

# HOUSING NOW

## Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

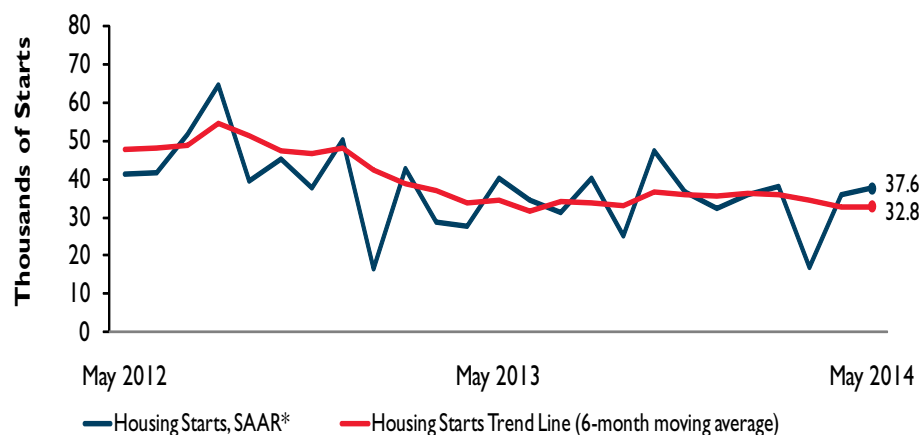
Date Released: June 2014

### Highlights

- Total housing starts trended slightly higher in May.
- High rise starts were notably strong within York Region in May.
- Existing home sales continue to post healthy gains.

Figure 1

#### Toronto CMA Housing Starts



Source: CMHC Housing Starts and Completions Survey

\* SAAR<sup>1</sup>: Seasonally Adjusted Annual Rate.

<sup>1</sup> 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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## Housing Market Overview

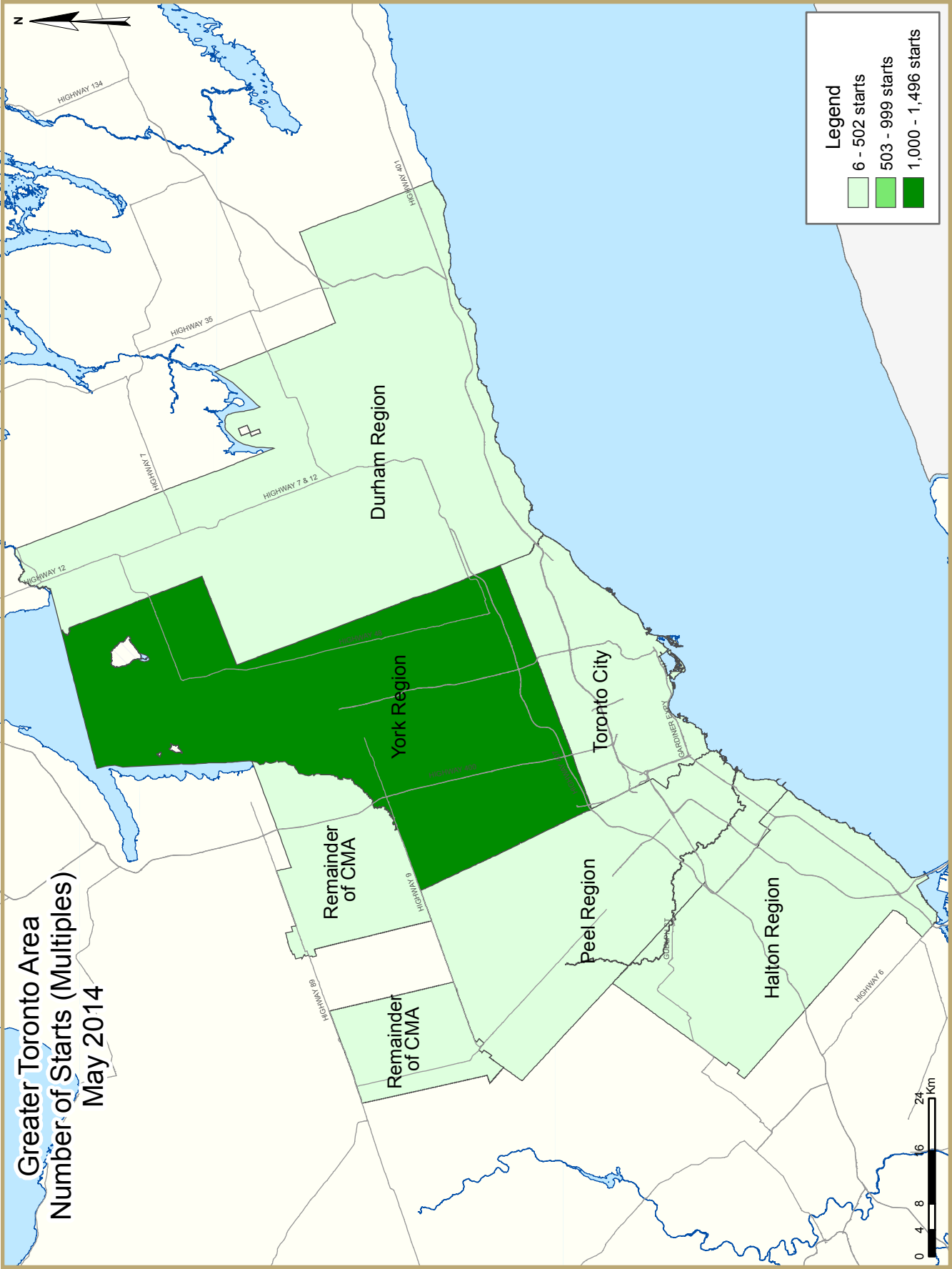
Housing starts in the Toronto Census Metropolitan Area (CMA) were trending slightly higher at 32,812 units in May compared to 32,680 in April. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Sales of single-detached homes began to strengthen in 2013 and some appear to have translated into starts by May 2014. However, fewer overall new home sales last year continued to drag down total starts activity so far this year. The declines continue to be more pronounced in the high rise category where the

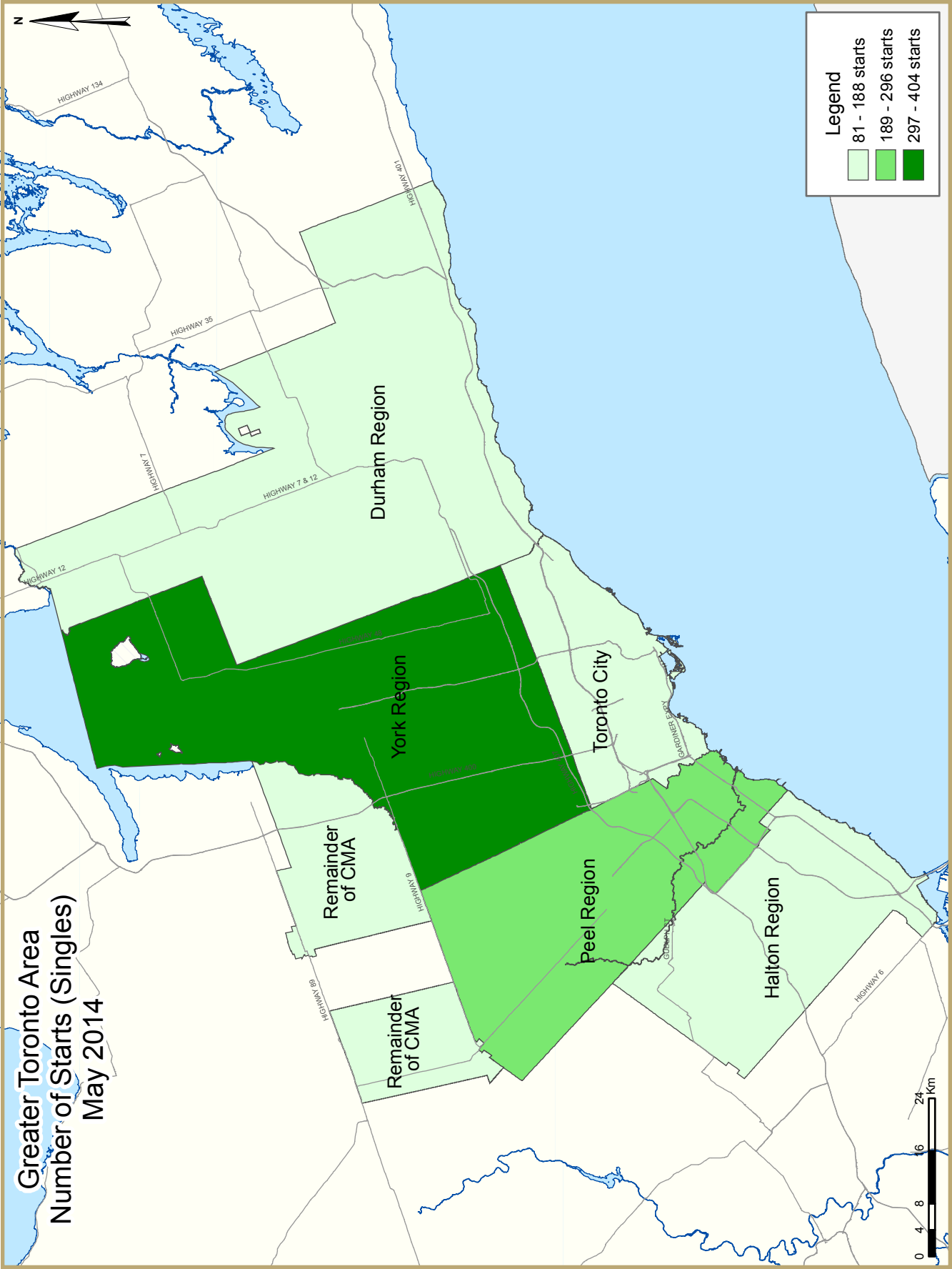
drop-off in sales in 2012 is now translating into fewer starts.

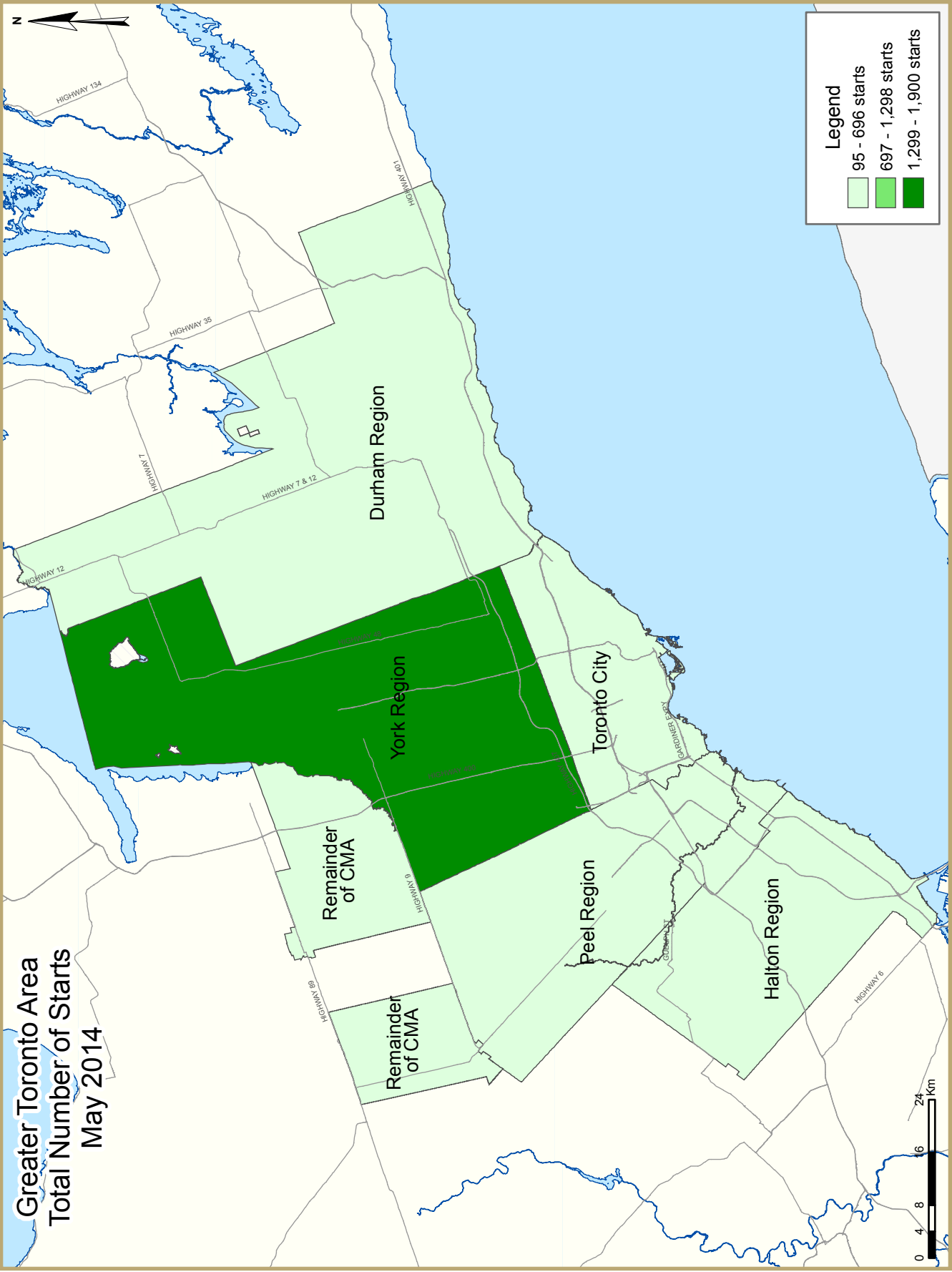
There was an increase in high rise starts in York Region during May, marking a deviation from the pattern of high rise activity being concentrated within the City of Toronto. York Region also recorded the highest number of single and semi-detached home starts, highlighting the growing popularity of neighbourhoods in Vaughan and Markham among home buyers looking for larger homes to raise their families.

