HOUSING MARKET INFORMATION

HOUSING NOW
Ontario Region

CANADA MORTGAGE AND HOUSING CORPORATION

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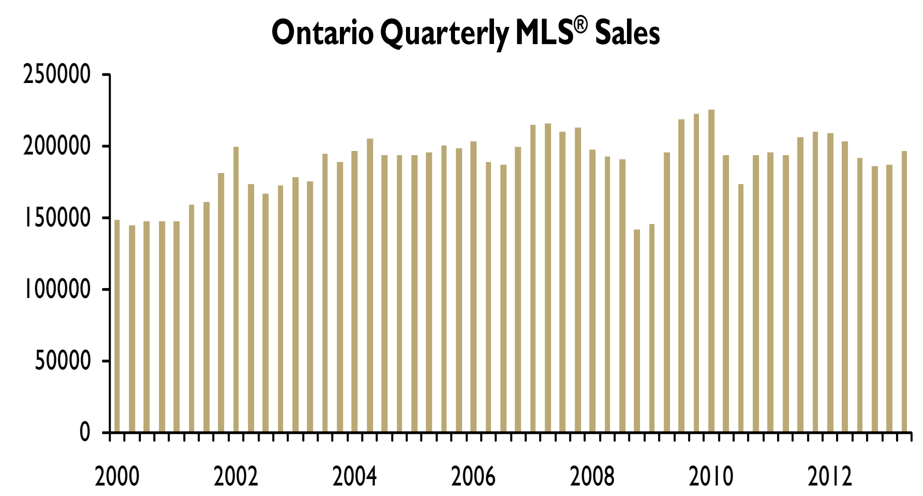
Resale Market

Ontario home sales grow in Q2

Ontario existing home sales posted the fastest growth in over two years during the second quarter. Ontario`s spring buying season began a bit later than usual. This was largely due to colder than normal weather early this year versus last. Also, improving consumer sentiment supported by better Ontario job prospects in the second quarter and the fading effect of new mortgage rules strengthened housing demand. Growth in home sales was broad based with most major markets posting increases. Despite increases registered in the second quarter, sales were still seven per cent below the peak level in March of 2012.

Figure 1



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

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For the first time in over a year, Improving demand and price conditions encouraged more listings during the second quarter. Nonetheless, listings failed to keep pace with the growth in sales. Ontario`s housing market remained firmly in a balanced market state – where it has been for over three years. Based on the balance between demand and supply, row and apartment housing remained well supplied while single and semi detached housing experienced less accommodating supply conditions. Thunder Bay was the hottest market during the second quarter due in large part to lack of supply options. Hamilton and Barrie are centers whose markets have tightened alongside Oshawa thanks to incoming demand from households bypassing the more expensive GTA market. Meanwhile, the GTA and eastern Ontario regions were the coolest markets during the second quarter.

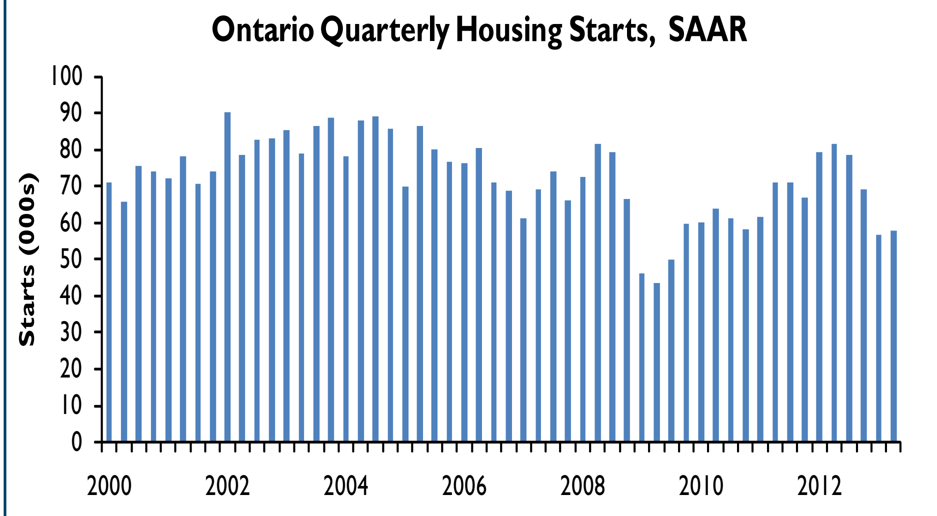
Despite balanced market conditions, home prices grew in excess of inflation for a second consecutive quarter during the second quarter. This suggests that the mix of home sales continues to favor higher priced singles and semis. While home prices reached a high during the spring of 2012, those levels were eclipsed in the latest quarter. Ontario`s tightest resale markets, posted the strongest price gains during the second quarter with Thunder Bay and Hamilton leading the way.

New Home Market

Housing starts grow in the second quarter

For the first time in over a year, Ontario residential construction moved higher during the second quarter. Multi family home construction which includes semis, rows and apartments grew fastest while singles remained steady. Rising home prices and tight resale market conditions for low density resale housing supported second quarter starts activity particularly in the multi-family home sector. Residential construction has declined most in Kitchener, Oshawa, Greater Sudbury and Toronto while holding up better in Barrie, Thunder Bay and Guelph year to date. While multi-family home construction boosted starts in the latest quarter, for the year as a whole total starts are down 29 per cent owing to a 37 per cent decline in multi-family starts.

Figure 2



Source: CMHC

Multi-family home construction gained strength in the second quarter. Apartment construction led the gains. Solid new home sales in the past few years created a backlog of projects that have begun construction in the second quarter. A faster pace of completions versus starts in recent months enabled some resources to be freed up to commence construction in June. Rising home prices and fewer lots available for low-rise construction supported demand for less expensive higher density housing. In addition, low interest rates, lower rental vacancy rates and low purpose-built rental construction enticed more investors into the marketplace and boosted investment demand for apartment units in the past few years. Some of these units that were purchased in recent years commenced construction in June. Besides apartments, semi detached construction also perked up in the second quarter. Tight resale market conditions for semi detached construction helped support demand.

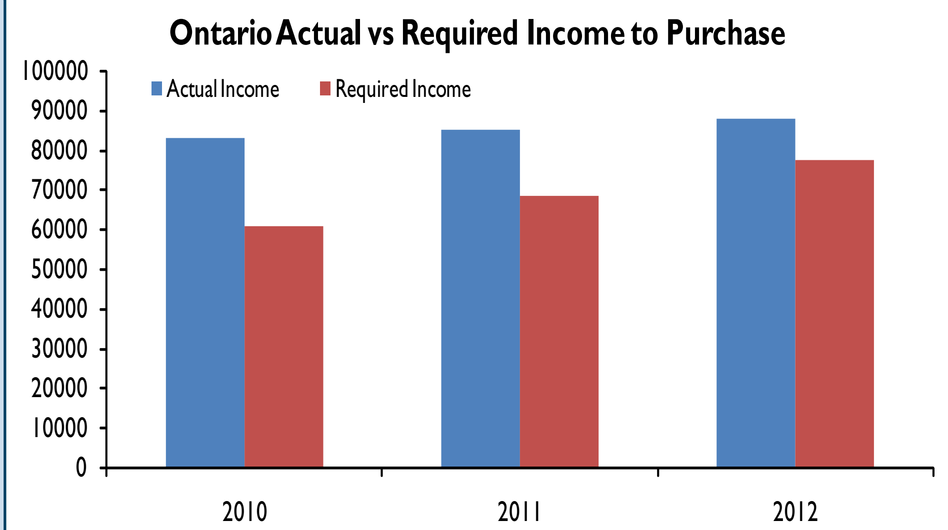
Single detached construction remained more stable versus the multi-family sector during the second quarter. Lower density construction activity has remained more stable largely due to tighter resale market conditions for this type of housing. Also, new home inventories for detached housing has drifted lower thanks in large part to limited land available for this type of construction. Demographic trends over time however suggest an aging population and smaller households are less supportive of new detached construction.

The growth in new home prices has slowed through the course of 2012 and into the first few months of 2013. Modest income growth across the province, rising new home inventories for selected dwelling types, combined with more modest price gains in the resale market discouraged builders from being overly aggressive in pricing.

Home Ownership Costs Vary By Market in Ontario

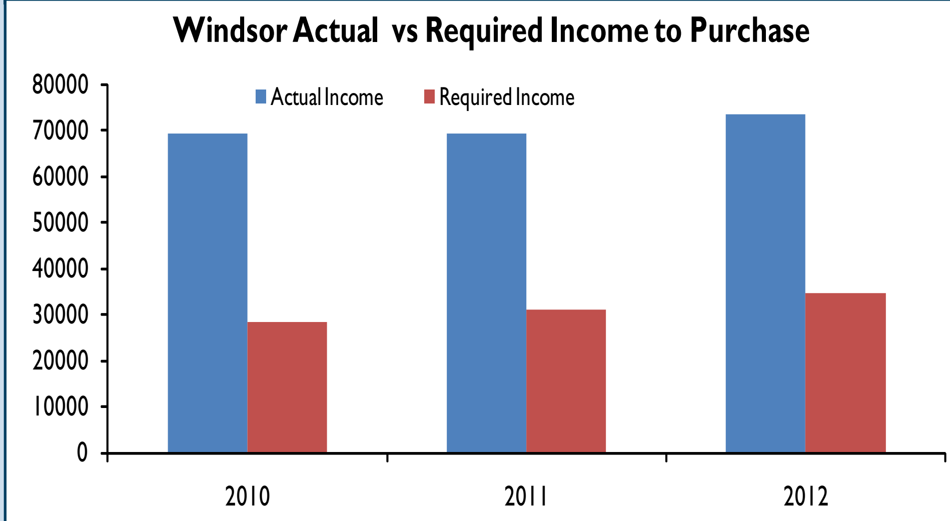
The changing cost of home ownership is a critical factor that impacts first time buying activity. The cost of homeownership can be measured in many ways for the average homebuyer. One way is to track the gap between actual income earned versus the required income to purchase an average resale home over time. When this gap is narrowing housing is more expensive, when growing it reflects the reverse. A number of Ontario major centers are more expensive in recent years. Toronto, Hamilton and Kitchener saw the gap between actual and required income narrow most while the gap remained more stable in Guelph, St Catharines-Niagara and Brantford. Windsor saw stable readings in affordability in recent years and is also considered the least expensive market in Canada.

