HOUSING NOW
Ontario Region

CANADA MORTGAGE AND HOUSING CORPORATION

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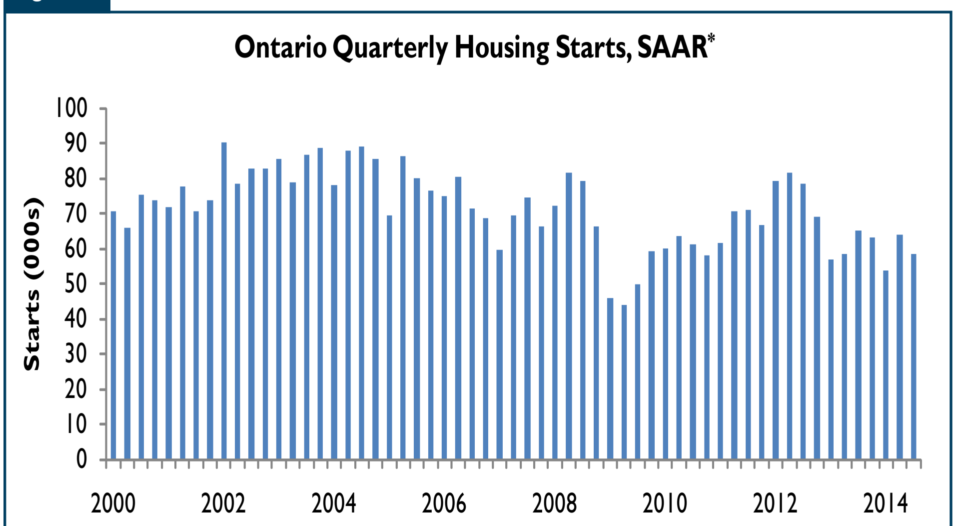
New Home Market

Ontario seasonally adjusted annualized home starts (SAAR)[1] slowed during the third quarter, dropping to 58,614 SAAR units, down from 63,934 SAAR units during the second quarter. While singles moderated, most of the decline was registered in the more volatile multi-unit home construction sector, which includes activity in the semi-detached, row and apartment segment. Despite the drop, the Ontario six month moving average starts trend remained stable. Both third quarter and September residential construction declined most in Kingston, Peterborough, Sudbury and Ottawa from the same period one year ago. These are centres whose resale markets are much cooler

Figure 1



Source: CMHC

* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] 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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where home prices have not held up as well. Meanwhile, starts grew most in Guelph, Kitchener and Hamilton. Ontario urban home starts September year-to-date are running two per cent below levels for the same period one year ago.

Single detached home starts at 25,269 SAAR held up better during the third quarter and were better in line with starts levels in the second quarter. Low unsold inventories of both new and resale single detached housing and continued low mortgage rates supported single starts during the quarter. Longer term however, single detached home construction has faced headwinds which include rising home prices, rising densification in urban centres, fewer sites for new home development and declining family sizes. Growth in one person households over the past decade has not been a supportive factor for new detached construction.

Ontario multi-unit home construction, which includes semi detached, row and apartment units, declined by 15.5 per cent to 33,345 SAAR units during the third quarter . This was the lowest level of multi-unit starts since 2010. Apartment construction geared to both ownership and rental purposes dropped the most during the quarter. Considering that the lag between an apartment sale and a start is highest among all dwellings, lower condominium apartment sales between mid 2012 and mid 2013 in the GTA are translating to lower apartment starts in the most recent quarter. Also, apartment inventories at both the pre sale and condo completion stages have risen in recent months - motivating builders to continue channelling demand to existing inventories.

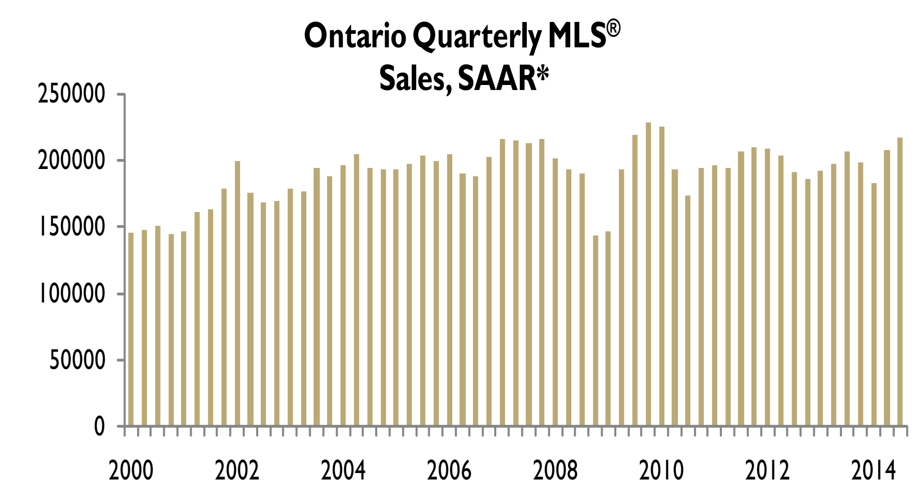
Ontario new home prices, as per Statistics Canada NHPI index, grew in the third quarter. All of the increase in new home prices was the result of increasing prices for the underlying structure. The land component of the NHPI remained steady. Builders were able to pass on higher costs and remain competitive as resale market conditions and pricing improved during the third quarter.

Resale Market

For a second consecutive quarter, Ontario resale activity grew in the third quarter of 2014. Ontario existing home sales jumped to over 217,000 SAAR units in the third quarter of 2014, up 4.5 per cent from the previous quarter. This was one of the most active quarters since early 2010. Pent-up demand which built during the winter season, lower mortgage rates in tandem with an improving labour market encouraged more buyers into the market. Many potential buyers were also responding to an elevated level of new listings as vendors provided choice by putting their homes up for sale after a period of frigid weather. A scan across the province shows that existing home sales in more affordable communities grew the fastest with Windsor and Brantford leading the way during the quarter. Less affordable markets like Toronto and Ottawa posted milder growth during the third quarter.

Listings remained elevated and at their highest levels since early 2010. Third quarter listings remained high as they were responding to pent-up demand in the marketplace. The Ontario resale market remained in a balanced state during the third quarter – exactly where it has been since early 2010. A market classified as balanced means prospective buyers had enough product to choose from. However, there were exceptions to this rule. Hamilton, Brantford and Oshawa are centers whose markets are tight thanks to incoming demand from households bypassing the

Figure 2



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

* SAAR[1]: Seasonally Adjusted Annual Rate.

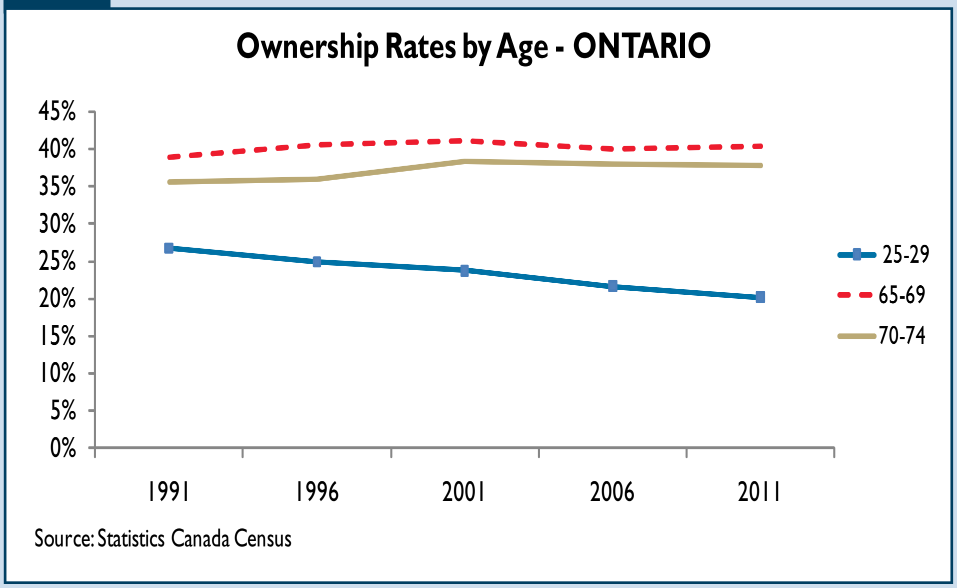
more expensive GTA market. The Thunder Bay market continued to remain warm during the third quarter despite improving supply conditions. Meanwhile, Eastern Ontario markets, which include Ottawa and Kingston, remained relatively cooler markets.

While Ontario home prices grew during the third quarter, the pace of growth slowed from the previous quarter. According to CREA`s Home Price Index (HPI), major market prices for low density housing, particularly in Ottawa and Toronto, continue to outpace price gains for higher density housing. During the third quarter, home prices grew the fastest in Ontario`s hottest markets which includes -Thunder Bay, Hamilton, Brantford and Durham. Meanwhile, prices did not hold up as well in Kingston, Sudbury and Ottawa.

Ownership Rates For Older Households Hold Up Better in Ontario

Ontario 2011 ownership rates declined for family households aged 25-29 while inching up for senior households over the age of 65, as per Statistics Canada census data. Younger households are staying in school longer. Also, higher debt loads and high home prices are further hindering the move into ownership housing. In fact, 54 per cent of young adults aged 19-29 in Ontario are living in the parental home as per 2011. The job market has not aided in this regard with employment levels for young adults currently below pre-recession levels. Meanwhile, older households have seen ownership rates remain steady. Improving health, higher labour market participation rates and a preference to age in place has supported this trend.

