HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

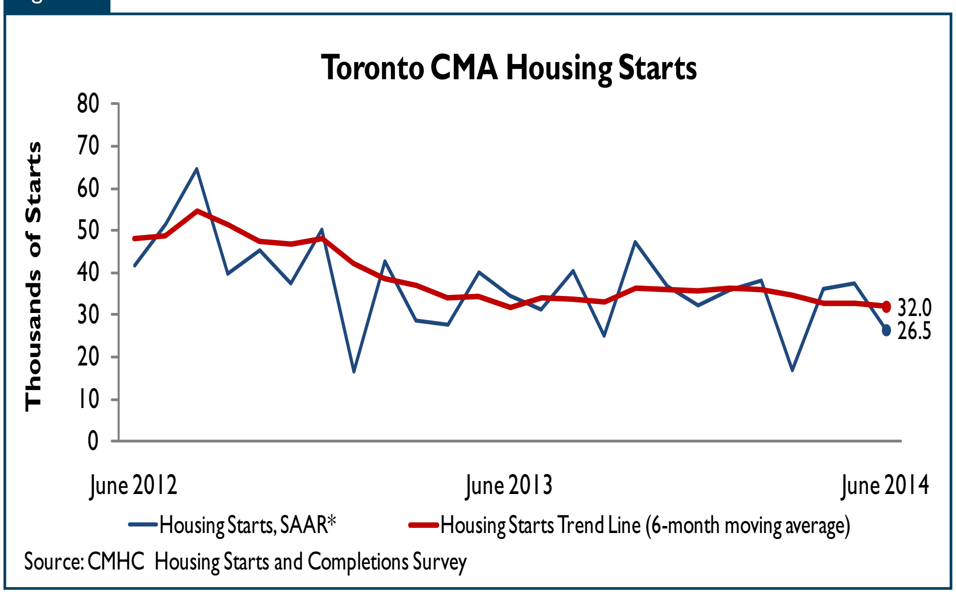
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2014

Highlights

- Seasonally adjusted total housing starts moderated in the second quarter of 2014 while low rise starts showed impressive growth.
- Seasonally adjusted existing home sales grew by more than 13 per cent in the second quarter of 2014.
- The seasonally adjusted unemployment rate fell below eight per cent for the first time since the third quarter of 2013.

Figure 1



* 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. The trend is a six-month moving average of the monthly SAAR.

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New Home Market

The seasonally-adjusted and annualized rate (SAAR) of housing starts in the Toronto Census Metropolitan Area (CMA) trended lower at 31,950 in June compared to 32,897 in May. The quarterly SAAR for total starts was 32,104 in the second quarter of 2014. After peaking in the fourth quarter of 2013, starts moderated in the second quarter of 2014.

While total starts activity moderated in the GTA, seasonally adjusted low-rise starts recorded a healthy increase of 21 per cent in the second quarter of 2014 compared to the previous quarter. The growing popularity of less expensive low rise home types such as row houses was more pronounced by their increased starts activity. The strongest growth rates were recorded for row house and semi-detached starts. Single-detached home starts rose by nearly 16 per cent.

The dip in total housing starts was due to declines in apartment starts in spite of impressive growth in the low-rise segment this quarter. Since peaking at the end of 2013, apartment starts in the GTA continued to moderate and stood at a seasonally-adjusted annualized rate of (SAAR) 16,000 units or close to 21 per cent off the figure reported in the previous quarter. The slow-down in the rate of high rise project launches in 2012 is now translating to fewer starts in the second quarter. By contrast, the total starts tally in the Oshawa CMA increased in the second quarter thanks to a healthy increase in apartment starts. Given the smaller volume of apartment starts in Oshawa compared to that of Toronto, the increase in apartment starts there was not significant enough to offset the decline in apartment starts in the GTA.

Although apartment starts trended lower, the number of those under construction continued to remain high. At last count, over 57,000 apartment units were under construction out of about 70,000 total units under construction. This volume of apartment units accounted for nearly 82 per cent of all housing units under construction in the GTA. While low rise homes were built within a short period of time, often a few months, high rise projects could take several years to reach completion.

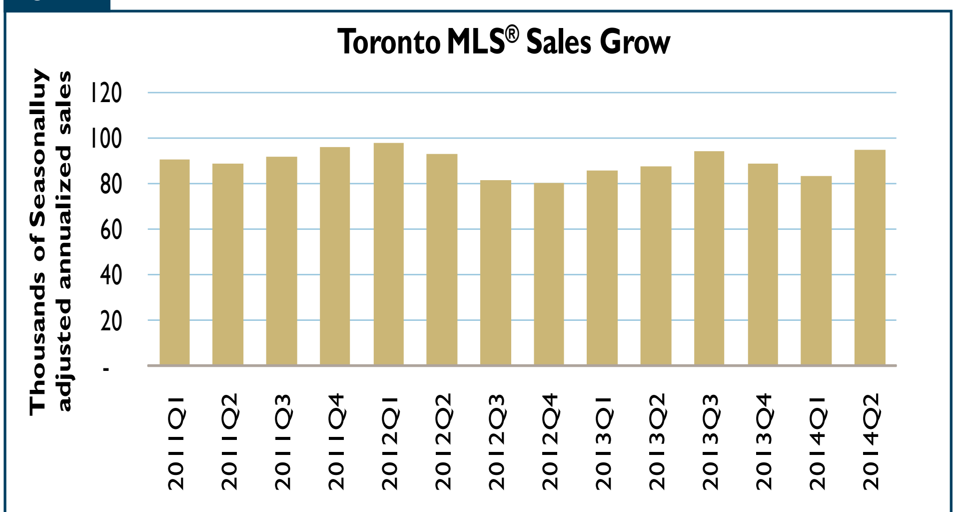
Completions of single detached homes trailed that of apartments in the second quarter of 2014 compared to a year earlier. However, a large share of those completed units was priced above $800,000 or at the higher end of the price scale. This resulted in the average new single detached home price so far this year to jump and top $800,000.

York, Halton and Durham Regions recorded double digit increases in housing starts in the second quarter of 2014 compared to a year ago. In York Region, strong growth in apartment starts was mainly responsible for the overall increase. Total starts were down in Toronto City with a more pronounced decline in the condominium apartment sector, where starts dropped by over 20 per cent.

Existing Home Market

Existing home sales were strong during the second quarter of 2014. Total sales increased by nearly seven per cent in the second quarter of 2014 compared to the same quarter a year earlier. On a seasonally adjusted basis, sales were even stronger with an increase of over 13 per cent in the second of 2014 quarter compared to the first quarter of 2014. Warmer weather following an exceptionally cold winter, coupled with low mortgage rates prevailing in the market, enticed more people to purchase homes. Seasonally adjusted single detached home sales jumped by nearly 17 per cent in the second

Figure 2



Source: CREA, CMHC seasonal adjustment.
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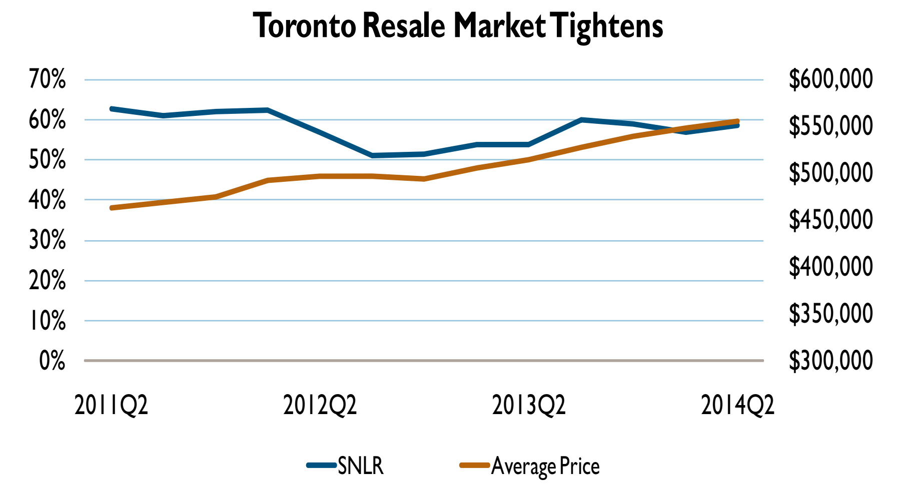
quarter while about a six per cent growth in condominium apartment sales was more modest in comparison. Sales increased across all regions in the GTA. Halton Region recorded the highest growth in seasonally adjusted sales. Home buyers and particularly first time buyers looking for bargains, were able to pick from a wide choice of less expensive homes in areas such as Milton and Halton Hills.

Employment on a seasonally adjusted basis showed signs of expansion during the second quarter of 2014 compared to the previous quarter and had a positive effect on home buying demand. The seasonally adjusted unemployment rate fell below eight per cent for the first time since the third quarter of 2013 and was another sign of an improving job market. Full time employment for 25 to 44 year olds (typical ages associated with first time home buying) showed an improvement from the previous quarter. However, employment among the 45 to 64 year olds, which are typically associated with move up or repeat home buying, remained flat in the second quarter. The lack of job growth among the older age group did not have an impact on general home buying and job gains among the younger age group was strong enough to offset any losses from the older age category.

Despite a positive labour market, income growth showed little signs of progress. The seasonally adjusted average weekly earnings in the second quarter of 2014 were lower by about

Figure 3



Source: CREA, CMHC seasonal adjustment

one per cent from the previous quarter. An increasing labour force continued to stifle wage growth in the GTA. But despite slow income growth, housing demand stayed strong as more people appeared to rely on accumulated savings and built up home equity to purchase homes.

The seasonally adjusted average resale home price continued to climb at a moderate rate of about 1.6% and topped $557,000 during the second quarter of 2014 compared to the previous quarter. Despite strong sales growth in the second quarter, a notable increase in the supply of seasonally adjusted new listings by about nine per cent dampened the extent to which prices appreciated. The strong growth in adjusted new listings in the second quarter was in contrast to the previous quarter where supply contracted by about five per cent. Whereas more homeowners likely adapted a wait-and-see approach to listing their homes in the first quarter of 2014, persistent price growth in the GTA and warmer weather persuaded more homeowners to put their homes up for sale in the second quarter. The average single detached home price was nearly $740,000 during the second quarter of 2014, increasing by about nine per cent from a year ago. Mainly due to higher supply, condominium price growth lagged that of single detached homes with the average condominium apartment price growing by about five per cent to reach $367,000 in the second quarter compared to the same time a year earlier.

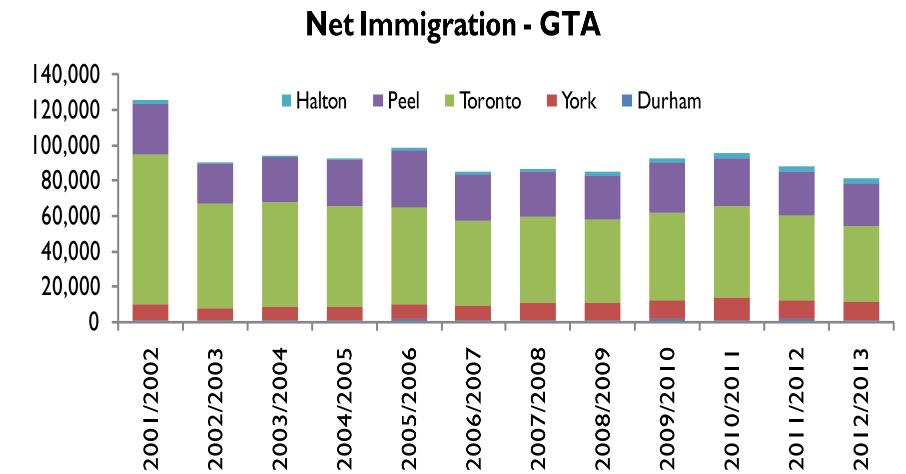
Demographic And Supply Factors Impact Spring Vacancy Rate In Toronto

The average apartment vacancy rate in Toronto edged up to 1.9 per cent in April 2014 from 1.6 per cent in April 2013 according to the CMHC Spring 2014 Rental Market Survey. Fewer international migrants and competition from the condominium market contributed to the increase in the average vacancy rate.

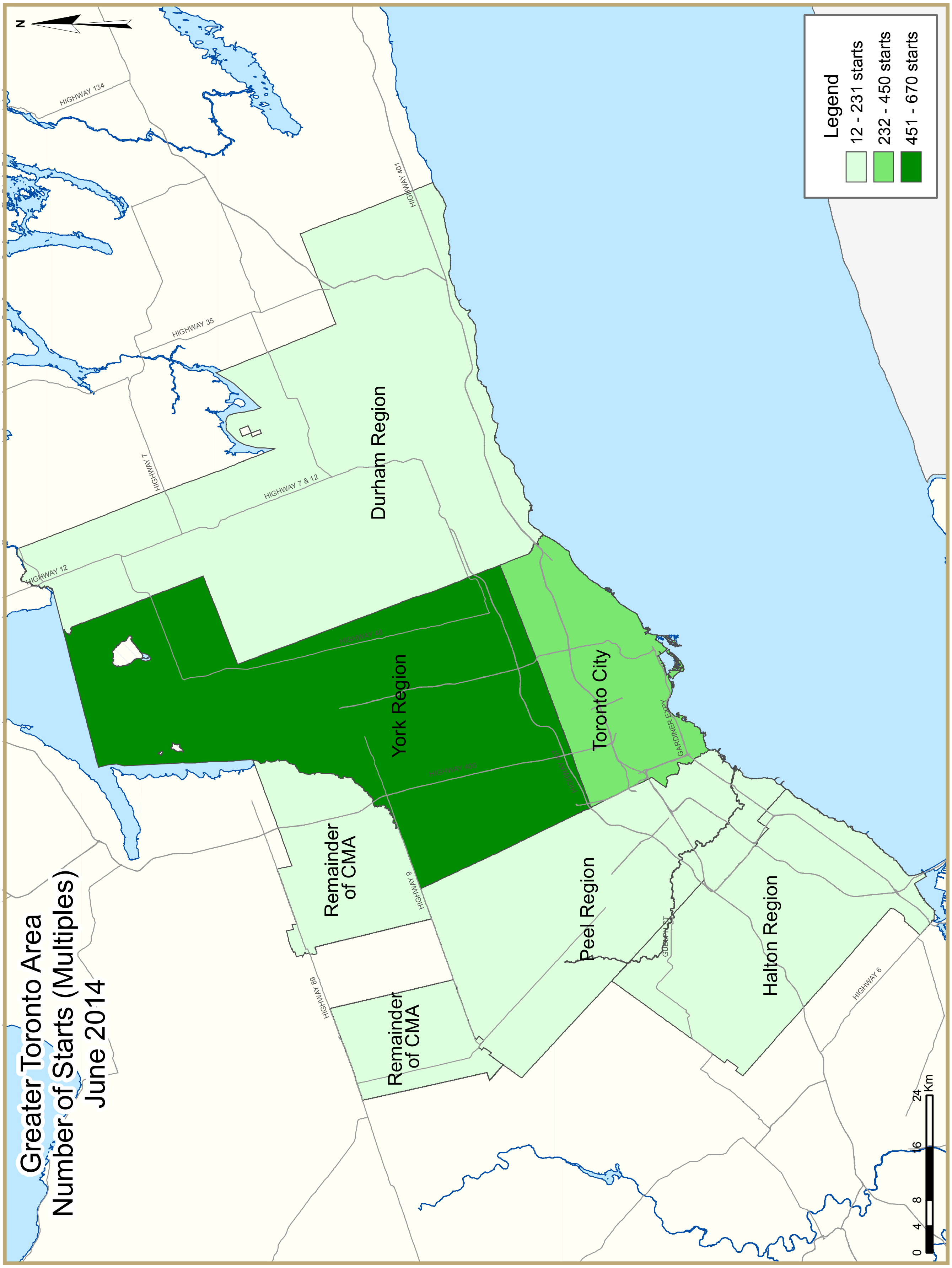
International migration to Toronto has been trending lower and less supportive of rental demand in recent years. According to Census data, most immigrants rent upon immediate arrival in Toronto. They typically wait to establish employment and credit history (which can take up to three years) before entering the homeownership market. Net immigration flows to the GTA has been trending lower in all regions across the GTA since the 2010/2011 period (as shown in the adjacent chart).