Figure 3



Source: CREA, CMHC, Bank of Canada

Figure 4



Source: CREA, CMHC, Bank of Canada

HOUSING NOW REPORT TABLES

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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 Ontario Region Second Quarter 2013										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2013	6,207	925	1,907	34	557	4,556	44	1,027	510	15,767
Q2 2012	6,716	705	1,921	42	658	9,540	93	1,201	512	21,389
% Change	-7.6	31.2	-0.7	-19.0	-15.3	-52.2	-52.7	-14.5	-0.4	-26.3
Year-to-date 2013	9,608	1,483	3,095	56	886	9,651	122	1,328	730	26,959
Year-to-date 2012	10,665	1,467	4,258	80	1,112	16,939	120	2,280	748	37,670
% Change	-9.9	1.1	-27.3	-30.0	-20.3	-43.0	1.7	-41.8	-2.4	-28.4
UNDER CONSTRUCTION										
Q2 2013	14,263	2,653	6,728	84	2,278	55,833	400	6,214	979	89,437
Q2 2012	14,866	2,221	6,624	89	2,471	49,098	327	6,836	1,330	83,871
% Change	-4.1	19.5	1.6	-5.6	-7.8	13.7	22.3	-9.1	-26.4	6.6
COMPLETIONS										
Q2 2013	5,005	798	1,629	37	495	6,775	100	1,874	466	17,179
Q2 2012	6,025	696	1,585	35	615	2,967	140	881	408	13,352
% Change	-16.9	14.7	2.8	5.7	-19.5	128.3	-28.6	112.7	14.2	28.7
Year-to-date 2013	10,104	1,477	3,076	63	1,010	10,499	121	2,704	1,159	30,213
Year-to-date 2012	11,406	1,404	3,282	71	906	6,874	220	2,771	889	27,823
% Change	-11.4	5.2	-6.3	-11.3	11.5	52.7	-45.0	-2.4	30.4	8.6
COMPLETED & NOT ABSORBED										
Q2 2013	1,026	174	272	25	157	1,559	n/a	n/a	n/a	3,213
Q2 2012	825	88	223	15	151	1,045	n/a	n/a	n/a	2,347
% Change	24.4	97.7	22.0	66.7	4.0	49.2	n/a	n/a	n/a	36.9
ABSORBED										
Q2 2013	4,805	725	1,549	36	487	6,615	n/a	n/a	n/a	14,217
Q2 2012	5,496	657	1,523	37	579	3,043	n/a	n/a	n/a	11,335
% Change	-12.6	10.4	1.7	-2.7	-15.9	117.4	n/a	n/a	n/a	25.4
Year-to-date 2013	9,322	1,355	2,935	63	1,030	10,232	n/a	n/a	n/a	24,937
Year-to-date 2012	10,359	1,334	3,132	72	891	6,904	n/a	n/a	n/a	22,692
% Change	-10.0	1.6	-6.3	-12.5	15.6	48.2	n/a	n/a	n/a	9.9

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

Table 1.2: History of Housing Starts of Ontario Region 2003 - 2012

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2012	23,382	3,203	8,303	177	2,406	32,050	250	4,641	2,328	76,742
% Change	-5.4	11.6	5.5	0.6	4.2	42.6	3.3	2.2	-9.8	13.2
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114
% Change	0.9	-20.5	-4.8	25.3	45.0	5.0	10.5	-28.5	22.9	-0.1
2003	43,449	6,262	9,227	162	2,361	14,314	544	4,226	4,247	85,180

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Ontario Region Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Barrie	91	105	4	2	31	31	8	48	134	186	-28.0
Brantford	65	88	4	6	81	26	0	0	150	120	25.0
Greater Sudbury	74	98	6	16	0	6	2	8	82	128	-35.9
Guelph	52	76	28	26	74	61	18	6	172	169	1.8
Hamilton	367	558	14	16	249	201	115	242	745	1,017	-26.7
Kingston	103	112	0	2	16	14	115	0	234	128	82.8
Kitchener	205	275	8	14	103	161	219	132	535	582	-8.1
London	395	388	8	10	88	77	315	299	806	774	4.1
Oshawa	229	395	20	2	46	100	2	42	297	539	-44.9
Ottawa	500	470	118	74	353	283	707	1,837	1,678	2,664	-37.0
Peterborough	67	41	0	0	4	17	17	0	88	58	51.7
St. Catharines-Niagara	192	158	31	18	51	99	5	0	279	275	1.5
Thunder Bay	59	76	2	2	9	5	51	0	121	83	45.8
Toronto	2,870	2,802	620	457	1,140	1,399	3,952	8,078	8,582	12,736	-32.6
Windsor	154	177	12	16	39	18	0	0	205	211	-2.8
Centres 50,000 - 99,999											
Belleville	58	77	0	0	7	11	0	0	65	88	-26.1
Chatham-Kent	35	39	0	6	0	10	0	0	35	55	-36.4
Cornwall	21	22	0	12	0	0	50	8	71	42	69.0
Kawartha Lakes	46	55	0	0	5	0	0	0	51	55	-7.3
Norfolk	65	39	0	2	3	5	0	0	68	46	47.8
North Bay	18	22	2	0	0	0	4	4	24	26	-7.7
Sarnia	37	40	0	0	6	0	0	0	43	40	7.5
Sault Ste. Marie	25	32	2	0	8	4	0	0	35	36	-2.8