Figure 3



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SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend) September 2014		
Ontario	August 2014	September 2014
Trend[1], urban centres[2]	56,165	58,516
SAAR, urban centres[2]	49,208	51,759
	September 2013	September 2014
Actual, urban centres[2]		
September - Single-Detached	1,829	1,943
September - Multiples	3,018	2,332
September - Total	4,847	4,275
January to September - Single-Detached	15,640	15,602
January to September - Multiples	27,157	26,276
January to September - Total	42,797	41,878

Source: CMHC

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

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ontario Region
Third Quarter 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2014	6,449	736	1,844	54	636	4,452	77	731	1,010	15,989
Q3 2013	5,904	788	2,101	58	645	5,371	51	1,650	964	17,532
% Change	9.2	-6.6	-12.2	-6.9	-1.4	-17.1	51.0	-55.7	4.8	-8.8
Year-to-date 2014	15,485	1,962	5,610	115	1,436	14,276	155	2,839	1,978	43,856
Year-to-date 2013	15,508	2,271	5,196	114	1,531	15,022	173	2,978	1,694	44,491
% Change	-0.1	-13.6	8.0	0.9	-6.2	-5.0	-10.4	-4.7	16.8	-1.4
UNDER CONSTRUCTION										
Q3 2014	14,236	2,182	6,513	99	2,076	61,369	403	7,941	1,698	96,521
Q3 2013	14,319	2,547	6,686	102	2,318	58,739	376	7,051	1,457	93,600
% Change	-0.6	-14.3	-2.6	-2.9	-10.4	4.5	7.2	12.6	16.5	3.1
COMPLETIONS										
Q3 2014	5,514	626	1,826	40	569	4,421	58	657	555	14,266
Q3 2013	5,804	892	2,163	46	608	2,339	57	1,026	484	13,430
% Change	-5.0	-29.8	-15.6	-13.0	-6.4	89.0	1.8	-36.0	14.7	6.2
Year-to-date 2014	15,249	2,130	5,103	101	1,484	13,553	164	2,006	1,713	41,511
Year-to-date 2013	15,881	2,369	5,239	106	1,618	12,838	178	3,730	1,643	43,643
% Change	-4.0	-10.1	-2.6	-4.7	-8.3	5.6	-7.9	-46.2	4.3	-4.9
COMPLETED & NOT ABSORBED										
Q3 2014	1,109	113	287	23	145	1,511	n/a	n/a	n/a	3,188
Q3 2013	920	141	254	26	117	1,612	n/a	n/a	n/a	3,070
% Change	20.5	-19.9	13.0	-11.5	23.9	-6.3	n/a	n/a	n/a	3.8
ABSORBED										
Q3 2014	5,087	635	1,722	55	583	4,433	n/a	n/a	n/a	12,515
Q3 2013	5,457	881	2,046	52	621	2,286	n/a	n/a	n/a	11,343
% Change	-6.8	-27.9	-15.8	5.8	-6.1	93.9	n/a	n/a	n/a	10.3
Year-to-date 2014	13,980	2,073	4,834	113	1,405	13,640	n/a	n/a	n/a	36,045
Year-to-date 2013	14,779	2,236	4,981	115	1,651	12,518	n/a	n/a	n/a	36,280
% Change	-5.4	-7.3	-3.0	-1.7	-14.9	9.0	n/a	n/a	n/a	-0.6

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

Table 1.3: History of Housing Starts of Ontario Region 2004 - 2013										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2013	21,149	3,003	7,147	149	1,892	21,386	197	3,691	2,471	61,085
% Change	-9.6	-6.2	-13.9	-15.8	-21.4	-33.3	-21.2	-20.5	6.1	-20.4
2012	23,382	3,203	8,303	177	2,406	32,050	250	4,641	2,328	76,742
% Change	-5.4	11.6	5.5	0.6	4.2	42.6	3.3	2.2	-9.8	13.2
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 100,000+											
Barrie	150	258	4	2	70	50	42	110	266	420	-36.7
Brantford	67	73	0	2	25	7	0	0	92	82	12.2
Greater Sudbury	77	82	26	16	14	0	5	117	122	215	-43.3
Guelph	66	62	26	26	48	33	612	251	752	372	102.2
Hamilton	328	332	50	44	259	181	161	16	798	573	39.3
Kingston	131	84	8	4	28	26	1	284	168	398	-57.8
Kitchener	321	192	16	8	91	107	896	363	1,324	670	97.6
London	379	324	0	6	128	118	186	148	693	596	16.3
Oshawa	343	237	2	10	107	33	8	186	460	466	-1.3
Ottawa	537	495	91	122	524	583	283	1,157	1,435	2,357	-39.1
Peterborough	58	79	0	0	9	9	0	65	67	153	-56.2
St. Catharines-Niagara	270	192	24	44	100	140	24	6	418	382	9.4
Thunder Bay	73	87	6	2	0	0	24	61	103	150	-31.3
Toronto	2,491	2,390	420	430	845	1,151	2,865	4,263	6,621	8,234	-19.6
Windsor	200	158	30	12	58	47	0	4	288	221	30.3
Centres 50,000 - 99,999											
Belleville	63	58	2	0	14	20	0	0	79	78	1.3
Chatham-Kent	34	38	2	6	0	8	0	0	36	52	-30.8
Cornwall	23	20	12	10	5	0	8	0	48	30	60.0
Kawartha Lakes	103	47	0	0	21	14	0	0	124	61	103.3
Norfolk	64	49	4	6	12	12	6	0	86	67	28.4
North Bay	27	22	0	2	0	0	4	0	31	24	29.2
Sarnia	50	42	0	4	8	0	0	0	58	46	26.1
Sault Ste. Marie	33	21	2	2	4	4	12	3	51	30	70.0

