HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2013

New Home Market

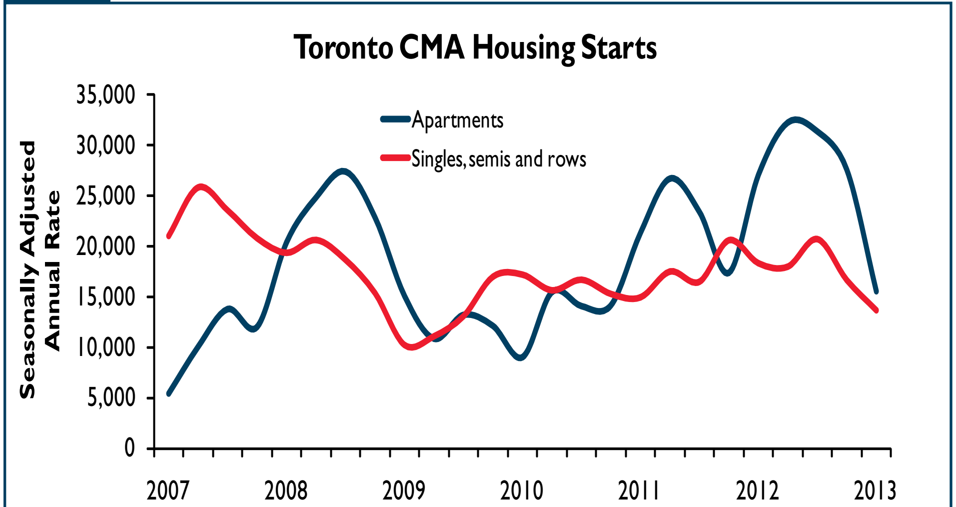
New home construction cooling

Total new construction in the Toronto Census Metropolitan Area (CMA) continued to pull back further. Starts reported a decrease from the third to the fourth quarter of 2012 and this trend has continued into 2013. Total starts have come in lower than the five-year adjusted and annualized quarter average. Currently, starts stand at an annualized and adjusted level of 29,302.

The only submarket in the Toronto CMA to report an increase in new housing starts was Halton region. Rows and apartments propelled starts growth with the apartments providing the majority of this growth.

Apartments which have contributed significantly to overall starts numbers in previous periods have cooled off.

Figure 1



Source: CMHC

Table of Contents

Fewer apartment starts in the City of Toronto where the vast majority of apartment construction occurs, have put downward pressure on total starts numbers. This is the first time in several quarters that apartment starts have cooled in Toronto.

Even though new high-rise sales are trending up in Q1 2013 sluggish sales during the last six months of 2012 had an effect on the number of high-rise starts during the last quarter of 2012 and particularly into the first quarter of 2013. Less demand for product already in the market during the last half 2012 has translated to fewer apartment projects coming on board in the first three months of 2013.

In addition, a number of projects that could have started have been delayed due to capacity constraints. Since the start of 2011 the number of apartment units under construction in Toronto has been steadily climbing. The total number of apartments under construction is significant enough that it has strained resources and newer projects have not been able to get started unless more of these units under construction come to completion.

Low-rise new construction (single-detached, semi, and row homes) has cooled this quarter. Single-detached construction decreased across Toronto. Construction of other housing types such as semis and rows increased in submarkets such as Peel, Halton, and Durham, and the City of Toronto. Yet, the increased construction of these other low-rise housing could not off-set the decreased single-detached construction.

The homeownership market has cooled since the mid-part of last year. Sales of new low-rise homes continue to come off. Strong price growth particularly of new single-detached homes has lowered demand. Developers aware of this have changed the mix of new low-rise housing and the quantity to better meet market needs while dealing with constraints of fewer lots to build on.

Resale Market

Sales showed signs of stabilization in the first quarter

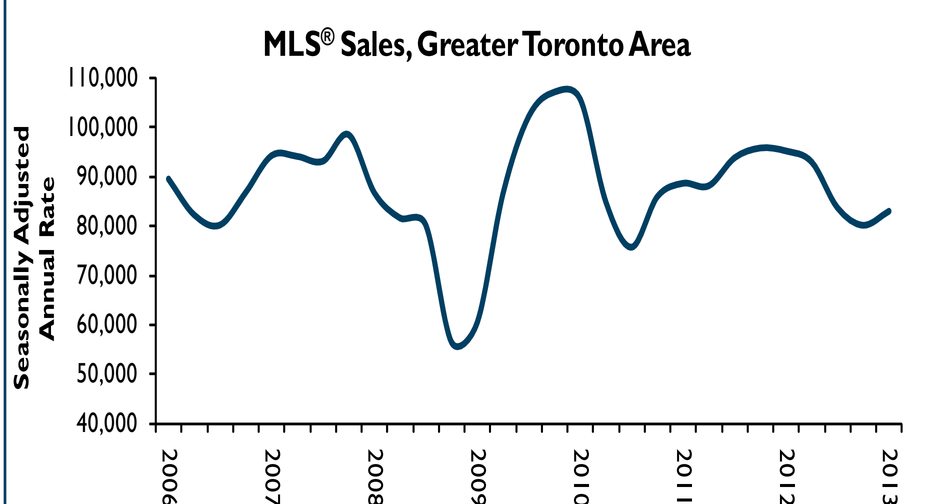
MLS® sales in the Greater Toronto Area (GTA) reclaimed some ground in the first quarter of 2013 after experiencing a slowdown over the previous two quarters. First time buyers became sensitive to strong price growth registered earlier last year and tighter mortgage market conditions owing to new rules introduced in July. Ultimately, robust employment gains posted over the same period have helped to soften buyers' reaction to these changes. In the first quarter of 2013 seasonally-adjusted annualized sales, at 83,156 units, were up by 3.6 per cent since the fourth quarter of last year.

At the same time, seasonally adjusted MLS® listings, which held relatively steady in the second half of 2012, have inched lower since the fourth quarter of 2012. It appears that more sellers have opted to take their units off the market, due to the limited choice of new or existing homes they can move into and due to sellers' confidence in their ability to sell in the future if they choose so. Thus, while still in a balanced territory, the GTA resale market conditions have tightened.

Following two straight quarters of stagnant housing prices, the declining level of competition among sellers has allowed fairly solid price growth in the first quarter of 2013, particularly in March. The average MLS® selling price in the first quarter reached $508,000, up by 2.6 per cent from the same period last year.

Single-detached homes had the most weight on the price growth. In this segment, over the first three months ending March 2013, seasonally adjusted average prices grew by seven per cent from the fourth quarter a

Figure 2



Source:CREA

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year earlier. The compositional shift, which was evident by faster increases of average prices relative to the median, has also been a factor for the recent price upsurge. Demand for the high-end single-detached homes, priced above $1 million, has revived after drifting off in the second half of 2012.

Resale condos have experienced some downward price pressure, showing the softest market conditions out of all market segments since the second half of 2012. The average condo selling price in the first quarter of 2013 was 0.7 per cent lower than a year ago. Favourable rental situation and more positive market sentiment regarding future resale conditions have encouraged more condo owners to hold on to their units. Thus, with supply pressure gradually easing, condo prices were able to return to an upward trajectory in March.

Older Households Using Equity To Purchase Pricier Homes

The average prices of all existing homes in the Toronto market have seen an up-ward trajectory since the economic slowdown and recovery. The share of single-detached homes sold in pricier ranges in Toronto has increased. Looking just at the last two years all homes priced above $500,000 have taken a larger chunk of the total sales pie. Looking specifically at homes priced above $800,000 a similar trend emerges there. A larger share of homes in these pricier ranges were sold in 2012 compared to 2011.

Data from the most recent census sheds some light to this new situation in the Toronto housing market. Older cohorts, 45-64 and 65 and older, have reported the highest growth rates in the period between the 2006 and 2011 censuses. Individuals in these cohorts are typically long-time homeowners that have paid down mortgages and have accumulated significant equity in their homes. Given demand in the market since the recession, particularly from many first-time buyers, many of these older homeowners decided to sell and take the equity and purchase a second or third home.