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Ontario Region Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 10,000 - 49,999											
Bracebridge	1	5	0	0	6	6	0	0	7	11	-36.4
Brighton	22	23	0	2	0	n/a	0	n/a	22	25	-12.0
Brock	4	2	0	n/a	0	n/a	0	n/a	4	2	100.0
Brockville	16	11	2	2	3	7	0	0	21	20	5.0
Centre Wellington	34	27	0	4	6	4	1	49	41	84	-51.2
Cobourg	28	18	12	0	3	0	0	0	43	18	138.9
Collingwood	29	52	0	2	3	8	0	0	32	62	-48.4
Elliot Lake	0	2	0	0	0	0	0	0	0	2	-100.0
Erin	7	11	0	0	0	0	0	0	7	11	-36.4
Essex	9	19	0	n/a	0	n/a	0	n/a	9	19	-52.6
Gravenhurst	1	3	0	0	0	0	6	0	7	3	133.3
Greater Napanee	17	21	2	0	0	0	0	0	19	21	-9.5
Haldimand County	21	24	4	2	0	6	0	0	25	32	-21.9
Hunstville	11	11	0	0	0	0	0	0	11	11	0.0
Ingersoll	11	10	0	0	0	13	0	0	11	23	-52.2
Kenora	0	9	0	8	0	4	0	0	0	21	-100.0
Kincardine	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	n/a
Lambton Shores	0	12	0	0	0	0	0	0	0	12	-100.0
Leamington	21	24	0	10	12	0	0	0	33	34	-2.9
Meaford	1	1	0	0	0	0	0	0	1	1	0.0
Midland	12	18	0	0	0	0	0	0	12	18	-33.3
Mississippi Mills	9	7	6	0	23	0	0	0	38	7	**
North Grenville	13	n/a	6	n/a	6	n/a	0	n/a	25	n/a	n/a
North Perth	14	19	0	2	0	0	0	4	14	25	-44.0
Orillia	15	29	0	0	14	4	0	0	29	33	-12.1
Owen Sound	11	8	0	0	10	0	0	0	21	8	162.5
Petawawa	14	37	0	0	6	6	0	0	20	43	-53.5
Port Hope	0	6	0	2	0	0	0	0	0	8	-100.0
Prince Edward County	11	5	2	0	0	0	0	0	13	5	160.0
Saugeen Shores	30	0	0	0	6	0	0	0	36	0	n/a
Scugog	5	7	0	n/a	0	n/a	0	n/a	5	7	-28.6
Stratford	4	9	0	2	0	6	0	0	4	17	-76.5
Temiskaming Shores	7	8	0	0	0	0	0	0	7	8	-12.5
The Nation	12	26	4	6	0	10	0	1	16	43	-62.8
Tillsonburg	9	14	0	0	0	0	0	0	9	14	-35.7
Timmins	3	9	0	0	0	0	0	0	3	9	-66.7
Trent Hills	9	11	0	0	18	0	0	0	27	11	145.5
Wasaga Beach	47	40	12	0	60	6	0	0	119	46	158.7
West Grey	3	15	0	0	0	0	0	0	3	15	-80.0
West Nipissing	3	0	0	0	0	0	0	0	3	0	n/a
Woodstock	48	60	0	0	0	17	0	0	48	77	-37.7
Total Ontario (10,000+)	6,245	6,765	933	729	2,492	2,625	5,587	10,758	15,257	20,877	-26.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Barrie	208	163	4	2	81	35	8	74	301	274	9.9
Brantford	87	126	4	10	102	45	0	0	193	181	6.6
Greater Sudbury	77	107	8	20	4	6	2	8	91	141	-35.5
Guelph	93	131	32	42	130	112	102	6	357	291	22.7
Hamilton	566	786	18	52	425	517	601	404	1,610	1,759	-8.5
Kingston	152	211	0	8	26	38	115	30	293	287	2.1
Kitchener	344	502	14	20	146	232	295	1,081	799	1,835	-56.5
London	544	615	12	20	116	97	347	299	1,019	1,031	-1.2
Oshawa	431	593	48	6	95	150	50	293	624	1,042	-40.1
Ottawa	734	774	156	106	571	711	1,298	2,207	2,759	3,798	-27.4
Peterborough	80	73	0	2	27	30	17	0	124	105	18.1
St. Catharines-Niagara	305	273	33	22	113	132	79	0	530	427	24.1
Thunder Bay	66	80	2	2	9	5	51	0	128	87	47.1
Toronto	4,561	4,686	1,030	1,063	1,832	2,814	7,854	14,855	15,277	23,418	-34.8
Windsor	209	253	16	26	43	48	0	0	268	327	-18.0
Centres 50,000 - 99,999											
Belleville	70	88	0	0	19	23	0	0	89	111	-19.8
Chatham-Kent	49	49	2	6	0	10	0	0	51	65	-21.5
Cornwall	28	27	4	12	3	0	71	8	106	47	125.5
Kawartha Lakes	88	76	2	0	13	0	0	0	103	76	35.5
Norfolk	83	64	0	6	3	5	0	0	86	75	14.7
North Bay	23	27	2	2	0	6	4	8	29	43	-32.6
Sarnia	53	50	0	0	6	4	0	0	59	54	9.3
Sault Ste. Marie	33	41	2	0	8	9	0	0	43	50	-14.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type Ontario Region January - June 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 10,000 - 49,999											
Bracebridge	5	9	0	4	6	6	7	0	18	19	-5.3
Brighton	46	31	4	2	3	n/a	0	n/a	53	33	60.6
Brock	8	2	0	n/a	0	n/a	0	n/a	8	2	**
Brockville	19	22	2	2	12	23	0	0	33	47	-29.8
Centre Wellington	43	34	2	4	6	8	15	49	66	95	-30.5
Cobourg	43	36	12	0	20	4	0	4	75	44	70.5
Collingwood	48	75	0	2	3	8	0	0	51	85	-40.0
Elliot Lake	0	2	0	0	0	0	0	0	0	2	-100.0
Erin	11	17	0	0	0	0	0	0	11	17	-35.3
Essex	9	22	0	n/a	0	n/a	0	n/a	9	22	-59.1
Gravenhurst	7	9	0	0	0	0	6	0	13	9	44.4
Greater Napanee	26	30	2	0	0	0	0	0	28	30	-6.7
Haldimand County	26	32	8	4	0	22	0	0	34	58	-41.4
Hunstville	19	15	0	0	0	0	0	0	19	15	26.7
Ingersoll	17	16	4	0	0	13	0	0	21	29	-27.6
Kenora	0	9	0	8	0	4	0	0	0	21	-100.0
Kincardine	2	n/a	2	n/a	6	n/a	0	n/a	10	n/a	n/a
Lambton Shores	0	18	0	0	0	0	0	49	0	67	-100.0
Leamington	25	30	8	10	12	11	0	2	45	53	-15.1
Meaford	2	5	0	0	0	0	0	0	2	5	-60.0
Midland	15	21	0	0	0	0	0	0	15	21	-28.6
Mississippi Mills	15	11	10	0	23	17	0	0	48	28	71.4
North Grenville	27	53	10	n/a	6	10	68	40	111	103	7.8
North Perth	16	24	0	2	16	0	0	4	32	30	6.7
Orillia	24	41	0	0	14	4	0	0	38	45	-15.6
Owen Sound	12	13	0	0	10	0	0	0	22	13	69.2
Petawawa	14	40	0	0	11	6	0	0	25	46	-45.7
Port Hope	51	12	0	2	0	0	0	0	51	14	**
Prince Edward County	19	9	4	0	0	0	0	0	23	9	155.6
Saugeen Shores	34	13	0	0	6	4	0	0	40	17	135.3
Scugog	6	8	0	n/a	0	n/a	0	n/a	6	8	-25.0
Stratford	11	18	2	8	0	20	0	2	13	48	-72.9
Temiskaming Shores	9	8	0	0	0	0	0	0	9	8	12.5
The Nation	18	32	6	14	0	10	0	1	24	57	-57.9
Tillsonburg	16	23	0	0	0	6	0	0	16	29	-44.8
Timmins	3	17	0	0	0	0	0	0	3	17	-82.4
Trent Hills	11	14	0	0	18	0	0	0	29	14	107.1
Wasaga Beach	51	62	12	0	98	13	0	0	161	75	114.7
West Grey	8	21	0	0	0	0	0	0	8	21	-61.9
West Nipissing	5	1	6	2	4	0	0	0	15	3	**
Woodstock	66	91	2	2	18	21	0	0	86	114	-24.6
Total Ontario (10,000+)	9,676	10,753	1,493	1,499	4,067	5,246	10,993	19,424	26,229	36,922	-29.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Barrie	31	31	0	0	8	48	0	0
Brantford	81	22	0	4	0	0	0	0
Greater Sudbury	0	0	0	6	2	0	0	8
Guelph	74	61	0	0	0	0	18	6
Hamilton	249	159	0	42	0	200	115	42
Kingston	16	14	0	0	115	0	0	0
Kitchener	91	161	12	0	26	72	193	60
London	88	52	0	25	0	287	315	12
Oshawa	46	100	0	0	0	42	2	0
Ottawa	353	283	0	0	630	1,667	77	170
Peterborough	4	17	0	0	0	0	17	0
St. Catharines-Niagara	51	99	0	0	2	0	3	0
Thunder Bay	9	5	0	0	51	0	0	0
Toronto	1,140	1,399	0	0	3,726	7,187	226	891
Windsor	39	18	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	7	11	0	0	0	0	0	0
Chatham-Kent	0	10	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	50	8
Kawartha Lakes	5	0	0	0	0	0	0	0
Norfolk	3	5	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	4	4
Sarnia	6	0	0	0	0	0	0	0
Sault Ste. Marie	0	4	8	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 10,000 - 49,999								
Bracebridge	6	6	0	0	0	0	0	0
Brighton	0	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	3	7	0	0	0	0	0	0
Centre Wellington	6	4	0	0	0	49	1	0
Cobourg	3	0	0	0	0	0	0	0
Collingwood	3	8	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	6	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	6	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	0	13	0	0	0	0	0	0
Kenora	0	4	0	0	0	0	0	0
Kincardine	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	12	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	23	0	0	0	0	0	0	0
North Grenville	6	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	4	0	0
Orillia	14	4	0	0	0	0	0	0
Owen Sound	10	0	0	0	0	0	0	0
Petawawa	6	6	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	6	0	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	0	6	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	10	0	n/a	0	1	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	18	0	0	0	0	0
Wasaga Beach	60	6	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	17	0	0	0	0	0	0
Total Ontario (10,000+)	2,454	2,548	38	77	4,560	9,557	1,027	1,201

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Barrie	62	35	19	0	8	72	0	2
Brantford	102	41	0	4	0	0	0	0
Greater Sudbury	0	0	4	6	2	0	0	8
Guelph	130	112	0	0	78	0	24	6
Hamilton	411	475	14	42	331	338	270	66
Kingston	26	38	0	0	115	0	0	30
Kitchener	134	232	12	0	102	633	193	448
London	116	72	0	25	2	287	345	12
Oshawa	68	150	27	0	0	154	50	139
Ottawa	571	711	0	0	1,218	2,006	80	201
Peterborough	27	30	0	0	0	0	17	0
St. Catharines-Niagara	113	132	0	0	74	0	5	0
Thunder Bay	9	5	0	0	51	0	0	0
Toronto	1,832	2,792	0	22	7,616	13,552	238	1,303
Windsor	43	48	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	19	23	0	0	0	0	0	0
Chatham-Kent	0	10	0	0	0	0	0	0
Cornwall	3	0	0	0	0	0	71	8
Kawartha Lakes	13	0	0	0	0	0	0	0
Norfolk	3	5	0	0	0	0	0	0
North Bay	0	6	0	0	0	0	4	8
Sarnia	6	0	0	4	0	0	0	0
Sault Ste. Marie	0	9	8	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region January - June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 10,000 - 49,999								
Bracebridge	6	6	0	0	0	0	7	0
Brighton	3	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	12	23	0	0	0	0	0	0
Centre Wellington	6	8	0	0	0	49	15	0
Cobourg	20	4	0	0	0	4	0	0
Collingwood	3	8	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	6	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	22	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	0	13	0	0	0	0	0	0
Kenora	0	4	0	0	0	0	0	0
Kincardine	6	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	49
Leamington	12	11	0	0	0	2	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	23	17	0	0	0	0	0	0
North Grenville	6	10	0	n/a	68	40	0	n/a
North Perth	16	0	0	0	0	4	0	0
Orillia	14	4	0	0	0	0	0	0
Owen Sound	10	0	0	0	0	0	0	0
Petawawa	11	6	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	6	4	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	0	20	0	0	0	2	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	10	0	n/a	0	1	0	n/a
Tillsonburg	0	6	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	18	0	0	0	0	0
Wasaga Beach	98	13	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	4	0	0	0	0	0
Woodstock	18	21	0	0	0	0	0	0
Total Ontario (10,000+)	3,961	5,143	106	103	9,665	17,144	1,328	2,280

