n/a	n/a	-33.3	-27.2
Year-to-date 2012	586	0	145	0	48	0	48	14	841
Year-to-date 2011	539	24	110	0	96	6	0	20	795
% Change	8.7	-100.0	31.8	n/a	-50.0	-100.0	n/a	-30.0	5.8
COMPLETED & NOT ABSORBED									
June 2012	8	0	2	0	3	9	9	5	36
June 2011	8	0	3	0	1	10	0	0	22
% Change	0.0	n/a	-33.3	n/a	200.0	-10.0	n/a	n/a	63.6
ABSORBED									
June 2012	138	0	12	0	8	0	0	12	170
June 2011	141	14	14	0	51	0	0	0	220
% Change	-2.1	-100.0	-14.3	n/a	-84.3	n/a	n/a	n/a	-22.7
Year-to-date 2012	596	0	144	0	48	1	39	14	842
Year-to-date 2011	548	24	109	0	98	11	0	2	792
% Change	8.8	-100.0	32.1	n/a	-51.0	-90.9	n/a	**	6.3

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

Table 1c: Housing Activity Summary of Greater Toronto Area June 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2012	1,072	103	311	0	115	1,837	0	250	3,688
June 2011	1,483	258	175	0	323	1,834	4	0	4,077
% Change	-27.7	-60.1	77.7	n/a	-64.4	0.2	-100.0	n/a	-9.5
Year-to-date 2012	5,050	1,055	2,564	0	569	13,860	22	1,442	24,562
Year-to-date 2011	5,313	988	1,876	4	664	10,593	8	879	20,325
% Change	-5.0	6.8	36.7	-100.0	-14.3	30.8	175.0	64.1	20.8
UNDER CONSTRUCTION									
June 2012	8,425	1,717	3,815	13	1,243	43,061	30	3,315	61,619
June 2011	8,196	1,500	3,141	27	1,332	33,013	36	2,983	50,228
% Change	2.8	14.5	21.5	-51.9	-6.7	30.4	-16.7	11.1	22.7
COMPLETIONS									
June 2012	1,115	210	291	0	162	586	0	99	2,463
June 2011	848	186	298	0	213	4,170	0	18	5,762
% Change	31.5	12.9	-2.3	n/a	-23.9	-85.9	n/a	**	-57.3
Year-to-date 2012	5,997	978	1,752	1	532	5,874	56	1,899	17,089
Year-to-date 2011	4,530	728	1,532	0	704	10,238	12	614	18,387
% Change	32.4	34.3	14.4	n/a	-24.4	-42.6	**	**	-7.1
COMPLETED & NOT ABSORBED									
June 2012	153	8	40	0	13	803	22	609	1,648
June 2011	96	10	51	0	24	778	13	446	1,418
% Change	59.4	-20.0	-21.6	n/a	-45.8	3.2	69.2	36.5	16.2
ABSORBED									
June 2012	1,095	208	290	0	162	614	0	15	2,384
June 2011	857	187	287	0	217	3 460	0	68	5,076
% Change	27.8	11.2	1.0	n/a	-25.3	-82.3	n/a	-77.9	-53.0
Year-to-date 2012	5,947	989	1,774	1	527	5,938	47	675	15,898
Year-to-date 2011	4,624	741	1,540	0	704	9,528	12	693	17,842
% Change	28.6	33.5	15.2	n/a	-25.1	-37.7	**	-2.6	-10.9

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

Table 1.1: Housing Activity Summary by Submarket
June 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
June 2012	96	14	36	0	0	1,520	0	250	1,916
June 2011	81	4	23	0	0	973	0	0	1,081
York Region									
June 2012	433	20	68	0	14	234	0	0	769
June 2011	578	136	45	0	28	494	4	0	1,285
Peel Region									
June 2012	288	55	77	0	52	12	0	0	484
June 2011	271	60	26	0	280	292	0	0	929
Halton Region									
June 2012	60	14	78	0	0	71	0	0	223
June 2011	320	32	64	0	0	75	0	0	491
Durham Region									
June 2012	195	0	52	0	49	0	0	0	296
June 2011	233	26	17	0	15	0	0	0	291
Toronto CMA									
June 2012	957	103	330	3	96	1,837	0	250	3,576
June 2011	1,344	258	165	3	317	1,759	4	0	3,850
Oshawa CMA									
June 2012	126	0	0	0	31	0	0	0	157
June 2011	179	0	10	0	8	0	0	0	197
Greater Toronto Area									
June 2012	1,072	103	311	0	115	1,837	0	250	3,688
June 2011	1,483	258	175	0	323	1,834	4	0	4,077

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

Table 1.1: Housing Activity Summary by Submarket June 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
June 2012	1,213	220	779	0	148	34,350	14	2,396	39,120
June 2011	979	216	1,304	0	121	26,131	20	2,765	31,536
York Region									
June 2012	2,269	222	1,176	3	348	5,057	8	144	9,227
June 2011	2,667	430	570	0	210	1,725	8	84	5,694
Peel Region									
June 2012	2,608	1,177	936	10	265	2,264	8	450	7,718
June 2011	2,373	686	414	27	587	3,426	8	0	7,521
Halton Region									
June 2012	1,007	64	658	0	258	1,200	0	150	3,337
June 2011	990	90	578	0	283	1,490	0	80	3,511
Durham Region									
June 2012	1,328	34	266	0	224	190	0	175	2,217
June 2011	1,187	78	275	0	131	241	0	54	1,966
Toronto CMA									
June 2012	7,897	1,723	3,676	25	1,101	42,379	30	2,990	59,821
June 2011	7,359	1,522	2,959	39	1,194	32,440	36	2,929	48,478
Oshawa CMA									
June 2012	799	6	122	0	146	190	0	175	1,438
June 2011	885	24	123	0	110	6	0	54	1,202
Greater Toronto Area									
June 2012	8,425	1,717	3,815	13	1,243	43,061	30	3,315	61,619
June 2011	8,196	1,500	3,141	27	1,332	33,013	36	2,983	50,228

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

Table 1.1: Housing Activity Summary by Submarket June 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
June 2012	84	8	23	0	0	331	0	0	446
June 2011	69	0	15	0	0	3,435	0	0	3,548
York Region									
June 2012	304	74	97	0	0	20	0	87	582
June 2011	350	130	86	0	16	735	0	0	1,317
Peel Region									
June 2012	277	92	45	0	87	0	0	0	501
June 2011	161	20	142	0	148	0	0	0	471
Halton Region									
June 2012	218	10	35	0	37	0	0	0	300
June 2011	118	22	22	0	0	0	0	0	162
Durham Region									
June 2012	232	26	91	0	38	235	0	12	634
June 2011	150	14	33	0	49	0	0	18	264
Toronto CMA									
June 2012	1,023	210	279	3	150	586	0	87	2,338
June 2011	738	174	284	4	164	4,170	0	0	5,563
Oshawa CMA									
June 2012	134	0	12	0	8	0	0	12	166
June 2011	133	14	14	0	49	0	0	18	228
Greater Toronto Area									
June 2012	1,115	210	291	0	162	586	0	99	2,463
June 2011	848	186	298	0	213	4,170	0	18	5,762

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

Table 1.1: Housing Activity Summary by Submarket June 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
June 2012	44	3	21	0	4	664	11	390	1,137
June 2011	33	7	14	0	12	564	11	191	832
York Region									
June 2012	14	0	11	0	1	26	2	0	54
June 2011	12	0	21	0	2	141	2	0	178
Peel Region									
June 2012	55	5	0	0	2	74	0	197	333
June 2011	30	3	5	0	6	63	0	197	304
Halton Region									
June 2012	27	0	2	0	3	0	0	17	49
June 2011	11	0	8	0	3	0	0	58	80
Durham Region									
June 2012	13	0	6	0	3	39	9	5	75
June 2011	10	0	3	0	1	10	0	0	24
Toronto CMA									
June 2012	136	8	38	0	7	794	13	587	1,583
June 2011	90	10	48	0	20	773	13	388	1,342
Oshawa CMA									
June 2012	8	0	2	0	3	9	9	5	36
June 2011	8	0	3	0	1	10	0	0	22
Greater Toronto Area									
June 2012	153	8	40	0	13	803	22	609	1,648
June 2011	96	10	51	0	24	778	13	446	1,418

