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Canada Mortgage and Housing Corporation

Home starts head for 12 year record

SECOND QUARTER 2002

New Home Construction: *Detached homes popular*

Ontario's Seasonally Adjusted Annual Rate (SAAR) of home starts began the year with its highest two quarterly levels in a dozen years, albeit second quarter starts retreated slightly to 79,900 SAAR from 89,600 in the first quarter. Condominium apartments were responsible for that dip. Raw 2002 home starts for both quarters combined were up 12 per cent on a year-to date basis over starts in the first half of 2001.

Affordable mortgage rates coupled with a jump in consumer confidence have encouraged more new home buyers to opt for single-detached homes this year, even though detached homes tend to be more expensive than multiple family homes. Single detached home starts in the first half of this year skyrocketed by 30 per cent above those in

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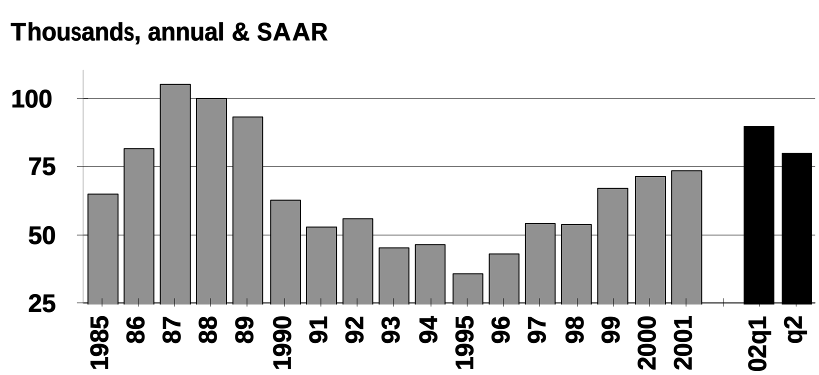
Ontario home starts strength



Source: CMHC

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CMHC SCHL

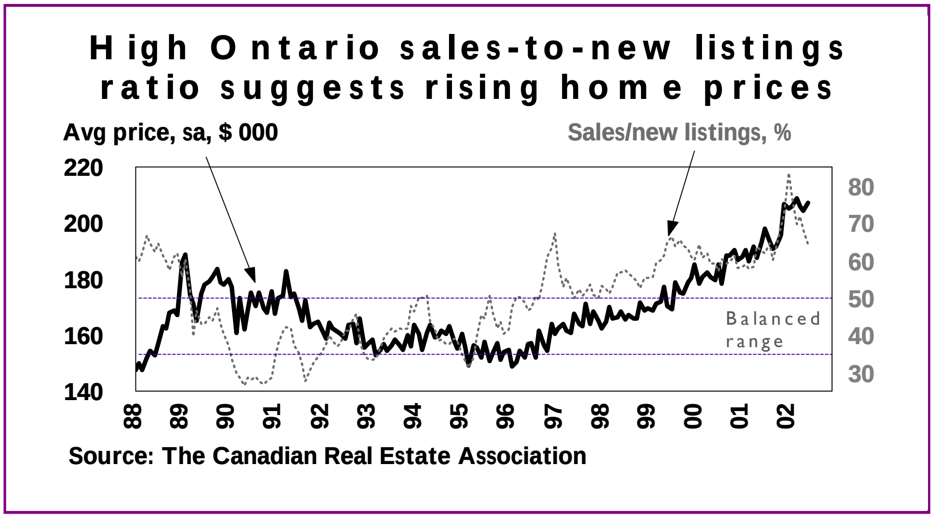
HOME TO CANADIANS

Canada

the January-June period last year. Multiple family home starts over the same time period edged down six per cent.

The largest year-to-date per cent starts increases of the province's major centres were in London (97%), Oshawa (56%), Sudbury (47 %), Kitchener (35%) and Windsor (20%). Toronto's four per cent home starts increase was lower than most major metropolitan areas, which is explained by the fact that Toronto home starts are already near record levels.

All of Ontario's eight June New Home Prices Indexes (NHPI) moved up over last year. Six of Ontario's eight New Home Prices Indexes (NHPI) moved up faster than June's 1.3 per cent general rate of inflation. The exceptions were the Windsor and the Sudbury/ Thunder Bay New House Price Indexes. These were affected by slow job creation.