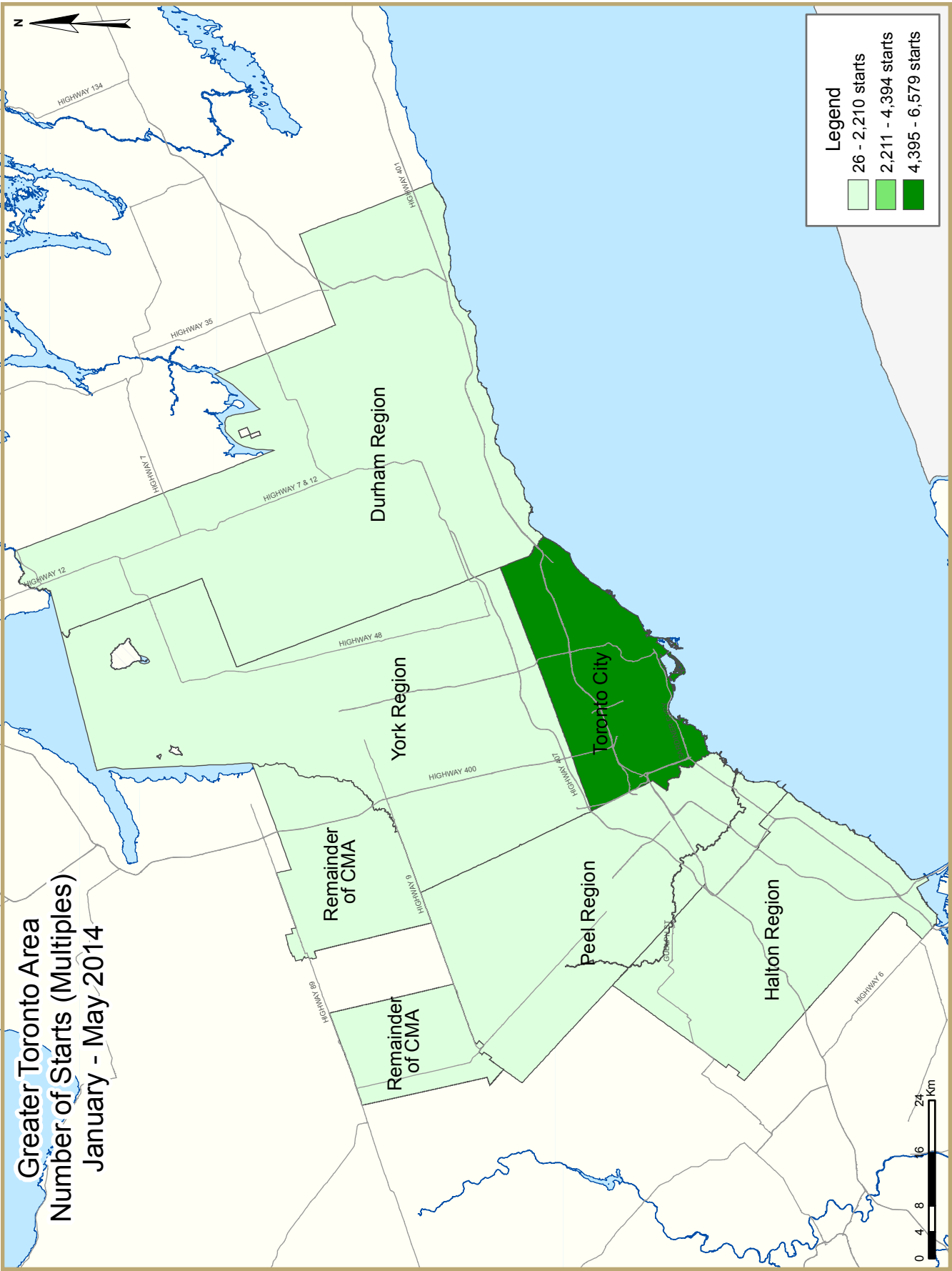
Sales of existing homes recorded a healthy increase of over 13 per cent

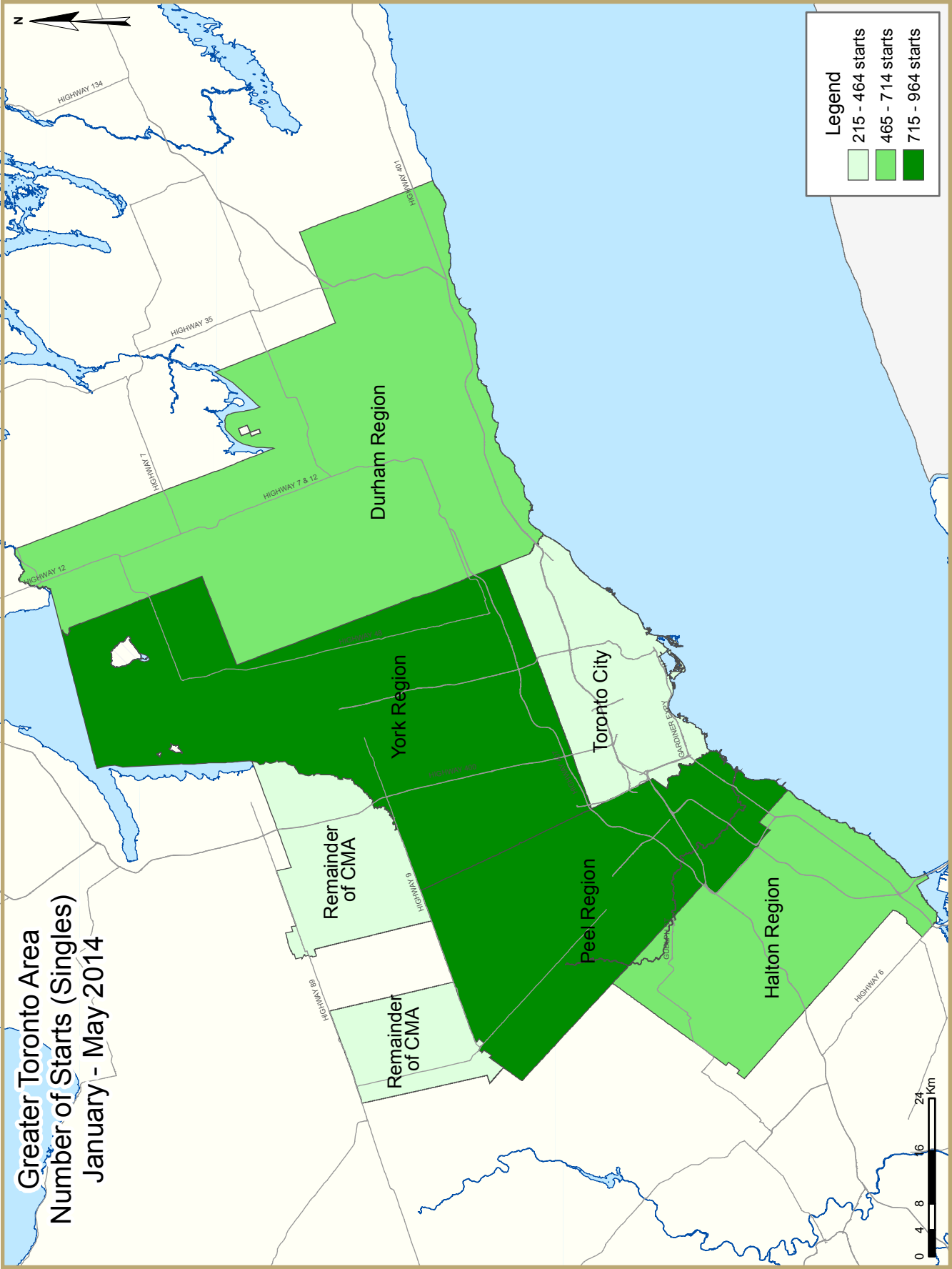
on a year over year basis in May. The long winter, which appeared to have kept many potential homebuyers indoors, had given way to warmer weather and more buyers had become active again. Following a slow start to the year and some pent up demand, seasonally adjusted sales have rebounded since February of 2014. Prevailing low mortgage rates and rising prices of new homes have also contributed to keeping sales of existing homes strong in May.

