HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

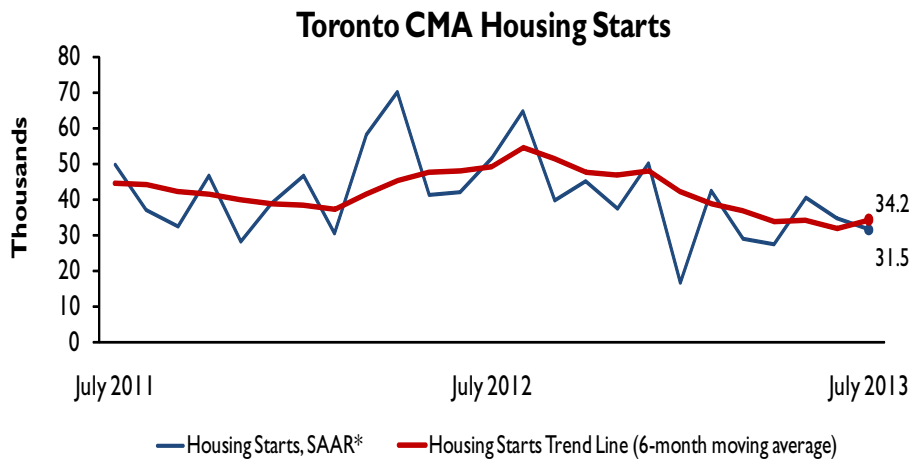
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2013

Highlights

- Starts in Toronto are trending up; 34,215 units in July
- Apartment construction stabilizing; low-rise construction has remained fairly constant
- Toronto employment growth continues which has translated into continued purchases of low-rise homes thus keeping this housing segment stable

Figure 1



Source: CMHC Housing Starts and Completions Survey
*SAAR: Seasonally Adjusted Annual Rate

*The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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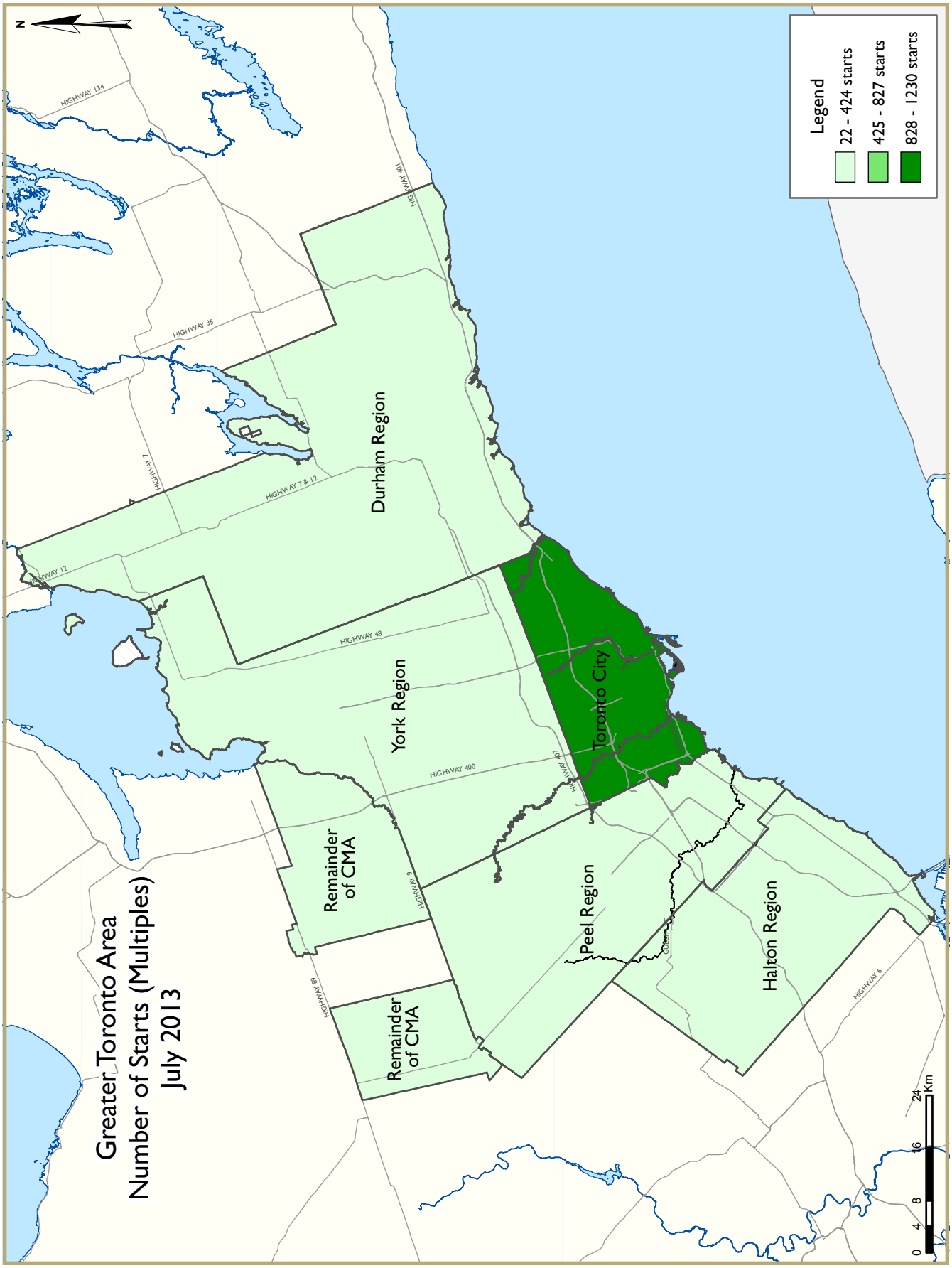
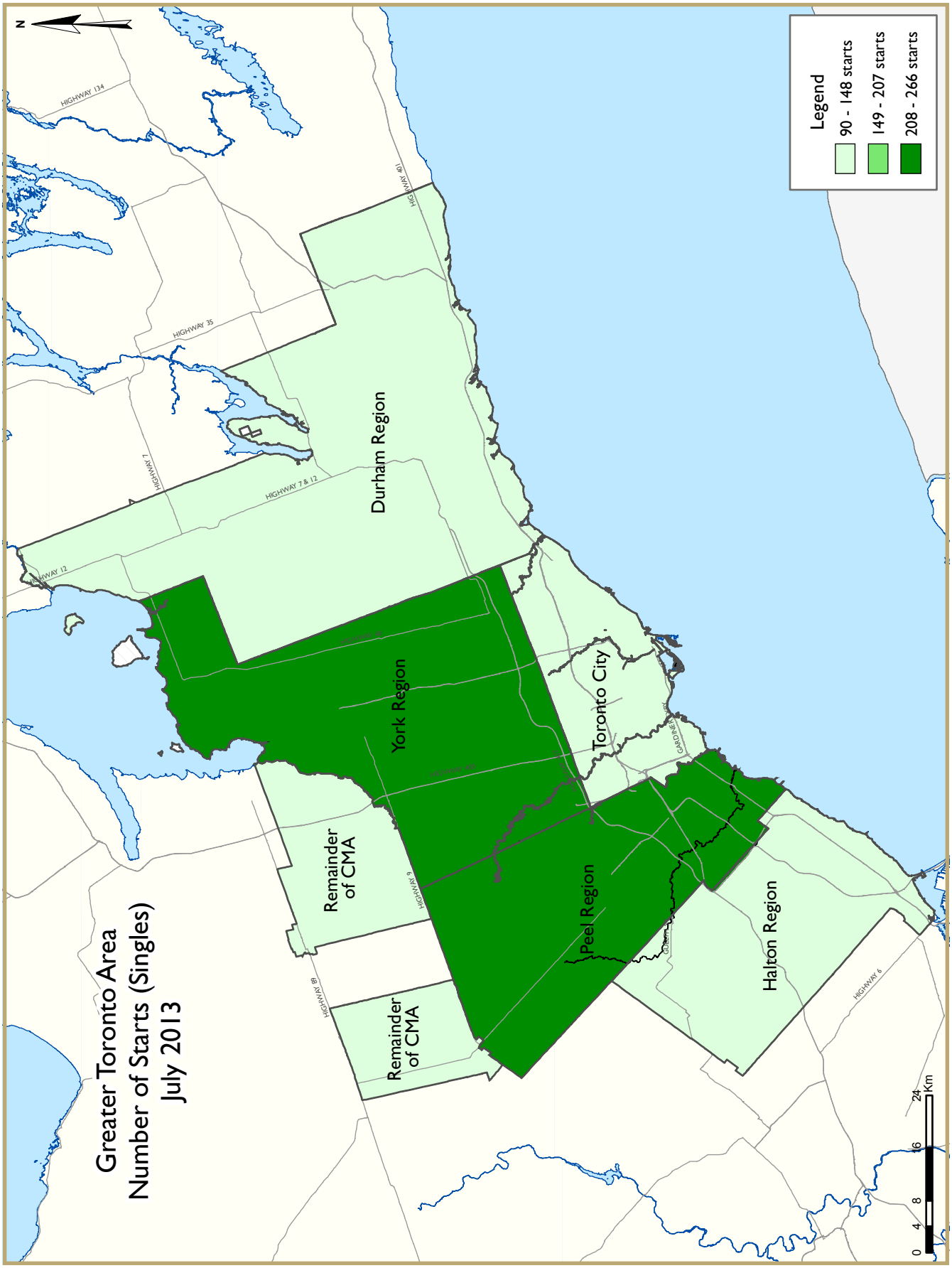
Employment Supports Housing Starts

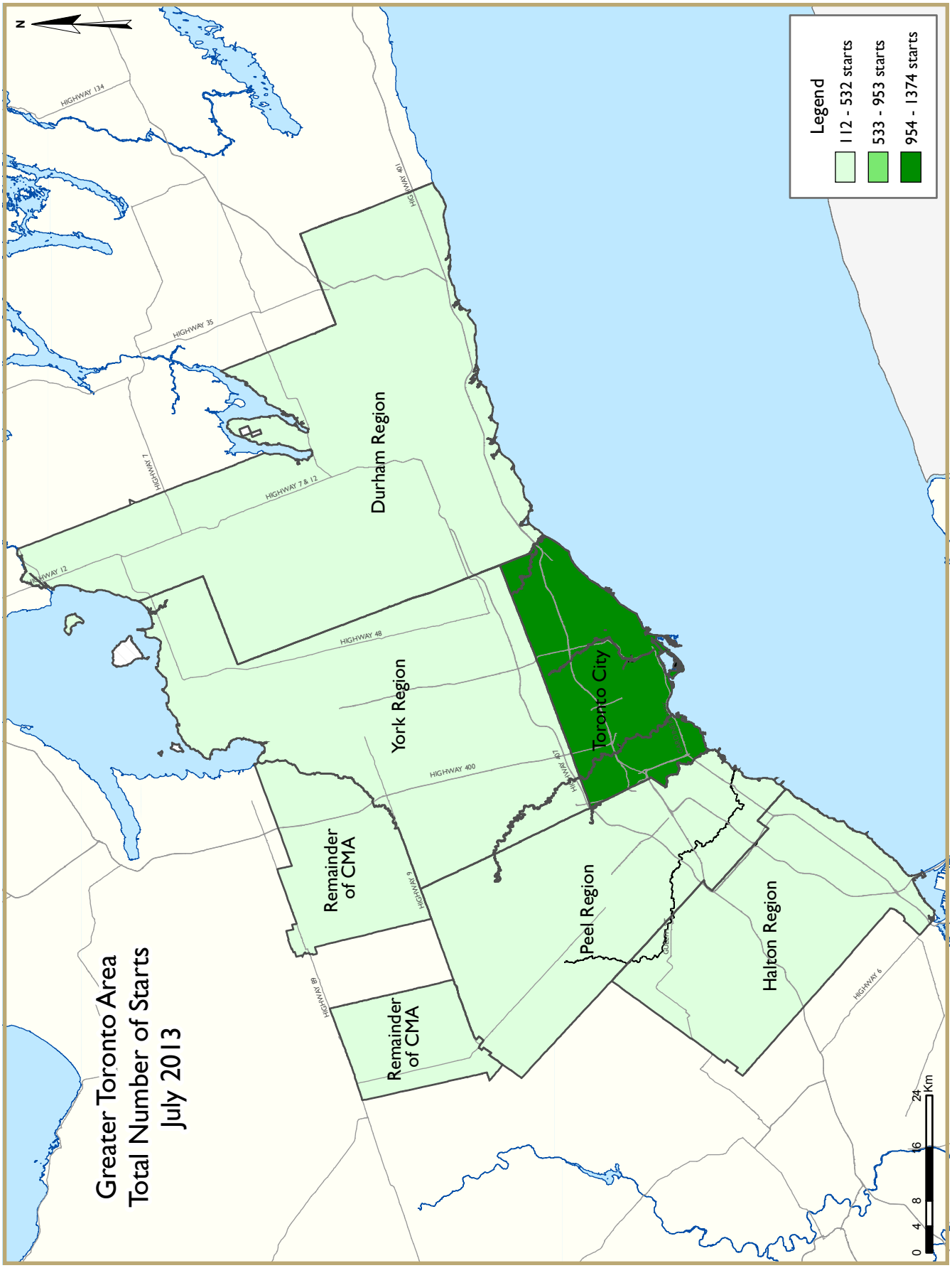
Housing starts in Toronto increased from last month after declining over the last year. Total starts in July were trending at 34,215, an increase of close to eight per cent from June. Apartment starts had been moderating but have started to flatten. Sales of new apartments have moderated and the large volume of apartments under construction, currently about 52,700, has put some downward force on new apartment starts bringing apartment construction closer to its ten-year-average. Low-rise (i.e., single-detached, semi-detached, and row homes) construction remains fairly constant. Consequently, the share of low-rise construction has been increasing. The majority of July's new construction in Toronto is low-rise construction. Apartment starts remain a sizeable portion of new starts in the Greater Toronto Area (GTA).