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

Table 1.1: Housing Activity Summary by Submarket June 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
June 2012	83	0	26	0	0	363	0	0	472
June 2011	74	1	20	0	0	2,836	0	68	2,999
York Region									
June 2012	303	74	97	0	0	46	0	3	523
June 2011	354	130	70	0	16	624	0	0	1,194
Peel Region									
June 2012	256	98	45	0	87	0	0	0	486
June 2011	155	20	142	0	148	0	0	0	465
Halton Region									
June 2012	222	10	35	0	37	0	0	0	304
June 2011	118	22	22	0	2	0	0	0	164
Durham Region									
June 2012	231	26	87	0	38	205	0	12	599
June 2011	156	14	33	0	51	0	0	0	254
Toronto CMA									
June 2012	998	208	278	3	150	614	0	3	2,254
June 2011	744	175	273	5	166	3,460	0	68	4,891
Oshawa CMA									
June 2012	138	0	12	0	8	0	0	12	170
June 2011	141	14	14	0	51	0	0	0	220
Greater Toronto Area									
June 2012	1,095	208	290	0	162	614	0	15	2,384
June 2011	857	187	287	0	217	3,460	0	68	5,076

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

Table 1.2a: History of Housing Starts of Toronto CMA 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type June 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Toronto City	96	81	14	4	36	23	1,770	973	1,916	1,081	77.2
Toronto	14	14	0	0	33	0	400	659	447	673	-33.6
East York	12	0	4	0	0	0	0	0	16	0	n/a
Etobicoke	17	16	4	2	0	0	0	270	21	288	-92.7
North York	38	45	0	2	3	23	1,120	0	1,161	70	**
Scarborough	13	4	0	0	0	0	0	44	13	48	-72.9
York	2	2	6	0	0	0	250	0	258	2	**
York Region	433	578	20	136	82	77	234	494	769	1,285	-40.2
Aurora	8	3	0	0	0	0	157	0	165	3	**
East Gwillimbury	10	20	0	0	0	0	0	0	10	20	-50.0
Georgina Township	7	15	0	0	0	0	0	0	7	15	-53.3
King Township	4	0	0	0	0	0	0	137	4	137	-97.1
Markham	120	171	16	88	49	28	77	253	262	540	-51.5
Newmarket	62	17	0	0	0	0	0	0	62	17	**
Richmond Hill	30	45	0	0	14	6	0	0	44	51	-13.7
Vaughan	110	204	0	34	0	39	0	0	110	277	-60.3
Whitchurch-Stouffville	82	103	4	14	19	4	0	104	105	225	-53.3
Peel Region	288	271	55	60	129	306	12	292	484	929	-47.9
Brampton	226	216	54	60	123	26	0	0	403	302	33.4
Caledon	40	33	1	0	6	0	0	0	47	33	42.4
Mississauga	22	22	0	0	0	280	12	292	34	594	-94.3
Halton Region	60	320	14	32	78	64	71	75	223	491	-54.6
Burlington	8	21	0	0	10	0	0	75	18	96	-81.3
Halton Hills	0	8	0	0	0	0	0	0	0	8	-100.0
Milton	12	58	14	14	68	0	0	0	94	72	30.6
Oakville	40	233	0	18	0	64	71	0	111	315	-64.8
Durham Region	195	233	0	26	101	32	0	0	296	291	1.7
Ajax	24	32	0	26	70	14	0	0	94	72	30.6
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	51	83	0	0	16	14	0	0	67	97	-30.9
Oshawa	47	36	0	0	0	0	0	0	47	36	30.6
Pickering	33	8	0	0	0	0	0	0	33	8	**
Scugog	5	3	0	0	0	0	0	0	5	3	66.7
Uxbridge	5	10	0	0	0	0	0	0	5	10	-50.0
Whitby	28	60	0	0	15	4	0	0	43	64	-32.8
Remainder of Toronto CMA	29	68	12	2	29	0	0	0	70	70	0.0
Bradford West Gwillimbury	6	58	0	0	14	0	0	0	20	58	-65.5
Town of Mono	3	4	0	0	0	0	0	0	3	4	-25.0
New Tecumseth	15	6	12	2	9	0	0	0	36	8	**
Orangeville	5	0	0	0	6	0	0	0	11	0	n/a
Toronto CMA	960	1,347	115	260	414	484	2,087	1,759	3,576	3,850	-7.1
Oshawa CMA	126	179	0	0	31	18	0	0	157	197	-20.3
Greater Toronto Area (GTA)	1,072	1,483	103	258	426	502	2,087	1,834	3,688	4,077	-9.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	451	313	128	124	358	118	11,369	9,020	12,306	9,575	28.5
Toronto	62	59	8	6	73	0	6,865	5,556	7,008	5,621	24.7
East York	42	15	6	0	0	0	105	363	153	378	-59.5
Etobicoke	77	43	66	2	68	0	1,768	506	1,979	551	**
North York	156	159	10	112	157	77	2,381	1,520	2,704	1,868	44.8
Scarborough	96	32	26	4	57	41	0	358	179	435	-58.9
York	18	4	12	0	3	0	250	0	283	4	**
York Region	1,592	2,093	190	390	1,101	486	2,460	993	5,343	3,962	34.9
Aurora	48	25	0	0	0	0	157	0	205	25	**
East Gwillimbury	73	47	32	14	0	17	0	0	105	78	34.6
Georgina Township	51	74	0	0	7	0	0	0	58	74	-21.6
King Township	126	42	4	2	52	0	127	137	309	181	70.7
Markham	355	648	124	116	790	51	1,193	253	2,462	1,068	130.5
Newmarket	246	81	0	0	60	0	0	0	306	81	**
Richmond Hill	223	251	4	4	116	115	564	0	907	370	145.1
Vaughan	310	537	6	164	41	214	419	499	776	1,414	-45.1
Whitchurch-Stouffville	160	388	20	90	35	89	0	104	215	671	-68.0
Peel Region	1,528	1,155	673	348	546	605	888	1,571	3,635	3,679	-1.2
Brampton	1,224	997	584	336	468	127	0	49	2,276	1,509	50.8
Caledon	204	104	39	6	78	71	0	0	321	181	77.3
Mississauga	100	54	50	6	0	407	888	1,522	1,038	1,989	-47.8
Halton Region	506	919	30	52	668	454	476	291	1,680	1,716	-2.1
Burlington	61	153	0	4	90	4	338	75	489	236	107.2
Halton Hills	23	28	0	2	0	0	0	0	23	30	-23.3
Milton	284	419	30	14	351	201	2	216	667	850	-21.5
Oakville	138	319	0	32	227	249	136	0	501	600	-16.5
Durham Region	973	837	34	74	298	231	293	251	1,598	1,393	14.7
Ajax	161	165	28	36	124	106	0	0	313	307	2.0
Brock	2	4	0	0	0	0	0	0	2	4	-50.0
Clarington	335	246	6	0	39	42	82	0	462	288	60.4
Oshawa	125	165	0	38	0	44	0	16	125	263	-52.5
Pickering	177	35	0	0	24	3	0	235	201	273	-26.4
Scugog	8	9	0	0	0	0	0	0	8	9	-11.1
Uxbridge	32	17	0	0	0	0	0	0	32	17	88.2
Whitby	133	196	0	0	111	36	211	0	455	232	96.1
Remainder of Toronto CMA	300	272	14	54	83	0	0	0	397	326	21.8
Bradford West Gwillimbury	144	217	2	36	22	0	0	0	168	253	-33.6
Town of Mono	23	14	0	0	0	0	0	0	23	14	64.3
New Tecumseth	120	30	12	18	25	0	0	0	157	48	**
Orangeville	13	11	0	0	36	0	0	0	49	11	**
Toronto CMA	4,686	4,816	1,063	1,000	2,814	1,768	14,855	12,035	23,418	19,619	19.4
Oshawa CMA	593	607	6	38	150	122	293	16	1,042	783	33.1
Greater Toronto Area (GTA)	5,050	5,317	1,055	988	2,971	1,894	15,486	12,126	24,562	20,325	20.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Toronto City	36	23	0	0	1,520	973	250	0
Toronto	33	0	0	0	400	659	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	270	0	0
North York	3	23	0	0	1,120	0	0	0
Scarborough	0	0	0	0	0	44	0	0
York	0	0	0	0	0	0	250	0
York Region	82	73	0	4	234	494	0	0
Aurora	0	0	0	0	157	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	137	0	0
Markham	49	28	0	0	77	253	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	14	6	0	0	0	0	0	0
Vaughan	0	39	0	0	0	0	0	0
Whitchurch-Stouffville	19	0	0	4	0	104	0	0
Peel Region	129	306	0	0	12	292	0	0
Brampton	123	26	0	0	0	0	0	0
Caledon	6	0	0	0	0	0	0	0
Mississauga	0	280	0	0	12	292	0	0
Halton Region	78	64	0	0	71	75	0	0
Burlington	10	0	0	0	0	75	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	68	0	0	0	0	0	0	0
Oakville	0	64	0	0	71	0	0	0
Durham Region	101	32	0	0	0	0	0	0
Ajax	70	14	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	16	14	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	15	4	0	0	0	0	0	0
Remainder of Toronto CMA	29	0	0	0	0	0	0	0
Bradford West Gwillimbury	14	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	9	0	0	0	0	0	0	0
Orangeville	6	0	0	0	0	0	0	0
Toronto CMA	414	480	0	4	1,837	1,759	250	0
Oshawa CMA	31	18	0	0	0	0	0	0
Greater Toronto Area (GTA)	426	498	0	4	1,837	1,834	250	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	344	118	14	0	10,464	8,241	905	779
Toronto	73	0	0	0	6,301	5,250	564	306
East York	0	0	0	0	105	363	0	0
Etobicoke	68	0	0	0	1,768	270	0	236
North York	143	77	14	0	2,290	1,283	91	237
Scarborough	57	41	0	0	0	358	0	0
York	3	0	0	0	0	0	250	0
York Region	1,093	478	8	8	2,312	909	148	84
Aurora	0	0	0	0	157	0	0	0
East Gwillimbury	0	17	0	0	0	0	0	0
Georgina Township	7	0	0	0	0	0	0	0
King Township	52	0	0	0	127	137	0	0
Markham	790	51	0	0	1,185	253	8	0
Newmarket	60	0	0	0	0	0	0	0
Richmond Hill	116	115	0	0	424	0	140	0
Vaughan	41	214	0	0	419	415	0	84
Whitchurch-Stouffville	27	81	8	8	0	104	0	0
Peel Region	546	605	0	0	638	1,571	250	0
Brampton	468	127	0	0	0	49	0	0
Caledon	78	71	0	0	0	0	0	0
Mississauga	0	407	0	0	638	1,522	250	0
Halton Region	668	454	0	0	476	291	0	0
Burlington	90	4	0	0	338	75	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	351	201	0	0	2	216	0	0
Oakville	227	249	0	0	136	0	0	0
Durham Region	298	231	0	0	154	235	139	16
Ajax	124	106	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	39	42	0	0	82	0	0	0
Oshawa	0	44	0	0	0	0	0	16
Pickering	24	3	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	111	36	0	0	72	0	139	0
Remainder of Toronto CMA	83	0	0	0	0	0	0	0
Bradford West Gwillimbury	22	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	25	0	0	0	0	0	0	0
Orangeville	36	0	0	0	0	0	0	0
Toronto CMA	2,792	1,760	22	8	13,552	11,172	1,303	863
Oshawa CMA	150	122	0	0	154	0	139	16
Greater Toronto Area (GTA)	2,949	1,886	22	8	14,044	11,247	1,442	879