Figure 3

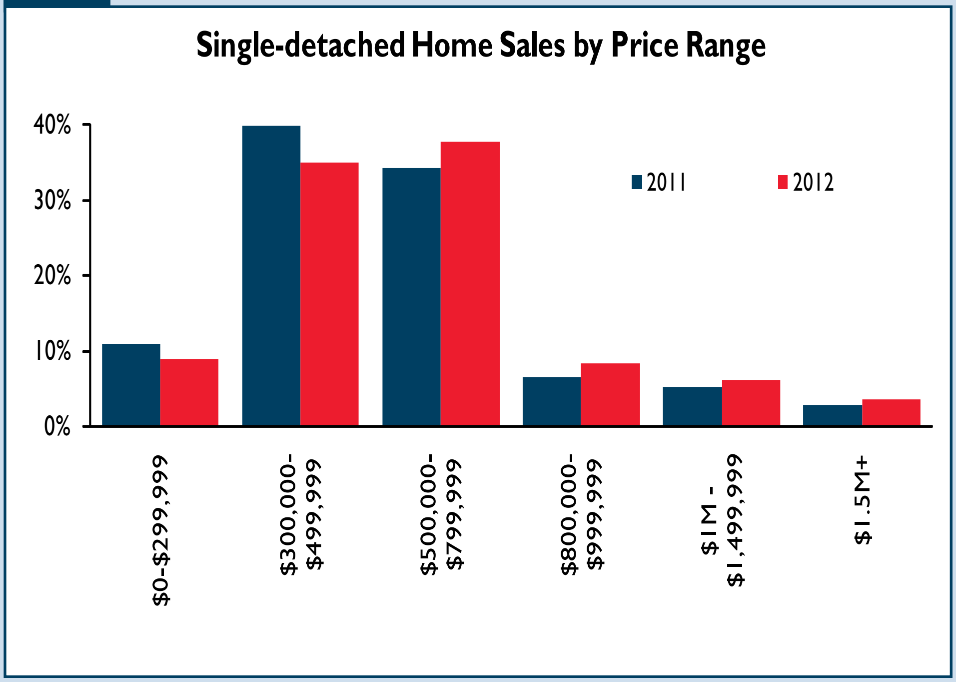
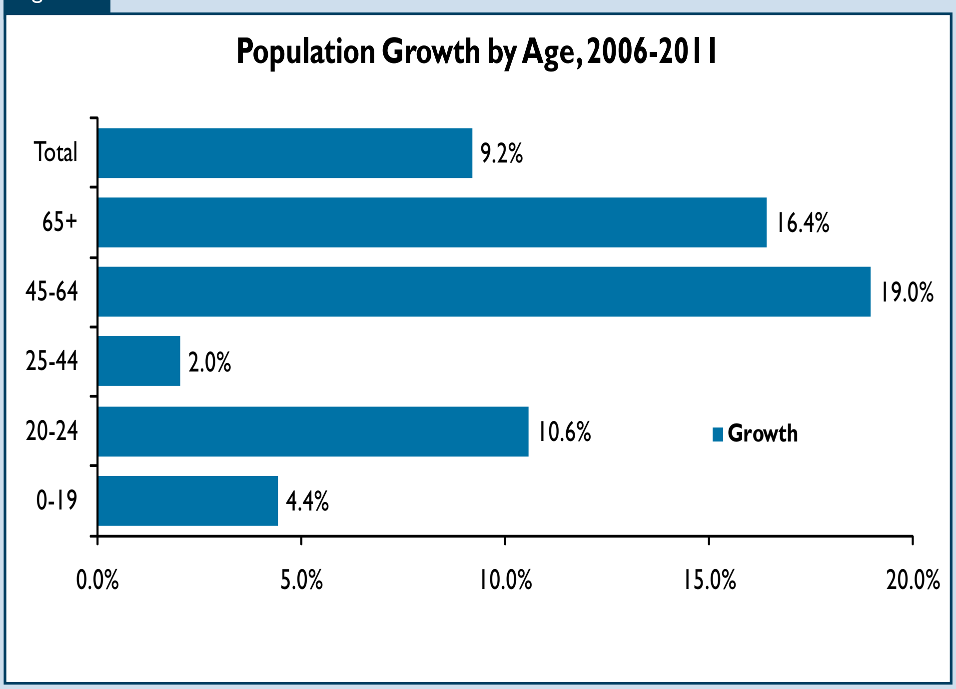
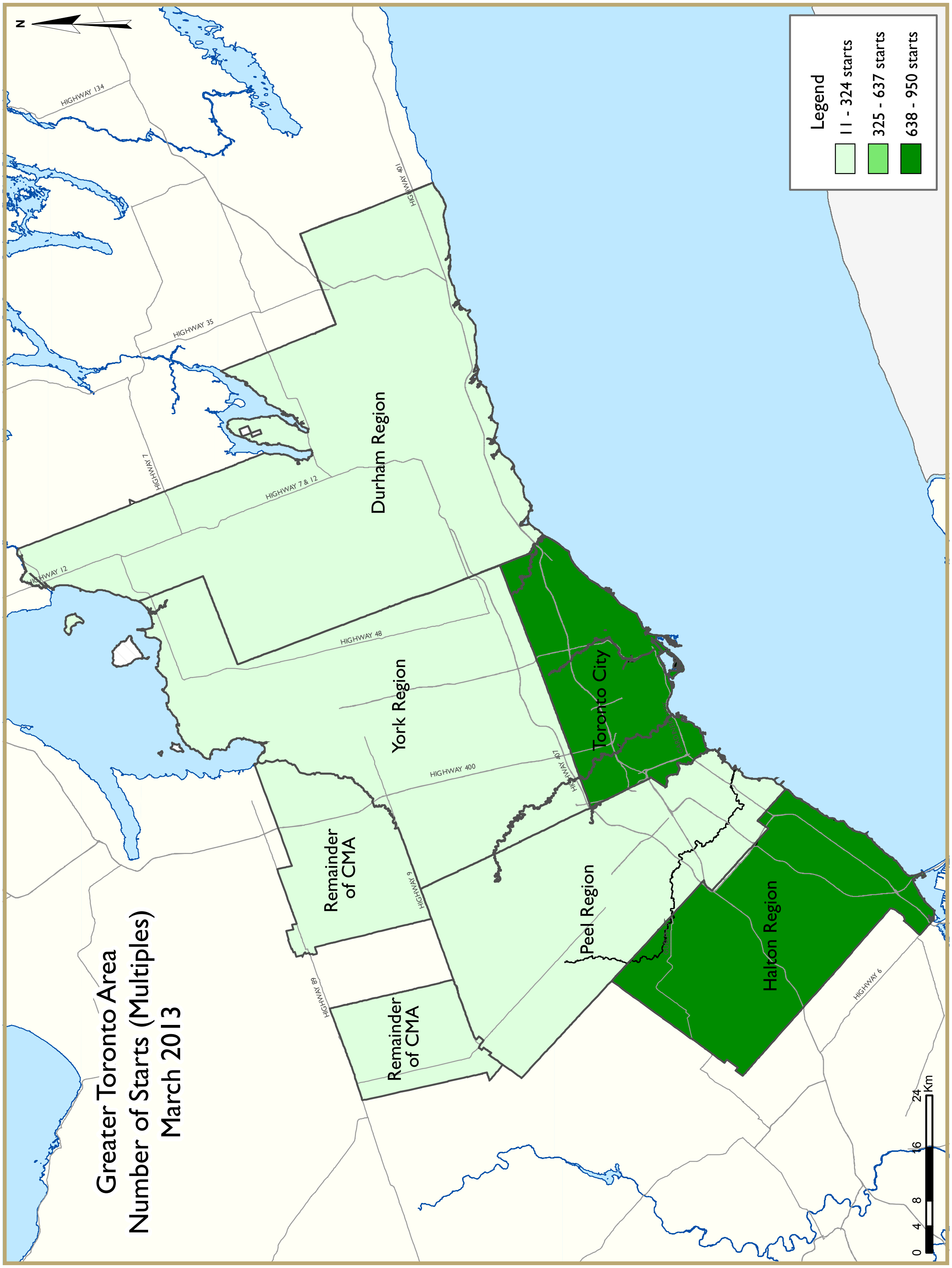
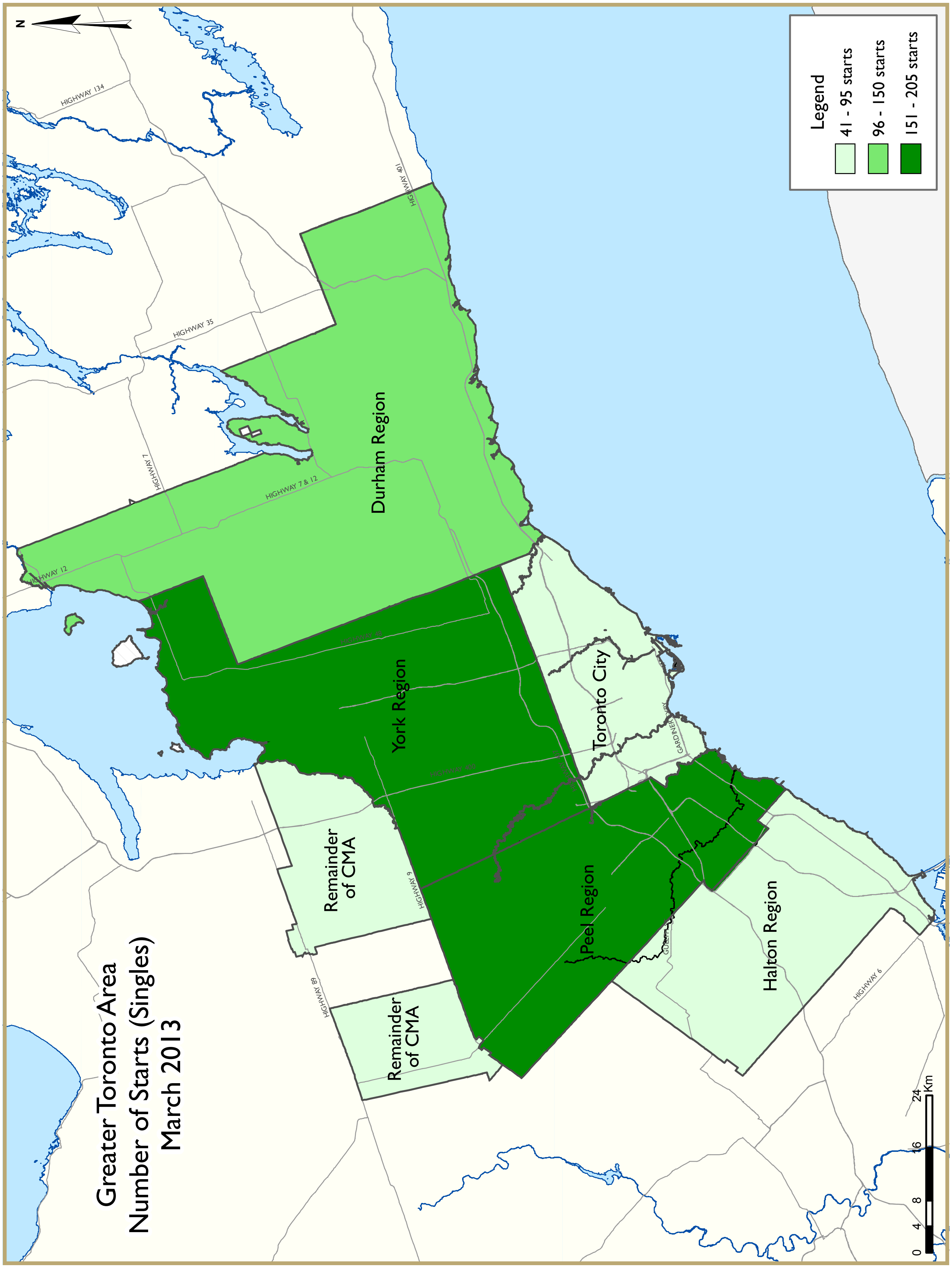
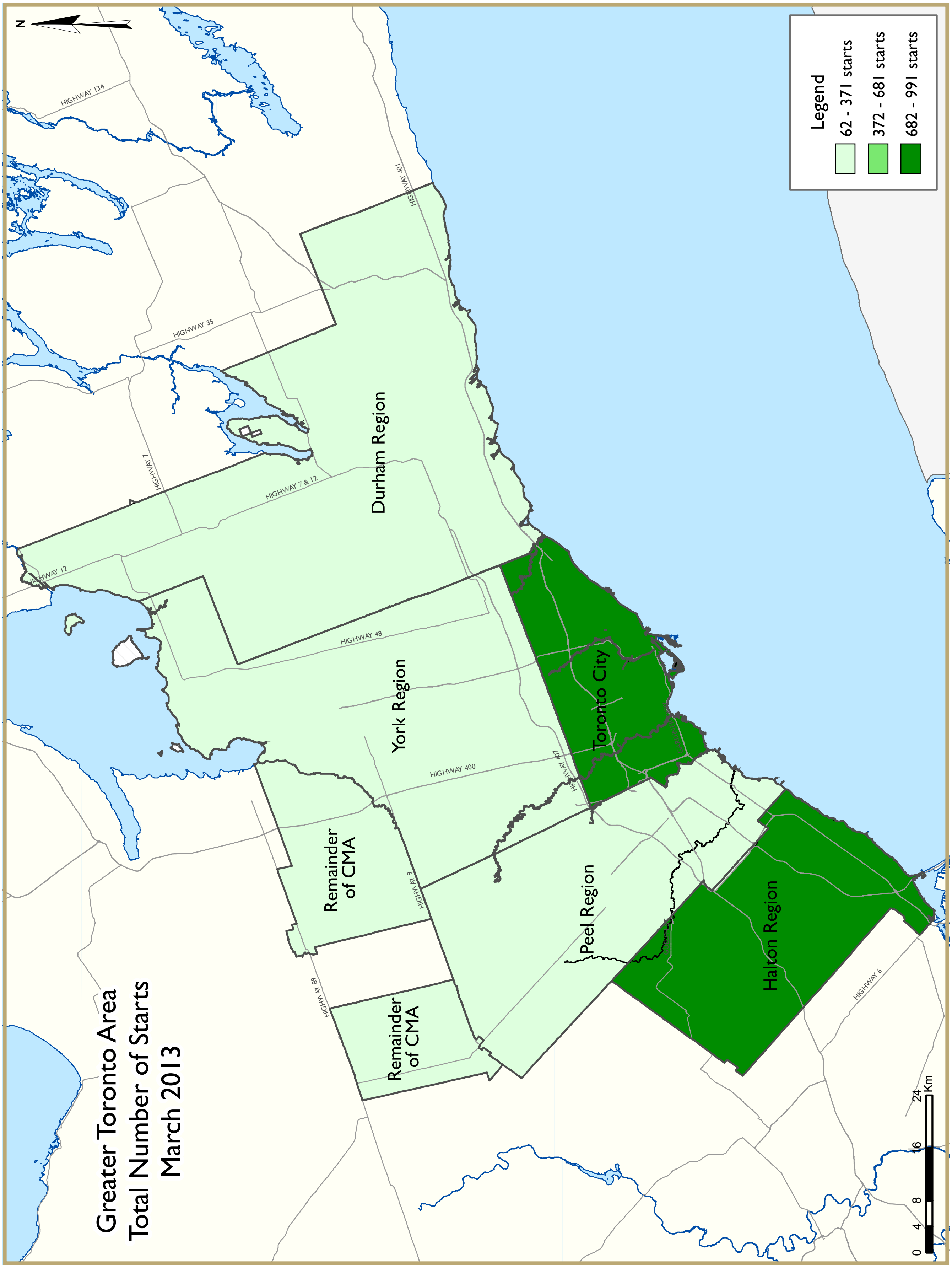


