HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

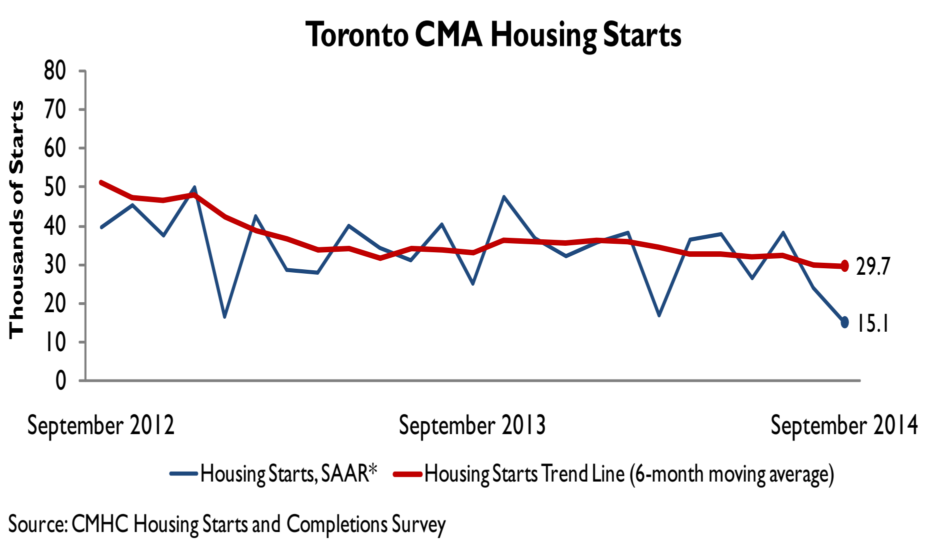
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2014

Highlights

- The seasonally adjusted annualized rate (SAAR) of total housing starts declined to 25,981 in the third quarter due to a pullback in apartment starts.
- The SAAR of existing home sales in the third quarter surpassed the hundred thousand mark, almost matching the record set in 2009.
- Rising house prices in the downtown core continues to deflect some home buying demand to surrounding markets within the GTA.

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

Housing starts in the Toronto Census Metropolitan Area (CMA) trended lower at 29,720 units in September compared to 30,050 in August according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts[1].

The seasonally adjusted annualized rate (SAAR) of total housing starts declined to 25,981 units in the third quarter compared to 29,461 units in the previous quarter and marked the third straight decline so far this year. This decline was largely the result of fewer apartment starts. The time lag between a project's sales launch and start of construction is approximately 24 months and therefore the slowdown in starts in the third quarter is mainly a reflection of the pullback in sales witnessed 18-24 months ago. Low rise home starts such as single-detached and row homes also recorded declines during the third quarter, but their declines were less pronounced and reflective of higher trending sales in the months leading up to their start of construction. The time lag between low rise sales and their start of construction is shorter at about 6-12 months.

York Region and the City of Toronto recorded the highest year-over-year declines in housing starts in the third quarter. Fewer apartment starts in the City of Toronto was responsible for the slide while the drop in York Region was driven by fewer low rise starts in Vaughan.

Next door in the Oshawa CMA, the SAAR of total housing starts jumped by a whopping 19 per cent in the third quarter to reach 1,808 units, led mainly by gains in single-detached home starts. Lower priced homes and good transportation networks to Toronto has meant that Oshawa has become a sought after housing market for buyers looking for larger homes at a lower price.

Out of about 69,000 total housing units under construction within the Toronto CMA at the end of the third quarter, approximately 56,000 of them were condominium apartment units. Although apartment starts have trended lower this year, their share has remained high due to the longer length of time (often lasting a couple of years) it takes for high rise projects to reach completion. So far this year, total housing completions are about 21,000 units, of which just over half are in condominium apartments. This level has remained consistent with levels seen in the previous years, and points to resource constraints curtailing faster completion rates.

The average price of an absorbed new single-detached home showed an increase of 10 per cent in the third quarter on a year-over-year basis. Some of this year-over-year price growth was influenced by a larger number of higher priced homes absorbed, rather than a general appreciation. So far this year, the share of sales of homes priced above $800,000 has grown to over 31 per cent from 21per cent a year earlier. The new single-detached market continues to be affected by a low inventory of unsold homes, and strong activity in the resale market.

Existing Home Market

Resale activity in the Greater Toronto Area (GTA) has been rapidly gaining strength over the past six months. The SAAR of existing home sales in the third quarter of 2014 surpassed the hundred thousand mark, nearly matching the record set in 2009. An increase in sales has prevailed across all housing types. The Oshawa CMA posted its highest-ever seasonally adjusted quarterly sales.

Relatively soft employment and income trends across all age groups seemed to have had a negligible impact on sales activity this year. The decline in mortgage rates registered in the second quarter has helped to

Figure 2

Source: CMHC, adapted from CREA (MLS®)
Note: MLS® is a registered trademark of the Canadian Real Estate Associations (CREA).
Sales are seasonally adjusted and are multiplied by 4 to show an annual rate.

realize the pent-up housing demand accumulated during 2013 and the cold winter months at the beginning of 2014. More first-time buyers have expressed willingness to compromise on their housing choices, in terms of types, size and location. The relatively affordable housing markets in the Durham and Halton regions have attracted more sales as a result. The current growth in condominium sales in the City of Toronto in part points to buyers valuing the urban lifestyle as much as their lower price points being an incentive.

Strong sales activity was also a reflection of stronger move-up buyer demand. Buyer confidence was boosted by strong financial market performance during the third quarter where the TSX Composite Stock Index was up by more than 20 per cent compared to the same period last year. The strong pickup in home values and faster savings accumulation has spurred homeowners to trade up. Sales growth has been the strongest in North York and mid-town areas, where the average price of a detached home was over one-million dollars.

The increased strength in move-up buyer demand has induced more new listings on to the market. The sustained growth in the condominium apartment universe has also been a factor associated with recent increases in supply. The seasonally adjusted supply of new listings has climbed higher, reaching a four year high in the third quarter. Despite an improved level of supply, the seasonally adjusted sales-to-new-listings (SNL) ratio has edged up to 62 per cent from 58 per cent recorded a quarter earlier, penetrating the sellers' territory. A market is considered balanced when the SNL ratio is within the range of 40-60 per cent.

The seasonally adjusted average MLS© home price rose by 2.3 per cent from the second quarter of 2014 to reach $570,299. Tightening conditions in the resale market have resulted in lower bargaining power for buyers and stronger price appreciation, well above the general rate of inflation. According to data from the Toronto Real Estate Board, price growth has grown the fastest for single-detached homes, which on a seasonally adjusted basis has increased almost four per cent from the previous quarter. Price growth for condominium apartments has been flat. In the Oshawa CMA, which has been attracting more price sensitive first-time buyers, the seasonally adjusted average MLS© price grew by 2.9 per cent over the second quarter of 2014, faster than in the rest of the GTA.

Apartments Popular Among Seniors

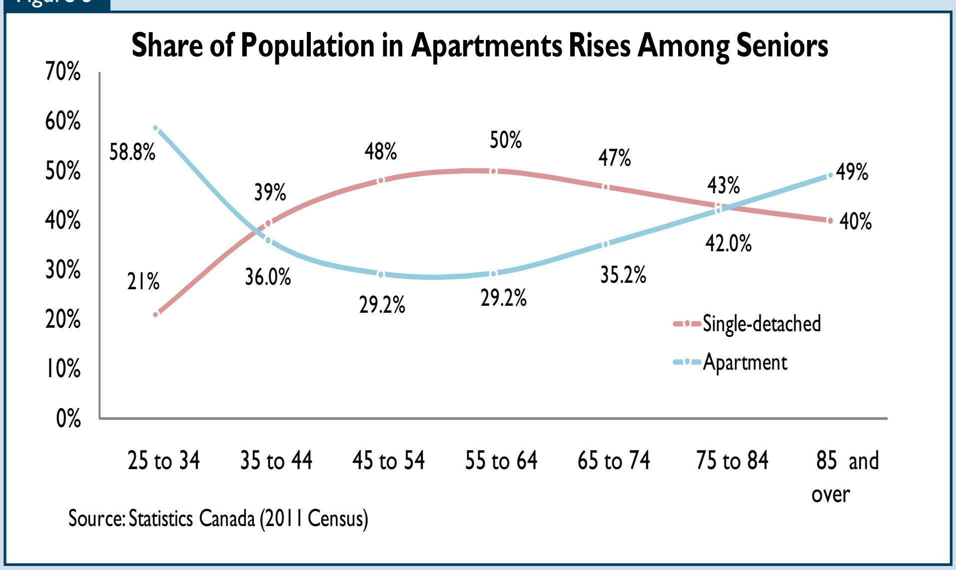
Recently, the front end of the 'baby boom' generation (those born between 1947 and 1966) hit the traditional retirement age of 65. The seniors' population was the fastest growing in Toronto last year, a trend that will likely continue for the foreseeable future. Such a large generation now transitioning into retirement will have an effect on the local economy and housing market in the coming years.

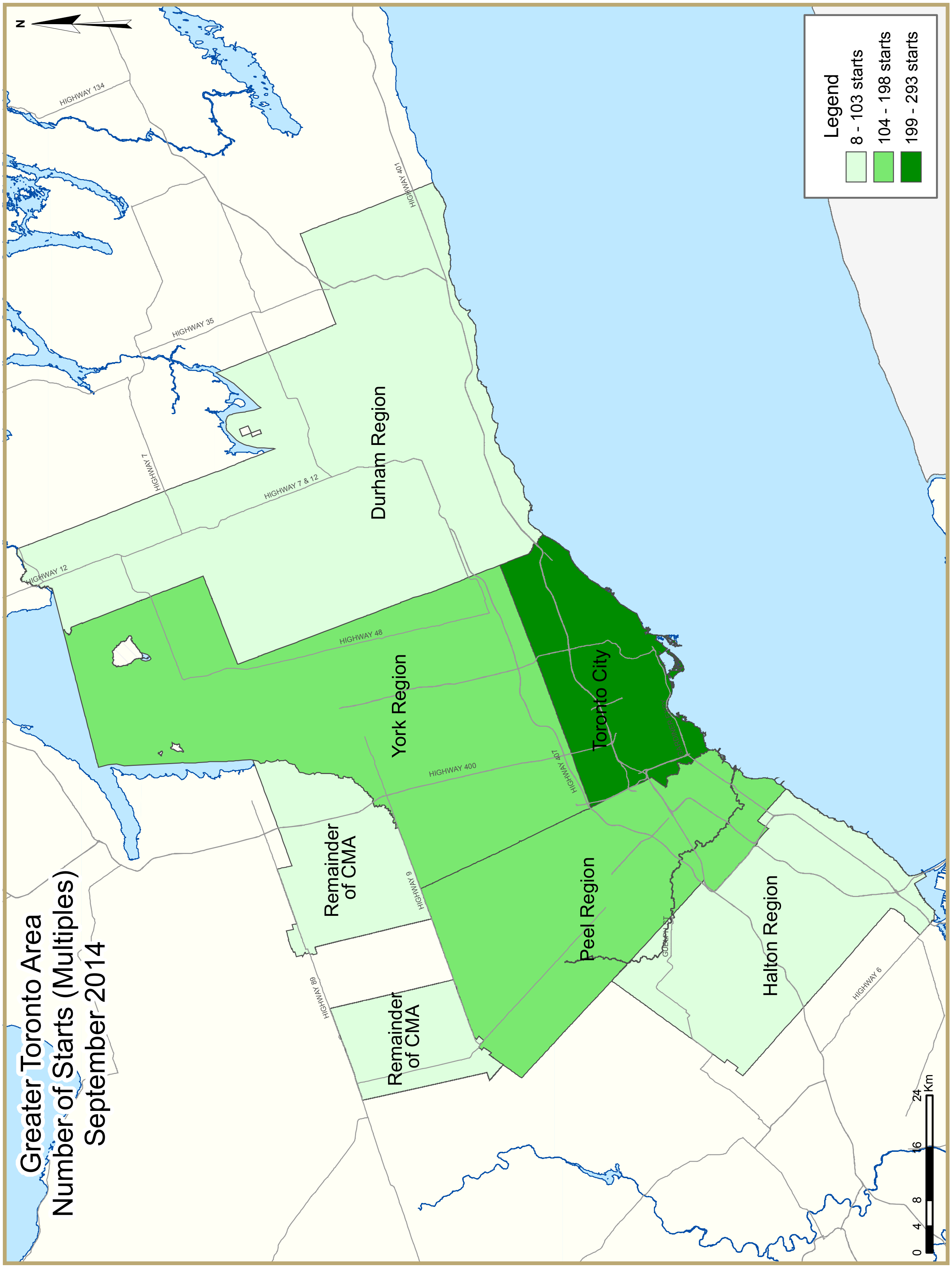
In order to get a sense of what may happen to the housing market as this generation reaches 65, we can look to the past, since age is often a reliable proxy for behaviour. As seen in the most recent Census, a large share of seniors tend to stay in their single-detached homes, however of those that do leave, they are most likely to move into apartments. According to Statistics Canada 2011 Census, 29.2 per cent of those aged between 55 to 64 years live in apartments and this ratio increases to nearly 50 per cent for those aged 85 years and above (See Figure 2). Apartments are a rational choice for seniors who are looking to downsize and reduce maintenance activity.

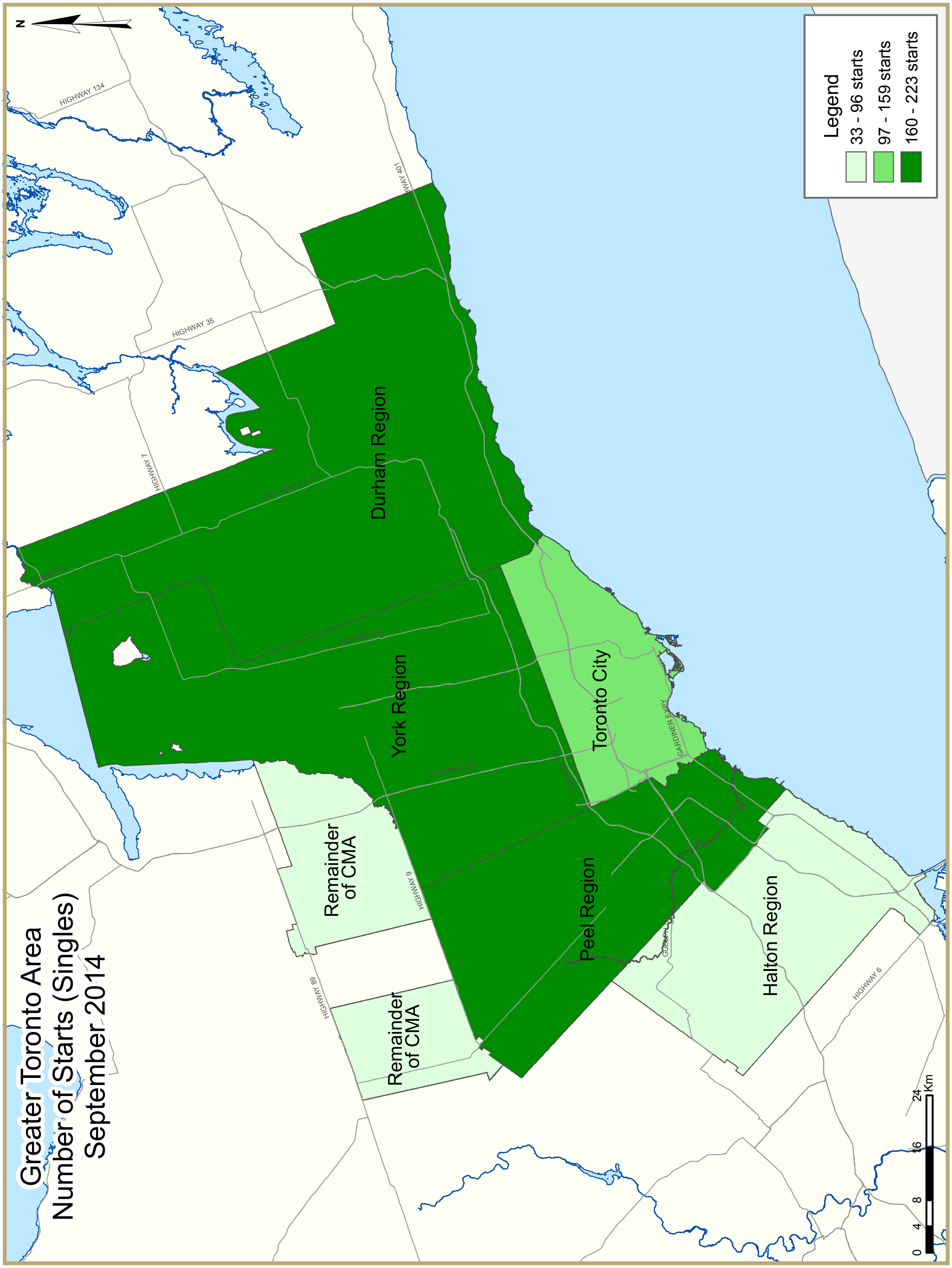
In terms of tenure, seniors by a fair margin continue to own their dwelling and they move less often than younger groups. According to the 2011 Census, 76 per cent of seniors owned their home compared to 73 per cent in 2006. The average for all ages in 2011 was 68 per cent. The share of seniors that moved in the five years prior to the 2011 Census was 15 per cent, the lowest among all age groups. This supports much of the research that concludes that seniors wish to age in place.