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2012

Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Toronto City	146	108	1,520	973	250	0	1,916	1,081
Toronto	47	14	400	659	0	0	447	673
East York	16	0	0	0	0	0	16	0
Etobicoke	21	18	0	270	0	0	21	288
North York	41	70	1,120	0	0	0	1,161	70
Scarborough	13	4	0	44	0	0	13	48
York	8	2	0	0	250	0	258	2
York Region	521	759	248	522	0	4	769	1,285
Aurora	8	3	157	0	0	0	165	3
East Gwillimbury	10	20	0	0	0	0	10	20
Georgina Township	7	15	0	0	0	0	7	15
King Township	4	0	0	137	0	0	4	137
Markham	185	259	77	281	0	0	262	540
Newmarket	62	17	0	0	0	0	62	17
Richmond Hill	30	51	14	0	0	0	44	51
Vaughan	110	277	0	0	0	0	110	277
Whitchurch-Stouffville	105	117	0	104	0	4	105	225
Peel Region	420	357	64	572	0	0	484	929
Brampton	351	302	52	0	0	0	403	302
Caledon	47	33	0	0	0	0	47	33
Mississauga	22	22	12	572	0	0	34	594
Halton Region	152	416	71	75	0	0	223	491
Burlington	18	21	0	75	0	0	18	96
Halton Hills	0	8	0	0	0	0	0	8
Milton	94	72	0	0	0	0	94	72
Oakville	40	315	71	0	0	0	111	315
Durham Region	247	276	49	15	0	0	296	291
Ajax	76	65	18	7	0	0	94	72
Brock	2	1	0	0	0	0	2	1
Clarington	51	89	16	8	0	0	67	97
Oshawa	47	36	0	0	0	0	47	36
Pickering	33	8	0	0	0	0	33	8
Scugog	5	3	0	0	0	0	5	3
Uxbridge	5	10	0	0	0	0	5	10
Whitby	28	64	15	0	0	0	43	64
Remainder of Toronto CMA	55	65	15	5	0	0	70	70
Bradford West Gwillimbury	20	58	0	0	0	0	20	58
Town of Mono	0	1	3	3	0	0	3	4
New Tecumseth	24	6	12	2	0	0	36	8
Orangeville	11	0	0	0	0	0	11	0
Toronto CMA	1,390	1,767	1,936	2,079	250	4	3,576	3,850
Oshawa CMA	126	189	31	8	0	0	157	197
Greater Toronto Area (GTA)	1,486	1,916	1,952	2,157	250	4	3,688	4,077

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,017	941	10,370	7,855	919	779	12,306	9,575
Toronto	143	472	6,301	4,843	564	306	7,008	5,621
East York	48	15	105	363	0	0	153	378
Etobicoke	143	45	1,836	270	0	236	1,979	551
North York	471	348	2,128	1,283	105	237	2,704	1,868
Scarborough	179	56	0	379	0	0	179	435
York	33	4	0	0	250	0	283	4
York Region	2,829	2,890	2,358	980	156	92	5,343	3,962
Aurora	48	25	157	0	0	0	205	25
East Gwillimbury	105	78	0	0	0	0	105	78
Georgina Township	58	74	0	0	0	0	58	74
King Township	182	44	127	137	0	0	309	181
Markham	1,245	787	1,209	281	8	0	2,462	1,068
Newmarket	306	81	0	0	0	0	306	81
Richmond Hill	321	327	446	43	140	0	907	370
Vaughan	357	915	419	415	0	84	776	1,414
Whitchurch-Stouffville	207	559	0	104	8	8	215	671
Peel Region	2,695	1,726	690	1,953	250	0	3,635	3,679
Brampton	2,224	1,456	52	53	0	0	2,276	1,509
Caledon	321	181	0	0	0	0	321	181
Mississauga	150	89	638	1,900	250	0	1,038	1,989
Halton Region	973	1,328	707	388	0	0	1,680	1,716
Burlington	145	157	344	79	0	0	489	236
Halton Hills	23	30	0	0	0	0	23	30
Milton	667	634	0	216	0	0	667	850
Oakville	138	507	363	93	0	0	501	600
Durham Region	1,155	1,292	304	85	139	16	1,598	1,393
Ajax	249	286	64	21	0	0	313	307
Brock	2	4	0	0	0	0	2	4
Clarington	364	268	98	20	0	0	462	288
Oshawa	125	203	0	44	0	16	125	263
Pickering	201	273	0	0	0	0	201	273
Scugog	8	9	0	0	0	0	8	9
Uxbridge	32	17	0	0	0	0	32	17
Whitby	174	232	142	0	139	0	455	232
Remainder of Toronto CMA	375	307	22	19	0	0	397	326
Bradford West Gwillimbury	168	253	0	0	0	0	168	253
Town of Mono	13	6	10	8	0	0	23	14
New Tecumseth	145	37	12	11	0	0	157	48
Orangeville	49	11	0	0	0	0	49	11
Toronto CMA	8,226	7,611	13,867	11,137	1,325	871	23,418	19,619
Oshawa CMA	663	703	240	64	139	16	1,042	783
Greater Toronto Area (GTA)	8,669	8,177	14,429	11,261	1,464	887	24,562	20,325