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Ontario Region Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Barrie	126	122	8	64	0	0	134	186
Brantford	112	106	38	10	0	4	150	120
Greater Sudbury	82	114	0	0	0	14	82	128
Guelph	85	134	69	29	18	6	172	169
Hamilton	563	635	67	298	115	84	745	1,017
Kingston	119	128	115	0	0	0	234	128
Kitchener	243	392	87	130	205	60	535	582
London	376	374	115	361	315	39	806	774
Oshawa	272	411	21	128	4	0	297	539
Ottawa	966	828	635	1,662	77	174	1,678	2,664
Peterborough	67	45	4	13	17	0	88	58
St. Catharines-Niagara	263	228	11	40	5	7	279	275
Thunder Bay	70	82	51	0	0	0	121	83
Toronto	4,468	4,434	3,888	7,411	226	891	8,582	12,736
Windsor	177	188	28	20	0	3	205	211
Centres 50,000 - 99,999								
Belleville	65	88	0	0	0	0	65	88
Chatham-Kent	35	55	0	0	0	0	35	55
Cornwall	21	34	0	0	50	8	71	42
Kawartha Lakes	51	55	0	0	0	0	51	55
Norfolk	65	41	3	5	0	0	68	46
North Bay	20	22	0	0	4	4	24	26
Sarnia	43	40	0	0	0	0	43	40
Sault Ste. Marie	27	36	0	0	8	0	35	36

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Ontario Region Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 10,000 - 49,999								
Bracebridge	7	5	0	6	0	0	7	11
Brighton	22	25	0	n/a	0	n/a	22	25
Brock	4	2	0	n/a	0	n/a	4	2
Brockville	21	20	0	0	0	0	21	20
Centre Wellington	40	35	0	49	1	0	41	84
Cobourg	39	18	4	0	0	0	43	18
Collingwood	29	54	3	8	0	0	32	62
Elliot Lake	0	2	0	0	0	0	0	2
Erin	7	11	0	0	0	0	7	11
Essex	9	19	0	n/a	0	n/a	9	19
Gravenhurst	1	3	0	0	6	0	7	3
Greater Napanee	19	21	0	0	0	0	19	21
Haldimand County	25	32	0	0	0	0	25	32
Hunstville	11	11	0	0	0	0	11	11
Ingersoll	11	23	0	0	0	0	11	23
Kenora	0	21	0	0	0	0	0	21
Kincardine	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	12	0	0	0	0	0	12
Leamington	33	34	0	0	0	0	33	34
Meaford	1	1	0	0	0	0	1	1
Midland	12	18	0	0	0	0	12	18
Mississippi Mills	38	7	0	0	0	0	38	7
North Grenville	25	n/a	0	n/a	0	n/a	25	n/a
North Perth	14	25	0	0	0	0	14	25
Orillia	29	33	0	0	0	0	29	33
Owen Sound	21	8	0	0	0	0	21	8
Petawawa	20	43	0	0	0	0	20	43
Port Hope	0	8	0	0	0	0	0	8
Prince Edward County	13	5	0	0	0	0	13	5
Saugeen Shores	36	0	0	0	0	0	36	0
Scugog	5	7	0	n/a	0	n/a	5	7
Stratford	4	17	0	0	0	0	4	17
Temiskaming Shores	7	8	0	0	0	0	7	8
The Nation	14	43	0	n/a	2	n/a	16	43
Tillsonburg	9	14	0	0	0	0	9	14
Timmins	3	9	0	0	0	0	3	9
Trent Hills	9	11	0	0	18	0	27	11
Wasaga Beach	119	40	0	6	0	0	119	46
West Grey	3	15	0	0	0	0	3	15
West Nipissing	3	0	0	0	0	0	3	0
Woodstock	48	77	0	0	0	0	48	77
Total Ontario (10,000+)	9,039	9,342	5,147	10,240	1,071	1,294	15,257	20,877

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Barrie	259	184	23	88	19	2	301	274
Brantford	155	163	38	14	0	4	193	181
Greater Sudbury	87	127	0	0	4	14	91	141
Guelph	127	228	201	57	29	6	357	291
Hamilton	832	1,172	494	479	284	108	1,610	1,759
Kingston	178	257	115	0	0	30	293	287
Kitchener	399	675	195	712	205	448	799	1,835
London	518	591	156	401	345	39	1,019	1,031
Oshawa	524	663	21	240	79	139	624	1,042
Ottawa	1,464	1,592	1,215	2,001	80	205	2,759	3,798
Peterborough	85	83	22	22	17	0	124	105
St. Catharines-Niagara	438	372	83	47	9	8	530	427
Thunder Bay	77	86	51	0	0	0	128	87
Toronto	7,197	8,226	7,842	13,867	238	1,325	15,277	23,418
Windsor	236	267	32	57	0	3	268	327
Centres 50,000 - 99,999								
Belleville	89	111	0	0	0	0	89	111
Chatham-Kent	51	65	0	0	0	0	51	65
Cornwall	35	39	0	0	71	8	106	47
Kawartha Lakes	103	76	0	0	0	0	103	76
Norfolk	83	70	3	5	0	0	86	75
North Bay	25	35	0	0	4	8	29	43
Sarnia	59	49	0	1	0	4	59	54
Sault Ste. Marie	35	50	0	0	8	0	43	50

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 10,000 - 49,999								
Bracebridge	11	13	0	6	7	0	18	19
Brighton	50	33	3	n/a	0	n/a	53	33
Brock	8	2	0	n/a	0	n/a	8	2
Brockville	33	47	0	0	0	0	33	47
Centre Wellington	50	46	0	49	16	0	66	95
Cobourg	71	35	4	9	0	0	75	44
Collingwood	48	77	3	8	0	0	51	85
Elliot Lake	0	2	0	0	0	0	0	2
Erin	11	17	0	0	0	0	11	17
Essex	9	22	0	n/a	0	n/a	9	22
Gravenhurst	7	9	0	0	6	0	13	9
Greater Napanee	28	30	0	0	0	0	28	30
Haldimand County	34	42	0	16	0	0	34	58
Hunstville	19	15	0	0	0	0	19	15
Ingersoll	21	29	0	0	0	0	21	29
Kenora	0	21	0	0	0	0	0	21
Kincardine	4	n/a	6	n/a	0	n/a	10	n/a
Lambton Shores	0	18	0	0	0	49	0	67
Leamington	45	53	0	0	0	0	45	53
Meaford	2	5	0	0	0	0	2	5
Midland	15	21	0	0	0	0	15	21
Mississippi Mills	48	28	0	0	0	0	48	28
North Grenville	43	63	68	40	0	n/a	111	103
North Perth	32	30	0	0	0	0	32	30
Orillia	38	45	0	0	0	0	38	45
Owen Sound	22	13	0	0	0	0	22	13
Petawawa	25	46	0	0	0	0	25	46
Port Hope	51	14	0	0	0	0	51	14
Prince Edward County	23	9	0	0	0	0	23	9
Saugeen Shores	40	17	0	0	0	0	40	17
Scugog	6	8	0	n/a	0	n/a	6	8
Stratford	13	48	0	0	0	0	13	48
Temiskaming Shores	9	8	0	0	0	0	9	8
The Nation	22	57	0	n/a	2	n/a	24	57
Tillsonburg	16	23	0	6	0	0	16	29
Timmins	3	17	0	0	0	0	3	17
Trent Hills	11	14	0	0	18	0	29	14
Wasaga Beach	161	69	0	6	0	0	161	75
West Grey	8	21	0	0	0	0	8	21
West Nipissing	9	3	0	0	6	0	15	3
Woodstock	68	114	18	0	0	0	86	114
Total Ontario (10,000+)	14,186	16,390	10,593	18,131	1,450	2,400	26,229	36,922

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Barrie	93	59	6	0	96	12	73	2	268	73	**
Brantford	76	66	2	0	33	31	0	17	111	114	-2.6
Greater Sudbury	54	52	6	10	4	12	29	6	93	80	16.3
Guelph	65	64	6	14	53	10	105	90	229	178	28.7
Hamilton	294	301	28	24	148	188	0	277	470	790	-40.5
Kingston	80	86	0	10	7	4	113	0	200	100	100.0
Kitchener	151	240	8	18	95	103	327	24	581	385	50.9
London	250	270	4	10	54	34	323	30	631	344	83.4
Oshawa	247	341	6	0	84	125	9	12	346	478	-27.6
Ottawa	311	485	74	86	336	337	578	154	1,299	1,062	22.3
Peterborough	48	34	2	0	17	0	30	16	97	50	94.0
St. Catharines-Niagara	200	162	14	10	84	68	43	0	341	240	42.1
Thunder Bay	40	24	2	4	0	0	4	0	46	28	64.3
Toronto	2,396	2,987	536	472	1,046	1,145	6,871	3,172	10,849	7,776	39.5
Windsor	85	139	10	66	26	40	0	4	121	249	-51.4
Centres 50,000 - 99,999											
Belleville	32	37	0	0	0	21	0	0	32	58	-44.8
Chatham-Kent	28	23	2	4	3	0	0	0	33	27	22.2
Cornwall	45	22	34	2	3	0	21	0	103	24	**
Kawartha Lakes	39	85	0	0	3	0	0	0	42	85	-50.6
Norfolk	59	22	4	4	0	0	0	0	63	26	142.3
North Bay	14	22	6	4	3	3	0	2	23	31	-25.8
Sarnia	30	24	0	0	4	0	0	0	34	24	41.7
Sault Ste. Marie	24	32	0	0	0	0	0	0	24	32	-25.0