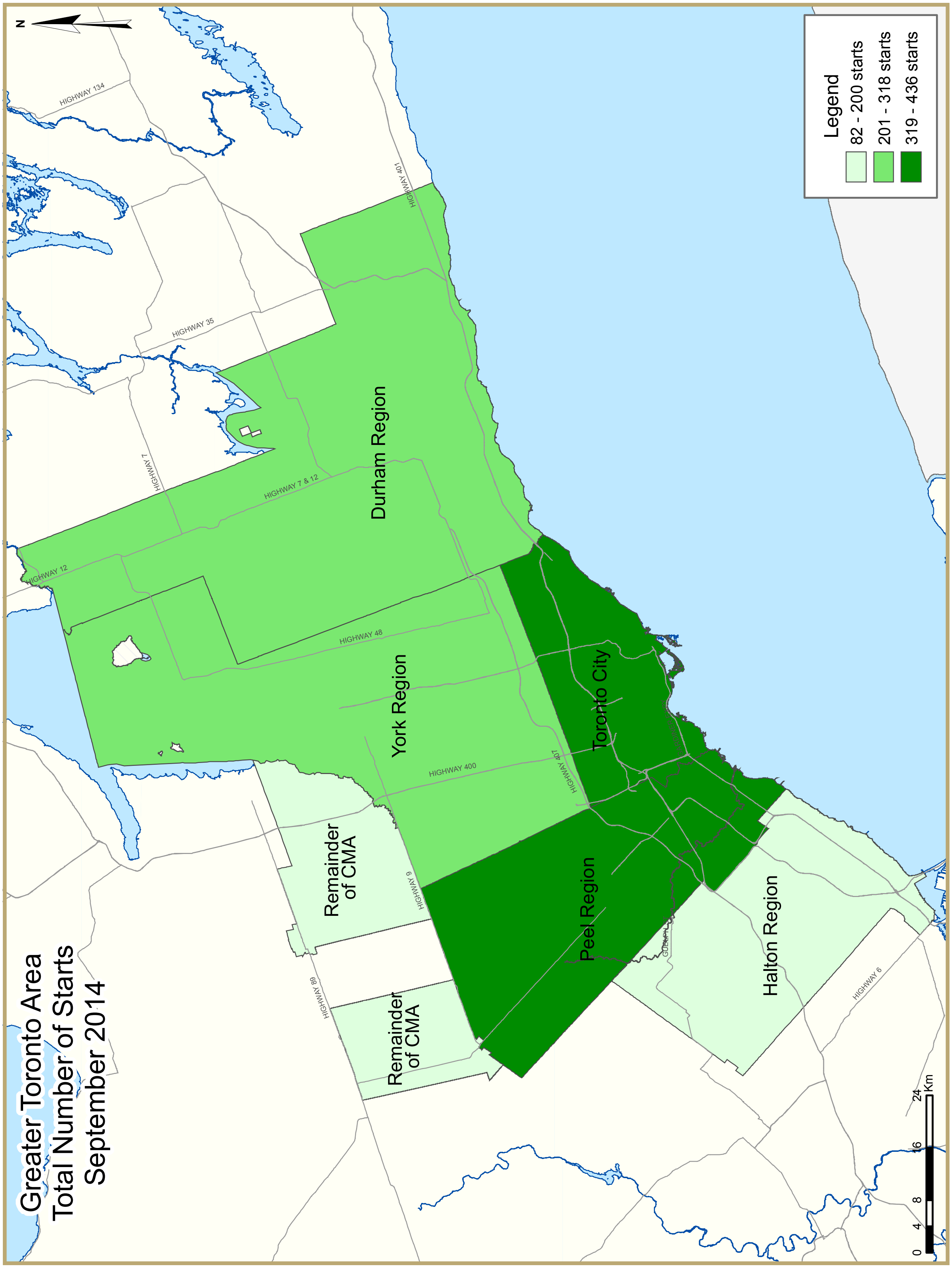
If the future unfolds like it did in the past we can expect this fast growing segment of the population to have an influence on the aggregate demand for apartment living and homeownership. Many of them will continue to live in the home they are familiar with, and the overall share of the population's moving addresses will likely moderate.

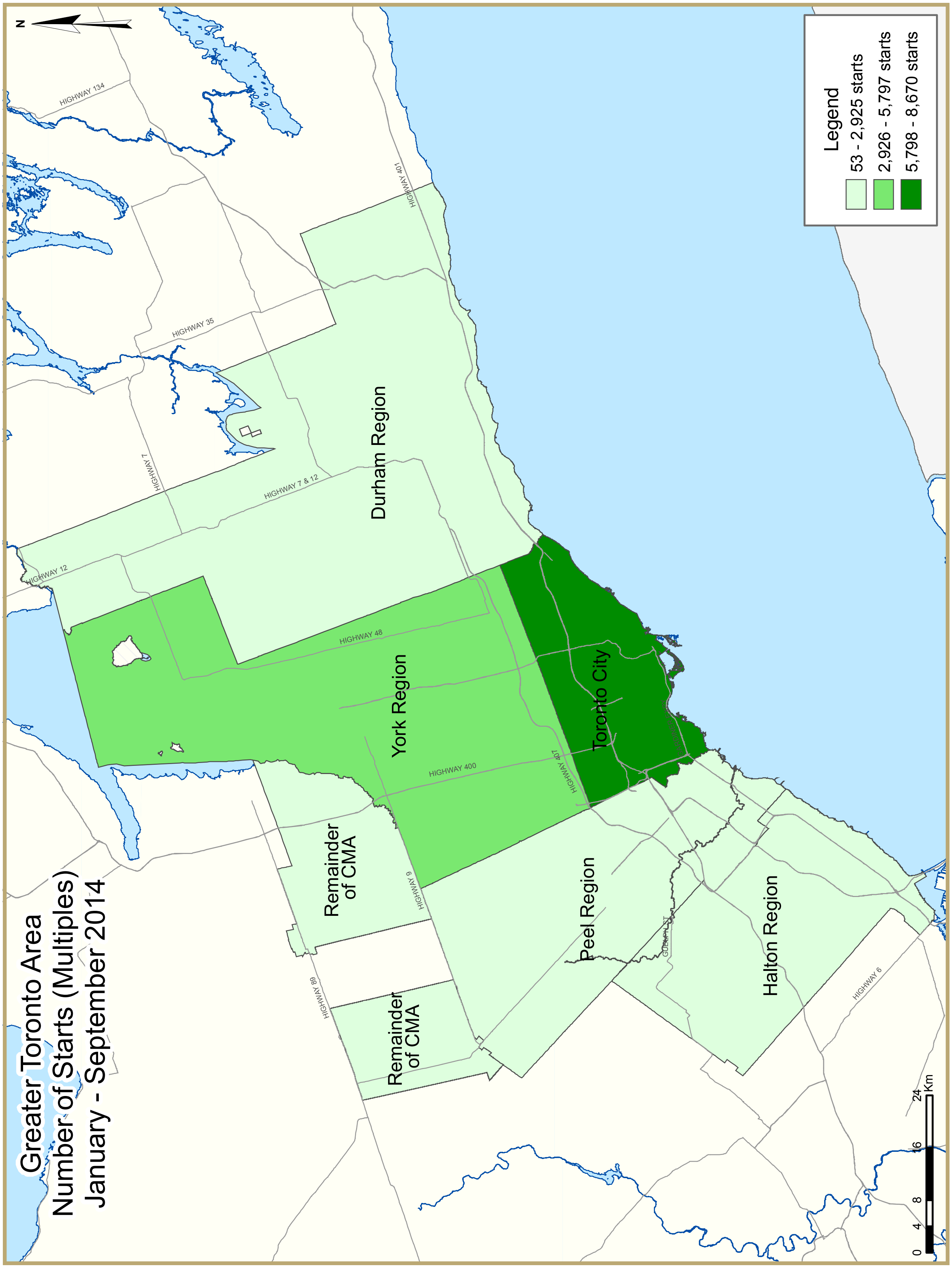
Figure 3

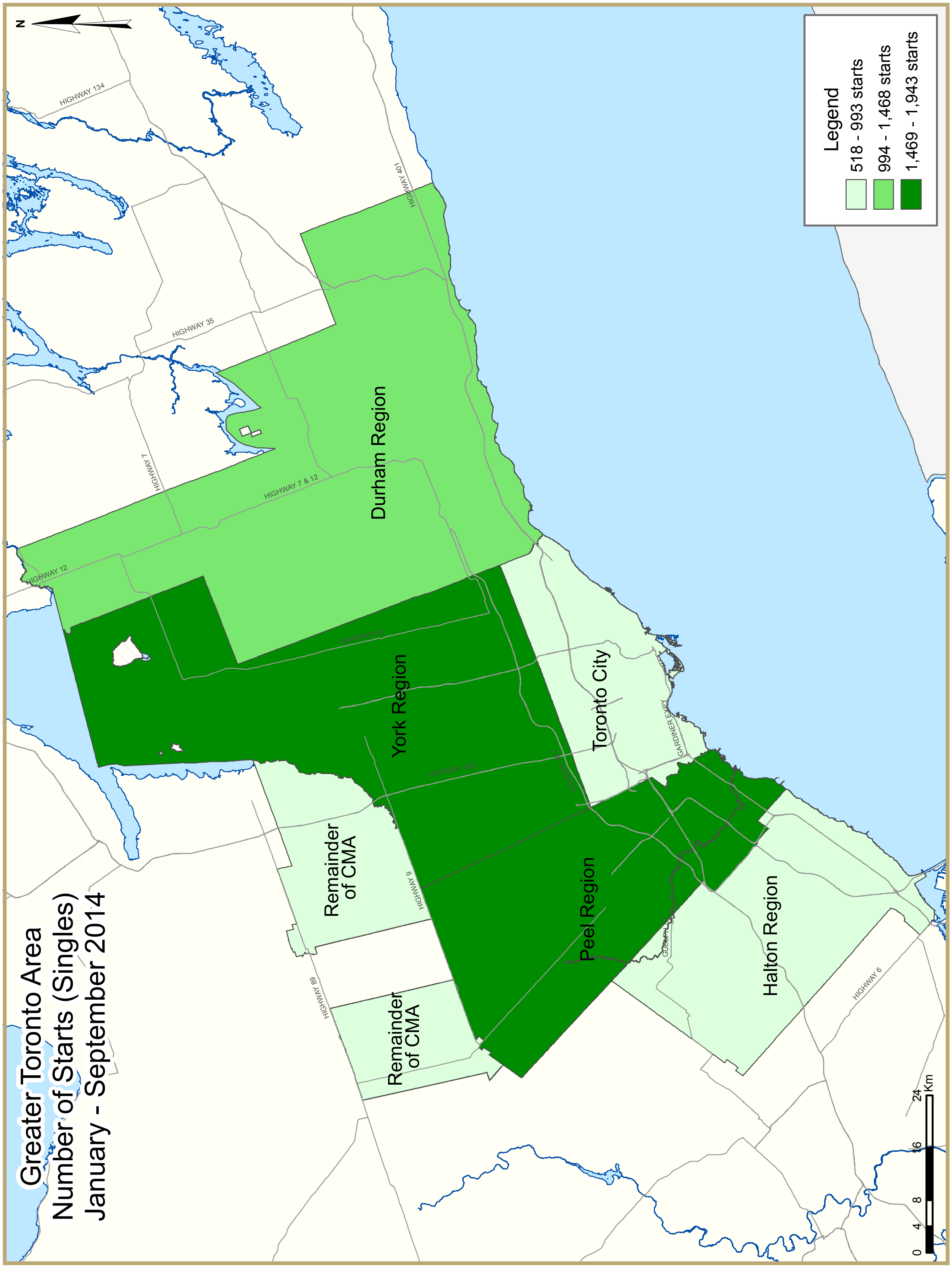


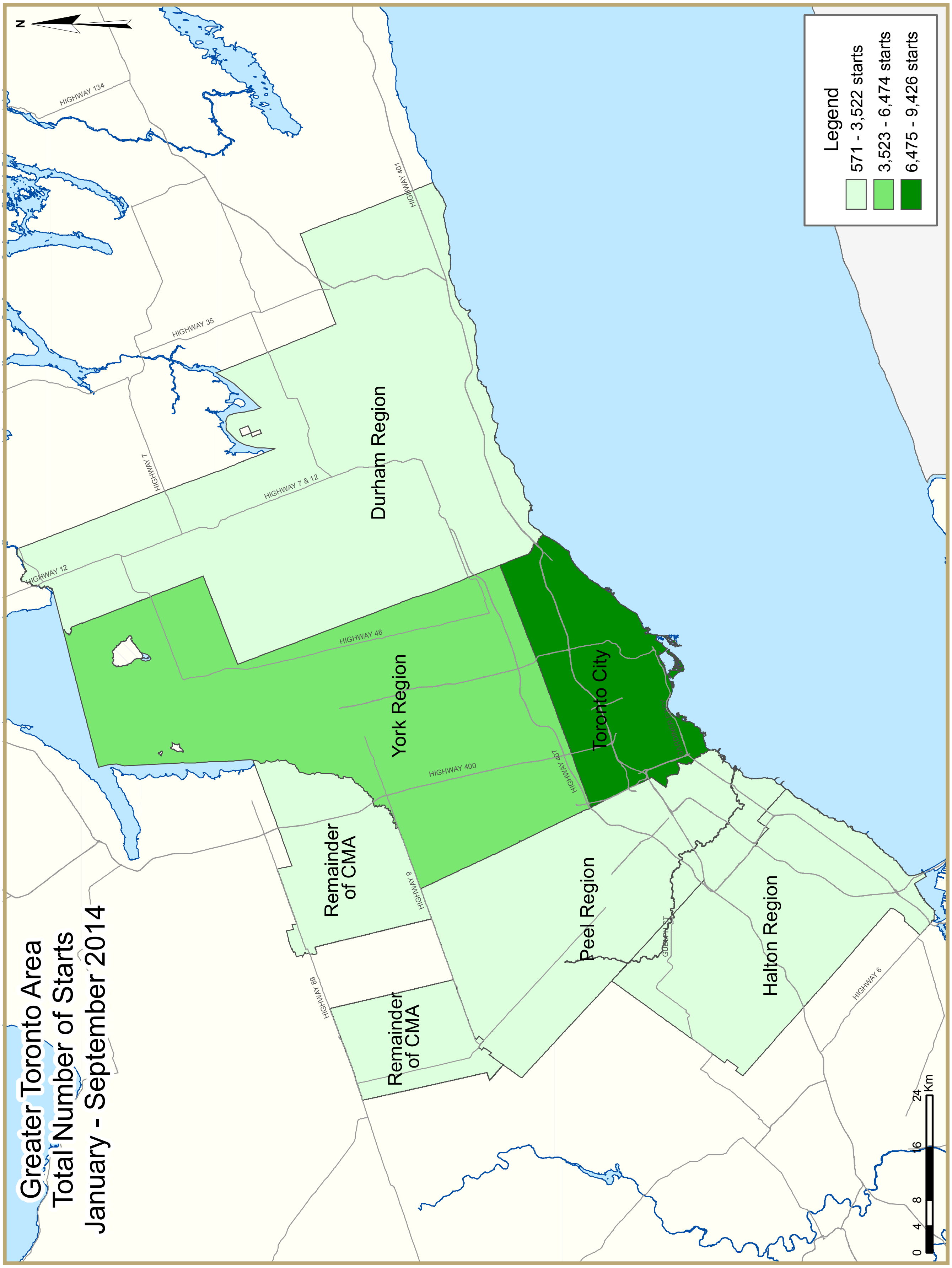

Greater Toronto Area
Number of Starts (Multiples)
September 2014
Legend
8 - 103 starts
104 - 198 starts
199 - 293 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24
Km