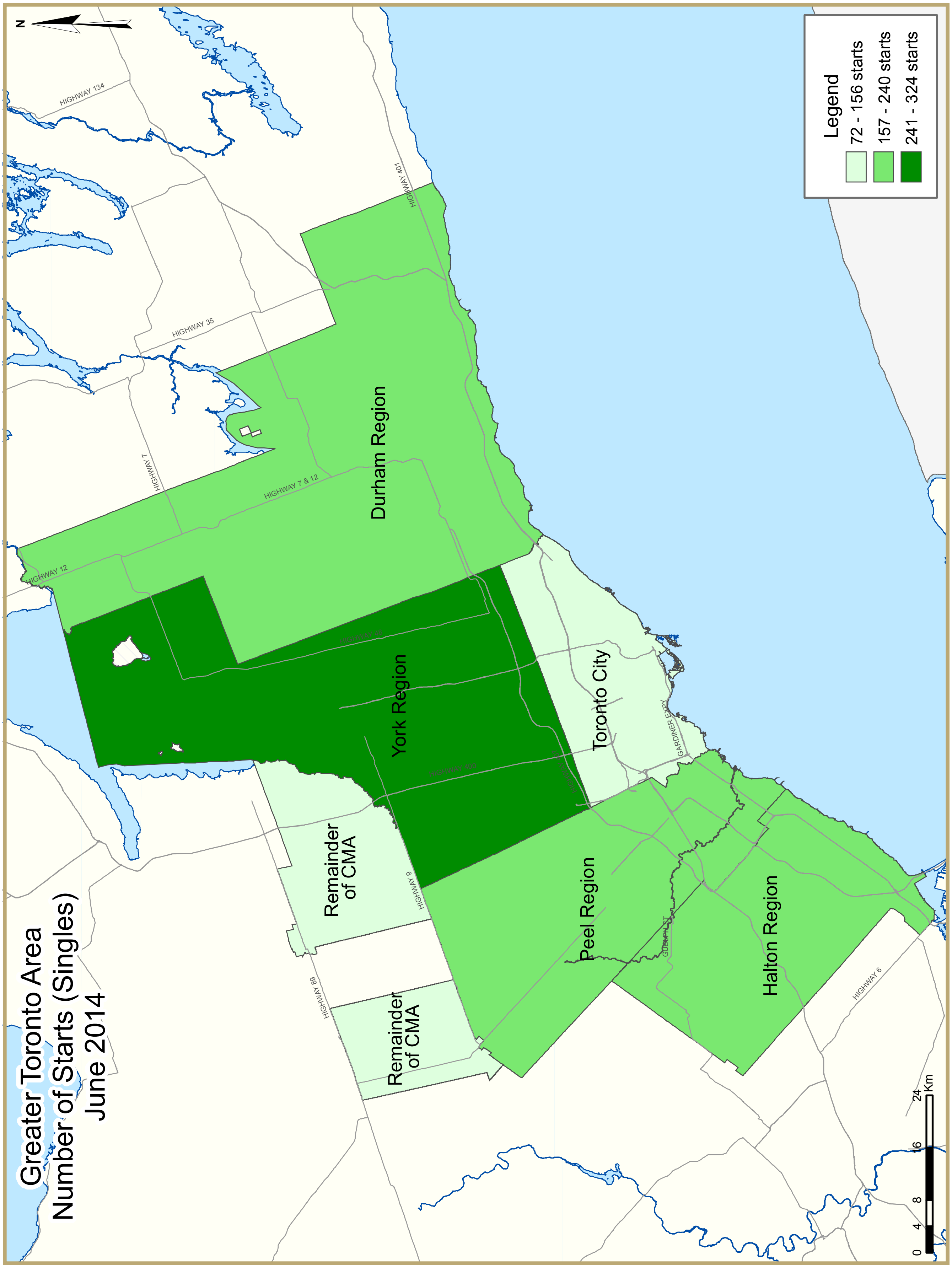
New purpose built rental units have been in short supply in the GTA for more than a decade. The real growth in rental accommodation has come from the condominium sector, specifically from investor held units. Low vacancy rates and historically low mortgage rates have kept investor purchases of new condominium apartment units high in recent years. Some of these pre-construction units have been purchased with the intension of leasing them out upon completion. As more of these units reach completion they add competition to the purpose built rental market and create upward pressure on vacancy rates.

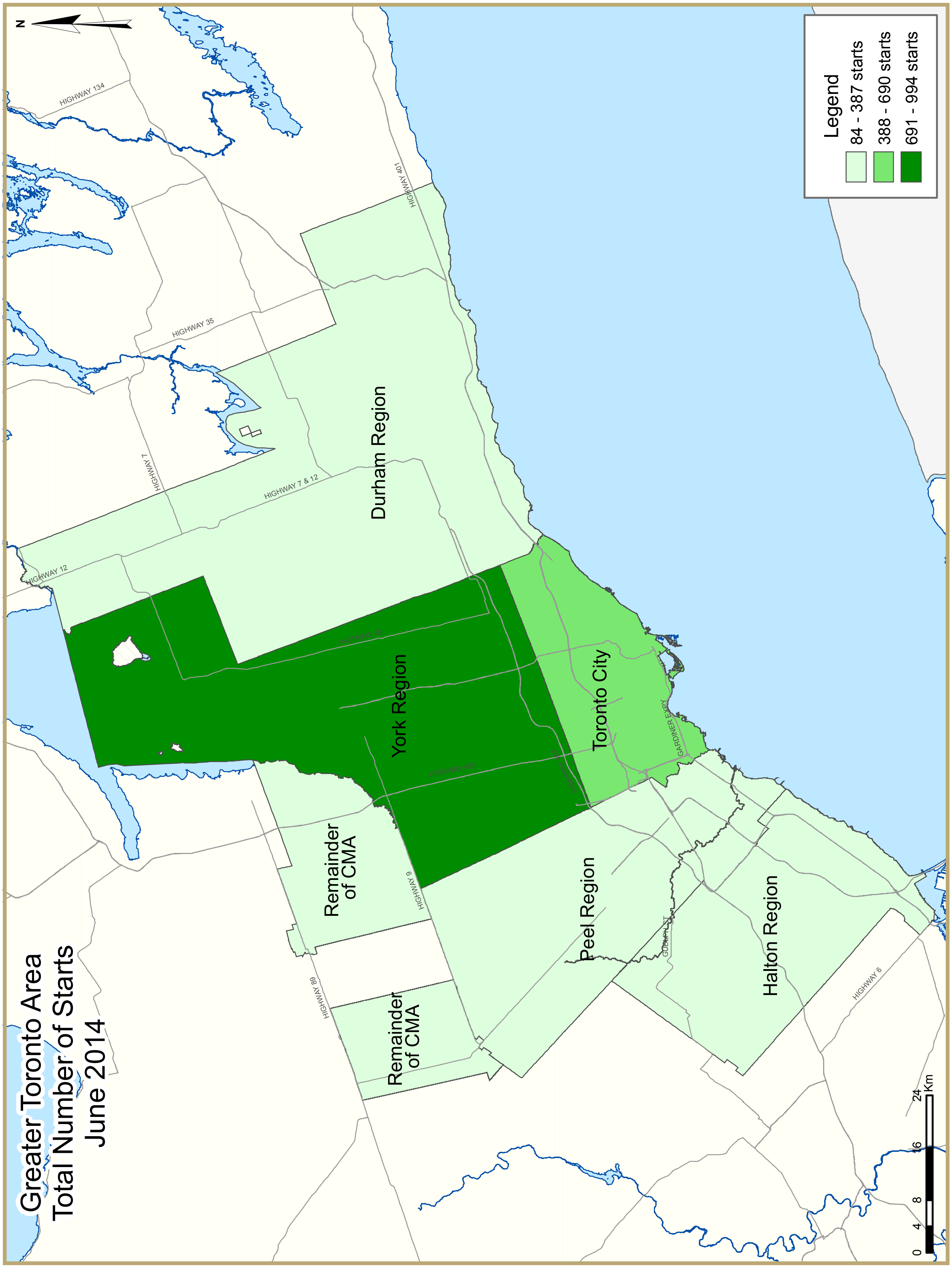
Figure 4

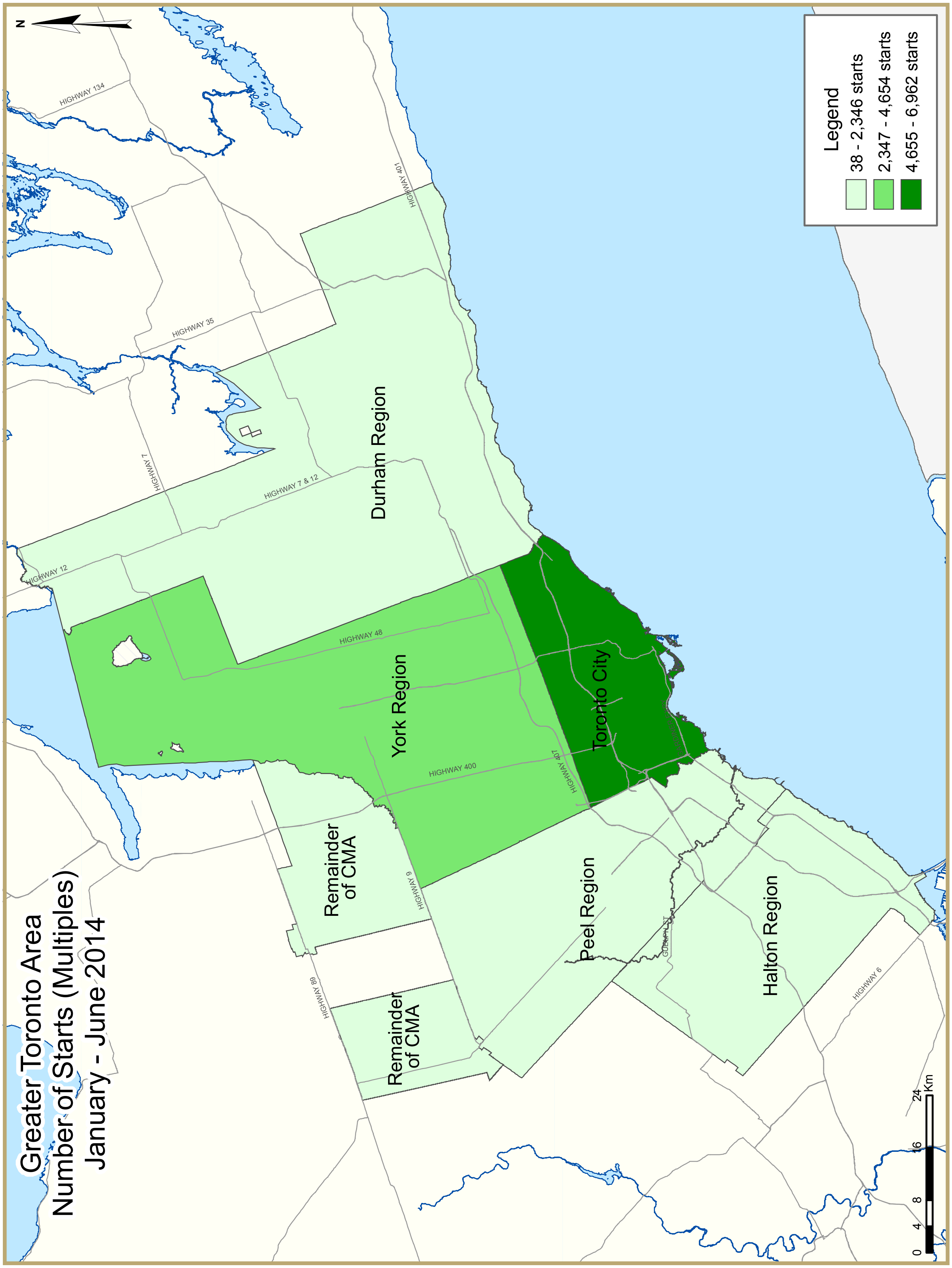


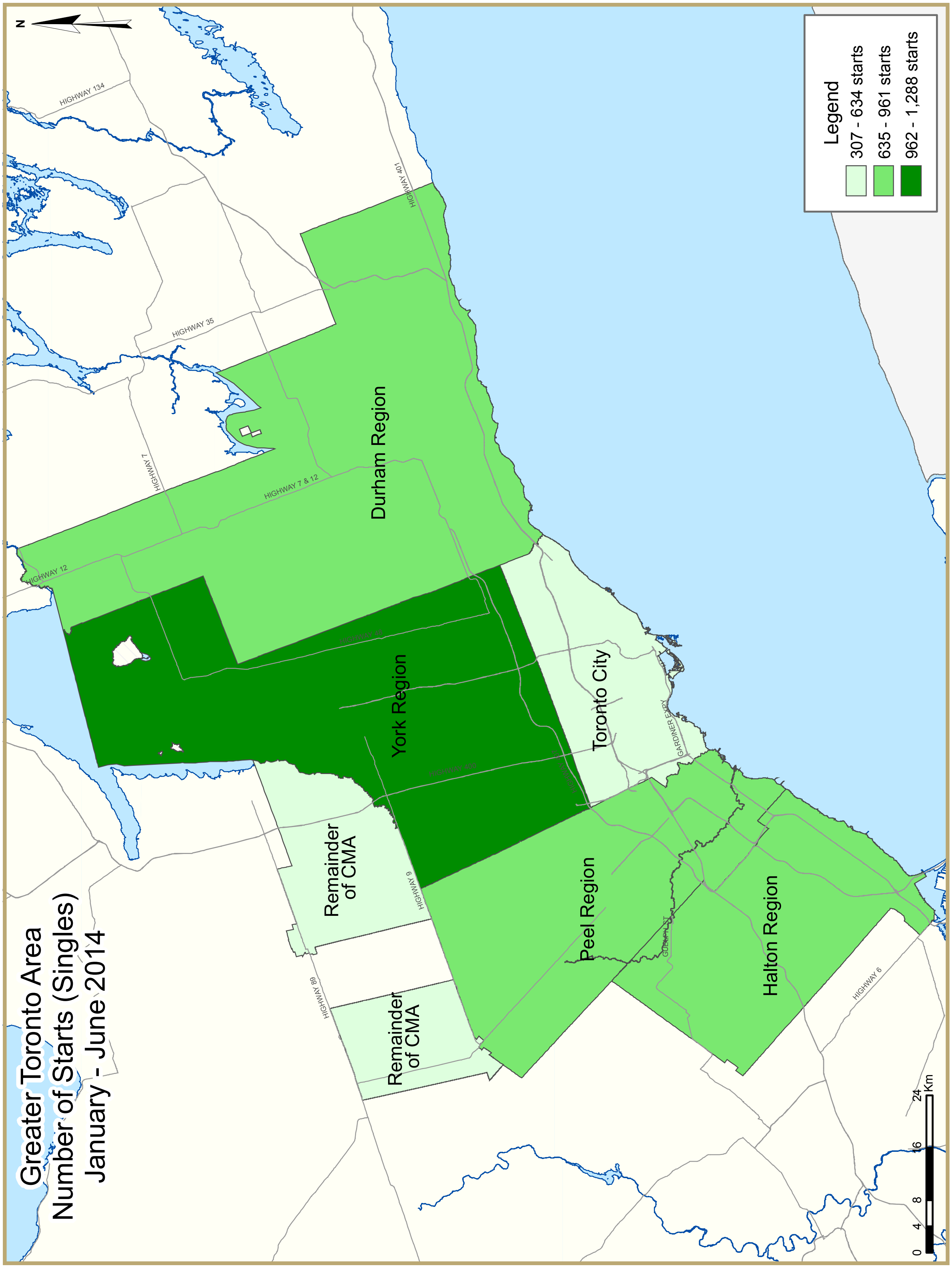
Source: Statistics Canada, CMHC calculations