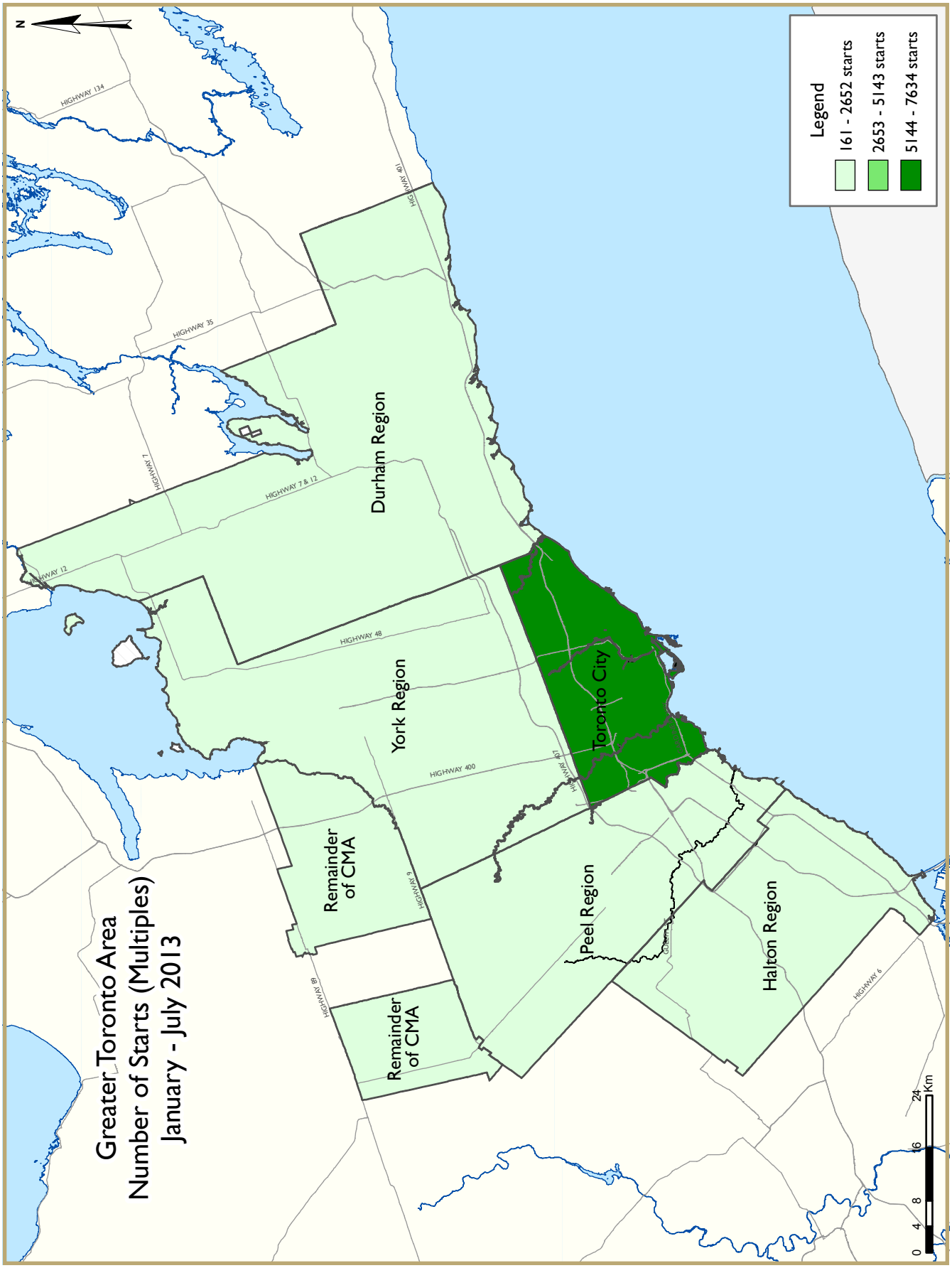
At the submarket level some interesting trends emerge over the first seven months of 2013. York and Peel regions still account for a sizeable share of single-detached construction but the City of Toronto share has increased from 2012. The City of Toronto's share of row homes has also increased during the first seven months of 2013 relative to the same period in 2012. Starts of low-rise homes are still occurring in the City of Toronto, where home prices are higher, due to a growing economy supporting these purchases. Halton region has also seen an increase in apartment starts so far in 2013 relative to the same period in 2012. Low-rise construction in this area is still significant but the number of apartment starts is increasing. Older households may be downsizing in this region and looking at purchasing condos.

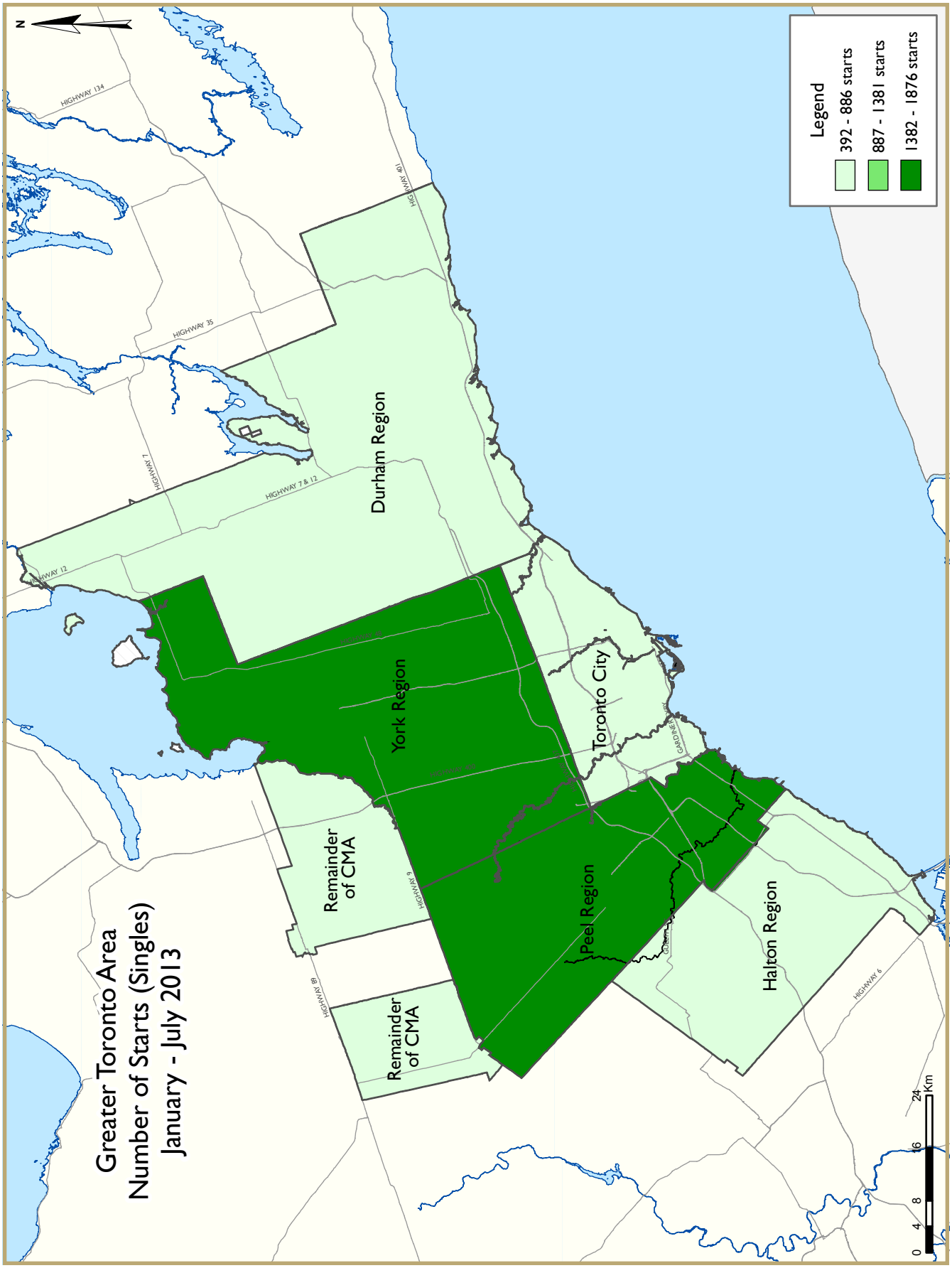
Since early 2012 employment in Toronto has been trending up. Improved employment prospects coupled with the low mortgage rates have facilitated home purchases. This has kept the new homes market in Toronto robust.

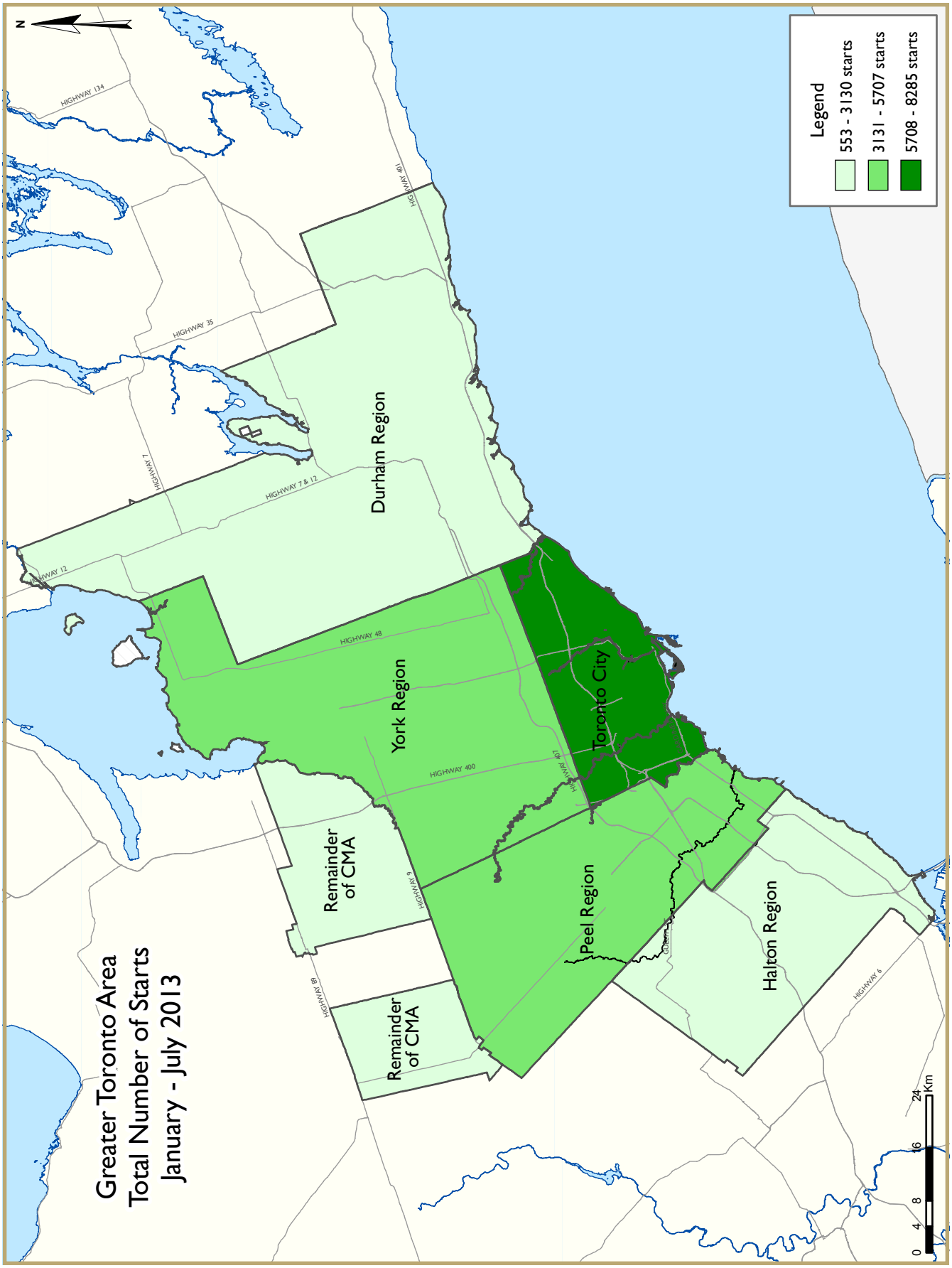

Greater Toronto Area
Number of Starts (Multiples)
July 2013
Legend
22 - 424 starts
425 - 827 starts
828 - 1230 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0
4
8
16
24
Km

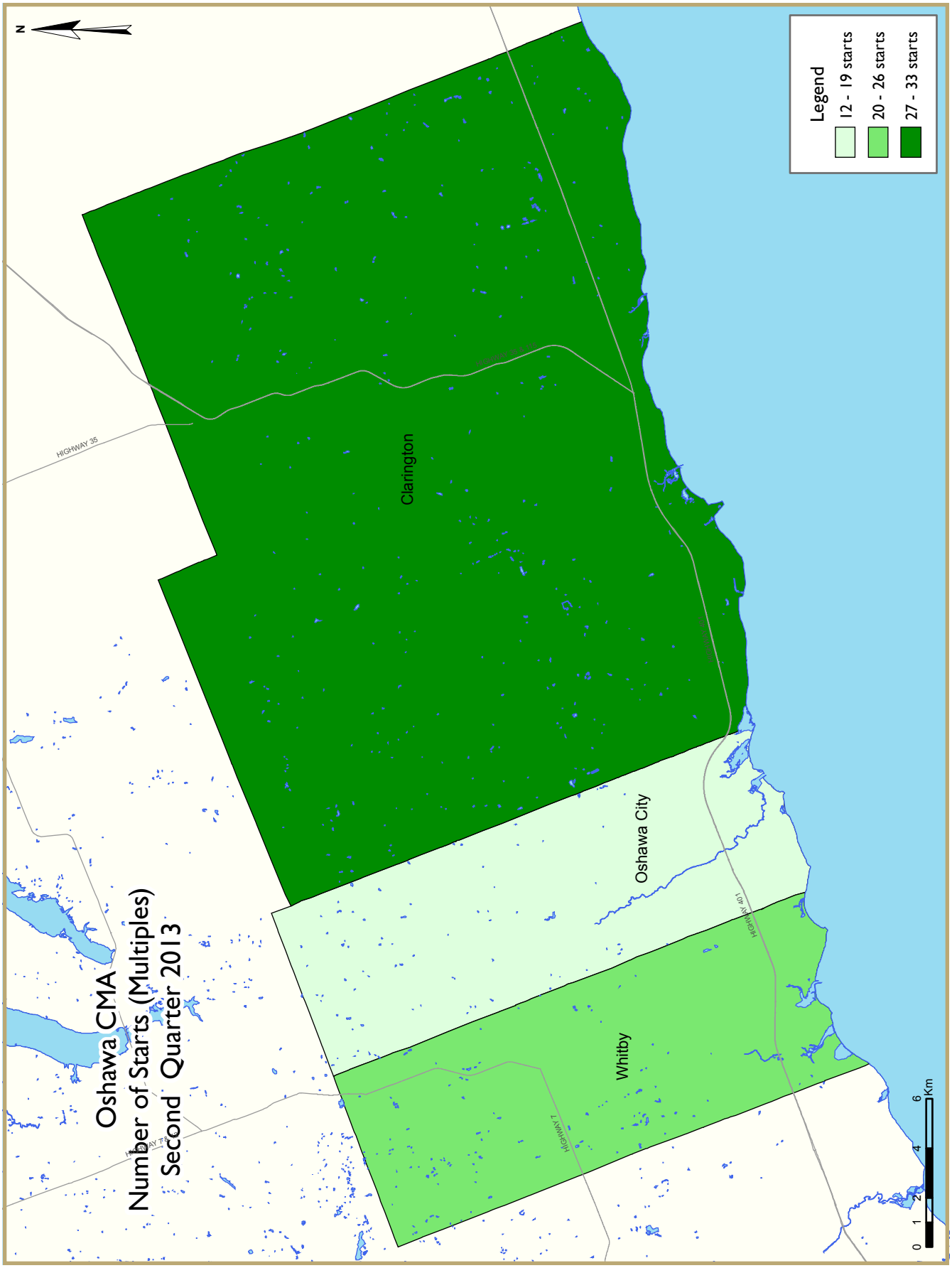

Greater Toronto Area
Number of Starts (Singles)
July 2013
Legend
90 - 148 starts
149 - 207 starts
208 - 266 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0
4
8
16
24
Km