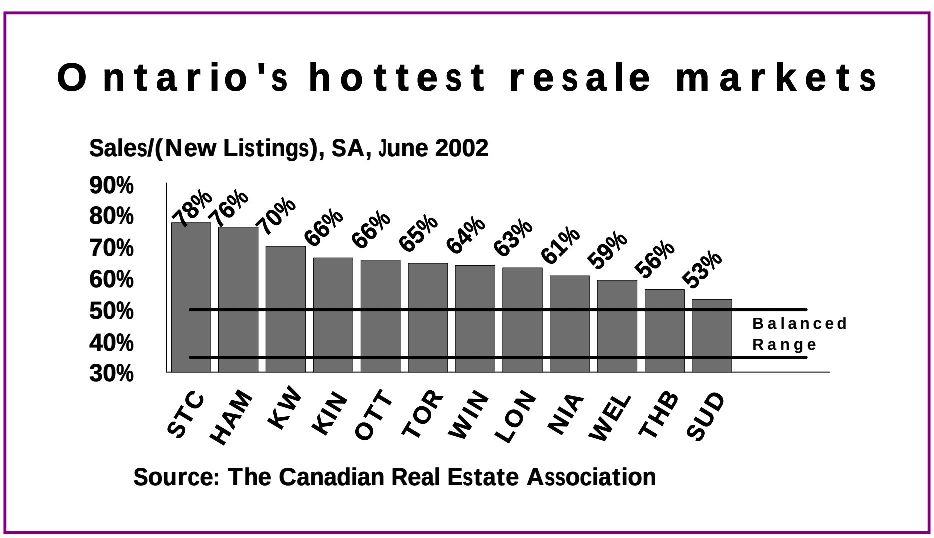


Resale Home Markets: *tight*

Low interest rates, jobs and strong consumer confidence are keeping existing home markets tight and home prices rising. Home shoppers are out in force. Home sales through the Multiple Listings Services for the first half year were 18 per cent above those sold in the January-June period last year — and last year was a record year. Monthly sales (on a seasonally adjusted basis) edged down from the unsustainable high pace at the beginning of the year, but are still high and on their way to a new record year.

Resale home prices continued along an upward trend which began in the mid 1990s. Ontario's average June MLS home price was six per cent higher than in June of 2001.

Leading home price indicators, such as Ontario's sales-to-new-listings ratio, pulled back slightly from sky high levels at the outset of the year. The sales-to new-listings ratio remains in a very respectable range which suggests prices will continue to escalate.



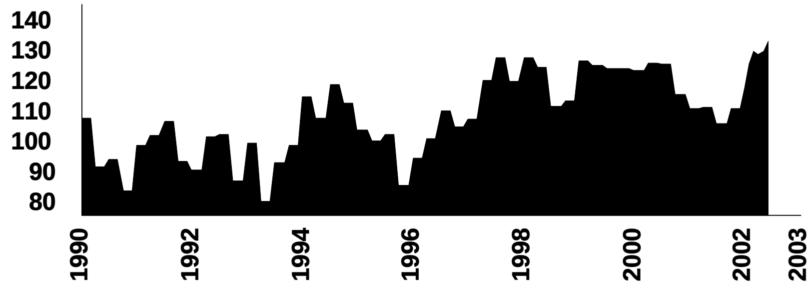
Economy: *Manufacturing sector takes off*

Ontario's employment is growing at a healthy clip. Just under 67,000 jobs were created in the first half of this year as compared to only 9.2 thousand in all of 2001.

Low interest rates and job growth has boosted consumer confidence. A record number is feeling that now is a good time to buy large ticket items such as homes or cars. June's Ontario Index of Consumer Attitudes hit its highest level in over 14 years.

Consumers are confident

1992=100 %



Source: CBOC, Ontario Index of Consumer Attitudes

Ontario's manufacturing industries are poised for growth. Reports of rising orders for manufactured goods, order backlogs and low inventory levels were at two year highs or close to them. Expectations of increased production levels spiked up in the second quarter and then retreated with the stock market volatility of the beginning of the third quarter.