Figure 4




Greater Toronto Area
Number of Starts (Multiples)
March 2013
Legend
11 - 324 starts
325 - 637 starts
638 - 950 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
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
March 2013
Legend
41 - 95 starts
96 - 150 starts
151 - 205 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
March 2013
Legend
62 - 371 starts
372 - 681 starts
682 - 991 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 401
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
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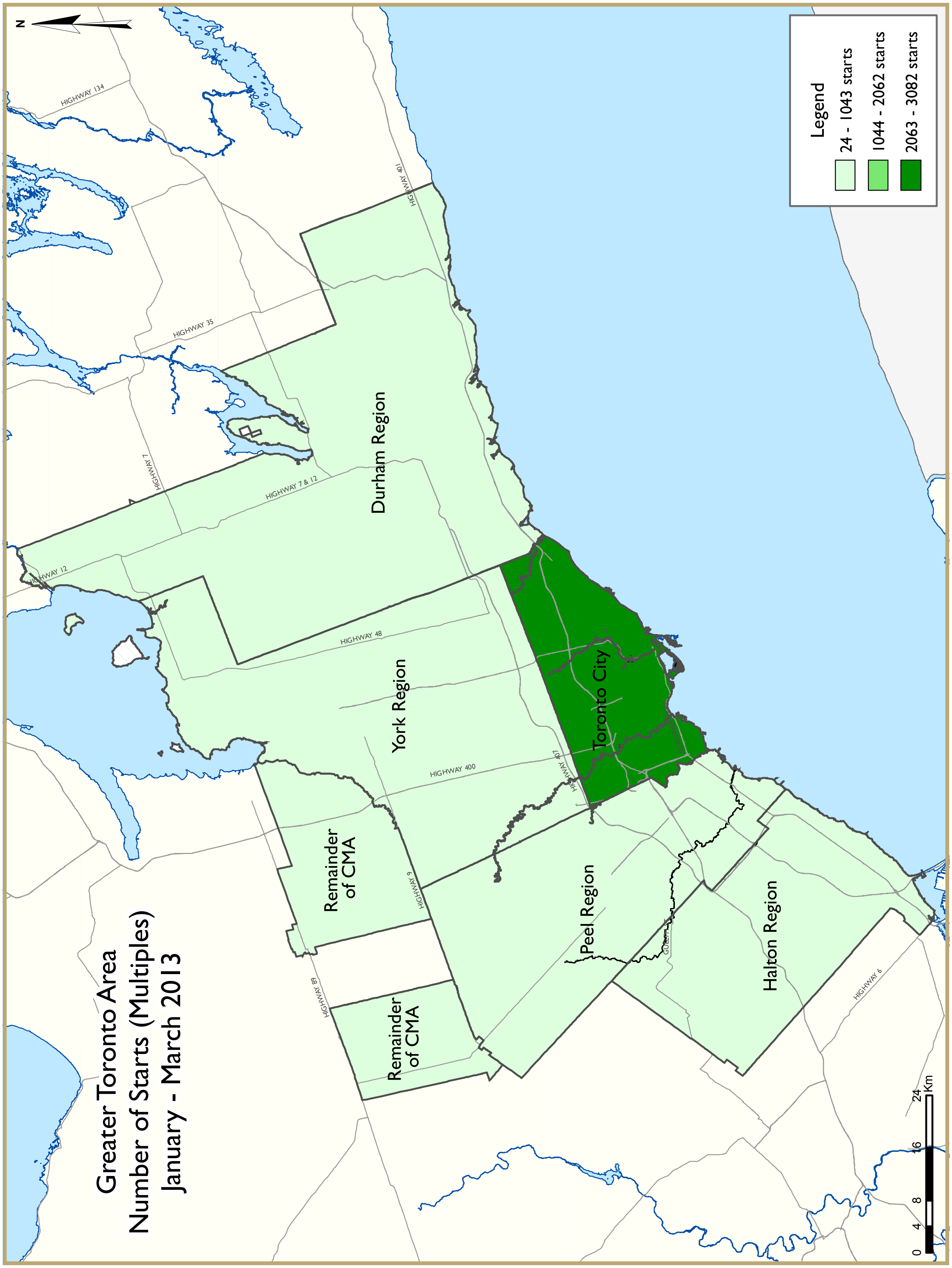
Greater Toronto Area
Number of Starts (Multiples)
January - March 2013
Legend
24 - 1043 starts
1044 - 2062 starts
2063 - 3082 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
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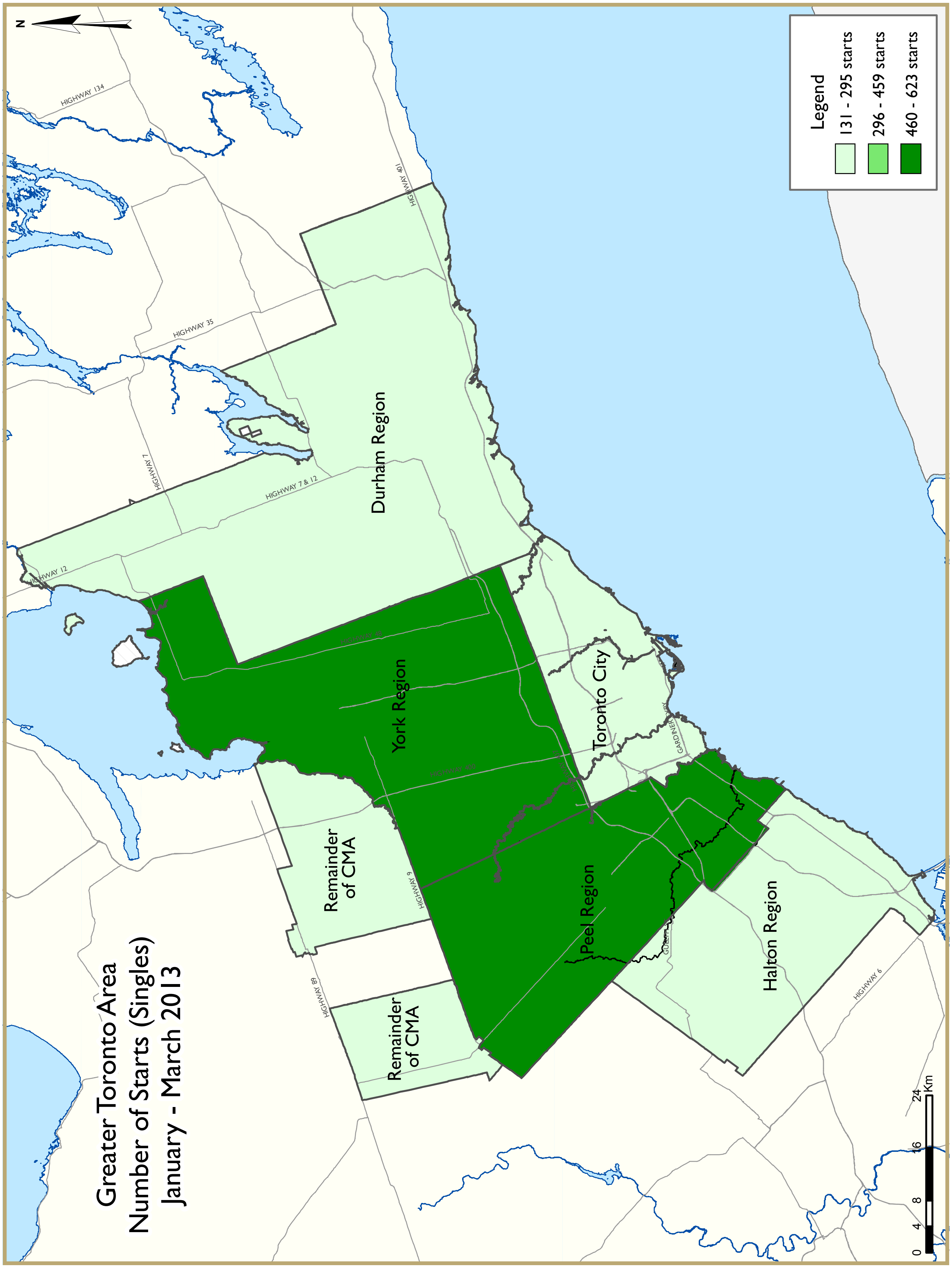
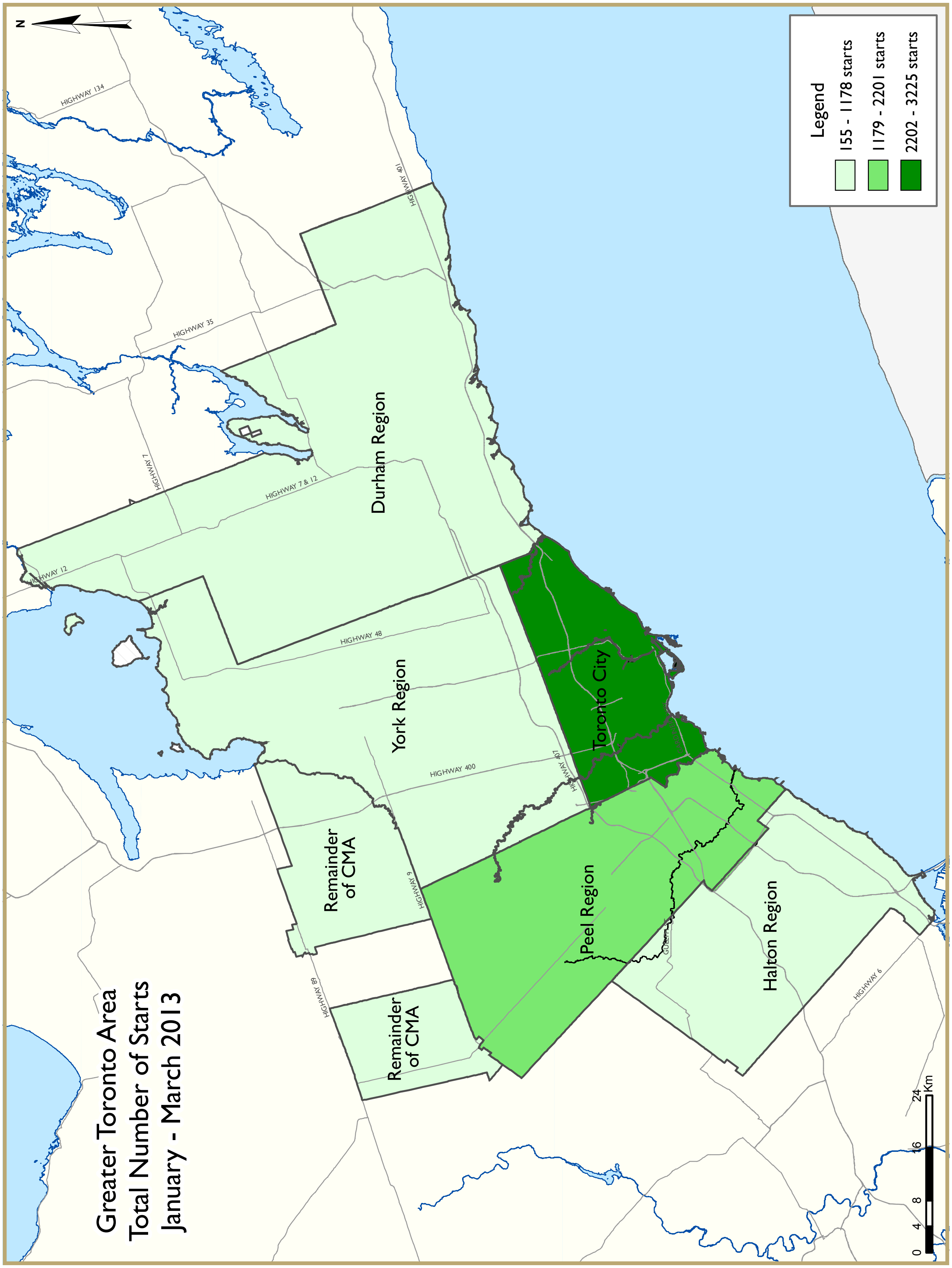

Greater Toronto Area
Number of Starts (Singles)
January - March 2013
Legend
131 - 295 starts
296 - 459 starts
460 - 623 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - March 2013
Legend
155 - 1178 starts
1179 - 2201 starts
2202 - 3225 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
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 March 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2013	574	44	414	5	20	1,045	0	2	2,104
March 2012	605	182	543	0	158	2,905	0	179	4,572
% Change	-5.1	-75.8	-23.8	n/a	-87.3	-64.0	n/a	-98.9	-54.0
Year-to-date 2013	1,684	410	635	7	57	3,890	0	12	6,695
Year-to-date 2012	1,884	606	1,302	0	275	6,181	22	412	10,682
% Change	-10.6	-32.3	-51.2	n/a	-79.3	-37.1	-100.0	-97.1	-37.3
UNDER CONSTRUCTION									
March 2013	7,789	1,896	3,728	28	816	51,236	22	2,486	68,002
March 2012	8,104	1,762	3,328	18	1,224	37,732	34	2,485	54,687
% Change	-3.9	7.6	12.0	55.6	-33.3	35.8	-35.3	0.0	24.3
COMPLETIONS									
March 2013	902	97	239	4	91	933	0	0	2,266
March 2012	786	150	183	4	25	1,506	0	512	3,166
% Change	14.8	-35.3	30.6	0.0	**	-38.0	n/a	-100.0	-28.4
Year-to-date 2013	2,344	507	771	13	272	3,039	0	476	7,422
Year-to-date 2012	2,610	548	795	6	103	3,108	4	1,500	8,674
% Change	-10.2	-7.5	-3.0	116.7	164.1	-2.2	-100.0	-68.3	-14.4
COMPLETED & NOT ABSORBED									
March 2013	156	23	87	0	8	955	n/a	n/a	1,229
March 2012	84	15	53	0	6	807	n/a	n/a	965
% Change	85.7	53.3	64.2	n/a	33.3	18.3	n/a	n/a	27.4
ABSORBED									
March 2013	894	91	239	3	91	987	n/a	n/a	2,305
March 2012	792	146	184	4	38	1 636	n/a	n/a	2,800
% Change	12.9	-37.7	29.9	-25.0	139.5	-39.7	n/a	n/a	-17.7
Year-to-date 2013	2,322	500	755	12	275	2,993	n/a	n/a	6,857
Year-to-date 2012	2,618	558	803	6	107	3,149	n/a	n/a	7,241
% Change	-11.3	-10.4	-6.0	100.0	157.0	-5.0	n/a	n/a	-5.3