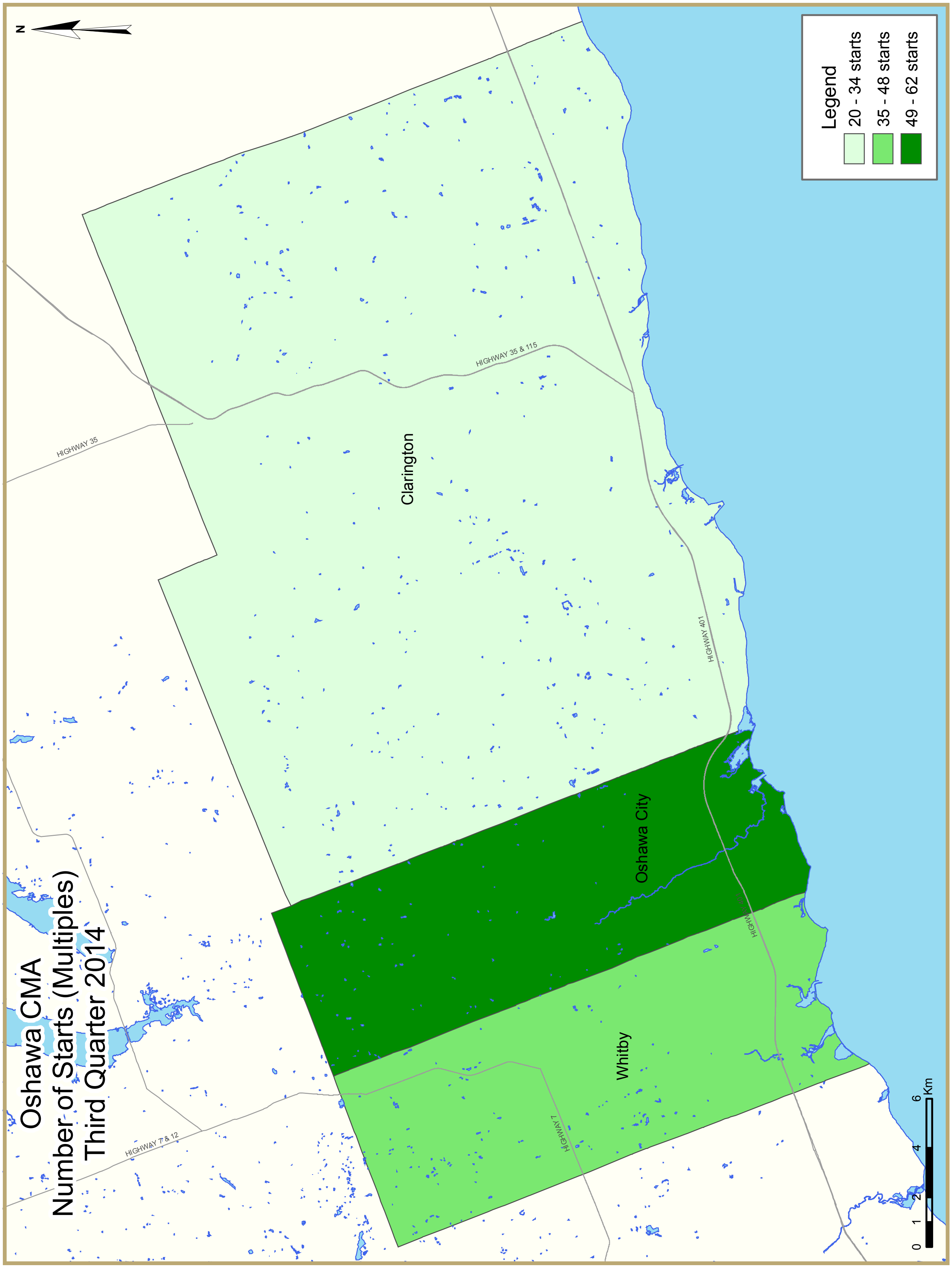

Greater Toronto Area
Number of Starts (Singles)
September 2014
N
Legend
33 - 96 starts
97 - 159 starts
160 - 223 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
0 4 8 16 24
Km

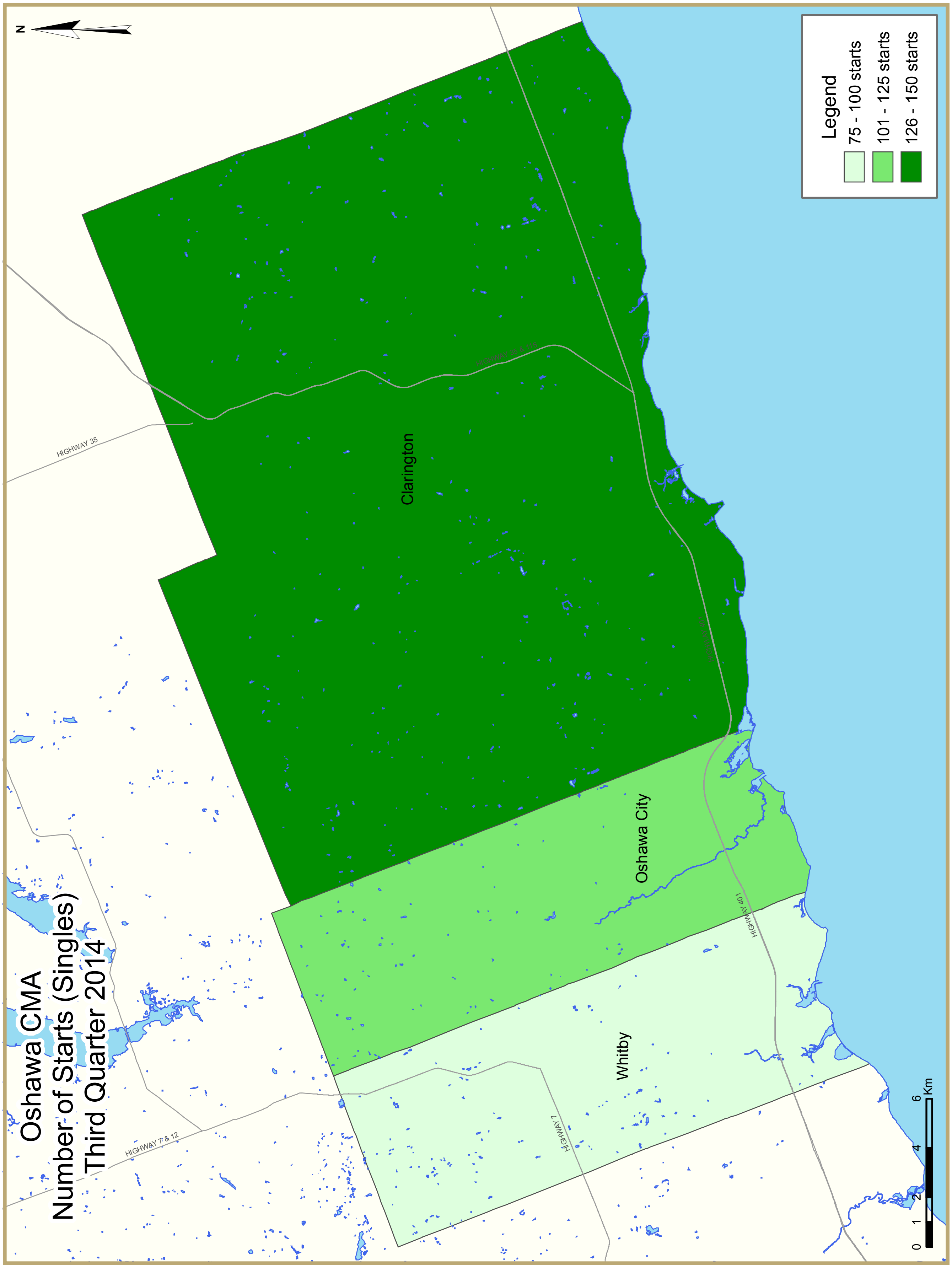

Greater Toronto Area
Total Number of Starts
September 2014
Legend
82 - 200 starts
201 - 318 starts
319 - 436 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

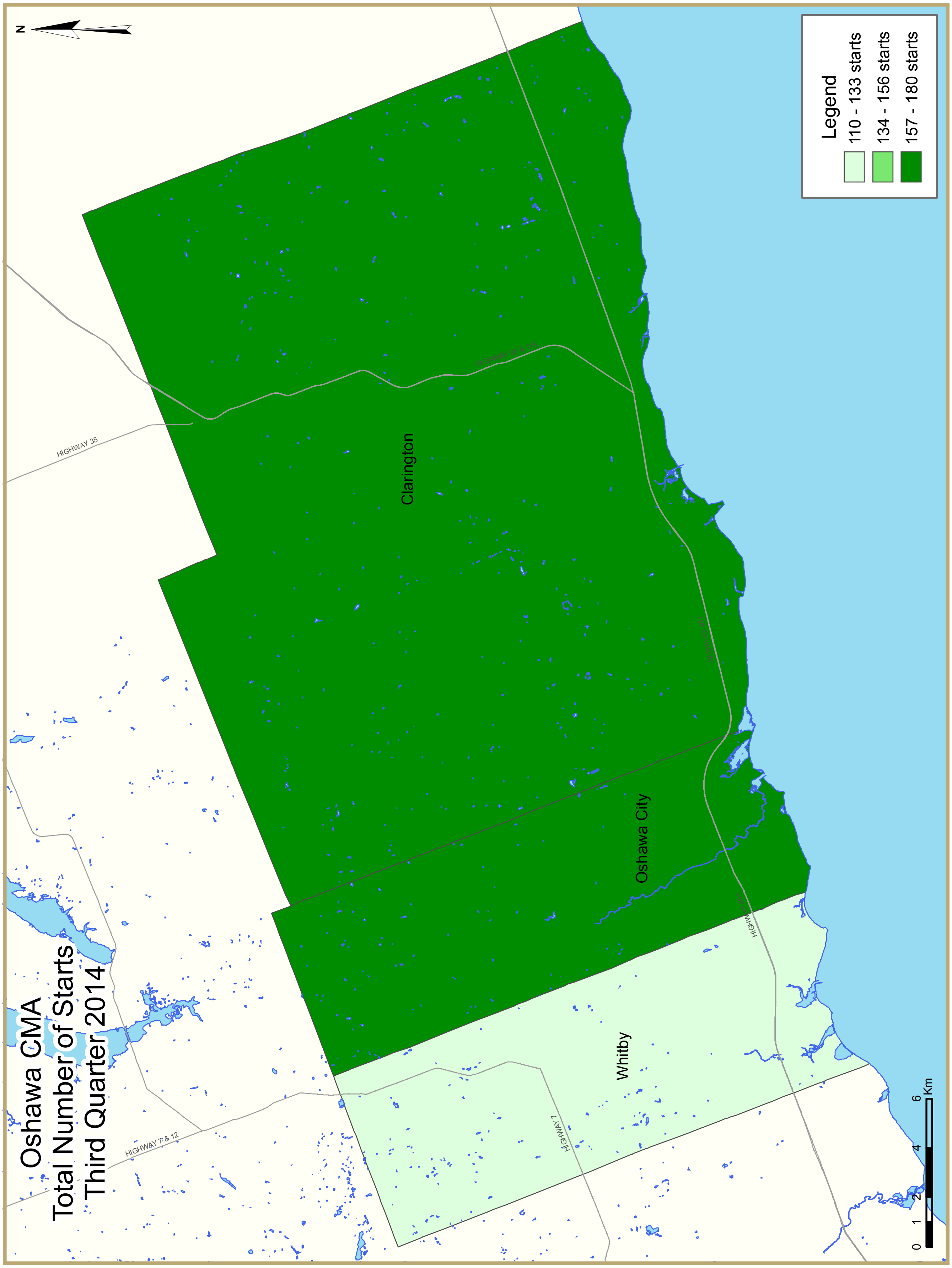

Greater Toronto Area
Number of Starts (Multiples)
January - September 2014
Legend
53 - 2,925 starts
2,926 - 5,797 starts
5,798 - 8,670 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