An influx of new arrivals into the province continues, mostly from abroad. Most of Canada's immigrants choose Ontario for its established social and ethnic networks. Should immigration to Canada continue at the pace of the first half of this year, it will reach its highest level since 1957. Job seekers are coming from other parts of Canada as well, but in lower numbers than last year.

TABLE 1: ECONOMIC INDICATORS

Date	Ontario emp. (000)	Ontario CPI inflation	$ U.S. Spot	Bank rate	One yr. mtg.	Three yr. mtg.	Five yr. mtg.	Monthly P. & I. per $1,000 @ 5 yr. rate*
1990	5,192	4.8	1.17	13.06	13.40	13.38	13.35	11.28
1991	5,016	4.7	1.15	8.98	10.08	10.90	11.13	9.72
1992	4,949	1.0	1.21	6.84	7.87	8.95	9.51	8.62
1993	4,974	1.8	1.29	5.09	6.91	8.10	8.78	8.13
1994	5,037	0.0	1.37	5.79	7.83	8.99	9.53	8.64
1995	5,131	2.5	1.37	7.14	8.38	8.82	9.16	8.39
1996	5,181	1.5	1.36	4.53	6.19	7.33	7.93	7.59
1997	5,313	1.9	1.38	3.52	5.54	6.56	7.07	7.05
1998	5,490	0.9	1.48	5.10	6.50	6.77	6.93	6.96
1999	5,688	1.9	1.49	4.94	6.80	7.37	7.56	7.36
2000	5,872	2.9	1.49	5.77	7.85	8.17	8.35	7.86
2001	5,963	3.1	1.55	4.31	6.14	6.88	7.40	7.26
2002:01	5,977	1.2	1.60	2.25	4.45	5.75	6.85	6.92
2002:02	5,997	1.4	1.60	2.25	4.55	5.75	6.85	6.92
2002:03	6,014	1.9	1.59	2.25	5.30	6.60	7.30	7.20
2002:04	6,013	1.4	1.57	2.50	5.40	6.75	7.45	7.28
2002:05	6,025	0.8	1.53	2.50	5.55	6.75	7.40	7.25
2002:06	6,037	1.2	1.52	2.75	5.55	6.60	7.25	7.16

Sources: Statistics Canada and Bank of Canada.
* Monthly P. & I. per $1,000 of mortgage, amortized over 25 years at the 5 year rate.

TABLE 2: COMPARISON OF JANUARY-JUNE 2001 AND 2002 URBAN STARTS

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
JANUARY-JUNE	2001	2002	%	2001	2002	%	2001	2002	%
CENSUS MET. AREAS									
HAMILTON	784	979	25%	935	572	-39%	1,719	1,551	-10%
KINGSTON	189	333	76%	157	19	-88%	346	352	2%
KITCHENER	978	1,521	56%	504	476	-6%	1,482	1,997	35%
LONDON	585	987	69%	104	370	256%	689	1,357	97%
OSHAWA	912	1,463	60%	245	339	38%	1,157	1,802	56%
OTTAWA (ONT)	1,898	1,627	-14%	1,430	2,279	59%	3,328	3,906	17%
ST.CATHARINES	398	473	19%	118	108	-8%	516	581	13%
SUDBURY	74	107	45%	0	2	NA	74	109	47%
THUNDER BAY	50	63	26%	6	2	-67%	56	65	16%
TORONTO	7,572	10,090	33%	12,326	10,521	-15%	19,898	20,611	4%
WINDSOR	700	792	13%	137	216	58%	837	1,008	20%
CMA TOTAL	14,140	18,435	30%	15,962	14,904	-7%	30,102	33,339	11%
OTHER URBAN	2,375	3,031	28%	940	936	-0%	3,315	3,967	20%
URBAN ONTARIO *	16,515	21,466	30%	16,902	15,840	-6%	33,417	37,306	12%
URBAN CANADA *	35,637	48,750	37%	31,165	35,235	13%	66,802	83,985	26%