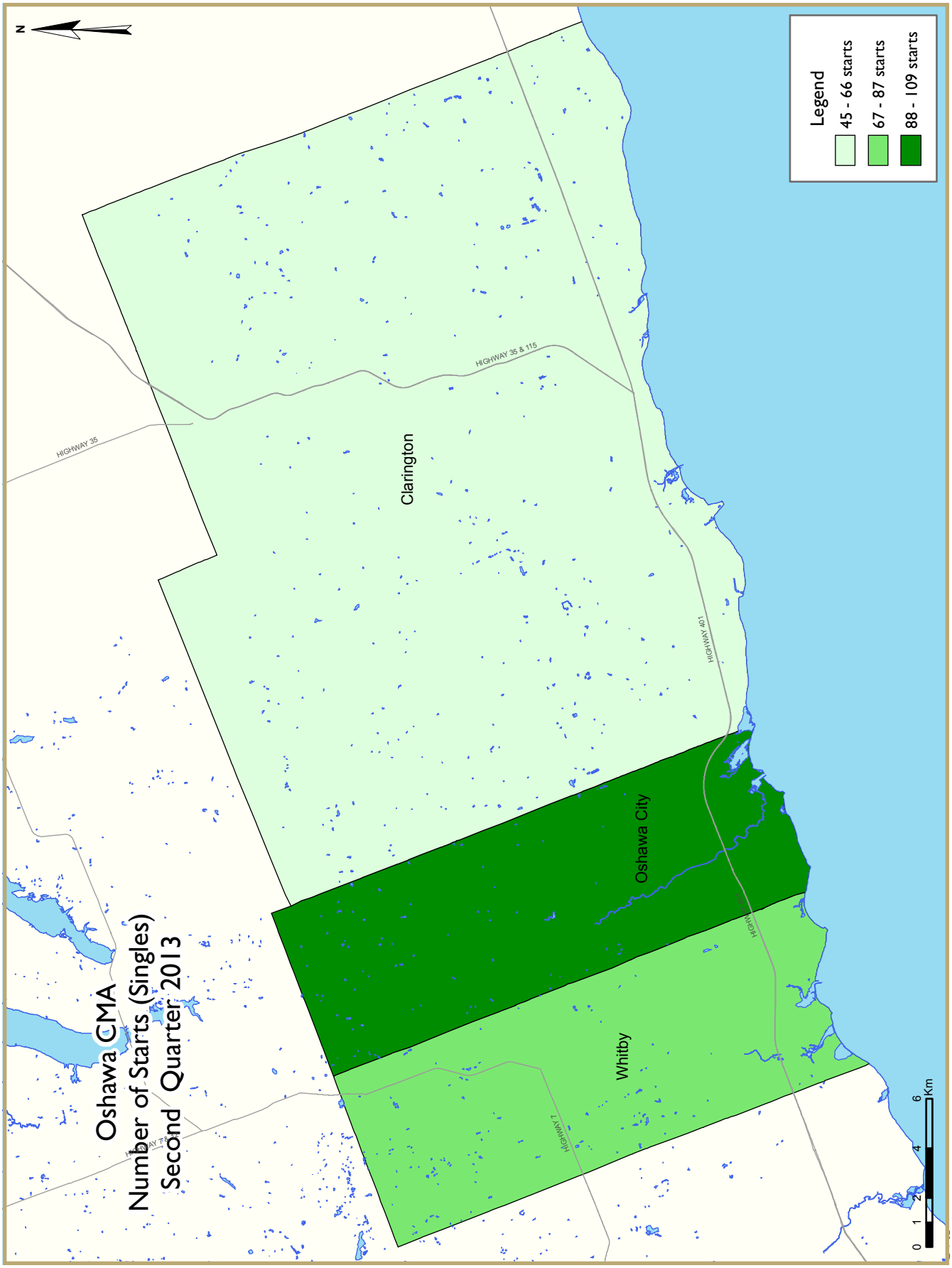

Greater Toronto Area
Total Number of Starts
July 2013
Legend
112 - 532 starts
533 - 953 starts
954 - 1374 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

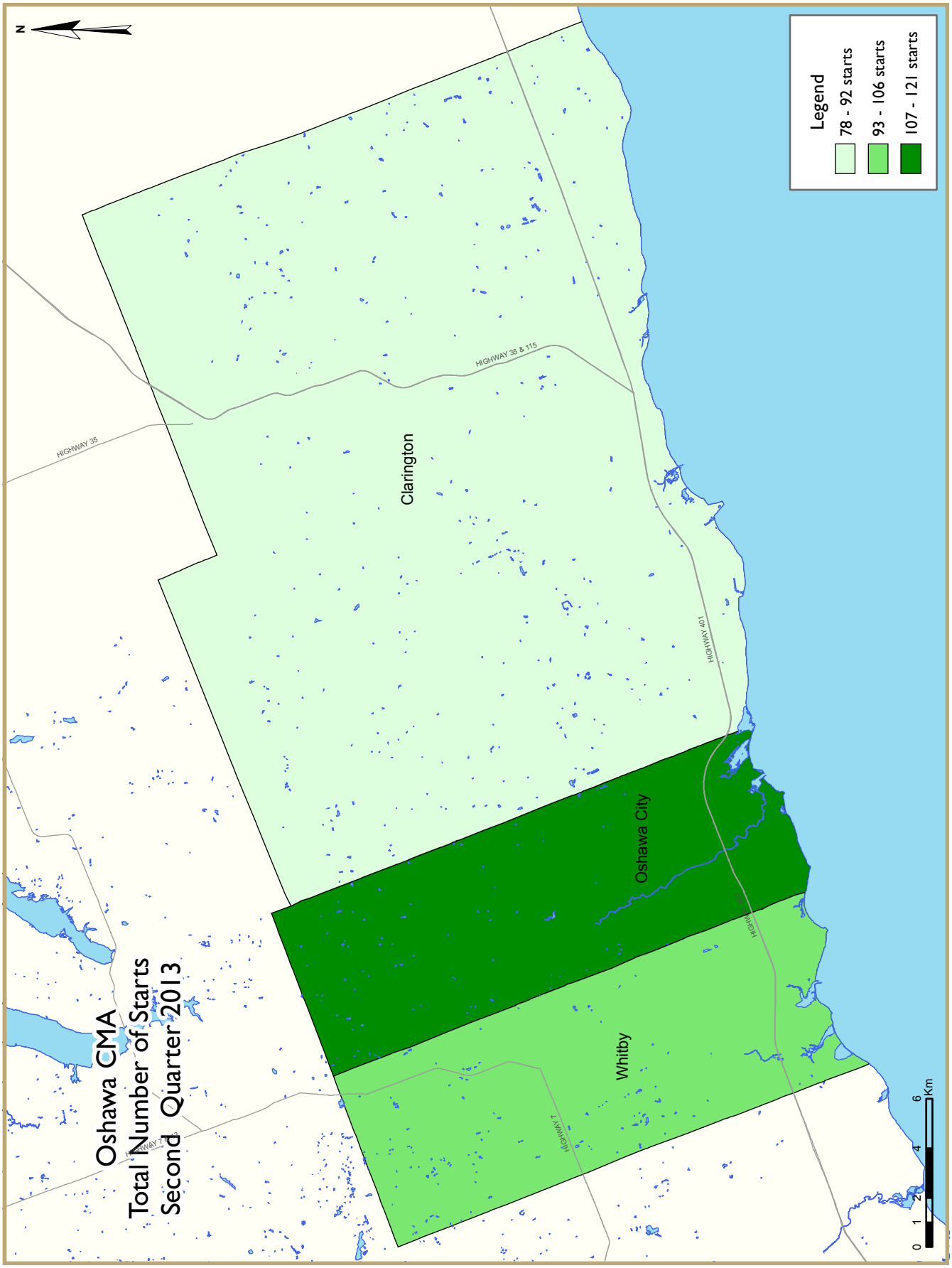

Greater Toronto Area
Number of Starts (Multiples)
January - July 2013
Legend
161 - 2652 starts
2653 - 5143 starts
5144 - 7634 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 6
0 4 8 16 24 Km

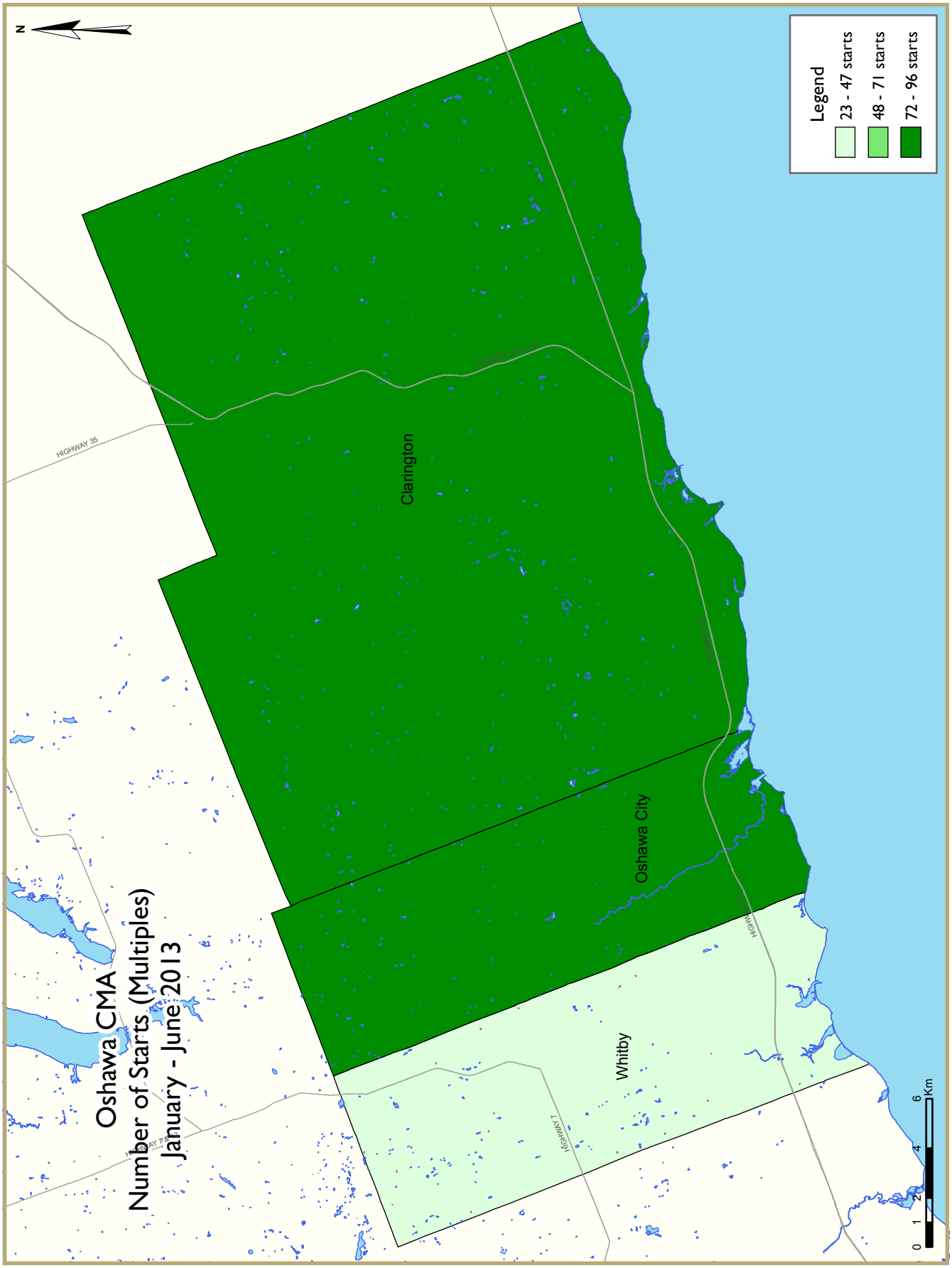

Greater Toronto Area
Number of Starts (Singles)
January - July 2013
Legend
392 - 886 starts
887 - 1381 starts
1382 - 1876 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0
4
8
16
24
Km

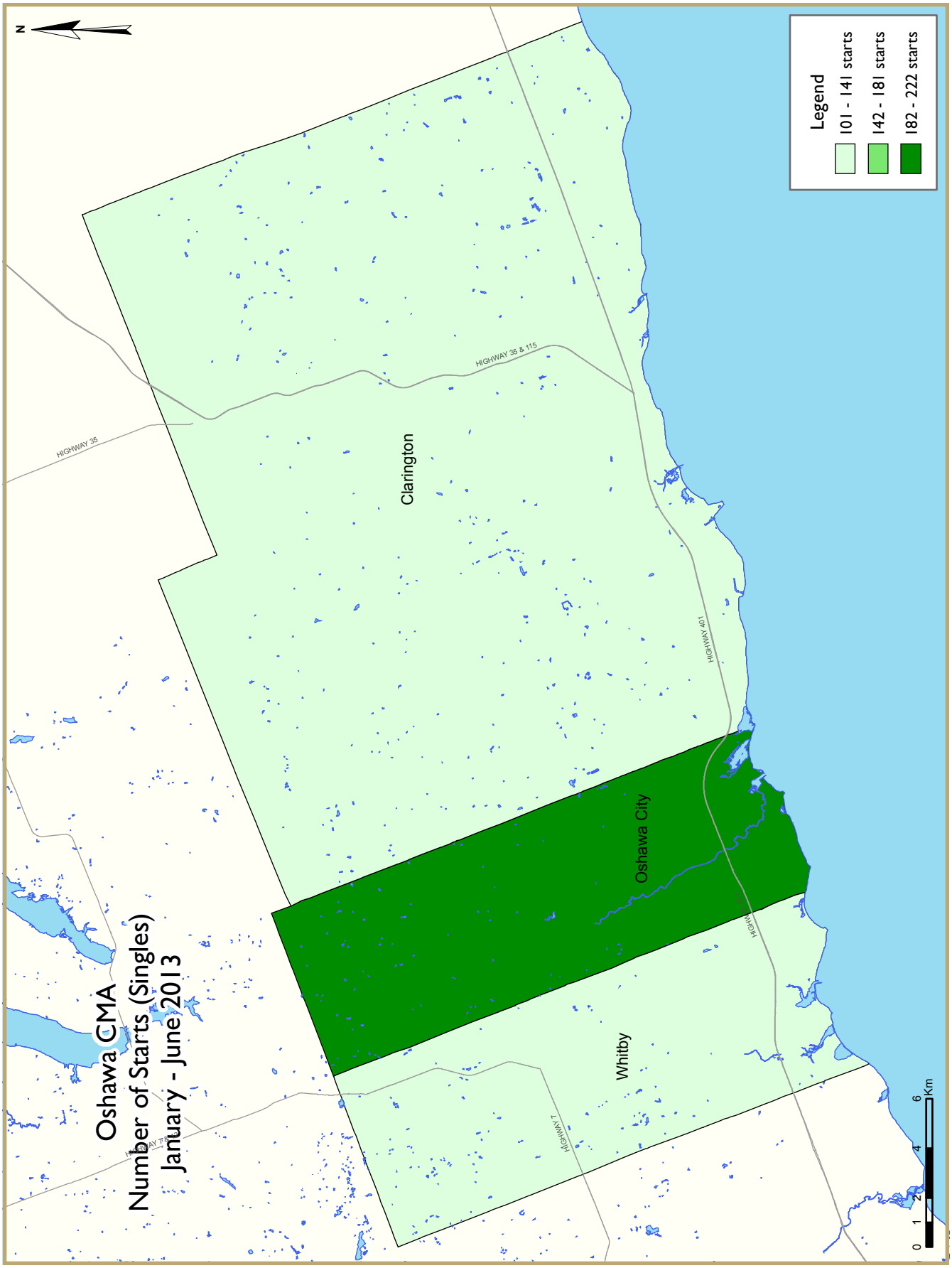

Greater Toronto Area
Total Number of Starts
January - July 2013
Legend
553 - 3130 starts
3131 - 5707 starts
5708 - 8285 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 6
0
4
8
16
24
Km