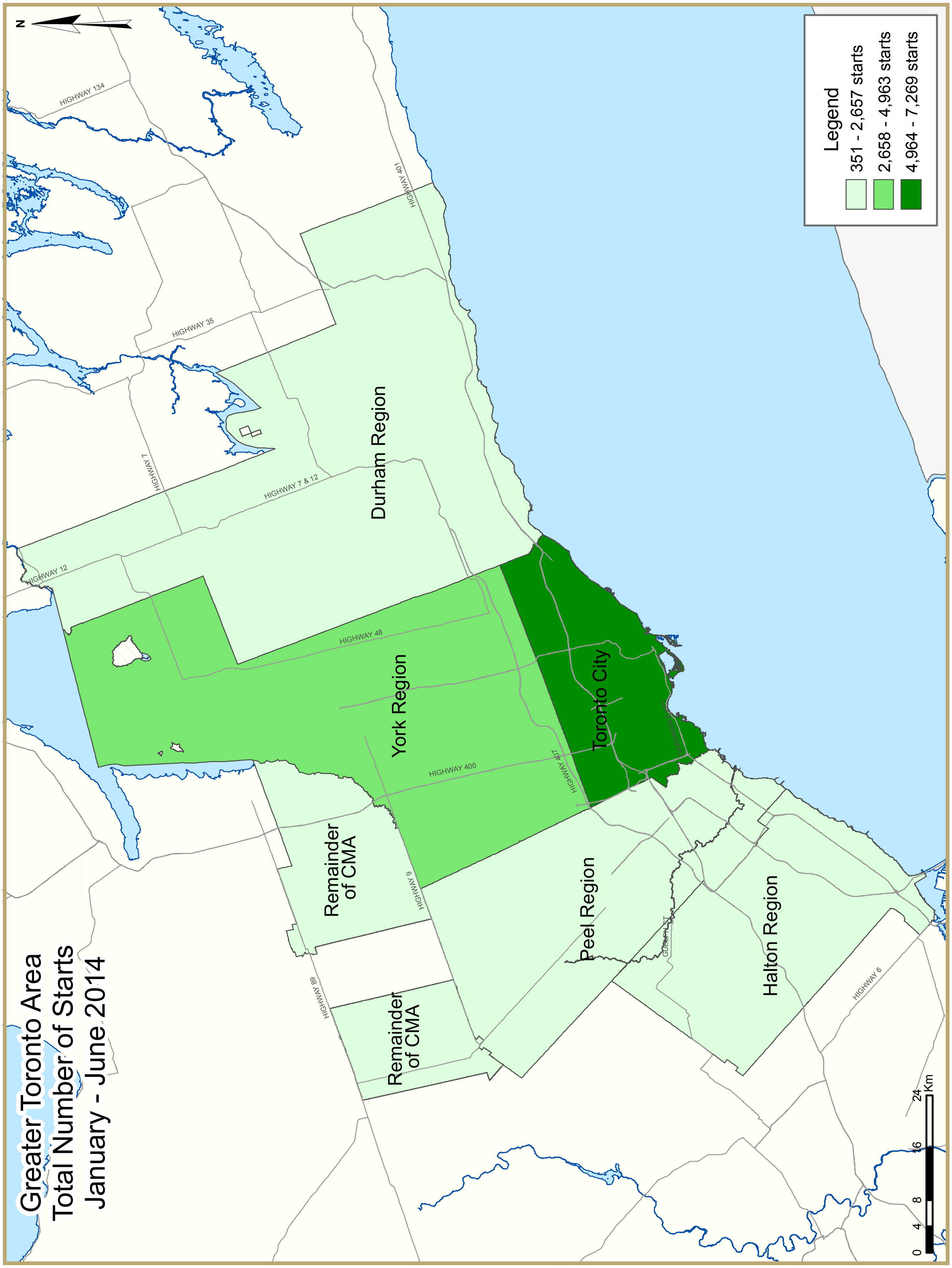

Greater Toronto Area
Number of Starts (Multiples)
June 2014
Legend
12 - 231 starts
232 - 450 starts
451 - 670 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
0
4
8
16
24
Km

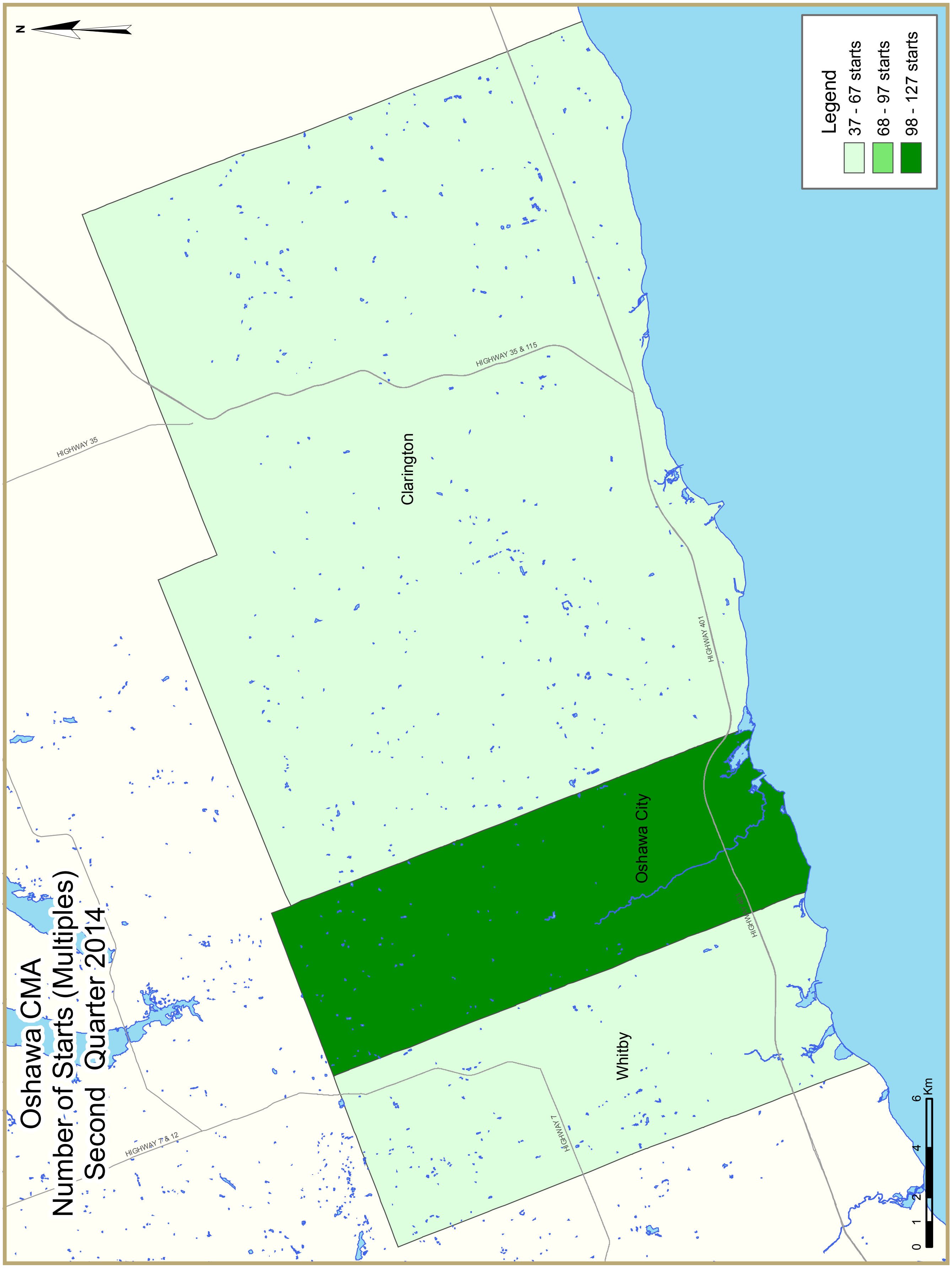

Greater Toronto Area
Number of Starts (Singles)
June 2014
Legend
72 - 156 starts
157 - 240 starts
241 - 324 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 7
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
N
0 4 8 16 24 Km

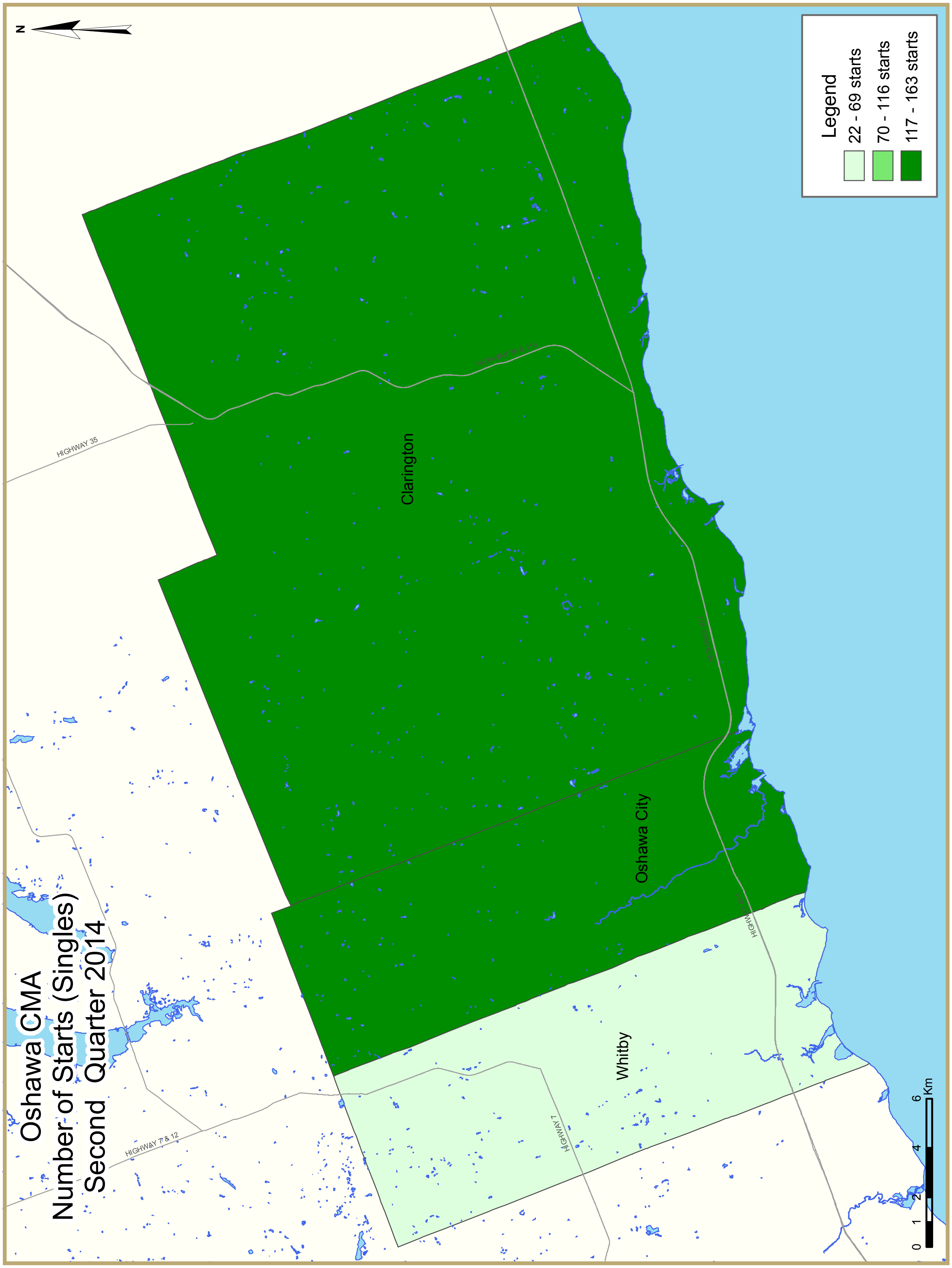

Greater Toronto Area
Total Number of Starts
June 2014
Legend
84 - 387 starts
388 - 690 starts
691 - 994 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
N
0
4
8
16
24
Km

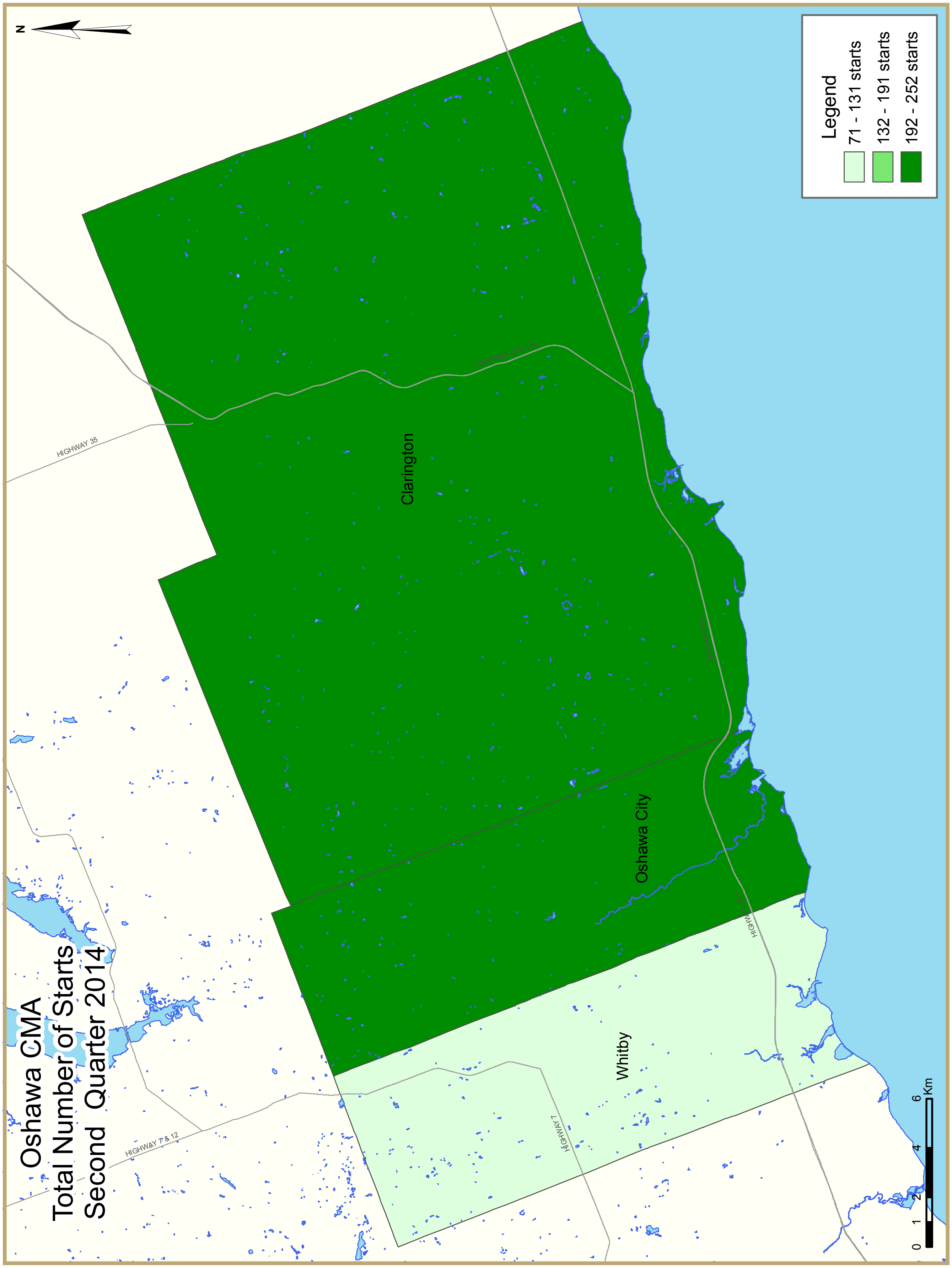

Greater Toronto Area
Number of Starts (Multiples)
January - June 2014
Legend
38 - 2,346 starts
2,347 - 4,654 starts
4,655 - 6,962 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 401
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