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TABLE 3: ONTARIO HOUSING STARTS BY TENURE BY YEAR

	Multiple housing starts									
	Centers 10,000 population and over									
	Rental/Coop		Total	Condo	Other	Total	Other	All Area	All Area	All Area
Year	Private	Assisted	Rental		Freehold*	10,000+	Areas	Multiples	Singles	Total
1992	2,273	15,667	17,940	2,772	5,410	**26,122**	1,782	**27,904**	**27,868**	**55,772**
1993	2,023	7,195	9,218	3,268	5,240	**17,726**	1,174	**18,900**	**26,240**	**45,140**
1994	1,368	3,805	5,173	3,809	7,156	**16,138**	471	**16,609**	**30,036**	**46,645**
1995	550	2,945	3,495	5,713	6,147	**15,355**	339	**15,694**	**20,124**	**35,818**
1996	931	794	1,725	6,034	8,101	**15,860**	183	**16,043**	**27,019**	**43,062**
1997	773	0	773	8,138	9,512	**18,423**	248	**18,671**	**35,401**	**54,072**
1998	1,174	0	1,174	9,080	10,740	**20,994**	99	**21,093**	**32,737**	**53,830**
1999	1,313	0	1,313	13,184	13,190	**27,687**	127	**27,814**	**39,421**	**67,235**
2000	2,147	0	2,147	13,176	15,055	**30,378**	56	**30,434**	**41,087**	**71,521**
2001	2,627	89	2,716	16,653	14,157	**33,526**	124	**33,650**	**39,632**	**73,282**
2001YTD	1,424	0	1,424	8,722	6,776	**16,902**	66	**16,968**	**17,720**	**34,688**
2002YTD	2,139	0	2,139	6,236	7,465	**15,840**	26	**15,866**	**23,057**	**38,923**

TABLE 4: ONTARIO HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION BY TYPE & TENURE

	2001					2002					PER CENT CHANGE				
STARTS	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
SECOND QUARTER															
HOMEOWNER	10,368	1,987	1,788	9	14,152	13,959	1,826	2,502	14	18,301	35%	-8%	40%	56%	29%
RENTAL	1	4	120	912	1,037	3	22	125	920	1,070	200%	450%	4%	1%	3%
CONDOMINIUM	58	12	859	4,320	5,249	57	2	856	1,619	2,534	-2%	-83%	-0%	-63%	-52%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	10	0	10	3	0	14	4	21	NA	NA	40%	NA	110%
TOTAL URBAN ONT	10,427	2,003	2,777	5,241	20,448	14,022	1,850	3,497	2,557	21,926	34%	-8%	26%	-51%	7%
YTD JUNE															
HOMEOWNER	16,435	3,599	3,168	9	23,211	21,373	3,540	3,881	26	28,820	30%	-2%	23%	NA	24%
RENTAL	1	6	130	1,248	1,385	3	22	283	1,834	2,142	200%	267%	118%	47%	55%
CONDOMINIUM	78	26	1,274	7,402	8,780	83	2	1,309	4,925	6,319	6%	-92%	3%	-33%	-28%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	1	0	40	0	41	7	0	14	4	25	600%	NA	-65%	NA	-39%
TOTAL URBAN ONT	16,515	3,631	4,612	8,659	33,417	21,466	3,564	5,487	6,789	37,306	30%	-2%	19%	-22%	12%
COMPLETIONS															
SECOND QUARTER															
HOMEOWNER	7,870	1,430	2,204	0	11,504	9,179	1,814	1,706	13	12,712	17%	27%	-23%	NA	11%
RENTAL	0	2	76	663	741	1	8	140	265	414	NA	300%	84%	-60%	-44%
CONDOMINIUM	24	8	795	1,074	1,901	48	38	873	2,405	3,364	100%	375%	10%	124%	77%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
TOTAL URBAN ONT	7,894	1,440	3,075	1,737	14,146	9,228	1,860	2,719	2,683	16,490	17%	29%	-12%	54%	17%
YTD JUNE															
HOMEOWNER	15,893	3,427	3,818	4	23,142	18,006	3,321	3,100	13	24,440	13%	-3%	-19%	225%	6%
RENTAL	0	6	189	704	899	1	10	329	592	932	NA	67%	74%	-16%	4%
CONDOMINIUM	68	12	1,266	2,154	3,500	69	66	1,487	6,387	8,009	1%	450%	17%	197%	129%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
TOTAL URBAN ONT	15,961	3,445	5,273	2,862	27,541	18,076	3,397	4,916	6,992	33,381	13%	-1%	-7%	144%	21%
UNDER CONSTRUCTION AT END OF JUNE															
HOMEOWNER	18,170	4,228	4,560	20	26,978	19,372	3,146	4,473	56	27,047	7%	-26%	-2%	180%	0%
RENTAL	1	6	135	2,471	2,613	4	24	324	3,900	4,252	300%	300%	140%	58%	63%
CONDOMINIUM	91	36	1,944	18,011	20,082	103	22	1,608	19,647	21,380	13%	-39%	-17%	9%	6%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	27	0	27	3	0	15	4	22	NA	NA	-44%	NA	-19%
TOTAL URBAN ONT	18,262	4,270	6,666	20,502	49,700	19,482	3,192	6,420	23,607	52,701	7%	-25%	-4%	15%	6%