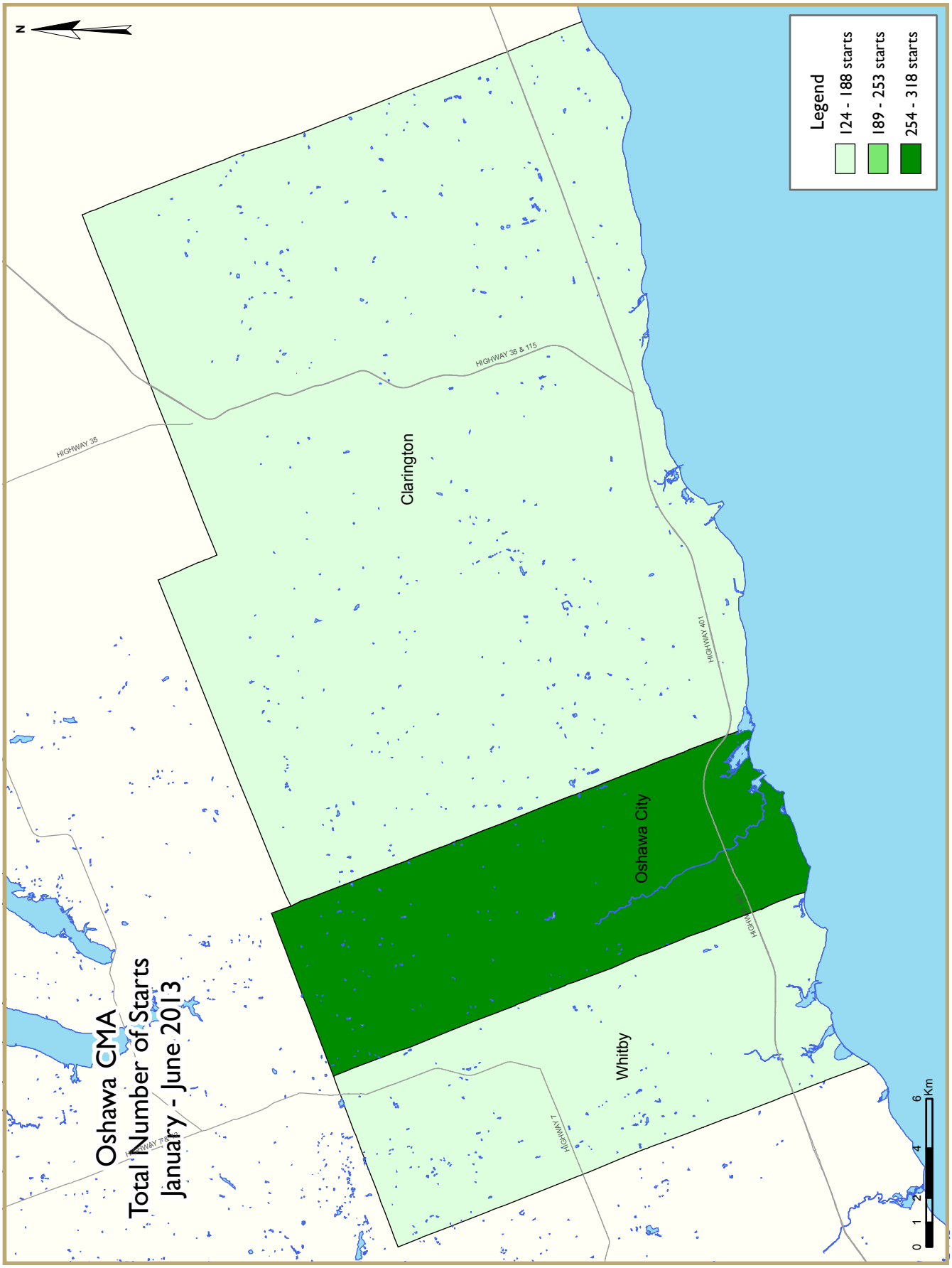

Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2013
N
Legend
12 - 19 starts
20 - 26 starts
27 - 33 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 401
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Singles)
Second Quarter 2013
Legend
45 - 66 starts
67 - 87 starts
88 - 109 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 Km


Oshawa CMA
Total Number of Starts
Second Quarter 2013
Legend
78 - 92 starts
93 - 106 starts
107 - 121 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2013
N
Legend
23 - 47 starts
48 - 71 starts
72 - 96 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 401
0 1 2 4 6 Km


N
Legend
101 - 141 starts
142 - 181 starts
182 - 222 starts
Oshawa CMA
Number of Starts (Singles)
January - June 2013
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 Km


Oshawa CMA
Total Number of Starts
January - June 2013
Legend
124 - 188 starts
189 - 253 starts
254 - 318 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6 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 Starts (SAAR and Trend)
1.1	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:

1.2	Housing Activity Summary by Submarket
1.3	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

Table 1a: Housing Starts (SAAR and Trend) July 2013		
Toronto CMA[1]	June 2013	July 2013
Trend[2]	31,733	34,215
SAAR	34,757	31,478
	July 2012	July 2013
Actual		
July - Single-Detached	1,033	842
July - Multiples	3,371	1,850
July - Total	4,404	2,692
January to July - Single-Detached	5,719	5,403
January to July - Multiples	22,103	12,566
January to July - Total	27,822	17,969

Table 1b: Housing Starts (SAAR and Trend) July 2013		
Oshawa CMA[1]	June 2013	July 2013
Trend[2]	1,356	1,251
SAAR	784	1,127
	July 2012	July 2013
Actual		
July - Single-Detached	105	105
July - Multiples	36	12
July - Total	141	117
January to July - Single-Detached	698	536
January to July - Multiples	485	205
January to July - Total	1,183	741

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2013	834	142	374	8	51	1,089	4	190	2,692
July 2012	1,024	202	583	8	47	2,367	1	172	4,404
% Change	-18.6	-29.7	-35.8	0.0	8.5	-54.0	**	10.5	-38.9
Year-to-date 2013	5,381	1,172	1,994	22	263	8,705	4	428	17,969
Year-to-date 2012	5,700	1,253	3,082	18	536	15,735	23	1,475	27,822
% Change	-5.6	-6.5	-35.3	22.2	-50.9	-44.7	-82.6	-71.0	-35.4
UNDER CONSTRUCTION									
July 2013	8,316	1,868	3,909	19	901	49,277	12	2,139	66,442
July 2012	7,846	1,777	3,937	32	978	43,841	23	3,162	61,596
% Change	6.0	5.1	-0.7	-40.6	-7.9	12.4	-47.8	-32.4	7.9
COMPLETIONS									
July 2013	770	256	223	17	24	976	0	210	2,476
July 2012	1,071	150	324	3	50	809	8	0	2,415
% Change	-28.1	70.7	-31.2	**	-52.0	20.6	-100.0	n/a	2.5
Year-to-date 2013	5,498	1,297	1,931	42	393	9,976	14	1,596	20,747
Year-to-date 2012	6,664	1,162	1,931	13	511	6,683	16	1,885	18,865
% Change	-17.5	11.6	0.0	**	-23.1	49.3	-12.5	-15.3	10.0
COMPLETED & NOT ABSORBED									
July 2013	137	34	70	0	6	1,022	n/a	n/a	1,269
July 2012	119	10	36	0	7	807	n/a	n/a	979
% Change	15.1	**	94.4	n/a	-14.3	26.6	n/a	n/a	29.6
ABSORBED									
July 2013	786	273	246	18	24	998	n/a	n/a	2,345
July 2012	1,088	148	326	3	50	796	n/a	n/a	2,411
% Change	-27.8	84.5	-24.5	**	-52.0	25.4	n/a	n/a	-2.7
Year-to-date 2013	5,499	1,281	1,932	42	398	9,863	n/a	n/a	19,015
Year-to-date 2012	6,639	1,171	1,956	13	506	6,724	n/a	n/a	17,009
% Change	-17.2	9.4	-1.2	**	-21.3	46.7	n/a	n/a	11.8

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

Table 1.1b: Housing Activity Summary of Oshawa CMA
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2013	103	8	4	0	0	0	2	0	117
July 2012	105	0	6	0	30	0	0	0	141
% Change	-1.9	n/a	-33.3	n/a	-100.0	n/a	n/a	n/a	-17.0
Year-to-date 2013	532	56	51	0	21	0	31	50	741
Year-to-date 2012	698	6	70	0	116	154	0	139	1,183
% Change	-23.8	**	-27.1	n/a	-81.9	-100.0	n/a	-64.0	-37.4
UNDER CONSTRUCTION									
July 2013	601	64	75	0	70	160	35	196	1,201
July 2012	755	6	98	0	165	190	0	175	1,389
% Change	-20.4	**	-23.5	n/a	-57.6	-15.8	n/a	12.0	-13.5
COMPLETIONS									
July 2013	111	10	12	0	0	0	0	4	137
July 2012	151	0	30	0	10	0	0	0	191
% Change	-26.5	n/a	-60.0	n/a	-100.0	n/a	n/a	n/a	-28.3
Year-to-date 2013	571	32	66	0	108	30	7	13	827
Year-to-date 2012	737	0	175	0	58	0	48	14	1,032
% Change	-22.5	n/a	-62.3	n/a	86.2	n/a	-85.4	-7.1	-19.9
COMPLETED & NOT ABSORBED									
July 2013	10	0	0	0	0	9	n/a	n/a	19
July 2012	6	0	1	0	3	9	n/a	n/a	19
% Change	66.7	n/a	-100.0	n/a	-100.0	0.0	n/a	n/a	0.0
ABSORBED									
July 2013	106	10	12	0	0	0	n/a	n/a	128
July 2012	155	0	31	0	10	0	n/a	n/a	196
% Change	-31.6	n/a	-61.3	n/a	-100.0	n/a	n/a	n/a	-34.7
Year-to-date 2013	572	32	66	0	110	30	n/a	n/a	810
Year-to-date 2012	751	0	175	0	58	1	n/a	n/a	985
% Change	-23.8	n/a	-62.3	n/a	89.7	**	n/a	n/a	-17.8

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2013	876	144	366	1	67	1,089	6	190	2,739
July 2012	1,096	202	589	2	75	2,367	1	172	4,504
% Change	-20.1	-28.7	-37.9	-50.0	-10.7	-54.0	**	10.5	-39.2
Year-to-date 2013	5,609	1,210	1,950	1	366	8,937	35	748	18,856
Year-to-date 2012	6,146	1,257	3,153	2	644	16,227	23	1,614	29,066
% Change	-8.7	-3.7	-38.2	-50.0	-43.2	-44.9	52.2	-53.7	-35.1
UNDER CONSTRUCTION									
July 2013	8,633	1,896	3,835	2	1,097	50,007	47	2,605	68,123
July 2012	8,360	1,773	4,063	14	1,137	44,523	23	3,487	63,380
% Change	3.3	6.9	-5.6	-85.7	-3.5	12.3	104.3	-25.3	7.5
COMPLETIONS									
July 2013	848	266	235	9	16	944	0	214	2,532
July 2012	1,161	148	343	1	60	809	8	0	2,530
% Change	-27.0	79.7	-31.5	**	-73.3	16.7	-100.0	n/a	0.1
Year-to-date 2013	5,803	1,281	1,990	12	487	10,160	21	1,609	21,363
Year-to-date 2012	7,158	1,126	2,095	2	592	6,683	64	1,899	19,619
% Change	-18.9	13.8	-5.0	**	-17.7	52.0	-67.2	-15.3	8.9
COMPLETED & NOT ABSORBED									
July 2013	155	32	54	0	6	1,016	n/a	n/a	1,263
July 2012	134	8	37	0	13	816	n/a	n/a	1,008
% Change	15.7	**	45.9	n/a	-53.8	24.5	n/a	n/a	25.3
ABSORBED									
July 2013	862	283	258	9	16	984	n/a	n/a	2,412
July 2012	1,180	148	346	1	60	796	n/a	n/a	2,531
% Change	-26.9	91.2	-25.4	**	-73.3	23.6	n/a	n/a	-4.7
Year-to-date 2013	5,797	1,265	1,991	12	494	10,062	n/a	n/a	19,621
Year-to-date 2012	7,127	1,137	2,120	2	587	6,734	n/a	n/a	17,707
% Change	-18.7	11.3	-6.1	**	-15.8	49.4	n/a	n/a	10.8

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2013	144	0	104	0	0	938	4	184	1,374
July 2012	83	8	53	0	30	1,672	0	172	2,018
York Region									
July 2013	224	12	41	0	0	55	0	2	334
July 2012	408	56	375	2	0	620	1	0	1,462
Peel Region									
July 2013	265	100	105	1	33	0	0	4	508
July 2012	344	70	0	0	9	0	0	0	423
Halton Region									
July 2013	90	24	48	0	34	96	0	0	292
July 2012	91	54	141	0	0	75	0	0	361
Durham Region									
July 2013	153	8	68	0	0	0	2	0	231
July 2012	170	14	20	0	36	0	0	0	240
Toronto CMA									
July 2013	834	142	374	8	51	1,089	4	190	2,692
July 2012	1,024	202	583	8	47	2,367	1	172	4,404
Oshawa CMA									
July 2013	103	8	4	0	0	0	2	0	117
July 2012	105	0	6	0	30	0	0	0	141
Greater Toronto Area									
July 2013	876	144	366	1	67	1,089	6	190	2,739
July 2012	1,096	202	589	2	75	2,367	1	172	4,504