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

Table 1b: Housing Activity Summary of Oshawa CMA
March 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2013	79	2	16	0	0	0	0	48	145
March 2012	75	4	26	0	0	0	0	0	105
% Change	5.3	-50.0	-38.5	n/a	n/a	n/a	n/a	n/a	38.1
Year-to-date 2013	202	28	22	0	0	0	27	48	327
Year-to-date 2012	198	4	50	0	0	112	0	139	503
% Change	2.0	**	-56.0	n/a	n/a	-100.0	n/a	-65.5	-35.0
UNDER CONSTRUCTION									
March 2013	627	56	71	0	115	160	38	202	1,269
March 2012	741	4	190	0	95	148	8	187	1,373
% Change	-15.4	**	-62.6	n/a	21.1	8.1	**	8.0	-7.6
COMPLETIONS									
March 2013	76	6	21	0	15	30	0	0	148
March 2012	66	0	6	0	0	0	17	0	89
% Change	15.2	n/a	**	n/a	n/a	n/a	-100.0	n/a	66.3
Year-to-date 2013	215	16	41	0	42	30	0	0	344
Year-to-date 2012	247	0	63	0	13	0	38	2	363
% Change	-13.0	n/a	-34.9	n/a	**	n/a	-100.0	-100.0	-5.2
COMPLETED & NOT ABSORBED									
March 2013	8	0	0	0	0	9	n/a	n/a	17
March 2012	5	0	0	0	2	9	n/a	n/a	16
% Change	60.0	n/a	n/a	n/a	-100.0	0.0	n/a	n/a	6.3
ABSORBED									
March 2013	76	6	21	0	15	30	n/a	n/a	148
March 2012	68	0	7	0	0	1	n/a	n/a	76
% Change	11.8	n/a	200.0	n/a	n/a	**	n/a	n/a	94.7
Year-to-date 2013	216	16	41	0	44	30	n/a	n/a	347
Year-to-date 2012	256	0	64	0	14	1	n/a	n/a	335
% Change	-15.6	n/a	-35.9	n/a	**	**	n/a	n/a	3.6

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

Table 1c: Housing Activity Summary of Greater Toronto Area March 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2013	610	40	425	0	78	1,277	0	50	2,480
March 2012	655	186	552	0	158	2,905	0	179	4,635
% Change	-6.9	-78.5	-23.0	n/a	-50.6	-56.0	n/a	-72.1	-46.5
Year-to-date 2013	1,774	432	639	0	115	4,122	27	215	7,324
Year-to-date 2012	1,967	610	1,372	0	275	6,431	22	551	11,228
% Change	-9.8	-29.2	-53.4	n/a	-58.2	-35.9	22.7	-61.0	-34.8
UNDER CONSTRUCTION									
March 2013	8,195	1,906	3,727	10	1,023	51,934	60	2,843	69,699
March 2012	8,530	1,744	3,554	13	1,332	38,172	42	2,822	56,209
% Change	-3.9	9.3	4.9	-23.1	-23.2	36.1	42.9	0.7	24.0
COMPLETIONS									
March 2013	951	95	250	1	106	963	0	0	2,366
March 2012	851	150	189	0	29	1,506	17	512	3,254
% Change	11.8	-36.7	32.3	n/a	**	-36.1	-100.0	-100.0	-27.3
Year-to-date 2013	2,418	497	805	3	310	3,255	0	476	7,764
Year-to-date 2012	2,819	526	858	1	128	3,108	42	1,502	8,984
% Change	-14.2	-5.5	-6.2	200.0	142.2	4.7	-100.0	-68.3	-13.6
COMPLETED & NOT ABSORBED									
March 2013	173	21	71	0	8	972	n/a	n/a	1,245
March 2012	99	15	53	0	11	841	n/a	n/a	1,019
% Change	74.7	40.0	34.0	n/a	-27.3	15.6	n/a	n/a	22.2
ABSORBED									
March 2013	943	89	250	1	106	1 017	n/a	n/a	2,406
March 2012	855	146	191	0	42	1 637	n/a	n/a	2,871
% Change	10.3	-39.0	30.9	n/a	152.4	-37.9	n/a	n/a	-16.2
Year-to-date 2013	2,393	490	789	3	315	3,201	n/a	n/a	7,191
Year-to-date 2012	2,826	536	867	1	133	3,159	n/a	n/a	7,522
% Change	-15.3	-8.6	-9.0	200.0	136.8	1.3	n/a	n/a	-4.4

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

Table 1.1: Housing Activity Summary by Submarket March 2013									
	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									
March 2013	41	6	6	0	20	918	0	0	991
March 2012	51	6	198	0	0	2,258	0	179	2,692
York Region									
March 2013	182	8	69	0	0	0	0	2	261
March 2012	132	2	161	0	8	627	0	0	930
Peel Region									
March 2013	205	22	7	0	0	0	0	0	234
March 2012	336	164	144	0	0	0	0	0	644
Halton Region									
March 2013	54	2	273	0	58	359	0	0	746
March 2012	25	2	23	0	150	20	0	0	220
Durham Region									
March 2013	128	2	70	0	0	0	0	48	248
March 2012	111	12	26	0	0	0	0	0	149
Toronto CMA									
March 2013	574	44	414	5	20	1,045	0	2	2,104
March 2012	605	182	543	0	158	2,905	0	179	4,572
Oshawa CMA									
March 2013	79	2	16	0	0	0	0	48	145
March 2012	75	4	26	0	0	0	0	0	105
Greater Toronto Area									
March 2013	610	40	425	0	78	1,277	0	50	2,480
March 2012	655	186	552	0	158	2,905	0	179	4,635

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

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
March 2013	1,260	152	578	0	192	41,181	14	1,985	45,362
March 2012	1,134	188	759	0	135	29,443	14	2,201	33,874
York Region									
March 2013	1,921	418	1,254	1	83	6,015	0	251	9,943
March 2012	2,304	254	937	3	316	4,620	12	84	8,530
Peel Region									
March 2013	3,238	1,054	719	9	166	3,027	8	250	8,472
March 2012	2,605	1,124	975	10	388	2,806	8	200	8,116
Halton Region									
March 2013	825	184	896	0	402	1,551	0	155	4,013
March 2012	1,272	108	491	0	325	920	0	150	3,266
Durham Region									
March 2013	951	98	280	0	180	160	38	202	1,909
March 2012	1,215	70	392	0	168	383	8	187	2,423
Toronto CMA									
March 2013	7,789	1,896	3,728	28	816	51,236	22	2,486	68,002
March 2012	8,104	1,762	3,328	18	1,224	37,732	34	2,485	54,687
Oshawa CMA									
March 2013	627	56	71	0	115	160	38	202	1,269
March 2012	741	4	190	0	95	148	8	187	1,373
Greater Toronto Area									
March 2013	8,195	1,906	3,727	10	1,023	51,934	60	2,843	69,699
March 2012	8,530	1,744	3,554	13	1,332	38,172	42	2,822	56,209

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

Table 1.1: Housing Activity Summary by Submarket March 2013									
	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									
March 2013	70	6	6	0	56	755	0	0	893
March 2012	45	2	8	0	0	1,367	0	511	1,933
York Region									
March 2013	271	30	141	0	0	132	0	0	574
March 2012	324	26	91	0	0	0	0	1	442
Peel Region									
March 2013	334	41	49	0	0	0	0	0	424
March 2012	243	100	42	0	6	0	0	0	391
Halton Region									
March 2013	120	12	33	1	29	46	0	0	241
March 2012	129	4	23	0	23	139	0	0	318
Durham Region									
March 2013	156	6	21	0	21	30	0	0	234
March 2012	110	18	25	0	0	0	17	0	170
Toronto CMA									
March 2013	902	97	239	4	91	933	0	0	2,266
March 2012	786	150	183	4	25	1,506	0	512	3,166
Oshawa CMA									
March 2013	76	6	21	0	15	30	0	0	148
March 2012	66	0	6	0	0	0	17	0	89
Greater Toronto Area									
March 2013	951	95	250	1	106	963	0	0	2,366
March 2012	851	150	189	0	29	1,506	17	512	3,254

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

Table 1.1: Housing Activity Summary by Submarket March 2013									
	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									
March 2013	84	9	39	0	6	831	n/a	n/a	969
March 2012	45	1	34	0	4	687	n/a	n/a	771
York Region									
March 2013	17	6	6	0	0	32	n/a	n/a	61
March 2012	10	2	11	0	0	46	n/a	n/a	69
Peel Region									
March 2013	19	6	19	0	2	59	n/a	n/a	105
March 2012	18	12	0	0	2	74	n/a	n/a	106
Halton Region									
March 2013	23	0	0	0	0	32	n/a	n/a	55
March 2012	16	0	2	0	3	25	n/a	n/a	46
Durham Region									
March 2013	30	0	7	0	0	18	n/a	n/a	55
March 2012	10	0	6	0	2	9	n/a	n/a	27
Toronto CMA									
March 2013	156	23	87	0	8	955	n/a	n/a	1,229
March 2012	84	15	53	0	6	807	n/a	n/a	965
Oshawa CMA									
March 2013	8	0	0	0	0	9	n/a	n/a	17
March 2012	5	0	0	0	2	9	n/a	n/a	16
Greater Toronto Area									
March 2013	173	21	71	0	8	972	n/a	n/a	1,245
March 2012	99	15	53	0	11	841	n/a	n/a	1,019

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

Table 1.1: Housing Activity Summary by Submarket
March 2013

	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									
March 2013	61	6	6	0	56	788	n/a	n/a	917
March 2012	42	4	9	0	4	1,432	n/a	n/a	1,491
York Region									
March 2013	270	24	141	0	0	138	n/a	n/a	573
March 2012	327	28	91	0	9	65	n/a	n/a	520
Peel Region									
March 2013	335	41	49	0	0	15	n/a	n/a	440
March 2012	250	92	42	0	6	0	n/a	n/a	390
Halton Region									
March 2013	120	12	33	1	29	46	n/a	n/a	241
March 2012	126	4	23	0	23	139	n/a	n/a	315
Durham Region									
March 2013	157	6	21	0	21	30	n/a	n/a	235
March 2012	110	18	26	0	0	1	n/a	n/a	155
Toronto CMA									
March 2013	894	91	239	3	91	987	n/a	n/a	2,305
March 2012	792	146	184	4	38	1,636	n/a	n/a	2,800
Oshawa CMA									
March 2013	76	6	21	0	15	30	n/a	n/a	148
March 2012	68	0	7	0	0	1	n/a	n/a	76
Greater Toronto Area									
March 2013	943	89	250	1	106	1,017	n/a	n/a	2,406
March 2012	855	146	191	0	42	1,637	n/a	n/a	2,871

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

Table 1.2a: History of Housing Starts of Toronto CMA 2003 - 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
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

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2003 - 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
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