Note: Rental includes private rental assisted rental and registered condominiums marketed to investors and offered as rental units

TABLE 5: CURRENT QUARTER'S STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE FOR ONTARIO'S CENSUS METROPOLITAN AREAS

	2ND QUARTER 2001					2ND QUARTER 2002					PER CENT CHANGE				
STARTS	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HAMILTON CMA	437	28	356	186	1,007	582	8	324	90	1,004	33	-71	-9	-52	-0
KINGSTON CMA	155	8	20	125	308	254	14	0	0	268	64	75	NA	NA	-13
KITCHENER CMA	586	50	101	253	990	968	70	144	120	1,302	65	40	43	-53	32
LONDON CMA	402	6	78	0	486	652	8	97	236	993	62	33	24	NA	104
OSHAWA CMA	549	36	147	0	732	922	10	77	90	1,099	68	-72	-48	NA	50
OTTAWA CMA	1,173	82	437	151	1,843	1,074	114	562	628	2,378	-8	39	29	316	29
ST. CATHARINES CMA	251	24	45	0	320	315	22	45	0	382	25	-8	0	NA	19
SUDBURY CMA	68	0	0	0	68	99	2	0	0	101	46	NA	NA	NA	49
THUNDER BAY CMA	44	2	0	0	46	54	2	0	0	56	23	0	NA	NA	22
TORONTO CMA TOTAL	4,505	1,526	1,322	4,344	11,697	6,474	1,352	1,954	1,159	10,939	44	-11	48	-73	-6
METRO TORONTO	202	28	337	4,186	4,753	402	122	325	772	1,621	99	336	-4	-82	-66
YORK REGION	1,697	524	334	40	2,595	2,143	296	581	275	3,295	26	-44	74	588	27
PEEL REGION	1,889	858	528	118	3,393	2,608	730	551	0	3,889	38	-15	4	-100	15
OTHER AREAS	717	116	123	0	956	1,321	204	497	112	2,134	84	76	304	NA	123
WINDSOR CMA	485	72	14	4	575	524	82	38	0	644	8	14	171	-100	12
COMPLETIONS															
HAMILTON CMA	407	18	377	160	962	457	28	323	61	869	12	56	-14	-62	-10
KINGSTON CMA	90	4	7	8	109	96	2	0	3	101	7	-50	-100	NA	-7
KITCHENER CMA	507	24	92	144	767	648	42	172	115	977	28	75	87	-20	27
LONDON CMA	269	2	56	164	491	403	6	30	48	487	50	200	-46	-71	-1
OSHAWA CMA	474	22	158	0	654	579	60	109	2	750	22	173	-31	NA	15
OTTAWA CMA	842	94	379	333	1,648	661	60	509	89	1,319	-21	-36	34	-73	-20
ST. CATHARINES CMA	176	24	28	0	228	196	24	45	0	265	11	0	61	NA	16
SUDBURY CMA	26	0	0	0	26	31	0	0	0	31	19	NA	NA	NA	19
THUNDER BAY CMA	12	0	0	0	12	30	2	0	0	32	150	NA	NA	NA	167
TORONTO CMA TOTAL	3,787	1,098	1,753	871	7,509	4,303	1,476	1,217	2,293	9,289	14	34	-31	163	24
METRO TORONTO	284	168	221	851	1,524	279	100	321	1,829	2,529	-2	-40	45	115	66
YORK REGION	1,639	290	447	0	2,376	1,820	370	409	120	2,719	11	28	-9	NA	14
PEEL REGION	1,184	574	790	20	2,568	1,348	848	327	344	2,867	14	48	-59	1,620	12
OTHER AREAS	680	66	295	0	1,041	856	158	160	0	1,174	26	139	-46	NA	13
WINDSOR CMA	296	52	17	0	365	331	48	44	26	449	12	-8	159	NA	23
UNDER CONSTRUCTION	AT END OF JUNE 2001					AT END OF JUNE 2002									
HAMILTON CMA	623	44	544	350	1,561	790	56	389	369	1,604	27	27	-28	5	3
KINGSTON CMA	162	12	20	206	400	275	14	3	125	417	70	17	-85	-39	4
KITCHENER CMA	652	60	337	819	1,868	1,039	78	328	1,096	2,541	59	30	-3	34	36
LONDON CMA	445	14	192	4	655	698	10	160	236	1,104	57	-29	-17	5,800	69
OSHAWA CMA	1,014	48	282	128	1,472	1,533	30	236	216	2,015	51	-38	-16	69	37
OTTAWA CMA	1,907	222	803	583	3,515	1,485	156	823	1,402	3,866	-22	-30	2	140	10
ST. CATHARINES CMA	362	28	214	30	634	414	40	178	4	636	14	43	-17	-87	0
SUDBURY CMA	69	0	0	30	99	99	2	0	0	101	43	NA	NA	-100	2
THUNDER BAY CMA	62	4	4	0	70	74	2	0	42	118	19	-50	-100	NA	69
TORONTO CMA TOTAL	9,412	3,492	3,791	17,595	34,290	9,683	2,482	3,700	19,681	35,546	3	-29	-2	12	4
METRO TORONTO	520	432	1,070	14,634	16,656	722	262	669	18,478	20,131	39	-39	-37	26	21
YORK REGION	3,860	1,152	1,181	1,109	7,302	4,353	724	1,356	730	7,163	13	-37	15	-34	-2
PEEL REGION	3,212	1,734	1,080	1,678	7,704	2,715	1,220	886	361	5,182	-15	-30	-18	-78	-33
OTHER AREAS	1,820	174	460	174	2,628	1,893	276	789	112	3,070	4	59	72	-36	17
WINDSOR CMA	517	100	34	98	749	530	86	75	150	841	3	-14	121	53	12