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Ontario Region Third Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 10,000 - 49,999											
Bracebridge	5	9	0	8	0	4	0	0	5	21	-76.2
Brighton	12	16	4	6	0	0	0	0	16	22	-27.3
Brock	4	7	2	0	0	0	0	0	6	7	-14.3
Brockville	16	14	0	2	3	6	0	0	19	22	-13.6
Centre Wellington	25	17	2	2	8	4	56	2	91	25	**
Cobourg	12	3	0	0	0	0	0	0	12	3	**
Collingwood	12	28	0	0	4	4	0	2	16	34	-52.9
Elliot Lake	0	1	0	0	0	0	0	0	0	1	-100.0
Erin	6	3	0	0	0	0	0	0	6	3	100.0
Essex	21	17	0	0	0	0	2	0	23	17	35.3
Gravenhurst	5	7	2	0	4	0	0	0	11	7	57.1
Greater Napanee	0	16	0	2	0	0	0	0	0	18	-100.0
Haldimand County	25	8	2	0	7	0	0	0	34	8	**
Hawkesbury	0	1	2	0	0	4	0	0	2	5	-60.0
Hunstville	24	26	0	0	0	7	0	2	24	35	-31.4
Ingersoll	25	7	0	0	5	0	0	0	30	7	**
Kenora	0	5	0	0	0	0	0	0	0	5	-100.0
Kincardine	10	14	0	0	21	8	0	8	31	30	3.3
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	15	14	2	2	0	4	0	0	17	20	-15.0
Meaford	8	7	0	0	0	0	0	0	8	7	14.3
Midland	20	30	2	2	5	10	0	0	27	42	-35.7
Mississippi Mills	13	17	2	0	14	67	0	0	29	84	-65.5
North Grenville	0	0	0	0	0	0	0	0	0	0	n/a
North Perth	20	9	2	2	8	8	0	4	30	23	30.4
Orillia	18	21	0	0	9	0	0	0	27	21	28.6
Owen Sound	16	8	0	2	0	0	0	0	16	10	60.0
Pembroke	14	21	0	2	6	0	0	0	20	23	-13.0
Petawawa	21	17	0	0	6	0	0	0	27	17	58.8
Port Hope	20	57	0	0	0	0	0	0	20	57	-64.9
Prince Edward County	29	20	2	0	0	0	0	0	31	20	55.0
Saugeen Shores	21	19	0	0	0	0	0	0	21	19	10.5
Scugog	12	14	0	0	0	0	0	0	12	14	-14.3
Stratford	17	8	0	2	7	7	0	0	24	17	41.2
Temiskaming Shores	8	9	0	0	0	0	0	0	8	9	-11.1
The Nation	8	17	2	4	0	0	0	0	10	21	-52.4
Tillsonburg	26	21	0	0	0	0	0	0	26	21	23.8
Timmins	18	23	0	0	0	16	0	0	18	39	-53.8
Trent Hills	11	0	0	0	0	0	0	0	11	0	n/a
Wasaga Beach	31	19	4	6	39	46	0	0	74	71	4.2
West Grey	5	2	0	0	0	0	0	0	5	2	150.0
West Nipissing	14	10	2	0	0	0	4	0	20	10	100.0
Woodstock	48	60	4	8	0	6	0	0	52	74	-29.7
Total Ontario (10,000+)	6,503	5,964	761	808	2,516	2,744	5,199	7,052	14,979	16,568	-9.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Barrie	450	462	6	6	81	131	166	118	703	717	-2.0
Brantford	178	160	2	6	72	109	30	0	282	275	2.5
Greater Sudbury	125	159	30	24	14	4	13	119	182	306	-40.5
Guelph	165	155	48	58	104	163	645	353	962	729	32.0
Hamilton	886	898	76	62	839	606	456	617	2,257	2,183	3.4
Kingston	241	236	16	4	72	52	116	399	445	691	-35.6
Kitchener	660	536	26	22	392	253	1,950	658	3,028	1,469	106.1
London	869	868	16	18	228	234	423	495	1,536	1,615	-4.9
Oshawa	831	668	32	58	325	128	104	236	1,292	1,090	18.5
Ottawa	1,343	1,229	187	278	1,173	1,154	1,250	2,455	3,953	5,116	-22.7
Peterborough	144	159	2	0	15	36	0	82	161	277	-41.9
St. Catharines-Niagara	592	497	78	77	304	253	30	85	1,004	912	10.1
Thunder Bay	116	153	6	4	4	9	42	112	168	278	-39.6
Toronto	6,378	6,951	1,258	1,460	2,934	2,983	11,699	12,117	22,269	23,511	-5.3
Windsor	419	367	66	28	96	90	9	4	590	489	20.7
Centres 50,000 - 99,999											
Belleville	150	128	2	0	14	39	0	0	166	167	-0.6
Chatham-Kent	64	87	4	8	13	8	132	0	213	103	106.8
Cornwall	67	48	20	14	15	3	11	71	113	136	-16.9
Kawartha Lakes	199	135	0	2	32	27	0	0	231	164	40.9
Norfolk	135	132	28	6	58	15	10	0	231	153	51.0
North Bay	48	45	0	4	0	0	4	4	52	53	-1.9
Sarnia	120	95	2	4	12	6	0	0	134	105	27.6
Sault Ste. Marie	65	54	12	4	7	12	12	3	96	73	31.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 10,000 - 49,999											
Bracebridge	10	14	0	8	0	10	0	7	10	39	-74.4
Brighton	35	62	4	10	0	3	0	0	39	75	-48.0
Brock	14	15	2	0	0	0	0	0	16	15	6.7
Brockville	25	33	0	4	6	18	0	0	31	55	-43.6
Centre Wellington	63	60	2	4	23	10	56	17	144	91	58.2
Cobourg	60	46	4	12	0	20	0	0	64	78	-17.9
Collingwood	51	76	4	0	21	7	0	2	76	85	-10.6
Elliot Lake	0	1	0	0	0	0	0	0	0	1	-100.0
Erin	11	14	0	0	0	0	0	0	11	14	-21.4
Essex	30	26	0	0	7	0	2	0	39	26	50.0
Gravenhurst	13	14	2	0	4	0	0	6	19	20	-5.0
Greater Napanee	8	42	0	4	0	0	0	0	8	46	-82.6
Haldimand County	63	34	8	8	15	0	0	0	86	42	104.8
Hawkesbury	5	2	2	6	0	4	0	3	7	15	-53.3
Hunstville	43	45	0	0	0	7	0	2	43	54	-20.4
Ingersoll	46	24	0	4	9	0	0	0	55	28	96.4
Kenora	12	5	0	0	0	0	0	0	12	5	140.0
Kincardine	17	16	0	2	28	14	0	8	45	40	12.5
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	35	39	4	10	4	16	0	0	43	65	-33.8
Meaford	14	9	0	0	0	0	0	0	14	9	55.6
Midland	31	45	2	2	5	10	1	0	39	57	-31.6
Mississippi Mills	31	32	4	10	19	90	0	0	54	132	-59.1
North Grenville	12	27	0	10	0	6	0	68	12	111	-89.2
North Perth	38	25	2	2	12	24	0	4	52	55	-5.5
Orillia	32	45	0	0	13	14	0	0	45	59	-23.7
Owen Sound	30	20	0	2	0	10	0	0	30	32	-6.3
Pembroke	15	25	4	4	9	3	0	0	28	32	-12.5
Petawawa	46	31	0	0	10	11	0	0	56	42	33.3
Port Hope	51	108	2	0	0	0	0	0	53	108	-50.9
Prince Edward County	40	39	4	4	0	0	0	0	44	43	2.3
Saugeen Shores	45	53	4	0	3	6	0	0	52	59	-11.9
Scugog	20	20	0	0	0	0	0	0	20	20	0.0
Stratford	33	19	0	4	31	7	2	0	66	30	120.0
Temiskaming Shores	10	18	0	0	0	0	0	0	10	18	-44.4
The Nation	22	35	4	10	7	0	0	0	33	45	-26.7
Tillsonburg	64	37	0	0	0	0	0	0	64	37	73.0
Timmins	23	26	0	0	0	16	0	0	23	42	-45.2
Trent Hills	42	11	2	0	8	18	0	0	52	29	79.3
Wasaga Beach	57	70	12	18	54	144	0	0	123	232	-47.0
West Grey	21	10	0	0	4	0	0	0	25	10	150.0
West Nipissing	20	15	2	6	0	4	4	0	26	25	4.0
Woodstock	119	126	10	10	12	24	0	0	141	160	-11.9
Total Ontario (10,000+)	15,602	15,636	2,001	2,301	7,108	6,811	17,167	18,045	41,878	42,793	-2.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region Third Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Barrie	70	50	0	0	0	80	42	30
Brantford	25	7	0	0	0	0	0	0
Greater Sudbury	0	0	14	0	0	0	5	117
Guelph	48	33	0	0	420	251	192	0
Hamilton	259	181	0	0	161	14	0	2
Kingston	28	26	0	0	0	0	1	284
Kitchener	81	107	10	0	668	0	228	363
London	120	118	8	0	125	148	61	0
Oshawa	107	33	0	0	0	0	8	186
Ottawa	524	583	0	0	249	794	34	363
Peterborough	9	9	0	0	0	0	0	65
St. Catharines-Niagara	85	125	15	15	0	6	24	0
Thunder Bay	0	0	0	0	0	51	24	10
Toronto	845	1,151	0	0	2,835	4,051	30	212
Windsor	58	47	0	0	0	0	0	4
Centres 50,000 - 99,999								
Belleville	14	20	0	0	0	0	0	0
Chatham-Kent	0	8	0	0	0	0	0	0
Cornwall	0	0	5	0	8	0	0	0
Kawartha Lakes	21	14	0	0	0	0	0	0
Norfolk	12	6	0	6	0	0	6	0
North Bay	0	0	0	0	0	0	4	0
Sarnia	8	0	0	0	0	0	0	0
Sault Ste. Marie	4	4	0	0	0	3	12	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region Third Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 10,000 - 49,999								
Bracebridge	0	4	0	0	0	0	0	0
Brighton	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	3	6	0	0	0	0	0	0
Centre Wellington	8	4	0	0	0	0	56	2
Cobourg	0	0	0	0	0	0	0	0
Collingwood	4	4	0	0	0	0	0	2
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	0	0	0	2	0	0	0
Gravenhurst	4	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	7	0	0	0	0	0	0	0
Hawkesbury	0	0	0	4	0	0	0	0
Hunstville	0	7	0	0	0	0	0	2
Ingersoll	5	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	21	8	0	0	0	0	0	8
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	4	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	5	10	0	0	0	0	0	0
Mississippi Mills	14	67	0	0	0	0	0	0
North Grenville	0	0	0	0	0	0	0	0
North Perth	8	8	0	0	0	4	0	0
Orillia	9	0	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Pembroke	6	0	0	0	0	0	0	0
Petawawa	6	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	7	7	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	16	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	39	46	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	0
Woodstock	0	6	0	0	0	0	0	0
Total Ontario (10,000+)	2,464	2,703	52	41	4,468	5,402	731	1,650

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Barrie	81	112	0	19	76	88	90	30
Brantford	64	109	8	0	0	0	30	0
Greater Sudbury	0	0	14	4	0	2	13	117
Guelph	104	163	0	0	436	329	209	24
Hamilton	839	592	0	14	336	345	120	272
Kingston	72	52	0	0	0	115	116	284
Kitchener	373	241	19	12	943	102	1,007	556
London	203	234	25	0	211	150	212	345
Oshawa	325	101	0	27	0	0	104	236
Ottawa	1,165	1,154	8	0	1,117	2,012	133	443
Peterborough	15	36	0	0	0	0	0	82
St. Catharines-Niagara	289	238	15	15	0	80	30	5
Thunder Bay	4	9	0	0	0	102	42	10
Toronto	2,930	2,983	4	0	11,067	11,667	632	450
Windsor	90	90	6	0	0	0	9	4
Centres 50,000 - 99,999								
Belleville	14	39	0	0	0	0	0	0
Chatham-Kent	13	8	0	0	132	0	0	0
Cornwall	0	3	15	0	8	0	3	71
Kawartha Lakes	32	27	0	0	0	0	0	0
Norfolk	58	9	0	6	0	0	10	0
North Bay	0	0	0	0	0	0	4	4
Sarnia	12	6	0	0	0	0	0	0
Sault Ste. Marie	7	4	0	8	0	3	12	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 10,000 - 49,999								
Bracebridge	0	10	0	0	0	0	0	7
Brighton	0	3	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	6	18	0	0	0	0	0	0
Centre Wellington	23	10	0	0	0	0	56	17
Cobourg	0	20	0	0	0	0	0	0
Collingwood	21	7	0	0	0	0	0	2
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	7	0	0	0	2	0	0	0
Gravenhurst	4	0	0	0	0	0	0	6
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	15	0	0	0	0	0	0	0
Hawkesbury	0	0	0	4	0	0	0	3
Hunstville	0	7	0	0	0	0	0	2
Ingersoll	9	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	28	14	0	0	0	0	0	8
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	4	16	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	5	10	0	0	0	0	1	0
Mississippi Mills	19	90	0	0	0	0	0	0
North Grenville	0	6	0	0	0	68	0	0
North Perth	12	24	0	0	0	4	0	0
Orillia	13	14	0	0	0	0	0	0
Owen Sound	0	10	0	0	0	0	0	0
Pembroke	9	3	0	0	0	0	0	0
Petawawa	10	11	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	3	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	31	7	0	0	0	0	2	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	7	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	16	0	0	0	0
Trent Hills	4	0	4	18	0	0	0	0
Wasaga Beach	54	144	0	0	0	0	0	0
West Grey	4	0	0	0	0	0	0	0
West Nipissing	0	0	0	4	0	0	4	0
Woodstock	12	24	0	0	0	0	0	0
Total Ontario (10,000+)	6,990	6,664	118	147	14,328	15,067	2,839	2,978