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2003 - 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Toronto City	41	51	6	6	26	16	918	2,619	991	2,692	-63.2
Toronto	13	7	0	0	6	0	530	1,742	549	1,749	-68.6
East York	2	6	0	0	0	0	0	105	2	111	-98.2
Etobicoke	7	6	0	0	0	0	0	484	7	490	-98.6
North York	11	18	6	0	20	0	388	288	425	306	38.9
Scarborough	5	12	0	6	0	16	0	0	5	34	-85.3
York	3	2	0	0	0	0	0	0	3	2	50.0
York Region	182	132	8	2	69	169	2	627	261	930	-71.9
Aurora	0	6	0	0	0	0	0	0	0	6	-100.0
East Gwillimbury	0	2	0	0	0	0	0	0	0	2	-100.0
Georgina Township	17	12	2	0	8	0	0	0	27	12	125.0
King Township	11	7	0	0	0	16	0	0	11	23	-52.2
Markham	60	22	6	0	45	90	2	0	113	112	0.9
Newmarket	30	11	0	0	0	0	0	0	30	11	172.7
Richmond Hill	29	31	0	2	16	35	0	208	45	276	-83.7
Vaughan	31	37	0	0	0	28	0	419	31	484	-93.6
Whitchurch-Stouffville	4	4	0	0	0	0	0	0	4	4	0.0
Peel Region	205	336	22	164	7	144	0	0	234	644	-63.7
Brampton	129	297	4	112	7	115	0	0	140	524	-73.3
Caledon	14	20	0	26	0	29	0	0	14	75	-81.3
Mississauga	62	19	18	26	0	0	0	0	80	45	77.8
Halton Region	54	25	2	2	331	171	359	22	746	220	**
Burlington	0	1	0	0	58	0	232	0	290	1	**
Halton Hills	4	0	0	0	117	0	0	0	121	0	n/a
Milton	8	15	2	2	156	21	0	2	166	40	**
Oakville	42	9	0	0	0	150	127	20	169	179	-5.6
Durham Region	128	111	2	12	70	26	48	0	248	149	66.4
Ajax	25	36	0	8	0	0	0	0	25	44	-43.2
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	22	41	2	4	4	11	0	0	28	56	-50.0
Oshawa	48	13	0	0	12	0	48	0	108	13	**
Pickering	21	0	0	0	54	0	0	0	75	0	n/a
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	9	21	0	0	0	15	0	0	9	36	-75.0
Remainder of Toronto CMA	51	26	6	0	5	17	0	0	62	43	44.2
Bradford West Gwillimbury	26	14	6	0	0	0	0	0	32	14	128.6
Town of Mono	2	0	0	0	0	0	0	0	2	0	n/a
New Tecumseth	12	11	0	0	5	0	0	0	17	11	54.5
Orangeville	11	1	0	0	0	17	0	0	11	18	-38.9
Toronto CMA	579	605	44	182	434	517	1,047	3,268	2,104	4,572	-54.0
Oshawa CMA	79	75	2	4	16	26	48	0	145	105	38.1
Greater Toronto Area (GTA)	610	655	40	186	503	526	1,327	3,268	2,480	4,635	-46.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - March 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
Toronto City	143	165	60	88	62	232	2,960	4,536	3,225	5,021	-35.8
Toronto	34	20	6	6	18	10	2,422	3,090	2,480	3,126	-20.7
East York	14	16	0	0	0	0	0	105	14	121	-88.4
Etobicoke	18	21	0	62	0	68	130	484	148	635	-76.7
North York	58	45	54	10	39	100	388	857	539	1,012	-46.7
Scarborough	14	60	0	8	5	54	20	0	39	122	-68.0
York	5	3	0	2	0	0	0	0	5	5	0.0
York Region	623	542	48	68	210	517	250	1,862	1,131	2,989	-62.2
Aurora	1	25	0	0	0	0	0	0	1	25	-96.0
East Gwillimbury	3	30	0	0	0	0	0	0	3	30	-90.0
Georgina Township	51	34	2	0	19	0	0	0	72	34	111.8
King Township	47	58	0	0	11	44	0	127	58	229	-74.7
Markham	166	84	24	64	151	321	4	1,108	345	1,577	-78.1
Newmarket	132	89	22	0	0	60	0	0	154	149	3.4
Richmond Hill	60	104	0	4	16	47	6	208	82	363	-77.4
Vaughan	93	90	0	0	13	37	240	419	346	546	-36.6
Whitchurch-Stouffville	70	28	0	0	0	8	0	0	70	36	94.4
Peel Region	581	787	246	420	11	336	463	321	1,301	1,864	-30.2
Brampton	418	663	154	362	11	284	0	0	583	1,309	-55.5
Caledon	64	87	24	28	0	52	0	0	88	167	-47.3
Mississauga	99	37	68	30	0	0	463	321	630	388	62.4
Halton Region	142	182	18	2	352	313	616	196	1,128	693	62.8
Burlington	7	36	0	0	58	40	387	138	452	214	111.2
Halton Hills	9	11	0	0	117	0	0	0	126	11	**
Milton	76	97	2	2	156	123	0	2	234	224	4.5
Oakville	50	38	16	0	21	150	229	56	316	244	29.5
Durham Region	285	291	60	32	146	87	48	251	539	661	-18.5
Ajax	36	82	10	28	16	37	0	0	62	147	-57.8
Brock	4	0	0	0	0	0	0	0	4	0	n/a
Clarington	63	113	4	4	37	17	0	40	104	174	-40.2
Oshawa	113	35	24	0	12	0	48	0	197	35	**
Pickering	41	10	22	0	81	0	0	0	144	10	**
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	1	0	0	0	0	0	0	0	1	0	n/a
Whitby	26	50	0	0	0	33	0	211	26	294	-91.2
Remainder of Toronto CMA	131	152	6	0	18	20	0	0	155	172	-9.9
Bradford West Gwillimbury	75	76	6	0	13	0	0	0	94	76	23.7
Town of Mono	6	4	0	0	0	0	0	0	6	4	50.0
New Tecumseth	28	65	0	0	5	0	0	0	33	65	-49.2
Orangeville	22	7	0	0	0	20	0	0	22	27	-18.5
Toronto CMA	1,691	1,884	410	606	692	1,415	3,902	6,777	6,695	10,682	-37.3
Oshawa CMA	202	198	28	4	49	50	48	251	327	503	-35.0
Greater Toronto Area (GTA)	1,774	1,967	432	610	781	1,485	4,337	7,166	7,324	11,228	-34.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Toronto City	26	16	0	0	918	2,440	0	179
Toronto	6	0	0	0	530	1,563	0	179
East York	0	0	0	0	0	105	0	0
Etobicoke	0	0	0	0	0	484	0	0
North York	20	0	0	0	388	288	0	0
Scarborough	0	16	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	69	169	0	0	0	627	2	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	8	0	0	0	0	0	0	0
King Township	0	16	0	0	0	0	0	0
Markham	45	90	0	0	0	0	2	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	16	35	0	0	0	208	0	0
Vaughan	0	28	0	0	0	419	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	7	144	0	0	0	0	0	0
Brampton	7	115	0	0	0	0	0	0
Caledon	0	29	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	331	171	0	0	359	22	0	0
Burlington	58	0	0	0	232	0	0	0
Halton Hills	117	0	0	0	0	0	0	0
Milton	156	21	0	0	0	2	0	0
Oakville	0	150	0	0	127	20	0	0
Durham Region	70	26	0	0	0	0	48	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	11	0	0	0	0	0	0
Oshawa	12	0	0	0	0	0	48	0
Pickering	54	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	0	15	0	0	0	0	0	0
Remainder of Toronto CMA	5	17	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	5	0	0	0	0	0	0	0
Orangeville	0	17	0	0	0	0	0	0
Toronto CMA	434	517	0	0	1,045	3,089	2	179
Oshawa CMA	16	26	0	0	0	0	48	0
Greater Toronto Area (GTA)	503	526	0	0	1,277	3,089	50	179

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 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
Toronto City	62	218	0	14	2,958	4,124	2	412
Toronto	18	10	0	0	2,420	2,769	2	321
East York	0	0	0	0	0	105	0	0
Etobicoke	0	68	0	0	130	484	0	0
North York	39	86	0	14	388	766	0	91
Scarborough	5	54	0	0	20	0	0	0
York	0	0	0	0	0	0	0	0
York Region	210	509	0	8	240	1,862	10	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	19	0	0	0	0	0	0	0
King Township	11	44	0	0	0	127	0	0
Markham	151	321	0	0	0	1,108	4	0
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	16	47	0	0	0	208	6	0
Vaughan	13	37	0	0	240	419	0	0
Whitchurch-Stouffville	0	0	0	8	0	0	0	0
Peel Region	11	336	0	0	463	321	0	0
Brampton	11	284	0	0	0	0	0	0
Caledon	0	52	0	0	0	0	0	0
Mississauga	0	0	0	0	463	321	0	0
Halton Region	352	313	0	0	461	196	155	0
Burlington	58	40	0	0	232	138	155	0
Halton Hills	117	0	0	0	0	0	0	0
Milton	156	123	0	0	0	2	0	0
Oakville	21	150	0	0	229	56	0	0
Durham Region	119	87	27	0	0	112	48	139
Ajax	16	37	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	10	17	27	0	0	40	0	0
Oshawa	12	0	0	0	0	0	48	0
Pickering	81	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	0	33	0	0	0	72	0	139
Remainder of Toronto CMA	18	20	0	0	0	0	0	0
Bradford West Gwillimbury	13	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	5	0	0	0	0	0	0	0
Orangeville	0	20	0	0	0	0	0	0
Toronto CMA	692	1,393	0	22	3,890	6,365	12	412
Oshawa CMA	22	50	27	0	0	112	48	139
Greater Toronto Area (GTA)	754	1,463	27	22	4,122	6,615	215	551

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Toronto City	53	255	938	2,258	0	179	991	2,692
Toronto	19	7	530	1,563	0	179	549	1,749
East York	2	6	0	105	0	0	2	111
Etobicoke	7	6	0	484	0	0	7	490
North York	17	200	408	106	0	0	425	306
Scarborough	5	34	0	0	0	0	5	34
York	3	2	0	0	0	0	3	2
York Region	259	295	0	635	2	0	261	930
Aurora	0	6	0	0	0	0	0	6
East Gwillimbury	0	2	0	0	0	0	0	2
Georgina Township	27	12	0	0	0	0	27	12
King Township	11	23	0	0	0	0	11	23
Markham	111	112	0	0	2	0	113	112
Newmarket	30	11	0	0	0	0	30	11
Richmond Hill	45	60	0	216	0	0	45	276
Vaughan	31	65	0	419	0	0	31	484
Whitchurch-Stouffville	4	4	0	0	0	0	4	4
Peel Region	234	644	0	0	0	0	234	644
Brampton	140	524	0	0	0	0	140	524
Caledon	14	75	0	0	0	0	14	75
Mississauga	80	45	0	0	0	0	80	45
Halton Region	329	50	417	170	0	0	746	220
Burlington	0	1	290	0	0	0	290	1
Halton Hills	121	0	0	0	0	0	121	0
Milton	166	40	0	0	0	0	166	40
Oakville	42	9	127	170	0	0	169	179
Durham Region	200	149	0	0	48	0	248	149
Ajax	25	44	0	0	0	0	25	44
Brock	2	0	0	0	0	0	2	0
Clarington	28	56	0	0	0	0	28	56
Oshawa	60	13	0	0	48	0	108	13
Pickering	75	0	0	0	0	0	75	0
Scugog	1	0	0	0	0	0	1	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	9	36	0	0	0	0	9	36
Remainder of Toronto CMA	57	43	5	0	0	0	62	43
Bradford West Gwillimbury	32	14	0	0	0	0	32	14
Town of Mono	1	0	1	0	0	0	2	0
New Tecumseth	13	11	4	0	0	0	17	11
Orangeville	11	18	0	0	0	0	11	18
Toronto CMA	1,032	1,330	1,070	3,063	2	179	2,104	4,572
Oshawa CMA	97	105	0	0	48	0	145	105
Greater Toronto Area (GTA)	1,075	1,393	1,355	3,063	50	179	2,480	4,635

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - March 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	226	565	2,997	4,030	2	426	3,225	5,021
Toronto	58	36	2,420	2,769	2	321	2,480	3,126
East York	14	16	0	105	0	0	14	121
Etobicoke	18	83	130	552	0	0	148	635
North York	112	303	427	604	0	105	539	1,012
Scarborough	19	122	20	0	0	0	39	122
York	5	5	0	0	0	0	5	5
York Region	868	1,111	253	1,870	10	8	1,131	2,989
Aurora	1	25	0	0	0	0	1	25
East Gwillimbury	3	30	0	0	0	0	3	30
Georgina Township	72	34	0	0	0	0	72	34
King Township	58	102	0	127	0	0	58	229
Markham	341	469	0	1,108	4	0	345	1,577
Newmarket	154	149	0	0	0	0	154	149
Richmond Hill	76	147	0	216	6	0	82	363
Vaughan	93	127	253	419	0	0	346	546
Whitchurch-Stouffville	70	28	0	0	0	8	70	36
Peel Region	838	1,543	463	321	0	0	1,301	1,864
Brampton	583	1,309	0	0	0	0	583	1,309
Caledon	88	167	0	0	0	0	88	167
Mississauga	167	67	463	321	0	0	630	388
Halton Region	449	349	524	344	155	0	1,128	693
Burlington	7	76	290	138	155	0	452	214
Halton Hills	126	11	0	0	0	0	126	11
Milton	234	224	0	0	0	0	234	224
Oakville	82	38	234	206	0	0	316	244
Durham Region	464	381	0	141	75	139	539	661
Ajax	62	118	0	29	0	0	62	147
Brock	4	0	0	0	0	0	4	0
Clarington	77	134	0	40	27	0	104	174
Oshawa	149	35	0	0	48	0	197	35
Pickering	144	10	0	0	0	0	144	10
Scugog	1	1	0	0	0	0	1	1
Uxbridge	1	0	0	0	0	0	1	0
Whitby	26	83	0	72	0	139	26	294
Remainder of Toronto CMA	148	172	7	0	0	0	155	172
Bradford West Gwillimbury	94	76	0	0	0	0	94	76
Town of Mono	3	4	3	0	0	0	6	4
New Tecumseth	29	65	4	0	0	0	33	65
Orangeville	22	27	0	0	0	0	22	27
Toronto CMA	2,729	3,792	3,954	6,456	12	434	6,695	10,682
Oshawa CMA	252	252	0	112	75	139	327	503
Greater Toronto Area (GTA)	2,845	3,949	4,237	6,706	242	573	7,324	11,228