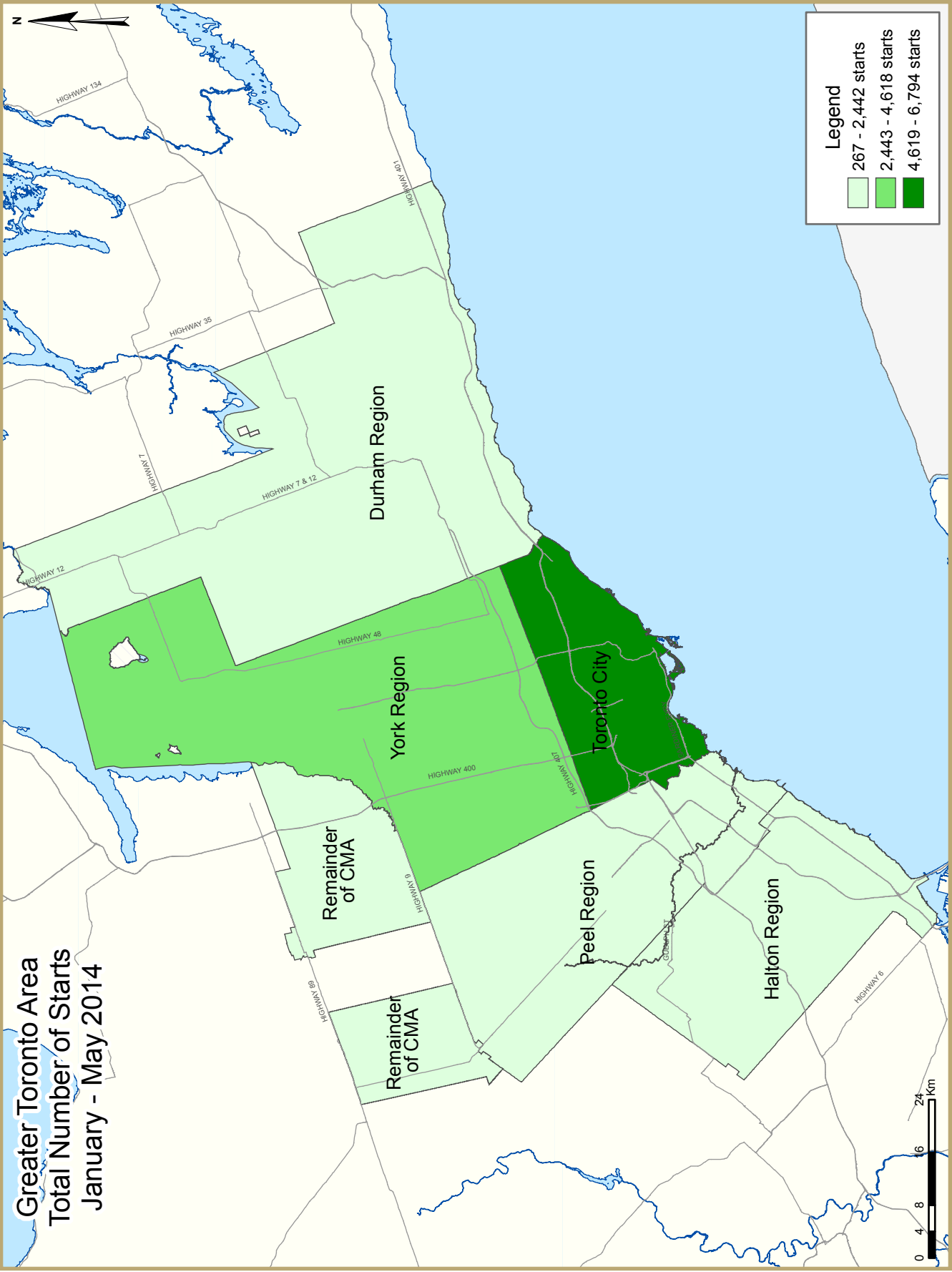




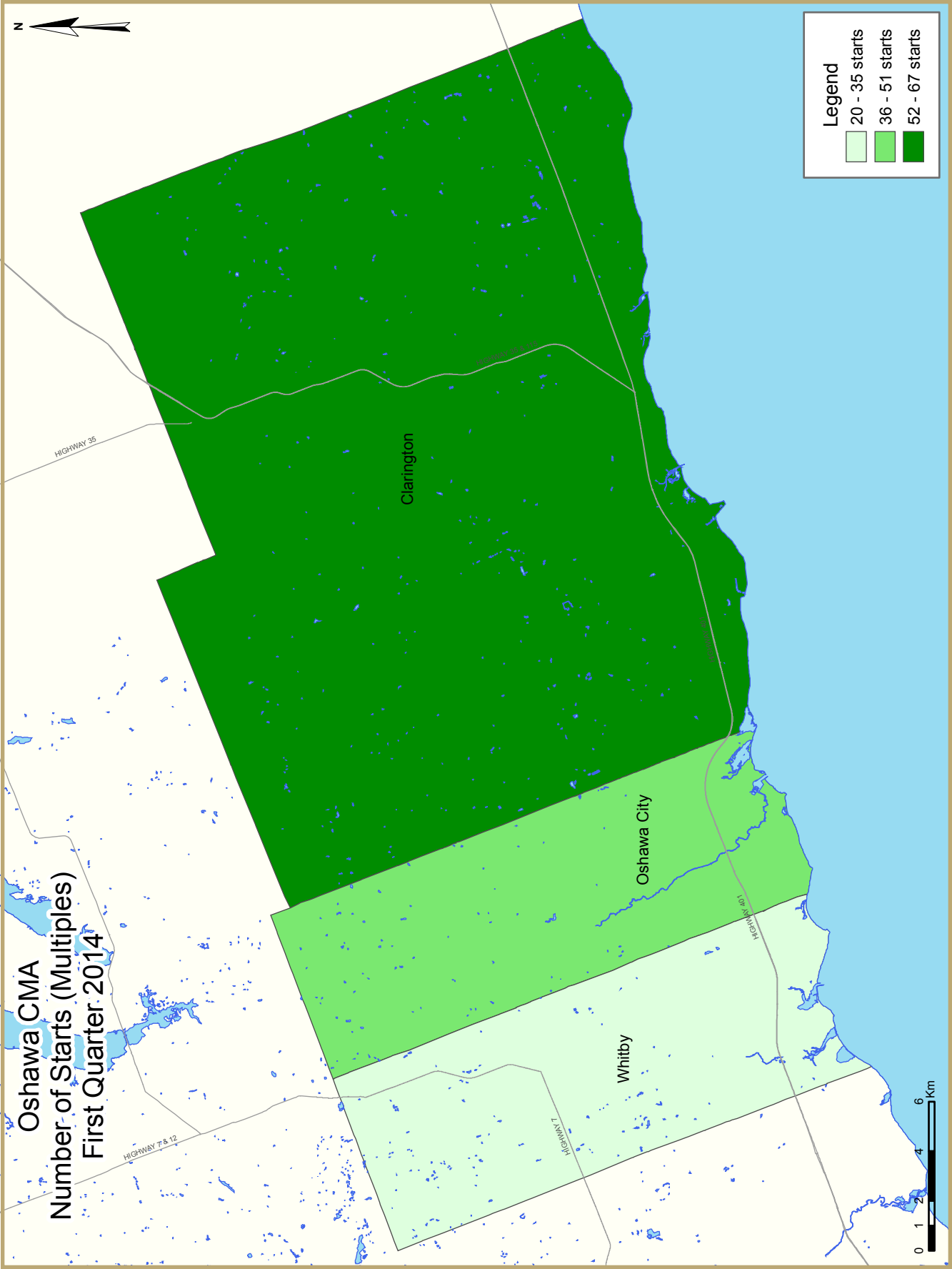


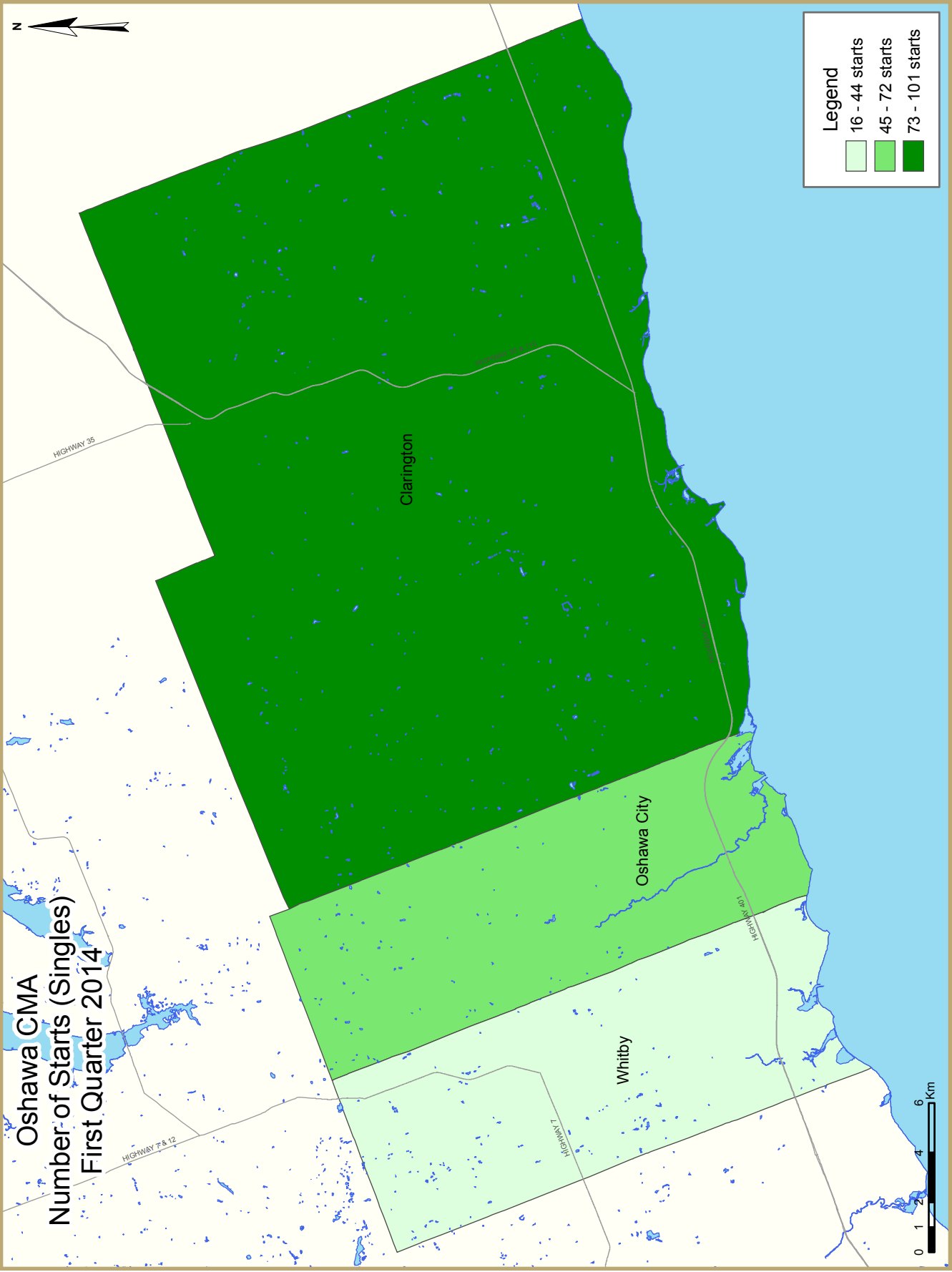


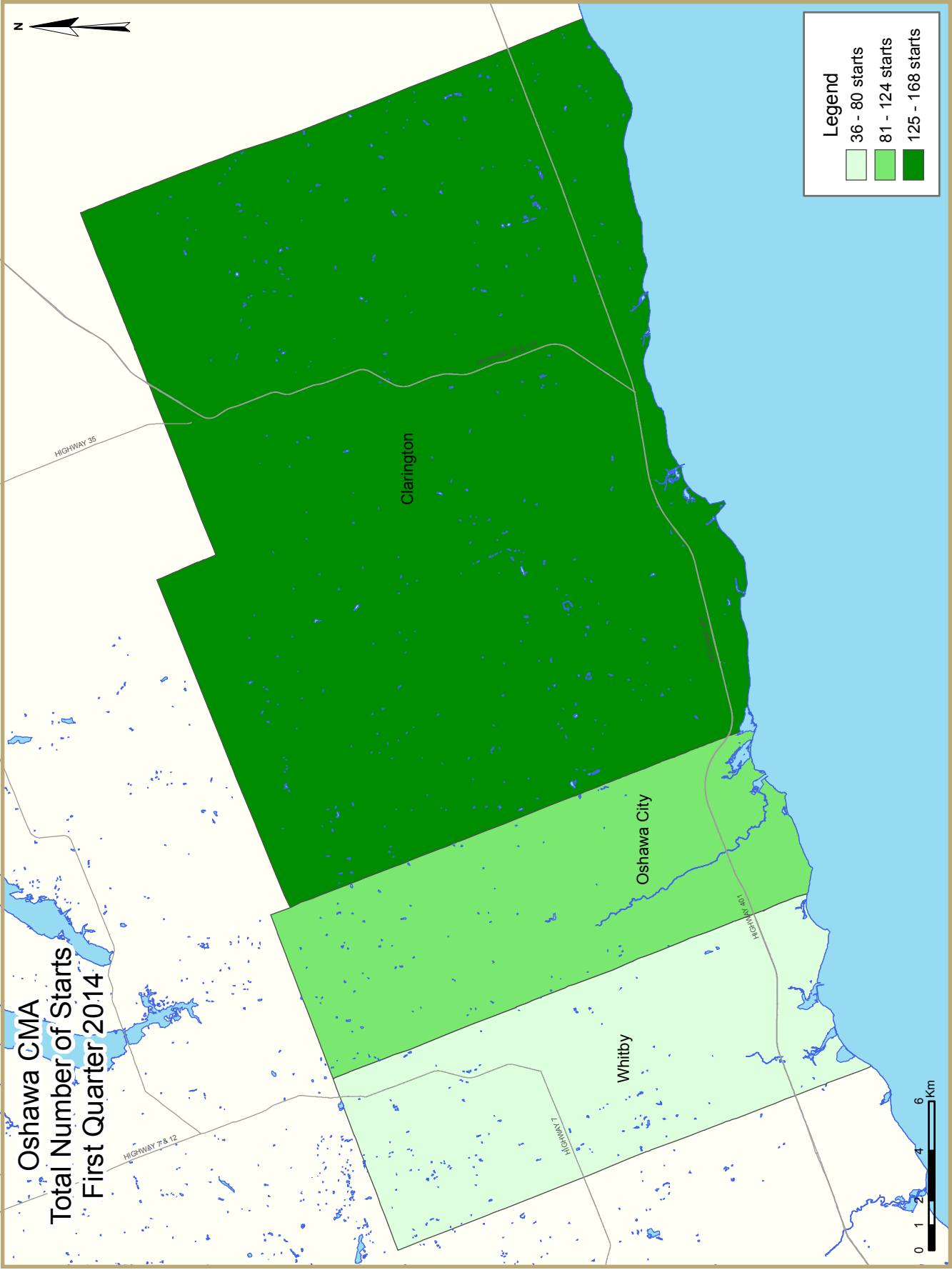


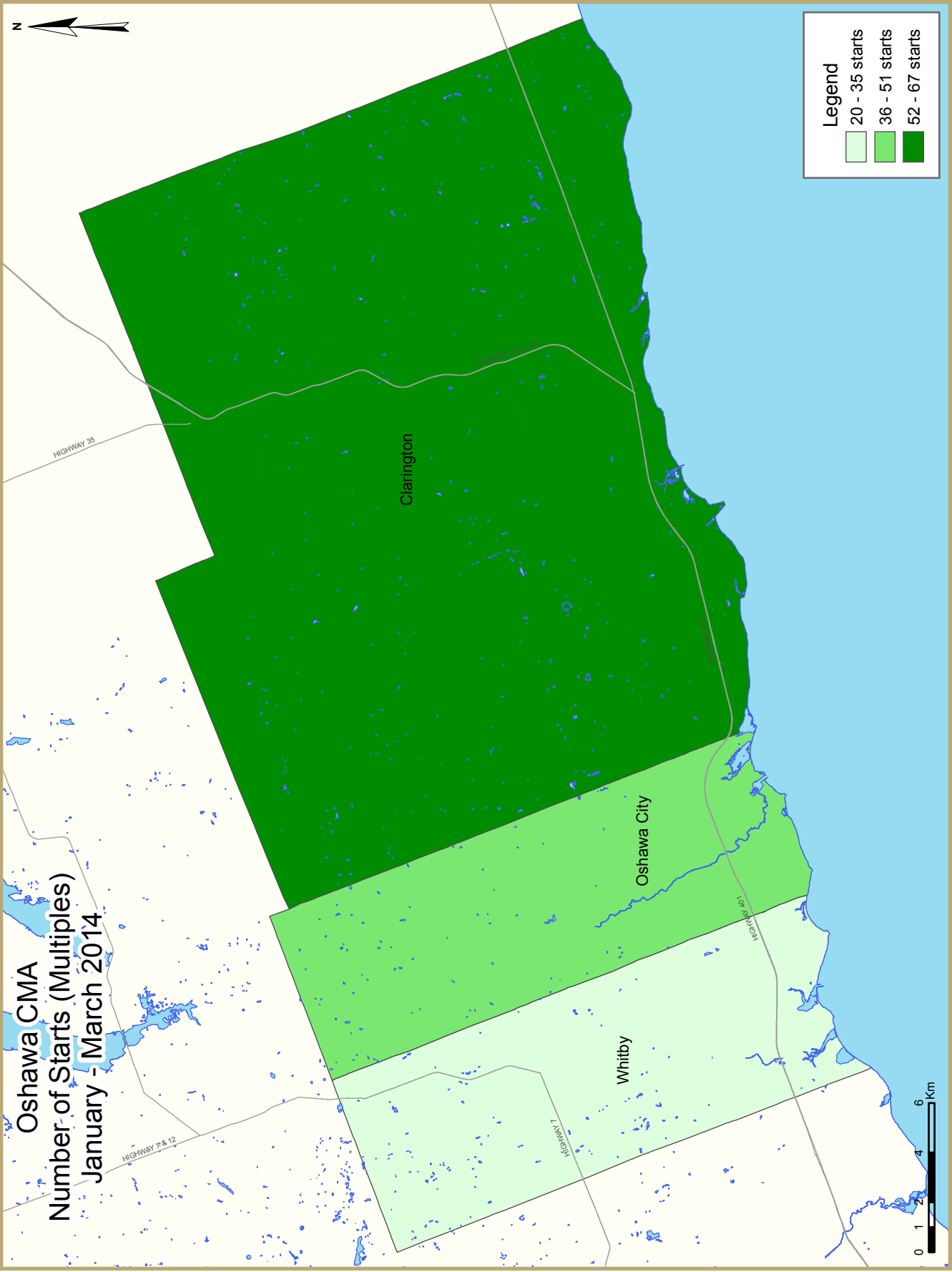


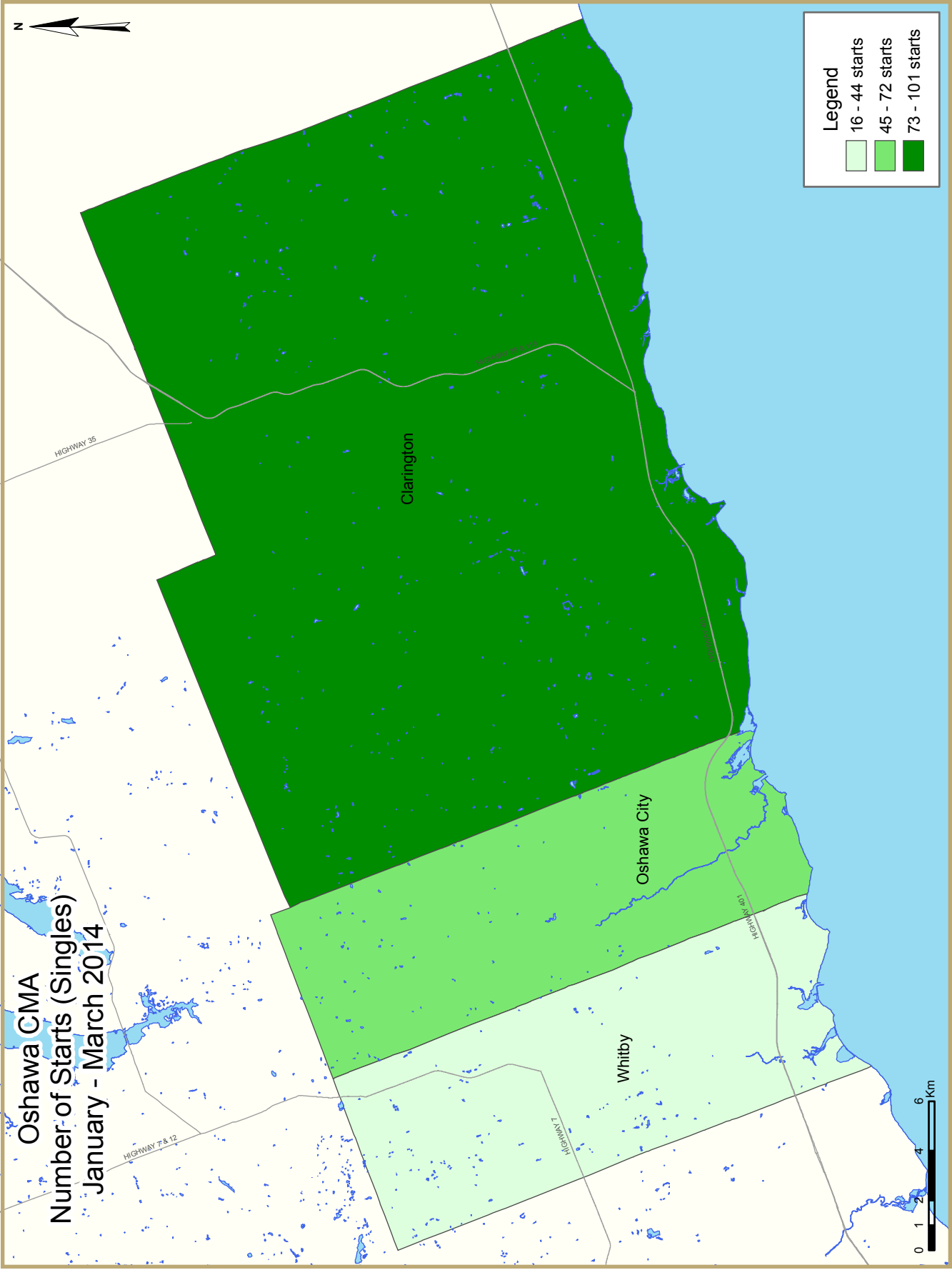


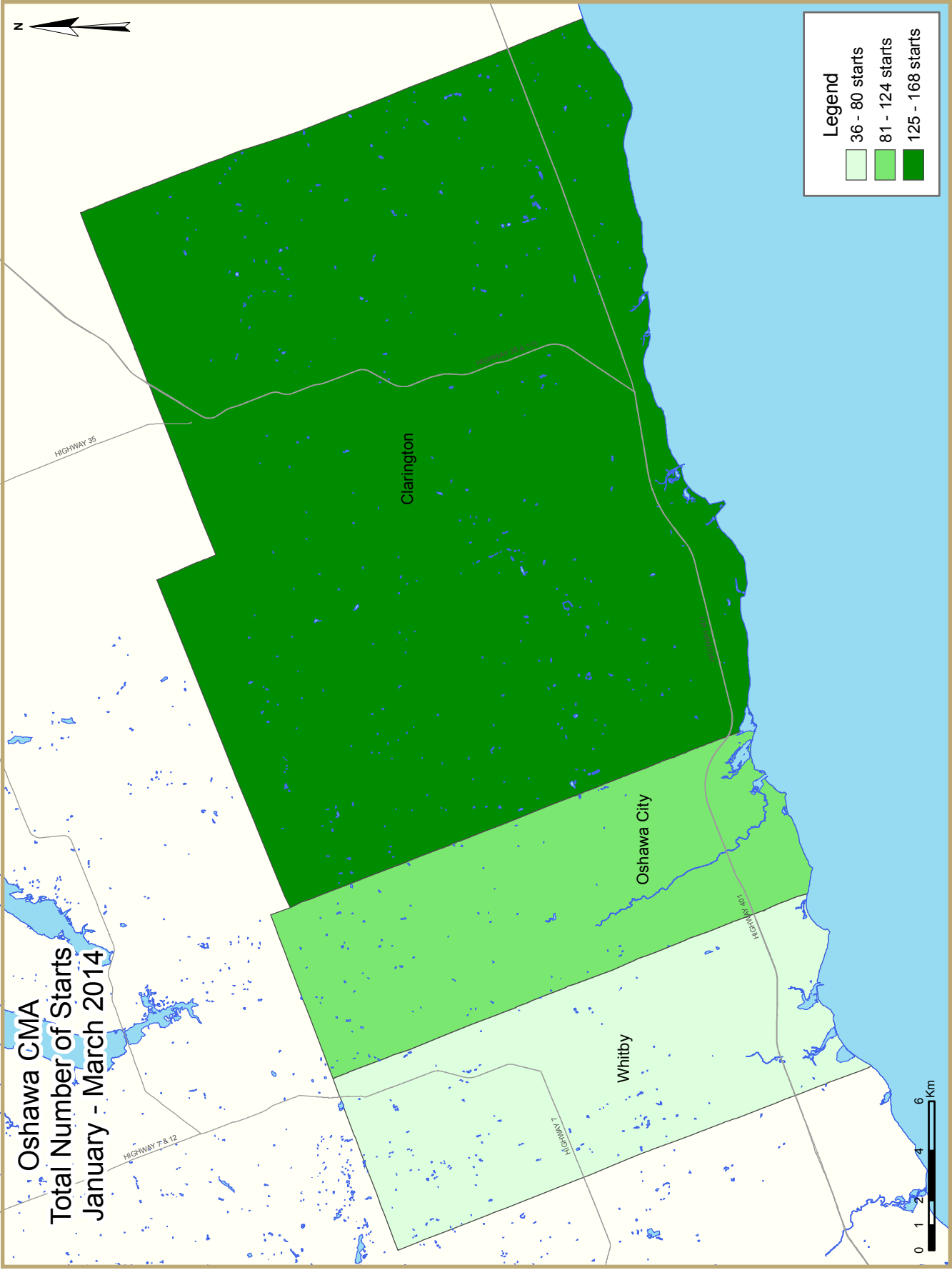












ZONE DESCRIPTIONS - GREATER TORONTO AREA	
<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton, Caledon, Mississauga
<b>Halton Region</b>	Burlington, Halton Hills, Milton, Oakville
<b>Durham Region</b>	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton, Caledon, Mississauga
<b>Halton Region (part)</b>	Halton Hills, Milton, Oakville
<b>Durham Region (part)</b>	Ajax, Pickering, Uxbridge
<b>Remainder of CMA</b>	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA	
Whitby (Town)	
Oshawa (City)	
Clarington (Municipality)	

## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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:

- I.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
- SA Monthly figures are adjusted to remove normal seasonal variation



Table 1a: Housing Starts (SAAR and Trend)		
May 2014		
Toronto CMA <sup>1</sup>	April 2014	May 2014
Trend <sup>2</sup>	32,680	32,814
SAAR	36,077	37,605
	May 2013	May 2014
Actual		
May - Single-Detached	919	993
May - Multiples	2,439	2,188
May - Total	3,358	3,181
January to May - Single-Detached	3,606	2,944
January to May - Multiples	8,702	10,362
January to May - Total	12,308	13,306

Table 1b: Housing Starts (SAAR and Trend)		
May 2014		
Oshawa CMA <sup>1</sup>	April 2014	May 2014
Trend <sup>2</sup>	1,473	1,549
SAAR	2,094	1,547
	May 2013	May 2014
Actual		
May - Single-Detached	103	100
May - Multiples	35	58
May - Total	138	158
January to May - Single-Detached	357	351
January to May - Multiples	185	285
January to May - Total	542	636

Source: CMHC

<sup>1</sup> Census Metropolitan Area<sup>2</sup> 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**  
**May 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2014	983	260	387	10	75	1,449	0	17	3,181
May 2013	916	192	480	3	48	1,494	0	225	3,358
% Change	7.3	35.4	-19.4	**	56.3	-3.0	n/a	-92.4	-5.3
Year-to-date 2014	2,930	660	1,474	14	223	7,589	0	416	13,306
Year-to-date 2013	3,596	828	1,329	10	187	6,120	0	238	12,308
% Change	-18.5	-20.3	10.9	40.0	19.3	24.0	n/a	74.8	8.1
UNDER CONSTRUCTION									
May 2014	7,153	1,480	3,366	27	800	55,333	22	1,984	70,165
May 2013	8,134	1,976	3,765	25	851	48,368	8	2,159	65,287
% Change	-12.1	-25.1	-10.6	8.0	-6.0	14.4	175.0	-8.1	7.5
COMPLETIONS									
May 2014	843	250	260	4	56	1,485	0	1	2,899
May 2013	739	164	346	7	72	2,099	14	483	3,924
% Change	14.1	52.4	-24.9	-42.9	-22.2	-29.3	-100.0	-99.8	-26.1
Year-to-date 2014	3,675	860	1,441	9	157	5,855	0	181	12,178
Year-to-date 2013	3,906	845	1,426	22	367	8,300	14	1,386	16,266
% Change	-5.9	1.8	1.1	-59.1	-57.2	-29.5	-100.0	-86.9	-25.1
COMPLETED & NOT ABSORBED									
May 2014	184	19	93	2	14	1,001	n/a	n/a	1,313
May 2013	166	19	100	0	8	1,132	n/a	n/a	1,425
% Change	10.8	0.0	-7.0	n/a	75.0	-11.6	n/a	n/a	-7.9
ABSORBED									
May 2014	846	248	255	4	60	1 416	n/a	n/a	2,829
May 2013	763	164	357	6	72	1 987	n/a	n/a	3,349
% Change	10.9	51.2	-28.6	-33.3	-16.7	-28.7	n/a	n/a	-15.5
Year-to-date 2014	3,665	857	1,442	8	160	5,837	n/a	n/a	11,969
Year-to-date 2013	3,879	844	1,397	21	370	8,077	n/a	n/a	14,588
% Change	-5.5	1.5	3.2	-61.9	-56.8	-27.7	n/a	n/a	-18.0

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

**Table 1.1b: Housing Activity Summary of Oshawa CMA**  
**May 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2014	100	0	39	0	19	0	0	0	158
May 2013	101	16	19	0	0	0	2	0	138
% Change	-1.0	-100.0	105.3	n/a	n/a	n/a	-100.0	n/a	14.5
Year-to-date 2014	351	30	126	0	33	0	0	96	636
Year-to-date 2013	355	48	41	0	21	0	29	48	542
% Change	-1.1	-37.5	**	n/a	57.1	n/a	-100.0	100.0	17.3
UNDER CONSTRUCTION									
May 2014	540	40	169	0	39	0	2	441	1,231
May 2013	619	72	77	0	85	160	39	202	1,254
% Change	-12.8	-44.4	119.5	n/a	-54.1	-100.0	-94.9	118.3	-1.8
COMPLETIONS									
May 2014	79	0	18	0	0	0	0	2	99
May 2013	94	2	6	0	29	0	0	0	131
% Change	-16.0	-100.0	200.0	n/a	-100.0	n/a	n/a	n/a	-24.4
Year-to-date 2014	297	8	43	0	35	0	0	9	392
Year-to-date 2013	376	20	54	0	93	30	1	0	574
% Change	-21.0	-60.0	-20.4	n/a	-62.4	-100.0	-100.0	n/a	-31.7
COMPLETED & NOT ABSORBED									
May 2014	27	0	0	0	2	0	n/a	n/a	29
May 2013	7	0	1	0	0	9	n/a	n/a	17
% Change	**	n/a	-100.0	n/a	n/a	-100.0	n/a	n/a	70.6
ABSORBED									
May 2014	76	0	18	0	0	0	n/a	n/a	94
May 2013	95	2	6	0	29	0	n/a	n/a	132
% Change	-20.0	-100.0	200.0	n/a	-100.0	n/a	n/a	n/a	-28.8
Year-to-date 2014	298	8	44	0	33	0	n/a	n/a	383
Year-to-date 2013	379	20	53	0	95	30	n/a	n/a	577