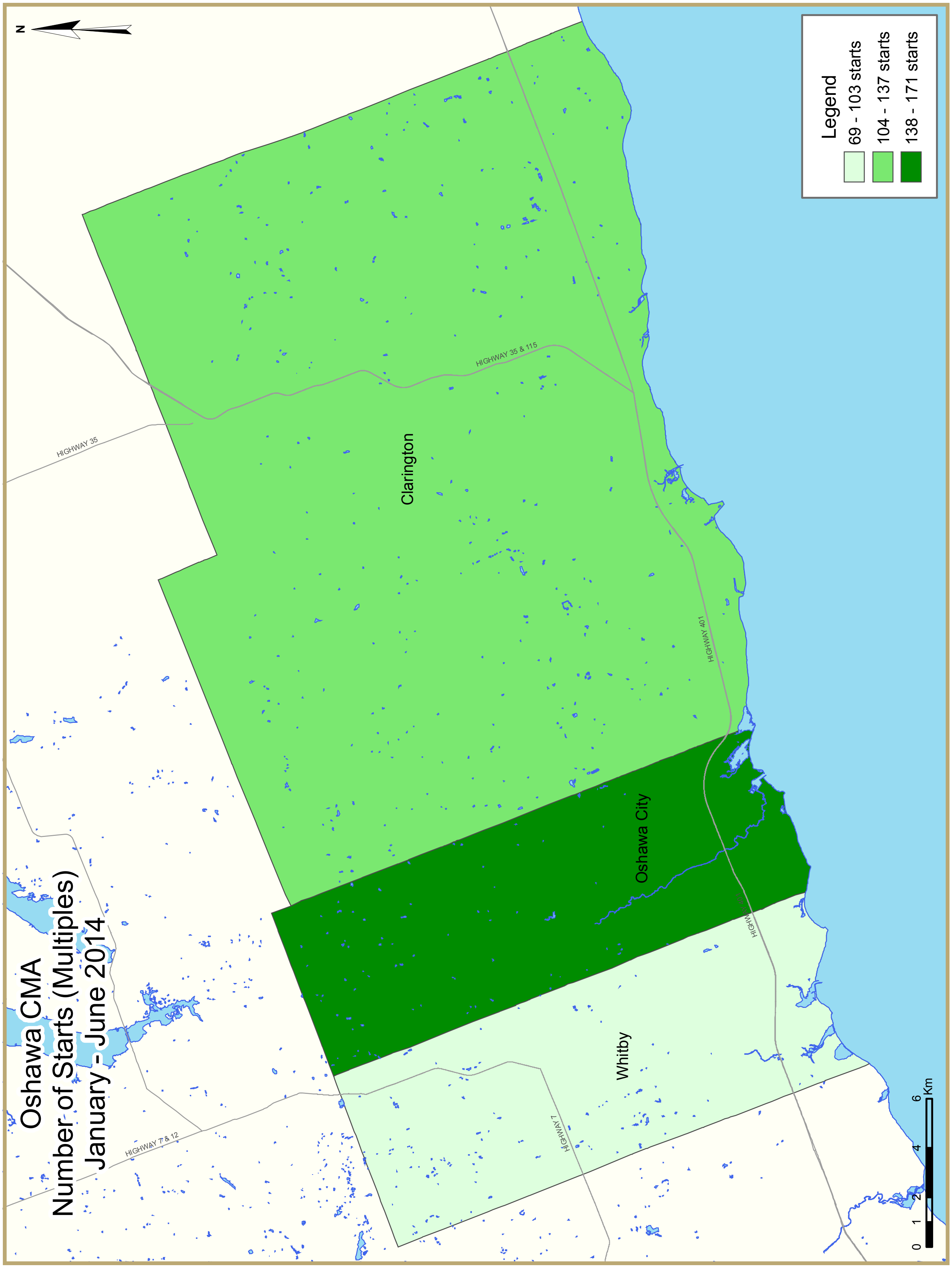

Greater Toronto Area
Number of Starts (Singles)
January - June 2014
Legend
307 - 634 starts
635 - 961 starts
962 - 1,288 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
N
0 4 8 16 24 Km

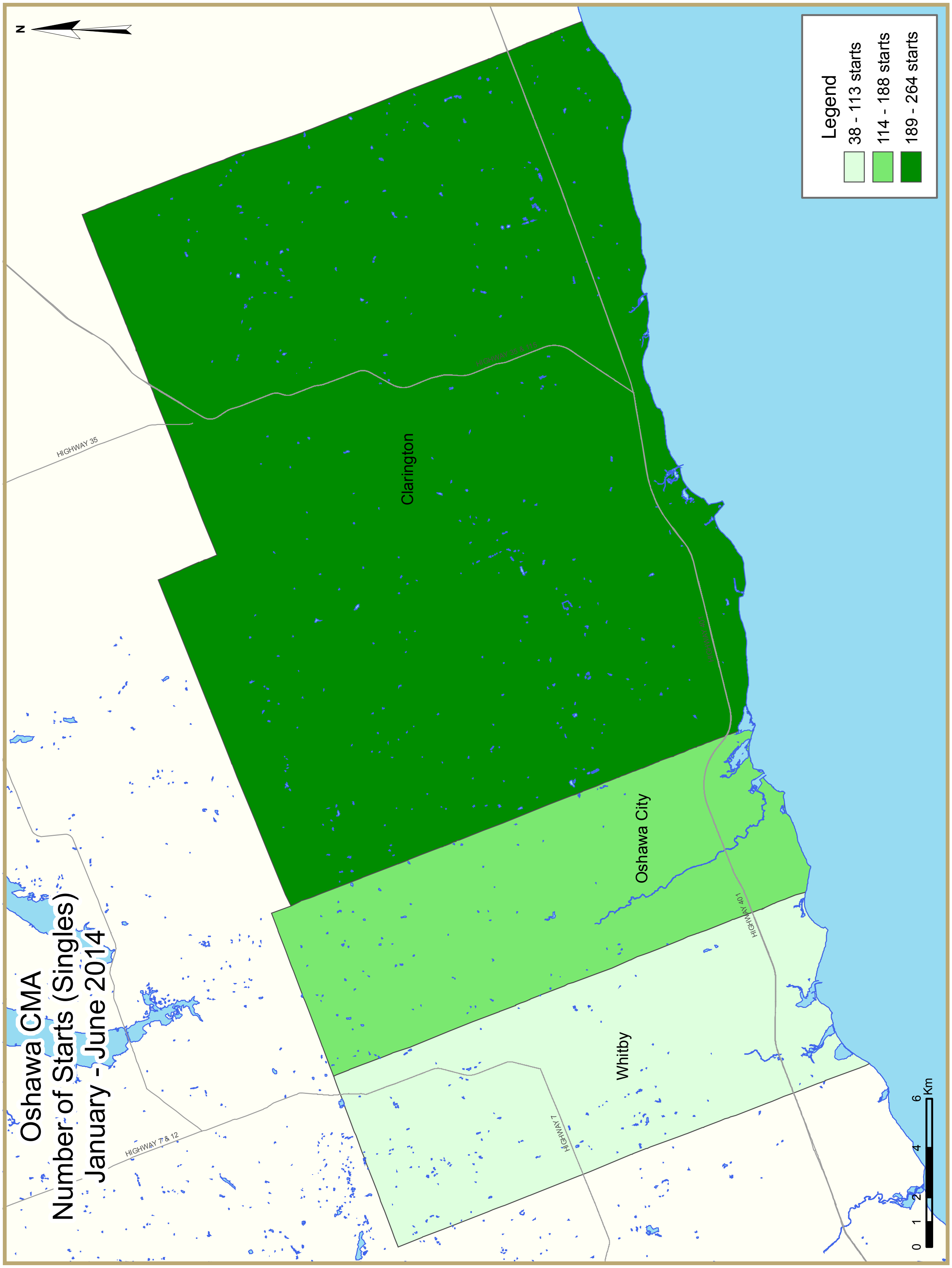

Greater Toronto Area
Total Number of Starts
January - June 2014
Legend
351 - 2,657 starts
2,658 - 4,963 starts
4,964 - 7,269 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

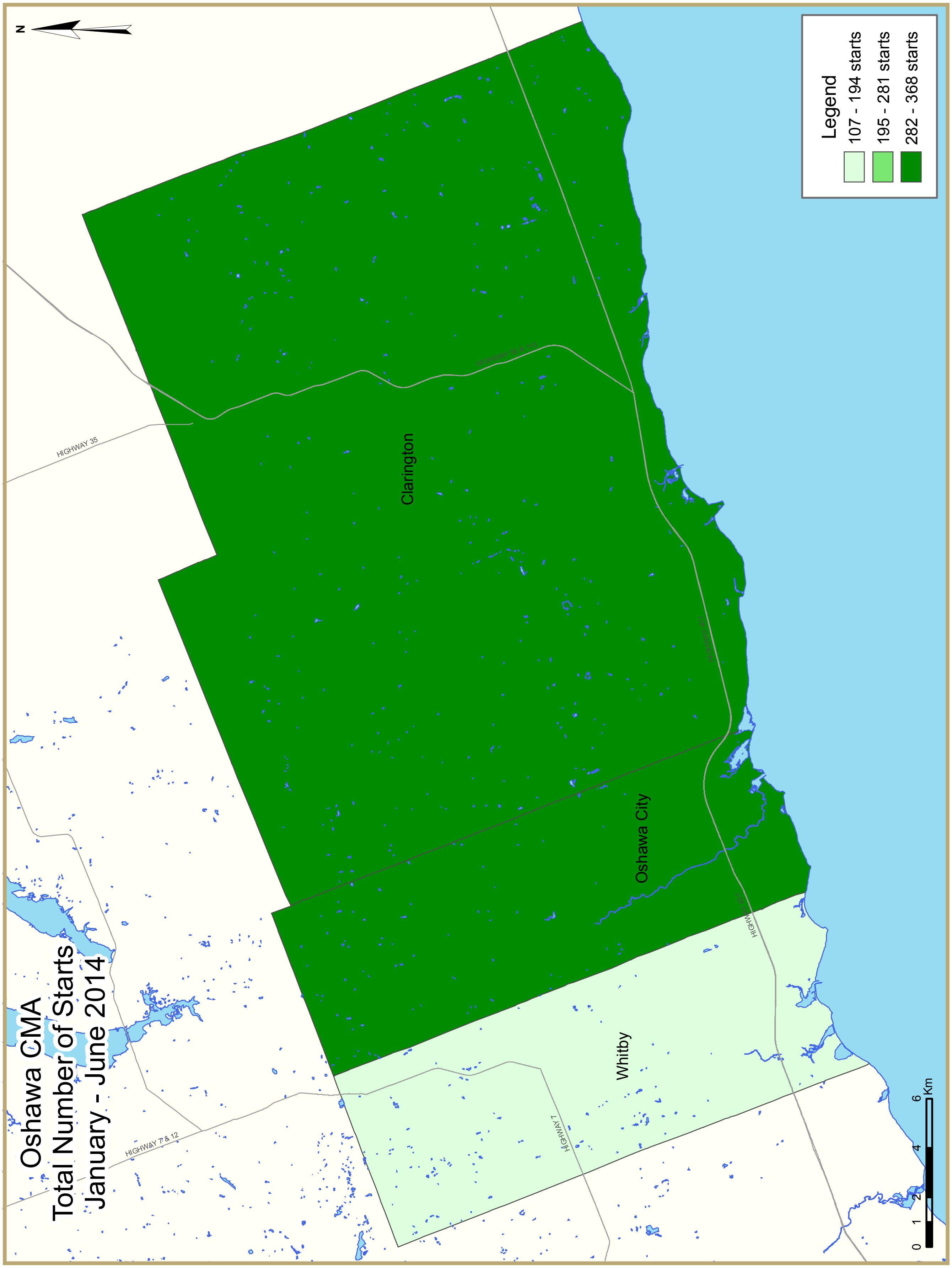

Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2014
N
Legend
37 - 67 starts
68 - 97 starts
98 - 127 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7 & 12
HIGHWAY 7
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
Second Quarter 2014
Legend
22 - 69 starts
70 - 116 starts
117 - 163 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
N
0 1 2 4 6
Km


Oshawa CMA
Total Number of Starts
Second Quarter 2014
N
Legend
71 - 131 starts
132 - 191 starts
192 - 252 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Multiples)
January - June 2014
Legend
69 - 103 starts
104 - 137 starts
138 - 171 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
HIGHWAY 7 & 12
N
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - June 2014
Legend
38 - 113 starts
114 - 188 starts
189 - 264 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 401
N
0 1 2 4 6
Km


Oshawa CMA
Total Number of Starts
January - June 2014
Legend
107 - 194 starts
195 - 281 starts
282 - 368 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
N
Km
0 1 2 4 6

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

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	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:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	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) June 2014		
Toronto CMA[1]	May 2014	June 2014
Trend[2]	32,897	31,950
SAAR	37,854	26,479
	June 2013	June 2014
Actual		
June - Single-Detached	955	943
June - Multiples	2,014	1,399
June - Total	2,969	2,342
January to June - Single-Detached	4,561	3,887
January to June - Multiples	10,716	11,761
January to June - Total	15,277	15,648

Table 1b: Housing Starts (SAAR and Trend) June 2014		
Oshawa CMA[1]	May 2014	June 2014
Trend[2]	1,555	1,714
SAAR	1,564	1,948
	June 2013	June 2014
Actual		
June - Single-Detached	74	137
June - Multiples	8	59
June - Total	82	196
January to June - Single-Detached	431	488
January to June - Multiples	193	344
January to June - Total	624	832

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA June 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2014	936	174	371	7	49	615	4	186	2,342
June 2013	951	202	291	4	25	1,496	0	0	2,969
% Change	-1.6	-13.9	27.5	75.0	96.0	-58.9	n/a	n/a	-21.1
Year-to-date 2014	3,866	834	1,845	21	272	8,204	4	602	15,648
Year-to-date 2013	4,547	1,030	1,620	14	212	7,616	0	238	15,277
% Change	-15.0	-19.0	13.9	50.0	28.3	7.7	n/a	152.9	2.4
UNDER CONSTRUCTION									
June 2014	7,151	1,496	3,445	32	758	53,955	26	2,168	69,031
June 2013	8,261	1,982	3,774	26	874	49,164	8	2,159	66,249
% Change	-13.4	-24.5	-8.7	23.1	-13.3	9.7	**	0.4	4.2
COMPLETIONS									
June 2014	939	158	266	1	91	2,013	0	7	3,475
June 2013	822	196	282	3	2	700	0	0	2,005
% Change	14.2	-19.4	-5.7	-66.7	**	187.6	n/a	n/a	73.3
Year-to-date 2014	4,614	1,018	1,707	10	248	7,868	0	188	15,653
Year-to-date 2013	4,728	1,041	1,708	25	369	9,000	14	1,386	18,271
% Change	-2.4	-2.2	-0.1	-60.0	-32.8	-12.6	-100.0	-86.4	-14.3
COMPLETED & NOT ABSORBED									
June 2014	196	19	96	2	47	1,122	n/a	n/a	1,482
June 2013	154	51	93	0	6	1,044	n/a	n/a	1,348
% Change	27.3	-62.7	3.2	n/a	**	7.5	n/a	n/a	9.9
ABSORBED									
June 2014	927	158	263	1	58	1 892	n/a	n/a	3,299
June 2013	834	164	289	3	4	788	n/a	n/a	2,082
% Change	11.2	-3.7	-9.0	-66.7	**	140.1	n/a	n/a	58.5
Year-to-date 2014	4,592	1,015	1,705	9	218	7,729	n/a	n/a	15,268
Year-to-date 2013	4,713	1,008	1,686	24	374	8,865	n/a	n/a	16,670
% Change	-2.6	0.7	1.1	-62.5	-41.7	-12.8	n/a	n/a	-8.4