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Second Quarter 2013

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 10,000 - 49,999											
Bracebridge	4	5	0	0	6	0	7	0	17	5	**
Brighton	17	8	2	n/a	0	n/a	0	n/a	19	8	137.5
Brock	2	4	0	n/a	0	n/a	0	n/a	2	4	-50.0
Brockville	7	14	2	2	6	0	0	0	15	16	-6.3
Centre Wellington	18	18	2	6	9	4	7	53	36	81	-55.6
Cobourg	18	14	4	0	0	16	0	4	22	34	-35.3
Collingwood	24	39	2	0	13	5	0	0	39	44	-11.4
Elliot Lake	1	1	0	0	0	0	0	0	1	1	0.0
Erin	7	11	0	0	0	0	0	0	7	11	-36.4
Essex	3	5	0	n/a	0	n/a	0	n/a	3	5	-40.0
Gravenhurst	4	3	0	0	0	0	0	0	4	3	33.3
Greater Napanee	8	13	0	0	0	0	0	0	8	13	-38.5
Haldimand County	12	24	2	6	3	0	0	0	17	30	-43.3
Hunstville	8	14	0	0	5	0	0	0	13	14	-7.1
Ingersoll	8	6	0	0	3	0	2	0	13	6	116.7
Kenora	3	5	0	0	0	0	0	0	3	5	-40.0
Kincardine	2	1	0	n/a	0	n/a	0	n/a	2	1	100.0
Lambton Shores	1	8	0	0	0	0	0	0	1	8	-87.5
Leamington	15	14	8	4	0	0	0	0	23	18	27.8
Meaford	0	4	0	0	0	0	0	0	0	4	-100.0
Midland	9	11	0	0	0	0	0	0	9	11	-18.2
Mississippi Mills	13	7	4	0	0	6	0	0	17	13	30.8
North Grenville	28	29	8	n/a	10	n/a	40	n/a	86	29	196.6
North Perth	9	7	0	0	8	0	0	0	17	7	142.9
Orillia	11	18	0	0	0	0	0	0	11	18	-38.9
Owen Sound	2	10	0	0	0	0	0	0	2	10	-80.0
Petawawa	9	15	0	0	9	23	0	8	18	46	-60.9
Port Hope	21	5	0	0	0	0	0	0	21	5	**
Prince Edward County	4	10	2	0	5	0	0	0	11	10	10.0
Saugeen Shores	10	12	0	0	0	0	0	0	10	12	-16.7
Scugog	3	5	0	n/a	0	n/a	0	n/a	3	5	-40.0
Stratford	6	9	2	8	0	14	0	2	8	33	-75.8
Temiskaming Shores	5	4	0	0	0	0	0	0	5	4	25.0
The Nation	14	17	6	10	6	n/a	0	n/a	26	27	-3.7
Tillsonburg	4	11	0	0	0	0	64	0	68	11	**
Timmins	5	12	0	0	0	0	0	0	5	12	-58.3
Trent Hills	6	13	0	0	4	0	0	0	10	13	-23.1
Wasaga Beach	32	22	6	0	0	4	0	0	38	26	46.2
West Grey	6	16	0	0	0	0	0	0	6	16	-62.5
West Nipissing	7	5	6	2	4	0	0	0	17	7	142.9
Woodstock	30	41	2	0	0	4	0	0	32	45	-28.9
Total Ontario (10,000+)	5,060	6,070	814	780	2,190	2,221	8,649	3,873	16,713	12,944	29.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Barrie	309	113	10	0	218	43	89	2	626	158	**
Brantford	141	111	8	0	36	53	0	17	185	181	2.2
Greater Sudbury	113	118	10	18	4	30	29	24	156	190	-17.9
Guelph	111	105	8	26	74	31	105	106	298	268	11.2
Hamilton	518	571	40	28	289	481	219	277	1,066	1,357	-21.4
Kingston	159	194	2	16	19	33	113	56	293	299	-2.0
Kitchener	276	480	16	26	137	134	553	185	982	825	19.0
London	453	535	12	12	61	44	323	37	849	628	35.2
Oshawa	462	588	22	0	167	239	39	14	690	841	-18.0
Ottawa	674	861	144	160	685	713	870	920	2,373	2,654	-10.6
Peterborough	100	79	2	2	41	16	30	16	173	113	53.1
St. Catharines-Niagara	358	298	18	18	120	107	47	80	543	503	8.0
Thunder Bay	79	73	2	4	5	4	160	8	246	89	176.4
Toronto	4,753	5,603	1,047	1,020	2,085	2,036	10,386	7,791	18,271	16,450	11.1
Windsor	210	237	24	72	29	63	2	16	265	388	-31.7
Centres 50,000 - 99,999											
Belleville	74	77	2	0	5	21	0	0	81	98	-17.3
Chatham-Kent	45	38	2	4	6	0	0	0	53	42	26.2
Cornwall	89	35	34	2	3	0	21	0	147	37	**
Kawartha Lakes	123	105	0	0	3	0	0	0	126	105	20.0
Norfolk	86	77	4	4	0	0	0	0	90	81	11.1
North Bay	39	53	6	4	3	3	0	6	48	66	-27.3
Sarnia	43	63	0	2	4	6	0	0	47	71	-33.8
Sault Ste. Marie	59	59	0	0	0	4	0	16	59	79	-25.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type Ontario Region January - June 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 10,000 - 49,999											
Bracebridge	15	14	0	4	6	0	7	0	28	18	55.6
Brighton	30	20	4	n/a	0	n/a	0	n/a	34	20	70.0
Brock	6	5	0	n/a	0	n/a	0	n/a	6	5	20.0
Brockville	20	22	4	2	6	0	90	0	120	24	**
Centre Wellington	38	34	2	6	9	9	7	53	56	102	-45.1
Cobourg	28	29	6	0	0	27	0	4	34	60	-43.3
Collingwood	58	68	4	0	29	5	0	0	91	73	24.7
Elliot Lake	2	3	0	0	0	0	0	0	2	3	-33.3
Erin	12	22	0	2	0	0	0	0	12	24	-50.0
Essex	11	11	0	n/a	0	n/a	0	n/a	11	11	0.0
Gravenhurst	15	7	0	0	0	0	0	0	15	7	114.3
Greater Napanee	19	18	0	0	0	0	0	0	19	18	5.6
Haldimand County	25	36	4	6	9	11	0	0	38	53	-28.3
Hunstville	33	28	0	0	5	0	0	0	38	28	35.7
Ingersoll	21	15	2	0	3	0	2	0	28	15	86.7
Kenora	6	6	0	0	0	0	0	0	6	6	0.0
Kincardine	4	5	2	n/a	0	n/a	0	n/a	6	5	20.0
Lambton Shores	1	8	0	0	0	0	0	0	1	8	-87.5
Leamington	26	38	10	12	0	6	0	2	36	58	-37.9
Meaford	6	12	0	0	0	0	0	0	6	12	-50.0
Midland	29	21	0	0	4	0	2	0	35	21	66.7
Mississippi Mills	28	22	4	0	11	6	0	0	43	28	53.6
North Grenville	51	61	12	n/a	10	n/a	40	n/a	113	61	85.2
North Perth	17	14	0	0	8	0	0	0	25	14	78.6
Orillia	23	42	0	4	4	4	0	3	27	53	-49.1
Owen Sound	10	21	0	0	0	0	0	0	10	21	-52.4
Petawawa	27	37	0	2	15	33	0	8	42	80	-47.5
Port Hope	40	11	0	0	0	0	0	0	40	11	**
Prince Edward County	21	23	6	0	5	0	0	0	32	23	39.1
Saugeen Shores	27	36	0	0	0	0	0	0	27	36	-25.0
Scugog	5	6	0	n/a	0	n/a	0	n/a	5	6	-16.7
Stratford	10	13	2	10	0	14	0	2	12	39	-69.2
Temiskaming Shores	13	7	0	0	0	0	0	0	13	7	85.7
The Nation	26	46	8	22	16	12	0	n/a	50	80	-37.5
Tillsonburg	15	19	0	0	0	0	64	0	79	19	**
Timmins	20	20	0	0	0	0	0	0	20	20	0.0
Trent Hills	14	16	0	0	4	0	0	0	18	16	12.5
Wasaga Beach	57	62	8	0	9	46	0	36	74	144	-48.6
West Grey	18	25	0	0	0	0	0	0	18	25	-28.0
West Nipissing	13	17	6	2	4	0	4	4	27	23	17.4
Woodstock	61	84	4	2	0	18	0	0	65	104	-37.5
Total Ontario (10,000+)	10,189	11,491	1,509	1,496	4,151	4,264	13,205	9,683	29,054	26,934	7.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Barrie	69	12	27	0	73	0	0	2
Brantford	33	14	0	17	0	0	0	17
Greater Sudbury	0	0	4	12	0	2	29	4
Guelph	53	10	0	0	99	6	6	84
Hamilton	148	188	0	0	0	62	0	215
Kingston	7	4	0	0	0	0	113	0
Kitchener	95	103	0	0	0	0	327	24
London	35	25	19	9	0	0	323	30
Oshawa	79	117	5	8	0	0	9	12
Ottawa	336	337	0	0	533	76	45	78
Peterborough	17	0	0	0	30	0	0	16
St. Catharines-Niagara	84	68	0	0	39	0	4	0
Thunder Bay	0	0	0	0	0	0	4	0
Toronto	1,032	1,141	14	4	5,961	2,787	910	385
Windsor	26	34	0	6	0	0	0	4
Centres 50,000 - 99,999								
Belleville	0	21	0	0	0	0	0	0
Chatham-Kent	3	0	0	0	0	0	0	0
Cornwall	3	0	0	0	0	0	21	0
Kawartha Lakes	3	0	0	0	0	0	0	0
Norfolk	0	0	0	0	0	0	0	0
North Bay	3	3	0	0	0	0	0	2
Sarnia	4	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 10,000 - 49,999								
Bracebridge	6	0	0	0	0	0	7	0
Brighton	0	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	6	0	0	0	0	0	0	0
Centre Wellington	9	4	0	0	0	53	7	0
Cobourg	0	16	0	0	0	4	0	0
Collingwood	13	5	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	3	0	0	0	0	0	0	0
Hunstville	5	0	0	0	0	0	0	0
Ingersoll	3	0	0	0	0	0	2	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	0	6	0	0	0	0	0	0
North Grenville	10	n/a	0	n/a	40	n/a	0	n/a
North Perth	8	0	0	0	0	0	0	0
Orillia	0	0	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	9	23	0	0	0	0	0	8
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	5	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	0	14	0	0	0	2	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	6	n/a	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	64	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	4	0	0	0	0	0	0	0
Wasaga Beach	0	4	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	4	0	0	0	0	0	0	0
Woodstock	0	4	0	0	0	0	0	0
Total Ontario (10,000+)	2,116	2,165	74	56	6,775	2,992	1,874	881