% Change	-21.4	-60.0	-17.0	n/a	-65.3	-100.0	n/a	n/a	-33.6

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

**Table 1.1c: Housing Activity Summary of Greater Toronto Area**  
**May 2014**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2014	1,010	254	426	1	94	1,527	0	17	3,329
May 2013	980	208	426	0	56	1,494	2	225	3,391
% Change	3.1	22.1	0.0	n/a	67.9	2.2	-100.0	-92.4	-1.8
Year-to-date 2014	3,077	680	1,584	2	265	7,667	0	512	13,787
Year-to-date 2013	3,746	870	1,287	0	274	6,352	29	441	12,999
% Change	-17.9	-21.8	23.1	n/a	-3.3	20.7	-100.0	16.1	6.1
UNDER CONSTRUCTION									
May 2014	7,378	1,484	3,367	12	872	55,647	24	2,732	71,516
May 2013	8,512	2,016	3,705	10	1,036	49,066	47	2,516	66,909
% Change	-13.3	-26.4	-9.1	20.0	-15.8	13.4	-48.9	8.6	6.9
COMPLETIONS									
May 2014	865	240	251	0	48	1,695	0	3	3,102
May 2013	803	152	352	0	101	2,099	14	483	4,004
% Change	7.7	57.9	-28.7	n/a	-52.5	-19.2	-100.0	-99.4	-22.5
Year-to-date 2014	3,745	840	1,455	0	212	6,065	0	190	12,507
Year-to-date 2013	4,071	825	1,473	3	456	8,516	15	1,386	16,745
% Change	-8.0	1.8	-1.2	-100.0	-53.5	-28.8	-100.0	-86.3	-25.3
COMPLETED & NOT ABSORBED									
May 2014	218	15	63	0	16	993	n/a	n/a	1,305
May 2013	189	17	85	0	8	1,149	n/a	n/a	1,448
% Change	15.3	-11.8	-25.9	n/a	100.0	-13.6	n/a	n/a	-9.9
ABSORBED									
May 2014	863	240	260	0	52	1 616	n/a	n/a	3,031
May 2013	819	152	363	0	101	1 987	n/a	n/a	3,422
% Change	5.4	57.9	-28.4	n/a	-48.5	-18.7	n/a	n/a	-11.4
Year-to-date 2014	3,724	839	1,471	0	215	6,037	n/a	n/a	12,286
Year-to-date 2013	4,032	824	1,443	3	461	8,285	n/a	n/a	15,048
% Change	-7.6	1.8	1.9	-100.0	-53.4	-27.1	n/a	n/a	-18.4

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

**Table 1.2: Housing Activity Summary by Submarket**  
**May 2014**

	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									
May 2014	80	30	77	1	10	241	0	15	454
May 2013	146	48	92	0	32	1,380	0	0	1,698
York Region									
May 2014	404	112	174	0	0	1,208	0	2	1,900
May 2013	365	68	50	0	0	0	0	0	483
Peel Region									
May 2014	222	102	76	0	65	0	0	0	465
May 2013	302	76	168	0	0	0	0	225	771
Halton Region									
May 2014	142	2	37	0	0	78	0	0	259
May 2013	22	0	97	0	24	114	0	0	257
Durham Region									
May 2014	162	8	62	0	19	0	0	0	251
May 2013	145	16	19	0	0	0	2	0	182
Toronto CMA									
May 2014	983	260	387	10	75	1,449	0	17	3,181
May 2013	916	192	480	3	48	1,494	0	225	3,358
Oshawa CMA									
May 2014	100	0	39	0	19	0	0	0	158
May 2013	101	16	19	0	0	0	2	0	138
Greater Toronto Area									
May 2014	1,010	254	426	1	94	1,527	0	17	3,329
May 2013	980	208	426	0	56	1,494	2	225	3,391

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

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	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									
May 2014	1,302	228	556	10	343	44,733	10	1,883	49,065
May 2013	1,336	204	605	0	267	39,386	0	1,822	43,620
York Region									
May 2014	2,053	316	1,073	1	44	6,918	0	101	10,506
May 2013	2,200	400	1,134	1	83	5,710	0	112	9,640
Peel Region									
May 2014	2,082	812	778	1	238	2,569	12	0	6,492
May 2013	3,319	1,106	630	9	166	2,245	8	225	7,709
Halton Region									
May 2014	841	28	590	0	173	1,427	0	307	3,366
May 2013	687	196	1,037	0	375	1,565	0	155	4,015
Durham Region									
May 2014	1,100	100	370	0	74	0	2	441	2,087
May 2013	970	110	299	0	145	160	39	202	1,925
Toronto CMA									
May 2014	7,153	1,480	3,366	27	800	55,333	22	1,984	70,165
May 2013	8,134	1,976	3,765	25	851	48,368	8	2,159	65,287
Oshawa CMA									
May 2014	540	40	169	0	39	0	2	441	1,231
May 2013	619	72	77	0	85	160	39	202	1,254
Greater Toronto Area									
May 2014	7,378	1,484	3,367	12	872	55,647	24	2,732	71,516
May 2013	8,512	2,016	3,705	10	1,036	49,066	47	2,516	66,909

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

**Table 1.2: Housing Activity Summary by Submarket**  
**May 2014**

	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									
May 2014	126	8	3	0	10	796	0	0	943
May 2013	81	4	38	0	0	1,160	14	93	1,390
York Region									
May 2014	267	56	92	0	13	584	0	1	1,013
May 2013	183	42	124	0	0	305	0	140	794
Peel Region									
May 2014	251	170	105	0	21	0	0	0	547
May 2013	228	78	115	0	0	586	0	250	1,257
Halton Region									
May 2014	75	6	33	0	4	315	0	0	433
May 2013	161	26	6	0	51	48	0	0	292
Durham Region									
May 2014	146	0	18	0	0	0	0	2	166
May 2013	150	2	69	0	50	0	0	0	271
Toronto CMA									
May 2014	843	250	260	4	56	1,485	0	1	2,899
May 2013	739	164	346	7	72	2,099	14	483	3,924
Oshawa CMA									
May 2014	79	0	18	0	0	0	0	2	99
May 2013	94	2	6	0	29	0	0	0	131
Greater Toronto Area									
May 2014	865	240	251	0	48	1,695	0	3	3,102
May 2013	803	152	352	0	101	2,099	14	483	4,004