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type June 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	% Change
Toronto City	84	69	8	0	23	15	331	3,464	446	3,548	-87.4
Toronto	10	12	2	0	0	15	0	1,177	12	1,204	-99.0
East York	3	7	0	0	0	0	0	0	3	7	-57.1
Etobicoke	6	10	0	0	0	0	313	0	319	10	**
North York	21	31	0	0	0	0	0	23	21	54	-61.1
Scarborough	44	3	6	0	23	0	18	2,264	91	2,267	-96.0
York	0	6	0	0	0	0	0	0	0	6	-100.0
York Region	304	350	74	130	97	102	107	735	582	1,317	-55.8
Aurora	5	10	0	0	0	0	0	0	5	10	-50.0
East Gwillimbury	10	2	6	2	4	0	0	0	20	4	**
Georgina Township	20	4	0	0	0	0	0	0	20	4	**
King Township	1	12	0	0	0	0	0	0	1	12	-91.7
Markham	79	33	66	60	58	30	3	735	206	858	-76.0
Newmarket	26	0	0	0	0	0	0	0	26	0	n/a
Richmond Hill	63	79	2	6	23	7	20	0	108	92	17.4
Vaughan	93	137	0	62	12	21	84	0	189	220	-14.1
Whitchurch-Stouffville	7	73	0	0	0	44	0	0	7	117	-94.0
Peel Region	277	161	92	20	132	290	0	0	501	471	6.4
Brampton	219	128	62	4	35	192	0	0	316	324	-2.5
Caledon	47	14	20	12	10	5	0	0	77	31	148.4
Mississauga	11	19	10	4	87	93	0	0	108	116	-6.9
Halton Region	218	118	10	22	72	22	0	0	300	162	85.2
Burlington	30	18	0	8	4	0	0	0	34	26	30.8
Halton Hills	1	6	0	0	6	0	0	0	7	6	16.7
Milton	182	87	8	14	23	18	0	0	213	119	79.0
Oakville	5	7	2	0	39	4	0	0	46	11	**
Durham Region	232	150	26	14	129	82	247	18	634	264	140.2
Ajax	44	12	26	0	109	0	0	0	179	12	**
Brock	0	3	0	0	0	0	0	0	0	3	-100.0
Clarington	62	42	0	0	0	8	0	0	62	50	24.0
Oshawa	19	45	0	14	0	28	12	18	31	105	-70.5
Pickering	50	0	0	0	0	19	235	0	285	19	**
Scugog	4	1	0	0	0	0	0	0	4	1	**
Uxbridge	0	1	0	0	0	0	0	0	0	1	-100.0
Whitby	53	46	0	0	20	27	0	0	73	73	0.0
Remainder of Toronto CMA	79	49	0	10	0	0	0	0	79	59	33.9
Bradford West Gwillimbury	57	42	0	10	0	0	0	0	57	52	9.6
Town of Mono	6	2	0	0	0	0	0	0	6	2	200.0
New Tecumseth	5	4	0	0	0	0	0	0	5	4	25.0
Orangeville	11	1	0	0	0	0	0	0	11	1	**
Toronto CMA	1,026	742	210	174	429	448	673	4,199	2,338	5,563	-58.0
Oshawa CMA	134	133	0	14	20	63	12	18	166	228	-27.2
Greater Toronto Area (GTA)	1,115	848	210	186	453	511	685	4,217	2,463	5,762	-57.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	397	357	158	30	357	155	5,946	8,869	6,858	9,411	-27.1
Toronto	54	59	2	18	18	30	2,976	4,640	3,050	4,747	-35.7
East York	22	17	0	0	0	0	0	0	22	17	29.4
Etobicoke	51	46	2	10	5	0	1,916	551	1,974	607	**
North York	165	133	146	0	241	16	871	1,216	1,423	1,365	4.2
Scarborough	98	93	8	0	93	109	183	2,462	382	2,664	-85.7
York	7	9	0	2	0	0	0	0	7	11	-36.4
York Region	2,216	1,880	242	274	650	508	324	943	3,432	3,605	-4.8
Aurora	18	82	0	8	0	0	0	153	18	243	-92.6
East Gwillimbury	37	37	12	2	20	15	0	0	69	54	27.8
Georgina Township	71	44	0	0	0	11	0	0	71	55	29.1
King Township	24	80	0	0	0	18	0	0	24	98	-75.5
Markham	793	265	188	140	394	116	7	735	1,382	1,256	10.0
Newmarket	121	79	4	4	0	0	4	0	129	83	55.4
Richmond Hill	310	373	10	10	103	102	20	25	443	510	-13.1
Vaughan	616	738	24	78	76	169	293	30	1,009	1,015	-0.6
Whitchurch-Stouffville	226	182	4	32	57	77	0	0	287	291	-1.4
Peel Region	1,474	988	398	218	439	742	859	1,030	3,170	2,978	6.4
Brampton	1,262	818	236	146	214	549	0	74	1,712	1,587	7.9
Caledon	133	74	68	20	16	20	0	0	217	114	90.4
Mississauga	79	96	94	52	209	173	859	956	1,241	1,277	-2.8
Halton Region	896	613	102	142	397	408	427	53	1,822	1,216	49.8
Burlington	180	132	0	48	27	22	0	0	207	202	2.5
Halton Hills	18	35	4	0	19	8	0	53	41	96	-57.3
Milton	496	333	74	94	176	208	288	0	1,034	635	62.8
Oakville	202	113	24	0	175	170	139	0	540	283	90.8
Durham Region	1,017	692	82	64	459	395	249	26	1,807	1,177	53.5
Ajax	178	114	82	40	153	170	0	0	413	324	27.5
Brock	5	4	0	0	0	0	0	0	5	4	25.0
Clarington	214	193	0	0	36	36	0	6	250	235	6.4
Oshawa	143	184	0	16	53	55	14	20	210	275	-23.6
Pickering	228	16	0	0	67	19	235	0	530	35	**
Scugog	6	6	0	0	0	0	0	0	6	6	0.0
Uxbridge	12	13	0	0	0	0	0	0	12	13	-7.7
Whitby	231	162	0	8	150	115	0	0	381	285	33.7
Remainder of Toronto CMA	382	305	38	46	0	26	0	0	420	377	11.4
Bradford West Gwillimbury	204	247	24	36	0	23	0	0	228	306	-25.5
Town of Mono	15	17	0	0	0	0	0	0	15	17	-11.8
New Tecumseth	135	28	10	8	0	0	0	0	145	36	**
Orangeville	28	13	4	2	0	3	0	0	32	18	77.8
Toronto CMA	5,603	4,154	1,020	702	2,036	2,006	7,791	10,895	16,450	17,757	-7.4
Oshawa CMA	588	539	0	24	239	206	14	26	841	795	5.8
Greater Toronto Area (GTA)	6,000	4,530	982	728	2,302	2,208	7,805	10,921	17,089	18,387	-7.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Toronto City	23	15	0	0	331	3,435	0	0
Toronto	0	15	0	0	0	1,148	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	313	0	0	0
North York	0	0	0	0	0	23	0	0
Scarborough	23	0	0	0	18	2,264	0	0
York	0	0	0	0	0	0	0	0
York Region	97	102	0	0	20	735	87	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	4	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	58	30	0	0	0	735	3	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	23	7	0	0	20	0	0	0
Vaughan	12	21	0	0	0	0	84	0
Whitchurch-Stouffville	0	44	0	0	0	0	0	0
Peel Region	132	290	0	0	0	0	0	0
Brampton	35	192	0	0	0	0	0	0
Caledon	10	5	0	0	0	0	0	0
Mississauga	87	93	0	0	0	0	0	0
Halton Region	72	22	0	0	0	0	0	0
Burlington	4	0	0	0	0	0	0	0
Halton Hills	6	0	0	0	0	0	0	0
Milton	23	18	0	0	0	0	0	0
Oakville	39	4	0	0	0	0	0	0
Durham Region	129	82	0	0	235	0	12	18
Ajax	109	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	8	0	0	0	0	0	0
Oshawa	0	28	0	0	0	0	12	18
Pickering	0	19	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	20	27	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	429	448	0	0	586	4,170	87	0
Oshawa CMA	20	63	0	0	0	0	12	18
Greater Toronto Area (GTA)	453	511	0	0	586	4,170	99	18