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

Table 1.2: Housing Activity Summary by Submarket
July 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
July 2013	1,437	196	684	0	267	39,851	4	1,796	44,235
July 2012	1,213	224	786	0	178	35,485	14	2,568	40,468
York Region									
July 2013	2,345	310	1,093	1	90	6,090	0	114	10,043
July 2012	2,302	234	1,424	4	313	5,189	1	144	9,611
Peel Region									
July 2013	3,161	1,178	639	1	193	2,245	8	229	7,655
July 2012	2,747	1,183	884	10	265	2,264	8	450	7,811
Halton Region									
July 2013	674	110	1,058	0	417	1,661	0	270	4,190
July 2012	834	90	740	0	132	1,395	0	150	3,341
Durham Region									
July 2013	1,016	102	361	0	130	160	35	196	2,000
July 2012	1,264	42	229	0	249	190	0	175	2,149
Toronto CMA									
July 2013	8,316	1,868	3,909	19	901	49,277	12	2,139	66,442
July 2012	7,846	1,777	3,937	32	978	43,841	23	3,162	61,596
Oshawa CMA									
July 2013	601	64	75	0	70	160	35	196	1,201
July 2012	755	6	98	0	165	190	0	175	1,389
Greater Toronto Area									
July 2013	8,633	1,896	3,835	2	1,097	50,007	47	2,605	68,123
July 2012	8,360	1,773	4,063	14	1,137	44,523	23	3,487	63,380

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2013	81	6	21	0	0	735	0	210	1,053
July 2012	82	4	46	0	0	537	0	0	669
York Region									
July 2013	153	42	148	0	0	209	0	0	552
July 2012	374	46	129	1	35	272	8	0	865
Peel Region									
July 2013	303	124	40	9	6	0	0	0	482
July 2012	205	64	52	0	9	0	0	0	330
Halton Region									
July 2013	179	84	14	0	10	0	0	0	287
July 2012	264	28	59	0	6	0	0	0	357
Durham Region									
July 2013	132	10	12	0	0	0	0	4	158
July 2012	236	6	57	0	10	0	0	0	309
Toronto CMA									
July 2013	770	256	223	17	24	976	0	210	2,476
July 2012	1,071	150	324	3	50	809	8	0	2,415
Oshawa CMA									
July 2013	111	10	12	0	0	0	0	4	137
July 2012	151	0	30	0	10	0	0	0	191
Greater Toronto Area									
July 2013	848	266	235	9	16	944	0	214	2,532
July 2012	1,161	148	343	1	60	809	8	0	2,530

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2013	81	4	19	0	4	873	n/a	n/a	981
July 2012	52	3	17	0	4	672	n/a	n/a	748
York Region									
July 2013	19	26	35	0	0	77	n/a	n/a	157
July 2012	13	0	6	0	1	31	n/a	n/a	51
Peel Region									
July 2013	12	2	0	0	2	33	n/a	n/a	49
July 2012	32	5	0	0	2	74	n/a	n/a	113
Halton Region									
July 2013	20	0	0	0	0	24	n/a	n/a	44
July 2012	18	0	2	0	3	0	n/a	n/a	23
Durham Region									
July 2013	23	0	0	0	0	9	n/a	n/a	32
July 2012	19	0	12	0	3	39	n/a	n/a	73
Toronto CMA									
July 2013	137	34	70	0	6	1,022	n/a	n/a	1,269
July 2012	119	10	36	0	7	807	n/a	n/a	979
Oshawa CMA									
July 2013	10	0	0	0	0	9	n/a	n/a	19
July 2012	6	0	1	0	3	9	n/a	n/a	19
Greater Toronto Area									
July 2013	155	32	54	0	6	1,016	n/a	n/a	1,263
July 2012	134	8	37	0	13	816	n/a	n/a	1,008

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

Table 1.2: Housing Activity Summary by Submarket
July 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									
July 2013	86	9	30	0	0	795	n/a	n/a	920
July 2012	74	4	50	0	0	529	n/a	n/a	657
York Region									
July 2013	153	42	143	0	0	177	n/a	n/a	515
July 2012	375	46	134	1	35	267	n/a	n/a	858
Peel Region									
July 2013	312	138	59	9	6	3	n/a	n/a	527
July 2012	228	64	52	0	9	0	n/a	n/a	353
Halton Region									
July 2013	182	84	14	0	10	0	n/a	n/a	290
July 2012	273	28	59	0	6	0	n/a	n/a	366
Durham Region									
July 2013	129	10	12	0	0	9	n/a	n/a	160
July 2012	230	6	51	0	10	0	n/a	n/a	297
Toronto CMA									
July 2013	786	273	246	18	24	998	n/a	n/a	2,345
July 2012	1,088	148	326	3	50	796	n/a	n/a	2,411
Oshawa CMA									
July 2013	106	10	12	0	0	0	n/a	n/a	128
July 2012	155	0	31	0	10	0	n/a	n/a	196
Greater Toronto Area									
July 2013	862	283	258	9	16	984	n/a	n/a	2,412
July 2012	1,180	148	346	1	60	796	n/a	n/a	2,531

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

Table 1.3a: 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 1.3b: 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 1.3c: 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
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Toronto City	144	83	4	8	104	83	1,122	1,844	1,374	2,018	-31.9
Toronto	16	15	0	4	0	0	355	1,354	371	1,373	-73.0
East York	3	12	0	0	0	0	0	0	3	12	-75.0
Etobicoke	14	8	0	4	0	0	126	490	140	502	-72.1
North York	68	32	4	0	42	30	457	0	571	62	**
Scarborough	39	14	0	0	62	53	184	0	285	67	**
York	4	2	0	0	0	0	0	0	4	2	100.0
York Region	224	411	12	56	41	375	57	620	334	1,462	-77.2
Aurora	0	3	0	0	0	0	0	0	0	3	-100.0
East Gwillimbury	0	2	4	0	0	0	0	0	4	2	100.0
Georgina Township	2	15	0	0	0	0	0	0	2	15	-86.7
King Township	27	21	2	0	16	14	0	0	45	35	28.6
Markham	31	110	4	10	0	45	2	620	37	785	-95.3
Newmarket	53	20	0	0	0	0	0	0	53	20	165.0
Richmond Hill	55	29	2	6	25	92	0	0	82	127	-35.4
Vaughan	49	146	0	40	0	155	55	0	104	341	-69.5
Whitchurch-Stouffville	7	65	0	0	0	69	0	0	7	134	-94.8
Peel Region	266	344	100	70	138	9	4	0	508	423	20.1
Brampton	220	299	96	68	118	0	0	0	434	367	18.3
Caledon	34	18	4	2	20	0	0	0	58	20	190.0
Mississauga	12	27	0	0	0	9	4	0	16	36	-55.6
Halton Region	90	91	24	54	82	141	96	75	292	361	-19.1
Burlington	15	10	0	0	20	0	0	0	35	10	**
Halton Hills	29	5	0	0	0	25	0	0	29	30	-3.3
Milton	35	62	24	54	50	116	96	75	205	307	-33.2
Oakville	11	14	0	0	12	0	0	0	23	14	64.3
Durham Region	155	170	8	14	68	56	0	0	231	240	-3.8
Ajax	33	19	0	14	27	13	0	0	60	46	30.4
Brock	2	4	0	0	0	0	0	0	2	4	-50.0
Clarington	26	55	6	0	4	6	0	0	36	61	-41.0
Oshawa	65	33	2	0	0	22	0	0	67	55	21.8
Pickering	5	36	0	0	37	7	0	0	42	43	-2.3
Scugog	5	1	0	0	0	0	0	0	5	1	**
Uxbridge	5	5	0	0	0	0	0	0	5	5	0.0
Whitby	14	17	0	0	0	8	0	0	14	25	-44.0
Remainder of Toronto CMA	90	54	6	2	16	0	0	0	112	56	100.0
Bradford West Gwillimbury	55	11	6	0	12	0	0	0	73	11	**
Town of Mono	5	4	0	0	0	0	0	0	5	4	25.0
New Tecumseth	23	38	0	2	4	0	0	0	27	40	-32.5
Orangeville	7	1	0	0	0	0	0	0	7	1	**
Toronto CMA	842	1,033	146	204	425	628	1,279	2,539	2,692	4,404	-38.9
Oshawa CMA	105	105	8	0	4	36	0	0	117	141	-17.0
Greater Toronto Area (GTA)	879	1,099	148	202	433	664	1,279	2,539	2,739	4,504	-39.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 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	651	534	132	136	372	441	7,130	13,213	8,285	14,324	-42.2
Toronto	94	77	14	12	18	73	5,307	8,219	5,433	8,381	-35.2
East York	34	58	0	6	0	0	0	105	34	169	-79.9
Etobicoke	104	85	36	70	16	68	328	2,258	484	2,481	-80.5
North York	284	188	70	10	179	187	995	2,381	1,528	2,766	-44.8
Scarborough	119	110	10	26	159	110	500	0	788	246	**
York	16	16	2	12	0	3	0	250	18	281	-93.6
York Region	1,876	2,003	178	246	526	1,476	872	3,080	3,452	6,805	-49.3
Aurora	7	51	0	0	0	0	0	157	7	208	-96.6
East Gwillimbury	21	75	8	32	0	0	0	0	29	107	-72.9
Georgina Township	84	66	2	0	19	7	0	0	105	73	43.8
King Township	180	147	4	4	46	66	0	127	230	344	-33.1
Markham	661	465	134	134	306	835	409	1,813	1,510	3,247	-53.5
Newmarket	294	266	26	0	0	60	0	0	320	326	-1.8
Richmond Hill	243	252	4	10	78	208	6	564	331	1,034	-68.0
Vaughan	255	456	0	46	70	196	457	419	782	1,117	-30.0
Whitchurch-Stouffville	131	225	0	20	7	104	0	0	138	349	-60.5
Peel Region	1,745	1,872	736	743	376	555	692	888	3,549	4,058	-12.5
Brampton	1,359	1,523	438	652	278	468	225	0	2,300	2,643	-13.0
Caledon	185	222	36	41	54	78	0	0	275	341	-19.4
Mississauga	201	127	262	50	44	9	467	888	974	1,074	-9.3
Halton Region	492	597	80	84	709	809	941	551	2,222	2,041	8.9
Burlington	46	71	0	0	130	90	502	338	678	499	35.9
Halton Hills	164	28	0	0	154	25	0	0	318	53	**
Milton	166	346	58	84	325	467	96	77	645	974	-33.8
Oakville	116	152	22	0	100	227	343	136	581	515	12.8
Durham Region	850	1,143	88	48	360	354	50	293	1,348	1,838	-26.7
Ajax	215	180	10	42	91	137	0	0	316	359	-12.0
Brock	10	6	0	0	0	0	0	0	10	6	66.7
Clarington	134	390	30	6	54	45	0	82	218	523	-58.3
Oshawa	287	158	26	0	24	22	48	0	385	180	113.9
Pickering	56	213	22	0	170	31	0	0	248	244	1.6
Scugog	11	9	0	0	0	0	0	0	11	9	22.2
Uxbridge	22	37	0	0	0	0	0	0	22	37	-40.5
Whitby	115	150	0	0	21	119	2	211	138	480	-71.3
Remainder of Toronto CMA	392	354	18	16	143	83	0	0	553	453	22.1
Bradford West Gwillimbury	231	155	12	2	130	22	0	0	373	179	108.4
Town of Mono	19	27	0	0	0	0	0	0	19	27	-29.6
New Tecumseth	87	158	6	14	13	25	0	0	106	197	-46.2
Orangeville	55	14	0	0	0	36	0	0	55	50	10.0
Toronto CMA	5,403	5,719	1,176	1,267	2,257	3,442	9,133	17,394	17,969	27,822	-35.4
Oshawa CMA	536	698	56	6	99	186	50	293	741	1,183	-37.4
Greater Toronto Area (GTA)	5,614	6,149	1,214	1,257	2,343	3,635	9,685	18,025	18,856	29,066	-35.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Toronto City	104	83	0	0	938	1,672	184	172
Toronto	0	0	0	0	355	1,182	0	172
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	126	490	0	0
North York	42	30	0	0	457	0	0	0
Scarborough	62	53	0	0	0	0	184	0
York	0	0	0	0	0	0	0	0
York Region	41	375	0	0	55	620	2	0
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	16	14	0	0	0	0	0	0
Markham	0	45	0	0	0	620	2	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	25	92	0	0	0	0	0	0
Vaughan	0	155	0	0	55	0	0	0
Whitchurch-Stouffville	0	69	0	0	0	0	0	0
Peel Region	138	9	0	0	0	0	4	0
Brampton	118	0	0	0	0	0	0	0
Caledon	20	0	0	0	0	0	0	0
Mississauga	0	9	0	0	0	0	4	0
Halton Region	82	141	0	0	96	75	0	0
Burlington	20	0	0	0	0	0	0	0
Halton Hills	0	25	0	0	0	0	0	0
Milton	50	116	0	0	96	75	0	0
Oakville	12	0	0	0	0	0	0	0
Durham Region	68	56	0	0	0	0	0	0
Ajax	27	13	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	6	0	0	0	0	0	0
Oshawa	0	22	0	0	0	0	0	0
Pickering	37	7	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	8	0	0	0	0	0	0
Remainder of Toronto CMA	16	0	0	0	0	0	0	0
Bradford West Gwillimbury	12	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	425	628	0	0	1,089	2,367	190	172
Oshawa CMA	4	36	0	0	0	0	0	0
Greater Toronto Area (GTA)	433	664	0	0	1,089	2,367	190	172

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 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	372	427	0	14	6,944	12,136	186	1,077
Toronto	18	73	0	0	5,305	7,483	2	736
East York	0	0	0	0	0	105	0	0
Etobicoke	16	68	0	0	328	2,258	0	0
North York	179	173	0	14	995	2,290	0	91
Scarborough	159	110	0	0	316	0	184	0
York	0	3	0	0	0	0	0	250
York Region	526	1,468	0	8	859	2,932	13	148
Aurora	0	0	0	0	0	157	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	19	7	0	0	0	0	0	0
King Township	46	66	0	0	0	127	0	0
Markham	306	835	0	0	402	1,805	7	8
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	78	208	0	0	0	424	6	140
Vaughan	70	196	0	0	457	419	0	0
Whitchurch-Stouffville	7	96	0	8	0	0	0	0
Peel Region	376	555	0	0	463	638	229	250
Brampton	278	468	0	0	0	0	225	0
Caledon	54	78	0	0	0	0	0	0
Mississauga	44	9	0	0	463	638	4	250
Halton Region	709	809	0	0	671	551	270	0
Burlington	130	90	0	0	232	338	270	0
Halton Hills	154	25	0	0	0	0	0	0
Milton	325	467	0	0	96	77	0	0
Oakville	100	227	0	0	343	136	0	0
Durham Region	333	354	27	0	0	154	50	139
Ajax	91	137	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	27	45	27	0	0	82	0	0
Oshawa	24	22	0	0	0	0	48	0
Pickering	170	31	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	21	119	0	0	0	72	2	139
Remainder of Toronto CMA	143	83	0	0	0	0	0	0
Bradford West Gwillimbury	130	22	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	13	25	0	0	0	0	0	0
Orangeville	0	36	0	0	0	0	0	0
Toronto CMA	2,257	3,420	0	22	8,705	15,919	428	1,475
Oshawa CMA	72	186	27	0	0	154	50	139
Greater Toronto Area (GTA)	2,316	3,613	27	22	8,937	16,411	748	1,614