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

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**May 2014**

	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									
May 2014	114	5	42	0	7	898	n/a	n/a	1,066
May 2013	91	7	35	0	6	992	n/a	n/a	1,131
York Region									
May 2014	36	6	21	0	5	81	n/a	n/a	149
May 2013	21	6	30	0	0	48	n/a	n/a	105
Peel Region									
May 2014	8	2	0	0	2	0	n/a	n/a	12
May 2013	21	4	19	0	2	59	n/a	n/a	105
Halton Region									
May 2014	22	2	0	0	0	14	n/a	n/a	38
May 2013	27	0	0	0	0	32	n/a	n/a	59
Durham Region									
May 2014	38	0	0	0	2	0	n/a	n/a	40
May 2013	29	0	1	0	0	18	n/a	n/a	48
Toronto CMA									
May 2014	184	19	93	2	14	1,001	n/a	n/a	1,313
May 2013	166	19	100	0	8	1,132	n/a	n/a	1,425
Oshawa CMA									
May 2014	27	0	0	0	2	0	n/a	n/a	29
May 2013	7	0	1	0	0	9	n/a	n/a	17
Greater Toronto Area									
May 2014	218	15	63	0	16	993	n/a	n/a	1,305
May 2013	189	17	85	0	8	1,149	n/a	n/a	1,448

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



**Table 1.2: Housing Activity Summary by Submarket**  
**May 2014**

	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									
May 2014	125	7	11	0	14	727	n/a	n/a	884
May 2013	88	2	42	0	0	1,064	n/a	n/a	1,196
York Region									
May 2014	266	57	92	0	13	584	n/a	n/a	1,012
May 2013	183	42	124	0	0	289	n/a	n/a	638
Peel Region									
May 2014	251	170	106	0	21	0	n/a	n/a	548
May 2013	231	78	115	0	0	586	n/a	n/a	1,010
Halton Region									
May 2014	76	6	33	0	4	305	n/a	n/a	424
May 2013	158	28	6	0	51	48	n/a	n/a	291
Durham Region									
May 2014	145	0	18	0	0	0	n/a	n/a	163
May 2013	159	2	76	0	50	0	n/a	n/a	287
Toronto CMA									
May 2014	846	248	255	4	60	1,416	n/a	n/a	2,829
May 2013	763	164	357	6	72	1,987	n/a	n/a	3,349
Oshawa CMA									
May 2014	76	0	18	0	0	0	n/a	n/a	94
May 2013	95	2	6	0	29	0	n/a	n/a	132
Greater Toronto Area									
May 2014	863	240	260	0	52	1,616	n/a	n/a	3,031
May 2013	819	152	363	0	101	1,987	n/a	n/a	3,422

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

**Table 1.3a: History of Housing Starts of Toronto CMA  
2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of Oshawa CMA**  
**2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area  
2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	% Change
<b>Toronto City</b>	81	146	30	48	61	124	282	1,380	454	1,698	-73.3
Toronto	13	15	0	6	0	0	160	862	173	883	-80.4
East York	3	2	2	0	0	0	0	0	5	2	150.0
Etobicoke	5	17	0	32	0	0	111	72	116	121	-4.1
North York	51	67	26	0	55	32	0	150	132	249	-47.0
Scarborough	6	43	0	10	0	92	0	296	6	441	-98.6
York	3	2	2	0	6	0	11	0	22	2	**
<b>York Region</b>	404	365	112	68	174	50	1,210	0	1,900	483	**
Aurora	32	1	0	0	0	0	0	0	32	1	**
East Gwillimbury	10	4	0	0	0	0	0	0	10	4	150.0
Georgina Township	15	8	0	0	12	0	0	0	27	8	**
King Township	27	13	0	0	0	0	0	0	27	13	107.7
Markham	102	235	74	66	73	22	2	0	251	323	-22.3
Newmarket	10	20	0	0	0	0	0	0	10	20	-50.0
Richmond Hill	48	21	0	2	15	0	1,208	0	1,271	23	**
Vaughan	156	42	38	0	74	28	0	0	268	70	**
Whitchurch-Stouffville	4	21	0	0	0	0	0	0	4	21	-81.0
<b>Peel Region</b>	222	302	102	76	141	168	0	225	465	771	-39.7
Brampton	184	269	102	10	97	101	0	225	383	605	-36.7
Caledon	22	33	0	8	26	23	0	0	48	64	-25.0
Mississauga	16	0	0	58	18	44	0	0	34	102	-66.7
<b>Halton Region</b>	142	22	2	0	37	121	78	114	259	257	0.8
Burlington	4	9	0	0	0	38	78	0	82	47	74.5
Halton Hills	2	5	0	0	0	0	0	0	2	5	-60.0
Milton	80	5	2	0	13	54	0	0	95	59	61.0
Oakville	56	3	0	0	24	29	0	114	80	146	-45.2
<b>Durham Region</b>	162	147	8	16	81	19	0	0	251	182	37.9
Ajax	42	37	0	0	4	0	0	0	46	37	24.3
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	55	14	0	16	15	13	0	0	70	43	62.8
Oshawa	44	58	0	0	24	6	0	0	68	64	6.3
Pickering	11	1	8	0	19	0	0	0	38	1	**
Scugog	3	1	0	0	0	0	0	0	3	1	200.0
Uxbridge	6	4	0	0	0	0	0	0	6	4	50.0
Whitby	1	31	0	0	19	0	0	0	20	31	-35.5
<b>Remainder of Toronto CMA</b>	89	51	6	0	0	103	0	0	95	154	-38.3
Bradford West Gwillimbury	54	32	6	0	0	99	0	0	60	131	-54.2
Town of Mono	15	4	0	0	0	0	0	0	15	4	**
New Tecumseth	11	8	0	0	0	4	0	0	11	12	-8.3
Orangeville	9	7	0	0	0	0	0	0	9	7	28.6
<b>Toronto CMA</b>	993	919	260	192	436	528	1,492	1,719	3,181	3,358	-5.3
<b>Oshawa CMA</b>	100	103	0	16	58	19	0	0	158	138	14.5
<b>Greater Toronto Area (GTA)</b>	1,011	982	254	208	494	482	1,570	1,719	3,329	3,391	-1.8

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - May 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
<b>Toronto City</b>	215	379	72	120	243	252	6,264	5,076	6,794	5,827	16.6
Toronto	67	61	38	12	77	18	4,029	4,020	4,211	4,111	2.4
East York	10	22	6	0	8	0	0	0	24	22	9.1
Etobicoke	24	53	0	32	18	0	462	202	504	287	75.6
North York	83	165	26	66	104	137	1,732	538	1,945	906	114.7
Scarborough	27	69	0	10	30	97	30	316	87	492	-82.3
York	4	9	2	0	6	0	11	0	23	9	155.6
<b>York Region</b>	964	1,303	238	132	574	305	1,214	251	2,990	1,991	50.2
Aurora	69	7	0	0	9	0	0	0	78	7	**
East Gwillimbury	22	11	0	0	6	0	0	0	28	11	154.5
Georgina Township	82	70	0	2	12	19	0	0	94	91	3.3
King Township	73	112	2	0	0	22	0	0	75	134	-44.0
Markham	195	536	198	106	240	207	6	5	639	854	-25.2
Newmarket	79	196	0	22	0	0	0	0	79	218	-63.8
Richmond Hill	85	100	0	2	227	16	1,208	6	1,520	124	**
Vaughan	324	177	38	0	80	41	0	240	442	458	-3.5
Whitchurch-Stouffville	35	94	0	0	0	0	0	0	35	94	-62.8
<b>Peel Region</b>	737	1,251	290	482	302	225	407	688	1,736	2,646	-34.4
Brampton	583	988	270	192	129	152	103	225	1,085	1,557	-30.3
Caledon	115	110	14	32	63	29	0	0	192	171	12.3
Mississauga	39	153	6	258	110	44	304	463	459	918	-50.0
<b>Halton Region</b>	468	241	8	56	424	528	226	730	1,126	1,555	-27.6
Burlington	14	18	0	0	9	104	78	387	101	509	-80.2
Halton Hills	19	19	2	0	0	117	0	0	21	136	-84.6
Milton	224	127	4	34	253	249	148	0	629	410	53.4
Oakville	211	77	2	22	162	58	0	343	375	500	-25.0
<b>Durham Region</b>	695	574	72	80	278	278	96	48	1,141	980	16.4
Ajax	284	155	18	10	41	56	0	0	343	221	55.2
Brock	6	7	0	0	0	0	0	0	6	7	-14.3
Clarington	202	89	30	24	74	50	0	0	306	163	87.7
Oshawa	132	190	0	24	46	18	96	48	274	280	-2.1
Pickering	41	45	24	22	78	133	0	0	143	200	-28.5
Scugog	5	3	0	0	0	0	0	0	5	3	66.7
Uxbridge	8	7	0	0	0	0	0	0	8	7	14.3
Whitby	17	78	0	0	39	21	0	0	56	99	-43.4
<b>Remainder of Toronto CMA</b>	241	243	10	6	16	121	0	0	267	370	-27.8
Bradford West Gwillimbury	113	142	6	6	0	112	0	0	119	260	-54.2
Town of Mono	21	10	0	0	0	0	0	0	21	10	110.0
New Tecumseth	75	54	4	0	8	9	0	0	87	63	38.1
Orangeville	32	37	0	0	8	0	0	0	40	37	8.1
<b>Toronto CMA</b>	2,944	3,606	660	828	1,669	1,516	8,033	6,358	13,306	12,308	8.1
<b>Oshawa CMA</b>	351	357	30	48	159	89	96	48	636	542	17.3
<b>Greater Toronto Area (GTA)</b>	3,079	3,748	680	870	1,821	1,588	8,207	6,793	13,787	12,999	6.1

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**May 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
<b>Toronto City</b>	61	124	0	0	267	1,380	15	0
Toronto	0	0	0	0	156	862	4	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	111	72	0	0
North York	55	32	0	0	0	150	0	0
Scarborough	0	92	0	0	0	296	0	0
York	6	0	0	0	0	0	11	0
<b>York Region</b>	174	50	0	0	1,208	0	2	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	73	22	0	0	0	0	2	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	15	0	0	0	1,208	0	0	0
Vaughan	74	28	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	141	168	0	0	0	0	0	225
Brampton	97	101	0	0	0	0	0	225
Caledon	26	23	0	0	0	0	0	0
Mississauga	18	44	0	0	0	0	0	0
<b>Halton Region</b>	37	121	0	0	78	114	0	0
Burlington	0	38	0	0	78	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	13	54	0	0	0	0	0	0
Oakville	24	29	0	0	0	114	0	0
<b>Durham Region</b>	81	19	0	0	0	0	0	0
Ajax	4	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	15	13	0	0	0	0	0	0
Oshawa	24	6	0	0	0	0	0	0
Pickering	19	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	19	0	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	0	103	0	0	0	0	0	0
Bradford West Gwillimbury	0	99	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	4	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
<b>Toronto CMA</b>	436	528	0	0	1,475	1,494	17	225
<b>Oshawa CMA</b>	58	19	0	0	0	0	0	0
<b>Greater Toronto Area (GTA)</b>	494	482	0	0	1,553	1,494	17	225

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - May 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
<b>Toronto City</b>	243	252	0	0	5,854	5,074	410	2
Toronto	77	18	0	0	3,725	4,018	304	2
East York	8	0	0	0	0	0	0	0
Etobicoke	18	0	0	0	462	202	0	0
North York	104	137	0	0	1,637	538	95	0
Scarborough	30	97	0	0	30	316	0	0
York	6	0	0	0	0	0	11	0
<b>York Region</b>	574	305	0	0	1,208	240	6	11
Aurora	9	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	12	19	0	0	0	0	0	0
King Township	0	22	0	0	0	0	0	0
Markham	240	207	0	0	0	0	6	5
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	227	16	0	0	1,208	0	0	6
Vaughan	80	41	0	0	0	240	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	302	225	0	0	407	463	0	225
Brampton	129	152	0	0	103	0	0	225
Caledon	63	29	0	0	0	0	0	0
Mississauga	110	44	0	0	304	463	0	0
<b>Halton Region</b>	424	528	0	0	226	575	0	155
Burlington	9	104	0	0	78	232	0	155
Halton Hills	0	117	0	0	0	0	0	0
Milton	253	249	0	0	148	0	0	0
Oakville	162	58	0	0	0	343	0	0
<b>Durham Region</b>	278	251	0	27	0	0	96	48
Ajax	41	56	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	74	23	0	27	0	0	0	0
Oshawa	46	18	0	0	0	0	96	48
Pickering	78	133	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	39	21	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	16	121	0	0	0	0	0	0
Bradford West Gwillimbury	0	112	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	9	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
<b>Toronto CMA</b>	1,669	1,516	0	0	7,617	6,120	416	238
<b>Oshawa CMA</b>	159	62	0	27	0	0	96	48
<b>Greater Toronto Area (GTA)</b>	1,821	1,561	0	27	7,695	6,352	512	441

Source: CMHC (Starts and Completions Survey)



**Table 2.4: Starts by Submarket and by Intended Market**  
**May 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
<b>Toronto City</b>	187	286	252	1,412	15	0	454	1,698
Toronto	13	21	156	862	4	0	173	883
East York	5	2	0	0	0	0	5	2
Etobicoke	31	49	85	72	0	0	116	121
North York	121	67	11	182	0	0	132	249
Scarborough	6	145	0	296	0	0	6	441
York	11	2	0	0	11	0	22	2
<b>York Region</b>	690	483	1,208	0	2	0	1,900	483
Aurora	32	1	0	0	0	0	32	1
East Gwillimbury	10	4	0	0	0	0	10	4
Georgina Township	27	8	0	0	0	0	27	8
King Township	27	13	0	0	0	0	27	13
Markham	249	323	0	0	2	0	251	323
Newmarket	10	20	0	0	0	0	10	20
Richmond Hill	63	23	1,208	0	0	0	1,271	23
Vaughan	268	70	0	0	0	0	268	70
Whitchurch-Stouffville	4	21	0	0	0	0	4	21
<b>Peel Region</b>	400	546	65	0	0	225	465	771
Brampton	336	380	47	0	0	225	383	605
Caledon	48	64	0	0	0	0	48	64
Mississauga	16	102	18	0	0	0	34	102
<b>Halton Region</b>	181	119	78	138	0	0	259	257
Burlington	4	39	78	8	0	0	82	47
Halton Hills	2	5	0	0	0	0	2	5
Milton	95	59	0	0	0	0	95	59
Oakville	80	16	0	130	0	0	80	146
<b>Durham Region</b>	232	180	19	0	0	2	251	182
Ajax	46	37	0	0	0	0	46	37
Brock	0	1	0	0	0	0	0	1
Clarington	70	43	0	0	0	0	70	43
Oshawa	68	62	0	0	0	2	68	64
Pickering	38	1	0	0	0	0	38	1
Scugog	3	1	0	0	0	0	3	1
Uxbridge	6	4	0	0	0	0	6	4
Whitby	1	31	19	0	0	0	20	31
<b>Remainder of Toronto CMA</b>	86	151	9	3	0	0	95	154
Bradford West Gwillimbury	60	131	0	0	0	0	60	131
Town of Mono	6	1	9	3	0	0	15	4
New Tecumseth	11	12	0	0	0	0	11	12
Orangeville	9	7	0	0	0	0	9	7
<b>Toronto CMA</b>	1,630	1,588	1,534	1,545	17	225	3,181	3,358
<b>Oshawa CMA</b>	139	136	19	0	0	2	158	138
<b>Greater Toronto Area (GTA)</b>	1,690	1,614	1,622	1,550	17	227	3,329	3,391