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

Table 1.1b: Housing Activity Summary of Oshawa CMA June 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2014	137	0	29	0	30	0	0	0	196
June 2013	74	0	6	0	0	0	0	2	82
% Change	85.1	n/a	**	n/a	n/a	n/a	n/a	-100.0	139.0
Year-to-date 2014	488	30	155	0	63	0	0	96	832
Year-to-date 2013	429	48	47	0	21	0	29	50	624
% Change	13.8	-37.5	**	n/a	200.0	n/a	-100.0	92.0	33.3
UNDER CONSTRUCTION									
June 2014	599	40	171	0	69	0	2	439	1,320
June 2013	609	68	83	0	70	160	33	198	1,221
% Change	-1.6	-41.2	106.0	n/a	-1.4	-100.0	-93.9	121.7	8.1
COMPLETIONS									
June 2014	78	0	27	0	0	0	0	2	107
June 2013	84	2	0	0	15	0	6	9	116
% Change	-7.1	-100.0	n/a	n/a	-100.0	n/a	-100.0	-77.8	-7.8
Year-to-date 2014	375	8	70	0	35	0	0	11	499
Year-to-date 2013	460	22	54	0	108	30	7	9	690
% Change	-18.5	-63.6	29.6	n/a	-67.6	-100.0	-100.0	22.2	-27.7
COMPLETED & NOT ABSORBED									
June 2014	26	0	0	0	0	0	n/a	n/a	26
June 2013	6	0	0	0	0	9	n/a	n/a	15
% Change	**	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	73.3
ABSORBED									
June 2014	79	0	27	0	2	0	n/a	n/a	108
June 2013	87	2	1	0	15	0	n/a	n/a	105
% Change	-9.2	-100.0	**	n/a	-86.7	n/a	n/a	n/a	2.9
Year-to-date 2014	377	8	71	0	35	0	n/a	n/a	491
Year-to-date 2013	466	22	54	0	110	30	n/a	n/a	682
% Change	-19.1	-63.6	31.5	n/a	-68.2	-100.0	n/a	n/a	-28.0

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area June 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2014	1,030	174	399	1	93	615	4	186	2,502
June 2013	987	196	297	0	25	1,496	0	117	3,118
% Change	4.4	-11.2	34.3	n/a	**	-58.9	n/a	59.0	-19.8
Year-to-date 2014	4,107	854	1,983	3	358	8,282	4	698	16,289
Year-to-date 2013	4,733	1,066	1,584	0	299	7,848	29	558	16,117
% Change	-13.2	-19.9	25.2	n/a	19.7	5.5	-86.2	25.1	1.1
UNDER CONSTRUCTION									
June 2014	7,436	1,500	3,462	12	852	54,269	28	2,914	70,473
June 2013	8,612	2,020	3,720	10	1,046	49,862	41	2,627	67,939
% Change	-13.7	-25.7	-6.9	20.0	-18.5	8.8	-31.7	10.9	3.7
COMPLETIONS									
June 2014	973	156	281	0	113	2,013	0	9	3,545
June 2013	884	190	282	0	15	700	6	9	2,086
% Change	10.1	-17.9	-0.4	n/a	**	187.6	-100.0	0.0	69.9
Year-to-date 2014	4,718	996	1,736	0	325	8,078	0	199	16,052
Year-to-date 2013	4,955	1,015	1,755	3	471	9,216	21	1,395	18,831
% Change	-4.8	-1.9	-1.1	-100.0	-31.0	-12.3	-100.0	-85.7	-14.8
COMPLETED & NOT ABSORBED									
June 2014	233	15	66	0	47	1,114	n/a	n/a	1,475
June 2013	171	49	77	0	6	1,056	n/a	n/a	1,359
% Change	36.3	-69.4	-14.3	n/a	**	5.5	n/a	n/a	8.5
ABSORBED									
June 2014	953	156	278	0	82	1 892	n/a	n/a	3,361
June 2013	903	158	290	0	17	793	n/a	n/a	2,161
% Change	5.5	-1.3	-4.1	n/a	**	138.6	n/a	n/a	55.5
Year-to-date 2014	4,677	995	1,749	0	297	7,929	n/a	n/a	15,647
Year-to-date 2013	4,935	982	1,733	3	478	9,078	n/a	n/a	17,209
% Change	-5.2	1.3	0.9	-100.0	-37.9	-12.7	n/a	n/a	-9.1

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2014	91	6	9	1	3	175	4	186	475
June 2013	128	8	16	0	0	932	0	0	1,084
York Region									
June 2014	324	60	159	0	11	440	0	0	994
June 2013	349	34	173	0	7	564	0	0	1,127
Peel Region									
June 2014	189	96	68	0	0	0	0	0	353
June 2013	228	154	13	0	0	0	0	0	395
Halton Region									
June 2014	220	10	119	0	18	0	0	0	367
June 2013	161	0	81	0	18	0	0	115	375
Durham Region									
June 2014	206	2	44	0	61	0	0	0	313
June 2013	121	0	14	0	0	0	0	2	137
Toronto CMA									
June 2014	936	174	371	7	49	615	4	186	2,342
June 2013	951	202	291	4	25	1,496	0	0	2,969
Oshawa CMA									
June 2014	137	0	29	0	30	0	0	0	196
June 2013	74	0	6	0	0	0	0	2	82
Greater Toronto Area									
June 2014	1,030	174	399	1	93	615	4	186	2,502
June 2013	987	196	297	0	25	1,496	0	117	3,118

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

Table 1.2: Housing Activity Summary by Submarket June 2014									
	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									
June 2014	1,288	234	515	10	336	44,003	14	2,067	48,467
June 2013	1,375	202	601	0	267	39,648	0	1,822	43,915
York Region									
June 2014	2,119	342	1,151	1	11	6,515	0	100	10,239
June 2013	2,278	340	1,216	1	90	6,244	0	112	10,281
Peel Region									
June 2014	1,908	794	733	1	238	2,474	12	0	6,160
June 2013	3,201	1,202	574	9	166	2,245	8	225	7,631
Halton Region									
June 2014	962	30	680	0	132	1,277	0	308	3,389
June 2013	763	170	1,024	0	393	1,565	0	270	4,185
Durham Region									
June 2014	1,159	100	383	0	135	0	2	439	2,218
June 2013	995	106	305	0	130	160	33	198	1,927
Toronto CMA									
June 2014	7,151	1,496	3,445	32	758	53,955	26	2,168	69,031
June 2013	8,261	1,982	3,774	26	874	49,164	8	2,159	66,249
Oshawa CMA									
June 2014	599	40	171	0	69	0	2	439	1,320
June 2013	609	68	83	0	70	160	33	198	1,221
Greater Toronto Area									
June 2014	7,436	1,500	3,462	12	852	54,269	28	2,914	70,473
June 2013	8,612	2,020	3,720	10	1,046	49,862	41	2,627	67,939

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2014	106	0	24	0	10	925	0	6	1,071
June 2013	88	10	20	0	0	670	0	0	788
York Region									
June 2014	258	34	81	0	44	843	0	1	1,261
June 2013	271	94	91	0	0	30	0	0	486
Peel Region									
June 2014	363	114	113	0	0	95	0	0	685
June 2013	346	58	69	0	0	0	0	0	473
Halton Region									
June 2014	99	6	32	0	59	150	0	0	346
June 2013	84	26	94	0	0	0	0	0	204
Durham Region									
June 2014	147	2	31	0	0	0	0	2	182
June 2013	95	2	8	0	15	0	6	9	135
Toronto CMA									
June 2014	939	158	266	1	91	2,013	0	7	3,475
June 2013	822	196	282	3	2	700	0	0	2,005
Oshawa CMA									
June 2014	78	0	27	0	0	0	0	2	107
June 2013	84	2	0	0	15	0	6	9	116
Greater Toronto Area									
June 2014	973	156	281	0	113	2,013	0	9	3,545
June 2013	884	190	282	0	15	700	6	9	2,086

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2014	128	5	41	0	7	907	n/a	n/a	1,088
June 2013	86	7	28	0	4	933	n/a	n/a	1,058
York Region									
June 2014	36	6	21	0	38	193	n/a	n/a	294
June 2013	20	26	30	0	0	45	n/a	n/a	121
Peel Region									
June 2014	8	2	0	0	2	0	n/a	n/a	12
June 2013	21	16	19	0	2	36	n/a	n/a	94
Halton Region									
June 2014	25	2	0	0	0	14	n/a	n/a	41
June 2013	23	0	0	0	0	24	n/a	n/a	47
Durham Region									
June 2014	36	0	4	0	0	0	n/a	n/a	40
June 2013	21	0	0	0	0	18	n/a	n/a	39
Toronto CMA									
June 2014	196	19	96	2	47	1,122	n/a	n/a	1,482
June 2013	154	51	93	0	6	1,044	n/a	n/a	1,348
Oshawa CMA									
June 2014	26	0	0	0	0	0	n/a	n/a	26
June 2013	6	0	0	0	0	9	n/a	n/a	15
Greater Toronto Area									
June 2014	233	15	66	0	47	1,114	n/a	n/a	1,475
June 2013	171	49	77	0	6	1,056	n/a	n/a	1,359

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2014	92	0	25	0	10	916	n/a	n/a	1,043
June 2013	93	10	27	0	2	729	n/a	n/a	861
York Region									
June 2014	258	34	81	0	11	731	n/a	n/a	1,115
June 2013	272	74	91	0	0	33	n/a	n/a	470
Peel Region									
June 2014	363	114	113	0	0	95	n/a	n/a	685
June 2013	346	46	69	0	0	23	n/a	n/a	484
Halton Region									
June 2014	96	6	32	0	59	150	n/a	n/a	343
June 2013	88	26	94	0	0	8	n/a	n/a	216
Durham Region									
June 2014	144	2	27	0	2	0	n/a	n/a	175
June 2013	104	2	9	0	15	0	n/a	n/a	130
Toronto CMA									
June 2014	927	158	263	1	58	1,892	n/a	n/a	3,299
June 2013	834	164	289	3	4	788	n/a	n/a	2,082
Oshawa CMA									
June 2014	79	0	27	0	2	0	n/a	n/a	108
June 2013	87	2	1	0	15	0	n/a	n/a	105
Greater Toronto Area									
June 2014	953	156	278	0	82	1,892	n/a	n/a	3,361
June 2013	903	158	290	0	17	793	n/a	n/a	2,161

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 June 2014												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	% Change
Toronto City	92	128	6	8	16	16	361	932	475	1,084	-56.2
Toronto	21	17	4	2	16	0	81	932	122	951	-87.2
East York	13	9	0	0	0	0	0	0	13	9	44.4
Etobicoke	10	37	0	4	0	16	0	0	10	57	-82.5
North York	34	51	2	0	0	0	280	0	316	51	**
Scarborough	14	11	0	0	0	0	0	0	14	11	27.3
York	0	3	0	2	0	0	0	0	0	5	-100.0
York Region	324	349	60	34	170	180	440	564	994	1,127	-11.8
Aurora	28	0	0	0	4	0	0	0	32	0	n/a
East Gwillimbury	9	10	0	4	0	0	0	0	9	14	-35.7
Georgina Township	13	12	0	0	6	0	0	0	19	12	58.3
King Township	19	41	0	2	0	8	0	0	19	51	-62.7
Markham	128	94	46	24	43	99	440	402	657	619	6.1
Newmarket	4	45	0	4	38	0	0	0	42	49	-14.3
Richmond Hill	48	88	0	0	63	37	0	0	111	125	-11.2
Vaughan	71	29	14	0	16	29	0	162	101	220	-54.1
Whitchurch-Stouffville	4	30	0	0	0	7	0	0	4	37	-89.2
Peel Region	189	228	96	154	68	13	0	0	353	395	-10.6
Brampton	163	151	62	150	62	8	0	0	287	309	-7.1
Caledon	12	41	0	0	6	5	0	0	18	46	-60.9
Mississauga	14	36	34	4	0	0	0	0	48	40	20.0
Halton Region	220	161	10	0	137	99	0	115	367	375	-2.1
Burlington	16	13	0	0	25	6	0	115	41	134	-69.4
Halton Hills	5	116	0	0	0	37	0	0	5	153	-96.7
Milton	144	4	10	0	31	26	0	0	185	30	**
Oakville	55	28	0	0	81	30	0	0	136	58	134.5
Durham Region	206	121	2	0	105	14	0	2	313	137	128.5
Ajax	45	27	2	0	39	8	0	0	86	35	145.7
Brock	4	1	0	0	0	0	0	0	4	1	**
Clarington	62	19	0	0	0	0	0	0	62	19	**
Oshawa	54	32	0	0	29	6	0	0	83	38	118.4
Pickering	17	6	0	0	7	0	0	0	24	6	**
Scugog	3	3	0	0	0	0	0	0	3	3	0.0
Uxbridge	0	10	0	0	0	0	0	0	0	10	-100.0
Whitby	21	23	0	0	30	0	0	2	51	25	104.0
Remainder of Toronto CMA	72	59	4	6	8	6	0	0	84	71	18.3
Bradford West Gwillimbury	27	34	0	0	0	6	0	0	27	40	-32.5
Town of Mono	12	4	0	0	0	0	0	0	12	4	200.0
New Tecumseth	26	10	4	6	0	0	0	0	30	16	87.5
Orangeville	7	11	0	0	8	0	0	0	15	11	36.4
Toronto CMA	943	955	178	202	420	316	801	1,496	2,342	2,969	-21.1
Oshawa CMA	137	74	0	0	59	6	0	2	196	82	139.0
Greater Toronto Area (GTA)	1,031	987	174	196	496	322	801	1,613	2,502	3,118	-19.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - June 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
Toronto City	307	507	78	128	259	268	6,625	6,008	7,269	6,911	5.2
Toronto	88	78	42	14	93	18	4,110	4,952	4,333	5,062	-14.4
East York	23	31	6	0	8	0	0	0	37	31	19.4
Etobicoke	34	90	0	36	18	16	462	202	514	344	49.4
North York	117	216	28	66	104	137	2,012	538	2,261	957	136.3
Scarborough	41	80	0	10	30	97	30	316	101	503	-79.9
York	4	12	2	2	6	0	11	0	23	14	64.3
York Region	1,288	1,652	298	166	744	485	1,654	815	3,984	3,118	27.8
Aurora	97	7	0	0	13	0	0	0	110	7	**
East Gwillimbury	31	21	0	4	6	0	0	0	37	25	48.0
Georgina Township	95	82	0	2	18	19	0	0	113	103	9.7
King Township	92	153	2	2	0	30	0	0	94	185	-49.2
Markham	323	630	244	130	283	306	446	407	1,296	1,473	-12.0
Newmarket	83	241	0	26	38	0	0	0	121	267	-54.7
Richmond Hill	133	188	0	2	290	53	1,208	6	1,631	249	**
Vaughan	395	206	52	0	96	70	0	402	543	678	-19.9
Whitchurch-Stouffville	39	124	0	0	0	7	0	0	39	131	-70.2
Peel Region	926	1,479	386	636	370	238	407	688	2,089	3,041	-31.3
Brampton	746	1,139	332	342	191	160	103	225	1,372	1,866	-26.5
Caledon	127	151	14	32	69	34	0	0	210	217	-3.2
Mississauga	53	189	40	262	110	44	304	463	507	958	-47.1
Halton Region	688	402	18	56	561	627	226	845	1,493	1,930	-22.6
Burlington	30	31	0	0	34	110	78	502	142	643	-77.9
Halton Hills	24	135	2	0	0	154	0	0	26	289	-91.0
Milton	368	131	14	34	284	275	148	0	814	440	85.0
Oakville	266	105	2	22	243	88	0	343	511	558	-8.4
Durham Region	901	695	74	80	383	292	96	50	1,454	1,117	30.2
Ajax	329	182	20	10	80	64	0	0	429	256	67.6
Brock	10	8	0	0	0	0	0	0	10	8	25.0
Clarington	264	108	30	24	74	50	0	0	368	182	102.2
Oshawa	186	222	0	24	75	24	96	48	357	318	12.3
Pickering	58	51	24	22	85	133	0	0	167	206	-18.9
Scugog	8	6	0	0	0	0	0	0	8	6	33.3
Uxbridge	8	17	0	0	0	0	0	0	8	17	-52.9
Whitby	38	101	0	0	69	21	0	2	107	124	-13.7
Remainder of Toronto CMA	313	302	14	12	24	127	0	0	351	441	-20.4
Bradford West Gwillimbury	140	176	6	6	0	118	0	0	146	300	-51.3
Town of Mono	33	14	0	0	0	0	0	0	33	14	135.7
New Tecumseth	101	64	8	6	8	9	0	0	117	79	48.1
Orangeville	39	48	0	0	16	0	0	0	55	48	14.6
Toronto CMA	3,887	4,561	838	1,030	2,089	1,832	8,834	7,854	15,648	15,277	2.4
Oshawa CMA	488	431	30	48	218	95	96	50	832	624	33.3
Greater Toronto Area (GTA)	4,110	4,735	854	1,066	2,317	1,910	9,008	8,406	16,289	16,117	1.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Toronto City	12	16	4	0	175	932	186	0
Toronto	12	0	4	0	81	932	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	16	0	0	0	0	0	0
North York	0	0	0	0	94	0	186	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	170	180	0	0	440	564	0	0
Aurora	4	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	0	8	0	0	0	0	0	0
Markham	43	99	0	0	440	402	0	0
Newmarket	38	0	0	0	0	0	0	0
Richmond Hill	63	37	0	0	0	0	0	0
Vaughan	16	29	0	0	0	162	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	68	13	0	0	0	0	0	0
Brampton	62	8	0	0	0	0	0	0
Caledon	6	5	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	137	99	0	0	0	0	0	115
Burlington	25	6	0	0	0	0	0	115
Halton Hills	0	37	0	0	0	0	0	0
Milton	31	26	0	0	0	0	0	0
Oakville	81	30	0	0	0	0	0	0
Durham Region	105	14	0	0	0	0	0	2
Ajax	39	8	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	29	6	0	0	0	0	0	0
Pickering	7	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	30	0	0	0	0	0	0	2
Remainder of Toronto CMA	8	6	0	0	0	0	0	0
Bradford West Gwillimbury	0	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
Toronto CMA	416	316	4	0	615	1,496	186	0
Oshawa CMA	59	6	0	0	0	0	0	2
Greater Toronto Area (GTA)	492	322	4	0	615	1,496	186	117