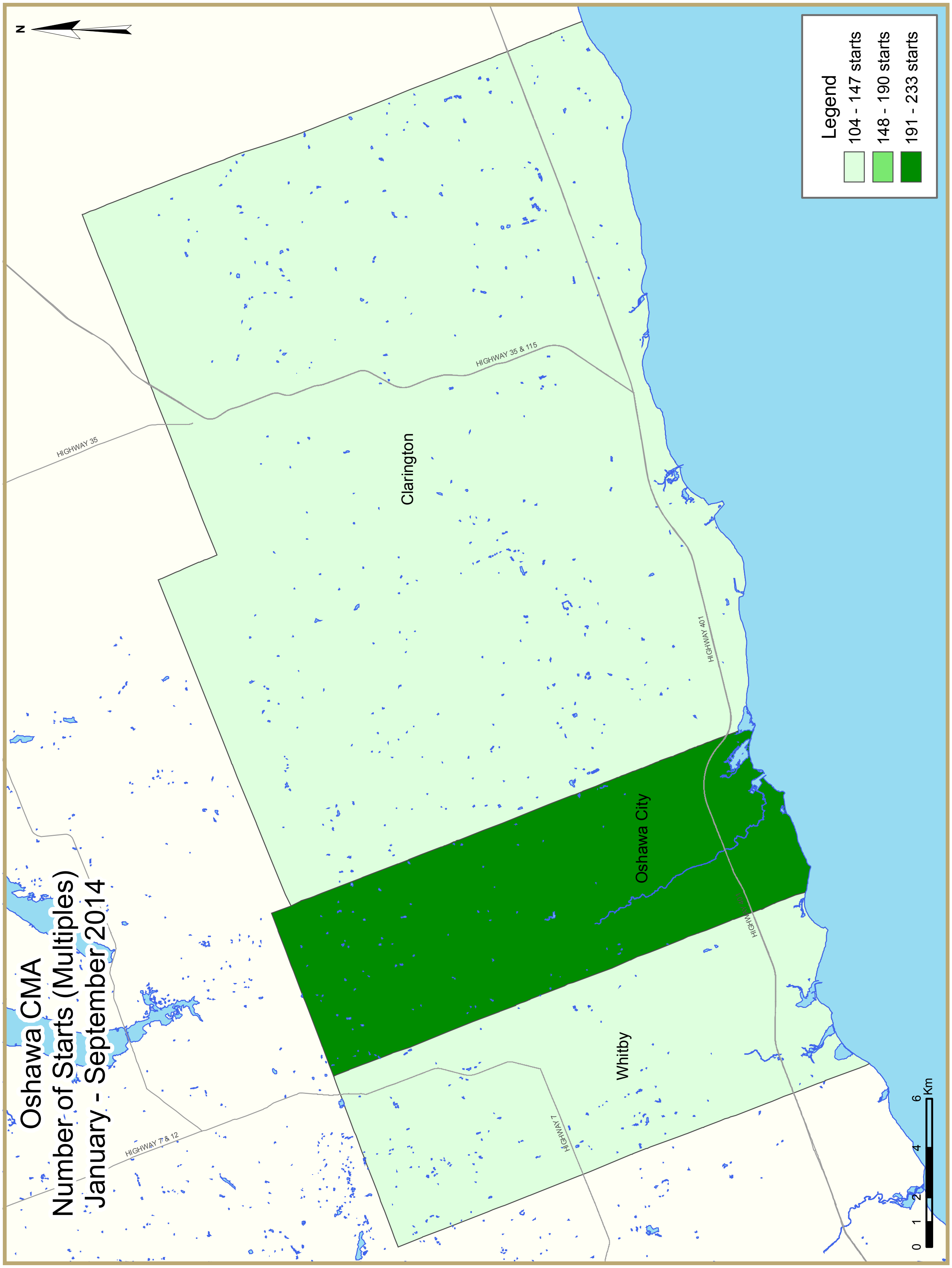

Greater Toronto Area
Number of Starts (Singles)
January - September 2014
Legend
518 - 993 starts
994 - 1,468 starts
1,469 - 1,943 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
0 4 8 16 24 Km

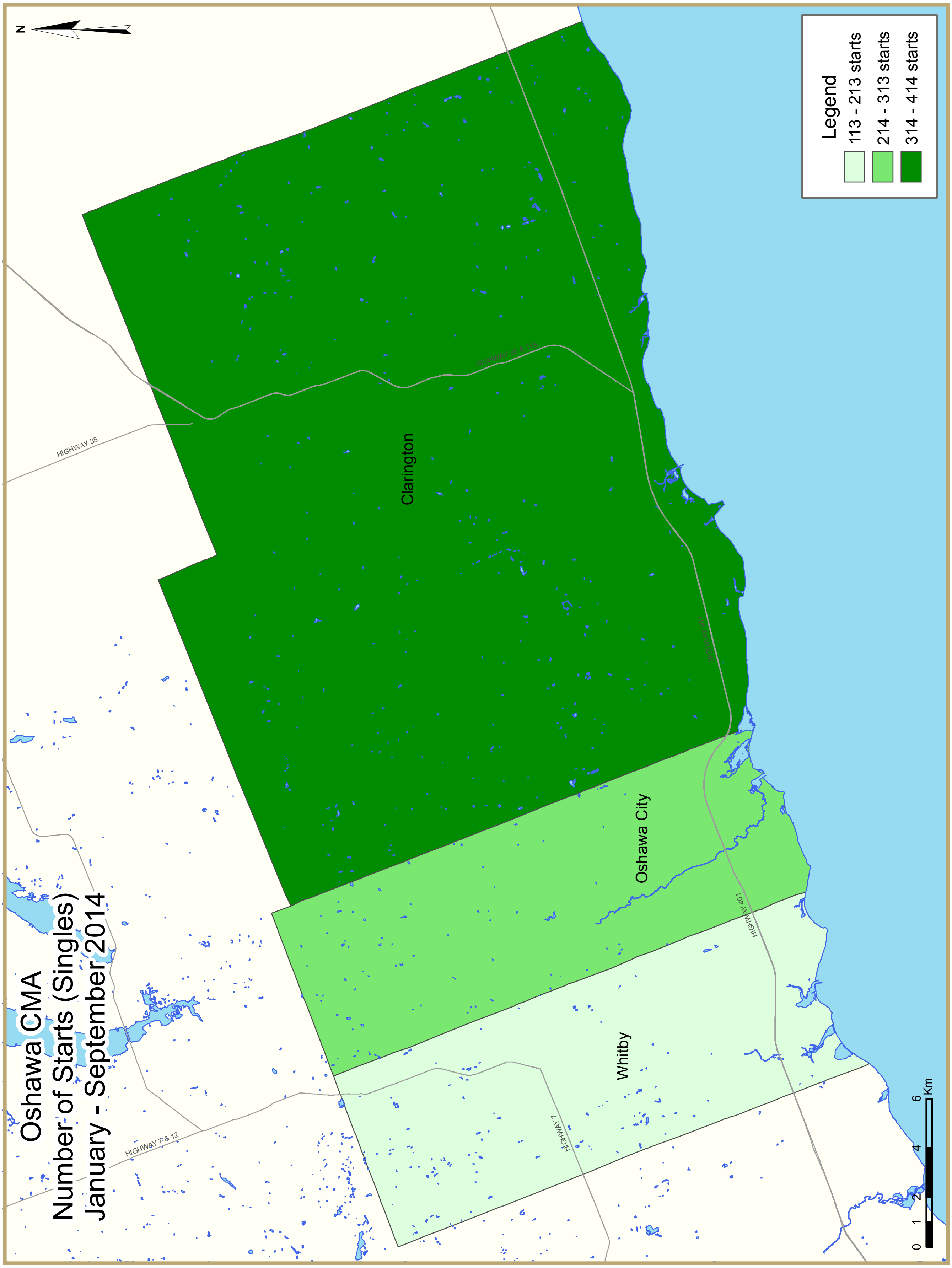

Greater Toronto Area
Total Number of Starts
January - September 2014
Legend
571 - 3,522 starts
3,523 - 6,474 starts
6,475 - 9,426 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0 4 8 16 24 Km

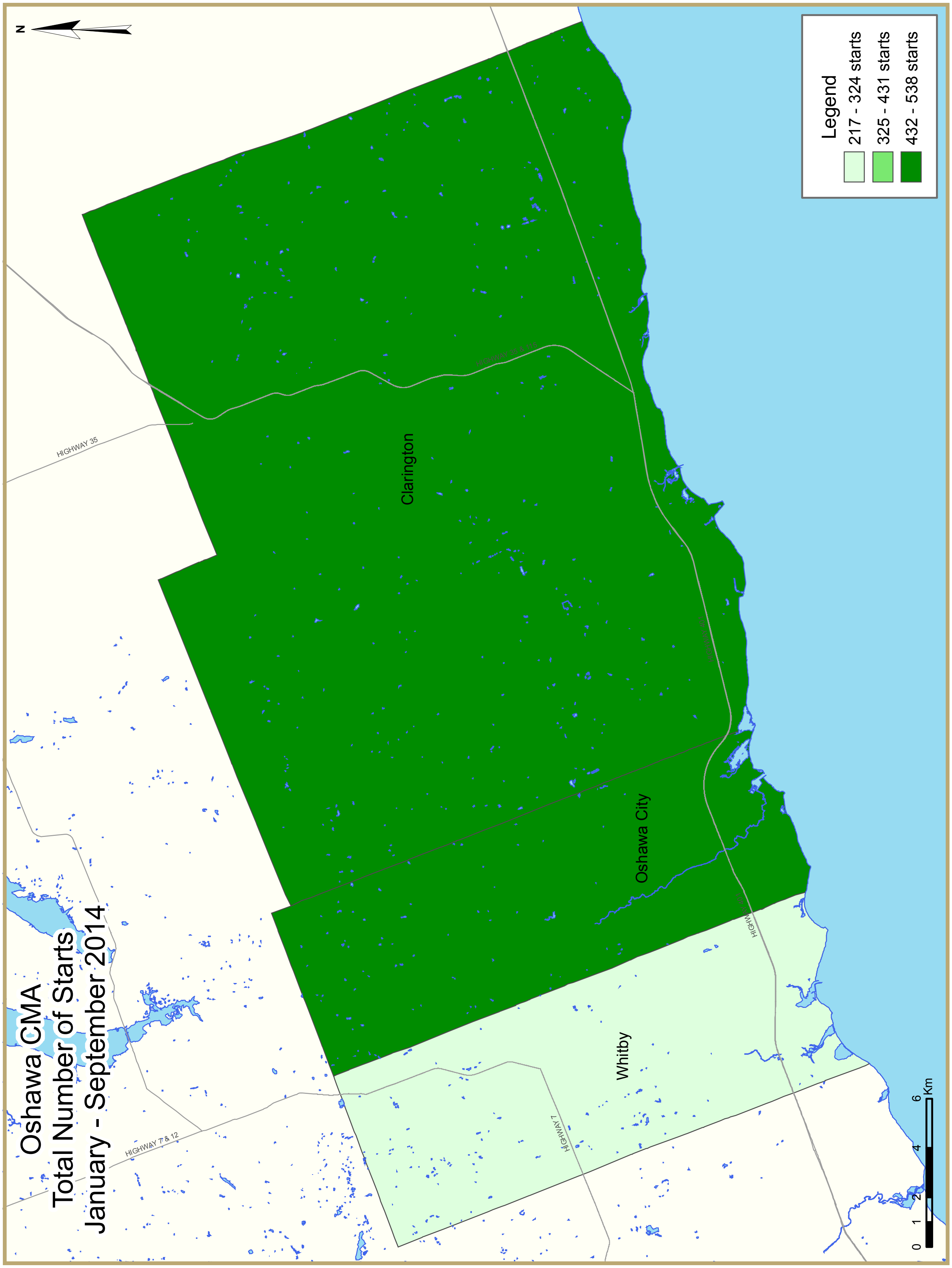

Oshawa CMA
Number of Starts (Multiples)
Third Quarter 2014
Legend
20 - 34 starts
35 - 48 starts
49 - 62 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
HIGHWAY 7 & 12
N
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
Third Quarter 2014
Legend
75 - 100 starts
101 - 125 starts
126 - 150 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
Third Quarter 2014
Legend
110 - 133 starts
134 - 156 starts
157 - 180 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
N
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Multiples)
January - September 2014
Legend
104 - 147 starts
148 - 190 starts
191 - 233 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
HIGHWAY 7 & 12
N
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
January - September 2014
Legend
113 - 213 starts
214 - 313 starts
314 - 414 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 - September 2014
Legend
217 - 324 starts
325 - 431 starts
432 - 538 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
N
0 1 2 4 6
Km

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) September 2014		
Toronto CMA[1]	August 2014	September 2014
Trend[2]	30,050	29,720
SAAR	23,904	15,112
	September 2013	September 2014
Actual		
September - Single-Detached	790	697
September - Multiples	1,334	568
September - Total	2,124	1,265
January to September - Single-Detached	6,951	6,378
January to September - Multiples	16,560	15,891
January to September - Total	23,511	22,269

Table 1b: Housing Starts (SAAR and Trend) September 2014		
Oshawa CMA[1]	August 2014	September 2014
Trend[2]	1,827	1,823
SAAR	1,972	1,824
	September 2013	September 2014
Actual		
September - Single-Detached	40	115
September - Multiples	195	45
September - Total	235	160
January to September - Single-Detached	668	831
January to September - Multiples	422	461
January to September - Total	1,090	1,292

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 September 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2014	696	124	134	1	49	261	0	0	1,265
September 2013	788	126	104	2	79	1,025	0	0	2,124
% Change	-11.7	-1.6	28.8	-50.0	-38.0	-74.5	n/a	n/a	-40.4
Year-to-date 2014	6,350	1,254	2,437	28	537	11,027	4	632	22,269
Year-to-date 2013	6,922	1,450	2,579	29	410	11,667	4	450	23,511
% Change	-8.3	-13.5	-5.5	-3.4	31.0	-5.5	0.0	40.4	-5.3
UNDER CONSTRUCTION									
September 2014	7,170	1,516	3,090	32	756	53,887	14	2,198	68,663
September 2013	8,036	1,824	3,783	24	787	51,516	12	1,932	67,915
% Change	-10.8	-16.9	-18.3	33.3	-3.9	4.6	16.7	13.8	1.1
COMPLETIONS									
September 2014	950	124	289	2	192	70	4	0	1,631
September 2013	778	128	341	2	58	677	0	3	1,987
% Change	22.1	-3.1	-15.2	0.0	**	-89.7	n/a	-100.0	-17.9
Year-to-date 2014	7,075	1,418	2,624	17	519	11,012	12	189	22,866
Year-to-date 2013	7,315	1,617	2,656	44	640	10,766	14	1,825	24,877
% Change	-3.3	-12.3	-1.2	-61.4	-18.9	2.3	-14.3	-89.6	-8.1
COMPLETED & NOT ABSORBED									
September 2014	224	18	94	0	43	952	n/a	n/a	1,331
September 2013	147	14	70	0	6	1,041	n/a	n/a	1,278
% Change	52.4	28.6	34.3	n/a	**	-8.5	n/a	n/a	4.1
ABSORBED									
September 2014	947	122	281	3	196	163	n/a	n/a	1,712
September 2013	776	140	341	3	58	747	n/a	n/a	2,065
% Change	22.0	-12.9	-17.6	0.0	**	-78.2	n/a	n/a	-17.1
Year-to-date 2014	7,023	1,412	2,624	18	493	11,043	n/a	n/a	22,613
Year-to-date 2013	7,301	1,621	2,657	45	645	10,634	n/a	n/a	22,903
% Change	-3.8	-12.9	-1.2	-60.0	-23.6	3.8	n/a	n/a	-1.3

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

Table 1.1b: Housing Activity Summary of Oshawa CMA September 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2014	115	2	22	0	13	0	0	8	160
September 2013	40	2	16	0	0	0	0	177	235
% Change	187.5	0.0	37.5	n/a	n/a	n/a	n/a	-95.5	-31.9
Year-to-date 2014	831	32	237	0	88	0	0	104	1,292
Year-to-date 2013	664	58	80	0	21	0	31	236	1,090
% Change	25.2	-44.8	196.3	n/a	**	n/a	-100.0	-55.9	18.5
UNDER CONSTRUCTION									
September 2014	680	30	212	0	94	0	3	387	1,406
September 2013	511	28	76	0	54	120	30	378	1,197
% Change	33.1	7.1	178.9	n/a	74.1	-100.0	-90.0	2.4	17.5
COMPLETIONS									
September 2014	71	8	0	0	0	0	0	45	124
September 2013	103	12	22	0	0	0	0	3	140
% Change	-31.1	-33.3	-100.0	n/a	n/a	n/a	n/a	**	-11.4
Year-to-date 2014	637	20	111	0	35	0	0	71	874
Year-to-date 2013	791	72	94	0	124	70	12	18	1,181
% Change	-19.5	-72.2	18.1	n/a	-71.8	-100.0	-100.0	**	-26.0
COMPLETED & NOT ABSORBED									
September 2014	22	0	0	0	0	0	n/a	n/a	22
September 2013	5	0	0	0	0	0	n/a	n/a	5
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
September 2014	72	8	0	0	0	0	n/a	n/a	80
September 2013	107	12	22	0	0	0	n/a	n/a	141
% Change	-32.7	-33.3	-100.0	n/a	n/a	n/a	n/a	n/a	-43.3
Year-to-date 2014	643	20	108	0	35	0	n/a	n/a	806
Year-to-date 2013	802	72	94	0	126	79	n/a	n/a	1,173
% Change	-19.8	-72.2	14.9	n/a	-72.2	-100.0	n/a	n/a	-31.3