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Ontario Region Third Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Barrie	217	304	7	86	42	30	266	420
Brantford	66	78	26	4	0	0	92	82
Greater Sudbury	99	98	0	0	23	117	122	215
Guelph	111	84	449	288	192	0	752	372
Hamilton	571	446	227	125	0	2	798	573
Kingston	167	114	0	0	1	284	168	398
Kitchener	396	268	690	39	238	363	1,324	670
London	342	307	282	289	69	0	693	596
Oshawa	427	278	25	0	8	188	460	466
Ottawa	1,135	1,206	249	784	51	367	1,435	2,357
Peterborough	67	83	0	5	0	65	67	153
St. Catharines-Niagara	352	299	27	68	39	15	418	382
Thunder Bay	77	91	0	49	26	10	103	150
Toronto	3,496	3,754	3,095	4,264	30	216	6,621	8,234
Windsor	264	198	24	19	0	4	288	221
Centres 50,000 - 99,999								
Belleville	79	78	0	0	0	0	79	78
Chatham-Kent	36	52	0	0	0	0	36	52
Cornwall	33	30	8	0	7	0	48	30
Kawartha Lakes	124	61	0	0	0	0	124	61
Norfolk	72	55	8	6	6	6	86	67
North Bay	27	24	0	0	4	0	31	24
Sarnia	58	46	0	0	0	0	58	46
Sault Ste. Marie	39	30	0	0	12	0	51	30

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Third Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 10,000 - 49,999								
Bracebridge	5	21	0	0	0	0	5	21
Brighton	16	22	0	0	0	0	16	22
Brock	6	7	0	0	0	0	6	7
Brockville	19	22	0	0	0	0	19	22
Centre Wellington	35	23	0	0	56	2	91	25
Cobourg	12	3	0	0	0	0	12	3
Collingwood	16	28	0	4	0	2	16	34
Elliot Lake	0	1	0	0	0	0	0	1
Erin	6	3	0	0	0	0	6	3
Essex	23	17	0	0	0	0	23	17
Gravenhurst	7	7	4	0	0	0	11	7
Greater Napanee	0	18	0	0	0	0	0	18
Haldimand County	34	8	0	0	0	0	34	8
Hawkesbury	2	1	0	0	0	4	2	5
Hunstville	24	33	0	0	0	2	24	35
Ingersoll	30	7	0	0	0	0	30	7
Kenora	0	5	0	0	0	0	0	5
Kincardine	31	22	0	0	0	8	31	30
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	17	20	0	0	0	0	17	20
Meaford	8	7	0	0	0	0	8	7
Midland	27	30	0	12	0	0	27	42
Mississippi Mills	29	84	0	0	0	0	29	84
North Grenville	0	0	0	0	0	0	0	0
North Perth	30	23	0	0	0	0	30	23
Orillia	18	21	9	0	0	0	27	21
Owen Sound	16	10	0	0	0	0	16	10
Pembroke	20	23	0	0	0	0	20	23
Petawawa	27	17	0	0	0	0	27	17
Port Hope	20	57	0	0	0	0	20	57
Prince Edward County	31	20	0	0	0	0	31	20
Saugeen Shores	21	19	0	0	0	0	21	19
Scugog	12	14	0	0	0	0	12	14
Stratford	24	17	0	0	0	0	24	17
Temiskaming Shores	8	9	0	0	0	0	8	9
The Nation	10	21	0	0	0	0	10	21
Tillsonburg	26	21	0	0	0	0	26	21
Timmins	18	23	0	0	0	16	18	39
Trent Hills	11	0	0	0	0	0	11	0
Wasaga Beach	62	39	12	32	0	0	74	71
West Grey	5	2	0	0	0	0	5	2
West Nipissing	16	10	0	0	4	0	20	10
Woodstock	52	74	0	0	0	0	52	74
Total Ontario (10,000+)	9,029	8,793	5,142	6,074	808	1,701	14,979	16,568

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - September 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Barrie	524	559	89	109	90	49	703	717
Brantford	184	233	60	42	38	0	282	275
Greater Sudbury	151	185	0	0	31	121	182	306
Guelph	283	211	470	489	209	29	962	729
Hamilton	1,576	1,278	561	619	120	286	2,257	2,183
Kingston	329	292	0	115	116	284	445	691
Kitchener	950	667	1,051	234	1,027	568	3,028	1,469
London	830	825	468	445	238	345	1,536	1,615
Oshawa	1,100	802	88	21	104	267	1,292	1,090
Ottawa	2,666	2,670	1,121	1,999	166	447	3,953	5,116
Peterborough	161	168	0	27	0	82	161	277
St. Catharines-Niagara	910	737	49	151	45	24	1,004	912
Thunder Bay	124	168	0	100	44	10	168	278
Toronto	10,041	10,951	11,592	12,106	636	454	22,269	23,511
Windsor	547	434	28	51	15	4	590	489
Centres 50,000 - 99,999								
Belleville	166	167	0	0	0	0	166	167
Chatham-Kent	81	103	132	0	0	0	213	103
Cornwall	85	65	8	0	20	71	113	136
Kawartha Lakes	231	164	0	0	0	0	231	164
Norfolk	170	138	51	9	10	6	231	153
North Bay	48	49	0	0	4	4	52	53
Sarnia	134	105	0	0	0	0	134	105
Sault Ste. Marie	84	65	0	0	12	8	96	73

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - September 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 10,000 - 49,999								
Bracebridge	10	32	0	0	0	7	10	39
Brighton	39	72	0	3	0	0	39	75
Brock	16	15	0	0	0	0	16	15
Brockville	31	55	0	0	0	0	31	55
Centre Wellington	77	73	11	0	56	18	144	91
Cobourg	64	74	0	4	0	0	64	78
Collingwood	59	76	17	7	0	2	76	85
Elliot Lake	0	1	0	0	0	0	0	1
Erin	11	14	0	0	0	0	11	14
Essex	39	26	0	0	0	0	39	26
Gravenhurst	15	14	4	0	0	6	19	20
Greater Napanee	8	46	0	0	0	0	8	46
Haldimand County	86	42	0	0	0	0	86	42
Hawkesbury	7	8	0	0	0	7	7	15
Hunstville	43	52	0	0	0	2	43	54
Ingersoll	55	28	0	0	0	0	55	28
Kenora	12	5	0	0	0	0	12	5
Kincardine	45	26	0	6	0	8	45	40
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	43	65	0	0	0	0	43	65
Meaford	14	9	0	0	0	0	14	9
Midland	38	45	0	12	1	0	39	57
Mississippi Mills	54	132	0	0	0	0	54	132
North Grenville	12	43	0	68	0	0	12	111
North Perth	52	55	0	0	0	0	52	55
Orillia	36	59	9	0	0	0	45	59
Owen Sound	30	32	0	0	0	0	30	32
Pembroke	28	32	0	0	0	0	28	32
Petawawa	56	42	0	0	0	0	56	42
Port Hope	53	108	0	0	0	0	53	108
Prince Edward County	44	43	0	0	0	0	44	43
Saugeen Shores	52	59	0	0	0	0	52	59
Scugog	20	20	0	0	0	0	20	20
Stratford	64	30	0	0	2	0	66	30
Temiskaming Shores	10	18	0	0	0	0	10	18
The Nation	33	43	0	0	0	2	33	45
Tillsonburg	64	37	0	0	0	0	64	37
Timmins	23	26	0	0	0	16	23	42
Trent Hills	46	11	0	0	6	18	52	29
Wasaga Beach	105	200	18	32	0	0	123	232
West Grey	25	10	0	0	0	0	25	10
West Nipissing	22	19	0	0	4	6	26	25
Woodstock	141	142	0	18	0	0	141	160
Total Ontario (10,000+)	23,057	22,975	15,827	16,667	2,994	3,151	41,878	42,793

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 100,000+											
Barrie	121	109	2	0	21	30	38	0	182	139	30.9
Brantford	80	42	0	0	21	62	0	0	101	104	-2.9
Greater Sudbury	42	56	14	10	4	10	14	29	74	105	-29.5
Guelph	51	55	22	14	56	63	201	85	330	217	52.1
Hamilton	214	339	12	4	231	274	76	0	533	617	-13.6
Kingston	81	103	4	0	28	36	21	82	134	221	-39.4
Kitchener	203	214	0	20	72	71	327	270	602	575	4.7
London	335	329	10	6	40	55	14	300	399	690	-42.2
Oshawa	262	330	12	50	41	60	60	49	375	489	-23.3
Ottawa	462	479	66	116	355	585	1,105	227	1,988	1,407	41.3
Peterborough	56	63	0	2	21	11	47	12	124	88	40.9
St. Catharines-Niagara	181	169	30	12	123	41	0	88	334	310	7.7
Thunder Bay	70	48	0	4	0	0	6	8	76	60	26.7
Toronto	2,468	2,600	408	592	1,192	1,203	3,145	2,205	7,213	6,600	9.3
Windsor	148	122	14	22	30	49	8	4	200	197	1.5
Centres 50,000 - 99,999											
Belleville	52	79	0	2	19	9	0	0	71	90	-21.1
Chatham-Kent	18	33	0	2	0	7	0	13	18	55	-67.3
Cornwall	20	21	4	8	0	0	0	8	24	37	-35.1
Kawartha Lakes	46	43	2	0	0	20	0	0	48	63	-23.8
Norfolk	35	42	10	2	6	28	0	3	51	75	-32.0
North Bay	14	20	0	2	0	0	0	0	14	22	-36.4
Sarnia	58	32	6	0	0	0	0	0	64	32	100.0
Sault Ste. Marie	24	20	2	2	0	4	0	0	26	26	0.0