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - May 2014**

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
<b>Toronto City</b>	488	614	5,896	5,211	410	2	6,794	5,827
Toronto	184	91	3,723	4,018	304	2	4,211	4,111
East York	24	22	0	0	0	0	24	22
Etobicoke	50	85	454	202	0	0	504	287
North York	172	231	1,678	675	95	0	1,945	906
Scarborough	46	176	41	316	0	0	87	492
York	12	9	0	0	11	0	23	9
<b>York Region</b>	1,776	1,727	1,208	253	6	11	2,990	1,991
Aurora	78	7	0	0	0	0	78	7
East Gwillimbury	28	11	0	0	0	0	28	11
Georgina Township	94	91	0	0	0	0	94	91
King Township	75	134	0	0	0	0	75	134
Markham	633	849	0	0	6	5	639	854
Newmarket	79	218	0	0	0	0	79	218
Richmond Hill	312	118	1,208	0	0	6	1,520	124
Vaughan	442	205	0	253	0	0	442	458
Whitchurch-Stouffville	35	94	0	0	0	0	35	94
<b>Peel Region</b>	1,180	1,958	556	463	0	225	1,736	2,646
Brampton	935	1,332	150	0	0	225	1,085	1,557
Caledon	192	171	0	0	0	0	192	171
Mississauga	53	455	406	463	0	0	459	918
<b>Halton Region</b>	891	738	235	662	0	155	1,126	1,555
Burlington	14	56	87	298	0	155	101	509
Halton Hills	21	136	0	0	0	0	21	136
Milton	481	410	148	0	0	0	629	410
Oakville	375	136	0	364	0	0	375	500
<b>Durham Region</b>	1,006	866	39	37	96	77	1,141	980
Ajax	343	205	0	16	0	0	343	221
Brock	6	7	0	0	0	0	6	7
Clarington	292	136	14	0	0	27	306	163
Oshawa	178	230	0	0	96	50	274	280
Pickering	137	200	6	0	0	0	143	200
Scugog	5	3	0	0	0	0	5	3
Uxbridge	8	7	0	0	0	0	8	7
Whitby	37	78	19	21	0	0	56	99
<b>Remainder of Toronto CMA</b>	255	360	12	10	0	0	267	370
Bradford West Gwillimbury	119	260	0	0	0	0	119	260
Town of Mono	9	4	12	6	0	0	21	10
New Tecumseth	87	59	0	4	0	0	87	63
Orangeville	40	37	0	0	0	0	40	37
<b>Toronto CMA</b>	5,064	5,753	7,826	6,317	416	238	13,306	12,308
<b>Oshawa CMA</b>	507	444	33	21	96	77	636	542
<b>Greater Toronto Area (GTA)</b>	5,341	5,903	7,934	6,626	512	470	13,787	12,999

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**May 2014**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	% Change
<b>Toronto City</b>	126	81	8	4	13	52	796	1,253	943	1,390	-32.2
Toronto	16	11	6	2	0	3	318	476	340	492	-30.9
East York	7	4	0	0	0	0	0	363	7	367	-98.1
Etobicoke	13	12	0	0	0	0	0	323	13	335	-96.1
North York	65	35	0	0	13	14	478	91	556	140	**
Scarborough	21	10	0	0	0	35	0	0	21	45	-53.3
York	4	9	2	2	0	0	0	0	6	11	-45.5
<b>York Region</b>	267	183	56	42	105	124	585	445	1,013	794	27.6
Aurora	4	0	0	0	0	0	157	0	161	0	n/a
East Gwillimbury	3	2	0	0	0	0	0	0	3	2	50.0
Georgina Township	12	5	0	0	8	0	0	0	20	5	**
King Township	16	21	0	0	11	10	0	264	27	295	-90.8
Markham	51	58	36	38	43	75	4	19	134	190	-29.5
Newmarket	22	16	0	2	0	0	0	0	22	18	22.2
Richmond Hill	65	12	0	0	0	13	424	140	489	165	196.4
Vaughan	81	47	20	2	43	0	0	22	144	71	102.8
Whitchurch-Stouffville	13	22	0	0	0	26	0	0	13	48	-72.9
<b>Peel Region</b>	251	228	170	78	126	115	0	836	547	1,257	-56.5
Brampton	202	203	142	78	105	115	0	0	449	396	13.4
Caledon	42	25	0	0	21	0	0	0	63	25	152.0
Mississauga	7	0	28	0	0	0	0	836	35	836	-95.8
<b>Halton Region</b>	75	161	6	26	37	57	315	48	433	292	48.3
Burlington	2	12	0	2	0	0	210	0	212	14	**
Halton Hills	26	36	0	0	33	0	0	0	59	36	63.9
Milton	6	109	6	20	0	45	96	48	108	222	-51.4
Oakville	41	4	0	4	4	12	9	0	54	20	170.0
<b>Durham Region</b>	146	150	0	2	18	119	2	0	166	271	-38.7
Ajax	63	38	0	0	0	76	0	0	63	114	-44.7
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	19	29	0	2	6	6	0	0	25	37	-32.4
Oshawa	38	42	0	0	0	21	0	0	38	63	-39.7
Pickering	1	16	0	0	0	8	0	0	1	24	-95.8
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	22	23	0	0	12	8	2	0	36	31	16.1
<b>Remainder of Toronto CMA</b>	65	50	10	16	35	0	0	0	110	66	66.7
Bradford West Gwillimbury	24	19	2	16	14	0	0	0	40	35	14.3
Town of Mono	3	10	0	0	0	0	0	0	3	10	-70.0
New Tecumseth	34	11	8	0	21	0	0	0	63	11	**
Orangeville	4	10	0	0	0	0	0	0	4	10	-60.0
<b>Toronto CMA</b>	847	746	250	164	316	432	1,486	2,582	2,899	3,924	-26.1
<b>Oshawa CMA</b>	79	94	0	2	18	35	2	0	99	131	-24.4
<b>Greater Toronto Area (GTA)</b>	865	803	240	152	299	467	1,698	2,582	3,102	4,004	-22.5

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - May 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
<b>Toronto City</b>	443	386	36	100	120	323	4,233	7,432	4,832	8,241	-41.4
Toronto	68	77	10	10	18	15	3,215	4,600	3,311	4,702	-29.6
East York	15	28	0	0	0	0	105	363	120	391	-69.3
Etobicoke	71	84	4	68	0	68	338	806	413	1,026	-59.7
North York	221	139	18	10	22	178	478	1,349	739	1,676	-55.9
Scarborough	56	40	2	2	80	62	97	314	235	418	-43.8
York	12	18	2	10	0	0	0	0	14	28	-50.0
<b>York Region</b>	1,129	1,200	184	202	487	674	1,506	984	3,306	3,060	8.0
Aurora	4	21	0	0	0	24	157	0	161	45	**
East Gwillimbury	18	24	14	4	6	6	0	0	38	34	11.8
Georgina Township	47	45	0	2	19	0	0	0	66	47	40.4
King Township	105	101	0	0	47	37	0	264	152	402	-62.2
Markham	275	320	126	172	252	247	717	47	1,370	786	74.3
Newmarket	172	72	18	2	0	34	0	0	190	108	75.9
Richmond Hill	196	67	2	8	75	82	632	429	905	586	54.4
Vaughan	242	295	24	14	81	205	0	140	347	654	-46.9
Whitchurch-Stouffville	70	255	0	0	7	39	0	104	77	398	-80.7
<b>Peel Region</b>	1,287	1,344	572	427	492	438	192	1,032	2,543	3,241	-21.5
Brampton	963	1,130	424	422	434	352	0	0	1,821	1,904	-4.4
Caledon	205	157	24	3	21	58	0	0	250	218	14.7
Mississauga	119	57	124	2	37	28	192	1,032	472	1,119	-57.8
<b>Halton Region</b>	415	487	36	60	423	263	315	424	1,189	1,234	-3.6
Burlington	31	40	0	2	42	10	210	186	283	238	18.9
Halton Hills	113	43	2	0	94	0	0	0	209	43	**
Milton	44	349	34	54	219	164	96	98	393	665	-40.9
Oakville	227	55	0	4	68	89	9	140	304	288	5.6
<b>Durham Region</b>	471	658	12	36	143	245	11	30	637	969	-34.3
Ajax	123	146	4	16	45	85	0	0	172	247	-30.4
Brock	3	6	0	0	0	0	0	0	3	6	-50.0
Clarington	104	144	4	4	29	19	2	0	139	167	-16.8
Oshawa	130	140	4	16	0	47	7	0	141	203	-30.5
Pickering	18	113	0	0	22	13	0	0	40	126	-68.3
Scugog	10	4	0	0	0	0	0	0	10	4	150.0
Uxbridge	20	12	0	0	0	0	0	0	20	12	66.7
Whitby	63	93	0	0	47	81	2	30	112	204	-45.1
<b>Remainder of Toronto CMA</b>	280	280	30	46	49	17	0	0	359	343	4.7
Bradford West Gwillimbury	126	145	14	40	28	6	0	0	168	191	-12.0
Town of Mono	10	17	0	0	0	0	0	0	10	17	-41.2
New Tecumseth	133	85	16	6	21	4	0	0	170	95	78.9
Orangeville	11	33	0	0	0	7	0	0	11	40	-72.5
<b>Toronto CMA</b>	3,684	3,928	862	849	1,596	1,803	6,036	9,686	12,178	16,266	-25.1
<b>Oshawa CMA</b>	297	377	8	20	76	147	11	30	392	574	-31.7
<b>Greater Toronto Area (GTA)</b>	3,745	4,075	840	825	1,665	1,943	6,257	9,902	12,507	16,745	-25.3

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**May 2014**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
<b>Toronto City</b>	13	38	0	14	796	1,160	0	93
Toronto	0	3	0	0	318	474	0	2
East York	0	0	0	0	0	363	0	0
Etobicoke	0	0	0	0	0	323	0	0
North York	13	0	0	14	478	0	0	91
Scarborough	0	35	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	105	124	0	0	584	305	1	140
Aurora	0	0	0	0	157	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	8	0	0	0	0	0	0	0
King Township	11	10	0	0	0	264	0	0
Markham	43	75	0	0	3	19	1	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	13	0	0	424	0	0	140
Vaughan	43	0	0	0	0	22	0	0
Whitchurch-Stouffville	0	26	0	0	0	0	0	0
<b>Peel Region</b>	126	115	0	0	0	586	0	250
Brampton	105	115	0	0	0	0	0	0
Caledon	21	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	586	0	250
<b>Halton Region</b>	37	57	0	0	315	48	0	0
Burlington	0	0	0	0	210	0	0	0
Halton Hills	33	0	0	0	0	0	0	0
Milton	0	45	0	0	96	48	0	0
Oakville	4	12	0	0	9	0	0	0
<b>Durham Region</b>	18	119	0	0	0	0	2	0
Ajax	0	76	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	6	0	0	0	0	0	0
Oshawa	0	21	0	0	0	0	0	0
Pickering	0	8	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	12	8	0	0	0	0	2	0
<b>Remainder of Toronto CMA</b>	35	0	0	0	0	0	0	0
Bradford West Gwillimbury	14	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	21	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
<b>Toronto CMA</b>	316	418	0	14	1,485	2,099	1	483
<b>Oshawa CMA</b>	18	35	0	0	0	0	2	0
<b>Greater Toronto Area (GTA)</b>	299	453	0	14	1,695	2,099	3	483

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - May 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
<b>Toronto City</b>	120	309	0	14	4,056	6,438	177	994
Toronto	18	15	0	0	3,038	3,697	177	903
East York	0	0	0	0	105	363	0	0
Etobicoke	0	68	0	0	338	806	0	0
North York	22	164	0	14	478	1,258	0	91
Scarborough	80	62	0	0	97	314	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	487	674	0	0	1,502	844	4	140
Aurora	0	24	0	0	157	0	0	0
East Gwillimbury	6	6	0	0	0	0	0	0
Georgina Township	19	0	0	0	0	0	0	0
King Township	47	37	0	0	0	264	0	0
Markham	252	247	0	0	713	47	4	0
Newmarket	0	34	0	0	0	0	0	0
Richmond Hill	75	82	0	0	632	289	0	140
Vaughan	81	205	0	0	0	140	0	0
Whitchurch-Stouffville	7	39	0	0	0	104	0	0
<b>Peel Region</b>	492	438	0	0	192	782	0	250
Brampton	434	352	0	0	0	0	0	0
Caledon	21	58	0	0	0	0	0	0
Mississauga	37	28	0	0	192	782	0	250
<b>Halton Region</b>	423	263	0	0	315	422	0	2
Burlington	42	10	0	0	210	186	0	0
Halton Hills	94	0	0	0	0	0	0	0
Milton	219	164	0	0	96	96	0	2
Oakville	68	89	0	0	9	140	0	0
<b>Durham Region</b>	143	245	0	0	2	30	9	0
Ajax	45	85	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	29	19	0	0	2	0	0	0
Oshawa	0	47	0	0	0	0	7	0
Pickering	22	13	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	47	81	0	0	0	30	2	0
<b>Remainder of Toronto CMA</b>	49	17	0	0	0	0	0	0
Bradford West Gwillimbury	28	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	21	4	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
<b>Toronto CMA</b>	1,596	1,789	0	14	5,855	8,300	181	1,386
<b>Oshawa CMA</b>	76	147	0	0	2	30	9	0
<b>Greater Toronto Area (GTA)</b>	1,665	1,929	0	14	6,067	8,516	190	1,386

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**May 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
<b>Toronto City</b>	137	123	806	1,160	0	107	943	1,390
Toronto	22	16	318	474	0	2	340	492
East York	7	4	0	363	0	0	7	367
Etobicoke	13	12	0	323	0	0	13	335
North York	68	35	488	0	0	105	556	140
Scarborough	21	45	0	0	0	0	21	45
York	6	11	0	0	0	0	6	11
<b>York Region</b>	415	349	597	305	1	140	1,013	794
Aurora	4	0	157	0	0	0	161	0
East Gwillimbury	3	2	0	0	0	0	3	2
Georgina Township	20	5	0	0	0	0	20	5
King Township	27	31	0	264	0	0	27	295
Markham	130	171	3	19	1	0	134	190
Newmarket	22	18	0	0	0	0	22	18
Richmond Hill	65	25	424	0	0	140	489	165
Vaughan	131	49	13	22	0	0	144	71
Whitchurch-Stouffville	13	48	0	0	0	0	13	48
<b>Peel Region</b>	526	421	21	586	0	250	547	1,257
Brampton	428	396	21	0	0	0	449	396
Caledon	63	25	0	0	0	0	63	25
Mississauga	35	0	0	586	0	250	35	836
<b>Halton Region</b>	114	193	319	99	0	0	433	292
Burlington	2	14	210	0	0	0	212	14
Halton Hills	59	36	0	0	0	0	59	36
Milton	12	129	96	93	0	0	108	222
Oakville	41	14	13	6	0	0	54	20
<b>Durham Region</b>	164	221	0	50	2	0	166	271
Ajax	63	93	0	21	0	0	63	114
Brock	0	1	0	0	0	0	0	1
Clarington	25	37	0	0	0	0	25	37
Oshawa	38	42	0	21	0	0	38	63
Pickering	1	24	0	0	0	0	1	24
Scugog	2	0	0	0	0	0	2	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	34	23	0	8	2	0	36	31
<b>Remainder of Toronto CMA</b>	98	59	12	7	0	0	110	66
Bradford West Gwillimbury	40	35	0	0	0	0	40	35
Town of Mono	0	3	3	7	0	0	3	10
New Tecumseth	54	11	9	0	0	0	63	11
Orangeville	4	10	0	0	0	0	4	10
<b>Toronto CMA</b>	1,353	1,249	1,545	2,178	1	497	2,899	3,924
<b>Oshawa CMA</b>	97	102	0	29	2	0	99	131
<b>Greater Toronto Area (GTA)</b>	1,356	1,307	1,743	2,200	3	497	3,102	4,004