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	357	155	0	0	4,236	8,350	1,710	490
Toronto	18	30	0	0	2,206	4,453	770	158
East York	0	0	0	0	0	0	0	0
Etobicoke	5	0	0	0	1,191	551	725	0
North York	241	16	0	0	809	884	62	332
Scarborough	93	109	0	0	30	2,462	153	0
York	0	0	0	0	0	0	0	0
York Region	642	496	8	12	229	918	95	25
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	20	15	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	18	0	0	0	0	0	0
Markham	394	116	0	0	0	735	7	0
Newmarket	0	0	0	0	0	0	4	0
Richmond Hill	103	102	0	0	20	0	0	25
Vaughan	76	169	0	0	209	30	84	0
Whitchurch-Stouffville	49	65	8	12	0	0	0	0
Peel Region	439	742	0	0	859	1,004	0	26
Brampton	214	549	0	0	0	48	0	26
Caledon	16	20	0	0	0	0	0	0
Mississauga	209	173	0	0	859	956	0	0
Halton Region	397	408	0	0	347	0	80	53
Burlington	27	22	0	0	0	0	0	0
Halton Hills	19	8	0	0	0	0	0	53
Milton	176	208	0	0	208	0	80	0
Oakville	175	170	0	0	139	0	0	0
Durham Region	413	395	46	0	235	6	14	20
Ajax	153	170	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	28	36	8	0	0	6	0	0
Oshawa	15	55	38	0	0	0	14	20
Pickering	67	19	0	0	235	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	150	115	0	0	0	0	0	0
Remainder of Toronto CMA	0	26	0	0	0	0	0	0
Bradford West Gwillimbury	0	23	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	2,028	1,994	8	12	5,906	10,272	1,885	594
Oshawa CMA	193	206	46	0	0	6	14	20
Greater Toronto Area (GTA)	2,248	2,196	54	12	5,906	10,278	1,899	614

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011	June 2012	June 2011
Toronto City	115	84	331	3,435	0	0	446	3,548
Toronto	12	27	0	1,148	0	0	12	1,204
East York	3	7	0	0	0	0	3	7
Etobicoke	6	10	313	0	0	0	319	10
North York	21	31	0	23	0	0	21	54
Scarborough	73	3	18	2,264	0	0	91	2,267
York	0	6	0	0	0	0	0	6
York Region	475	566	20	751	87	0	582	1,317
Aurora	5	10	0	0	0	0	5	10
East Gwillimbury	20	4	0	0	0	0	20	4
Georgina Township	20	4	0	0	0	0	20	4
King Township	1	12	0	0	0	0	1	12
Markham	203	114	0	744	3	0	206	858
Newmarket	26	0	0	0	0	0	26	0
Richmond Hill	88	85	20	7	0	0	108	92
Vaughan	105	220	0	0	84	0	189	220
Whitchurch-Stouffville	7	117	0	0	0	0	7	117
Peel Region	414	323	87	148	0	0	501	471
Brampton	316	263	0	61	0	0	316	324
Caledon	77	31	0	0	0	0	77	31
Mississauga	21	29	87	87	0	0	108	116
Halton Region	263	162	37	0	0	0	300	162
Burlington	30	26	4	0	0	0	34	26
Halton Hills	1	6	6	0	0	0	7	6
Milton	194	119	19	0	0	0	213	119
Oakville	38	11	8	0	0	0	46	11
Durham Region	349	197	273	49	12	18	634	264
Ajax	149	12	30	0	0	0	179	12
Brock	0	3	0	0	0	0	0	3
Clarington	62	42	0	8	0	0	62	50
Oshawa	19	59	0	28	12	18	31	105
Pickering	50	19	235	0	0	0	285	19
Scugog	4	1	0	0	0	0	4	1
Uxbridge	0	1	0	0	0	0	0	1
Whitby	65	60	8	13	0	0	73	73
Remainder of Toronto CMA	76	55	3	4	0	0	79	59
Bradford West Gwillimbury	57	52	0	0	0	0	57	52
Town of Mono	3	0	3	2	0	0	6	2
New Tecumseth	5	2	0	2	0	0	5	4
Orangeville	11	1	0	0	0	0	11	1
Toronto CMA	1,512	1,196	739	4,338	87	0	2,338	5,563
Oshawa CMA	146	161	8	49	12	18	166	228
Greater Toronto Area (GTA)	1,616	1,332	748	4,383	99	18	2,463	5,762

Source: CMHC (Starts and Completions Survey)

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	899	517	4,249	8,375	1,710	490	6,858	9,411
Toronto	95	107	2,185	4,453	770	158	3,050	4,747
East York	22	17	0	0	0	0	22	17
Etobicoke	58	96	1,191	511	725	0	1,974	607
North York	551	133	810	900	62	332	1,423	1,365
Scarborough	166	153	63	2,511	153	0	382	2,664
York	7	11	0	0	0	0	7	11
York Region	3,080	2,551	249	1,017	103	37	3,432	3,605
Aurora	17	90	1	153	0	0	18	243
East Gwillimbury	69	54	0	0	0	0	69	54
Georgina Township	71	55	0	0	0	0	71	55
King Township	24	98	0	0	0	0	24	98
Markham	1,375	512	0	744	7	0	1,382	1,256
Newmarket	125	83	0	0	4	0	129	83
Richmond Hill	404	432	39	53	0	25	443	510
Vaughan	716	948	209	67	84	0	1,009	1,015
Whitchurch-Stouffville	279	279	0	0	8	12	287	291
Peel Region	2,117	1,578	1,053	1,374	0	26	3,170	2,978
Brampton	1,712	1,244	0	317	0	26	1,712	1,587
Caledon	217	108	0	6	0	0	217	114
Mississauga	188	226	1,053	1,051	0	0	1,241	1,277
Halton Region	1,199	1,089	543	74	80	53	1,822	1,216
Burlington	180	202	27	0	0	0	207	202
Halton Hills	18	43	23	0	0	53	41	96
Milton	657	635	297	0	80	0	1,034	635
Oakville	344	209	196	74	0	0	540	283
Durham Region	1,432	1,055	313	102	62	20	1,807	1,177
Ajax	383	324	30	0	0	0	413	324
Brock	5	4	0	0	0	0	5	4
Clarington	236	208	6	27	8	0	250	235
Oshawa	141	200	15	55	54	20	210	275
Pickering	295	35	235	0	0	0	530	35
Scugog	6	6	0	0	0	0	6	6
Uxbridge	12	13	0	0	0	0	12	13
Whitby	354	265	27	20	0	0	381	285
Remainder of Toronto CMA	407	349	13	28	0	0	420	377
Bradford West Gwillimbury	228	306	0	0	0	0	228	306
Town of Mono	7	12	8	5	0	0	15	17
New Tecumseth	140	13	5	23	0	0	145	36
Orangeville	32	18	0	0	0	0	32	18
Toronto CMA	8,212	6,254	6,345	10,868	1,893	606	16,450	17,757
Oshawa CMA	731	673	48	102	62	20	841	795
Greater Toronto Area (GTA)	8,727	6,790	6,407	10,942	1,955	626	17,089	18,387

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
June 2012	2	2.5	16	19.8	19	23.5	8	9.9	36	44.4	81	699,000	956,088
June 2011	3	4.1	2	2.7	4	5.4	3	4.1	62	83.8	74	1,246,750	1,331,552
Year-to-date 2012	6	1.5	68	17.0	46	11.5	35	8.8	245	61.3	400	989,590	1,094,159
Year-to-date 2011	52	14.2	25	6.8	36	9.8	23	6.3	231	62.9	367	1,009,950	1,201,288
Toronto													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,275,000	1,642,587
Year-to-date 2012	0	0.0	0	0.0	1	2.0	0	0.0	50	98.0	51	1,325,000	1,758,830
Year-to-date 2011	1	1.7	3	5.2	2	3.4	1	1.7	51	87.9	58	1,387,000	1,713,683
East York													
June 2012	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
June 2011	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	1,292,500	1,316,472
Year-to-date 2011	0	0.0	1	5.6	1	5.6	2	11.1	14	77.8	18	1,260,000	1,212,761
Etobicoke													
June 2012	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
June 2011	0	0.0	0	0.0	2	20.0	0	0.0	8	80.0	10	1,799,700	1,561,260
Year-to-date 2012	0	0.0	0	0.0	5	9.3	14	25.9	35	64.8	54	1,104,730	1,193,281
Year-to-date 2011	0	0.0	0	0.0	4	8.7	10	21.7	32	69.6	46	1,465,350	1,461,722
North York													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,085,245	1,334,142
June 2011	1	3.3	0	0.0	0	0.0	0	0.0	29	96.7	30	1,304,900	1,374,906
Year-to-date 2012	4	2.3	22	12.6	5	2.9	8	4.6	136	77.7	175	1,054,900	1,129,425
Year-to-date 2011	2	1.4	1	0.7	5	3.6	7	5.1	123	89.1	138	1,229,000	1,393,149
Scarborough													
June 2012	2	4.8	16	38.1	19	45.2	4	9.5	1	2.4	42	550,000	545,507
June 2011	2	40.0	2	40.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	2	2.2	46	50.5	32	35.2	8	8.8	3	3.3	91	541,900	560,086
Year-to-date 2011	49	50.0	20	20.4	21	21.4	0	0.0	8	8.2	98	452,490	526,688
York													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Year-to-date 2012	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--
Year-to-date 2011	0	0.0	0	0.0	3	33.3	3	33.3	3	33.3	9	--	--