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region Third Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	% Change
Centres 10,000 - 49,999											
Bracebridge	1	5	0	0	0	4	0	0	1	9	-88.9
Brighton	21	21	2	4	0	3	0	0	23	28	-17.9
Brock	4	1	0	0	0	0	0	0	4	1	**
Brockville	7	11	0	0	3	4	0	0	10	15	-33.3
Centre Wellington	23	26	0	0	3	4	0	1	26	31	-16.1
Cobourg	29	17	4	2	28	6	12	0	73	25	192.0
Collingwood	19	31	2	0	14	4	0	0	35	35	0.0
Elliot Lake	0	1	0	0	0	0	0	0	0	1	-100.0
Erin	2	6	0	0	0	0	0	0	2	6	-66.7
Essex	20	4	0	0	0	0	0	0	20	4	**
Gravenhurst	3	5	0	0	0	0	0	0	3	5	-40.0
Greater Napanee	2	13	0	2	0	0	0	0	2	15	-86.7
Haldimand County	24	17	0	6	0	0	0	0	24	23	4.3
Hawkesbury	3	0	2	6	0	0	0	0	5	6	-16.7
Hunstville	7	13	0	0	0	0	0	0	7	13	-46.2
Ingersoll	14	6	0	2	0	0	0	0	14	8	75.0
Kenora	6	0	0	0	0	0	0	0	6	0	n/a
Kincardine	4	1	0	0	0	0	0	0	4	1	**
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	19	14	2	2	0	0	0	0	21	16	31.3
Meaford	5	4	0	0	0	0	0	0	5	4	25.0
Midland	9	18	0	2	0	0	0	0	9	20	-55.0
Mississippi Mills	11	11	2	2	0	5	0	0	13	18	-27.8
North Grenville	1	15	0	6	0	0	0	0	1	21	-95.2
North Perth	13	12	2	0	0	0	0	0	15	12	25.0
Orillia	16	17	0	2	9	6	0	0	25	25	0.0
Owen Sound	9	10	0	0	38	0	0	0	47	10	**
Pembroke	6	6	4	0	0	3	0	3	10	12	-16.7
Petawawa	19	12	0	0	0	11	0	0	19	23	-17.4
Port Hope	31	29	2	0	0	0	0	0	33	29	13.8
Prince Edward County	14	14	0	0	0	0	0	0	14	14	0.0
Saugeen Shores	18	26	2	0	45	0	0	0	65	26	150.0
Scugog	6	2	0	0	0	0	0	0	6	2	200.0
Stratford	11	4	0	2	12	6	0	9	23	21	9.5
Temiskaming Shores	4	5	0	0	0	0	0	0	4	5	-20.0
The Nation	8	8	0	4	0	6	0	0	8	18	-55.6
Tillsonburg	22	23	0	0	4	0	0	0	26	23	13.0
Timmins	11	7	0	0	0	0	0	0	11	7	57.1
Trent Hills	10	9	0	0	0	0	0	0	10	9	11.1
Wasaga Beach	20	27	2	4	15	85	0	0	37	116	-68.1
West Grey	7	1	0	0	0	0	0	0	7	1	**
West Nipissing	8	4	0	2	0	0	4	0	12	6	100.0
Woodstock	50	52	0	0	0	0	0	0	50	52	-3.8
Total Ontario (10,000+)	5,558	5,856	644	918	2,431	2,765	5,078	3,396	13,711	12,935	6.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Barrie	390	411	2	10	62	248	285	89	739	758	-2.5
Brantford	187	182	6	8	61	98	0	0	254	288	-11.8
Greater Sudbury	135	169	28	20	12	14	50	58	225	261	-13.8
Guelph	130	163	54	22	138	137	230	190	552	512	7.8
Hamilton	713	854	72	44	528	563	294	219	1,607	1,680	-4.3
Kingston	209	262	10	2	78	55	21	195	318	514	-38.1
Kitchener	496	489	16	36	328	208	644	823	1,484	1,556	-4.6
London	785	769	20	18	198	116	20	623	1,023	1,526	-33.0
Oshawa	637	792	20	72	144	227	73	88	874	1,179	-25.9
Ottawa	1,302	1,153	240	260	1,125	1,270	2,210	1,097	4,877	3,780	29.0
Peterborough	170	163	0	4	49	52	76	42	295	261	13.0
St. Catharines-Niagara	525	527	68	30	246	161	120	135	959	853	12.4
Thunder Bay	169	127	0	6	16	5	10	168	195	306	-36.3
Toronto	7,086	7,351	1,428	1,639	3,145	3,288	11,201	12,591	22,860	24,869	-8.1
Windsor	352	332	52	46	66	78	12	6	482	462	4.3
Centres 50,000 - 99,999											
Belleville	122	153	4	4	51	14	0	0	177	171	3.5
Chatham-Kent	66	78	2	4	6	13	0	13	74	108	-31.5
Cornwall	62	110	20	42	9	3	44	29	135	184	-26.6
Kawartha Lakes	132	166	4	0	0	23	0	0	136	189	-28.0
Norfolk	133	128	20	6	27	28	0	3	180	165	9.1
North Bay	45	59	2	8	0	3	0	0	47	70	-32.9
Sarnia	127	75	8	0	0	4	168	0	303	79	**
Sault Ste. Marie	49	79	6	2	9	4	0	0	64	85	-24.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - September 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 10,000 - 49,999											
Bracebridge	7	20	0	0	4	10	0	7	11	37	-70.3
Brighton	42	51	6	8	0	3	0	0	48	62	-22.6
Brock	8	7	0	0	0	0	0	0	8	7	14.3
Brockville	21	31	0	4	3	10	0	90	24	135	-82.2
Centre Wellington	45	64	4	2	6	13	0	8	55	87	-36.8
Cobourg	65	45	14	8	28	6	12	0	119	59	101.7
Collingwood	51	89	4	4	14	33	0	0	69	126	-45.2
Elliot Lake	1	3	0	0	0	0	0	0	1	3	-66.7
Erin	9	18	0	0	0	0	0	0	9	18	-50.0
Essex	37	15	0	0	0	0	0	0	37	15	146.7
Gravenhurst	13	20	0	0	0	0	0	0	13	20	-35.0
Greater Napanee	21	32	0	2	0	0	0	0	21	34	-38.2
Haldimand County	53	42	8	10	0	9	0	0	61	61	0.0
Hawkesbury	4	3	4	10	4	0	0	3	12	16	-25.0
Hunstville	33	46	2	0	7	5	0	0	42	51	-17.6
Ingersoll	37	27	0	4	0	3	0	2	37	36	2.8
Kenora	17	6	0	0	0	0	0	0	17	6	183.3
Kincardine	16	5	0	2	0	0	8	0	24	7	**
Lambton Shores	0	1	0	0	0	0	49	0	49	1	**
Leamington	37	40	4	12	0	0	0	0	41	52	-21.2
Meaford	12	10	0	0	0	0	0	0	12	10	20.0
Midland	25	47	0	2	5	4	1	2	31	55	-43.6
Mississippi Mills	34	39	10	6	38	16	0	0	82	61	34.4
North Grenville	40	66	2	18	0	10	0	40	42	134	-68.7
North Perth	27	29	4	0	0	8	11	0	42	37	13.5
Orillia	37	40	0	2	17	10	8	0	62	52	19.2
Owen Sound	27	20	0	0	38	0	35	0	100	20	**
Pembroke	14	17	6	4	0	3	0	3	20	27	-25.9
Petawawa	35	39	0	0	15	26	0	0	50	65	-23.1
Port Hope	61	69	4	0	0	0	0	0	65	69	-5.8
Prince Edward County	42	35	0	6	0	5	0	0	42	46	-8.7
Saugeen Shores	43	53	4	0	45	0	28	0	120	53	126.4
Scugog	20	7	0	0	0	0	0	0	20	7	185.7
Stratford	21	14	0	4	12	6	4	9	37	33	12.1
Temiskaming Shores	12	18	0	0	0	0	0	0	12	18	-33.3
The Nation	25	34	6	12	0	22	0	0	31	68	-54.4
Tillsonburg	48	38	0	0	4	0	0	64	52	102	-49.0
Timmins	24	27	0	0	12	0	0	0	36	27	33.3
Trent Hills	42	23	2	0	12	4	0	0	56	27	107.4
Wasaga Beach	54	84	10	12	73	94	0	0	137	190	-27.9
West Grey	17	19	0	0	0	0	0	0	17	19	-10.5
West Nipissing	33	17	2	8	0	4	4	4	39	33	18.2
Woodstock	123	113	4	4	0	0	0	0	127	117	8.5
Total Ontario (10,000+)	15,355	16,015	2,182	2,427	6,635	6,916	15,618	16,601	39,790	41,959	-5.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Barrie	21	30	0	0	10	0	28	0
Brantford	16	55	5	7	0	0	0	0
Greater Sudbury	0	6	4	4	0	0	14	29
Guelph	56	63	0	0	183	78	18	7
Hamilton	231	274	0	0	76	0	0	0
Kingston	28	36	0	0	0	0	21	82
Kitchener	72	59	0	12	200	100	127	170
London	40	49	0	6	2	195	12	105
Oshawa	41	56	0	4	0	40	60	9
Ottawa	355	585	0	0	776	158	329	69
Peterborough	21	11	0	0	30	0	17	12
St. Catharines-Niagara	123	41	0	0	0	20	0	68
Thunder Bay	0	0	0	0	0	0	6	8
Toronto	1,184	1,203	8	0	3,144	1,766	1	439
Windsor	30	49	0	0	0	0	8	4
Centres 50,000 - 99,999								
Belleville	19	9	0	0	0	0	0	0
Chatham-Kent	0	7	0	0	0	13	0	0
Cornwall	0	0	0	0	0	0	0	8
Kawartha Lakes	0	20	0	0	0	0	0	0
Norfolk	6	16	0	12	0	0	0	3
North Bay	0	0	0	0	0	0	0	0
Sarnia	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	4	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region Third Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 10,000 - 49,999								
Bracebridge	0	4	0	0	0	0	0	0
Brighton	0	3	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	3	4	0	0	0	0	0	0
Centre Wellington	3	4	0	0	0	0	0	1
Cobourg	28	6	0	0	0	0	12	0
Collingwood	14	4	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	0	0	0	0	0	0	0
Hawkesbury	0	0	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	0	5	0	0	0	0	0	0
North Grenville	0	0	0	0	0	0	0	0
North Perth	0	0	0	0	0	0	0	0
Orillia	9	6	0	0	0	0	0	0
Owen Sound	38	0	0	0	0	0	0	0
Pembroke	0	3	0	0	0	0	0	3
Petawawa	0	11	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	20	0	25	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Stratford	12	6	0	0	0	0	0	9
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	6	0	0	0	0	0	0
Tillsonburg	4	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	15	85	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	4	0
Woodstock	0	0	0	0	0	0	0	0
Total Ontario (10,000+)	2,389	2,716	42	49	4,421	2,370	657	1,026