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - May 2014**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
<b>Toronto City</b>	580	716	4,075	6,517	177	1,008	4,832	8,241
Toronto	96	102	3,038	3,697	177	903	3,311	4,702
East York	15	28	105	363	0	0	120	391
Etobicoke	75	152	338	874	0	0	413	1,026
North York	242	308	497	1,263	0	105	739	1,676
Scarborough	138	98	97	320	0	0	235	418
York	14	28	0	0	0	0	14	28
<b>York Region</b>	1,780	1,979	1,522	941	4	140	3,306	3,060
Aurora	4	43	157	2	0	0	161	45
East Gwillimbury	38	34	0	0	0	0	38	34
Georgina Township	66	47	0	0	0	0	66	47
King Township	152	138	0	264	0	0	152	402
Markham	653	739	713	47	4	0	1,370	786
Newmarket	190	108	0	0	0	0	190	108
Richmond Hill	266	145	639	301	0	140	905	586
Vaughan	334	431	13	223	0	0	347	654
Whitchurch-Stouffville	77	294	0	104	0	0	77	398
<b>Peel Region</b>	2,269	2,181	274	810	0	250	2,543	3,241
Brampton	1,748	1,904	73	0	0	0	1,821	1,904
Caledon	250	218	0	0	0	0	250	218
Mississauga	271	59	201	810	0	250	472	1,119
<b>Halton Region</b>	818	678	371	554	0	2	1,189	1,234
Burlington	43	52	240	186	0	0	283	238
Halton Hills	209	43	0	0	0	0	209	43
Milton	281	514	112	149	0	2	393	665
Oakville	285	69	19	219	0	0	304	288
<b>Durham Region</b>	593	815	35	153	9	1	637	969
Ajax	172	217	0	30	0	0	172	247
Brock	3	6	0	0	0	0	3	6
Clarington	139	167	0	0	0	0	139	167
Oshawa	134	155	0	47	7	1	141	203
Pickering	40	126	0	0	0	0	40	126
Scugog	10	4	0	0	0	0	10	4
Uxbridge	20	12	0	0	0	0	20	12
Whitby	75	128	35	76	2	0	112	204
<b>Remainder of Toronto CMA</b>	340	320	19	23	0	0	359	343
Bradford West Gwillimbury	168	191	0	0	0	0	168	191
Town of Mono	4	5	6	12	0	0	10	17
New Tecumseth	157	84	13	11	0	0	170	95
Orangeville	11	40	0	0	0	0	11	40
<b>Toronto CMA</b>	5,976	6,177	6,021	8,689	181	1,400	12,178	16,266
<b>Oshawa CMA</b>	348	450	35	123	9	1	392	574
<b>Greater Toronto Area (GTA)</b>	6,040	6,369	6,277	8,975	190	1,401	12,507	16,745

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 2014**

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													
May 2014	0	0.0	0	0.0	1	1.0	9	9.4	86	89.6	96	1,750,000	1,673,721
May 2013	2	2.4	4	4.7	5	5.9	3	3.5	71	83.5	85	1,149,900	1,404,679
Year-to-date 2014	1	0.3	2	0.5	4	1.0	39	9.9	349	88.4	395	1,395,000	1,574,124
Year-to-date 2013	2	0.6	6	1.8	6	1.8	24	7.2	295	88.6	333	1,329,989	1,490,704
Toronto													
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2014	1	1.4	0	0.0	0	0.0	0	0.0	71	98.6	72	1,295,000	1,543,250
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	6.8	55	93.2	59	1,325,000	1,824,776
East York													
May 2014	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
May 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	1,525,000	1,444,200
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	20.0	16	80.0	20	1,072,500	1,224,050
Etobicoke													
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,900,000	1,856,683
Year-to-date 2014	0	0.0	0	0.0	0	0.0	3	4.9	58	95.1	61	1,200,000	1,415,520
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	11.1	72	88.9	81	1,449,800	1,524,783
North York													
May 2014	0	0.0	0	0.0	1	1.8	0	0.0	55	98.2	56	1,957,940	1,981,771
May 2013	1	3.0	0	0.0	0	0.0	1	3.0	31	93.9	33	1,339,900	1,539,340
Year-to-date 2014	0	0.0	1	0.5	2	1.0	6	3.1	182	95.3	191	1,800,000	1,869,904
Year-to-date 2013	1	0.8	0	0.0	0	0.0	1	0.8	123	98.4	125	1,429,900	1,615,788
Scarborough													
May 2014	0	0.0	0	0.0	0	0.0	6	31.6	13	68.4	19	850,000	935,947
May 2013	1	6.3	4	25.0	5	31.3	0	0.0	6	37.5	16	636,000	660,548
Year-to-date 2014	0	0.0	1	2.0	2	4.0	24	48.0	23	46.0	50	780,000	879,793
Year-to-date 2013	1	3.4	6	20.7	6	20.7	2	6.9	14	48.3	29	650,000	707,302
York													
May 2014	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
May 2013	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	36.4	7	63.6	11	800,000	794,091
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	21.1	15	78.9	19	870,890	961,522

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 2014**

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													
May 2014	13	4.9	13	4.9	62	23.3	51	19.2	127	47.7	266	795,945	795,896
May 2013	16	8.7	8	4.4	42	23.0	72	39.3	45	24.6	183	695,000	752,399
Year-to-date 2014	69	6.1	44	3.9	183	16.3	260	23.2	566	50.4	1,122	805,490	845,810
Year-to-date 2013	76	6.4	83	7.0	297	24.9	523	43.9	213	17.9	1,192	680,990	729,710
Aurora													
May 2014	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2013	0	0.0	1	5.6	3	16.7	2	11.1	12	66.7	18	854,990	910,829
East Gwillimbury													
May 2014	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
May 2013	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	14	77.8	4	22.2	0	0.0	0	0.0	0	0.0	18	447,490	434,157
Year-to-date 2013	20	83.3	3	12.5	0	0.0	1	4.2	0	0.0	24	439,990	445,573
Georgina Township													
May 2014	10	83.3	0	0.0	1	8.3	0	0.0	1	8.3	12	338,990	428,824
May 2013	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	35	74.5	0	0.0	1	2.1	2	4.3	9	19.1	47	369,990	499,778
Year-to-date 2013	32	71.1	4	8.9	3	6.7	3	6.7	3	6.7	45	359,990	450,566
King Township													
May 2014	0	0.0	0	0.0	0	0.0	1	6.3	15	93.8	16	869,990	966,367
May 2013	0	0.0	0	0.0	0	0.0	11	52.4	10	47.6	21	784,990	909,085
Year-to-date 2014	0	0.0	1	1.0	1	1.0	11	11.0	87	87.0	100	874,990	984,199
Year-to-date 2013	0	0.0	0	0.0	1	1.0	55	55.0	44	44.0	100	783,490	863,521
Markham													
May 2014	0	0.0	0	0.0	25	49.0	13	25.5	13	25.5	51	659,990	786,129
May 2013	0	0.0	3	5.2	17	29.3	28	48.3	10	17.2	58	682,495	685,156
Year-to-date 2014	0	0.0	2	0.7	68	24.7	75	27.3	130	47.3	275	794,990	892,032
Year-to-date 2013	4	1.3	26	8.2	110	34.5	130	40.8	49	15.4	319	669,990	692,587
Newmarket													
May 2014	0	0.0	12	54.5	4	18.2	6	27.3	0	0.0	22	519,900	563,041
May 2013	10	62.5	0	0.0	6	37.5	0	0.0	0	0.0	16	428,400	480,661
Year-to-date 2014	19	11.0	34	19.7	41	23.7	76	43.9	3	1.7	173	628,900	615,381
Year-to-date 2013	10	14.1	2	2.8	18	25.4	41	57.7	0	0.0	71	669,900	634,726
Richmond Hill													
May 2014	0	0.0	0	0.0	0	0.0	12	18.5	53	81.5	65	865,990	917,544
May 2013	0	0.0	1	8.3	0	0.0	4	33.3	7	58.3	12	804,900	779,772
Year-to-date 2014	0	0.0	0	0.0	1	0.5	42	21.1	156	78.4	199	865,990	1,000,183
Year-to-date 2013	0	0.0	1	1.5	4	6.1	26	39.4	35	53.0	66	804,900	962,513
Vaughan													
May 2014	0	0.0	0	0.0	28	35.0	18	22.5	34	42.5	80	761,990	798,077
May 2013	0	0.0	0	0.0	8	17.0	26	55.3	13	27.7	47	714,990	885,449
Year-to-date 2014	0	0.0	0	0.0	54	23.0	33	14.0	148	63.0	235	885,000	890,281
Year-to-date 2013	1	0.3	0	0.0	18	6.1	214	72.8	61	20.7	294	736,490	845,924
Whitchurch-Stouffville													
May 2014	0	0.0	0	0.0	4	30.8	0	0.0	9	69.2	13	863,990	790,432
May 2013	0	0.0	3	13.6	11	50.0	3	13.6	5	22.7	22	622,990	803,334
Year-to-date 2014	1	1.4	2	2.8	17	23.9	20	28.2	31	43.7	71	724,900	782,220
Year-to-date 2013	9	3.5	46	18.0	140	54.9	51	20.0	9	3.5	255	593,900	619,098

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 2014**

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													
May 2014	18	7.2	65	25.9	73	29.1	69	27.5	26	10.4	251	603,900	630,475
May 2013	40	17.3	58	25.1	60	26.0	62	26.8	11	4.8	231	597,990	602,152
Year-to-date 2014	166	12.9	334	26.0	323	25.2	313	24.4	147	11.5	1,283	598,990	627,967
Year-to-date 2013	205	15.2	431	32.0	347	25.7	286	21.2	79	5.9	1,348	559,900	596,789
Brampton													
May 2014	17	8.4	55	27.2	50	24.8	63	31.2	17	8.4	202	612,945	619,695
May 2013	39	19.0	50	24.4	52	25.4	56	27.3	8	3.9	205	597,990	599,900
Year-to-date 2014	156	16.3	289	30.1	244	25.4	207	21.6	63	6.6	959	570,990	591,522
Year-to-date 2013	196	17.3	386	34.1	281	24.8	239	21.1	31	2.7	1,133	546,990	569,160
Caledon													
May 2014	1	2.4	10	23.8	23	54.8	6	14.3	2	4.8	42	581,900	589,781
May 2013	1	3.8	8	30.8	8	30.8	6	23.1	3	11.5	26	602,900	619,907
Year-to-date 2014	10	4.9	45	22.0	79	38.5	54	26.3	17	8.3	205	602,900	619,137
Year-to-date 2013	9	5.7	40	25.3	59	37.3	39	24.7	11	7.0	158	602,900	616,458
Mississauga													
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	52	43.7	67	56.3	119	850,000	936,881
Year-to-date 2013	0	0.0	5	8.8	7	12.3	8	14.0	37	64.9	57	850,000	1,091,465
Halton Region													
May 2014	0	0.0	10	13.2	12	15.8	35	46.1	19	25.0	76	711,990	773,500
May 2013	42	26.6	67	42.4	30	19.0	14	8.9	5	3.2	158	499,945	539,479
Year-to-date 2014	1	0.2	46	11.0	70	16.8	172	41.2	128	30.7	417	719,990	895,866
Year-to-date 2013	199	40.4	129	26.2	60	12.2	23	4.7	81	16.5	492	460,900	683,878
Burlington													
May 2014	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
May 2013	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
Year-to-date 2014	1	3.2	0	0.0	10	32.3	7	22.6	13	41.9	31	724,990	1,371,319
Year-to-date 2013	0	0.0	1	2.8	17	47.2	1	2.8	17	47.2	36	640,000	1,139,833
Halton Hills													
May 2014	0	0.0	5	19.2	10	38.5	11	42.3	0	0.0	26	649,945	643,064
May 2013	0	0.0	6	16.7	18	50.0	11	30.6	1	2.8	36	620,400	631,214
Year-to-date 2014	0	0.0	18	15.9	48	42.5	41	36.3	6	5.3	113	649,900	652,953
Year-to-date 2013	0	0.0	6	14.0	18	41.9	12	27.9	7	16.3	43	649,900	718,923
Milton													
May 2014	0	0.0	4	66.7	1	16.7	1	16.7	0	0.0	6	--	--
May 2013	42	37.2	61	54.0	7	6.2	3	2.7	0	0.0	113	469,900	476,239
Year-to-date 2014	0	0.0	27	61.4	5	11.4	11	25.0	1	2.3	44	525,400	570,609
Year-to-date 2013	199	56.4	121	34.3	12	3.4	5	1.4	16	4.5	353	430,900	472,134
Oakville													
May 2014	0	0.0	1	2.4	0	0.0	23	54.8	18	42.9	42	759,990	874,642
May 2013	0	0.0	0	0.0	4	100.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	0	0.0	1	0.4	7	3.1	113	49.3	108	47.2	229	770,990	1,013,863
Year-to-date 2013	0	0.0	1	1.7	13	21.7	5	8.3	41	68.3	60	1,500,000	1,630,947