Source: CMHC (Market Absorption Survey)

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
June 2012	47	15.6	59	19.6	46	15.3	118	39.2	31	10.3	301	648,990	640,713
June 2011	20	5.7	103	29.3	132	37.5	60	17.0	37	10.5	352	591,490	626,985
Year-to-date 2012	296	13.4	532	24.0	528	23.8	571	25.8	287	13.0	2,214	590,495	643,483
Year-to-date 2011	234	12.4	426	22.7	680	36.2	334	17.8	206	11.0	1,880	589,990	618,395
Aurora													
June 2012	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
June 2011	0	0.0	3	30.0	5	50.0	0	0.0	2	20.0	10	578,400	666,447
Year-to-date 2012	1	5.3	2	10.5	1	5.3	4	21.1	11	57.9	19	985,000	1,143,782
Year-to-date 2011	2	2.3	23	26.7	41	47.7	7	8.1	13	15.1	86	605,900	659,549
East Gwillimbury													
June 2012	9	90.0	1	10.0	0	0.0	0	0.0	0	0.0	10	432,990	422,690
June 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	30	81.1	7	18.9	0	0.0	0	0.0	0	0.0	37	439,990	434,123
Year-to-date 2011	19	51.4	8	21.6	9	24.3	0	0.0	1	2.7	37	449,990	484,202
Georgina Township													
June 2012	20	100.0	0	0.0	0	0.0	0	0.0	0	0.0	20	371,490	368,590
June 2011	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	62	87.3	4	5.6	0	0.0	0	0.0	5	7.0	71	354,990	430,328
Year-to-date 2011	35	79.5	1	2.3	2	4.5	2	4.5	4	9.1	44	326,990	409,239
King Township													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2011	0	0.0	1	8.3	0	0.0	4	33.3	7	58.3	12	823,490	800,907
Year-to-date 2012	0	0.0	0	0.0	0	0.0	11	47.8	12	52.2	23	849,990	870,860
Year-to-date 2011	13	16.9	20	26.0	2	2.6	29	37.7	13	16.9	77	678,990	628,977
Markham													
June 2012	15	19.2	38	48.7	11	14.1	8	10.3	6	7.7	78	509,990	573,236
June 2011	7	21.2	5	15.2	12	36.4	1	3.0	8	24.2	33	561,990	678,129
Year-to-date 2012	132	16.8	328	41.7	231	29.4	68	8.6	28	3.6	787	529,990	554,405
Year-to-date 2011	32	12.1	73	27.5	101	38.1	28	10.6	31	11.7	265	574,990	613,161
Newmarket													
June 2012	2	7.7	11	42.3	8	30.8	5	19.2	0	0.0	26	549,945	553,856
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	26	21.5	43	35.5	32	26.4	20	16.5	0	0.0	121	546,900	544,228
Year-to-date 2011	37	47.4	19	24.4	20	25.6	2	2.6	0	0.0	78	465,400	494,327
Richmond Hill													
June 2012	1	1.6	1	1.6	18	29.0	33	53.2	9	14.5	62	701,900	720,823
June 2011	0	0.0	26	33.8	30	39.0	12	15.6	9	11.7	77	595,990	653,554
Year-to-date 2012	1	0.3	26	8.4	116	37.7	112	36.4	53	17.2	308	654,990	732,349
Year-to-date 2011	34	9.3	48	13.2	154	42.3	86	23.6	42	11.5	364	632,995	655,195
Vaughan													
June 2012	0	0.0	2	2.1	9	9.6	68	72.3	15	16.0	94	753,490	749,825
June 2011	0	0.0	46	32.6	44	31.2	40	28.4	11	7.8	141	605,900	632,331
Year-to-date 2012	5	0.8	15	2.4	94	15.1	351	56.4	157	25.2	622	729,990	767,757
Year-to-date 2011	20	2.7	153	20.6	300	40.4	172	23.2	97	13.1	742	614,990	651,794
Whitchurch-Stouffville													
June 2012	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
June 2011	9	12.3	21	28.8	40	54.8	3	4.1	0	0.0	73	564,990	551,191
Year-to-date 2012	39	17.3	107	47.3	54	23.9	5	2.2	21	9.3	226	499,900	579,721
Year-to-date 2011	42	22.5	81	43.3	51	27.3	8	4.3	5	2.7	187	504,990	525,890

Table 4: Absorbed Single-Detached Units by Price Range June 2012

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
June 2012	39	15.2	69	27.0	71	27.7	52	20.3	25	9.8	256	570,490	598,702
June 2011	28	18.1	39	25.2	37	23.9	37	23.9	14	9.0	155	572,990	610,167
Year-to-date 2012	255	17.8	396	27.6	376	26.2	305	21.2	104	7.2	1,436	561,900	588,112
Year-to-date 2011	306	29.3	285	27.3	234	22.4	151	14.5	68	6.5	1,044	533,445	562,347
Brampton													
June 2012	36	19.5	52	28.1	46	24.9	37	20.0	14	7.6	185	561,900	580,045
June 2011	26	21.1	31	25.2	33	26.8	28	22.8	5	4.1	123	559,990	575,612
Year-to-date 2012	249	20.3	364	29.7	289	23.6	272	22.2	52	4.2	1,226	550,945	562,627
Year-to-date 2011	300	34.2	244	27.9	195	22.3	126	14.4	11	1.3	876	508,990	518,697
Caledon													
June 2012	3	5.0	17	28.3	25	41.7	13	21.7	2	3.3	60	592,445	584,158
June 2011	2	15.4	6	46.2	2	15.4	1	7.7	2	15.4	13	527,900	570,412
Year-to-date 2012	6	4.6	31	23.7	58	44.3	31	23.7	5	3.8	131	599,990	640,392
Year-to-date 2011	5	6.9	35	48.6	19	26.4	7	9.7	6	8.3	72	537,445	578,536
Mississauga													
June 2012	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	950,000	991,809
June 2011	0	0.0	2	10.5	2	10.5	8	42.1	7	36.8	19	750,000	861,063
Year-to-date 2012	0	0.0	1	1.3	29	36.7	2	2.5	47	59.5	79	850,000	896,927
Year-to-date 2011	1	1.0	6	6.3	20	20.8	18	18.8	51	53.1	96	850,000	948,510
Halton Region													
June 2012	92	41.4	86	38.7	31	14.0	2	0.9	11	5.0	222	470,900	505,421
June 2011	24	20.3	46	39.0	27	22.9	10	8.5	11	9.3	118	509,900	609,487
Year-to-date 2012	237	27.1	296	33.8	160	18.3	51	5.8	132	15.1	876	520,000	678,700
Year-to-date 2011	194	31.1	226	36.3	59	9.5	44	7.1	100	16.1	623	490,900	742,878
Burlington													
June 2012	0	0.0	17	48.6	12	34.3	1	2.9	5	14.3	35	550,000	608,281
June 2011	5	27.8	7	38.9	0	0.0	0	0.0	6	33.3	18	477,490	873,661
Year-to-date 2012	15	8.7	96	55.5	44	25.4	2	1.2	16	9.2	173	523,990	632,460
Year-to-date 2011	23	17.4	74	56.1	12	9.1	2	1.5	21	15.9	132	506,990	839,211
Halton Hills													
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2011	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2012	0	0.0	0	0.0	2	11.1	5	27.8	11	61.1	18	850,000	884,844
Year-to-date 2011	3	8.6	8	22.9	2	5.7	3	8.6	19	54.3	35	850,000	1,073,437
Milton													
June 2012	92	50.5	67	36.8	19	10.4	0	0.0	4	2.2	182	449,900	478,020
June 2011	19	21.8	39	44.8	27	31.0	2	2.3	0	0.0	87	509,900	506,758
Year-to-date 2012	219	44.2	175	35.3	94	19.0	4	0.8	4	0.8	496	465,900	486,690
Year-to-date 2011	165	49.5	135	40.5	28	8.4	2	0.6	3	0.9	333	450,900	466,459
Oakville													
June 2012	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	--	--
June 2011	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	--	--
Year-to-date 2012	3	1.6	25	13.2	20	10.6	40	21.2	101	53.4	189	809,000	1,205,293
Year-to-date 2011	3	2.4	9	7.3	17	13.8	37	30.1	57	46.3	123	780,000	1,293,787