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 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
Toronto City	255	268	4	0	6,029	6,006	596	2
Toronto	89	18	4	0	3,806	4,950	304	2
East York	8	0	0	0	0	0	0	0
Etobicoke	18	16	0	0	462	202	0	0
North York	104	137	0	0	1,731	538	281	0
Scarborough	30	97	0	0	30	316	0	0
York	6	0	0	0	0	0	11	0
York Region	744	485	0	0	1,648	804	6	11
Aurora	13	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	18	19	0	0	0	0	0	0
King Township	0	30	0	0	0	0	0	0
Markham	283	306	0	0	440	402	6	5
Newmarket	38	0	0	0	0	0	0	0
Richmond Hill	290	53	0	0	1,208	0	0	6
Vaughan	96	70	0	0	0	402	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	370	238	0	0	407	463	0	225
Brampton	191	160	0	0	103	0	0	225
Caledon	69	34	0	0	0	0	0	0
Mississauga	110	44	0	0	304	463	0	0
Halton Region	561	627	0	0	226	575	0	270
Burlington	34	110	0	0	78	232	0	270
Halton Hills	0	154	0	0	0	0	0	0
Milton	284	275	0	0	148	0	0	0
Oakville	243	88	0	0	0	343	0	0
Durham Region	383	265	0	27	0	0	96	50
Ajax	80	64	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	75	24	0	0	0	0	96	48
Pickering	85	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	69	21	0	0	0	0	0	2
Remainder of Toronto CMA	24	127	0	0	0	0	0	0
Bradford West Gwillimbury	0	118	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	16	0	0	0	0	0	0	0
Toronto CMA	2,085	1,832	4	0	8,232	7,616	602	238
Oshawa CMA	218	68	0	27	0	0	96	50
Greater Toronto Area (GTA)	2,313	1,883	4	27	8,310	7,848	698	558

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Toronto City	106	152	179	932	190	0	475	1,084
Toronto	34	19	84	932	4	0	122	951
East York	13	9	0	0	0	0	13	9
Etobicoke	10	57	0	0	0	0	10	57
North York	35	51	95	0	186	0	316	51
Scarborough	14	11	0	0	0	0	14	11
York	0	5	0	0	0	0	0	5
York Region	543	556	451	571	0	0	994	1,127
Aurora	32	0	0	0	0	0	32	0
East Gwillimbury	9	14	0	0	0	0	9	14
Georgina Township	19	12	0	0	0	0	19	12
King Township	19	51	0	0	0	0	19	51
Markham	217	217	440	402	0	0	657	619
Newmarket	31	49	11	0	0	0	42	49
Richmond Hill	111	118	0	7	0	0	111	125
Vaughan	101	58	0	162	0	0	101	220
Whitchurch-Stouffville	4	37	0	0	0	0	4	37
Peel Region	353	395	0	0	0	0	353	395
Brampton	287	309	0	0	0	0	287	309
Caledon	18	46	0	0	0	0	18	46
Mississauga	48	40	0	0	0	0	48	40
Halton Region	349	242	18	18	0	115	367	375
Burlington	23	19	18	0	0	115	41	134
Halton Hills	5	153	0	0	0	0	5	153
Milton	185	30	0	0	0	0	185	30
Oakville	136	40	0	18	0	0	136	58
Durham Region	252	135	61	0	0	2	313	137
Ajax	55	35	31	0	0	0	86	35
Brock	4	1	0	0	0	0	4	1
Clarington	62	19	0	0	0	0	62	19
Oshawa	83	38	0	0	0	0	83	38
Pickering	24	6	0	0	0	0	24	6
Scugog	3	3	0	0	0	0	3	3
Uxbridge	0	10	0	0	0	0	0	10
Whitby	21	23	30	0	0	2	51	25
Remainder of Toronto CMA	74	67	10	4	0	0	84	71
Bradford West Gwillimbury	27	40	0	0	0	0	27	40
Town of Mono	11	0	1	4	0	0	12	4
New Tecumseth	21	16	9	0	0	0	30	16
Orangeville	15	11	0	0	0	0	15	11
Toronto CMA	1,481	1,444	671	1,525	190	0	2,342	2,969
Oshawa CMA	166	80	30	0	0	2	196	82
Greater Toronto Area (GTA)	1,603	1,480	709	1,521	190	117	2,502	3,118

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - June 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	594	766	6,075	6,143	600	2	7,269	6,911
Toronto	218	110	3,807	4,950	308	2	4,333	5,062
East York	37	31	0	0	0	0	37	31
Etobicoke	60	142	454	202	0	0	514	344
North York	207	282	1,773	675	281	0	2,261	957
Scarborough	60	187	41	316	0	0	101	503
York	12	14	0	0	11	0	23	14
York Region	2,319	2,283	1,659	824	6	11	3,984	3,118
Aurora	110	7	0	0	0	0	110	7
East Gwillimbury	37	25	0	0	0	0	37	25
Georgina Township	113	103	0	0	0	0	113	103
King Township	94	185	0	0	0	0	94	185
Markham	850	1,066	440	402	6	5	1,296	1,473
Newmarket	110	267	11	0	0	0	121	267
Richmond Hill	423	236	1,208	7	0	6	1,631	249
Vaughan	543	263	0	415	0	0	543	678
Whitchurch-Stouffville	39	131	0	0	0	0	39	131
Peel Region	1,533	2,353	556	463	0	225	2,089	3,041
Brampton	1,222	1,641	150	0	0	225	1,372	1,866
Caledon	210	217	0	0	0	0	210	217
Mississauga	101	495	406	463	0	0	507	958
Halton Region	1,240	980	253	680	0	270	1,493	1,930
Burlington	37	75	105	298	0	270	142	643
Halton Hills	26	289	0	0	0	0	26	289
Milton	666	440	148	0	0	0	814	440
Oakville	511	176	0	382	0	0	511	558
Durham Region	1,258	1,001	100	37	96	79	1,454	1,117
Ajax	398	240	31	16	0	0	429	256
Brock	10	8	0	0	0	0	10	8
Clarington	354	155	14	0	0	27	368	182
Oshawa	261	268	0	0	96	50	357	318
Pickering	161	206	6	0	0	0	167	206
Scugog	8	6	0	0	0	0	8	6
Uxbridge	8	17	0	0	0	0	8	17
Whitby	58	101	49	21	0	2	107	124
Remainder of Toronto CMA	329	427	22	14	0	0	351	441
Bradford West Gwillimbury	146	300	0	0	0	0	146	300
Town of Mono	20	4	13	10	0	0	33	14
New Tecumseth	108	75	9	4	0	0	117	79
Orangeville	55	48	0	0	0	0	55	48
Toronto CMA	6,545	7,197	8,497	7,842	606	238	15,648	15,277
Oshawa CMA	673	524	63	21	96	79	832	624
Greater Toronto Area (GTA)	6,944	7,383	8,643	8,147	702	587	16,289	16,117

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type June 2014														
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	% Change
Toronto City	106	88	0	10	34	20	931	670	1,071	788	35.9
Toronto	18	16	0	0	0	0	508	542	526	558	-5.7
East York	15	7	0	0	0	0	0	0	15	7	114.3
Etobicoke	21	15	0	0	0	0	0	0	21	15	40.0
North York	42	29	0	0	0	0	423	128	465	157	196.2
Scarborough	8	18	0	6	34	20	0	0	42	44	-4.5
York	2	3	0	4	0	0	0	0	2	7	-71.4
York Region	258	271	34	94	125	91	844	30	1,261	486	159.5
Aurora	32	1	0	20	0	0	116	0	148	21	**
East Gwillimbury	5	9	0	2	0	0	0	0	5	11	-54.5
Georgina Township	15	5	0	0	0	0	0	0	15	5	200.0
King Township	20	53	2	0	6	0	0	0	28	53	-47.2
Markham	54	69	30	42	41	40	728	30	853	181	**
Newmarket	19	21	0	30	44	0	0	0	63	51	23.5
Richmond Hill	29	14	0	0	5	19	0	0	34	33	3.0
Vaughan	55	43	2	0	29	0	0	0	86	43	100.0
Whitchurch-Stouffville	29	56	0	0	0	32	0	0	29	88	-67.0
Peel Region	363	346	114	58	113	69	95	0	685	473	44.8
Brampton	305	301	76	58	86	69	95	0	562	428	31.3
Caledon	26	7	16	0	21	0	0	0	63	7	**
Mississauga	32	38	22	0	6	0	0	0	60	38	57.9
Halton Region	99	84	6	26	91	94	150	0	346	204	69.6
Burlington	10	2	6	0	25	0	0	0	41	2	**
Halton Hills	34	30	0	0	0	0	0	0	34	30	13.3
Milton	7	12	0	26	0	94	150	0	157	132	18.9
Oakville	48	40	0	0	66	0	0	0	114	40	185.0
Durham Region	147	96	2	2	31	28	2	9	182	135	34.8
Ajax	50	6	0	0	4	8	0	0	54	14	**
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	28	37	0	0	19	13	0	0	47	50	-6.0
Oshawa	33	20	0	2	8	0	2	9	43	31	38.7
Pickering	12	4	2	0	0	0	0	0	14	4	**
Scugog	4	1	0	0	0	0	0	0	4	1	**
Uxbridge	2	0	0	0	0	0	0	0	2	0	n/a
Whitby	17	28	0	0	0	7	0	0	17	35	-51.4
Remainder of Toronto CMA	60	28	8	10	15	0	0	0	83	38	118.4
Bradford West Gwillimbury	29	12	4	8	7	0	0	0	40	20	100.0
Town of Mono	2	2	0	0	0	0	0	0	2	2	0.0
New Tecumseth	20	6	4	2	0	0	0	0	24	8	200.0
Orangeville	9	8	0	0	8	0	0	0	17	8	112.5
Toronto CMA	940	825	158	198	357	282	2,020	700	3,475	2,005	73.3
Oshawa CMA	78	85	0	2	27	20	2	9	107	116	-7.8
Greater Toronto Area (GTA)	973	885	156	190	394	302	2,022	709	3,545	2,086	69.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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
Toronto City	549	474	36	110	154	343	5,164	8,102	5,903	9,029	-34.6
Toronto	86	93	10	10	18	15	3,723	5,142	3,837	5,260	-27.1
East York	30	35	0	0	0	0	105	363	135	398	-66.1
Etobicoke	92	99	4	68	0	68	338	806	434	1,041	-58.3
North York	263	168	18	10	22	178	901	1,477	1,204	1,833	-34.3
Scarborough	64	58	2	8	114	82	97	314	277	462	-40.0
York	14	21	2	14	0	0	0	0	16	35	-54.3
York Region	1,387	1,471	218	296	612	765	2,350	1,014	4,567	3,546	28.8
Aurora	36	22	0	20	0	24	273	0	309	66	**
East Gwillimbury	23	33	14	6	6	6	0	0	43	45	-4.4
Georgina Township	62	50	0	2	19	0	0	0	81	52	55.8
King Township	125	154	2	0	53	37	0	264	180	455	-60.4
Markham	329	389	156	214	293	287	1,445	77	2,223	967	129.9
Newmarket	191	93	18	32	44	34	0	0	253	159	59.1
Richmond Hill	225	81	2	8	80	101	632	429	939	619	51.7
Vaughan	297	338	26	14	110	205	0	140	433	697	-37.9
Whitchurch-Stouffville	99	311	0	0	7	71	0	104	106	486	-78.2
Peel Region	1,650	1,690	686	485	605	507	287	1,032	3,228	3,714	-13.1
Brampton	1,268	1,431	500	480	520	421	95	0	2,383	2,332	2.2
Caledon	231	164	40	3	42	58	0	0	313	225	39.1
Mississauga	151	95	146	2	43	28	192	1,032	532	1,157	-54.0
Halton Region	514	571	42	86	514	357	465	424	1,535	1,438	6.7
Burlington	41	42	6	2	67	10	210	186	324	240	35.0
Halton Hills	147	73	2	0	94	0	0	0	243	73	**
Milton	51	361	34	80	219	258	246	98	550	797	-31.0
Oakville	275	95	0	4	134	89	9	140	418	328	27.4
Durham Region	618	754	14	38	174	273	13	39	819	1,104	-25.8
Ajax	173	152	4	16	49	93	0	0	226	261	-13.4
Brock	4	6	0	0	0	0	0	0	4	6	-33.3
Clarington	132	181	4	4	48	32	2	0	186	217	-14.3
Oshawa	163	160	4	18	8	47	9	9	184	234	-21.4
Pickering	30	117	2	0	22	13	0	0	54	130	-58.5
Scugog	14	5	0	0	0	0	0	0	14	5	180.0
Uxbridge	22	12	0	0	0	0	0	0	22	12	83.3
Whitby	80	121	0	0	47	88	2	30	129	239	-46.0
Remainder of Toronto CMA	340	308	38	56	64	17	0	0	442	381	16.0
Bradford West Gwillimbury	155	157	18	48	35	6	0	0	208	211	-1.4
Town of Mono	12	19	0	0	0	0	0	0	12	19	-36.8
New Tecumseth	153	91	20	8	21	4	0	0	194	103	88.3
Orangeville	20	41	0	0	8	7	0	0	28	48	-41.7
Toronto CMA	4,624	4,753	1,020	1,047	1,953	2,085	8,056	10,386	15,653	18,271	-14.3
Oshawa CMA	375	462	8	22	103	167	13	39	499	690	-27.7
Greater Toronto Area (GTA)	4,718	4,960	996	1,015	2,059	2,245	8,279	10,611	16,052	18,831	-14.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Toronto City	34	20	0	0	925	670	6	0
Toronto	0	0	0	0	502	542	6	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	423	128	0	0
Scarborough	34	20	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	125	91	0	0	843	30	1	0
Aurora	0	0	0	0	116	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	6	0	0	0	0	0	0	0
Markham	41	40	0	0	727	30	1	0
Newmarket	44	0	0	0	0	0	0	0
Richmond Hill	5	19	0	0	0	0	0	0
Vaughan	29	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	32	0	0	0	0	0	0
Peel Region	113	69	0	0	95	0	0	0
Brampton	86	69	0	0	95	0	0	0
Caledon	21	0	0	0	0	0	0	0
Mississauga	6	0	0	0	0	0	0	0
Halton Region	91	94	0	0	150	0	0	0
Burlington	25	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	94	0	0	150	0	0	0
Oakville	66	0	0	0	0	0	0	0
Durham Region	31	23	0	5	0	0	2	9
Ajax	4	8	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	19	8	0	5	0	0	0	0
Oshawa	8	0	0	0	0	0	2	9
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	7	0	0	0	0	0	0
Remainder of Toronto CMA	15	0	0	0	0	0	0	0
Bradford West Gwillimbury	7	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
Toronto CMA	357	282	0	0	2,013	700	7	0
Oshawa CMA	27	15	0	5	0	0	2	9
Greater Toronto Area (GTA)	394	297	0	5	2,013	700	9	9