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type March 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	% Change
Toronto City	70	45	6	2	62	8	755	1,878	893	1,933	-53.8
Toronto	16	10	4	0	0	0	242	890	262	900	-70.9
East York	3	3	0	0	0	0	0	0	3	3	0.0
Etobicoke	20	10	0	0	51	0	0	760	71	770	-90.8
North York	28	20	0	2	5	8	199	75	232	105	121.0
Scarborough	2	2	0	0	6	0	314	153	322	155	107.7
York	1	0	2	0	0	0	0	0	3	0	n/a
York Region	271	324	30	26	141	91	132	1	574	442	29.9
Aurora	3	2	0	0	0	0	0	0	3	2	50.0
East Gwillimbury	12	3	0	0	0	0	0	0	12	3	**
Georgina Township	15	5	2	0	0	0	0	0	17	5	**
King Township	5	6	0	0	0	0	0	0	5	6	-16.7
Markham	86	93	22	14	71	79	28	1	207	187	10.7
Newmarket	15	3	0	0	0	0	0	0	15	3	**
Richmond Hill	11	50	4	2	10	0	0	0	25	52	-51.9
Vaughan	62	111	2	6	54	12	0	0	118	129	-8.5
Whitchurch-Stouffville	62	51	0	4	6	0	104	0	172	55	**
Peel Region	334	243	41	100	49	48	0	0	424	391	8.4
Brampton	304	223	40	92	49	32	0	0	393	347	13.3
Caledon	23	9	1	8	0	0	0	0	24	17	41.2
Mississauga	7	11	0	0	0	16	0	0	7	27	-74.1
Halton Region	121	129	12	4	62	46	46	139	241	318	-24.2
Burlington	12	22	0	0	0	4	0	0	12	26	-53.8
Halton Hills	0	3	0	0	0	9	0	0	0	12	-100.0
Milton	85	84	12	0	41	26	0	0	138	110	25.5
Oakville	24	20	0	4	21	7	46	139	91	170	-46.5
Durham Region	156	110	6	18	42	42	30	0	234	170	37.6
Ajax	29	20	0	18	6	13	0	0	35	51	-31.4
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	36	27	0	0	0	0	0	0	36	27	33.3
Oshawa	22	14	6	0	3	17	0	0	31	31	0.0
Pickering	51	23	0	0	0	6	0	0	51	29	75.9
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	18	25	0	0	33	6	30	0	81	31	161.3
Remainder of Toronto CMA	42	28	8	0	10	0	0	0	60	28	114.3
Bradford West Gwillimbury	12	15	8	0	6	0	0	0	26	15	73.3
Town of Mono	1	4	0	0	0	0	0	0	1	4	-75.0
New Tecumseth	25	9	0	0	4	0	0	0	29	9	**
Orangeville	4	0	0	0	0	0	0	0	4	0	n/a
Toronto CMA	906	790	97	150	330	208	933	2,018	2,266	3,166	-28.4
Oshawa CMA	76	66	6	0	36	23	30	0	148	89	66.3
Greater Toronto Area (GTA)	952	851	95	150	356	235	963	2,018	2,366	3,254	-27.3

Source: CMHC (Starts and Completions Survey)

Submarket	Single YTD 2013	Single YTD 2012	Semi YTD 2013	Semi YTD 2012	Row YTD 2013	Row YTD 2012	Apt. & Other YTD 2013	Apt. & Other YTD 2012	Total YTD 2013	Total YTD 2012	Total % Change
Table 3.1: Completions by Submarket and by Dwelling Type January - March 2013											
Toronto City	229	195	92	150	223	301	2,838	4,184	3,382	4,830	-30.0
Toronto	47	31	6	0	12	18	1,842	2,763	1,907	2,812	-32.2
East York	17	12	0	0	0	0	0	0	17	12	41.7
Etobicoke	58	28	68	2	51	5	483	978	660	1,013	-34.8
North York	86	116	10	146	154	234	199	278	449	774	-42.0
Scarborough	12	5	0	2	6	44	314	165	332	216	53.7
York	9	3	8	0	0	0	0	0	17	3	**
York Region	799	1,139	100	106	459	333	539	8	1,897	1,586	19.6
Aurora	19	10	0	0	0	0	0	0	19	10	90.0
East Gwillimbury	21	11	4	4	6	4	0	0	31	19	63.2
Georgina Township	36	31	2	0	0	0	0	0	38	31	22.6
King Township	33	14	0	0	6	0	0	0	39	14	178.6
Markham	215	499	80	78	140	214	28	4	463	795	-41.8
Newmarket	34	29	0	4	34	0	0	4	68	37	83.8
Richmond Hill	47	122	4	4	59	25	289	0	399	151	164.2
Vaughan	204	271	10	12	201	45	118	0	533	328	62.5
Whitchurch-Stouffville	190	152	0	4	13	45	104	0	307	201	52.7
Peel Region	754	736	243	198	135	67	0	0	1,132	1,001	13.1
Brampton	595	637	238	116	49	32	0	0	882	785	12.4
Caledon	113	43	3	8	58	6	0	0	174	57	**
Mississauga	46	56	2	74	28	29	0	0	76	159	-52.2
Halton Region	250	307	34	26	201	146	324	427	809	906	-10.7
Burlington	20	89	0	0	10	12	186	0	216	101	113.9
Halton Hills	2	15	0	0	0	9	0	0	2	24	-91.7
Milton	186	119	34	22	119	93	50	288	389	522	-25.5
Oakville	42	84	0	4	72	32	88	139	202	259	-22.0
Durham Region	389	443	28	46	97	170	30	2	544	661	-17.7
Ajax	73	95	12	46	9	38	0	0	94	179	-47.5
Brock	4	1	0	0	0	0	0	0	4	1	**
Clarington	92	90	0	0	6	18	0	0	98	108	-9.3
Oshawa	77	53	16	0	10	45	0	2	103	100	3.0
Pickering	85	90	0	0	5	18	0	0	90	108	-16.7
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	10	9	0	0	0	0	0	0	10	9	11.1
Whitby	46	104	0	0	67	51	30	0	143	155	-7.7
Remainder of Toronto CMA	177	134	30	22	17	0	0	0	224	156	43.6
Bradford West Gwillimbury	86	76	24	20	6	0	0	0	116	96	20.8
Town of Mono	6	5	0	0	0	0	0	0	6	5	20.0
New Tecumseth	65	53	6	2	4	0	0	0	75	55	36.4
Orangeville	20	0	0	0	7	0	0	0	27	0	n/a
Toronto CMA	2,357	2,616	511	548	1,039	891	3,515	4,619	7,422	8,674	-14.4
Oshawa CMA	215	247	16	0	83	114	30	2	344	363	-5.2
Greater Toronto Area (GTA)	2,421	2,820	497	526	1,115	1,017	3,731	4,621	7,764	8,984	-13.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Toronto City	62	8	0	0	755	1,367	0	511
Toronto	0	0	0	0	242	803	0	87
East York	0	0	0	0	0	0	0	0
Etobicoke	51	0	0	0	0	489	0	271
North York	5	8	0	0	199	75	0	0
Scarborough	6	0	0	0	314	0	0	153
York	0	0	0	0	0	0	0	0
York Region	141	91	0	0	132	0	0	1
Aurora	0	0	0	0	0	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	0	0	0
Markham	71	79	0	0	28	0	0	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	10	0	0	0	0	0	0	0
Vaughan	54	12	0	0	0	0	0	0
Whitchurch-Stouffville	6	0	0	0	104	0	0	0
Peel Region	49	48	0	0	0	0	0	0
Brampton	49	32	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	16	0	0	0	0	0	0
Halton Region	62	46	0	0	46	139	0	0
Burlington	0	4	0	0	0	0	0	0
Halton Hills	0	9	0	0	0	0	0	0
Milton	41	26	0	0	0	0	0	0
Oakville	21	7	0	0	46	139	0	0
Durham Region	42	25	0	17	30	0	0	0
Ajax	6	13	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	3	0	0	17	0	0	0	0
Pickering	0	6	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	33	6	0	0	30	0	0	0
Remainder of Toronto CMA	10	0	0	0	0	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	330	208	0	0	933	1,506	0	512
Oshawa CMA	36	6	0	17	30	0	0	0
Greater Toronto Area (GTA)	356	218	0	17	963	1,506	0	512

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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
Toronto City	223	301	0	0	2,364	2,772	474	1,412
Toronto	12	18	0	0	1,368	1,993	474	770
East York	0	0	0	0	0	0	0	0
Etobicoke	51	5	0	0	483	489	0	489
North York	154	234	0	0	199	278	0	0
Scarborough	6	44	0	0	314	12	0	153
York	0	0	0	0	0	0	0	0
York Region	459	329	0	4	539	0	0	8
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	6	0	0	0	0	0	0	0
Markham	140	214	0	0	28	0	0	4
Newmarket	34	0	0	0	0	0	0	4
Richmond Hill	59	25	0	0	289	0	0	0
Vaughan	201	45	0	0	118	0	0	0
Whitchurch-Stouffville	13	41	0	4	104	0	0	0
Peel Region	135	67	0	0	0	0	0	0
Brampton	49	32	0	0	0	0	0	0
Caledon	58	6	0	0	0	0	0	0
Mississauga	28	29	0	0	0	0	0	0
Halton Region	201	146	0	0	322	347	2	80
Burlington	10	12	0	0	186	0	0	0
Halton Hills	0	9	0	0	0	0	0	0
Milton	119	93	0	0	48	208	2	80
Oakville	72	32	0	0	88	139	0	0
Durham Region	97	132	0	38	30	0	0	2
Ajax	9	38	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	18	0	0	0	0	0	0
Oshawa	10	7	0	38	0	0	0	2
Pickering	5	18	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	67	51	0	0	30	0	0	0
Remainder of Toronto CMA	17	0	0	0	0	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	1,039	887	0	4	3,039	3,119	476	1,500
Oshawa CMA	83	76	0	38	30	0	0	2
Greater Toronto Area (GTA)	1,115	975	0	42	3,255	3,119	476	1,502

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012	March 2013	March 2012
Toronto City	82	55	811	1,367	0	511	893	1,933
Toronto	20	10	242	803	0	87	262	900
East York	3	3	0	0	0	0	3	3
Etobicoke	20	10	51	489	0	271	71	770
North York	28	30	204	75	0	0	232	105
Scarborough	8	2	314	0	0	153	322	155
York	3	0	0	0	0	0	3	0
York Region	442	441	132	0	0	1	574	442
Aurora	3	2	0	0	0	0	3	2
East Gwillimbury	12	3	0	0	0	0	12	3
Georgina Township	17	5	0	0	0	0	17	5
King Township	5	6	0	0	0	0	5	6
Markham	179	186	28	0	0	1	207	187
Newmarket	15	3	0	0	0	0	15	3
Richmond Hill	25	52	0	0	0	0	25	52
Vaughan	118	129	0	0	0	0	118	129
Whitchurch-Stouffville	68	55	104	0	0	0	172	55
Peel Region	424	385	0	6	0	0	424	391
Brampton	393	347	0	0	0	0	393	347
Caledon	24	17	0	0	0	0	24	17
Mississauga	7	21	0	6	0	0	7	27
Halton Region	165	156	76	162	0	0	241	318
Burlington	12	22	0	4	0	0	12	26
Halton Hills	0	3	0	9	0	0	0	12
Milton	130	100	8	10	0	0	138	110
Oakville	23	31	68	139	0	0	91	170
Durham Region	183	153	51	0	0	17	234	170
Ajax	29	51	6	0	0	0	35	51
Brock	0	1	0	0	0	0	0	1
Clarington	36	27	0	0	0	0	36	27
Oshawa	28	14	3	0	0	17	31	31
Pickering	51	29	0	0	0	0	51	29
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	39	31	42	0	0	0	81	31
Remainder of Toronto CMA	57	24	3	4	0	0	60	28
Bradford West Gwillimbury	26	15	0	0	0	0	26	15
Town of Mono	0	1	1	3	0	0	1	4
New Tecumseth	27	8	2	1	0	0	29	9
Orangeville	4	0	0	0	0	0	4	0
Toronto CMA	1,238	1,119	1,028	1,535	0	512	2,266	3,166
Oshawa CMA	103	72	45	0	0	17	148	89
Greater Toronto Area (GTA)	1,296	1,190	1,070	1,535	0	529	2,366	3,254