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
June 2012	143	61.9	56	24.2	20	8.7	8	3.5	4	1.7	231	399,990	425,151
June 2011	112	72.3	25	16.1	11	7.1	4	2.6	3	1.9	155	359,990	413,100
Year-to-date 2012	527	52.2	238	23.6	151	15.0	60	5.9	33	3.3	1,009	441,990	459,906
Year-to-date 2011	491	70.7	130	18.7	51	7.3	13	1.9	9	1.3	694	359,990	399,909
Ajax													
June 2012	37	84.1	7	15.9	0	0.0	0	0.0	0	0.0	44	335,990	366,465
June 2011	2	14.3	4	28.6	4	28.6	3	21.4	1	7.1	14	568,330	796,016
Year-to-date 2012	62	35.4	35	20.0	38	21.7	32	18.3	8	4.6	175	521,900	521,181
Year-to-date 2011	30	25.4	57	48.3	24	20.3	5	4.2	2	1.7	118	498,350	530,879
Brock													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
June 2012	51	77.3	13	19.7	1	1.5	1	1.5	0	0.0	66	351,945	373,516
June 2011	39	90.7	1	2.3	2	4.7	0	0.0	1	2.3	43	345,900	351,503
Year-to-date 2012	176	79.6	34	15.4	6	2.7	3	1.4	2	0.9	221	351,900	373,921
Year-to-date 2011	166	86.5	16	8.3	6	3.1	2	1.0	2	1.0	192	339,445	357,006
Oshawa													
June 2012	15	78.9	4	21.1	0	0.0	0	0.0	0	0.0	19	369,990	375,398
June 2011	39	76.5	9	17.6	3	5.9	0	0.0	0	0.0	51	342,990	370,314
Year-to-date 2012	110	77.5	30	21.1	1	0.7	0	0.0	1	0.7	142	365,990	375,365
Year-to-date 2011	166	84.7	26	13.3	4	2.0	0	0.0	0	0.0	196	333,990	354,626
Pickering													
June 2012	15	30.6	17	34.7	14	28.6	3	6.1	0	0.0	49	513,330	510,666
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	56	24.7	76	33.5	73	32.2	8	3.5	14	6.2	227	529,990	548,899
Year-to-date 2011	0	0.0	1	6.3	12	75.0	2	12.5	1	6.3	16	600,295	631,763
Scugog													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	4	30.8	4	30.8	1	7.7	3	23.1	1	7.7	13	518,500	544,844
Year-to-date 2011	6	46.2	6	46.2	0	0.0	0	0.0	1	7.7	13	491,100	496,122
Whitby													
June 2012	25	47.2	15	28.3	5	9.4	4	7.5	4	7.5	53	458,990	476,947
June 2011	31	67.4	11	23.9	2	4.3	1	2.2	1	2.2	46	372,400	401,427
Year-to-date 2012	119	51.5	59	25.5	32	13.9	14	6.1	7	3.0	231	443,900	455,485
Year-to-date 2011	123	77.4	24	15.1	5	3.1	4	2.5	3	1.9	159	339,990	379,140

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
June 2012	69	87.3	8	10.1	0	0.0	1	1.3	1	1.3	79	419,990	423,044
June 2011	41	80.4	7	13.7	3	5.9	0	0.0	0	0.0	51	399,900	419,160
Year-to-date 2012	326	85.3	48	12.6	1	0.3	5	1.3	2	0.5	382	394,990	392,702
Year-to-date 2011	238	78.0	51	16.7	10	3.3	3	1.0	3	1.0	305	410,990	423,062
Bradford West Gwillimbury													
June 2012	50	87.7	6	10.5	0	0.0	1	1.8	0	0.0	57	424,990	426,737
June 2011	35	83.3	7	16.7	0	0.0	0	0.0	0	0.0	42	407,990	414,919
Year-to-date 2012	161	78.9	42	20.6	0	0.0	1	0.5	0	0.0	204	424,990	430,601
Year-to-date 2011	194	78.5	50	20.2	2	0.8	1	0.4	0	0.0	247	419,990	422,596
Town of Mono													
June 2012	5	83.3	0	0.0	0	0.0	0	0.0	1	16.7	6	--	--
June 2011	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	10	66.7	1	6.7	0	0.0	2	13.3	2	13.3	15	417,400	499,287
Year-to-date 2011	4	25.0	1	6.3	6	37.5	2	12.5	3	18.8	16	619,950	618,081
New Tecumseth													
June 2012	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
June 2011	2	50.0	0	0.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	135	100.0	0	0.0	0	0.0	0	0.0	0	0.0	135	305,990	315,331
Year-to-date 2011	26	92.9	0	0.0	2	7.1	0	0.0	0	0.0	28	305,990	341,127
Orangeville													
June 2012	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	425,900	413,173
June 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	20	71.4	5	17.9	1	3.6	2	7.1	0	0.0	28	405,400	432,525
Year-to-date 2011	14	100.0	0	0.0	0	0.0	0	0.0	0	0.0	14	374,900	372,266
Toronto CMA													
June 2012	301	30.2	245	24.6	169	17.0	183	18.4	99	9.9	997	521,990	590,819
June 2011	114	15.3	194	26.0	207	27.7	113	15.1	119	15.9	747	579,900	673,286
Year-to-date 2012	1,227	22.1	1,359	24.5	1,179	21.2	1,008	18.2	777	14.0	5,550	561,990	642,323
Year-to-date 2011	1,037	24.5	1,003	23.7	1,043	24.6	560	13.2	591	14.0	4,234	558,945	649,697
Oshawa CMA													
June 2012	91	65.9	32	23.2	6	4.3	5	3.6	4	2.9	138	370,945	413,499
June 2011	109	77.9	21	15.0	7	5.0	1	0.7	2	1.4	140	349,400	374,759
Year-to-date 2012	405	68.2	123	20.7	39	6.6	17	2.9	10	1.7	594	371,945	405,985
Year-to-date 2011	455	83.2	66	12.1	15	2.7	6	1.1	5	0.9	547	339,990	362,587
Greater Toronto Area													
June 2012	323	29.6	286	26.2	187	17.1	188	17.2	107	9.8	1,091	520,000	581,099
June 2011	187	21.9	215	25.2	211	24.7	114	13.3	127	14.9	854	560,450	643,746
Year-to-date 2012	1,321	22.3	1,530	25.8	1,261	21.2	1,022	17.2	801	13.5	5,935	557,990	634,448
Year-to-date 2011	1,277	27.7	1,092	23.7	1,060	23.0	565	12.3	614	13.3	4,608	544,990	636,045