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area September 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2014	755	128	170	0	87	261	0	8	1,409
September 2013	793	122	120	0	95	1,033	0	177	2,340
% Change	-4.8	4.9	41.7	n/a	-8.4	-74.7	n/a	-95.5	-39.8
Year-to-date 2014	6,763	1,278	2,664	9	673	11,105	4	736	23,232
Year-to-date 2013	7,147	1,474	2,550	1	532	11,907	35	956	24,602
% Change	-5.4	-13.3	4.5	**	26.5	-6.7	-88.6	-23.0	-5.6
UNDER CONSTRUCTION									
September 2014	7,496	1,526	3,232	17	910	54,201	17	2,892	70,291
September 2013	8,217	1,802	3,691	2	943	52,214	42	2,580	69,492
% Change	-8.8	-15.3	-12.4	**	-3.5	3.8	-59.5	12.1	1.1
COMPLETIONS									
September 2014	948	116	289	1	183	70	4	45	1,656
September 2013	835	140	366	0	88	677	0	6	2,112
% Change	13.5	-17.1	-21.0	n/a	108.0	-89.7	n/a	**	-21.6
Year-to-date 2014	7,310	1,392	2,610	1	595	11,222	12	260	23,402
Year-to-date 2013	7,753	1,641	2,748	12	791	10,990	26	1,843	25,804
% Change	-5.7	-15.2	-5.0	-91.7	-24.8	2.1	-53.8	-85.9	-9.3
COMPLETED & NOT ABSORBED									
September 2014	254	16	64	0	43	934	n/a	n/a	1,311
September 2013	162	12	65	0	6	1,023	n/a	n/a	1,268
% Change	56.8	33.3	-1.5	n/a	**	-8.7	n/a	n/a	3.4
ABSORBED									
September 2014	941	112	281	1	187	173	n/a	n/a	1,695
September 2013	836	152	362	0	88	750	n/a	n/a	2,188
% Change	12.6	-26.3	-22.4	n/a	112.5	-76.9	n/a	n/a	-22.5
Year-to-date 2014	7,236	1,386	2,621	1	571	11,253	n/a	n/a	23,068
Year-to-date 2013	7,737	1,645	2,738	12	798	10,885	n/a	n/a	23,815
% Change	-6.5	-15.7	-4.3	-91.7	-28.4	3.4	n/a	n/a	-3.1

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

Table 1.2: Housing Activity Summary by Submarket September 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									
September 2014	143	20	12	0	0	261	0	0	436
September 2013	141	12	33	0	72	764	0	0	1,022
York Region									
September 2014	174	46	71	0	0	0	0	0	291
September 2013	260	0	32	0	0	201	0	0	493
Peel Region									
September 2014	223	50	19	0	46	0	0	0	338
September 2013	235	108	28	0	7	60	0	0	438
Halton Region									
September 2014	33	0	30	0	28	0	0	0	91
September 2013	89	0	11	0	16	8	0	0	124
Durham Region									
September 2014	182	12	38	0	13	0	0	8	253
September 2013	68	2	16	0	0	0	0	177	263
Toronto CMA									
September 2014	696	124	134	1	49	261	0	0	1,265
September 2013	788	126	104	2	79	1,025	0	0	2,124
Oshawa CMA									
September 2014	115	2	22	0	13	0	0	8	160
September 2013	40	2	16	0	0	0	0	177	235
Greater Toronto Area									
September 2014	755	128	170	0	87	261	0	8	1,409
September 2013	793	122	120	0	95	1,033	0	177	2,340

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

Table 1.2: Housing Activity Summary by Submarket September 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									
September 2014	1,404	234	503	10	171	44,244	10	2,067	48,643
September 2013	1,540	208	653	0	357	41,092	4	1,818	45,672
York Region									
September 2014	2,043	396	1,200	7	0	6,473	0	130	10,249
September 2013	2,212	220	987	1	60	6,936	0	110	10,526
Peel Region									
September 2014	1,863	790	617	0	378	1,861	4	0	5,513
September 2013	2,974	1,256	859	1	141	2,400	8	4	7,644
Halton Region									
September 2014	874	26	525	0	136	1,623	0	308	3,492
September 2013	628	68	860	0	325	1,666	0	270	3,817
Durham Region									
September 2014	1,312	80	387	0	225	0	3	387	2,394
September 2013	863	50	332	0	60	120	30	378	1,833
Toronto CMA									
September 2014	7,170	1,516	3,090	32	756	53,887	14	2,198	68,663
September 2013	8,036	1,824	3,783	24	787	51,516	12	1,932	67,915
Oshawa CMA									
September 2014	680	30	212	0	94	0	3	387	1,406
September 2013	511	28	76	0	54	120	30	378	1,197
Greater Toronto Area									
September 2014	7,496	1,526	3,232	17	910	54,201	17	2,892	70,291
September 2013	8,217	1,802	3,691	2	943	52,214	42	2,580	69,492

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

Table 1.2: Housing Activity Summary by Submarket September 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									
September 2014	109	4	24	0	174	70	4	0	385
September 2013	74	2	44	0	0	470	0	0	590
York Region									
September 2014	334	36	41	0	0	0	0	0	411
September 2013	274	46	111	0	30	207	0	3	671
Peel Region									
September 2014	298	58	36	1	9	0	0	0	402
September 2013	282	60	19	0	0	0	0	0	361
Halton Region									
September 2014	97	0	176	0	0	0	0	0	273
September 2013	39	16	160	0	58	0	0	0	273
Durham Region									
September 2014	110	18	12	0	0	0	0	45	185
September 2013	166	16	32	0	0	0	0	3	217
Toronto CMA									
September 2014	950	124	289	2	192	70	4	0	1,631
September 2013	778	128	341	2	58	677	0	3	1,987
Oshawa CMA									
September 2014	71	8	0	0	0	0	0	45	124
September 2013	103	12	22	0	0	0	0	3	140
Greater Toronto Area									
September 2014	948	116	289	1	183	70	4	45	1,656
September 2013	835	140	366	0	88	677	0	6	2,112

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

Table 1.2: Housing Activity Summary by Submarket September 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									
September 2014	139	9	51	0	20	747	n/a	n/a	966
September 2013	69	4	19	0	4	896	n/a	n/a	992
York Region									
September 2014	48	5	9	0	23	183	n/a	n/a	268
September 2013	20	6	35	0	0	98	n/a	n/a	159
Peel Region									
September 2014	13	0	0	0	0	0	n/a	n/a	13
September 2013	31	2	0	0	2	25	n/a	n/a	60
Halton Region									
September 2014	22	2	0	0	0	4	n/a	n/a	28
September 2013	26	0	11	0	0	4	n/a	n/a	41
Durham Region									
September 2014	32	0	4	0	0	0	n/a	n/a	36
September 2013	16	0	0	0	0	0	n/a	n/a	16
Toronto CMA									
September 2014	224	18	94	0	43	952	n/a	n/a	1,331
September 2013	147	14	70	0	6	1,041	n/a	n/a	1,278
Oshawa CMA									
September 2014	22	0	0	0	0	0	n/a	n/a	22
September 2013	5	0	0	0	0	0	n/a	n/a	5
Greater Toronto Area									
September 2014	254	16	64	0	43	934	n/a	n/a	1,311
September 2013	162	12	65	0	6	1,023	n/a	n/a	1,268

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

Table 1.2: Housing Activity Summary by Submarket September 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									
September 2014	112	1	12	0	161	140	n/a	n/a	426
September 2013	83	0	44	0	0	538	n/a	n/a	665
York Region									
September 2014	332	35	45	0	15	23	n/a	n/a	450
September 2013	274	60	111	0	30	184	n/a	n/a	659
Peel Region									
September 2014	293	58	36	1	11	0	n/a	n/a	399
September 2013	276	60	19	0	0	8	n/a	n/a	363
Halton Region									
September 2014	96	0	176	0	0	10	n/a	n/a	282
September 2013	36	16	156	0	58	20	n/a	n/a	286
Durham Region									
September 2014	108	18	12	0	0	0	n/a	n/a	138
September 2013	167	16	32	0	0	0	n/a	n/a	215
Toronto CMA									
September 2014	947	122	281	3	196	163	n/a	n/a	1,712
September 2013	776	140	341	3	58	747	n/a	n/a	2,065
Oshawa CMA									
September 2014	72	8	0	0	0	0	n/a	n/a	80
September 2013	107	12	22	0	0	0	n/a	n/a	141
Greater Toronto Area									
September 2014	941	112	281	1	187	173	n/a	n/a	1,695
September 2013	836	152	362	0	88	750	n/a	n/a	2,188

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 September 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	% Change
Toronto City	143	141	20	12	12	105	261	764	436	1,022	-57.3
Toronto	20	14	4	2	6	4	261	764	291	784	-62.9
East York	17	17	2	0	0	5	0	0	19	22	-13.6
Etobicoke	28	25	0	0	0	0	0	0	28	25	12.0
North York	65	64	14	0	0	72	0	0	79	136	-41.9
Scarborough	6	20	0	6	0	24	0	0	6	50	-88.0
York	7	1	0	4	6	0	0	0	13	5	160.0
York Region	174	260	46	0	71	32	0	201	291	493	-41.0
Aurora	14	2	0	0	0	0	0	0	14	2	**
East Gwillimbury	8	6	0	0	0	0	0	0	8	6	33.3
Georgina Township	11	8	0	0	4	0	0	0	15	8	87.5
King Township	38	9	0	0	12	0	0	0	50	9	**
Markham	34	38	16	0	41	12	0	3	91	53	71.7
Newmarket	10	28	0	0	0	0	0	0	10	28	-64.3
Richmond Hill	9	62	12	0	14	7	0	130	35	199	-82.4
Vaughan	44	95	18	0	0	13	0	68	62	176	-64.8
Whitchurch-Stouffville	6	12	0	0	0	0	0	0	6	12	-50.0
Peel Region	223	235	50	108	65	35	0	60	338	438	-22.8
Brampton	197	190	46	106	12	35	0	0	255	331	-23.0
Caledon	20	25	0	2	7	0	0	0	27	27	0.0
Mississauga	6	20	4	0	46	0	0	60	56	80	-30.0
Halton Region	33	89	0	0	58	27	0	8	91	124	-26.6
Burlington	11	7	0	0	47	16	0	8	58	31	87.1
Halton Hills	3	3	0	0	0	0	0	0	3	3	0.0
Milton	19	0	0	0	0	0	0	0	19	0	n/a
Oakville	0	79	0	0	11	11	0	0	11	90	-87.8
Durham Region	182	68	12	2	51	16	8	177	253	263	-3.8
Ajax	35	18	8	0	0	0	0	0	43	18	138.9
Brock	2	1	2	0	0	0	0	0	4	1	**
Clarington	36	16	0	0	3	16	0	0	39	32	21.9
Oshawa	27	8	2	2	14	0	8	177	51	187	-72.7
Pickering	21	0	0	0	16	0	0	0	37	0	n/a
Scugog	4	3	0	0	0	0	0	0	4	3	33.3
Uxbridge	5	6	0	0	0	0	0	0	5	6	-16.7
Whitby	52	16	0	0	18	0	0	0	70	16	**
Remainder of Toronto CMA	74	48	0	6	8	0	0	0	82	54	51.9
Bradford West Gwillimbury	39	25	0	0	0	0	0	0	39	25	56.0
Town of Mono	23	2	0	0	0	0	0	0	23	2	**
New Tecumseth	5	18	0	6	3	0	0	0	8	24	-66.7
Orangeville	7	3	0	0	5	0	0	0	12	3	**
Toronto CMA	697	790	124	126	183	183	261	1,025	1,265	2,124	-40.4
Oshawa CMA	115	40	2	2	35	16	8	177	160	235	-31.9
Greater Toronto Area (GTA)	755	793	128	122	257	215	269	1,210	1,409	2,340	-39.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2014													
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Toronto City	756	917	130	150	289	513	8,251	8,895	9,426	10,475	-10.0
Toronto	138	132	48	20	106	22	5,736	6,940	6,028	7,114	-15.3
East York	51	53	8	0	8	5	0	0	67	58	15.5
Etobicoke	105	159	0	36	18	24	462	460	585	679	-13.8
North York	356	395	72	70	115	264	2,012	995	2,555	1,724	48.2
Scarborough	85	161	0	16	30	198	30	500	145	875	-83.4
York	21	17	2	8	12	0	11	0	46	25	84.0
York Region	1,943	2,384	424	220	996	705	2,343	1,936	5,706	5,245	8.8
Aurora	181	9	0	0	13	0	0	0	194	9	**
East Gwillimbury	50	28	0	8	6	0	0	0	56	36	55.6
Georgina Township	162	99	0	2	32	19	0	0	194	120	61.7
King Township	165	221	2	4	16	77	0	0	183	302	-39.4
Markham	503	730	334	138	469	378	861	780	2,167	2,026	7.0
Newmarket	103	363	0	40	38	0	0	0	141	403	-65.0
Richmond Hill	206	317	12	4	322	85	1,448	136	1,988	542	**
Vaughan	521	449	76	24	100	139	34	1,020	731	1,632	-55.2
Whitchurch-Stouffville	52	168	0	0	0	7	0	0	52	175	-70.3
Peel Region	1,678	2,198	620	936	708	733	407	847	3,413	4,714	-27.6
Brampton	1,413	1,709	514	624	394	518	103	320	2,424	3,171	-23.6
Caledon	187	250	14	50	130	67	0	0	331	367	-9.8
Mississauga	78	239	92	262	184	148	304	527	658	1,176	-44.0
Halton Region	931	605	18	82	722	767	776	949	2,447	2,403	1.8
Burlington	47	59	0	2	81	153	78	510	206	724	-71.5
Halton Hills	36	170	2	0	0	154	0	0	38	324	-88.3
Milton	477	169	14	58	352	345	276	96	1,119	668	67.5
Oakville	371	207	2	22	289	115	422	343	1,084	687	57.8
Durham Region	1,464	1,048	86	92	586	389	104	236	2,240	1,765	26.9
Ajax	465	254	28	12	137	91	0	0	630	357	76.5
Brock	14	15	2	0	0	0	0	0	16	15	6.7
Clarington	414	200	30	30	94	83	0	0	538	313	71.9
Oshawa	304	320	2	28	127	24	104	234	537	606	-11.4
Pickering	106	60	24	22	124	170	0	0	254	252	0.8
Scugog	20	20	0	0	0	0	0	0	20	20	0.0
Uxbridge	28	31	0	0	0	0	0	0	28	31	-9.7
Whitby	113	148	0	0	104	21	0	2	217	171	26.9
Remainder of Toronto CMA	518	561	14	40	39	157	0	0	571	758	-24.7
Bradford West Gwillimbury	232	272	6	12	0	144	0	0	238	428	-44.4
Town of Mono	86	28	0	0	0	0	0	0	86	28	**
New Tecumseth	147	197	8	28	11	13	0	0	166	238	-30.3
Orangeville	53	64	0	0	28	0	0	0	81	64	26.6
Toronto CMA	6,378	6,951	1,258	1,460	2,934	2,983	11,699	12,117	22,269	23,511	-5.3
Oshawa CMA	831	668	32	58	325	128	104	236	1,292	1,090	18.5
Greater Toronto Area (GTA)	6,772	7,152	1,278	1,480	3,301	3,107	11,881	12,863	23,232	24,602	-5.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market September 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Toronto City	12	105	0	0	261	764	0	0
Toronto	6	4	0	0	261	764	0	0
East York	0	5	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	72	0	0	0	0	0	0
Scarborough	0	24	0	0	0	0	0	0
York	6	0	0	0	0	0	0	0
York Region	71	32	0	0	0	201	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	4	0	0	0	0	0	0	0
King Township	12	0	0	0	0	0	0	0
Markham	41	12	0	0	0	3	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	14	7	0	0	0	130	0	0
Vaughan	0	13	0	0	0	68	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	65	35	0	0	0	60	0	0
Brampton	12	35	0	0	0	0	0	0
Caledon	7	0	0	0	0	0	0	0
Mississauga	46	0	0	0	0	60	0	0
Halton Region	58	27	0	0	0	8	0	0
Burlington	47	16	0	0	0	8	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	11	11	0	0	0	0	0	0
Durham Region	51	16	0	0	0	0	8	177
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	3	16	0	0	0	0	0	0
Oshawa	14	0	0	0	0	0	8	177
Pickering	16	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	18	0	0	0	0	0	0	0
Remainder of Toronto CMA	8	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	3	0	0	0	0	0	0	0
Orangeville	5	0	0	0	0	0	0	0
Toronto CMA	183	183	0	0	261	1,025	0	0
Oshawa CMA	35	16	0	0	0	0	8	177
Greater Toronto Area (GTA)	257	215	0	0	261	1,033	8	177