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region January - June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Barrie	191	43	27	0	89	0	0	2
Brantford	36	32	0	21	0	0	0	17
Greater Sudbury	0	0	4	30	0	2	29	22
Guelph	74	31	0	0	99	22	6	84
Hamilton	289	481	0	0	219	62	0	215
Kingston	19	33	0	0	0	0	113	56
Kitchener	137	134	0	0	14	129	539	56
London	38	35	23	9	0	0	323	37
Oshawa	162	193	5	46	30	0	9	14
Ottawa	685	713	0	0	825	694	45	226
Peterborough	41	16	0	0	30	0	0	16
St. Catharines-Niagara	120	107	0	0	39	0	8	80
Thunder Bay	5	0	0	4	24	0	136	8
Toronto	2,071	2,028	14	8	9,000	5,906	1,386	1,885
Windsor	29	57	0	6	2	0	0	16
Centres 50,000 - 99,999								
Belleville	5	21	0	0	0	0	0	0
Chatham-Kent	6	0	0	0	0	0	0	0
Cornwall	3	0	0	0	0	0	21	0
Kawartha Lakes	3	0	0	0	0	0	0	0
Norfolk	0	0	0	0	0	0	0	0
North Bay	3	3	0	0	0	0	0	6
Sarnia	4	6	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	4	0	0	0	16

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region January - June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 10,000 - 49,999								
Bracebridge	6	0	0	0	0	0	7	0
Brighton	0	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	6	0	0	0	90	0	0	0
Centre Wellington	9	9	0	0	0	53	7	0
Cobourg	0	27	0	0	0	4	0	0
Collingwood	29	5	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	9	11	0	0	0	0	0	0
Hunstville	5	0	0	0	0	0	0	0
Ingersoll	3	0	0	0	0	0	2	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	6	0	0	0	2	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	4	0	0	0	0	0	2	0
Mississippi Mills	11	6	0	0	0	0	0	0
North Grenville	10	n/a	0	n/a	40	n/a	0	n/a
North Perth	8	0	0	0	0	0	0	0
Orillia	4	4	0	0	0	0	0	3
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	15	33	0	0	0	0	0	8
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	5	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	0	14	0	0	0	2	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	16	12	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	64	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	4	0	0	0	0	0	0	0
Wasaga Beach	4	46	5	0	0	36	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	4	0	0	0	0	0	4	4
Woodstock	0	18	0	0	0	0	0	0
Total Ontario (10,000+)	4,068	4,136	83	128	10,501	6,912	2,704	2,771

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Ontario Region Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Barrie	129	71	112	0	27	2	268	73
Brantford	90	66	21	14	0	34	111	114
Greater Sudbury	60	64	0	0	33	16	93	80
Guelph	82	85	134	9	13	84	229	178
Hamilton	368	440	102	133	0	217	470	790
Kingston	87	98	0	0	113	2	200	100
Kitchener	228	301	26	56	327	28	581	385
London	234	256	54	49	343	39	631	344
Oshawa	264	421	66	35	16	22	346	478
Ottawa	721	906	533	76	45	80	1,299	1,062
Peterborough	48	34	49	0	0	16	97	50
St. Catharines-Niagara	267	212	62	19	12	9	341	240
Thunder Bay	40	24	0	0	6	4	46	28
Toronto	3,855	4,259	6,070	3,128	924	389	10,849	7,776
Windsor	111	158	10	26	0	65	121	249
Centres 50,000 - 99,999								
Belleville	32	58	0	0	0	0	32	58
Chatham-Kent	33	25	0	0	0	2	33	27
Cornwall	80	24	0	0	23	0	103	24
Kawartha Lakes	39	85	3	0	0	0	42	85
Norfolk	62	26	1	0	0	0	63	26
North Bay	23	27	0	0	0	4	23	31
Sarnia	34	23	0	1	0	0	34	24
Sault Ste. Marie	24	32	0	0	0	0	24	32

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 10,000 - 49,999								
Bracebridge	10	5	0	0	7	0	17	5
Brighton	19	8	0	n/a	0	n/a	19	8
Brock	2	4	0	n/a	0	n/a	2	4
Brockville	15	16	0	0	0	0	15	16
Centre Wellington	29	28	0	53	7	0	36	81
Cobourg	20	21	2	13	0	0	22	34
Collingwood	26	39	13	5	0	0	39	44
Elliot Lake	1	1	0	0	0	0	1	1
Erin	7	11	0	0	0	0	7	11
Essex	3	5	0	n/a	0	n/a	3	5
Gravenhurst	4	3	0	0	0	0	4	3
Greater Napanee	8	13	0	0	0	0	8	13
Haldimand County	17	30	0	0	0	0	17	30
Hunstville	8	14	5	0	0	0	13	14
Ingersoll	11	6	0	0	2	0	13	6
Kenora	3	5	0	0	0	0	3	5
Kincardine	2	1	0	n/a	0	n/a	2	1
Lambton Shores	1	8	0	0	0	0	1	8
Leamington	23	18	0	0	0	0	23	18
Meaford	0	4	0	0	0	0	0	4
Midland	9	11	0	0	0	0	9	11
Mississippi Mills	17	13	0	0	0	0	17	13
North Grenville	46	29	40	n/a	0	n/a	86	29
North Perth	17	7	0	0	0	0	17	7
Orillia	11	18	0	0	0	0	11	18
Owen Sound	2	10	0	0	0	0	2	10
Petawawa	18	38	0	0	0	8	18	46
Port Hope	21	5	0	0	0	0	21	5
Prince Edward County	6	10	0	0	5	0	11	10
Saugeen Shores	10	12	0	0	0	0	10	12
Scugog	3	5	0	n/a	0	n/a	3	5
Stratford	8	33	0	0	0	0	8	33
Temiskaming Shores	5	4	0	0	0	0	5	4
The Nation	24	27	0	n/a	2	n/a	26	27
Tillsonburg	4	11	0	0	64	0	68	11
Timmins	5	12	0	0	0	0	5	12
Trent Hills	6	13	4	0	0	0	10	13
Wasaga Beach	38	26	0	0	0	0	38	26
West Grey	6	16	0	0	0	0	6	16
West Nipissing	15	7	0	0	2	0	17	7
Woodstock	32	45	0	0	0	0	32	45
Total Ontario (10,000+)	7,432	8,306	7,307	3,617	1,974	1,021	16,713	12,944

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Barrie	396	156	203	0	27	2	626	158
Brantford	164	116	21	27	0	38	185	181
Greater Sudbury	123	138	0	0	33	52	156	190
Guelph	136	143	148	41	14	84	298	268
Hamilton	697	928	369	212	0	217	1,066	1,357
Kingston	180	241	0	0	113	58	293	299
Kitchener	393	561	50	204	539	60	982	825
London	435	501	67	79	347	48	849	628
Oshawa	536	731	138	48	16	62	690	841
Ottawa	1,499	1,730	825	694	49	230	2,373	2,654
Peterborough	114	94	59	3	0	16	173	113
St. Catharines-Niagara	445	379	80	31	18	93	543	503
Thunder Bay	84	73	24	0	138	16	246	89
Toronto	7,477	8,212	9,394	6,345	1,400	1,893	18,271	16,450
Windsor	248	260	15	51	2	77	265	388
Centres 50,000 - 99,999								
Belleville	79	98	0	0	2	0	81	98
Chatham-Kent	53	40	0	0	0	2	53	42
Cornwall	124	37	0	0	23	0	147	37
Kawartha Lakes	123	105	3	0	0	0	126	105
Norfolk	88	80	2	1	0	0	90	81
North Bay	48	58	0	0	0	8	48	66
Sarnia	47	70	0	1	0	0	47	71
Sault Ste. Marie	59	59	0	0	0	20	59	79