TABLE 6: YEAR-TO-DATE STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE

	YTD JUNE 2001					YTD JUNE 2002					PER CENT CHANGE				
STARTS	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SING	SEMI	ROW	APT	TOTAL
HAMILTON CMA	784	38	591	306	1,719	979	46	436	90	1,551	25	21	-26	-71	-10
KINGSTON CMA	189	12	20	125	346	333	16	3	0	352	76	33	-85	-100	2
KITCHENER CMA	978	66	181	257	1,482	1,521	94	195	187	1,997	56	42	8	-27	35
LONDON CMA	585	6	98	0	689	987	8	126	236	1,357	69	NA	29	NA	97
OSHAWA CMA	912	36	209	0	1,157	1,463	70	179	90	1,802	60	NA	-14	NA	56
OTTAWA CMA	1,898	188	841	401	3,328	1,627	158	960	1,161	3,906	-14	-16	14	190	17
ST.CATHARINES CMA	398	32	86	0	516	473	38	66	4	581	19	19	-23	NA	13
SUDBURY CMA	74	0	0	0	74	107	2	0	0	109	45	NA	NA	NA	47
THUNDER BAY CMA	50	2	4	0	56	63	2	0	0	65	26	0	-100	NA	16
TORONTO CMA	7,572	2,926	2,205	7,195	19,898	10,090	2,758	3,040	4,723	20,611	33	-6	38	-34	4
WINDSOR CMA	700	104	29	4	837	792	110	54	52	1,008	13	6	86	1,200	20
BARRIE CA	806	62	142	186	1,196	954	52	145	0	1,151	18	-16	2	-100	-4
BELLEVILLE CA	106	2	8	0	116	150	6	12	0	168	42	200	50	NA	45
BRANTFORD CA	158	22	20	0	200	217	24	22	0	263	37	9	10	NA	32
CORNWALL CA	67	0	0	16	83	73	12	0	0	85	9	NA	NA	-100	2
GUELPH CA	302	64	91	0	457	375	108	91	0	574	24	69	0	NA	26
NORTH BAY CA	26	0	0	0	26	37	0	0	0	37	42	NA	NA	NA	42
PETERBOROUGH CA	69	6	12	0	87	143	0	20	14	177	107	-100	67	NA	103
SARNIA CA	58	0	0	0	58	88	0	3	164	255	52	NA	NA	NA	340
SAULT STE. MARIE CA	27	0	0	0	27	25	4	3	0	32	-7	NA	NA	NA	19
OTHER ONT AREAS*	756	65	75	169	1,065	1,302	72	135	68	1,577	72	11	80	-60	48
URBAN ONTARIO*	16,515	3,631	4,612	8,659	33,417	21,466	3,564	5,487	6,789	37,306	30	-2	19	-22	12
URBAN CANADA*	35,637	5,489	6,546	19,130	66,802	48,750	6,119	8,102	21,014	83,985	37	11	24	10	26
COMPLETIONS	YTD JUNE 2001					YTD JUNE 2002					PER CENT CHANGE				
HAMILTON CMA	860	42	516	228	1,646	859	76	493	149	1,577	-0	81	-4	-35	-4
KINGSTON CMA	189	8	10	8	215	247	6	0	3	256	31	-25	-100	-63	19
KITCHENER CMA	943	36	234	152	1,365	1,077	64	217	117	1,475	14	78	-7	-23	8
LONDON CMA	442	2	113	164	721	713	8	76	50	847	61	300	-33	-70	17
OSHAWA CMA	860	36	267	0	1,163	995	86	184	4	1,269	16	139	-31	NA	9
OTTAWA CMA	1,481	168	624	367	2,640	1,382	134	956	161	2,633	-7	-20	53	-56	-0
ST.CATHARINES CMA	363	46	56	0	465	402	40	60	22	524	11	-13	7	NA	13
SUDBURY CMA	53	0	0	0	53	66	0	0	0	66	25	NA	NA	NA	25
THUNDER BAY CMA	30	0	5	0	35	65	2	0	0	67	117	NA	-100	NA	91
TORONTO CMA	8,135	2,845	3,096	1,840	15,916	8,265	2,686	2,463	6,008	19,422	2	-6	-20	227	22