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	285	513	4	0	7,655	8,687	596	208
Toronto	102	22	4	0	5,432	6,918	304	22
East York	8	5	0	0	0	0	0	0
Etobicoke	18	24	0	0	462	458	0	2
North York	115	264	0	0	1,731	995	281	0
Scarborough	30	198	0	0	30	316	0	184
York	12	0	0	0	0	0	11	0
York Region	996	705	0	0	2,307	1,923	36	13
Aurora	13	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	32	19	0	0	0	0	0	0
King Township	16	77	0	0	0	0	0	0
Markham	469	378	0	0	853	773	8	7
Newmarket	38	0	0	0	0	0	0	0
Richmond Hill	322	85	0	0	1,420	130	28	6
Vaughan	100	139	0	0	34	1,020	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	708	733	0	0	407	618	0	229
Brampton	394	518	0	0	103	95	0	225
Caledon	130	67	0	0	0	0	0	0
Mississauga	184	148	0	0	304	523	0	4
Halton Region	722	767	0	0	776	679	0	270
Burlington	81	153	0	0	78	240	0	270
Halton Hills	0	154	0	0	0	0	0	0
Milton	352	345	0	0	276	96	0	0
Oakville	289	115	0	0	422	343	0	0
Durham Region	586	362	0	27	0	0	104	236
Ajax	137	91	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	94	56	0	27	0	0	0	0
Oshawa	127	24	0	0	0	0	104	234
Pickering	124	170	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	104	21	0	0	0	0	0	2
Remainder of Toronto CMA	39	157	0	0	0	0	0	0
Bradford West Gwillimbury	0	144	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	13	0	0	0	0	0	0
Orangeville	28	0	0	0	0	0	0	0
Toronto CMA	2,930	2,983	4	0	11,067	11,667	632	450
Oshawa CMA	325	101	0	27	0	0	104	236
Greater Toronto Area (GTA)	3,297	3,080	4	27	11,145	11,907	736	956

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Toronto City	175	186	261	836	0	0	436	1,022
Toronto	30	20	261	764	0	0	291	784
East York	19	22	0	0	0	0	19	22
Etobicoke	28	25	0	0	0	0	28	25
North York	79	64	0	72	0	0	79	136
Scarborough	6	50	0	0	0	0	6	50
York	13	5	0	0	0	0	13	5
York Region	291	292	0	201	0	0	291	493
Aurora	14	2	0	0	0	0	14	2
East Gwillimbury	8	6	0	0	0	0	8	6
Georgina Township	15	8	0	0	0	0	15	8
King Township	50	9	0	0	0	0	50	9
Markham	91	50	0	3	0	0	91	53
Newmarket	10	28	0	0	0	0	10	28
Richmond Hill	35	69	0	130	0	0	35	199
Vaughan	62	108	0	68	0	0	62	176
Whitchurch-Stouffville	6	12	0	0	0	0	6	12
Peel Region	292	371	46	67	0	0	338	438
Brampton	255	324	0	7	0	0	255	331
Caledon	27	27	0	0	0	0	27	27
Mississauga	10	20	46	60	0	0	56	80
Halton Region	63	100	28	24	0	0	91	124
Burlington	30	7	28	24	0	0	58	31
Halton Hills	3	3	0	0	0	0	3	3
Milton	19	0	0	0	0	0	19	0
Oakville	11	90	0	0	0	0	11	90
Durham Region	232	86	13	0	8	177	253	263
Ajax	43	18	0	0	0	0	43	18
Brock	4	1	0	0	0	0	4	1
Clarington	39	32	0	0	0	0	39	32
Oshawa	43	10	0	0	8	177	51	187
Pickering	37	0	0	0	0	0	37	0
Scugog	4	3	0	0	0	0	4	3
Uxbridge	5	6	0	0	0	0	5	6
Whitby	57	16	13	0	0	0	70	16
Remainder of Toronto CMA	78	52	4	2	0	0	82	54
Bradford West Gwillimbury	39	25	0	0	0	0	39	25
Town of Mono	23	0	0	2	0	0	23	2
New Tecumseth	4	24	4	0	0	0	8	24
Orangeville	12	3	0	0	0	0	12	3
Toronto CMA	954	1,018	311	1,106	0	0	1,265	2,124
Oshawa CMA	139	58	13	0	8	177	160	235
Greater Toronto Area (GTA)	1,053	1,035	348	1,128	8	177	1,409	2,340

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - September 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	1,125	1,349	7,701	8,914	600	212	9,426	10,475
Toronto	287	174	5,433	6,918	308	22	6,028	7,114
East York	67	58	0	0	0	0	67	58
Etobicoke	131	211	454	466	0	2	585	679
North York	501	506	1,773	1,214	281	4	2,555	1,724
Scarborough	104	375	41	316	0	184	145	875
York	35	25	0	0	11	0	46	25
York Region	3,358	3,289	2,312	1,943	36	13	5,706	5,245
Aurora	194	9	0	0	0	0	194	9
East Gwillimbury	56	36	0	0	0	0	56	36
Georgina Township	194	120	0	0	0	0	194	120
King Township	183	302	0	0	0	0	183	302
Markham	1,306	1,246	853	773	8	7	2,167	2,026
Newmarket	130	403	11	0	0	0	141	403
Richmond Hill	546	399	1,414	137	28	6	1,988	542
Vaughan	697	599	34	1,033	0	0	731	1,632
Whitchurch-Stouffville	52	175	0	0	0	0	52	175
Peel Region	2,687	3,786	726	699	0	229	3,413	4,714
Brampton	2,178	2,771	246	175	0	225	2,424	3,171
Caledon	331	367	0	0	0	0	331	367
Mississauga	178	648	480	524	0	4	658	1,176
Halton Region	1,581	1,286	866	847	0	270	2,447	2,403
Burlington	73	103	133	351	0	270	206	724
Halton Hills	38	324	0	0	0	0	38	324
Milton	843	558	276	110	0	0	1,119	668
Oakville	627	301	457	386	0	0	1,084	687
Durham Region	1,954	1,461	182	37	104	267	2,240	1,765
Ajax	542	341	88	16	0	0	630	357
Brock	16	15	0	0	0	0	16	15
Clarington	524	286	14	0	0	27	538	313
Oshawa	433	368	0	0	104	238	537	606
Pickering	248	252	6	0	0	0	254	252
Scugog	20	20	0	0	0	0	20	20
Uxbridge	28	31	0	0	0	0	28	31
Whitby	143	148	74	21	0	2	217	171
Remainder of Toronto CMA	545	720	26	38	0	0	571	758
Bradford West Gwillimbury	238	428	0	0	0	0	238	428
Town of Mono	73	7	13	21	0	0	86	28
New Tecumseth	153	221	13	17	0	0	166	238
Orangeville	81	64	0	0	0	0	81	64
Toronto CMA	10,041	10,951	11,592	12,106	636	454	22,269	23,511
Oshawa CMA	1,100	802	88	21	104	267	1,292	1,090
Greater Toronto Area (GTA)	10,705	11,171	11,787	12,440	740	991	23,232	24,602

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type September 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	% Change
Toronto City	109	74	8	2	198	44	70	470	385	590	-34.7
Toronto	14	11	6	2	16	37	70	470	106	520	-79.6
East York	8	11	0	0	0	0	0	0	8	11	-27.3
Etobicoke	20	15	2	0	0	0	0	0	22	15	46.7
North York	62	31	0	0	182	0	0	0	244	31	**
Scarborough	2	5	0	0	0	7	0	0	2	12	-83.3
York	3	1	0	0	0	0	0	0	3	1	200.0
York Region	334	274	36	46	41	141	0	210	411	671	-38.7
Aurora	20	5	0	0	9	0	0	0	29	5	**
East Gwillimbury	2	5	0	8	0	0	0	0	2	13	-84.6
Georgina Township	25	7	0	0	0	0	0	0	25	7	**
King Township	18	21	0	0	0	0	0	0	18	21	-14.3
Markham	63	92	30	38	11	92	0	210	104	432	-75.9
Newmarket	32	42	0	0	0	0	0	0	32	42	-23.8
Richmond Hill	18	48	0	0	9	13	0	0	27	61	-55.7
Vaughan	144	25	6	0	12	30	0	0	162	55	194.5
Whitchurch-Stouffville	12	29	0	0	0	6	0	0	12	35	-65.7
Peel Region	299	282	58	60	45	19	0	0	402	361	11.4
Brampton	263	212	58	48	40	19	0	0	361	279	29.4
Caledon	15	15	0	12	5	0	0	0	20	27	-25.9
Mississauga	21	55	0	0	0	0	0	0	21	55	-61.8
Halton Region	97	39	0	16	176	218	0	0	273	273	0.0
Burlington	4	7	0	0	0	47	0	0	4	54	-92.6
Halton Hills	5	5	0	0	0	22	0	0	5	27	-81.5
Milton	65	20	0	0	150	94	0	0	215	114	88.6
Oakville	23	7	0	16	26	55	0	0	49	78	-37.2
Durham Region	110	166	18	16	12	32	45	3	185	217	-14.7
Ajax	31	34	10	2	12	0	0	0	53	36	47.2
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	29	25	0	12	0	10	0	0	29	47	-38.3
Oshawa	34	64	8	0	0	12	45	3	87	79	10.1
Pickering	3	27	0	2	0	10	0	0	3	39	-92.3
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	8	14	0	0	0	0	0	0	8	14	-42.9
Remainder of Toronto CMA	82	56	18	0	7	14	0	0	107	70	52.9
Bradford West Gwillimbury	38	40	0	0	0	8	0	0	38	48	-20.8
Town of Mono	1	4	0	0	0	0	0	0	1	4	-75.0
New Tecumseth	35	8	18	0	7	0	0	0	60	8	**
Orangeville	8	4	0	0	0	6	0	0	8	10	-20.0
Toronto CMA	952	780	130	128	479	399	70	680	1,631	1,987	-17.9
Oshawa CMA	71	103	8	12	0	22	45	3	124	140	-11.4
Greater Toronto Area (GTA)	949	835	120	140	472	454	115	683	1,656	2,112	-21.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Toronto City	881	718	90	122	361	446	6,797	9,630	8,129	10,916	-25.5
Toronto	116	127	22	12	40	52	4,741	6,647	4,919	6,838	-28.1
East York	51	64	0	0	0	0	105	363	156	427	-63.5
Etobicoke	155	146	38	70	0	68	338	806	531	1,090	-51.3
North York	449	279	22	10	204	193	1,516	1,290	2,191	1,772	23.6
Scarborough	91	75	2	16	114	133	97	524	304	748	-59.4
York	19	27	6	14	3	0	0	0	28	41	-31.7
York Region	2,111	2,264	290	468	815	1,228	3,051	1,434	6,267	5,394	16.2
Aurora	57	28	0	20	9	41	280	0	346	89	**
East Gwillimbury	27	49	16	20	6	6	0	0	49	75	-34.7
Georgina Township	111	89	0	2	25	0	0	0	136	91	49.5
King Township	203	231	2	0	76	37	0	264	281	532	-47.2
Markham	488	674	214	318	358	567	1,847	497	2,907	2,056	41.4
Newmarket	253	218	18	86	44	34	0	0	315	338	-6.8
Richmond Hill	308	171	4	8	150	176	632	429	1,094	784	39.5
Vaughan	545	419	36	14	140	255	292	140	1,013	828	22.3
Whitchurch-Stouffville	119	385	0	0	7	112	0	104	126	601	-79.0
Peel Region	2,446	2,642	924	737	927	736	900	1,257	5,197	5,372	-3.3
Brampton	1,969	2,274	726	718	708	551	95	225	3,498	3,768	-7.2
Caledon	299	209	48	15	74	58	0	0	421	282	49.3
Mississauga	178	159	150	4	145	127	805	1,032	1,278	1,322	-3.3
Halton Region	845	909	46	214	826	729	663	424	2,380	2,276	4.6
Burlington	64	87	8	2	77	78	210	186	359	353	1.7
Halton Hills	173	133	2	0	94	53	0	0	269	186	44.6
Milton	241	544	36	176	475	400	246	98	998	1,218	-18.1
Oakville	367	145	0	36	180	198	207	140	754	519	45.3
Durham Region	1,028	1,235	46	106	282	417	73	88	1,429	1,846	-22.6
Ajax	275	244	16	24	61	156	0	0	352	424	-17.0
Brock	8	7	0	0	0	0	0	0	8	7	14.3
Clarington	262	274	6	24	63	68	2	44	333	410	-18.8
Oshawa	252	342	14	46	34	71	69	14	369	473	-22.0
Pickering	58	162	10	10	77	34	0	0	145	206	-29.6
Scugog	20	7	0	0	0	0	0	0	20	7	185.7
Uxbridge	30	21	0	0	0	0	0	0	30	21	42.9
Whitby	123	178	0	2	47	88	2	30	172	298	-42.3
Remainder of Toronto CMA	510	486	60	66	155	37	0	32	725	621	16.7
Bradford West Gwillimbury	230	237	18	48	99	20	0	0	347	305	13.8
Town of Mono	20	32	0	0	0	0	0	0	20	32	-37.5
New Tecumseth	216	145	42	18	32	4	0	32	290	199	45.7
Orangeville	44	72	0	0	24	13	0	0	68	85	-20.0
Toronto CMA	7,092	7,359	1,428	1,639	3,145	3,288	11,201	12,591	22,866	24,877	-8.1
Oshawa CMA	637	794	20	72	144	227	73	88	874	1,181	-26.0
Greater Toronto Area (GTA)	7,311	7,768	1,396	1,647	3,211	3,556	11,484	12,833	23,402	25,804	-9.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Toronto City	198	44	0	0	70	470	0	0
Toronto	16	37	0	0	70	470	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	182	0	0	0	0	0	0	0
Scarborough	0	7	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	41	141	0	0	0	207	0	3
Aurora	9	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	11	92	0	0	0	207	0	3
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	9	13	0	0	0	0	0	0
Vaughan	12	30	0	0	0	0	0	0
Whitchurch-Stouffville	0	6	0	0	0	0	0	0
Peel Region	45	19	0	0	0	0	0	0
Brampton	40	19	0	0	0	0	0	0
Caledon	5	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	176	218	0	0	0	0	0	0
Burlington	0	47	0	0	0	0	0	0
Halton Hills	0	22	0	0	0	0	0	0
Milton	150	94	0	0	0	0	0	0
Oakville	26	55	0	0	0	0	0	0
Durham Region	12	32	0	0	0	0	45	3
Ajax	12	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	10	0	0	0	0	0	0
Oshawa	0	12	0	0	0	0	45	3
Pickering	0	10	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	0	0	0	0	0	0	0
Remainder of Toronto CMA	7	14	0	0	0	0	0	0
Bradford West Gwillimbury	0	8	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	7	0	0	0	0	0	0	0
Orangeville	0	6	0	0	0	0	0	0
Toronto CMA	479	399	0	0	70	677	0	3
Oshawa CMA	0	22	0	0	0	0	45	3
Greater Toronto Area (GTA)	472	454	0	0	70	677	45	6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	361	432	0	14	6,614	8,426	183	1,204
Toronto	40	52	0	0	4,558	5,744	183	903
East York	0	0	0	0	105	363	0	0
Etobicoke	0	68	0	0	338	806	0	0
North York	204	179	0	14	1,516	1,199	0	91
Scarborough	114	133	0	0	97	314	0	210
York	3	0	0	0	0	0	0	0
York Region	815	1,228	0	0	3,045	1,290	6	144
Aurora	9	41	0	0	280	0	0	0
East Gwillimbury	6	6	0	0	0	0	0	0
Georgina Township	25	0	0	0	0	0	0	0
King Township	76	37	0	0	0	264	0	0
Markham	358	567	0	0	1,841	493	6	4
Newmarket	44	34	0	0	0	0	0	0
Richmond Hill	150	176	0	0	632	289	0	140
Vaughan	140	255	0	0	292	140	0	0
Whitchurch-Stouffville	7	112	0	0	0	104	0	0
Peel Region	919	736	8	0	900	782	0	475
Brampton	700	551	8	0	95	0	0	225
Caledon	74	58	0	0	0	0	0	0
Mississauga	145	127	0	0	805	782	0	250
Halton Region	826	729	0	0	663	422	0	2
Burlington	77	78	0	0	210	186	0	0
Halton Hills	94	53	0	0	0	0	0	0
Milton	475	400	0	0	246	96	0	2
Oakville	180	198	0	0	207	140	0	0
Durham Region	282	408	0	9	2	70	71	18
Ajax	61	156	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	63	59	0	9	2	40	0	4
Oshawa	34	71	0	0	0	0	69	14
Pickering	77	34	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	155	37	0	0	0	32	0	0
Bradford West Gwillimbury	99	20	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	32	4	0	0	0	32	0	0
Orangeville	24	13	0	0	0	0	0	0
Toronto CMA	3,137	3,274	8	14	11,012	10,766	189	1,825
Oshawa CMA	144	218	0	9	2	70	71	18
Greater Toronto Area (GTA)	3,203	3,533	8	23	11,224	10,990	260	1,843