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 2014**

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													
May 2014	43	29.7	26	17.9	40	27.6	33	22.8	3	2.1	145	568,800	545,668
May 2013	56	35.2	48	30.2	28	17.6	16	10.1	11	6.9	159	490,000	521,214
Year-to-date 2014	160	34.7	116	25.2	102	22.1	61	13.2	22	4.8	461	496,900	527,967
Year-to-date 2013	254	39.6	140	21.8	107	16.7	99	15.4	41	6.4	641	495,000	523,158
Ajax													
May 2014	0	0.0	9	13.4	29	43.3	29	43.3	0	0.0	67	643,300	637,503
May 2013	3	6.4	22	46.8	19	40.4	3	6.4	0	0.0	47	548,300	540,213
Year-to-date 2014	5	3.9	32	25.2	54	42.5	34	26.8	2	1.6	127	601,100	604,506
Year-to-date 2013	6	4.4	46	33.6	57	41.6	27	19.7	1	0.7	137	580,000	573,155
Brock													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	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	--	--
Clarington													
May 2014	9	52.9	4	23.5	2	11.8	2	11.8	0	0.0	17	409,990	445,475
May 2013	25	83.3	3	10.0	1	3.3	1	3.3	0	0.0	30	331,990	362,330
Year-to-date 2014	60	60.6	16	16.2	11	11.1	9	9.1	3	3.0	99	401,990	448,030
Year-to-date 2013	116	80.0	18	12.4	4	2.8	3	2.1	4	2.8	145	345,990	387,638
Oshawa													
May 2014	27	69.2	8	20.5	3	7.7	1	2.6	0	0.0	39	387,490	425,753
May 2013	25	59.5	14	33.3	1	2.4	2	4.8	0	0.0	42	415,445	433,093
Year-to-date 2014	78	59.1	32	24.2	17	12.9	4	3.0	1	0.8	132	437,900	449,536
Year-to-date 2013	91	64.5	33	23.4	11	7.8	6	4.3	0	0.0	141	411,990	435,283
Pickering													
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2013	1	6.3	0	0.0	1	6.3	5	31.3	9	56.3	16	869,150	886,931
Year-to-date 2014	0	0.0	1	5.6	3	16.7	5	27.8	9	50.0	18	818,250	869,322
Year-to-date 2013	11	9.7	10	8.8	16	14.2	50	44.2	26	23.0	113	703,300	705,523
Scugog													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	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	--	--
Uxbridge													
May 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
May 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	2	10.0	11	55.0	4	20.0	3	15.0	0	0.0	20	496,900	538,203
Year-to-date 2013	1	8.3	0	0.0	1	8.3	4	33.3	6	50.0	12	930,080	915,534
Whitby													
May 2014	7	35.0	4	20.0	6	30.0	1	5.0	2	10.0	20	504,490	543,407
May 2013	2	8.7	9	39.1	6	26.1	4	17.4	2	8.7	23	582,990	589,810
Year-to-date 2014	15	23.1	24	36.9	13	20.0	6	9.2	7	10.8	65	509,990	561,768
Year-to-date 2013	29	31.2	33	35.5	18	19.4	9	9.7	4	4.3	93	503,990	521,817

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 2014**

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													
May 2014	50	76.9	8	12.3	1	1.5	3	4.6	3	4.6	65	394,990	439,707
May 2013	44	88.0	3	6.0	1	2.0	0	0.0	2	4.0	50	389,945	405,522
Year-to-date 2014	204	73.1	39	14.0	1	0.4	9	3.2	26	9.3	279	394,990	470,526
Year-to-date 2013	265	94.3	10	3.6	1	0.4	0	0.0	5	1.8	281	381,900	386,690
Bradford West Gwillimbury													
May 2014	17	70.8	1	4.2	0	0.0	3	12.5	3	12.5	24	405,990	506,115
May 2013	18	94.7	1	5.3	0	0.0	0	0.0	0	0.0	19	354,990	381,201
Year-to-date 2014	81	64.8	15	12.0	0	0.0	4	3.2	25	20.0	125	405,990	554,881
Year-to-date 2013	138	95.2	5	3.4	0	0.0	0	0.0	2	1.4	145	398,990	400,406
Town of Mono													
May 2014	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
May 2013	4	44.4	2	22.2	1	11.1	0	0.0	2	22.2	9	--	--
Year-to-date 2014	3	30.0	4	40.0	0	0.0	2	20.0	1	10.0	10	461,900	604,240
Year-to-date 2013	10	62.5	2	12.5	1	6.3	0	0.0	3	18.8	16	434,400	519,619
New Tecumseth													
May 2014	29	85.3	4	11.8	1	2.9	0	0.0	0	0.0	34	369,990	392,987
May 2013	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	339,990	350,899
Year-to-date 2014	111	83.5	19	14.3	1	0.8	2	1.5	0	0.0	133	369,990	384,651
Year-to-date 2013	85	100.0	0	0.0	0	0.0	0	0.0	0	0.0	85	334,990	338,872
Orangeville													
May 2014	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
May 2013	11	100.0	0	0.0	0	0.0	0	0.0	0	0.0	11	382,900	381,455
Year-to-date 2014	9	81.8	1	9.1	0	0.0	1	9.1	0	0.0	11	390,000	428,691
Year-to-date 2013	32	91.4	3	8.6	0	0.0	0	0.0	0	0.0	35	381,900	385,225
Toronto CMA													
May 2014	81	9.9	106	12.9	177	21.6	196	23.9	261	31.8	821	686,990	804,104
May 2013	148	19.3	162	21.1	157	20.5	160	20.9	139	18.1	766	604,900	699,081
Year-to-date 2014	447	12.3	509	14.0	632	17.4	828	22.8	1,214	33.4	3,630	689,900	810,464
Year-to-date 2013	765	19.8	714	18.4	768	19.8	936	24.2	689	17.8	3,872	604,900	708,682
Oshawa CMA													
May 2014	43	56.6	16	21.1	11	14.5	4	5.3	2	2.6	76	419,240	461,126
May 2013	52	54.7	26	27.4	8	8.4	7	7.4	2	2.1	95	419,900	448,689
Year-to-date 2014	153	51.7	72	24.3	41	13.9	19	6.4	11	3.7	296	442,490	473,678
Year-to-date 2013	236	62.3	84	22.2	33	8.7	18	4.7	8	2.1	379	401,990	438,288
Greater Toronto Area													
May 2014	74	8.9	114	13.7	188	22.5	197	23.6	261	31.3	834	679,490	801,610
May 2013	156	19.1	185	22.7	165	20.2	167	20.5	143	17.5	816	601,900	691,537
Year-to-date 2014	397	10.8	542	14.7	682	18.5	845	23.0	1,212	33.0	3,678	685,990	813,874
Year-to-date 2013	736	18.4	789	19.7	817	20.4	955	23.8	709	17.7	4,006	602,900	709,561

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**May 2014**

Submarket	May 2014	May 2013	% Change	YTD 2014	YTD 2013	% Change
<b>Toronto City</b>	1,673,721	1,404,679	19.2	1,574,124	1,490,704	5.6
Toronto	--	--	n/a	1,543,250	1,824,776	-15.4
East York	--	--	n/a	1,444,200	1,224,050	18.0
Etobicoke	--	1,856,683	n/a	1,415,520	1,524,783	-7.2
North York	1,981,771	1,539,340	28.7	1,869,904	1,615,788	15.7
Scarborough	935,947	660,548	41.7	879,793	707,302	24.4
York	--	--	n/a	794,091	961,522	-17.4
<b>York Region</b>	795,896	752,399	5.8	845,810	729,710	15.9
Aurora	--	--	n/a	--	910,829	n/a
East Gwillimbury	--	--	n/a	434,157	445,573	-2.6
Georgina Township	428,824	--	n/a	499,778	450,566	10.9
King Township	966,367	909,085	6.3	984,199	863,521	14.0
Markham	786,129	685,156	14.7	892,032	692,587	28.8
Newmarket	563,041	480,661	17.1	615,381	634,726	-3.0
Richmond Hill	917,544	779,772	17.7	1,000,183	962,513	3.9
Vaughan	798,077	885,449	-9.9	890,281	845,924	5.2
Whitchurch-Stouffville	790,432	803,334	-1.6	782,220	619,098	26.3
<b>Peel Region</b>	630,475	602,152	4.7	627,967	596,789	5.2
Brampton	619,695	599,900	3.3	591,522	569,160	3.9
Caledon	589,781	619,907	-4.9	619,137	616,458	0.4
Mississauga	--	--	n/a	936,881	1,091,465	-14.2
<b>Halton Region</b>	773,500	539,479	43.4	895,866	683,878	31.0
Burlington	--	--	n/a	1,371,319	1,139,833	20.3
Halton Hills	643,064	631,214	1.9	652,953	718,923	-9.2
Milton	--	476,239	n/a	570,609	472,134	20.9
Oakville	874,642	--	n/a	1,013,863	1,630,947	-37.8
<b>Durham Region</b>	545,668	521,214	4.7	527,967	523,158	0.9
Ajax	637,503	540,213	18.0	604,506	573,155	5.5
Brock	--	--	n/a	--	--	n/a
Clarington	445,475	362,330	22.9	448,030	387,638	15.6
Oshawa	425,753	433,093	-1.7	449,536	435,283	3.3
Pickering	--	886,931	n/a	869,322	705,523	23.2
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	538,203	915,534	-41.2
Whitby	543,407	589,810	-7.9	561,768	521,817	7.7
<b>Remainder of Toronto CMA</b>	439,707	405,522	8.4	470,526	386,690	21.7
Bradford West Gwillimbury	506,115	381,201	32.8	554,881	400,406	38.6
Town of Mono	--	--	n/a	604,240	519,619	16.3
New Tecumseth	392,987	350,899	12.0	384,651	338,872	13.5
Orangeville	--	381,455	n/a	428,691	385,225	11.3
<b>Toronto CMA</b>	804,104	699,081	15.0	810,464	708,682	14.4
<b>Oshawa CMA</b>	461,126	448,689	2.8	473,678	438,288	8.1
<b>Greater Toronto Area (GTA)</b>	801,610	691,537	15.9	813,874	709,561	14.7

Source: CMHC (Market Absorption Survey)

**Table 5a: MLS® Residential Activity for Toronto**  
**May 2014**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2013	January	4,375	-4.2	7,215	10,624	13,619	53.0	482,648	4.1	502,571
	February	5,759	-18.1	7,071	11,052	12,793	55.3	510,580	1.6	504,250
	March	7,765	-19.9	7,120	14,728	13,439	53.0	519,879	3.1	510,941
	April	9,811	-5.2	7,215	18,270	13,560	53.2	526,335	1.7	507,006
	May	10,182	-6.2	7,274	19,216	13,572	53.6	542,174	4.9	517,042
	June	9,061	-3.8	7,333	15,564	13,415	54.7	531,374	4.5	518,329
	July	8,544	12.9	7,637	14,132	13,104	58.3	513,246	7.6	522,865
	August	7,569	17.9	7,923	12,208	13,199	60.0	503,094	5.0	524,454
	September	7,411	26.1	8,045	14,938	13,003	61.9	533,797	6.0	536,420
	October	8,000	16.0	7,585	13,110	12,900	58.8	539,058	7.1	534,307
	November	6,391	10.3	7,413	9,345	12,670	58.5	538,881	11.0	541,200
	December	4,078	10.5	7,114	4,102	12,016	59.2	520,398	8.7	542,076
2014	January	4,135	-5.5	6,794	8,822	11,566	58.7	526,528	9.1	547,408
	February	5,731	-0.5	6,967	10,897	12,363	56.4	553,193	8.3	546,824
	March	8,081	4.1	7,068	14,829	12,638	55.9	557,684	7.3	548,484
	April	9,706	-1.1	7,555	17,351	13,354	56.6	577,898	9.8	556,004
	May	11,079	8.8	7,990	18,931	13,266	60.2	585,204	7.9	557,547
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	17,899	-15.9		36,404			507,787	2.6	
	Q1 2014	17,947	0.3		34,548			549,072	8.1	
	YTD 2013	37,892	-10.8		73,890			521,829	3.1	
	YTD 2014	38,732	2.2		70,830			566,631	8.6	

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 5b: MLS® Residential Activity for Oshawa**  
**May 2014**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2013	January	488	-12.2	788	989	1,184	66.6	331,514	4.8	338,304
	February	716	-11.5	807	1,072	1,141	70.7	348,474	7.7	350,874
	March	899	-20.3	747	1,412	1,098	68.0	346,697	5.8	347,036
	April	1,145	-1.9	858	1,682	1,279	67.1	353,291	4.7	344,672
	May	1,122	-5.2	835	1,837	1,328	62.9	354,968	4.7	347,917
	June	1,028	-2.2	826	1,402	1,209	68.3	358,692	5.8	350,228
	July	948	2.5	884	1,334	1,346	65.7	359,090	7.3	352,841
	August	896	4.9	909	1,235	1,283	70.9	357,105	6.3	357,826
	September	804	10.3	849	1,341	1,227	69.2	351,669	5.0	354,398
	October	870	9.2	908	1,188	1,273	71.3	359,974	7.2	361,273
	November	679	-2.9	792	849	1,137	69.7	368,257	9.7	371,807
	December	424	8.7	773	380	1,056	73.2	356,996	9.9	370,774
2014	January	459	-5.9	741	791	953	77.7	392,353	18.4	400,553
	February	593	-17.2	668	1,002	1,073	62.2	370,120	6.2	372,537
	March	900	0.1	754	1,488	1,161	65.0	376,923	8.7	376,929
	April	1,090	-4.8	812	1,631	1,239	65.5	386,589	9.4	377,270
	May	1,268	13.0	942	1,738	1,246	75.6	387,382	9.1	379,305
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,103	-15.6		3,473			343,779	6.2	
	Q1 2014	1,952	-7.2		3,281			378,485	10.1	
	YTD 2013	4,370	-9.8		6,992			349,144	5.5	
	YTD 2014	4,310	-1.4		6,650			383,152	9.7	

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA



**Table 6a: Economic Indicators Toronto CMA****May 2014**

		Intetereest 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						
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	3,079	8.4	68.1	895
	March	590	3.00	5.14	119.1	123.3	3,072	8.3	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,085	8.3	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,102	7.9	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	119.8	123.6	3,135	7.8	68.4	920
	August	601	3.14	5.34	119.8	123.7	3,149	7.9	68.6	918
	September	601	3.14	5.34	119.9	123.8	3,153	8.0	68.6	916
	October	601	3.14	5.34	120.0	123.7	3,152	8.1	68.6	923
	November	601	3.14	5.34	120.1	123.6	3,141	8.3	68.4	924
	December	601	3.14	5.34	120.4	123.4	3,134	8.5	68.3	923
2014	January	595	3.14	5.24	120.7	123.7	3,132	8.4	68.1	923
	February	595	3.14	5.24	121.0	125.0	3,136	8.3	68.0	923
	March	581	3.14	4.99	121.0	125.5	3,140	8.0	67.7	922
	April	570	3.14	4.79	121.8	126.4	3,154	7.8	67.8	919
	May	570	3.14	4.79		127.0	3,153	7.6	67.6	915
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

**Table 6b: Economic Indicators Oshawa CMA****May 2014**

		Intetereest 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						
2013	January	595	3.00	5.24	119.0	121.5	194.5	9.3	68.8	949
	February	595	3.00	5.24	119.0	122.9	195.3	9.0	68.8	942
	March	590	3.00	5.14	119.1	123.3	197.2	8.4	68.8	935
	April	590	3.00	5.14	119.2	123.1	197.6	8.1	68.7	941
	May	590	3.00	5.14	119.4	123.2	198.3	7.4	68.3	945
	June	590	3.14	5.14	119.4	123.4	198.6	7.1	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.3	6.4	68.2	954
	August	601	3.14	5.34	119.8	123.7	200.7	6.4	68.2	955
	September	601	3.14	5.34	119.9	123.8	199.8	6.3	67.6	946
	October	601	3.14	5.34	120.0	123.7	198.8	6.6	67.5	946
	November	601	3.14	5.34	120.1	123.6	198.0	6.7	67.1	954
	December	601	3.14	5.34	120.4	123.4	198.1	7.0	67.3	957
2014	January	595	3.14	5.24	120.7	123.7	196.2	7.2	66.7	967
	February	595	3.14	5.24	121.0	125.0	196.2	7.3	66.7	964
	March	581	3.14	4.99	121.0	125.5	197.1	7.1	66.8	962
	April	570	3.14	4.79	121.8	126.4	199.7	7.0	67.5	955
	May	570	3.14	4.79		127.0	200.9	7.3	68.0	955
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

## METHODOLOGY

### Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 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 of 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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