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Barrie	62	221	0	27	88	89	197	0
Brantford	56	91	5	7	0	0	0	0
Greater Sudbury	8	6	4	8	0	0	50	58
Guelph	138	137	0	0	211	177	19	13
Hamilton	528	563	0	0	292	219	2	0
Kingston	78	55	0	0	0	0	21	195
Kitchener	307	196	21	12	328	114	316	709
London	194	87	4	29	6	195	14	428
Oshawa	144	218	0	9	2	70	71	18
Ottawa	1,125	1,270	0	0	1,624	983	586	114
Peterborough	39	52	10	0	30	30	46	12
St. Catharines-Niagara	243	161	3	0	0	59	120	76
Thunder Bay	16	5	0	0	0	24	10	144
Toronto	3,137	3,274	8	14	11,012	10,766	189	1,825
Windsor	66	78	0	0	0	2	12	4
Centres 50,000 - 99,999								
Belleville	51	14	0	0	0	0	0	0
Chatham-Kent	6	13	0	0	0	13	0	0
Cornwall	9	3	0	0	0	0	44	29
Kawartha Lakes	0	23	0	0	0	0	0	0
Norfolk	12	16	15	12	0	0	0	3
North Bay	0	3	0	0	0	0	0	0
Sarnia	0	4	0	0	0	0	168	0
Sault Ste. Marie	9	0	0	4	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region January - September 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 10,000 - 49,999								
Bracebridge	4	10	0	0	0	0	0	7
Brighton	0	3	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Brockville	3	10	0	0	0	90	0	0
Centre Wellington	6	13	0	0	0	0	0	8
Cobourg	28	6	0	0	0	0	12	0
Collingwood	14	33	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	9	0	0	0	0	0	0
Hawkesbury	0	0	4	0	0	0	0	3
Hunstville	7	5	0	0	0	0	0	0
Ingersoll	0	3	0	0	0	0	0	2
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	0	0	0	0	0	8	0
Lambton Shores	0	0	0	0	0	0	49	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	5	4	0	0	0	0	1	2
Mississippi Mills	38	16	0	0	0	0	0	0
North Grenville	0	10	0	0	0	40	0	0
North Perth	0	8	0	0	8	0	3	0
Orillia	17	10	0	0	0	0	8	0
Owen Sound	38	0	0	0	11	0	24	0
Pembroke	0	3	0	0	0	0	0	3
Petawawa	15	26	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	5	0	0	0	0
Saugeen Shores	20	0	25	0	0	0	28	0
Scugog	0	0	0	0	0	0	0	0
Stratford	12	6	0	0	0	0	4	9
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	22	0	0	0	0	0	0
Tillsonburg	4	0	0	0	0	0	0	64
Timmins	0	0	12	0	0	0	0	0
Trent Hills	4	4	8	0	0	0	0	0
Wasaga Beach	73	89	0	5	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	4	0	0	0	0	4	4
Woodstock	0	0	0	0	0	0	0	0
Total Ontario (10,000+)	6,516	6,784	119	132	13,612	12,871	2,006	3,730

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Third Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 100,000+								
Barrie	142	139	10	0	30	0	182	139
Brantford	82	85	13	12	6	7	101	104
Greater Sudbury	56	66	0	6	18	33	74	105
Guelph	77	84	235	122	18	11	330	217
Hamilton	351	521	182	96	0	0	533	617
Kingston	113	139	0	0	21	82	134	221
Kitchener	247	263	227	130	128	182	602	575
London	324	315	62	264	13	111	399	690
Oshawa	315	419	0	56	60	14	375	489
Ottawa	879	1,196	776	142	333	69	1,988	1,407
Peterborough	71	63	36	13	17	12	124	88
St. Catharines-Niagara	313	214	21	27	0	69	334	310
Thunder Bay	70	50	0	0	6	10	76	60
Toronto	3,778	4,105	3,422	2,056	13	439	7,213	6,600
Windsor	180	159	11	34	9	4	200	197
Centres 50,000 - 99,999								
Belleville	71	90	0	0	0	0	71	90
Chatham-Kent	18	55	0	0	0	0	18	55
Cornwall	22	29	0	0	2	8	24	37
Kawartha Lakes	48	63	0	0	0	0	48	63
Norfolk	48	53	3	7	0	15	51	75
North Bay	14	22	0	0	0	0	14	22
Sarnia	61	32	3	0	0	0	64	32
Sault Ste. Marie	26	22	0	0	0	4	26	26

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Third Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013	Q3 2014	Q3 2013
Centres 10,000 - 49,999								
Bracebridge	1	9	0	0	0	0	1	9
Brighton	23	25	0	3	0	0	23	28
Brock	4	1	0	0	0	0	4	1
Brockville	10	15	0	0	0	0	10	15
Centre Wellington	23	30	3	0	0	1	26	31
Cobourg	61	25	0	0	12	0	73	25
Collingwood	21	31	14	4	0	0	35	35
Elliot Lake	0	1	0	0	0	0	0	1
Erin	2	6	0	0	0	0	2	6
Essex	20	4	0	0	0	0	20	4
Gravenhurst	3	5	0	0	0	0	3	5
Greater Napanee	2	15	0	0	0	0	2	15
Haldimand County	24	23	0	0	0	0	24	23
Hawkesbury	5	6	0	0	0	0	5	6
Hunstville	7	13	0	0	0	0	7	13
Ingersoll	14	8	0	0	0	0	14	8
Kenora	6	0	0	0	0	0	6	0
Kincardine	4	1	0	0	0	0	4	1
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	21	16	0	0	0	0	21	16
Meaford	5	4	0	0	0	0	5	4
Midland	9	18	0	2	0	0	9	20
Mississippi Mills	13	18	0	0	0	0	13	18
North Grenville	1	21	0	0	0	0	1	21
North Perth	15	12	0	0	0	0	15	12
Orillia	25	25	0	0	0	0	25	25
Owen Sound	47	10	0	0	0	0	47	10
Pembroke	10	9	0	0	0	3	10	12
Petawawa	19	23	0	0	0	0	19	23
Port Hope	33	29	0	0	0	0	33	29
Prince Edward County	14	14	0	0	0	0	14	14
Saugeen Shores	40	26	0	0	25	0	65	26
Scugog	6	2	0	0	0	0	6	2
Stratford	23	6	0	6	0	9	23	21
Temiskaming Shores	4	5	0	0	0	0	4	5
The Nation	8	18	0	0	0	0	8	18
Tillsonburg	26	23	0	0	0	0	26	23
Timmins	11	7	0	0	0	0	11	7
Trent Hills	10	9	0	0	0	0	10	9
Wasaga Beach	25	103	12	13	0	0	37	116
West Grey	7	1	0	0	0	0	7	1
West Nipissing	8	6	0	0	4	0	12	6
Woodstock	50	52	0	0	0	0	50	52
Total Ontario (10,000+)	7,966	8,859	5,030	2,993	715	1,083	13,711	12,935

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - September 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Barrie	433	528	107	203	199	27	739	758
Brantford	208	248	40	33	6	7	254	288
Greater Sudbury	161	189	8	6	56	66	225	261
Guelph	191	218	342	269	19	25	552	512
Hamilton	1,076	1,215	529	465	2	0	1,607	1,680
Kingston	297	319	0	0	21	195	318	514
Kitchener	733	655	413	180	338	721	1,484	1,556
London	759	737	244	331	20	458	1,023	1,526
Oshawa	768	955	35	194	71	30	874	1,179
Ottawa	2,649	2,695	1,624	967	604	118	4,877	3,780
Peterborough	185	177	54	72	56	12	295	261
St. Catharines-Niagara	757	659	79	107	123	87	959	853
Thunder Bay	173	134	12	24	10	148	195	306
Toronto	11,111	11,582	11,548	11,448	201	1,839	22,860	24,869
Windsor	432	407	35	49	15	6	482	462
Centres 50,000 - 99,999								
Belleville	175	169	0	0	2	2	177	171
Chatham-Kent	74	108	0	0	0	0	74	108
Cornwall	85	153	0	0	50	31	135	184
Kawartha Lakes	134	186	0	3	2	0	136	189
Norfolk	156	141	9	9	15	15	180	165
North Bay	47	70	0	0	0	0	47	70
Sarnia	132	79	3	0	168	0	303	79
Sault Ste. Marie	64	81	0	0	0	4	64	85