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - March 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	488	620	2,420	2,798	474	1,412	3,382	4,830
Toronto	65	49	1,368	1,993	474	770	1,907	2,812
East York	17	12	0	0	0	0	17	12
Etobicoke	126	35	534	489	0	489	660	1,013
North York	245	495	204	279	0	0	449	774
Scarborough	18	26	314	37	0	153	332	216
York	17	3	0	0	0	0	17	3
York Region	1,261	1,560	636	14	0	12	1,897	1,586
Aurora	17	9	2	1	0	0	19	10
East Gwillimbury	31	19	0	0	0	0	31	19
Georgina Township	38	31	0	0	0	0	38	31
King Township	39	14	0	0	0	0	39	14
Markham	435	791	28	0	0	4	463	795
Newmarket	68	33	0	0	0	4	68	37
Richmond Hill	98	138	301	13	0	0	399	151
Vaughan	332	328	201	0	0	0	533	328
Whitchurch-Stouffville	203	197	104	0	0	4	307	201
Peel Region	1,104	982	28	19	0	0	1,132	1,001
Brampton	882	785	0	0	0	0	882	785
Caledon	174	57	0	0	0	0	174	57
Mississauga	48	140	28	19	0	0	76	159
Halton Region	404	433	403	393	2	80	809	906
Burlington	30	89	186	12	0	0	216	101
Halton Hills	2	15	0	9	0	0	2	24
Milton	331	224	56	218	2	80	389	522
Oakville	41	105	161	154	0	0	202	259
Durham Region	463	608	81	13	0	40	544	661
Ajax	85	179	9	0	0	0	94	179
Brock	4	1	0	0	0	0	4	1
Clarington	98	102	0	6	0	0	98	108
Oshawa	93	53	10	7	0	40	103	100
Pickering	90	108	0	0	0	0	90	108
Scugog	2	1	0	0	0	0	2	1
Uxbridge	10	9	0	0	0	0	10	9
Whitby	81	155	62	0	0	0	143	155
Remainder of Toronto CMA	210	151	14	5	0	0	224	156
Bradford West Gwillimbury	116	96	0	0	0	0	116	96
Town of Mono	2	1	4	4	0	0	6	5
New Tecumseth	65	54	10	1	0	0	75	55
Orangeville	27	0	0	0	0	0	27	0
Toronto CMA	3,622	3,953	3,324	3,217	476	1,504	7,422	8,674
Oshawa CMA	272	310	72	13	0	40	344	363
Greater Toronto Area (GTA)	3,720	4,203	3,568	3,237	476	1,544	7,764	8,984

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2013													
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													
March 2013	0	0.0	1	1.8	0	0.0	2	3.6	53	94.6	56	1,482,750	1,577,044
March 2012	0	0.0	0	0.0	1	2.4	4	9.5	37	88.1	42	1,100,030	1,327,199
Year-to-date 2013	0	0.0	2	1.0	1	0.5	19	9.6	175	88.8	197	1,339,900	1,504,099
Year-to-date 2012	4	2.0	23	11.4	11	5.4	18	8.9	146	72.3	202	1,120,500	1,192,675
Toronto													
March 2013	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,869,500	1,995,400
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,524,000	1,727,680
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	10.3	35	89.7	39	1,295,000	1,854,074
Year-to-date 2012	0	0.0	0	0.0	1	3.2	0	0.0	30	96.8	31	1,285,000	1,553,320
East York													
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,475,000	1,307,260
Etobicoke													
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,434,250	1,369,249
March 2012	0	0.0	0	0.0	0	0.0	4	40.0	6	60.0	10	1,187,125	1,246,412
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	16.1	47	83.9	56	1,399,950	1,384,827
Year-to-date 2012	0	0.0	0	0.0	4	12.9	6	19.4	21	67.7	31	1,489,740	1,354,557
North York													
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	1,539,000	1,662,063
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	993,895	1,202,080
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	72	100.0	72	1,470,050	1,629,180
Year-to-date 2012	4	3.3	22	18.3	5	4.2	8	6.7	81	67.5	120	1,054,950	1,067,687
Scarborough													
March 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2013	0	0.0	2	18.2	1	9.1	1	9.1	7	63.6	11	850,000	763,909
Year-to-date 2012	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
York													
March 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	844,345	888,728
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2013													
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													
March 2013	25	9.3	23	8.6	72	26.8	118	43.9	31	11.5	269	664,990	683,727
March 2012	32	9.8	77	23.7	58	17.8	94	28.9	64	19.7	325	642,990	704,545
Year-to-date 2013	55	6.9	64	8.1	194	24.4	355	44.7	126	15.9	794	672,990	719,895
Year-to-date 2012	168	14.7	294	25.8	313	27.5	229	20.1	135	11.9	1,139	574,990	628,696
Aurora													
March 2013	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	1	5.6	3	16.7	2	11.1	12	66.7	18	854,990	910,829
Year-to-date 2012	1	8.3	2	16.7	1	8.3	0	0.0	8	66.7	12	1,077,500	1,025,158
East Gwillimbury													
March 2013	9	75.0	2	16.7	0	0.0	1	8.3	0	0.0	12	440,490	469,823
March 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	18	85.7	2	9.5	0	0.0	1	4.8	0	0.0	21	439,990	441,371
Year-to-date 2012	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	427,990	433,073
Georgina Township													
March 2013	11	73.3	1	6.7	1	6.7	1	6.7	1	6.7	15	349,999	486,185
March 2012	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2013	25	69.4	4	11.1	2	5.6	3	8.3	2	5.6	36	367,490	458,627
Year-to-date 2012	25	80.6	3	9.7	0	0.0	0	0.0	3	9.7	31	329,990	485,475
King Township													
March 2013	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
March 2012	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2013	0	0.0	0	0.0	1	3.1	19	59.4	12	37.5	32	774,490	831,085
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	46.2	7	53.8	13	849,990	883,375
Markham													
March 2013	4	4.7	10	11.6	23	26.7	34	39.5	15	17.4	86	661,990	702,486
March 2012	10	10.6	38	40.4	26	27.7	16	17.0	4	4.3	94	548,990	579,563
Year-to-date 2013	4	1.9	18	8.4	76	35.3	82	38.1	35	16.3	215	661,990	700,337
Year-to-date 2012	83	16.7	195	39.3	167	33.7	39	7.9	12	2.4	496	535,495	549,318
Newmarket													
March 2013	0	0.0	0	0.0	1	6.7	14	93.3	0	0.0	15	693,900	697,567
March 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	0	0.0	2	5.9	3	8.8	29	85.3	0	0.0	34	695,900	687,649
Year-to-date 2012	13	44.8	5	17.2	11	37.9	0	0.0	0	0.0	29	513,900	502,846
Richmond Hill													
March 2013	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	857,995	1,007,186
March 2012	0	0.0	6	12.2	16	32.7	14	28.6	13	26.5	49	655,990	835,712
Year-to-date 2013	0	0.0	0	0.0	4	8.9	21	46.7	20	44.4	45	774,990	915,503
Year-to-date 2012	0	0.0	8	6.7	41	34.5	46	38.7	24	20.2	119	656,990	784,106
Vaughan													
March 2013	0	0.0	0	0.0	1	1.6	56	90.3	5	8.1	62	699,445	754,067
March 2012	0	0.0	2	1.8	11	9.8	60	53.6	39	34.8	112	759,990	821,210
Year-to-date 2013	1	0.5	0	0.0	5	2.5	152	74.9	45	22.2	203	736,990	860,049
Year-to-date 2012	4	1.5	11	4.0	49	17.8	135	49.1	76	27.6	275	719,990	765,429
Whitchurch-Stouffville													
March 2013	1	1.6	10	16.1	44	71.0	7	11.3	0	0.0	62	588,400	592,849
March 2012	13	25.5	30	58.8	5	9.8	1	2.0	2	3.9	51	479,900	547,105
Year-to-date 2013	7	3.7	37	19.5	100	52.6	46	24.2	0	0.0	190	592,900	595,196
Year-to-date 2012	33	21.6	68	44.4	44	28.8	3	2.0	5	3.3	153	499,900	533,594

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2013													
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													
March 2013	74	22.1	150	44.8	61	18.2	37	11.0	13	3.9	335	495,900	541,740
March 2012	67	26.8	69	27.6	45	18.0	55	22.0	14	5.6	250	529,400	562,637
Year-to-date 2013	139	18.3	262	34.5	174	22.9	132	17.4	53	7.0	760	540,990	593,045
Year-to-date 2012	127	17.3	200	27.2	223	30.3	148	20.1	38	5.2	736	561,900	576,667
Brampton													
March 2013	73	24.0	146	48.0	56	18.4	28	9.2	1	0.3	304	486,945	514,843
March 2012	66	28.7	69	30.0	42	18.3	51	22.2	2	0.9	230	513,900	529,605
Year-to-date 2013	132	22.0	235	39.1	126	21.0	99	16.5	9	1.5	601	514,900	540,477
Year-to-date 2012	126	19.8	192	30.1	171	26.8	138	21.7	10	1.6	637	551,900	553,048
Caledon													
March 2013	1	4.2	4	16.7	5	20.8	7	29.2	7	29.2	24	697,450	746,687
March 2012	1	11.1	0	0.0	3	33.3	4	44.4	1	11.1	9	--	--
Year-to-date 2013	7	6.2	26	23.0	48	42.5	25	22.1	7	6.2	113	602,900	617,420
Year-to-date 2012	1	2.3	7	16.3	23	53.5	10	23.3	2	4.7	43	619,990	623,183
Mississauga													
March 2013	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,100,000	1,177,273
Year-to-date 2013	0	0.0	1	2.2	0	0.0	8	17.4	37	80.4	46	950,000	1,219,991
Year-to-date 2012	0	0.0	1	1.8	29	51.8	0	0.0	26	46.4	56	589,900	809,614
Halton Region													
March 2013	69	57.0	16	13.2	9	7.4	2	1.7	25	20.7	121	430,900	803,217
March 2012	63	50.0	41	32.5	5	4.0	9	7.1	8	6.3	126	450,400	584,080
Year-to-date 2013	129	50.6	38	14.9	21	8.2	9	3.5	58	22.7	255	449,900	748,527
Year-to-date 2012	81	27.2	98	32.9	38	12.8	24	8.1	57	19.1	298	520,000	791,307
Burlington													
March 2013	0	0.0	1	7.7	8	61.5	1	7.7	3	23.1	13	590,000	684,615
March 2012	1	5.3	17	89.5	1	5.3	0	0.0	0	0.0	19	500,000	504,255
Year-to-date 2013	0	0.0	1	4.5	9	40.9	1	4.5	11	50.0	22	725,000	1,227,272
Year-to-date 2012	13	16.0	46	56.8	18	22.2	1	1.2	3	3.7	81	503,990	583,448
Halton Hills													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	1	6.7	5	33.3	9	60.0	15	850,000	869,760
Milton													
March 2013	69	81.2	15	17.6	0	0.0	0	0.0	1	1.2	85	418,900	436,169
March 2012	61	72.6	19	22.6	3	3.6	1	1.2	0	0.0	84	415,900	440,221
Year-to-date 2013	129	69.4	36	19.4	3	1.6	2	1.1	16	8.6	186	420,900	477,396
Year-to-date 2012	67	56.3	35	29.4	15	12.6	2	1.7	0	0.0	119	430,900	463,984
Oakville													
March 2013	0	0.0	0	0.0	1	4.3	1	4.3	21	91.3	23	2,000,000	2,226,735
March 2012	1	5.0	5	25.0	1	5.0	7	35.0	6	30.0	20	715,000	1,229,790
Year-to-date 2013	0	0.0	1	2.2	9	20.0	5	11.1	30	66.7	45	1,500,000	1,621,752
Year-to-date 2012	1	1.2	17	20.5	4	4.8	16	19.3	45	54.2	83	846,990	1,449,274