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market Ontario Region January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 10,000 - 49,999								
Bracebridge	21	18	0	0	7	0	28	18
Brighton	34	20	0	n/a	0	n/a	34	20
Brock	6	5	0	n/a	0	n/a	6	5
Brockville	30	24	90	0	0	0	120	24
Centre Wellington	48	49	0	53	8	0	56	102
Cobourg	32	43	2	17	0	0	34	60
Collingwood	62	68	29	5	0	0	91	73
Elliot Lake	2	3	0	0	0	0	2	3
Erin	12	24	0	0	0	0	12	24
Essex	11	11	0	n/a	0	n/a	11	11
Gravenhurst	15	7	0	0	0	0	15	7
Greater Napanee	19	18	0	0	0	0	19	18
Haldimand County	38	53	0	0	0	0	38	53
Hunstville	33	28	5	0	0	0	38	28
Ingersoll	26	15	0	0	2	0	28	15
Kenora	6	6	0	0	0	0	6	6
Kincardine	6	5	0	n/a	0	n/a	6	5
Lambton Shores	1	8	0	0	0	0	1	8
Leamington	36	58	0	0	0	0	36	58
Meaford	6	12	0	0	0	0	6	12
Midland	33	21	0	0	2	0	35	21
Mississippi Mills	43	28	0	0	0	0	43	28
North Grenville	73	61	40	n/a	0	n/a	113	61
North Perth	25	14	0	0	0	0	25	14
Orillia	27	50	0	0	0	3	27	53
Owen Sound	10	21	0	0	0	0	10	21
Petawawa	42	72	0	0	0	8	42	80
Port Hope	40	11	0	0	0	0	40	11
Prince Edward County	27	23	0	0	5	0	32	23
Saugeen Shores	27	36	0	0	0	0	27	36
Scugog	5	6	0	n/a	0	n/a	5	6
Stratford	12	39	0	0	0	0	12	39
Temiskaming Shores	13	7	0	0	0	0	13	7
The Nation	48	80	0	n/a	2	n/a	50	80
Tillsonburg	15	19	0	0	64	0	79	19
Timmins	20	20	0	0	0	0	20	20
Trent Hills	14	16	4	0	0	0	18	16
Wasaga Beach	65	105	4	39	5	0	74	144
West Grey	18	25	0	0	0	0	18	25
West Nipissing	21	19	0	0	6	4	27	23
Woodstock	65	104	0	0	0	0	65	104
Total Ontario (10,000+)	14,657	16,092	11,572	7,851	2,825	2,991	29,054	26,934

Source: CMHC (Starts and Completions Survey)

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q2 2013	0	0.0	0	0.0	12	44.4	14	51.9	1	3.7	27	319,900	315,170
Q2 2012	0	0.0	0	0.0	15	57.7	11	42.3	0	0.0	26	287,400	306,558
Year-to-date 2013	0	0.0	1	1.8	24	43.6	28	50.9	2	3.6	55	319,900	320,375
Year-to-date 2012	0	0.0	0	0.0	25	52.1	22	45.8	1	2.1	48	299,400	317,327
Chatham-Kent													
Q2 2013	0	0.0	3	13.0	4	17.4	14	60.9	2	8.7	23	386,000	351,122
Q2 2012	0	0.0	7	36.8	6	31.6	6	31.6	0	0.0	19	239,000	269,737
Year-to-date 2013	1	2.8	3	8.3	5	13.9	20	55.6	7	19.4	36	387,500	376,217
Year-to-date 2012	0	0.0	11	32.4	9	26.5	14	41.2	0	0.0	34	249,000	285,779
Cornwall													
Q2 2013	0	0.0	2	10.5	12	63.2	4	21.1	1	5.3	19	246,198	279,635
Q2 2012	0	0.0	2	25.0	2	25.0	4	50.0	0	0.0	8	--	--
Year-to-date 2013	1	2.7	3	8.1	21	56.8	11	29.7	1	2.7	37	254,000	281,571
Year-to-date 2012	0	0.0	2	18.2	4	36.4	5	45.5	0	0.0	11	277,000	263,702
Kawartha Lakes													
Q2 2013	0	0.0	1	2.8	16	44.4	17	47.2	2	5.6	36	319,950	322,991
Q2 2012	3	3.4	8	9.1	59	67.0	17	19.3	1	1.1	88	279,450	281,393
Year-to-date 2013	0	0.0	5	4.2	82	68.9	30	25.2	2	1.7	119	262,900	283,702
Year-to-date 2012	4	3.7	10	9.3	74	68.5	19	17.6	1	0.9	108	269,945	275,577
Norfolk													
Q2 2013	0	0.0	0	0.0	24	40.7	25	42.4	10	16.9	59	349,900	387,710
Q2 2012	0	0.0	0	0.0	10	58.8	6	35.3	1	5.9	17	290,000	346,047
Year-to-date 2013	0	0.0	0	0.0	40	46.0	30	34.5	17	19.5	87	340,000	388,876
Year-to-date 2012	0	0.0	0	0.0	31	42.5	38	52.1	4	5.5	73	320,000	344,859
North Bay													
Q2 2013	0	0.0	0	0.0	0	0.0	7	100.0	0	0.0	7	--	--
Q2 2012	0	0.0	0	0.0	3	37.5	4	50.0	1	12.5	8	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	19	100.0	0	0.0	19	389,000	386,653
Year-to-date 2012	0	0.0	0	0.0	5	21.7	17	73.9	1	4.3	23	375,500	366,157
Sarnia													
Q2 2013	0	0.0	4	14.8	12	44.4	10	37.0	1	3.7	27	294,900	327,952
Q2 2012	0	0.0	2	9.1	9	40.9	11	50.0	0	0.0	22	300,287	317,208
Year-to-date 2013	0	0.0	4	9.1	21	47.7	18	40.9	1	2.3	44	292,400	327,561
Year-to-date 2012	1	1.7	2	3.4	31	53.4	23	39.7	1	1.7	58	290,000	312,470
Sault Ste. Marie													
Q2 2013	0	0.0	0	0.0	6	50.0	3	25.0	3	25.0	12	304,450	353,942
Q2 2012	1	4.2	1	4.2	6	25.0	11	45.8	5	20.8	24	324,900	388,138
Year-to-date 2013	0	0.0	0	0.0	12	57.1	6	28.6	3	14.3	21	299,000	337,843
Year-to-date 2012	1	2.8	1	2.8	10	27.8	17	47.2	7	19.4	36	352,450	390,853
Barrie CMA													
Q2 2013	0	0.0	0	0.0	7	8.8	50	62.5	23	28.8	80	389,395	520,166
Q2 2012	0	0.0	0	0.0	7	11.1	45	71.4	11	17.5	63	369,990	433,203
Year-to-date 2013	2	0.7	0	0.0	26	9.7	196	73.1	44	16.4	268	375,900	444,811
Year-to-date 2012	0	0.0	0	0.0	11	7.8	103	73.0	27	19.1	141	374,990	431,305

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2013

Source: CMHC (Market Absorption Survey)