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market Ontario Region January - September 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 10,000 - 49,999								
Bracebridge	11	30	0	0	0	7	11	37
Brighton	48	59	0	3	0	0	48	62
Brock	8	7	0	0	0	0	8	7
Brockville	24	45	0	90	0	0	24	135
Centre Wellington	52	78	3	0	0	9	55	87
Cobourg	103	57	4	2	12	0	119	59
Collingwood	55	93	14	33	0	0	69	126
Elliot Lake	1	3	0	0	0	0	1	3
Erin	9	18	0	0	0	0	9	18
Essex	37	15	0	0	0	0	37	15
Gravenhurst	13	20	0	0	0	0	13	20
Greater Napanee	21	34	0	0	0	0	21	34
Haldimand County	61	61	0	0	0	0	61	61
Hawkesbury	8	13	0	0	4	3	12	16
Hunstville	42	46	0	5	0	0	42	51
Ingersoll	37	34	0	0	0	2	37	36
Kenora	17	6	0	0	0	0	17	6
Kincardine	16	7	0	0	8	0	24	7
Lambton Shores	0	1	0	0	49	0	49	1
Leamington	41	52	0	0	0	0	41	52
Meaford	12	10	0	0	0	0	12	10
Midland	25	51	5	2	1	2	31	55
Mississippi Mills	82	61	0	0	0	0	82	61
North Grenville	42	94	0	40	0	0	42	134
North Perth	39	37	0	0	3	0	42	37
Orillia	54	52	0	0	8	0	62	52
Owen Sound	76	20	0	0	24	0	100	20
Pembroke	20	24	0	0	0	3	20	27
Petawawa	50	65	0	0	0	0	50	65
Port Hope	65	69	0	0	0	0	65	69
Prince Edward County	42	41	0	0	0	5	42	46
Saugeen Shores	67	53	0	0	53	0	120	53
Scugog	20	7	0	0	0	0	20	7
Stratford	33	18	0	6	4	9	37	33
Temiskaming Shores	12	18	0	0	0	0	12	18
The Nation	31	66	0	0	0	2	31	68
Tillsonburg	52	38	0	0	0	64	52	102
Timmins	24	27	0	0	12	0	36	27
Trent Hills	46	23	0	4	10	0	56	27
Wasaga Beach	107	168	30	17	0	5	137	190
West Grey	17	19	0	0	0	0	17	19
West Nipissing	35	27	0	0	4	6	39	33
Woodstock	127	117	0	0	0	0	127	117
Total Ontario (10,000+)	22,482	23,489	15,138	14,562	2,170	3,908	39,790	41,959

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region Third Quarter 2014													
	Price Ranges												
Submarket	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q3 2014	0	0.0	0	0.0	24	50.0	24	50.0	0	0.0	48	299,950	310,090
Q3 2013	0	0.0	1	1.4	25	35.7	42	60.0	2	2.9	70	325,450	328,461
Year-to-date 2014	0	0.0	2	2.0	56	56.0	42	42.0	0	0.0	100	289,950	298,132
Year-to-date 2013	0	0.0	2	1.6	49	39.2	70	56.0	4	3.2	125	320,000	324,903
Chatham-Kent													
Q3 2014	2	10.5	1	5.3	10	52.6	4	21.1	2	10.5	19	249,900	278,147
Q3 2013	2	5.4	9	24.3	11	29.7	13	35.1	2	5.4	37	289,000	303,824
Year-to-date 2014	6	9.4	5	7.8	23	35.9	22	34.4	8	12.5	64	289,000	358,859
Year-to-date 2013	3	4.1	12	16.4	16	21.9	33	45.2	9	12.3	73	329,000	339,525
Cornwall													
Q3 2014	0	0.0	1	7.7	9	69.2	3	23.1	0	0.0	13	259,755	269,160
Q3 2013	0	0.0	3	20.0	11	73.3	1	6.7	0	0.0	15	255,000	247,620
Year-to-date 2014	0	0.0	3	8.3	27	75.0	6	16.7	0	0.0	36	230,781	249,946
Year-to-date 2013	1	1.9	6	11.5	32	61.5	12	23.1	1	1.9	52	254,500	271,778
Kawartha Lakes													
Q3 2014	0	0.0	1	16.7	2	33.3	3	50.0	0	0.0	6	--	--
Q3 2013	1	2.6	2	5.1	29	74.4	5	12.8	2	5.1	39	284,900	296,174
Year-to-date 2014	1	2.9	1	2.9	13	37.1	18	51.4	2	5.7	35	320,000	333,580
Year-to-date 2013	1	0.6	7	4.4	111	70.3	35	22.2	4	2.5	158	279,000	286,781
Norfolk													
Q3 2014	0	0.0	0	0.0	14	37.8	21	56.8	2	5.4	37	325,000	355,123
Q3 2013	0	0.0	0	0.0	18	42.9	24	57.1	0	0.0	42	325,000	328,390
Year-to-date 2014	0	0.0	0	0.0	32	24.1	77	57.9	24	18.0	133	357,000	399,198
Year-to-date 2013	0	0.0	0	0.0	58	45.0	54	41.9	17	13.2	129	325,000	369,183
North Bay													
Q3 2014	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	8	--	--
Q3 2013	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	--	--
Year-to-date 2014	0	0.0	0	0.0	7	43.8	9	56.3	0	0.0	16	337,450	337,025
Year-to-date 2013	0	0.0	0	0.0	1	4.0	24	96.0	0	0.0	25	369,000	378,180
Sarnia													
Q3 2014	0	0.0	2	4.3	8	17.4	33	71.7	3	6.5	46	344,950	351,604
Q3 2013	1	3.7	1	3.7	9	33.3	14	51.9	2	7.4	27	329,900	335,411
Year-to-date 2014	0	0.0	6	5.9	31	30.4	62	60.8	3	2.9	102	320,000	329,398
Year-to-date 2013	1	1.4	5	7.0	30	42.3	32	45.1	3	4.2	71	299,900	330,546
Sault Ste. Marie													
Q3 2014	0	0.0	0	0.0	2	20.0	5	50.0	3	30.0	10	379,900	412,970
Q3 2013	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Year-to-date 2014	0	0.0	1	5.9	2	11.8	10	58.8	4	23.5	17	359,900	415,082
Year-to-date 2013	0	0.0	0	0.0	12	46.2	9	34.6	5	19.2	26	314,950	385,558
Barrie CMA													
Q3 2014	0	0.0	0	0.0	4	3.1	91	70.0	35	26.9	130	427,424	479,009
Q3 2013	0	0.0	0	0.0	10	5.8	116	67.1	47	27.2	173	416,666	503,136
Year-to-date 2014	1	0.2	0	0.0	19	4.3	340	77.3	80	18.2	440	411,848	447,011
Year-to-date 2013	2	0.5	0	0.0	36	8.2	312	70.7	91	20.6	441	390,000	467,691

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Third Quarter 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q3 2014	0	0.0	0	0.0	10	12.8	59	75.6	9	11.5	78	379,995	394,206
Q3 2013	0	0.0	0	0.0	21	42.0	27	54.0	2	4.0	50	332,945	328,160
Year-to-date 2014	0	0.0	0	0.0	25	13.0	126	65.3	42	21.8	193	380,000	418,959
Year-to-date 2013	0	0.0	0	0.0	63	31.7	108	54.3	28	14.1	199	345,000	385,230
Greater Sudbury CMA													
Q3 2014	0	0.0	0	0.0	2	7.7	19	73.1	5	19.2	26	407,900	431,017
Q3 2013	0	0.0	0	0.0	4	11.4	25	71.4	6	17.1	35	416,890	410,301
Year-to-date 2014	0	0.0	0	0.0	5	7.5	47	70.1	15	22.4	67	419,900	440,691
Year-to-date 2013	0	0.0	1	0.9	6	5.4	83	74.1	22	19.6	112	413,445	427,365
Guelph CMA													
Q3 2014	0	0.0	0	0.0	0	0.0	22	48.9	23	51.1	45	500,000	551,719
Q3 2013	0	0.0	1	2.3	2	4.5	31	70.5	10	22.7	44	413,298	451,211
Year-to-date 2014	0	0.0	0	0.0	2	1.8	70	61.9	41	36.3	113	447,660	517,817
Year-to-date 2013	0	0.0	2	1.5	2	1.5	104	77.6	26	19.4	134	414,241	447,814
Hamilton CMA													
Q3 2014	0	0.0	0	0.0	6	2.6	105	45.9	118	51.5	229	507,000	570,417
Q3 2013	0	0.0	0	0.0	1	0.3	207	58.3	147	41.4	355	469,900	524,227
Year-to-date 2014	0	0.0	1	0.1	36	5.1	369	52.2	301	42.6	707	484,900	559,781
Year-to-date 2013	0	0.0	0	0.0	24	2.8	473	55.5	355	41.7	852	471,806	531,830
Kingston CMA													
Q3 2014	0	0.0	0	0.0	12	26.7	33	73.3	0	0.0	45	316,000	320,771
Q3 2013	0	0.0	0	0.0	45	61.6	28	38.4	0	0.0	73	292,600	297,653
Year-to-date 2014	0	0.0	0	0.0	62	44.6	75	54.0	2	1.4	139	300,000	311,180
Year-to-date 2013	0	0.0	0	0.0	91	52.9	80	46.5	1	0.6	172	299,700	302,603
Kitchener CMA													
Q3 2014	1	0.5	0	0.0	0	0.0	153	78.1	42	21.4	196	428,193	454,803
Q3 2013	0	0.0	0	0.0	0	0.0	141	67.8	67	32.2	208	439,900	477,903
Year-to-date 2014	1	0.2	0	0.0	4	0.9	350	75.1	111	23.8	466	429,900	463,852
Year-to-date 2013	0	0.0	0	0.0	2	0.4	348	70.4	144	29.1	494	430,950	482,535
London CMA													
Q3 2014	1	0.3	4	1.2	58	16.9	240	70.0	40	11.7	343	373,000	389,970
Q3 2013	3	0.9	2	0.6	89	26.6	215	64.4	25	7.5	334	340,000	360,200
Year-to-date 2014	3	0.4	9	1.2	137	17.8	534	69.4	86	11.2	769	366,000	388,776
Year-to-date 2013	5	0.6	3	0.4	212	27.4	478	61.8	75	9.7	773	339,000	364,428
Oshawa CMA													
Q3 2014	0	0.0	0	0.0	13	4.9	195	73.3	58	21.8	266	411,490	456,703
Q3 2013	0	0.0	0	0.0	26	7.7	237	70.5	73	21.7	336	409,945	438,568
Year-to-date 2014	0	0.0	0	0.0	30	4.7	446	69.6	165	25.7	641	421,990	463,877
Year-to-date 2013	0	0.0	0	0.0	66	8.2	547	68.2	189	23.6	802	401,990	438,202
Ottawa CMA													
Q3 2014	0	0.0	0	0.0	2	0.5	224	55.0	181	44.5	407	489,990	517,662
Q3 2013	0	0.0	0	0.0	9	2.1	261	59.5	169	38.5	439	467,900	476,960
Year-to-date 2014	0	0.0	0	0.0	6	0.5	615	54.6	505	44.8	1,126	488,400	517,103
Year-to-date 2013	0	0.0	0	0.0	15	1.6	567	59.3	374	39.1	956	464,900	487,180