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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
Toronto City	154	329	0	14	4,981	7,108	183	994
Toronto	18	15	0	0	3,540	4,239	183	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	901	1,386	0	91
Scarborough	114	82	0	0	97	314	0	0
York	0	0	0	0	0	0	0	0
York Region	612	765	0	0	2,345	874	5	140
Aurora	0	24	0	0	273	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	53	37	0	0	0	264	0	0
Markham	293	287	0	0	1,440	77	5	0
Newmarket	44	34	0	0	0	0	0	0
Richmond Hill	80	101	0	0	632	289	0	140
Vaughan	110	205	0	0	0	140	0	0
Whitchurch-Stouffville	7	71	0	0	0	104	0	0
Peel Region	605	507	0	0	287	782	0	250
Brampton	520	421	0	0	95	0	0	0
Caledon	42	58	0	0	0	0	0	0
Mississauga	43	28	0	0	192	782	0	250
Halton Region	514	357	0	0	465	422	0	2
Burlington	67	10	0	0	210	186	0	0
Halton Hills	94	0	0	0	0	0	0	0
Milton	219	258	0	0	246	96	0	2
Oakville	134	89	0	0	9	140	0	0
Durham Region	174	268	0	5	2	30	11	9
Ajax	49	93	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	48	27	0	5	2	0	0	0
Oshawa	8	47	0	0	0	0	9	9
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	88	0	0	0	30	2	0
Remainder of Toronto CMA	64	17	0	0	0	0	0	0
Bradford West Gwillimbury	35	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	8	7	0	0	0	0	0	0
Toronto CMA	1,953	2,071	0	14	7,868	9,000	188	1,386
Oshawa CMA	103	162	0	5	2	30	11	9
Greater Toronto Area (GTA)	2,059	2,226	0	19	8,080	9,216	199	1,395

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013	June 2014	June 2013
Toronto City	130	118	935	670	6	0	1,071	788
Toronto	18	16	502	542	6	0	526	558
East York	15	7	0	0	0	0	15	7
Etobicoke	21	15	0	0	0	0	21	15
North York	42	29	423	128	0	0	465	157
Scarborough	32	44	10	0	0	0	42	44
York	2	7	0	0	0	0	2	7
York Region	373	456	887	30	1	0	1,261	486
Aurora	32	21	116	0	0	0	148	21
East Gwillimbury	5	11	0	0	0	0	5	11
Georgina Township	15	5	0	0	0	0	15	5
King Township	28	53	0	0	0	0	28	53
Markham	125	151	727	30	1	0	853	181
Newmarket	19	51	44	0	0	0	63	51
Richmond Hill	34	33	0	0	0	0	34	33
Vaughan	86	43	0	0	0	0	86	43
Whitchurch-Stouffville	29	88	0	0	0	0	29	88
Peel Region	590	473	95	0	0	0	685	473
Brampton	467	428	95	0	0	0	562	428
Caledon	63	7	0	0	0	0	63	7
Mississauga	60	38	0	0	0	0	60	38
Halton Region	137	204	209	0	0	0	346	204
Burlington	19	2	22	0	0	0	41	2
Halton Hills	34	30	0	0	0	0	34	30
Milton	7	132	150	0	0	0	157	132
Oakville	77	40	37	0	0	0	114	40
Durham Region	180	105	0	15	2	15	182	135
Ajax	54	14	0	0	0	0	54	14
Brock	1	0	0	0	0	0	1	0
Clarington	47	37	0	8	0	5	47	50
Oshawa	41	21	0	0	2	10	43	31
Pickering	14	4	0	0	0	0	14	4
Scugog	4	1	0	0	0	0	4	1
Uxbridge	2	0	0	0	0	0	2	0
Whitby	17	28	0	7	0	0	17	35
Remainder of Toronto CMA	82	33	1	5	0	0	83	38
Bradford West Gwillimbury	40	20	0	0	0	0	40	20
Town of Mono	1	1	1	1	0	0	2	2
New Tecumseth	24	4	0	4	0	0	24	8
Orangeville	17	8	0	0	0	0	17	8
Toronto CMA	1,363	1,300	2,105	705	7	0	3,475	2,005
Oshawa CMA	105	86	0	15	2	15	107	116
Greater Toronto Area (GTA)	1,410	1,356	2,126	715	9	15	3,545	2,086

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - June 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	710	834	5,010	7,187	183	1,008	5,903	9,029
Toronto	114	118	3,540	4,239	183	903	3,837	5,260
East York	30	35	105	363	0	0	135	398
Etobicoke	96	167	338	874	0	0	434	1,041
North York	284	337	920	1,391	0	105	1,204	1,833
Scarborough	170	142	107	320	0	0	277	462
York	16	35	0	0	0	0	16	35
York Region	2,153	2,435	2,409	971	5	140	4,567	3,546
Aurora	36	64	273	2	0	0	309	66
East Gwillimbury	43	45	0	0	0	0	43	45
Georgina Township	81	52	0	0	0	0	81	52
King Township	180	191	0	264	0	0	180	455
Markham	778	890	1,440	77	5	0	2,223	967
Newmarket	209	159	44	0	0	0	253	159
Richmond Hill	300	178	639	301	0	140	939	619
Vaughan	420	474	13	223	0	0	433	697
Whitchurch-Stouffville	106	382	0	104	0	0	106	486
Peel Region	2,859	2,654	369	810	0	250	3,228	3,714
Brampton	2,215	2,332	168	0	0	0	2,383	2,332
Caledon	313	225	0	0	0	0	313	225
Mississauga	331	97	201	810	0	250	532	1,157
Halton Region	955	882	580	554	0	2	1,535	1,438
Burlington	62	54	262	186	0	0	324	240
Halton Hills	243	73	0	0	0	0	243	73
Milton	288	646	262	149	0	2	550	797
Oakville	362	109	56	219	0	0	418	328
Durham Region	773	920	35	168	11	16	819	1,104
Ajax	226	231	0	30	0	0	226	261
Brock	4	6	0	0	0	0	4	6
Clarington	186	204	0	8	0	5	186	217
Oshawa	175	176	0	47	9	11	184	234
Pickering	54	130	0	0	0	0	54	130
Scugog	14	5	0	0	0	0	14	5
Uxbridge	22	12	0	0	0	0	22	12
Whitby	92	156	35	83	2	0	129	239
Remainder of Toronto CMA	422	353	20	28	0	0	442	381
Bradford West Gwillimbury	208	211	0	0	0	0	208	211
Town of Mono	5	6	7	13	0	0	12	19
New Tecumseth	181	88	13	15	0	0	194	103
Orangeville	28	48	0	0	0	0	28	48
Toronto CMA	7,339	7,477	8,126	9,394	188	1,400	15,653	18,271
Oshawa CMA	453	536	35	138	11	16	499	690
Greater Toronto Area (GTA)	7,450	7,725	8,403	9,690	199	1,416	16,052	18,831

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2014	0	0.0	0	0.0	0	0.0	13	19.1	55	80.9	68	1,200,000	1,431,866
June 2013	0	0.0	1	1.1	0	0.0	7	8.0	79	90.8	87	1,250,000	1,736,644
Year-to-date 2014	1	0.2	2	0.4	4	0.9	52	11.2	404	87.3	463	1,379,500	1,553,231
Year-to-date 2013	2	0.5	7	1.7	6	1.4	31	7.4	374	89.0	420	1,312,500	1,541,649
Toronto													
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,595,000	2,651,962
Year-to-date 2014	1	1.3	0	0.0	0	0.0	0	0.0	78	98.7	79	1,295,000	1,523,405
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	5.6	68	94.4	72	1,495,000	1,974,129
East York													
June 2014	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	1,450,000	1,413,231
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	16.0	21	84.0	25	925,000	1,175,000
Etobicoke													
June 2014	0	0.0	0	0.0	0	0.0	8	44.4	10	55.6	18	819,000	1,102,667
June 2013	0	0.0	0	0.0	0	0.0	3	17.6	14	82.4	17	920,000	1,280,724
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	13.9	68	86.1	79	1,100,000	1,344,237
Year-to-date 2013	0	0.0	0	0.0	0	0.0	12	12.2	86	87.8	98	1,409,500	1,482,446
North York													
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,900,000	1,925,333
June 2013	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	1,669,000	1,981,541
Year-to-date 2014	0	0.0	1	0.5	2	0.9	6	2.8	209	95.9	218	1,850,000	1,876,769
Year-to-date 2013	1	0.6	0	0.0	0	0.0	2	1.2	163	98.2	166	1,494,750	1,706,125
Scarborough													
June 2014	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	850,000	957,182
June 2013	0	0.0	1	12.5	0	0.0	3	37.5	4	50.0	8	--	--
Year-to-date 2014	0	0.0	1	1.6	2	3.3	27	44.3	31	50.8	61	800,000	893,748
Year-to-date 2013	1	2.7	7	18.9	6	16.2	5	13.5	18	48.6	37	780,000	719,913
York													
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	850,000	813,531
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	18.2	18	81.8	22	874,190	947,587

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2014	17	6.6	7	2.7	49	19.0	54	20.9	131	50.8	258	816,445	844,759
June 2013	18	6.6	18	6.6	61	22.5	110	40.6	64	23.6	271	698,990	746,902
Year-to-date 2014	86	6.2	51	3.7	232	16.8	314	22.8	697	50.5	1,380	807,490	845,613
Year-to-date 2013	94	6.4	101	6.9	358	24.5	633	43.3	277	18.9	1,463	685,990	732,895
Aurora													
June 2014	0	0.0	0	0.0	25	78.1	7	21.9	0	0.0	32	589,990	607,553
June 2013	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2014	0	0.0	1	2.8	25	69.4	8	22.2	2	5.6	36	589,990	643,241
Year-to-date 2013	0	0.0	2	10.0	3	15.0	2	10.0	13	65.0	20	854,990	943,496
East Gwillimbury													
June 2014	1	20.0	2	40.0	0	0.0	2	40.0	0	0.0	5	--	--
June 2013	5	55.6	2	22.2	0	0.0	1	11.1	1	11.1	9	--	--
Year-to-date 2014	15	65.2	6	26.1	0	0.0	2	8.7	0	0.0	23	449,990	459,773
Year-to-date 2013	25	75.8	5	15.2	0	0.0	2	6.1	1	3.0	33	439,990	469,505
Georgina Township													
June 2014	12	80.0	2	13.3	1	6.7	0	0.0	0	0.0	15	369,990	396,990
June 2013	4	80.0	0	0.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2014	47	75.8	2	3.2	2	3.2	2	3.2	9	14.5	62	369,990	474,910
Year-to-date 2013	36	72.0	4	8.0	3	6.0	3	6.0	4	8.0	50	359,990	477,689
King Township													
June 2014	0	0.0	0	0.0	0	0.0	4	20.0	16	80.0	20	892,990	972,942
June 2013	0	0.0	0	0.0	0	0.0	23	44.2	29	55.8	52	809,990	830,048
Year-to-date 2014	0	0.0	1	0.8	1	0.8	15	12.5	103	85.8	120	879,990	982,322
Year-to-date 2013	0	0.0	0	0.0	1	0.7	78	51.3	73	48.0	152	788,990	852,070
Markham													
June 2014	0	0.0	0	0.0	8	14.8	16	29.6	30	55.6	54	866,990	914,034
June 2013	1	1.4	1	1.4	19	27.5	34	49.3	14	20.3	69	705,000	791,153
Year-to-date 2014	0	0.0	2	0.6	76	23.1	91	27.7	160	48.6	329	798,990	895,643
Year-to-date 2013	5	1.3	27	7.0	129	33.2	164	42.3	63	16.2	388	673,995	710,115
Newmarket													
June 2014	4	21.1	3	15.8	1	5.3	8	42.1	3	15.8	19	729,900	642,216
June 2013	8	38.1	5	23.8	6	28.6	2	9.5	0	0.0	21	529,900	513,320
Year-to-date 2014	23	12.0	37	19.3	42	21.9	84	43.8	6	3.1	192	633,900	618,036
Year-to-date 2013	18	19.6	7	7.6	24	26.1	43	46.7	0	0.0	92	644,900	607,014
Richmond Hill													
June 2014	0	0.0	0	0.0	0	0.0	1	3.4	28	96.6	29	986,990	1,040,229
June 2013	0	0.0	1	7.1	0	0.0	9	64.3	4	28.6	14	761,995	853,340
Year-to-date 2014	0	0.0	0	0.0	1	0.4	43	18.9	184	80.7	228	875,990	1,005,276
Year-to-date 2013	0	0.0	2	2.5	4	5.0	35	43.8	39	48.8	80	793,450	943,408
Vaughan													
June 2014	0	0.0	0	0.0	12	21.8	7	12.7	36	65.5	55	862,990	933,781
June 2013	0	0.0	0	0.0	5	11.6	24	55.8	14	32.6	43	745,990	853,433
Year-to-date 2014	0	0.0	0	0.0	66	22.8	40	13.8	184	63.4	290	881,945	898,531
Year-to-date 2013	1	0.3	0	0.0	23	6.8	238	70.6	75	22.3	337	736,990	846,882
Whitchurch-Stouffville													
June 2014	0	0.0	0	0.0	2	6.9	9	31.0	18	62.1	29	885,990	939,582
June 2013	0	0.0	8	14.3	31	55.4	17	30.4	0	0.0	56	598,945	613,400
Year-to-date 2014	1	1.0	2	2.0	19	19.0	29	29.0	49	49.0	100	750,000	827,855
Year-to-date 2013	9	2.9	54	17.4	171	55.0	68	21.9	9	2.9	311	594,900	618,072