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q2 2013	0	0.0	0	0.0	26	31.3	39	47.0	18	21.7	83	345,000	412,837
Q2 2012	0	0.0	0	0.0	16	22.2	33	45.8	23	31.9	72	350,000	425,918
Year-to-date 2013	0	0.0	0	0.0	42	28.2	81	54.4	26	17.4	149	347,900	404,381
Year-to-date 2012	0	0.0	0	0.0	34	27.9	52	42.6	36	29.5	122	347,450	424,656
Greater Sudbury CMA													
Q2 2013	0	0.0	0	0.0	2	4.9	32	78.0	7	17.1	41	439,900	448,228
Q2 2012	0	0.0	0	0.0	5	12.8	32	82.1	2	5.1	39	389,900	388,744
Year-to-date 2013	0	0.0	1	1.3	2	2.6	58	75.3	16	20.8	77	410,000	435,122
Year-to-date 2012	0	0.0	0	0.0	12	17.4	50	72.5	7	10.1	69	369,900	383,966
Guelph CMA													
Q2 2013	0	0.0	0	0.0	0	0.0	42	85.7	7	14.3	49	418,884	449,415
Q2 2012	0	0.0	0	0.0	0	0.0	56	84.8	10	15.2	66	393,887	416,854
Year-to-date 2013	0	0.0	1	1.1	0	0.0	73	81.1	16	17.8	90	415,835	446,153
Year-to-date 2012	0	0.0	0	0.0	0	0.0	85	83.3	17	16.7	102	400,000	425,498
Hamilton CMA													
Q2 2013	0	0.0	0	0.0	13	4.6	143	50.4	128	45.1	284	486,250	521,231
Q2 2012	0	0.0	0	0.0	6	2.1	159	55.4	122	42.5	287	484,990	540,888
Year-to-date 2013	0	0.0	0	0.0	23	4.6	266	53.5	208	41.9	497	475,000	537,261
Year-to-date 2012	0	0.0	1	0.2	18	3.3	324	59.1	205	37.4	548	459,900	515,063
Kingston CMA													
Q2 2013	0	0.0	0	0.0	23	43.4	30	56.6	0	0.0	53	300,000	307,591
Q2 2012	0	0.0	1	1.2	63	76.8	17	20.7	1	1.2	82	279,900	286,836
Year-to-date 2013	0	0.0	0	0.0	46	46.5	52	52.5	1	1.0	99	300,000	306,253
Year-to-date 2012	0	0.0	1	0.6	120	74.5	36	22.4	4	2.5	161	282,000	290,560
Kitchener CMA													
Q2 2013	0	0.0	0	0.0	0	0.0	113	72.9	42	27.1	155	429,900	489,391
Q2 2012	0	0.0	0	0.0	9	3.9	192	84.2	27	11.8	228	400,000	421,479
Year-to-date 2013	0	0.0	0	0.0	2	0.7	207	72.4	77	26.9	286	430,000	485,904
Year-to-date 2012	0	0.0	0	0.0	22	5.1	349	81.0	60	13.9	431	400,000	423,393
London CMA													
Q2 2013	2	0.7	0	0.0	79	28.3	168	60.2	30	10.8	279	340,000	369,047
Q2 2012	0	0.0	1	0.4	95	35.1	156	57.6	19	7.0	271	330,000	353,661
Year-to-date 2013	2	0.5	1	0.2	123	28.0	263	59.9	50	11.4	439	336,270	367,644
Year-to-date 2012	0	0.0	6	1.2	185	36.4	286	56.3	31	6.1	508	328,700	349,677
Oshawa CMA													
Q2 2013	0	0.0	0	0.0	23	9.2	157	62.8	70	28.0	250	414,945	448,909
Q2 2012	0	0.0	0	0.0	81	23.8	198	58.2	61	17.9	340	375,990	408,768
Year-to-date 2013	0	0.0	0	0.0	40	8.6	310	66.5	116	24.9	466	399,990	437,938
Year-to-date 2012	0	0.0	0	0.0	137	23.1	352	59.3	105	17.7	594	371,945	405,985
Ottawa CMA													
Q2 2013	0	0.0	0	0.0	3	1.3	136	56.9	100	41.8	239	472,900	506,979
Q2 2012	0	0.0	0	0.0	8	2.0	215	54.6	171	43.4	394	475,400	493,717
Year-to-date 2013	0	0.0	0	0.0	6	1.2	306	59.2	205	39.7	517	462,900	495,858
Year-to-date 2012	0	0.0	0	0.0	19	2.7	397	57.0	281	40.3	697	474,900	491,215

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2013

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region Second Quarter 2013													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q2 2013	0	0.0	0	0.0	15	33.3	26	57.8	4	8.9	45	323,900	338,166
Q2 2012	0	0.0	0	0.0	21	63.6	10	30.3	2	6.1	33	293,990	320,236
Year-to-date 2013	0	0.0	0	0.0	40	42.1	47	49.5	8	8.4	95	323,900	339,125
Year-to-date 2012	0	0.0	0	0.0	50	64.1	24	30.8	4	5.1	78	293,945	321,889
St. Catharines-Niagara CMA													
Q2 2013	0	0.0	1	0.6	17	9.8	123	71.1	32	18.5	173	380,636	420,278
Q2 2012	2	1.4	1	0.7	23	15.9	94	64.8	25	17.2	145	382,990	452,480
Year-to-date 2013	1	0.3	5	1.7	37	12.2	206	68.0	54	17.8	303	389,900	419,715
Year-to-date 2012	2	0.8	1	0.4	47	18.3	157	61.1	50	19.5	257	384,990	438,671
Thunder Bay CMA													
Q2 2013	0	0.0	0	0.0	0	0.0	6	100.0	0	0.0	6	--	--
Q2 2012	0	0.0	0	0.0	9	81.8	2	18.2	0	0.0	11	289,900	296,227
Year-to-date 2013	0	0.0	0	0.0	0	0.0	13	100.0	0	0.0	13	419,900	404,838
Year-to-date 2012	0	0.0	0	0.0	15	53.6	13	46.4	0	0.0	28	299,900	317,011
Toronto CMA													
Q2 2013	0	0.0	0	0.0	12	0.5	606	25.4	1,764	74.1	2,382	610,900	740,588
Q2 2012	1	0.0	0	0.0	42	1.4	1,046	35.7	1,842	62.8	2,931	559,000	627,560
Year-to-date 2013	0	0.0	1	0.0	28	0.6	1,314	27.9	3,359	71.4	4,702	607,450	727,239
Year-to-date 2012	3	0.1	0	0.0	81	1.5	1,911	34.4	3,555	64.1	5,550	561,990	642,323
Windsor CMA													
Q2 2013	0	0.0	5	2.4	96	45.9	100	47.8	8	3.8	209	302,639	325,552
Q2 2012	1	0.9	3	2.6	63	54.8	40	34.8	8	7.0	115	280,000	324,074
Year-to-date 2013	3	0.9	12	3.7	133	41.3	161	50.0	13	4.0	322	302,420	324,330
Year-to-date 2012	2	1.0	6	3.1	95	49.0	78	40.2	13	6.7	194	288,300	331,741
Total Urban Centres in Ontario (50,000+)													
Q2 2013	2	0.0	16	0.4	402	8.9	1,865	41.1	2,253	49.6	4,538	499,900	592,302
Q2 2012	8	0.2	26	0.5	558	10.6	2,365	44.7	2,332	44.1	5,289	478,900	534,318
Year-to-date 2013	10	0.1	37	0.4	753	8.6	3,715	42.5	4,226	48.3	8,741	489,990	587,788
Year-to-date 2012	13	0.1	41	0.4	1,035	10.5	4,372	44.3	4,410	44.7	9,871	480,990	542,455

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region Second Quarter 2013										
		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
2012	January	10,352	4.9	17,222	24,344	29,004	59.4	357,766	6.2	371,814
	February	15,148	11.7	17,399	28,994	30,051	57.9	389,726	8.6	386,080
	March	20,034	5.1	17,667	37,327	30,525	57.9	393,153	8.0	396,017
	April	22,054	12.5	17,581	38,102	30,358	57.9	404,548	7.9	397,499
	May	23,569	6.8	16,838	42,449	30,313	55.5	401,567	5.9	386,866
	June	20,842	-7.4	16,447	36,151	30,669	53.6	393,404	4.7	383,794
	July	18,020	-0.9	16,373	32,143	30,483	53.7	366,872	1.5	378,928
	August	15,939	-11.1	15,798	28,206	29,490	53.6	365,750	5.5	379,100
	September	14,153	-18.4	15,738	31,889	30,920	50.9	376,857	5.1	384,290
	October	15,895	-2.7	15,769	28,886	29,755	53.0	382,307	2.6	382,289
	November	13,220	-13.0	15,406	21,803	30,044	51.3	375,777	0.9	380,301
	December	8,394	-17.2	15,389	10,706	29,385	52.4	367,858	3.6	384,411
2013	January	9,905	-4.3	15,598	25,961	29,289	53.3	372,330	4.1	385,747
	February	12,842	-15.2	15,512	25,595	28,765	53.9	392,962	0.8	390,620
	March	16,583	-17.2	15,657	33,976	30,122	52.0	405,780	3.2	395,731
	April	21,306	-3.4	15,940	41,477	30,238	52.7	409,192	1.1	399,001
	May	23,083	-2.1	16,505	43,628	30,996	53.2	418,430	4.2	398,133
	June	20,633	-1.0	16,787	35,475	30,738	54.6	407,228	3.5	398,914
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	66,465	3.6	50,866	116,702	91,340	55.7	399,997	6.2	389,548
	Q2 2013	65,022	-2.2	49,232	120,580	91,972	53.5	411,848	3.0	398,680
	YTD 2012	111,999	5.0		207,367			393,480	6.8	
	YTD 2013	104,352	-6.8		206,112			404,809	2.9	

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 6: Level of Economic Indicators for Ontario Region
Second Quarter 2013

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2012	January - March	596	3.3	5.3	6,756.3	7.7	17,350	69.1	880	66,853,685	100.34
	April - June	601	3.2	5.3	6,770.1	7.8	29,572	59.3	892	71,589,468	98.72
	July - September	595	3.1	5.2	6,788.0	7.9	25,963	67.8	894	66,785,625	100.95
	October - December	595	3.1	5.2	6,828.0	8.0	4,626	68.4	889	66,992,592	100.42
2013	January - March	593	3.0	5.2	6,840.7	7.7	15,049	76.3	883	64,382,897	98.53
	April - June	590	3.0	5.1	6,875.7	7.5		75.6	907		96.90
	July - September										
	October - December										

Table 6.1: Growth(1) of Economic Indicators for Ontario Region
Second Quarter 2013

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates								
			1 Yr. Term	5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	0.9	-0.3	-15.5	-6.3	1.3	6.8	-1.6
	April - June	-2.1	-0.4	-0.2	0.4	0.0	-0.3	-22.7	2.2	12.9	-5.2
	July - September	-0.8	-0.4	-0.1	0.6	0.3	-25.6	-0.5	3.1	2.8	0.4
	October - December	-0.5	-0.4	0.0	1.3	0.1	-62.1	12.9	2.1	-0.7	1.6
2013	January - March	-0.5	-0.3	0.0	1.3	0.0	-13.3	10.4	0.5	-3.7	-1.8
	April - June	-1.9	-0.2	-0.2	1.6	-0.3		27.4	1.8		-1.8
	July - September										
	October - 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
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

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 2011 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 modeled 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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