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Toronto City	248	144	938	1,702	188	172	1,374	2,018
Toronto	16	19	355	1,182	0	172	371	1,373
East York	3	12	0	0	0	0	3	12
Etobicoke	14	12	126	490	0	0	140	502
North York	110	32	457	30	4	0	571	62
Scarborough	101	67	0	0	184	0	285	67
York	4	2	0	0	0	0	4	2
York Region	277	839	55	622	2	1	334	1,462
Aurora	0	1	0	2	0	0	0	3
East Gwillimbury	4	2	0	0	0	0	4	2
Georgina Township	2	15	0	0	0	0	2	15
King Township	45	35	0	0	0	0	45	35
Markham	35	165	0	620	2	0	37	785
Newmarket	53	20	0	0	0	0	53	20
Richmond Hill	82	127	0	0	0	0	82	127
Vaughan	49	341	55	0	0	0	104	341
Whitchurch-Stouffville	7	133	0	0	0	1	7	134
Peel Region	470	414	34	9	4	0	508	423
Brampton	401	367	33	0	0	0	434	367
Caledon	58	20	0	0	0	0	58	20
Mississauga	11	27	1	9	4	0	16	36
Halton Region	162	286	130	75	0	0	292	361
Burlington	15	10	20	0	0	0	35	10
Halton Hills	29	30	0	0	0	0	29	30
Milton	95	232	110	75	0	0	205	307
Oakville	23	14	0	0	0	0	23	14
Durham Region	229	204	0	36	2	0	231	240
Ajax	60	40	0	6	0	0	60	46
Brock	2	4	0	0	0	0	2	4
Clarington	36	61	0	0	0	0	36	61
Oshawa	65	33	0	22	2	0	67	55
Pickering	42	43	0	0	0	0	42	43
Scugog	5	1	0	0	0	0	5	1
Uxbridge	5	5	0	0	0	0	5	5
Whitby	14	17	0	8	0	0	14	25
Remainder of Toronto CMA	101	48	11	8	0	0	112	56
Bradford West Gwillimbury	73	11	0	0	0	0	73	11
Town of Mono	1	4	4	0	0	0	5	4
New Tecumseth	20	32	7	8	0	0	27	40
Orangeville	7	1	0	0	0	0	7	1
Toronto CMA	1,350	1,809	1,148	2,422	194	173	2,692	4,404
Oshawa CMA	115	111	0	30	2	0	117	141
Greater Toronto Area (GTA)	1,386	1,887	1,157	2,444	196	173	2,739	4,504

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	1,014	1,161	7,081	12,072	190	1,091	8,285	14,324
Toronto	126	162	5,305	7,483	2	736	5,433	8,381
East York	34	64	0	105	0	0	34	169
Etobicoke	156	155	328	2,326	0	0	484	2,481
North York	392	503	1,132	2,158	4	105	1,528	2,766
Scarborough	288	246	316	0	184	0	788	246
York	18	31	0	0	0	250	18	281
York Region	2,560	3,668	879	2,980	13	157	3,452	6,805
Aurora	7	49	0	159	0	0	7	208
East Gwillimbury	29	107	0	0	0	0	29	107
Georgina Township	105	73	0	0	0	0	105	73
King Township	230	217	0	127	0	0	230	344
Markham	1,101	1,410	402	1,829	7	8	1,510	3,247
Newmarket	320	326	0	0	0	0	320	326
Richmond Hill	318	448	7	446	6	140	331	1,034
Vaughan	312	698	470	419	0	0	782	1,117
Whitchurch-Stouffville	138	340	0	0	0	9	138	349
Peel Region	2,823	3,109	497	699	229	250	3,549	4,058
Brampton	2,042	2,591	33	52	225	0	2,300	2,643
Caledon	275	341	0	0	0	0	275	341
Mississauga	506	177	464	647	4	250	974	1,074
Halton Region	1,142	1,259	810	782	270	0	2,222	2,041
Burlington	90	155	318	344	270	0	678	499
Halton Hills	318	53	0	0	0	0	318	53
Milton	535	899	110	75	0	0	645	974
Oakville	199	152	382	363	0	0	581	515
Durham Region	1,230	1,359	37	340	81	139	1,348	1,838
Ajax	300	289	16	70	0	0	316	359
Brock	10	6	0	0	0	0	10	6
Clarington	191	425	0	98	27	0	218	523
Oshawa	333	158	0	22	52	0	385	180
Pickering	248	244	0	0	0	0	248	244
Scugog	11	9	0	0	0	0	11	9
Uxbridge	22	37	0	0	0	0	22	37
Whitby	115	191	21	150	2	139	138	480
Remainder of Toronto CMA	528	423	25	30	0	0	553	453
Bradford West Gwillimbury	373	179	0	0	0	0	373	179
Town of Mono	5	17	14	10	0	0	19	27
New Tecumseth	95	177	11	20	0	0	106	197
Orangeville	55	50	0	0	0	0	55	50
Toronto CMA	8,547	10,035	8,990	16,289	432	1,498	17,969	27,822
Oshawa CMA	639	774	21	270	81	139	741	1,183
Greater Toronto Area (GTA)	8,769	10,556	9,304	16,873	783	1,637	18,856	29,066

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	% Change
Toronto City	81	82	6	4	21	46	945	537	1,053	669	57.4
Toronto	12	10	0	4	0	5	735	342	747	361	106.9
East York	8	4	0	0	0	0	0	0	8	4	100.0
Etobicoke	14	13	0	0	0	0	0	0	14	13	7.7
North York	36	31	0	0	15	11	0	195	51	237	-78.5
Scarborough	8	21	6	0	6	30	210	0	230	51	**
York	3	3	0	0	0	0	0	0	3	3	0.0
York Region	153	375	42	46	148	172	209	272	552	865	-36.2
Aurora	0	5	0	0	17	0	0	0	17	5	**
East Gwillimbury	6	4	2	0	0	0	0	0	8	4	100.0
Georgina Township	11	8	0	0	0	0	0	0	11	8	37.5
King Township	7	4	0	0	0	0	0	0	7	4	75.0
Markham	39	85	32	44	70	82	209	0	350	211	65.9
Newmarket	26	14	8	0	0	0	0	0	34	14	142.9
Richmond Hill	17	113	0	0	11	44	0	0	28	157	-82.2
Vaughan	21	131	0	2	15	27	0	272	36	432	-91.7
Whitchurch-Stouffville	26	11	0	0	35	19	0	0	61	30	103.3
Peel Region	312	205	130	64	40	61	0	0	482	330	46.1
Brampton	295	160	128	54	40	0	0	0	463	214	116.4
Caledon	16	36	0	10	0	52	0	0	16	98	-83.7
Mississauga	1	9	2	0	0	9	0	0	3	18	-83.3
Halton Region	179	264	84	28	24	65	0	0	287	357	-19.6
Burlington	25	22	0	0	0	0	0	0	25	22	13.6
Halton Hills	53	7	0	0	14	0	0	0	67	7	**
Milton	90	109	72	24	0	45	0	0	162	178	-9.0
Oakville	11	126	12	4	10	20	0	0	33	150	-78.0
Durham Region	132	236	10	6	12	67	4	0	158	309	-48.9
Ajax	11	72	0	6	0	27	0	0	11	105	-89.5
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	37	81	2	0	0	30	4	0	43	111	-61.3
Oshawa	52	30	8	0	12	0	0	0	72	30	140.0
Pickering	8	2	0	0	0	0	0	0	8	2	**
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	2	9	0	0	0	0	0	0	2	9	-77.8
Whitby	22	40	0	0	0	10	0	0	22	50	-56.0
Remainder of Toronto CMA	66	87	8	2	0	11	32	0	106	100	6.0
Bradford West Gwillimbury	16	22	0	0	0	0	0	0	16	22	-27.3
Town of Mono	9	4	0	0	0	0	0	0	9	4	125.0
New Tecumseth	29	54	8	0	0	0	32	0	69	54	27.8
Orangeville	12	7	0	2	0	11	0	0	12	20	-40.0
Toronto CMA	787	1,074	270	150	233	382	1,186	809	2,476	2,415	2.5
Oshawa CMA	111	151	10	0	12	40	4	0	137	191	-28.3
Greater Toronto Area (GTA)	857	1,162	272	148	245	411	1,158	809	2,532	2,530	0.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 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	555	479	116	162	364	403	9,047	6,483	10,082	7,527	33.9
Toronto	105	65	10	6	15	23	5,877	3,318	6,007	3,412	76.1
East York	43	26	0	0	0	0	363	62	406	88	**
Etobicoke	113	64	68	2	68	5	806	1,916	1,055	1,987	-46.9
North York	204	195	10	146	193	252	1,477	1,004	1,884	1,597	18.0
Scarborough	66	119	14	8	88	123	524	183	692	433	59.8
York	24	10	14	0	0	0	0	0	38	10	**
York Region	1,624	2,591	338	288	913	822	1,223	596	4,098	4,297	-4.6
Aurora	22	23	20	0	41	0	0	0	83	23	**
East Gwillimbury	39	41	8	12	6	20	0	0	53	73	-27.4
Georgina Township	61	79	2	0	0	0	0	0	63	79	-20.3
King Township	161	28	0	0	37	0	264	0	462	28	**
Markham	428	878	246	232	357	476	286	7	1,317	1,593	-17.3
Newmarket	119	135	40	4	34	0	0	4	193	143	35.0
Richmond Hill	98	423	8	10	112	147	429	20	647	600	7.8
Vaughan	359	747	14	26	220	103	140	565	733	1,441	-49.1
Whitchurch-Stouffville	337	237	0	4	106	76	104	0	547	317	72.6
Peel Region	2,002	1,679	615	462	547	500	1,032	859	4,196	3,500	19.9
Brampton	1,726	1,422	608	290	461	214	0	0	2,795	1,926	45.1
Caledon	180	169	3	78	58	68	0	0	241	315	-23.5
Mississauga	96	88	4	94	28	218	1,032	859	1,160	1,259	-7.9
Halton Region	750	1,160	170	130	381	462	424	427	1,725	2,179	-20.8
Burlington	67	202	2	0	10	27	186	0	265	229	15.7
Halton Hills	126	25	0	4	14	19	0	0	140	48	191.7
Milton	451	605	152	98	258	221	98	288	959	1,212	-20.9
Oakville	106	328	16	28	99	195	140	139	361	690	-47.7
Durham Region	886	1,253	48	88	285	526	43	249	1,262	2,116	-40.4
Ajax	163	250	16	88	93	180	0	0	272	518	-47.5
Brock	6	6	0	0	0	0	0	0	6	6	0.0
Clarington	218	295	6	0	32	66	4	0	260	361	-28.0
Oshawa	212	173	26	0	59	53	9	14	306	240	27.5
Pickering	125	230	0	0	13	67	0	235	138	532	-74.1
Scugog	5	7	0	0	0	0	0	0	5	7	-28.6
Uxbridge	14	21	0	0	0	0	0	0	14	21	-33.3
Whitby	143	271	0	0	88	160	30	0	261	431	-39.4
Remainder of Toronto CMA	374	469	64	40	17	11	32	0	487	520	-6.3
Bradford West Gwillimbury	173	226	48	24	6	0	0	0	227	250	-9.2
Town of Mono	28	19	0	0	0	0	0	0	28	19	47.4
New Tecumseth	120	189	16	10	4	0	32	0	172	199	-13.6
Orangeville	53	35	0	6	7	11	0	0	60	52	15.4
Toronto CMA	5,540	6,677	1,317	1,170	2,318	2,418	11,572	8,600	20,747	18,865	10.0
Oshawa CMA	573	739	32	0	179	279	43	14	827	1,032	-19.9
Greater Toronto Area (GTA)	5,817	7,162	1,287	1,130	2,490	2,713	11,769	8,614	21,363	19,619	8.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Toronto City	21	46	0	0	735	537	210	0
Toronto	0	5	0	0	735	342	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	15	11	0	0	0	195	0	0
Scarborough	6	30	0	0	0	0	210	0
York	0	0	0	0	0	0	0	0
York Region	148	164	0	8	209	272	0	0
Aurora	17	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	70	82	0	0	209	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	11	44	0	0	0	0	0	0
Vaughan	15	27	0	0	0	272	0	0
Whitchurch-Stouffville	35	11	0	8	0	0	0	0
Peel Region	40	61	0	0	0	0	0	0
Brampton	40	0	0	0	0	0	0	0
Caledon	0	52	0	0	0	0	0	0
Mississauga	0	9	0	0	0	0	0	0
Halton Region	24	65	0	0	0	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	14	0	0	0	0	0	0	0
Milton	0	45	0	0	0	0	0	0
Oakville	10	20	0	0	0	0	0	0
Durham Region	12	67	0	0	0	0	4	0
Ajax	0	27	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	30	0	0	0	0	4	0
Oshawa	12	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	10	0	0	0	0	0	0
Remainder of Toronto CMA	0	11	0	0	32	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	32	0	0	0
Orangeville	0	11	0	0	0	0	0	0
Toronto CMA	233	374	0	8	976	809	210	0
Oshawa CMA	12	40	0	0	0	0	4	0
Greater Toronto Area (GTA)	245	403	0	8	944	809	214	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 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	350	403	14	0	7,843	4,773	1,204	1,710
Toronto	15	23	0	0	4,974	2,548	903	770
East York	0	0	0	0	363	0	0	62
Etobicoke	68	5	0	0	806	1,191	0	725
North York	179	252	14	0	1,386	1,004	91	0
Scarborough	88	123	0	0	314	30	210	153
York	0	0	0	0	0	0	0	0
York Region	913	806	0	16	1,083	501	140	95
Aurora	41	0	0	0	0	0	0	0
East Gwillimbury	6	20	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	37	0	0	0	264	0	0	0
Markham	357	476	0	0	286	0	0	7
Newmarket	34	0	0	0	0	0	0	4
Richmond Hill	112	147	0	0	289	20	140	0
Vaughan	220	103	0	0	140	481	0	84
Whitchurch-Stouffville	106	60	0	16	104	0	0	0
Peel Region	547	500	0	0	782	859	250	0
Brampton	461	214	0	0	0	0	0	0
Caledon	58	68	0	0	0	0	0	0
Mississauga	28	218	0	0	782	859	250	0
Halton Region	381	462	0	0	422	347	2	80
Burlington	10	27	0	0	186	0	0	0
Halton Hills	14	19	0	0	0	0	0	0
Milton	258	221	0	0	96	208	2	80
Oakville	99	195	0	0	140	139	0	0
Durham Region	280	480	5	46	30	235	13	14
Ajax	93	180	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	27	58	5	8	0	0	4	0
Oshawa	59	15	0	38	0	0	9	14
Pickering	13	67	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	88	160	0	0	30	0	0	0
Remainder of Toronto CMA	17	11	0	0	32	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	32	0	0	0
Orangeville	7	11	0	0	0	0	0	0
Toronto CMA	2,304	2,402	14	16	9,976	6,715	1,596	1,885
Oshawa CMA	174	233	5	46	30	0	13	14
Greater Toronto Area (GTA)	2,471	2,651	19	62	10,160	6,715	1,609	1,899