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2012						
Submarket	June 2012	June 2011	% Change	YTD 2012	YTD 2011	% Change
Toronto City	956,088	1,331,552	-28.2	1,094,159	1,201,288	-8.9
Toronto	--	1,642,587	n/a	1,758,830	1,713,683	2.6
East York	--	--	n/a	1,316,472	1,212,761	8.6
Etobicoke	--	1,561,260	n/a	1,193,281	1,461,722	-18.4
North York	1,334,142	1,374,906	-3.0	1,129,425	1,393,149	-18.9
Scarborough	545,507	--	n/a	560,086	526,688	6.3
York	--	--	n/a	--	--	n/a
York Region	640,713	626,985	2.2	643,483	618,395	4.1
Aurora	--	666,447	n/a	1,143,782	659,549	73.4
East Gwillimbury	422,690	--	n/a	434,123	484,202	-10.3
Georgina Township	368,590	--	n/a	430,328	409,239	5.2
King Township	--	800,907	n/a	870,860	628,977	38.5
Markham	573,236	678,129	-15.5	554,405	613,161	-9.6
Newmarket	553,856	--	n/a	544,228	494,327	10.1
Richmond Hill	720,823	653,554	10.3	732,349	655,195	11.8
Vaughan	749,825	632,331	18.6	767,757	651,794	17.8
Whitchurch-Stouffville	--	551,191	n/a	579,721	525,890	10.2
Peel Region	598,702	610,167	-1.9	588,112	562,347	4.6
Brampton	580,045	575,612	0.8	562,627	518,697	8.5
Caledon	584,158	570,412	2.4	640,392	578,536	10.7
Mississauga	991,809	861,063	15.2	896,927	948,510	-5.4
Halton Region	505,421	609,487	-17.1	678,700	742,878	-8.6
Burlington	608,281	873,661	-30.4	632,460	839,211	-24.6
Halton Hills	--	--	n/a	884,844	1,073,437	-17.6
Milton	478,020	506,758	-5.7	486,690	466,459	4.3
Oakville	--	--	n/a	1,205,293	1,293,787	-6.8
Durham Region	425,151	413,100	2.9	459,906	399,909	15.0
Ajax	366,465	796,016	-54.0	521,181	530,879	-1.8
Brock	--	--	n/a	--	--	n/a
Clarington	373,516	351,503	6.3	373,921	357,006	4.7
Oshawa	375,398	370,314	1.4	375,365	354,626	5.8
Pickering	510,666	--	n/a	548,899	631,763	-13.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	544,844	496,122	9.8
Whitby	476,947	401,427	18.8	455,485	379,140	20.1
Remainder of Toronto CMA	423,044	419,160	0.9	392,702	423,062	-7.2
Bradford West Gwillimbury	426,737	414,919	2.8	430,601	422,596	1.9
Town of Mono	--	--	n/a	499,287	618,081	-19.2
New Tecumseth	--	--	n/a	315,331	341,127	-7.6
Orangeville	413,173	--	n/a	432,525	372,266	16.2
Toronto CMA	590,819	673,286	-12.2	642,323	649,697	-1.1
Oshawa CMA	413,499	374,759	10.3	405,985	362,587	12.0
Greater Toronto Area (GTA)	581,099	643,746	-9.7	634,448	636,045	-0.3

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto June 2012										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	4,340	-13.0	7,410	9,025	11,436	64.8	427,159	4.4	447,426
	February	6,265	-14.1	7,445	11,536	12,844	58.0	454,470	5.3	452,526
	March	9,262	-11.2	7,698	15,315	11,656	66.0	456,147	4.9	460,014
	April	9,040	-17.0	7,369	14,495	11,706	63.0	477,406	9.1	462,146
	May	10,045	6.1	7,555	16,076	11,848	63.8	485,520	8.7	469,947
	June	10,234	21.4	7,541	14,855	12,219	61.7	476,386	9.5	468,636
	July	7,922	20.6	7,485	12,508	12,695	59.0	459,122	9.2	470,179
	August	7,542	21.0	7,638	12,509	12,889	59.3	451,663	9.9	471,307
	September	7,658	21.3	7,991	14,727	12,949	61.7	465,369	8.9	472,600
	October	7,642	14.3	8,022	12,405	12,966	61.9	478,137	7.8	471,181
	November	7,092	8.9	7,743	9,786	12,373	62.6	480,421	9.7	479,850
	December	4,718	7.4	7,864	4,811	12,466	63.1	451,436	4.0	468,695
2012	January	4,567	5.2	7,676	9,655	12,062	63.6	463,534	8.5	488,963
	February	7,032	12.2	7,911	12,684	12,996	60.9	502,508	10.6	499,354
	March	9,690	4.6	8,289	16,308	12,957	64.0	504,117	10.5	503,090
	April	10,350	14.5	8,346	16,436	12,971	64.3	517,556	8.4	503,555
	May	10,850	8.0	7,709	19,177	13,412	57.5	516,787	6.4	497,286
	June	9,422	-7.9	7,531	16,679	14,174	53.1	508,622	6.8	498,627
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	29,319	1.8		45,426			479,830	9.1	
	Q2 2012	30,622	4.4		52,292			514,534	7.2	
	YTD 2011	49,186	-4.5		81,302			467,493	7.6	
	YTD 2012	51,911	5.5		90,939			506,474	8.3	

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

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa June 2012										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	505	-5.1	804	1,074	1,187	67.7	302,326	4.5	308,593
	February	652	-20.4	735	1,248	1,253	58.7	302,068	5.4	305,728
	March	981	-11.7	799	1,666	1,263	63.3	301,668	-1.5	302,799
	April	949	-19.8	754	1,601	1,237	61.0	321,042	5.4	314,376
	May	1,040	1.3	777	1,728	1,310	59.4	316,057	4.8	309,981
	June	1,046	13.7	817	1,587	1,347	60.7	322,947	6.1	314,908
	July	849	19.9	753	1,250	1,340	56.2	324,983	10.0	318,959
	August	764	15.6	786	1,305	1,401	56.1	310,852	-0.6	314,039
	September	833	17.8	860	1,516	1,408	61.1	318,523	7.5	319,719
	October	759	10.3	820	1,270	1,394	58.8	317,779	5.1	317,227
	November	734	11.0	890	1,000	1,338	66.5	314,260	6.3	318,314
	December	492	6.7	872	522	1,346	64.7	310,267	5.4	318,471
2012	January	556	10.1	889	1,073	1,201	74.0	316,394	4.7	322,484
	February	809	24.1	916	1,327	1,325	69.2	323,592	7.1	327,638
	March	1,128	15.0	907	1,722	1,297	70.0	327,630	8.6	328,937
	April	1,167	23.0	927	1,655	1,279	72.5	337,401	5.1	329,638
	May	1,183	13.8	888	1,749	1,323	67.1	339,086	7.3	332,955
	June	1,051	0.5	825	1,509	1,281	64.4	339,032	5.0	330,831
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	3,035	-3.1		4,916			319,991	5.4	
	Q2 2012	3,401	12.1		4,913			338,491	5.8	
	YTD 2011	5,173	-7.5		8,904			312,533	4.1	
	YTD 2012	5,894	13.9		9,035			332,283	6.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
June 2012

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto 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						
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,959	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8	896
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6	887
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3	884
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2	881
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1	886
	December	598	3.50	5.29	114.2	120.2	2,946	8.6	66.8	894
2012	January	598	3.50	5.29	114.2	120.7	2,944	8.6	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.6	66.5	895
	March	595	3.20	5.24	115.4	122.0	2,944	8.6	66.4	895
	April	607	3.20	5.44	115.8	122.4	2,952	8.4	66.4	898
	May	601	3.20	5.34	116.4	122.4	2,962	8.6	66.6	908
	June	595	3.20	5.24		121.7	2,977	8.6	66.9	910
	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)

Table 6b: Economic Indicators Oshawa CMA June 2012											
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa 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						
2011	January	592	3.35	5.19	107.8	117.5	191.4	8.8	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.7	8.8	68.7	889
	March	601	3.50	5.34	108.7	119.4	187.9	8.8	68.2	893
	April	621	3.70	5.69	109.3	119.8	186.0	9.8	68.2	889
	May	616	3.70	5.59	110.3	120.8	187.7	9.8	68.7	879
	June	604	3.50	5.39	111.2	120.2	191.2	9.3	69.5	878
	July	604	3.50	5.39	111.7	120.4	195.0	8.0	69.8	884
	August	604	3.50	5.39	111.9	120.5	196.8	7.4	69.8	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.1	69.7	890
	October	598	3.50	5.29	112.7	121.1	197.8	7.1	69.7	874
	November	598	3.50	5.29	113.8	120.9	197.2	7.2	69.5	877
	December	598	3.50	5.29	114.2	120.2	197.3	7.3	69.5	877
2012	January	598	3.50	5.29	114.2	120.7	198.3	7.4	69.8	891
	February	595	3.20	5.24	114.7	121.5	201.1	7.4	70.7	889
	March	595	3.20	5.24	115.4	122.0	201.2	7.8	71.0	896
	April	607	3.20	5.44	115.8	122.4	199.9	7.9	70.5	902
	May	601	3.20	5.34	116.4	122.4	196.3	8.2	69.3	910
	June	595	3.20	5.24		121.7	193.6	8.2	68.2	912
	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.

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