WINDSOR CMA	653	98	35	4	790	744	96	58	109	1,007	14	-2	66	2,625	27
BARRIE CA	657	26	133	19	835	730	48	93	146	1,017	11	85	-30	668	22
BELLEVILLE CA	86	8	3	0	97	124	2	7	0	133	44	-75	133	NA	37
BRANTFORD CA	165	14	0	0	179	204	16	64	0	284	24	14	NA	NA	59
CORNWALL CA	46	0	0	0	46	49	6	0	16	71	7	NA	NA	NA	54
GUELPH CA	298	54	130	0	482	281	58	116	118	573	-6	7	-11	NA	19
NORTH BAY CA	28	4	0	0	32	33	0	0	0	33	18	-100	NA	NA	3
PETERBOROUGH CA	93	6	12	0	111	139	6	26	0	171	49	0	117	NA	54
SARNIA CA	63	0	0	0	63	84	0	0	0	84	33	NA	NA	NA	33
SAULT STE. MARIE CA	25	4	6	0	35	34	0	0	0	34	36	-100	-100	NA	-3
OTHER ONT AREAS*	491	48	33	80	652	1,830	69	103	92	2,094	273	44	212	15	221
URBAN ONTARIO*	15,961	3,445	5,273	2,862	27,541	18,076	3,397	4,916	6,992	33,381	13	-1	-7	144	21
URBAN CANADA*	32,225	5,248	7,322	11,472	56,267	38,132	5,433	6,866	17,632	68,063	18	4	-6	54	21
UNDER CONSTRUCTION	AT END OF JUNE 2001					AT END OF JUNE 2002					PER CENT CHANGE				
HAMILTON CMA	623	44	544	350	1,561	790	56	389	369	1,604	27	27	-28	5	3
KINGSTON CMA	162	12	20	206	400	275	14	3	125	417	70	17	-85	-39	4
KITCHENER CMA	652	60	337	819	1,868	1,039	78	328	1,096	2,541	59	30	-3	34	36
LONDON CMA	445	14	192	4	655	698	10	160	236	1,104	57	-29	-17	5,800	69
OSHAWA CMA	1,014	48	282	128	1,472	1,533	30	236	216	2,015	51	-38	-16	69	37
OTTAWA CMA	1,907	222	803	583	3,515	1,485	156	823	1,402	3,866	-22	-30	2	140	10
ST.CATHARINES CMA	362	28	214	30	634	414	40	178	4	636	14	43	-17	-87	0
SUDBURY CMA	69	0	0	30	99	99	2	0	0	101	43	NA	NA	-100	2
THUNDER BAY CMA	62	4	4	0	70	74	2	0	42	118	19	-50	-100	NA	69
TORONTO CMA	9,412	3,492	3,791	17,595	34,290	9,683	2,482	3,700	19,681	35,546	3	-29	-2	12	4
WINDSOR CMA	517	100	34	98	749	530	86	75	150	841	3	-14	121	53	12
BARRIE CA	665	58	115	303	1,141	761	46	104	0	911	14	-21	-10	-100	-20
BELLEVILLE CA	87	2	34	0	123	125	6	53	0	184	44	200	56	NA	50
BRANTFORD CA	209	22	20	12	263	173	24	22	12	231	-17	9	10	0	-12
CORNWALL CA	72	2	0	16	90	73	8	0	0	81	1	300	NA	-100	-10
GUELPH CA	194	58	127	118	497	229	78	179	0	486	18	34	41	-100	-2
NORTH BAY CA	30	4	0	0	34	38	0	0	0	38	27	-100	NA	NA	12
PETERBOROUGH CA	76	0	14	0	90	118	0	20	14	152	55	NA	43	NA	69
SARNIA CA	57	0	0	0	57	67	0	3	164	234	18	NA	NA	NA	311
SAULT STE. MARIE CA	32	0	4	0	36	26	4	3	0	33	-19	NA	-25	NA	-8
OTHER ONT AREAS*	2,489	137	152	245	3,023	2,377	111	174	255	2,917	-4	-19	14	4	-4
URBAN ONTARIO*	18,262	4,270	6,666	20,502	49,700	19,482	3,192	6,420	23,607	52,701	7	-25	-4	15	6
URBAN CANADA*	33,270	6,143	9,377	39,888	88,678	41,736	5,780	9,899	48,185	105,600	25	-6	6	21	19