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013	Sept 2014	Sept 2013
Toronto City	137	120	244	470	4	0	385	590
Toronto	32	50	70	470	4	0	106	520
East York	8	11	0	0	0	0	8	11
Etobicoke	22	15	0	0	0	0	22	15
North York	70	31	174	0	0	0	244	31
Scarborough	2	12	0	0	0	0	2	12
York	3	1	0	0	0	0	3	1
York Region	411	431	0	237	0	3	411	671
Aurora	29	5	0	0	0	0	29	5
East Gwillimbury	2	13	0	0	0	0	2	13
Georgina Township	25	7	0	0	0	0	25	7
King Township	18	21	0	0	0	0	18	21
Markham	104	222	0	207	0	3	104	432
Newmarket	32	42	0	0	0	0	32	42
Richmond Hill	27	61	0	0	0	0	27	61
Vaughan	162	25	0	30	0	0	162	55
Whitchurch-Stouffville	12	35	0	0	0	0	12	35
Peel Region	392	361	10	0	0	0	402	361
Brampton	352	279	9	0	0	0	361	279
Caledon	20	27	0	0	0	0	20	27
Mississauga	20	55	1	0	0	0	21	55
Halton Region	273	215	0	58	0	0	273	273
Burlington	4	24	0	30	0	0	4	54
Halton Hills	5	27	0	0	0	0	5	27
Milton	215	114	0	0	0	0	215	114
Oakville	49	50	0	28	0	0	49	78
Durham Region	140	214	0	0	45	3	185	217
Ajax	53	36	0	0	0	0	53	36
Brock	2	1	0	0	0	0	2	1
Clarington	29	47	0	0	0	0	29	47
Oshawa	42	76	0	0	45	3	87	79
Pickering	3	39	0	0	0	0	3	39
Scugog	2	0	0	0	0	0	2	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	8	14	0	0	0	0	8	14
Remainder of Toronto CMA	97	68	10	2	0	0	107	70
Bradford West Gwillimbury	38	48	0	0	0	0	38	48
Town of Mono	0	2	1	2	0	0	1	4
New Tecumseth	51	8	9	0	0	0	60	8
Orangeville	8	10	0	0	0	0	8	10
Toronto CMA	1,363	1,247	264	737	4	3	1,631	1,987
Oshawa CMA	79	137	0	0	45	3	124	140
Greater Toronto Area (GTA)	1,353	1,341	254	765	49	6	1,656	2,112

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - September 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	1,125	1,193	6,817	8,505	187	1,218	8,129	10,916
Toronto	174	191	4,558	5,744	187	903	4,919	6,838
East York	51	64	105	363	0	0	156	427
Etobicoke	193	216	338	874	0	0	531	1,090
North York	482	463	1,709	1,204	0	105	2,191	1,772
Scarborough	197	218	107	320	0	210	304	748
York	28	41	0	0	0	0	28	41
York Region	3,152	3,833	3,109	1,417	6	144	6,267	5,394
Aurora	66	87	280	2	0	0	346	89
East Gwillimbury	49	75	0	0	0	0	49	75
Georgina Township	136	91	0	0	0	0	136	91
King Township	281	268	0	264	0	0	281	532
Markham	1,060	1,559	1,841	493	6	4	2,907	2,056
Newmarket	271	338	44	0	0	0	315	338
Richmond Hill	455	343	639	301	0	140	1,094	784
Vaughan	708	575	305	253	0	0	1,013	828
Whitchurch-Stouffville	126	497	0	104	0	0	126	601
Peel Region	4,176	3,973	1,013	924	8	475	5,197	5,372
Brampton	3,292	3,528	198	15	8	225	3,498	3,768
Caledon	421	282	0	0	0	0	421	282
Mississauga	463	163	815	909	0	250	1,278	1,322
Halton Region	1,536	1,605	844	669	0	2	2,380	2,276
Burlington	87	124	272	229	0	0	359	353
Halton Hills	269	186	0	0	0	0	269	186
Milton	685	1,063	313	153	0	2	998	1,218
Oakville	495	232	259	287	0	0	754	519
Durham Region	1,323	1,538	35	278	71	30	1,429	1,846
Ajax	352	340	0	84	0	0	352	424
Brock	8	7	0	0	0	0	8	7
Clarington	333	333	0	64	0	13	333	410
Oshawa	300	409	0	47	69	17	369	473
Pickering	145	206	0	0	0	0	145	206
Scugog	20	7	0	0	0	0	20	7
Uxbridge	30	21	0	0	0	0	30	21
Whitby	135	215	35	83	2	0	172	298
Remainder of Toronto CMA	688	541	37	80	0	0	725	621
Bradford West Gwillimbury	347	305	0	0	0	0	347	305
Town of Mono	7	9	13	23	0	0	20	32
New Tecumseth	266	142	24	57	0	0	290	199
Orangeville	68	85	0	0	0	0	68	85
Toronto CMA	11,117	11,588	11,548	11,450	201	1,839	22,866	24,877
Oshawa CMA	768	957	35	194	71	30	874	1,181
Greater Toronto Area (GTA)	11,312	12,142	11,818	11,793	272	1,869	23,402	25,804

Source: CMHC (Starts and Completions Survey)

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 (%)			
Toronto City													
September 2014	0	0.0	0	0.0	0	0.0	2	2.2	88	97.8	90	2,000,000	1,994,144
September 2013	1	1.3	0	0.0	0	0.0	7	8.9	71	89.9	79	1,369,000	2,034,237
Year-to-date 2014	2	0.3	2	0.3	6	0.8	56	7.7	657	90.9	723	1,650,000	1,691,673
Year-to-date 2013	5	0.8	8	1.2	8	1.2	52	7.8	592	89.0	665	1,377,690	1,635,339
Toronto													
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,229,000	1,593,909
Year-to-date 2014	1	1.1	0	0.0	0	0.0	0	0.0	92	98.9	93	1,295,000	1,509,323
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	4.8	99	95.2	104	1,495,000	1,926,029
East York													
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2014	0	0.0	0	0.0	2	9.5	4	19.0	15	71.4	21	1,450,000	1,420,238
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	14.3	48	85.7	56	925,000	1,120,143
Etobicoke													
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	2,100,000	2,128,182
September 2013	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	1,978,450	3,161,469
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	8.0	126	92.0	137	1,500,000	1,691,712
Year-to-date 2013	0	0.0	0	0.0	1	0.7	22	15.1	123	84.2	146	1,518,900	1,698,741
North York													
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	57	100.0	57	2,000,000	2,074,403
September 2013	1	2.6	0	0.0	0	0.0	1	2.6	37	94.9	39	1,499,900	2,015,496
Year-to-date 2014	1	0.3	1	0.3	2	0.5	6	1.6	363	97.3	373	1,950,000	1,954,621
Year-to-date 2013	4	1.4	0	0.0	0	0.0	3	1.1	273	97.5	280	1,584,750	1,826,546
Scarborough													
September 2014	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
September 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2014	0	0.0	1	1.2	2	2.4	31	37.8	48	58.5	82	850,000	932,372
Year-to-date 2013	1	2.0	8	15.7	7	13.7	6	11.8	29	56.9	51	825,000	759,545
York													
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	23.5	13	76.5	17	850,000	917,347
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	28.6	20	71.4	28	869,945	938,554

Table 4: Absorbed Single-Detached Units by Price Range, September 2014 (Price Ranges)

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2014	37	11.1	20	6.0	83	25.0	73	22.0	119	35.8	332	684,990	912,428
September 2013	40	14.6	20	7.3	45	16.4	46	16.8	123	44.9	274	767,990	932,396
Year-to-date 2014	138	6.6	81	3.9	357	17.1	466	22.3	1,049	50.2	2,091	804,990	870,159
Year-to-date 2013	177	7.8	160	7.1	510	22.6	815	36.1	593	26.3	2,255	695,990	774,314
Aurora													
September 2014	0	0.0	1	4.5	1	4.5	17	77.3	3	13.6	22	684,990	888,428
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2014	0	0.0	2	3.4	27	45.8	25	42.4	5	8.5	59	662,990	733,086
Year-to-date 2013	0	0.0	2	7.7	3	11.5	2	7.7	19	73.1	26	889,990	1,022,112
East Gwillimbury													
September 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
September 2013	4	80.0	0	0.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	15	55.6	9	33.3	0	0.0	2	7.4	1	3.7	27	449,990	479,323
Year-to-date 2013	38	77.6	7	14.3	1	2.0	2	4.1	1	2.0	49	440,990	465,419
Georgina Township													
September 2014	23	95.8	0	0.0	0	0.0	1	4.2	0	0.0	24	352,490	350,573
September 2013	6	85.7	0	0.0	0	0.0	1	14.3	0	0.0	7	--	--
Year-to-date 2014	83	76.1	4	3.7	3	2.8	5	4.6	14	12.8	109	359,990	470,587
Year-to-date 2013	71	79.8	4	4.5	3	3.4	6	6.7	5	5.6	89	349,990	437,944
King Township													
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,300,000	1,934,719
September 2013	0	0.0	0	0.0	0	0.0	5	23.8	16	76.2	21	1,320,000	1,261,331
Year-to-date 2014	0	0.0	1	0.5	1	0.5	22	11.2	172	87.8	196	895,990	1,092,175
Year-to-date 2013	0	0.0	0	0.0	1	0.4	93	40.6	135	59.0	229	822,990	939,672
Markham													
September 2014	1	1.7	0	0.0	24	40.0	18	30.0	17	28.3	60	699,990	828,420
September 2013	1	1.1	2	2.2	27	29.3	24	26.1	38	41.3	92	759,990	870,800
Year-to-date 2014	1	0.2	2	0.4	132	27.3	135	27.9	214	44.2	484	763,880	865,149
Year-to-date 2013	9	1.3	38	5.7	191	28.4	258	38.4	176	26.2	672	699,990	763,346
Newmarket													
September 2014	9	29.0	11	35.5	0	0.0	7	22.6	4	12.9	31	479,900	573,590
September 2013	27	64.3	15	35.7	0	0.0	0	0.0	0	0.0	42	423,900	445,179
Year-to-date 2014	34	13.3	52	20.4	43	16.9	108	42.4	18	7.1	255	639,900	624,660
Year-to-date 2013	45	20.7	48	22.1	67	30.9	57	26.3	0	0.0	217	568,900	564,782
Richmond Hill													
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,365,000	1,408,199
September 2013	0	0.0	0	0.0	2	4.2	10	20.8	36	75.0	48	1,209,500	1,328,452
Year-to-date 2014	0	0.0	0	0.0	1	0.3	54	17.3	257	82.4	312	953,990	1,074,931
Year-to-date 2013	0	0.0	2	1.2	7	4.1	61	35.9	100	58.8	170	836,995	1,079,972
Vaughan													
September 2014	4	2.8	5	3.5	58	40.3	27	18.8	50	34.7	144	668,945	897,752
September 2013	0	0.0	0	0.0	0	0.0	4	16.0	21	84.0	25	939,990	1,323,511
Year-to-date 2014	4	0.8	8	1.5	131	24.8	82	15.5	303	57.4	528	864,490	904,952
Year-to-date 2013	1	0.2	0	0.0	26	6.2	254	60.8	137	32.8	418	759,995	904,168
Whitchurch-Stouffville													
September 2014	0	0.0	1	7.7	0	0.0	3	23.1	9	69.2	13	863,990	1,311,275
September 2013	2	6.9	3	10.3	15	51.7	2	6.9	7	24.1	29	562,900	749,523
Year-to-date 2014	1	0.8	3	2.5	19	15.7	33	27.3	65	53.7	121	842,990	882,107
Year-to-date 2013	13	3.4	59	15.3	211	54.8	82	21.3	20	5.2	385	602,900	637,587