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2013													
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													
March 2013	58	36.9	20	12.7	27	17.2	37	23.6	15	9.6	157	551,100	548,633
March 2012	62	56.4	21	19.1	15	13.6	7	6.4	5	4.5	110	423,392	459,567
Year-to-date 2013	164	43.7	63	16.8	56	14.9	64	17.1	28	7.5	375	494,900	523,763
Year-to-date 2012	230	51.7	101	22.7	70	15.7	26	5.8	18	4.0	445	446,900	463,602
Ajax													
March 2013	1	5.0	4	20.0	8	40.0	7	35.0	0	0.0	20	600,550	600,030
March 2012	10	52.6	5	26.3	1	5.3	3	15.8	0	0.0	19	449,900	467,021
Year-to-date 2013	3	4.7	18	28.1	25	39.1	18	28.1	0	0.0	64	590,550	589,923
Year-to-date 2012	20	22.0	19	20.9	29	31.9	16	17.6	7	7.7	91	575,900	566,970
Brock													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	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	--	--
Clarington													
March 2013	27	75.0	4	11.1	1	2.8	1	2.8	3	8.3	36	388,754	429,449
March 2012	21	75.0	5	17.9	1	3.6	1	3.6	0	0.0	28	336,995	376,334
Year-to-date 2013	74	80.4	10	10.9	3	3.3	1	1.1	4	4.3	92	365,195	394,514
Year-to-date 2012	77	81.9	11	11.7	3	3.2	1	1.1	2	2.1	94	338,990	369,447
Oshawa													
March 2013	17	73.9	1	4.3	4	17.4	1	4.3	0	0.0	23	393,990	423,970
March 2012	14	100.0	0	0.0	0	0.0	0	0.0	0	0.0	14	331,990	331,006
Year-to-date 2013	54	68.4	11	13.9	10	12.7	4	5.1	0	0.0	79	401,990	438,958
Year-to-date 2012	43	79.6	10	18.5	0	0.0	0	0.0	1	1.9	54	361,490	372,674
Pickering													
March 2013	6	9.8	4	6.6	12	19.7	28	45.9	11	18.0	61	680,000	667,758
March 2012	3	13.0	6	26.1	6	26.1	3	13.0	5	21.7	23	594,400	642,723
Year-to-date 2013	9	10.6	8	9.4	15	17.6	36	42.4	17	20.0	85	691,100	671,226
Year-to-date 2012	26	28.9	36	40.0	19	21.1	4	4.4	5	5.6	90	489,990	523,392
Scugog													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	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	--	--
Uxbridge													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	1	10.0	0	0.0	0	0.0	3	30.0	6	60.0	10	1,133,980	974,996
Year-to-date 2012	3	30.0	3	30.0	1	10.0	2	20.0	1	10.0	10	509,245	542,939
Whitby													
March 2013	7	41.2	7	41.2	2	11.8	0	0.0	1	5.9	17	465,000	481,764
March 2012	14	53.8	5	19.2	7	26.9	0	0.0	0	0.0	26	423,392	450,957
Year-to-date 2013	23	51.1	16	35.6	3	6.7	2	4.4	1	2.2	45	449,303	463,978
Year-to-date 2012	61	57.5	22	20.8	18	17.0	3	2.8	2	1.9	106	423,945	446,430

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2013

Submarket	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
March 2013	40	95.2	2	4.8	0	0.0	0	0.0	0	0.0	42	346,990	356,345
March 2012	20	71.4	7	25.0	0	0.0	1	3.6	0	0.0	28	392,490	409,331
Year-to-date 2013	167	94.4	7	4.0	0	0.0	0	0.0	3	1.7	177	384,900	386,134
Year-to-date 2012	113	84.3	20	14.9	0	0.0	1	0.7	0	0.0	134	392,490	383,587
Bradford West Gwillimbury													
March 2013	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	402,990	390,149
March 2012	8	53.3	7	46.7	0	0.0	0	0.0	0	0.0	15	439,990	458,723
Year-to-date 2013	80	93.0	4	4.7	0	0.0	0	0.0	2	2.3	86	405,990	414,913
Year-to-date 2012	56	73.7	20	26.3	0	0.0	0	0.0	0	0.0	76	424,990	433,924
Town of Mono													
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2012	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
Year-to-date 2013	4	80.0	0	0.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2012	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
New Tecumseth													
March 2013	25	100.0	0	0.0	0	0.0	0	0.0	0	0.0	25	334,990	332,248
March 2012	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2013	65	100.0	0	0.0	0	0.0	0	0.0	0	0.0	65	334,990	338,144
Year-to-date 2012	53	100.0	0	0.0	0	0.0	0	0.0	0	0.0	53	304,990	305,235
Orangeville													
March 2013	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	18	85.7	3	14.3	0	0.0	0	0.0	0	0.0	21	375,900	388,866
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Toronto CMA													
March 2013	215	24.1	199	22.3	154	17.3	193	21.7	130	14.6	891	568,990	684,298
March 2012	194	24.4	188	23.7	115	14.5	169	21.3	128	16.1	794	563,945	660,591
Year-to-date 2013	503	21.7	398	17.2	421	18.1	571	24.6	427	18.4	2,320	604,990	713,534
Year-to-date 2012	529	20.2	647	24.7	616	23.5	441	16.8	386	14.7	2,619	565,990	658,844
Oshawa CMA													
March 2013	51	67.1	12	15.8	7	9.2	2	2.6	4	5.3	76	395,445	439,493
March 2012	49	72.1	10	14.7	8	11.8	1	1.5	0	0.0	68	355,445	395,534
Year-to-date 2013	151	69.9	37	17.1	16	7.4	7	3.2	5	2.3	216	394,990	425,240
Year-to-date 2012	181	71.3	43	16.9	21	8.3	4	1.6	5	2.0	254	369,990	402,260
Greater Toronto Area													
March 2013	226	24.1	210	22.4	169	18.0	196	20.9	137	14.6	938	565,445	679,152
March 2012	224	26.3	208	24.4	124	14.5	169	19.8	128	15.0	853	547,900	644,227
Year-to-date 2013	487	20.5	429	18.0	446	18.7	579	24.3	440	18.5	2,381	604,900	716,465
Year-to-date 2012	610	21.6	716	25.4	655	23.2	445	15.8	394	14.0	2,820	560,900	646,647

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2013						
Submarket	March 2013	March 2012	% Change	YTD 2013	YTD 2012	% Change
Toronto City	1,577,044	1,327,199	18.8	1,504,099	1,192,675	26.1
Toronto	1,995,400	1,727,680	15.5	1,854,074	1,553,320	19.4
East York	--	--	n/a	--	1,307,260	n/a
Etobicoke	1,369,249	1,246,412	9.9	1,384,827	1,354,557	2.2
North York	1,662,063	1,202,080	38.3	1,629,180	1,067,687	52.6
Scarborough	--	--	n/a	763,909	--	n/a
York	--	--	n/a	888,728	--	n/a
York Region	683,727	704,545	-3.0	719,895	628,696	14.5
Aurora	--	--	n/a	910,829	1,025,158	-11.2
East Gwillimbury	469,823	--	n/a	441,371	433,073	1.9
Georgina Township	486,185	--	n/a	458,627	485,475	-5.5
King Township	--	--	n/a	831,085	883,375	-5.9
Markham	702,486	579,563	21.2	700,337	549,318	27.5
Newmarket	697,567	--	n/a	687,649	502,846	36.8
Richmond Hill	1,007,186	835,712	20.5	915,503	784,106	16.8
Vaughan	754,067	821,210	-8.2	860,049	765,429	12.4
Whitchurch-Stouffville	592,849	547,105	8.4	595,196	533,594	11.5
Peel Region	541,740	562,637	-3.7	593,045	576,667	2.8
Brampton	514,843	529,605	-2.8	540,477	553,048	-2.3
Caledon	746,687	--	n/a	617,420	623,183	-0.9
Mississauga	--	1,177,273	n/a	1,219,991	809,614	50.7
Halton Region	803,217	584,080	37.5	748,527	791,307	-5.4
Burlington	684,615	504,255	35.8	1,227,272	583,448	110.3
Halton Hills	--	--	n/a	--	869,760	n/a
Milton	436,169	440,221	-0.9	477,396	463,984	2.9
Oakville	2,226,735	1,229,790	81.1	1,621,752	1,449,274	11.9
Durham Region	548,633	459,567	19.4	523,763	463,602	13.0
Ajax	600,030	467,021	28.5	589,923	566,970	4.0
Brock	--	--	n/a	--	--	n/a
Clarington	429,449	376,334	14.1	394,514	369,447	6.8
Oshawa	423,970	331,006	28.1	438,958	372,674	17.8
Pickering	667,758	642,723	3.9	671,226	523,392	28.2
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	974,996	542,939	79.6
Whitby	481,764	450,957	6.8	463,978	446,430	3.9
Remainder of Toronto CMA	356,345	409,331	-12.9	386,134	383,587	0.7
Bradford West Gwillimbury	390,149	458,723	-14.9	414,913	433,924	-4.4
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	332,248	--	n/a	338,144	305,235	10.8
Orangeville	--	--	n/a	388,866	--	n/a
Toronto CMA	684,298	660,591	3.6	713,534	658,844	8.3
Oshawa CMA	439,493	395,534	11.1	425,240	402,260	5.7
Greater Toronto Area (GTA)	679,152	644,227	5.4	716,465	646,647	10.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
March 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	4,567	5.2	7,835	9,655	12,391	63.2	463,534	8.5	480,247
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	497,704
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	511,946
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	508,210
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	498,526
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	500,627
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	495,988
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	491,931
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	507,441
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	500,476
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	491,586
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	501,908
2013	January	4,375	-4.2	6,937	10,624	12,746	54.4	482,648	4.1	501,152
	February	5,759	-18.1	6,864	11,052	12,471	55.0	510,580	1.6	506,261
	March	7,765	-19.9	6,988	14,728	13,108	53.3	519,879	3.1	508,022
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	21,289	7.2		38,647			494,879	10.1	
	Q1 2013	17,899	-15.9		36,404			507,787	2.6	
	YTD 2012	21,289	7.2		38,647			494,879	10.1	
	YTD 2013	17,899	-15.9		36,404			507,787	2.6	

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 March 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	556	10.1	874	1,073	1,227	71.3	316,394	4.7	323,774
	February	809	24.1	887	1,327	1,335	66.4	323,592	7.1	324,805
	March	1,128	15.0	896	1,722	1,303	68.8	327,630	8.6	329,395
	April	1,167	23.0	918	1,655	1,284	71.5	337,401	5.1	329,491
	May	1,183	13.8	885	1,749	1,324	66.9	339,086	7.3	332,795
	June	1,051	0.5	826	1,509	1,278	64.7	339,032	5.0	330,743
	July	925	9.0	872	1,306	1,369	63.7	334,783	3.0	328,315
	August	854	11.8	893	1,208	1,280	69.7	335,783	8.0	338,024
	September	729	-12.5	767	1,335	1,237	62.0	334,870	5.1	336,003
	October	797	5.0	854	1,140	1,254	68.1	335,818	5.7	335,364
	November	699	-4.8	820	909	1,202	68.3	335,697	6.8	340,703
	December	390	-20.7	695	416	1,099	63.2	324,743	4.7	336,206
2013	January	488	-12.2	764	989	1,144	66.8	331,514	4.8	338,947
	February	716	-11.5	784	1,072	1,073	73.0	348,474	7.7	349,604
	March	899	-20.3	710	1,412	1,064	66.7	346,697	5.8	348,463
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	2,493	16.6		4,122			323,814	7.2	
	Q1 2013	2,103	-15.6		3,473			343,779	6.2	
	YTD 2012	2,493	16.6		4,122			323,814	7.2	
	YTD 2013	2,103	-15.6		3,473			343,779	6.2	

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 6a: Economic Indicators Toronto CMA
March 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	2,941	8.7	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.7	66.6	895
	March	595	3.20	5.24	115.4	122.0	2,947	8.6	66.5	895
	April	607	3.20	5.44	115.8	122.4	2,956	8.5	66.5	898
	May	601	3.20	5.34	116.4	122.4	2,967	8.6	66.7	908
	June	595	3.20	5.24	116.8	121.7	2,982	8.7	67.0	910
	July	595	3.10	5.24	116.8	121.6	3,000	8.5	67.2	914
	August	595	3.10	5.24	117.2	121.8	3,016	8.5	67.4	912
	September	595	3.10	5.24	117.9	122.1	3,034	8.5	67.7	915
	October	595	3.10	5.24	118.2	122.3	3,049	8.6	68.0	913
	November	595	3.10	5.24	118.5	122.0	3,068	8.4	68.2	905
	December	595	3.00	5.24	118.7	121.4	3,075	8.3	68.2	900
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,074	8.4	68.0	895
	March	590	3.00	5.14		123.3	3,067	8.4	67.8	896
	April									
	May									
	June									
	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 March 2013											
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	197.6	7.4	69.6	891
	February	595	3.20	5.24	114.7	121.5	200.0	7.5	70.3	889
	March	595	3.20	5.24	115.4	122.0	199.6	8.0	70.5	896
	April	607	3.20	5.44	115.8	122.4	197.8	8.3	69.9	902
	May	601	3.20	5.34	116.4	122.4	195.1	8.5	69.1	910
	June	595	3.20	5.24	116.8	121.7	192.9	8.4	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.3	8.6	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.7	9.0	66.9	936
	September	595	3.10	5.24	117.9	122.1	188.2	9.1	66.7	950
	October	595	3.10	5.24	118.2	122.3	188.7	9.3	66.9	962
	November	595	3.10	5.24	118.5	122.0	191.8	9.2	67.9	958
	December	595	3.00	5.24	118.7	121.4	193.0	9.6	68.6	959
2013	January	595	3.00	5.24	119.0	121.5	194.2	9.6	68.9	949
	February	595	3.00	5.24	119.0	122.9	194.8	9.4	68.9	942
	March	590	3.00	5.14		123.3	196.8	8.6	68.9	935
	April									
	May									
	June									
	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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- Perspectives du marché de l'habitation, grands centres urbains
- Tableaux de données sur le marché de l'habitation : Quelques centres urbains du Centre-Sud de l'Ontario
- Actualités habitation, Canada
- Actualités habitation, grands centres urbains
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