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region Third Quarter 2014													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q3 2014	0	0.0	0	0.0	15	28.3	36	67.9	2	3.8	53	325,990	333,061
Q3 2013	0	0.0	1	1.8	31	55.4	23	41.1	1	1.8	56	289,000	300,533
Year-to-date 2014	0	0.0	0	0.0	58	41.7	77	55.4	4	2.9	139	315,020	316,824
Year-to-date 2013	0	0.0	1	0.7	71	47.0	70	46.4	9	6.0	151	306,990	324,813
St. Catharines-Niagara CMA													
Q3 2014	5	2.3	1	0.5	41	19.2	149	70.0	17	8.0	213	376,900	376,739
Q3 2013	3	1.9	1	0.6	15	9.4	112	70.4	28	17.6	159	400,900	418,159
Year-to-date 2014	5	1.0	1	0.2	102	20.4	338	67.5	55	11.0	501	375,000	390,540
Year-to-date 2013	4	0.9	6	1.3	52	11.3	318	68.8	82	17.7	462	394,900	419,179
Thunder Bay CMA													
Q3 2014	0	0.0	0	0.0	0	0.0	22	88.0	3	12.0	25	379,900	409,176
Q3 2013	0	0.0	0	0.0	0	0.0	8	72.7	3	27.3	11	429,900	453,009
Year-to-date 2014	0	0.0	0	0.0	0	0.0	45	90.0	5	10.0	50	379,900	409,342
Year-to-date 2013	0	0.0	0	0.0	0	0.0	21	87.5	3	12.5	24	424,900	426,917
Toronto CMA													
Q3 2014	0	0.0	0	0.0	11	0.5	399	16.8	1,970	82.8	2,380	647,945	863,757
Q3 2013	1	0.0	1	0.0	20	0.8	657	25.3	1,914	73.8	2,593	620,900	785,369
Year-to-date 2014	3	0.0	0	0.0	20	0.3	1,291	18.7	5,600	81.0	6,914	669,990	821,481
Year-to-date 2013	1	0.0	2	0.0	48	0.7	1,971	27.0	5,273	72.3	7,295	610,990	747,901
Windsor CMA													
Q3 2014	0	0.0	4	2.0	67	33.8	109	55.1	18	9.1	198	336,174	358,389
Q3 2013	1	0.7	9	6.1	64	43.5	70	47.6	3	2.0	147	299,900	316,077
Year-to-date 2014	1	0.3	5	1.4	131	37.2	185	52.6	30	8.5	352	332,000	351,949
Year-to-date 2013	4	0.9	21	4.5	197	42.0	231	49.3	16	3.4	469	300,000	321,743
Total Urban Centres in Ontario (50,000+)													
Q3 2014	9	0.2	14	0.3	314	6.5	1,953	40.5	2,531	52.5	4,821	514,990	648,313
Q3 2013	12	0.2	31	0.6	441	8.4	2,265	43.1	2,505	47.7	5,254	489,900	603,456
Year-to-date 2014	21	0.2	34	0.3	828	6.3	5,154	39.3	7,083	54.0	13,120	524,900	642,965
Year-to-date 2013	22	0.2	68	0.5	1,194	8.5	5,980	42.7	6,731	48.1	13,995	489,900	593,670

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region
Third Quarter 2014

		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
2013	January	9,905	-4.3	16,035	25,961	30,907	51.9	372,330	4.1	387,833
	February	12,842	-15.2	15,886	25,595	29,203	54.4	392,962	0.8	387,734
	March	16,583	-17.2	16,081	33,976	30,721	52.3	405,780	3.2	393,189
	April	21,306	-3.4	16,061	41,477	30,459	52.7	409,192	1.1	391,785
	May	23,083	-2.1	16,580	43,628	31,148	53.2	418,430	4.2	396,887
	June	20,635	-1.0	16,799	35,477	30,747	54.6	407,210	3.5	396,168
	July	19,572	8.6	16,791	33,437	30,349	55.3	393,984	7.4	400,577
	August	17,627	10.6	17,393	29,145	30,481	57.1	386,444	5.7	403,590
	September	16,776	18.5	17,452	32,696	30,116	57.9	403,347	7.0	408,836
	October	17,141	7.8	16,736	29,171	29,982	55.8	413,408	8.1	411,713
	November	13,958	5.6	16,644	21,156	29,642	56.2	408,251	8.6	414,080
	December	9,247	10.2	16,206	10,330	28,296	57.3	395,698	7.6	414,643
2014	January	9,242	-6.7	14,979	22,938	27,874	53.7	402,785	8.2	418,315
	February	12,374	-3.6	15,266	24,545	27,935	54.6	423,691	7.8	419,004
	March	16,843	1.6	15,606	33,380	28,571	54.6	434,739	7.1	421,736
	April	20,482	-3.9	16,397	40,042	30,714	53.4	446,441	9.1	425,705
	May	24,216	4.9	17,760	45,195	31,876	55.7	447,682	7.0	424,516
	June	22,689	10.0	17,751	39,156	32,056	55.4	436,620	7.2	425,765
	July	21,447	9.6	18,169	36,631	32,306	56.2	416,938	5.8	426,044
	August	18,050	2.4	18,328	29,040	31,333	58.5	408,847	5.8	429,439
	September	18,052	7.6	17,756	34,992	30,800	57.6	430,522	6.7	435,372
	October									
	November									
	December									
	Q3 2013	53,975	12.2	51,636	95,278	90,946	56.8	394,432	6.8	404,383
	Q3 2014	57,549	6.6	54,253	100,663	94,439	57.4	418,661	6.1	430,244
	YTD 2013	158,329	-1.1		301,392			401,269	3.9	
	YTD 2014	163,395	3.2		305,919			430,079	7.2	

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 6: Level of Economic Indicators for Ontario Region
Third Quarter 2014

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2013	January - March	593	3.0	5.2	6,843.7	7.7	20,134	76.3	883	64,412,878	98.53
	April - June	590	3.0	5.1	6,877.4	7.5	36,014	75.6	907	69,914,253	96.90
	July - September	597	3.1	5.3	6,902.3	7.5	37,403	82.8	904	67,219,411	96.45
	October - December	601	3.1	5.3	6,894.2	7.5	523	69.4	909	68,968,163	94.69
2014	January - March	591	3.1	5.2	6,891.3	7.4	17,678	85.1	908	67,339,627	90.18
	April - June	570	3.1	4.8	6,918.5	7.4	26,624	80.6	909	74,237,074	92.39
	July - September	570	3.1	4.8	6,943.3	7.3		83.5	915		90.97
	October - December										

Table 6.1: Growth(1) of Economic Indicators for Ontario Region
Third Quarter 2014

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2013	January - March	-0.5	-0.3	0.0	1.2	0.0	16.3	10.4	0.5	-2.9	-1.8
	April - June	-1.9	-0.2	-0.2	1.6	-0.3	17.4	27.4	1.8	-1.7	-1.8
	July - September	0.3	0.0	0.0	1.8	-0.5	22.3	22.2	1.2	1.4	-4.5
	October - December	1.0	0.1	0.1	1.0	-0.4	-91.7	1.4	2.2	3.4	-5.7
2014	January - March	-0.5	0.1	0.0	0.7	-0.2	-12.2	11.5	2.7	4.5	-8.5
	April - June	-3.4	0.1	-0.4	0.6	0.0	-26.1	6.6	0.2	6.2	-4.7
	July - September	-4.6	0.0	-0.5	0.6	-0.2		0.8	1.2		-5.7
	October - December										

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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