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012	July 2013	July 2012
Toronto City	108	132	735	537	210	0	1,053	669
Toronto	12	19	735	342	0	0	747	361
East York	8	4	0	0	0	0	8	4
Etobicoke	14	13	0	0	0	0	14	13
North York	51	42	0	195	0	0	51	237
Scarborough	20	51	0	0	210	0	230	51
York	3	3	0	0	0	0	3	3
York Region	343	549	209	308	0	8	552	865
Aurora	17	4	0	1	0	0	17	5
East Gwillimbury	8	4	0	0	0	0	8	4
Georgina Township	11	8	0	0	0	0	11	8
King Township	7	4	0	0	0	0	7	4
Markham	141	211	209	0	0	0	350	211
Newmarket	34	14	0	0	0	0	34	14
Richmond Hill	28	133	0	24	0	0	28	157
Vaughan	36	149	0	283	0	0	36	432
Whitchurch-Stouffville	61	22	0	0	0	8	61	30
Peel Region	467	321	15	9	0	0	482	330
Brampton	448	214	15	0	0	0	463	214
Caledon	16	98	0	0	0	0	16	98
Mississauga	3	9	0	9	0	0	3	18
Halton Region	277	351	10	6	0	0	287	357
Burlington	25	22	0	0	0	0	25	22
Halton Hills	67	7	0	0	0	0	67	7
Milton	162	178	0	0	0	0	162	178
Oakville	23	144	10	6	0	0	33	150
Durham Region	154	299	0	10	4	0	158	309
Ajax	11	105	0	0	0	0	11	105
Brock	0	1	0	0	0	0	0	1
Clarington	39	105	0	6	4	0	43	111
Oshawa	72	30	0	0	0	0	72	30
Pickering	8	2	0	0	0	0	8	2
Scugog	0	1	0	0	0	0	0	1
Uxbridge	2	9	0	0	0	0	2	9
Whitby	22	46	0	4	0	0	22	50
Remainder of Toronto CMA	58	98	48	2	0	0	106	100
Bradford West Gwillimbury	16	22	0	0	0	0	16	22
Town of Mono	1	2	8	2	0	0	9	4
New Tecumseth	29	54	40	0	0	0	69	54
Orangeville	12	20	0	0	0	0	12	20
Toronto CMA	1,249	1,545	1,017	862	210	8	2,476	2,415
Oshawa CMA	133	181	0	10	4	0	137	191
Greater Toronto Area (GTA)	1,349	1,652	969	870	214	8	2,532	2,530

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	942	1,031	7,922	4,786	1,218	1,710	10,082	7,527
Toronto	130	115	4,974	2,527	903	770	6,007	3,412
East York	43	26	363	0	0	62	406	88
Etobicoke	181	71	874	1,191	0	725	1,055	1,987
North York	388	592	1,391	1,005	105	0	1,884	1,597
Scarborough	162	217	320	63	210	153	692	433
York	38	10	0	0	0	0	38	10
York Region	2,778	3,629	1,180	557	140	111	4,098	4,297
Aurora	81	21	2	2	0	0	83	23
East Gwillimbury	53	73	0	0	0	0	53	73
Georgina Township	63	79	0	0	0	0	63	79
King Township	198	28	264	0	0	0	462	28
Markham	1,031	1,586	286	0	0	7	1,317	1,593
Newmarket	193	139	0	0	0	4	193	143
Richmond Hill	206	537	301	63	140	0	647	600
Vaughan	510	865	223	492	0	84	733	1,441
Whitchurch-Stouffville	443	301	104	0	0	16	547	317
Peel Region	3,121	2,438	825	1,062	250	0	4,196	3,500
Brampton	2,780	1,926	15	0	0	0	2,795	1,926
Caledon	241	315	0	0	0	0	241	315
Mississauga	100	197	810	1,062	250	0	1,160	1,259
Halton Region	1,159	1,550	564	549	2	80	1,725	2,179
Burlington	79	202	186	27	0	0	265	229
Halton Hills	140	25	0	23	0	0	140	48
Milton	808	835	149	297	2	80	959	1,212
Oakville	132	488	229	202	0	0	361	690
Durham Region	1,074	1,731	168	323	20	62	1,262	2,116
Ajax	242	488	30	30	0	0	272	518
Brock	6	6	0	0	0	0	6	6
Clarington	243	341	8	12	9	8	260	361
Oshawa	248	171	47	15	11	54	306	240
Pickering	138	297	0	235	0	0	138	532
Scugog	5	7	0	0	0	0	5	7
Uxbridge	14	21	0	0	0	0	14	21
Whitby	178	400	83	31	0	0	261	431
Remainder of Toronto CMA	411	505	76	15	0	0	487	520
Bradford West Gwillimbury	227	250	0	0	0	0	227	250
Town of Mono	7	9	21	10	0	0	28	19
New Tecumseth	117	194	55	5	0	0	172	199
Orangeville	60	52	0	0	0	0	60	52
Toronto CMA	8,726	9,757	10,411	7,207	1,610	1,901	20,747	18,865
Oshawa CMA	669	912	138	58	20	62	827	1,032
Greater Toronto Area (GTA)	9,074	10,379	10,659	7,277	1,630	1,963	21,363	19,619

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2013	2	2.5	1	1.2	0	0.0	8	9.9	70	86.4	81	1,295,000	1,479,396
July 2012	1	1.4	8	11.3	2	2.8	9	12.7	51	71.8	71	899,700	1,086,065
Year-to-date 2013	4	0.8	8	1.6	6	1.2	39	7.8	444	88.6	501	1,300,000	1,531,584
Year-to-date 2012	7	1.5	76	16.1	48	10.2	44	9.3	296	62.8	471	975,500	1,092,939
Toronto													
July 2013	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,695,000	1,790,000
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,345,000	1,866,770
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	5.9	80	94.1	85	1,495,000	1,945,968
Year-to-date 2012	0	0.0	0	0.0	1	1.6	0	0.0	61	98.4	62	1,350,000	1,776,752
East York													
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	925,000	1,004,083
July 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	4	10.8	33	89.2	37	925,000	1,119,568
Year-to-date 2012	0	0.0	0	0.0	0	0.0	5	20.0	20	80.0	25	1,275,000	1,269,095
Etobicoke													
July 2013	0	0.0	0	0.0	0	0.0	6	40.0	9	60.0	15	1,509,900	1,429,973
July 2012	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	969,500	986,932
Year-to-date 2013	0	0.0	0	0.0	0	0.0	18	15.9	95	84.1	113	1,419,000	1,475,481
Year-to-date 2012	0	0.0	0	0.0	5	7.5	17	25.4	45	67.2	67	1,054,900	1,153,243
North York													
July 2013	2	6.1	0	0.0	0	0.0	0	0.0	31	93.9	33	1,559,900	1,674,368
July 2012	1	3.8	0	0.0	0	0.0	3	11.5	22	84.6	26	924,615	1,134,313
Year-to-date 2013	3	1.5	0	0.0	0	0.0	2	1.0	194	97.5	199	1,499,000	1,700,859
Year-to-date 2012	5	2.5	22	11.0	5	2.5	11	5.5	157	78.5	200	1,032,895	1,126,755
Scarborough													
July 2013	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	--	--
July 2012	0	0.0	8	50.0	1	6.3	2	12.5	5	31.3	16	583,450	666,906
Year-to-date 2013	1	2.4	8	19.0	6	14.3	5	11.9	22	52.4	42	800,000	745,161
Year-to-date 2012	2	1.9	54	50.5	33	30.8	10	9.3	8	7.5	107	541,900	576,059
York													
July 2013	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
July 2012	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	20.0	20	80.0	25	877,490	959,809
Year-to-date 2012	0	0.0	0	0.0	4	40.0	1	10.0	5	50.0	10	865,145	863,188

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2013	15	9.8	9	5.9	33	21.6	47	30.7	49	32.0	153	710,900	851,578
July 2012	32	8.5	61	16.2	66	17.6	105	27.9	112	29.8	376	698,900	795,117
Year-to-date 2013	109	6.7	110	6.8	391	24.2	680	42.1	326	20.2	1,616	686,900	744,131
Year-to-date 2012	328	12.7	593	22.9	594	22.9	676	26.1	399	15.4	2,590	610,450	665,496
Aurora													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2013	0	0.0	2	10.0	3	15.0	2	10.0	13	65.0	20	854,990	943,496
Year-to-date 2012	1	4.2	2	8.3	1	4.2	4	16.7	16	66.7	24	992,000	1,180,244
East Gwillimbury													
July 2013	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	--	--
July 2012	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0	4	--	--
Year-to-date 2013	29	74.4	7	17.9	0	0.0	2	5.1	1	2.6	39	439,990	466,862
Year-to-date 2012	32	78.0	8	19.5	0	0.0	1	2.4	0	0.0	41	440,990	442,841
Georgina Township													
July 2013	9	81.8	0	0.0	0	0.0	2	18.2	0	0.0	11	339,990	417,626
July 2012	5	62.5	1	12.5	0	0.0	0	0.0	2	25.0	8	--	--
Year-to-date 2013	45	73.8	4	6.6	3	4.9	5	8.2	4	6.6	61	359,990	466,858
Year-to-date 2012	67	84.8	5	6.3	0	0.0	0	0.0	7	8.9	79	354,990	444,092
King Township													
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
July 2012	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	1	0.6	78	49.1	80	50.3	159	802,990	866,840
Year-to-date 2012	0	0.0	1	3.7	0	0.0	11	40.7	15	55.6	27	849,990	911,177
Markham													
July 2013	0	0.0	3	7.7	7	17.9	19	48.7	10	25.6	39	735,000	826,587
July 2012	20	23.0	43	49.4	8	9.2	9	10.3	7	8.0	87	519,990	551,158
Year-to-date 2013	5	1.2	30	7.0	136	31.9	183	42.9	73	17.1	427	676,990	720,753
Year-to-date 2012	152	17.4	371	42.4	239	27.3	77	8.8	35	4.0	874	528,949	554,082
Newmarket													
July 2013	0	0.0	3	11.5	12	46.2	11	42.3	0	0.0	26	589,945	623,162
July 2012	4	28.6	3	21.4	3	21.4	4	28.6	0	0.0	14	576,945	555,653
Year-to-date 2013	18	15.3	10	8.5	36	30.5	54	45.8	0	0.0	118	627,900	610,572
Year-to-date 2012	30	22.2	46	34.1	35	25.9	24	17.8	0	0.0	135	546,900	545,412
Richmond Hill													
July 2013	0	0.0	0	0.0	1	5.9	2	11.8	14	82.4	17	1,058,900	1,354,958
July 2012	0	0.0	8	7.1	45	40.2	42	37.5	17	15.2	112	657,990	750,394
Year-to-date 2013	0	0.0	2	2.1	5	5.2	37	38.1	53	54.6	97	808,900	1,015,535
Year-to-date 2012	1	0.2	34	8.1	161	38.3	154	36.7	70	16.7	420	654,990	737,161
Vaughan													
July 2013	0	0.0	0	0.0	1	4.8	4	19.0	16	76.2	21	1,080,990	1,183,657
July 2012	1	0.8	1	0.8	9	6.9	49	37.4	71	54.2	131	817,990	991,696
Year-to-date 2013	1	0.3	0	0.0	24	6.7	242	67.6	91	25.4	358	745,990	866,637
Year-to-date 2012	6	0.8	16	2.1	103	13.7	400	53.1	228	30.3	753	743,990	806,716
Whitchurch-Stouffville													
July 2013	2	7.7	1	3.8	12	46.2	9	34.6	2	7.7	26	632,990	705,401
July 2012	0	0.0	3	27.3	1	9.1	0	0.0	7	63.6	11	1,323,000	1,044,373
Year-to-date 2013	11	3.3	55	16.3	183	54.3	77	22.8	11	3.3	337	602,900	624,809
Year-to-date 2012	39	16.5	110	46.4	55	23.2	5	2.1	28	11.8	237	504,900	601,288

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2013	64	19.9	63	19.6	75	23.4	99	30.8	20	6.2	321	596,990	595,746
July 2012	35	15.4	60	26.3	73	32.0	50	21.9	10	4.4	228	568,900	579,184
Year-to-date 2013	336	16.7	591	29.3	502	24.9	442	21.9	144	7.1	2,015	565,900	601,891
Year-to-date 2012	290	17.4	456	27.4	449	27.0	355	21.3	114	6.9	1,664	563,900	586,889
Brampton													
July 2013	64	21.1	58	19.1	67	22.0	96	31.6	19	6.3	304	592,945	595,378
July 2012	32	17.3	55	29.7	63	34.1	33	17.8	2	1.1	185	553,990	550,417
Year-to-date 2013	324	18.7	541	31.1	426	24.5	388	22.3	58	3.3	1,737	550,990	571,453
Year-to-date 2012	281	19.9	419	29.7	352	24.9	305	21.6	54	3.8	1,411	551,900	561,026
Caledon													
July 2013	0	0.0	5	31.3	7	43.8	3	18.8	1	6.3	16	621,900	604,919
July 2012	3	8.8	5	14.7	10	29.4	12	35.3	4	11.8	34	639,945	650,154
Year-to-date 2013	12	6.6	45	24.7	68	37.4	45	24.7	12	6.6	182	602,900	613,644
Year-to-date 2012	9	5.5	36	21.8	68	41.2	43	26.1	9	5.5	165	602,900	642,404
Mississauga													
July 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
July 2012	0	0.0	0	0.0	0	0.0	5	55.6	4	44.4	9	--	--
Year-to-date 2013	0	0.0	5	5.2	8	8.3	9	9.4	74	77.1	96	950,000	1,130,333
Year-to-date 2012	0	0.0	1	1.1	29	33.0	7	8.0	51	58.0	88	850,000	897,486
Halton Region													
July 2013	33	18.1	47	25.8	62	34.1	28	15.4	12	6.6	182	560,900	592,985
July 2012	31	11.4	89	32.6	69	25.3	25	9.2	59	21.6	273	569,900	682,644
Year-to-date 2013	235	30.8	189	24.8	159	20.9	61	8.0	118	15.5	762	527,900	698,058
Year-to-date 2012	268	23.3	385	33.5	229	19.9	76	6.6	191	16.6	1,149	523,990	679,637
Burlington													
July 2013	0	0.0	0	0.0	11	39.3	11	39.3	6	21.4	28	694,990	816,099
July 2012	2	9.1	10	45.5	7	31.8	0	0.0	3	13.6	22	533,495	629,905
Year-to-date 2013	0	0.0	1	1.4	33	46.5	14	19.7	23	32.4	71	650,000	962,024
Year-to-date 2012	17	8.7	106	54.4	51	26.2	2	1.0	19	9.7	195	523,990	632,172
Halton Hills													
July 2013	0	0.0	9	17.0	25	47.2	14	26.4	5	9.4	53	589,900	650,325
July 2012	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2013	2	1.6	22	17.5	51	40.5	33	26.2	18	14.3	126	620,400	678,414
Year-to-date 2012	0	0.0	0	0.0	2	8.0	5	20.0	18	72.0	25	850,000	907,476
Milton													
July 2013	33	36.7	38	42.2	15	16.7	3	3.3	1	1.1	90	480,400	489,670
July 2012	27	24.8	45	41.3	37	33.9	0	0.0	0	0.0	109	490,900	506,918
Year-to-date 2013	233	51.2	165	36.3	32	7.0	8	1.8	17	3.7	455	449,900	477,273
Year-to-date 2012	246	40.7	220	36.4	131	21.7	4	0.7	4	0.7	605	469,900	490,334
Oakville													
July 2013	0	0.0	0	0.0	11	100.0	0	0.0	0	0.0	11	595,000	594,091
July 2012	2	1.5	34	25.2	25	18.5	25	18.5	49	36.3	135	699,000	818,446
Year-to-date 2013	0	0.0	1	0.9	43	39.1	6	5.5	60	54.5	110	944,500	1,463,425
Year-to-date 2012	5	1.5	59	18.2	45	13.9	65	20.1	150	46.3	324	783,900	1,044,107