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2014	12	4.1	113	38.4	102	34.7	36	12.2	31	10.5	294	569,945	628,231
September 2013	32	11.6	48	17.4	75	27.2	98	35.5	23	8.3	276	623,445	634,043
Year-to-date 2014	293	12.0	628	25.8	733	30.1	506	20.8	277	11.4	2,437	596,900	631,326
Year-to-date 2013	423	16.0	725	27.5	679	25.7	617	23.4	193	7.3	2,637	575,900	604,573
Brampton													
September 2014	12	4.7	109	42.2	95	36.8	32	12.4	10	3.9	258	566,445	583,017
September 2013	32	15.5	48	23.3	70	34.0	43	20.9	13	6.3	206	588,490	591,180
Year-to-date 2014	279	14.2	566	28.9	621	31.7	377	19.2	117	6.0	1,960	578,990	592,660
Year-to-date 2013	410	18.1	674	29.7	594	26.2	504	22.2	85	3.7	2,267	560,990	574,821
Caledon													
September 2014	0	0.0	4	26.7	7	46.7	4	26.7	0	0.0	15	560,900	590,107
September 2013	0	0.0	0	0.0	5	33.3	5	33.3	5	33.3	15	686,900	773,107
Year-to-date 2014	14	4.7	62	20.7	112	37.5	76	25.4	35	11.7	299	602,900	642,870
Year-to-date 2013	13	6.2	46	21.8	77	36.5	54	25.6	21	10.0	211	606,900	632,759
Mississauga													
September 2014	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	1,250,000	1,210,952
September 2013	0	0.0	0	0.0	0	0.0	50	90.9	5	9.1	55	749,900	756,658
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	29.8	125	70.2	178	950,000	1,037,690
Year-to-date 2013	0	0.0	5	3.1	8	5.0	59	37.1	87	54.7	159	850,000	991,372
Halton Region													
September 2014	0	0.0	47	49.0	21	21.9	14	14.6	14	14.6	96	572,445	618,855
September 2013	0	0.0	12	33.3	11	30.6	1	2.8	12	33.3	36	594,995	794,285
Year-to-date 2014	2	0.2	164	19.4	167	19.7	286	33.8	228	26.9	847	693,990	844,160
Year-to-date 2013	256	28.1	227	24.9	196	21.5	78	8.6	154	16.9	911	539,900	719,187
Burlington													
September 2014	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
September 2013	0	0.0	0	0.0	5	71.4	0	0.0	2	28.6	7	--	--
Year-to-date 2014	2	3.1	0	0.0	23	35.9	15	23.4	24	37.5	64	697,000	1,250,495
Year-to-date 2013	0	0.0	1	1.1	39	43.8	22	24.7	27	30.3	89	694,990	937,524
Halton Hills													
September 2014	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2014	0	0.0	18	10.4	61	35.3	77	44.5	17	9.8	173	659,900	690,101
Year-to-date 2013	2	1.5	22	16.5	51	38.3	33	24.8	25	18.8	133	620,900	688,317
Milton													
September 2014	0	0.0	47	72.3	18	27.7	0	0.0	0	0.0	65	529,990	534,842
September 2013	0	0.0	12	60.0	6	30.0	1	5.0	1	5.0	20	522,450	550,120
Year-to-date 2014	0	0.0	144	59.8	71	29.5	14	5.8	12	5.0	241	535,900	571,545
Year-to-date 2013	253	46.2	203	37.0	63	11.5	9	1.6	20	3.6	548	457,400	485,612
Oakville													
September 2014	0	0.0	0	0.0	2	8.7	10	43.5	11	47.8	23	770,990	802,119
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2014	0	0.0	2	0.5	12	3.3	180	48.8	175	47.4	369	770,990	1,023,962
Year-to-date 2013	1	0.7	1	0.7	43	30.5	14	9.9	82	58.2	141	1,400,000	1,518,282

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2014	48	44.4	29	26.9	9	8.3	18	16.7	4	3.7	108	463,900	507,043
September 2013	73	43.7	48	28.7	26	15.6	12	7.2	8	4.8	167	475,000	492,599
Year-to-date 2014	401	39.7	218	21.6	187	18.5	158	15.7	45	4.5	1,009	485,900	521,262
Year-to-date 2013	538	43.8	280	22.8	196	15.9	155	12.6	60	4.9	1,229	474,990	501,708
Ajax													
September 2014	6	18.8	5	15.6	8	25.0	13	40.6	0	0.0	32	621,350	595,428
September 2013	7	21.9	12	37.5	6	18.8	4	12.5	3	9.4	32	507,450	531,136
Year-to-date 2014	15	5.4	66	23.6	98	35.0	99	35.4	2	0.7	280	610,000	608,563
Year-to-date 2013	16	6.6	80	32.8	96	39.3	48	19.7	4	1.6	244	583,300	571,340
Brock													
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2014	18	62.1	8	27.6	0	0.0	0	0.0	3	10.3	29	404,990	462,145
September 2013	12	46.2	6	23.1	4	15.4	1	3.8	3	11.5	26	468,490	493,916
Year-to-date 2014	192	73.8	36	13.8	14	5.4	12	4.6	6	2.3	260	380,240	417,302
Year-to-date 2013	219	79.3	32	11.6	11	4.0	5	1.8	9	3.3	276	345,945	392,884
Oshawa													
September 2014	22	62.9	10	28.6	1	2.9	1	2.9	1	2.9	35	439,490	446,775
September 2013	46	69.7	16	24.2	4	6.1	0	0.0	0	0.0	66	408,945	422,030
Year-to-date 2014	161	63.1	63	24.7	19	7.5	10	3.9	2	0.8	255	428,490	442,783
Year-to-date 2013	219	63.8	81	23.6	27	7.9	16	4.7	0	0.0	343	412,990	433,700
Pickering													
September 2014	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
September 2013	1	3.7	12	44.4	9	33.3	4	14.8	1	3.7	27	566,600	585,767
Year-to-date 2014	0	0.0	5	8.6	23	39.7	18	31.0	12	20.7	58	674,950	709,074
Year-to-date 2013	13	8.0	29	17.9	29	17.9	62	38.3	29	17.9	162	680,000	674,257
Scugog													
September 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	5	16.7	11	36.7	6	20.0	5	16.7	3	10.0	30	509,500	569,475
Year-to-date 2013	4	19.0	1	4.8	2	9.5	6	28.6	8	38.1	21	700,000	786,905
Whitby													
September 2014	1	12.5	6	75.0	0	0.0	1	12.5	0	0.0	8	--	--
September 2013	7	46.7	2	13.3	3	20.0	3	20.0	0	0.0	15	462,990	517,740
Year-to-date 2014	28	22.2	37	29.4	27	21.4	14	11.1	20	15.9	126	540,445	602,676
Year-to-date 2013	67	36.6	57	31.1	31	16.9	18	9.8	10	5.5	183	485,990	514,989

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2014	76	91.6	5	6.0	1	1.2	0	0.0	1	1.2	83	364,990	384,299
September 2013	46	80.7	10	17.5	0	0.0	1	1.8	0	0.0	57	387,990	399,486
Year-to-date 2014	374	73.0	82	16.0	4	0.8	15	2.9	37	7.2	512	394,990	459,022
Year-to-date 2013	445	91.0	31	6.3	4	0.8	2	0.4	7	1.4	489	389,990	391,004
Bradford West Gwillimbury													
September 2014	37	97.4	0	0.0	0	0.0	0	0.0	1	2.6	38	394,990	394,988
September 2013	32	80.0	8	20.0	0	0.0	0	0.0	0	0.0	40	387,990	400,412
Year-to-date 2014	151	65.7	37	16.1	1	0.4	6	2.6	35	15.2	230	424,990	523,578
Year-to-date 2013	214	90.3	18	7.6	1	0.4	1	0.4	3	1.3	237	395,990	403,601
Town of Mono													
September 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
September 2013	2	40.0	2	40.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2014	9	40.9	8	36.4	0	0.0	3	13.6	2	9.1	22	456,900	544,700
Year-to-date 2013	21	63.6	5	15.2	2	6.1	1	3.0	4	12.1	33	429,900	492,048
New Tecumseth													
September 2014	33	94.3	1	2.9	1	2.9	0	0.0	0	0.0	35	354,990	356,490
September 2013	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2014	182	84.3	26	12.0	3	1.4	5	2.3	0	0.0	216	369,990	387,268
Year-to-date 2013	144	99.3	1	0.7	0	0.0	0	0.0	0	0.0	145	339,990	345,700
Orangeville													
September 2014	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	--	--
September 2013	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2014	32	72.7	11	25.0	0	0.0	1	2.3	0	0.0	44	415,900	430,980
Year-to-date 2013	66	89.2	7	9.5	1	1.4	0	0.0	0	0.0	74	383,900	394,369
Toronto CMA													
September 2014	132	14.2	190	20.5	214	23.1	141	15.2	251	27.0	928	614,990	837,906
September 2013	127	16.4	114	14.7	141	18.2	161	20.8	232	29.9	775	651,990	866,345
Year-to-date 2014	827	12.0	1,039	15.0	1,371	19.8	1,436	20.8	2,241	32.4	6,914	669,990	821,481
Year-to-date 2013	1,339	18.4	1,260	17.3	1,485	20.4	1,658	22.7	1,553	21.3	7,295	610,990	747,901
Oshawa CMA													
September 2014	41	56.9	24	33.3	1	1.4	2	2.8	4	5.6	72	439,490	460,738
September 2013	65	60.7	24	22.4	11	10.3	4	3.7	3	2.8	107	429,900	452,915
Year-to-date 2014	381	59.4	136	21.2	60	9.4	36	5.6	28	4.4	641	421,990	463,877
Year-to-date 2013	505	63.0	170	21.2	69	8.6	39	4.9	19	2.4	802	401,990	438,202
Greater Toronto Area													
September 2014	97	10.5	209	22.7	215	23.4	143	15.5	256	27.8	920	619,990	849,206
September 2013	146	17.5	128	15.4	157	18.9	164	19.7	237	28.5	832	631,990	843,792
Year-to-date 2014	836	11.8	1,093	15.4	1,450	20.4	1,472	20.7	2,256	31.7	7,107	664,990	819,204
Year-to-date 2013	1,399	18.2	1,400	18.2	1,589	20.6	1,717	22.3	1,592	20.7	7,697	607,900	740,498

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2014						
Submarket	Sept 2014	Sept 2013	% Change	YTD 2014	YTD 2013	% Change
Toronto City	1,994,144	2,034,237	-2.0	1,691,673	1,635,339	3.4
Toronto	--	1,593,909	n/a	1,509,323	1,926,029	-21.6
East York	--	--	n/a	1,420,238	1,120,143	26.8
Etobicoke	2,128,182	3,161,469	-32.7	1,691,712	1,698,741	-0.4
North York	2,074,403	2,015,496	2.9	1,954,621	1,826,546	7.0
Scarborough	--	--	n/a	932,372	759,545	22.8
York	--	--	n/a	917,347	938,554	-2.3
York Region	912,428	932,396	-2.1	870,159	774,314	12.4
Aurora	888,428	--	n/a	733,086	1,022,112	-28.3
East Gwillimbury	--	--	n/a	479,323	465,419	3.0
Georgina Township	350,573	--	n/a	470,587	437,944	7.5
King Township	1,934,719	1,261,331	53.4	1,092,175	939,672	16.2
Markham	828,420	870,800	-4.9	865,149	763,346	13.3
Newmarket	573,590	445,179	28.8	624,660	564,782	10.6
Richmond Hill	1,408,199	1,328,452	6.0	1,074,931	1,079,972	-0.5
Vaughan	897,752	1,323,511	-32.2	904,952	904,168	0.1
Whitchurch-Stouffville	1,311,275	749,523	74.9	882,107	637,587	38.4
Peel Region	628,231	634,043	-0.9	631,326	604,573	4.4
Brampton	583,017	591,180	-1.4	592,660	574,821	3.1
Caledon	590,107	773,107	-23.7	642,870	632,759	1.6
Mississauga	1,210,952	756,658	60.0	1,037,690	991,372	4.7
Halton Region	618,855	794,285	-22.1	844,160	719,187	17.4
Burlington	--	--	n/a	1,250,495	937,524	33.4
Halton Hills	--	--	n/a	690,101	688,317	0.3
Milton	534,842	550,120	-2.8	571,545	485,612	17.7
Oakville	802,119	--	n/a	1,023,962	1,518,282	-32.6
Durham Region	507,043	492,599	2.9	521,262	501,708	3.9
Ajax	595,428	531,136	12.1	608,563	571,340	6.5
Brock	--	--	n/a	--	--	n/a
Clarington	462,145	493,916	-6.4	417,302	392,884	6.2
Oshawa	446,775	422,030	5.9	442,783	433,700	2.1
Pickering	--	585,767	n/a	709,074	674,257	5.2
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	569,475	786,905	-27.6
Whitby	--	517,740	n/a	602,676	514,989	17.0
Remainder of Toronto CMA	384,299	399,486	-3.8	459,022	391,004	17.4
Bradford West Gwillimbury	394,988	400,412	-1.4	523,578	403,601	29.7
Town of Mono	--	--	n/a	544,700	492,048	10.7
New Tecumseth	356,490	--	n/a	387,268	345,700	12.0
Orangeville	--	--	n/a	430,980	394,369	9.3
Toronto CMA	837,906	866,345	-3.3	821,481	747,901	9.8
Oshawa CMA	460,738	452,915	1.7	463,877	438,202	5.9
Greater Toronto Area (GTA)	849,206	843,792	0.6	819,204	740,498	10.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto September 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	8,105	16,735	13,627	59.5	568,953	7.1	555,930
	July	9,198	7.7	8,093	15,187	13,687	59.1	550,700	7.3	561,787
	August	7,600	0.4	8,232	11,733	13,230	62.2	546,303	8.6	569,329
	September	8,051	8.6	8,183	15,692	13,036	62.8	573,676	7.5	573,958
	October									
	November									
	December									
	Q3 2013	23,524	18.4		41,278			516,454	6.4	
	Q3 2014	24,849	5.6		42,612			556,799	7.8	
	YTD 2013	70,477	-1.8		130,732			521,262	4.1	
	YTD 2014	73,761	4.7		130,177			563,639	8.1	

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[1]Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa September 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	799	989	1,205	66.3	331,514	4.8	338,104
	February	716	-11.5	814	1,072	1,151	70.7	348,474	7.7	350,652
	March	899	-20.3	760	1,412	1,111	68.5	346,697	5.8	347,055
	April	1,145	-1.9	875	1,682	1,286	68.1	353,291	4.7	344,881
	May	1,122	-5.2	821	1,837	1,342	61.1	354,968	4.7	348,627
	June	1,028	-2.2	827	1,402	1,186	69.7	358,692	5.8	350,440
	July	948	2.5	858	1,334	1,307	65.7	359,090	7.3	353,662
	August	896	4.9	909	1,235	1,281	70.9	357,105	6.3	359,076
	September	804	10.3	841	1,341	1,216	69.2	351,669	5.0	351,304
	October	870	9.2	899	1,188	1,265	71.1	359,974	7.2	361,456
	November	679	-2.9	796	849	1,143	69.6	368,257	9.7	371,854
	December	424	8.7	776	380	1,063	73.0	356,996	9.9	370,695
2014	January	459	-5.9	752	791	974	77.3	392,353	18.4	400,339
	February	593	-17.2	675	1,002	1,085	62.2	370,120	6.2	372,315
	March	900	0.1	770	1,488	1,177	65.4	376,923	8.7	376,955
	April	1,090	-4.8	831	1,631	1,249	66.5	386,589	9.4	377,525
	May	1,268	13.0	924	1,738	1,262	73.2	387,382	9.1	380,182
	June	1,109	7.9	897	1,554	1,314	68.2	393,461	9.7	384,497
	July	1,063	12.1	957	1,479	1,434	66.7	393,111	9.5	387,641
	August	868	-3.1	875	1,142	1,183	73.9	386,036	8.1	387,983
	September	930	15.7	978	1,382	1,255	78.0	397,776	13.1	397,095
	October									
	November									
	December									
	Q3 2013	2,648	5.6		3,910			356,165	6.3	
	Q3 2014	2,861	8.0		4,003			392,481	10.2	
	YTD 2013	8,046	-4.2		12,304			352,675	5.9	
	YTD 2014	8,280	2.9		12,207			387,756	9.9	

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

Table 6a: Economic Indicators Toronto CMA September 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	122.2	127.4	3,139	7.9	67.4	917
	July	570	3.14	4.79	122.1	126.9	3,119	8.2	67.0	918
	August	570	3.14	4.79	122.5	126.9	3,104	8.3	66.7	926
	September	570	3.14	4.79		127.2	3,104	8.2	66.5	935
	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 September 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	122.2	127.4	202.8	7.2	68.5	957
	July	570	3.14	4.79	122.1	126.9	204.4	7.5	69.1	953
	August	570	3.14	4.79	122.5	126.9	205.1	7.7	69.4	953
	September	570	3.14	4.79		127.2	205.8	7.7	69.6	956
	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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