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 2014													
	Price Ranges												
Submarket	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
June 2014	69	19.0	96	26.4	87	24.0	61	16.8	50	13.8	363	575,990	639,012
June 2013	67	19.4	97	28.0	80	23.1	57	16.5	45	13.0	346	567,990	627,467
Year-to-date 2014	235	14.3	430	26.1	410	24.9	374	22.7	197	12.0	1,646	591,990	630,403
Year-to-date 2013	272	16.1	528	31.2	427	25.2	343	20.2	124	7.3	1,694	560,900	603,055
Brampton													
June 2014	68	22.3	90	29.5	78	25.6	53	17.4	16	5.2	305	535,990	575,651
June 2013	64	21.3	97	32.3	78	26.0	53	17.7	8	2.7	300	524,445	555,873
Year-to-date 2014	224	17.7	379	30.0	322	25.5	260	20.6	79	6.3	1,264	568,990	587,692
Year-to-date 2013	260	18.1	483	33.7	359	25.1	292	20.4	39	2.7	1,433	541,990	566,378
Caledon													
June 2014	1	3.8	6	23.1	9	34.6	8	30.8	2	7.7	26	602,900	639,925
June 2013	3	37.5	0	0.0	2	25.0	3	37.5	0	0.0	8	--	--
Year-to-date 2014	11	4.8	51	22.1	88	38.1	62	26.8	19	8.2	231	602,900	621,476
Year-to-date 2013	12	7.2	40	24.1	61	36.7	42	25.3	11	6.6	166	602,900	614,485
Mississauga													
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	1,250,000	1,242,188
June 2013	0	0.0	0	0.0	0	0.0	1	2.6	37	97.4	38	1,150,000	1,203,621
Year-to-date 2014	0	0.0	0	0.0	0	0.0	52	34.4	99	65.6	151	950,000	1,001,582
Year-to-date 2013	0	0.0	5	5.3	7	7.4	9	9.5	74	77.9	95	950,000	1,136,327
Halton Region													
June 2014	0	0.0	3	3.1	16	16.7	58	60.4	19	19.8	96	734,990	789,703
June 2013	3	3.4	13	14.8	37	42.0	10	11.4	25	28.4	88	595,000	994,647
Year-to-date 2014	1	0.2	49	9.6	86	16.8	230	44.8	147	28.7	513	720,900	875,999
Year-to-date 2013	202	34.8	142	24.5	97	16.7	33	5.7	106	18.3	580	490,900	731,029
Burlington													
June 2014	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--
June 2013	0	0.0	0	0.0	5	71.4	2	28.6	0	0.0	7	--	--
Year-to-date 2014	1	2.6	0	0.0	13	34.2	8	21.1	16	42.1	38	724,990	1,348,470
Year-to-date 2013	0	0.0	1	2.3	22	51.2	3	7.0	17	39.5	43	630,000	1,057,046
Halton Hills													
June 2014	0	0.0	0	0.0	7	20.6	22	64.7	5	14.7	34	708,400	738,430
June 2013	2	6.7	7	23.3	8	26.7	7	23.3	6	20.0	30	620,900	669,977
Year-to-date 2014	0	0.0	18	12.2	55	37.4	63	42.9	11	7.5	147	650,900	672,723
Year-to-date 2013	2	2.7	13	17.8	26	35.6	19	26.0	13	17.8	73	629,000	698,808
Milton													
June 2014	0	0.0	3	42.9	4	57.1	0	0.0	0	0.0	7	--	--
June 2013	1	8.3	6	50.0	5	41.7	0	0.0	0	0.0	12	530,400	535,483
Year-to-date 2014	0	0.0	30	58.8	9	17.6	11	21.6	1	2.0	51	529,900	567,100
Year-to-date 2013	200	54.8	127	34.8	17	4.7	5	1.4	16	4.4	365	435,000	474,217
Oakville													
June 2014	0	0.0	0	0.0	2	4.2	35	72.9	11	22.9	48	759,990	794,971
June 2013	0	0.0	0	0.0	19	48.7	1	2.6	19	48.7	39	699,900	1,450,895
Year-to-date 2014	0	0.0	1	0.4	9	3.2	148	53.4	119	43.0	277	770,000	975,932
Year-to-date 2013	0	0.0	1	1.0	32	32.3	6	6.1	60	60.6	99	1,400,000	1,560,018

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2014	58	40.3	21	14.6	20	13.9	38	26.4	7	4.9	144	501,995	536,924
June 2013	56	53.8	27	26.0	6	5.8	11	10.6	4	3.8	104	417,995	468,073
Year-to-date 2014	218	36.0	137	22.6	122	20.2	99	16.4	29	4.8	605	498,800	530,099
Year-to-date 2013	310	41.6	167	22.4	113	15.2	110	14.8	45	6.0	745	486,990	515,468
Ajax													
June 2014	1	2.0	11	21.6	12	23.5	27	52.9	0	0.0	51	666,600	635,363
June 2013	0	0.0	5	38.5	4	30.8	4	30.8	0	0.0	13	610,000	594,369
Year-to-date 2014	6	3.4	43	24.2	66	37.1	61	34.3	2	1.1	178	610,450	613,347
Year-to-date 2013	6	4.0	51	34.0	61	40.7	31	20.7	1	0.7	150	581,650	574,994
Brock													
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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													
June 2014	28	96.6	1	3.4	0	0.0	0	0.0	0	0.0	29	349,990	349,386
June 2013	30	78.9	6	15.8	0	0.0	1	2.6	1	2.6	38	323,490	403,492
Year-to-date 2014	88	68.8	17	13.3	11	8.6	9	7.0	3	2.3	128	380,490	425,681
Year-to-date 2013	146	79.8	24	13.1	4	2.2	4	2.2	5	2.7	183	345,000	390,930
Oshawa													
June 2014	25	75.8	5	15.2	1	3.0	2	6.1	0	0.0	33	403,990	432,867
June 2013	14	73.7	4	21.1	0	0.0	1	5.3	0	0.0	19	377,990	405,689
Year-to-date 2014	103	62.4	37	22.4	18	10.9	6	3.6	1	0.6	165	435,990	446,202
Year-to-date 2013	105	65.6	37	23.1	11	6.9	7	4.4	0	0.0	160	407,303	431,769
Pickering													
June 2014	0	0.0	0	0.0	6	50.0	5	41.7	1	8.3	12	642,200	646,267
June 2013	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2014	0	0.0	1	3.3	9	30.0	10	33.3	10	33.3	30	698,950	780,100
Year-to-date 2013	11	9.4	10	8.5	16	13.7	53	45.3	27	23.1	117	703,300	706,916
Scugog													
June 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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													
June 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	2	9.1	11	50.0	4	18.2	4	18.2	1	4.5	22	499,400	557,680
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													
June 2014	4	23.5	4	23.5	1	5.9	3	17.6	5	29.4	17	560,000	660,982
June 2013	12	40.0	12	40.0	2	6.7	2	6.7	2	6.7	30	474,490	497,567
Year-to-date 2014	19	23.2	28	34.1	14	17.1	9	11.0	12	14.6	82	517,990	582,337
Year-to-date 2013	41	33.3	45	36.6	20	16.3	11	8.9	6	4.9	123	494,990	515,902

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2014	40	65.6	19	31.1	2	3.3	0	0.0	0	0.0	61	409,990	425,813
June 2013	25	89.3	2	7.1	1	3.6	0	0.0	0	0.0	28	391,900	394,180
Year-to-date 2014	244	71.8	58	17.1	3	0.9	9	2.6	26	7.6	340	394,990	462,504
Year-to-date 2013	290	93.9	12	3.9	2	0.6	0	0.0	5	1.6	309	389,900	387,369
Bradford West Gwillimbury													
June 2014	18	60.0	11	36.7	1	3.3	0	0.0	0	0.0	30	424,990	435,690
June 2013	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	395,990	396,823
Year-to-date 2014	99	63.9	26	16.8	1	0.6	4	2.6	25	16.1	155	420,990	531,812
Year-to-date 2013	149	94.9	6	3.8	0	0.0	0	0.0	2	1.3	157	398,990	400,132
Town of Mono													
June 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2013	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	4	33.3	5	41.7	0	0.0	2	16.7	1	8.3	12	456,900	576,017
Year-to-date 2013	11	61.1	2	11.1	2	11.1	0	0.0	3	16.7	18	434,400	516,044
New Tecumseth													
June 2014	14	70.0	5	25.0	1	5.0	0	0.0	0	0.0	20	394,990	415,090
June 2013	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2014	125	81.7	24	15.7	2	1.3	2	1.3	0	0.0	153	369,990	388,630
Year-to-date 2013	91	100.0	0	0.0	0	0.0	0	0.0	0	0.0	91	334,990	339,847
Orangeville													
June 2014	7	77.8	2	22.2	0	0.0	0	0.0	0	0.0	9	--	--
June 2013	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2014	16	80.0	3	15.0	0	0.0	1	5.0	0	0.0	20	400,000	422,393
Year-to-date 2013	39	90.7	4	9.3	0	0.0	0	0.0	0	0.0	43	381,900	387,469
Toronto CMA													
June 2014	127	14.0	136	15.0	169	18.7	218	24.1	254	28.1	904	666,600	754,419
June 2013	113	13.6	136	16.4	178	21.4	189	22.8	214	25.8	830	639,445	813,808
Year-to-date 2014	574	12.7	645	14.2	801	17.7	1,046	23.1	1,468	32.4	4,534	683,645	799,290
Year-to-date 2013	878	18.7	850	18.1	946	20.1	1,125	23.9	903	19.2	4,702	607,450	727,239
Oshawa CMA													
June 2014	57	72.2	10	12.7	2	2.5	5	6.3	5	6.3	79	397,900	451,310
June 2013	56	64.4	22	25.3	2	2.3	4	4.6	3	3.4	87	369,990	436,411
Year-to-date 2014	210	56.0	82	21.9	43	11.5	24	6.4	16	4.3	375	437,900	468,966
Year-to-date 2013	292	62.7	106	22.7	35	7.5	22	4.7	11	2.4	466	399,990	437,938
Greater Toronto Area													
June 2014	144	15.5	127	13.7	172	18.5	224	24.1	262	28.2	929	666,600	753,934
June 2013	144	16.1	156	17.4	184	20.5	195	21.8	217	24.2	896	615,445	788,851
Year-to-date 2014	541	11.7	669	14.5	854	18.5	1,069	23.2	1,474	32.0	4,607	680,900	801,787
Year-to-date 2013	880	18.0	945	19.3	1,001	20.4	1,150	23.5	926	18.9	4,902	604,900	724,054

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2014						
Submarket	June 2014	June 2013	% Change	YTD 2014	YTD 2013	% Change
Toronto City	1,431,866	1,736,644	-17.5	1,553,231	1,541,649	0.8
Toronto	--	2,651,962	n/a	1,523,405	1,974,129	-22.8
East York	--	--	n/a	1,413,231	1,175,000	20.3
Etobicoke	1,102,667	1,280,724	-13.9	1,344,237	1,482,446	-9.3
North York	1,925,333	1,981,541	-2.8	1,876,769	1,706,125	10.0
Scarborough	957,182	--	n/a	893,748	719,913	24.1
York	--	--	n/a	813,531	947,587	-14.1
York Region	844,759	746,902	13.1	845,613	732,895	15.4
Aurora	607,553	--	n/a	643,241	943,496	-31.8
East Gwillimbury	--	--	n/a	459,773	469,505	-2.1
Georgina Township	396,990	--	n/a	474,910	477,689	-0.6
King Township	972,942	830,048	17.2	982,322	852,070	15.3
Markham	914,034	791,153	15.5	895,643	710,115	26.1
Newmarket	642,216	513,320	25.1	618,036	607,014	1.8
Richmond Hill	1,040,229	853,340	21.9	1,005,276	943,408	6.6
Vaughan	933,781	853,433	9.4	898,531	846,882	6.1
Whitchurch-Stouffville	939,582	613,400	53.2	827,855	618,072	33.9
Peel Region	639,012	627,467	1.8	630,403	603,055	4.5
Brampton	575,651	555,873	3.6	587,692	566,378	3.8
Caledon	639,925	--	n/a	621,476	614,485	1.1
Mississauga	1,242,188	1,203,621	3.2	1,001,582	1,136,327	-11.9
Halton Region	789,703	994,647	-20.6	875,999	731,029	19.8
Burlington	--	--	n/a	1,348,470	1,057,046	27.6
Halton Hills	738,430	669,977	10.2	672,723	698,808	-3.7
Milton	--	535,483	n/a	567,100	474,217	19.6
Oakville	794,971	1,450,895	-45.2	975,932	1,560,018	-37.4
Durham Region	536,924	468,073	14.7	530,099	515,468	2.8
Ajax	635,363	594,369	6.9	613,347	574,994	6.7
Brock	--	--	n/a	--	--	n/a
Clarington	349,386	403,492	-13.4	425,681	390,930	8.9
Oshawa	432,867	405,689	6.7	446,202	431,769	3.3
Pickering	646,267	--	n/a	780,100	706,916	10.4
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	557,680	915,534	-39.1
Whitby	660,982	497,567	32.8	582,337	515,902	12.9
Remainder of Toronto CMA	425,813	394,180	8.0	462,504	387,369	19.4
Bradford West Gwillimbury	435,690	396,823	9.8	531,812	400,132	32.9
Town of Mono	--	--	n/a	576,017	516,044	11.6
New Tecumseth	415,090	--	n/a	388,630	339,847	14.4
Orangeville	--	--	n/a	422,393	387,469	9.0
Toronto CMA	754,419	813,808	-7.3	799,290	727,239	9.9
Oshawa CMA	451,310	436,411	3.4	468,966	437,938	7.1
Greater Toronto Area (GTA)	753,934	788,851	-4.4	801,787	724,054	10.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
June 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	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	8,011	18,931	13,296	60.3	585,204	7.9	557,041
	June	10,180	12.3	8,080	16,735	13,586	59.5	568,953	7.1	555,323
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	29,054	-5.1		53,050			533,457	3.7	
	Q2 2014	30,965	6.6		53,017			577,571	8.3	
	YTD 2013	46,953	-9.6		89,454			523,671	3.4	
	YTD 2014	48,912	4.2		87,565			567,114	8.3	

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

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

Table 5b: MLS® Residential Activity for Oshawa June 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	488	-12.2	791	989	1,193	66.3	331,514	4.8	338,217
	February	716	-11.5	806	1,072	1,141	70.6	348,474	7.7	350,902
	March	899	-20.3	750	1,412	1,096	68.4	346,697	5.8	347,063
	April	1,145	-1.9	864	1,682	1,279	67.6	353,291	4.7	344,835
	May	1,122	-5.2	831	1,837	1,345	61.8	354,968	4.7	348,326
	June	1,028	-2.2	822	1,402	1,197	68.7	358,692	5.8	349,733
	July	948	2.5	882	1,334	1,337	66.0	359,090	7.3	352,902
	August	896	4.9	908	1,235	1,278	71.1	357,105	6.3	357,912
	September	804	10.3	850	1,341	1,226	69.3	351,669	5.0	354,409
	October	870	9.2	903	1,188	1,268	71.3	359,974	7.2	361,235
	November	679	-2.9	796	849	1,143	69.7	368,257	9.7	371,720
	December	424	8.7	772	380	1,058	73.0	356,996	9.9	370,677
2014	January	459	-5.9	743	791	962	77.3	392,353	18.4	400,453
	February	593	-17.2	667	1,002	1,074	62.2	370,120	6.2	372,584
	March	900	0.1	758	1,488	1,159	65.4	376,923	8.7	376,971
	April	1,090	-4.8	819	1,631	1,240	66.0	386,589	9.4	377,487
	May	1,268	13.0	937	1,738	1,264	74.1	387,382	9.1	379,823
	June	1,109	7.9	890	1,554	1,327	67.1	393,461	9.7	383,623
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	3,295	-3.1		4,921			355,547	5.0	
	Q2 2014	3,467	5.2		4,923			389,077	9.4	
	YTD 2013	5,398	-8.4		8,394			350,963	5.6	
	YTD 2014	5,419	0.4		8,204			385,261	9.8	

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

Table 6a: Economic Indicators Toronto CMA June 2014											
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
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	121.8	127.0	3,153	7.6	67.6	915
	June	570	3.14	4.79		127.4	3,139	7.9	67.4	917
	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 June 2014											
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
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	121.8	127.0	200.9	7.3	68.0	955
	June	570	3.14	4.79		127.4	202.8	7.2	68.5	957
	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 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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