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2013	67	51.9	29	22.5	17	13.2	13	10.1	3	2.3	129	432,990	459,485
July 2012	133	57.8	49	21.3	31	13.5	14	6.1	3	1.3	230	419,900	447,639
Year-to-date 2013	377	43.1	196	22.4	130	14.9	123	14.1	48	5.5	874	475,990	507,205
Year-to-date 2012	660	53.3	287	23.2	182	14.7	74	6.0	36	2.9	1,239	439,900	457,629
Ajax													
July 2013	1	7.7	5	38.5	6	46.2	1	7.7	0	0.0	13	558,300	548,638
July 2012	23	36.5	13	20.6	17	27.0	10	15.9	0	0.0	63	501,100	512,308
Year-to-date 2013	7	4.3	56	34.4	67	41.1	32	19.6	1	0.6	163	580,000	572,892
Year-to-date 2012	85	35.7	48	20.2	55	23.1	42	17.6	8	3.4	238	510,945	518,832
Brock													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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													
July 2013	31	91.2	1	2.9	1	2.9	0	0.0	1	2.9	34	310,990	349,695
July 2012	75	90.4	6	7.2	1	1.2	1	1.2	0	0.0	83	346,990	355,181
Year-to-date 2013	177	81.6	25	11.5	5	2.3	4	1.8	6	2.8	217	341,990	384,469
Year-to-date 2012	251	82.6	40	13.2	7	2.3	4	1.3	2	0.7	304	349,990	368,804
Oshawa													
July 2013	24	47.1	16	31.4	4	7.8	7	13.7	0	0.0	51	454,900	466,514
July 2012	19	65.5	9	31.0	0	0.0	1	3.4	0	0.0	29	408,990	413,806
Year-to-date 2013	129	61.1	53	25.1	15	7.1	14	6.6	0	0.0	211	417,900	440,167
Year-to-date 2012	129	75.4	39	22.8	1	0.6	1	0.6	1	0.6	171	369,990	381,884
Pickering													
July 2013	1	12.5	2	25.0	2	25.0	3	37.5	0	0.0	8	--	--
July 2012	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2013	12	9.6	12	9.6	18	14.4	56	44.8	27	21.6	125	701,100	699,282
Year-to-date 2012	56	24.3	77	33.5	73	31.7	8	3.5	16	7.0	230	529,990	552,029
Scugog													
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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													
July 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
July 2012	0	0.0	1	11.1	5	55.6	2	22.2	1	11.1	9	--	--
Year-to-date 2013	3	21.4	0	0.0	1	7.1	4	28.6	6	42.9	14	772,600	842,765
Year-to-date 2012	4	18.2	5	22.7	6	27.3	5	22.7	2	9.1	22	583,250	657,244
Whitby													
July 2013	8	38.1	5	23.8	4	19.0	2	9.5	2	9.5	21	479,990	521,243
July 2012	16	37.2	19	44.2	8	18.6	0	0.0	0	0.0	43	464,990	452,513
Year-to-date 2013	49	34.0	50	34.7	24	16.7	13	9.0	8	5.6	144	494,900	516,681
Year-to-date 2012	135	49.3	78	28.5	40	14.6	14	5.1	7	2.6	274	450,450	455,018

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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 (%)			
Remainder of Toronto CMA													
July 2013	58	86.6	5	7.5	1	1.5	1	1.5	2	3.0	67	381,900	400,860
July 2012	80	92.0	4	4.6	2	2.3	0	0.0	1	1.1	87	338,990	357,894
Year-to-date 2013	348	92.6	17	4.5	3	0.8	1	0.3	7	1.9	376	384,990	389,773
Year-to-date 2012	406	86.6	52	11.1	3	0.6	5	1.1	3	0.6	469	389,990	386,245
Bradford West Gwillimbury													
July 2013	10	62.5	3	18.8	1	6.3	1	6.3	1	6.3	16	429,990	488,303
July 2012	18	81.8	3	13.6	0	0.0	0	0.0	1	4.5	22	429,990	454,581
Year-to-date 2013	159	91.9	9	5.2	1	0.6	1	0.6	3	1.7	173	399,990	408,287
Year-to-date 2012	179	79.2	45	19.9	0	0.0	1	0.4	1	0.4	226	424,990	432,935
Town of Mono													
July 2013	8	80.0	1	10.0	0	0.0	0	0.0	1	10.0	10	418,650	449,410
July 2012	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	19	67.9	3	10.7	2	7.1	0	0.0	4	14.3	28	427,400	492,246
Year-to-date 2012	14	73.7	1	5.3	0	0.0	2	10.5	2	10.5	19	399,900	461,689
New Tecumseth													
July 2013	28	96.6	1	3.4	0	0.0	0	0.0	0	0.0	29	339,990	343,957
July 2012	54	100.0	0	0.0	0	0.0	0	0.0	0	0.0	54	305,990	310,138
Year-to-date 2013	119	99.2	1	0.8	0	0.0	0	0.0	0	0.0	120	334,990	340,840
Year-to-date 2012	189	100.0	0	0.0	0	0.0	0	0.0	0	0.0	189	305,990	313,847
Orangeville													
July 2013	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	371,400	381,325
July 2012	4	57.1	1	14.3	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2013	51	92.7	4	7.3	0	0.0	0	0.0	0	0.0	55	381,900	386,129
Year-to-date 2012	24	68.6	6	17.1	3	8.6	2	5.7	0	0.0	35	403,900	434,754
Toronto CMA													
July 2013	176	22.0	132	16.5	168	21.0	176	22.0	147	18.4	799	595,000	708,301
July 2012	200	18.4	227	20.9	227	20.9	201	18.5	233	21.4	1,088	599,945	692,820
Year-to-date 2013	1,054	19.2	982	17.9	1,114	20.3	1,301	23.7	1,050	19.1	5,501	605,990	724,488
Year-to-date 2012	1,427	21.5	1,586	23.9	1,406	21.2	1,209	18.2	1,010	15.2	6,638	567,990	650,599
Oshawa CMA													
July 2013	63	59.4	22	20.8	9	8.5	9	8.5	3	2.8	106	409,490	439,886
July 2012	110	71.0	34	21.9	9	5.8	2	1.3	0	0.0	155	368,900	393,151
Year-to-date 2013	355	62.1	128	22.4	44	7.7	31	5.4	14	2.4	572	400,000	438,299
Year-to-date 2012	515	68.8	157	21.0	48	6.4	19	2.5	10	1.3	749	370,990	403,329
Greater Toronto Area													
July 2013	181	20.9	149	17.2	187	21.6	195	22.5	154	17.8	866	598,445	702,718
July 2012	232	19.7	267	22.7	241	20.5	203	17.2	235	19.9	1,178	589,900	676,950
Year-to-date 2013	1,061	18.4	1,094	19.0	1,188	20.6	1,345	23.3	1,080	18.7	5,768	604,900	720,851
Year-to-date 2012	1,553	21.8	1,797	25.3	1,502	21.1	1,225	17.2	1,036	14.6	7,113	560,900	641,487

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
July 2013

Submarket	July 2013	July 2012	% Change	YTD 2013	YTD 2012	% Change
Toronto City	1,479,396	1,086,065	36.2	1,531,584	1,092,939	40.1
Toronto	1,790,000	1,866,770	-4.1	1,945,968	1,776,752	9.5
East York	1,004,083	--	n/a	1,119,568	1,269,095	-11.8
Etobicoke	1,429,973	986,932	44.9	1,475,481	1,153,243	27.9
North York	1,674,368	1,134,313	47.6	1,700,859	1,126,755	51.0
Scarborough	--	666,906	n/a	745,161	576,059	29.4
York	--	--	n/a	959,809	863,188	11.2
York Region	851,578	795,117	7.1	744,131	665,496	11.8
Aurora	--	--	n/a	943,496	1,180,244	-20.1
East Gwillimbury	--	--	n/a	466,862	442,841	5.4
Georgina Township	417,626	--	n/a	466,858	444,092	5.1
King Township	--	--	n/a	866,840	911,177	-4.9
Markham	826,587	551,158	50.0	720,753	554,082	30.1
Newmarket	623,162	555,653	12.1	610,572	545,412	11.9
Richmond Hill	1,354,958	750,394	80.6	1,015,535	737,161	37.8
Vaughan	1,183,657	991,696	19.4	866,637	806,716	7.4
Whitchurch-Stouffville	705,401	1,044,373	-32.5	624,809	601,288	3.9
Peel Region	595,746	579,184	2.9	601,891	586,889	2.6
Brampton	595,378	550,417	8.2	571,453	561,026	1.9
Caledon	604,919	650,154	-7.0	613,644	642,404	-4.5
Mississauga	--	--	n/a	1,130,333	897,486	25.9
Halton Region	592,985	682,644	-13.1	698,058	679,637	2.7
Burlington	816,099	629,905	29.6	962,024	632,172	52.2
Halton Hills	650,325	--	n/a	678,414	907,476	-25.2
Milton	489,670	506,918	-3.4	477,273	490,334	-2.7
Oakville	594,091	818,446	-27.4	1,463,425	1,044,107	40.2
Durham Region	459,485	447,639	2.6	507,205	457,629	10.8
Ajax	548,638	512,308	7.1	572,892	518,832	10.4
Brock	--	--	n/a	--	--	n/a
Clarington	349,695	355,181	-1.5	384,469	368,804	4.2
Oshawa	466,514	413,806	12.7	440,167	381,884	15.3
Pickering	--	--	n/a	699,282	552,029	26.7
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	842,765	657,244	28.2
Whitby	521,243	452,513	15.2	516,681	455,018	13.6
Remainder of Toronto CMA	400,860	357,894	12.0	389,773	386,245	0.9
Bradford West Gwillimbury	488,303	454,581	7.4	408,287	432,935	-5.7
Town of Mono	449,410	--	n/a	492,246	461,689	6.6
New Tecumseth	343,957	310,138	10.9	340,840	313,847	8.6
Orangeville	381,325	--	n/a	386,129	434,754	-11.2
Toronto CMA	708,301	692,820	2.2	724,488	650,599	11.4
Oshawa CMA	439,886	393,151	11.9	438,299	403,329	8.7
Greater Toronto Area (GTA)	702,718	676,950	3.8	720,851	641,487	12.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
July 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	483,574
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	495,614
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	496,264
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	499,114
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	492,910
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	495,493
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	485,803
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	498,753
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	509,284
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	498,238
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	488,113
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	497,214
2013	January	4,375	-4.2	6,937	10,624	12,746	54.4	482,648	4.1	503,667
	February	5,759	-18.1	6,864	11,052	12,471	55.0	510,580	1.6	503,165
	March	7,765	-19.9	6,927	14,728	13,095	52.9	519,879	3.1	511,024
	April	9,811	-5.2	7,143	18,270	13,420	53.2	526,335	1.7	506,953
	May	10,182	-6.2	7,236	19,216	13,488	53.6	542,174	4.9	516,599
	June	9,061	-3.8	7,326	15,564	13,329	55.0	531,374	4.5	518,056
	July	8,544	12.9	7,621	14,132	13,095	58.2	513,246	7.6	521,992
	August									
	September									
	October									
	November									
	December									
	Q2 2012	30,622	4.4		52,292			514,534	7.2	
	Q2 2013	29,054	-5.1		53,050			533,457	3.7	
	YTD 2012	59,481	4.2		104,827			502,716	7.8	
	YTD 2013	55,497	-6.7		103,586			522,066	3.8	

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

Table 5b: MLS® Residential Activity for Oshawa
July 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	883	1,073	1,241	71.2	316,394	4.7	324,079
	February	809	24.1	901	1,327	1,356	66.5	323,592	7.1	325,198
	March	1,128	15.0	909	1,722	1,330	68.4	327,630	8.6	328,856
	April	1,167	23.0	886	1,655	1,261	70.3	337,401	5.1	329,461
	May	1,183	13.8	883	1,749	1,294	68.2	339,086	7.3	332,708
	June	1,051	0.5	839	1,509	1,304	64.4	339,032	5.0	330,452
	July	925	9.0	865	1,306	1,342	64.4	334,783	3.0	327,784
	August	854	11.8	888	1,208	1,276	69.6	335,783	8.0	337,859
	September	729	-12.5	766	1,335	1,234	62.1	334,870	5.1	336,012
	October	797	5.0	854	1,140	1,253	68.2	335,818	5.7	335,604
	November	699	-4.8	823	909	1,204	68.4	335,697	6.8	341,132
	December	390	-20.7	698	416	1,104	63.2	324,743	4.7	336,664
2013	January	488	-12.2	772	989	1,160	66.6	331,514	4.8	339,343
	February	716	-11.5	797	1,072	1,093	73.0	348,474	7.7	350,105
	March	899	-20.3	721	1,412	1,090	66.2	346,697	5.8	347,859
	April	1,145	-1.9	867	1,682	1,278	67.8	353,291	4.7	344,407
	May	1,122	-5.2	839	1,837	1,352	62.0	354,968	4.7	348,377
	June	1,028	-2.2	828	1,402	1,217	68.1	358,692	5.8	349,620
	July	948	2.5	893	1,334	1,369	65.2	359,090	7.3	351,777
	August									
	September									
	October									
	November									
	December									
	Q2 2012	3,401	12.1		4,913			338,491	5.8	
	Q2 2013	3,295	-3.1		4,921			355,547	5.0	
	YTD 2012	6,819	13.2		10,341			332,622	5.8	
	YTD 2013	6,346	-6.9		9,728			352,177	5.9	

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

Table 6a: Economic Indicators Toronto CMA
July 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	119.1	123.3	3,067	8.4	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,080	8.4	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,100	8.0	68.0	918
	June	590	3.14	5.14	119.4	123.4	3,129	7.8	68.4	927
	July	590	3.14	5.14		123.6	3,136	7.8	68.4	920
	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
July 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	119.1	123.3	196.8	8.6	68.9	935
	April	590	3.00	5.14	119.2	123.1	197.0	8.3	68.6	941
	May	590	3.00	5.14	119.4	123.2	197.9	7.4	68.2	945
	June	590	3.14	5.14	119.4	123.4	198.4	7.2	68.1	956
	July	590	3.14	5.14		123.6	200.7	6.4	68.3	954
	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 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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