TABLE 7: ONTARIO HOUSING STARTS FROM 1980 TO 2002 AND 2002 SAARs

Year	Urban centres 10,000 plus			All areas		
	Singles	Multiples	Total	Singles	Multiples	Total
1986	48,147	23,766	**71,913**	56,448	25,022	**81,470**
1987	55,022	38,878	**93,900**	64,929	40,284	**105,213**
1988	46,843	40,101	**86,944**	57,099	42,825	**99,924**
1989	43,841	37,185	**81,026**	53,511	39,826	**93,337**
1990	24,076	29,265	**53,341**	32,425	30,224	**62,649**
1991	21,224	24,899	**46,123**	26,290	26,504	**52,794**
1992	22,571	24,122	**46,693**	27,868	27,904	**55,772**
1993	21,121	17,726	**38,847**	26,240	18,900	**45,140**
1994	25,422	16,138	**41,560**	30,036	16,609	**46,645**
1995	16,593	15,300	**31,893**	20,124	15,694	**35,818**
1996	23,652	15,860	**39,512**	27,019	16,043	**43,062**
1997	31,549	18,423	**49,972**	35,401	18,671	**54,072**
1998	29,094	20,994	**50,088**	32,737	21,093	**53,830**
1999	35,238	27,687	**62,925**	39,421	27,814	**67,235**
2000	37,045	30,378	**67,423**	41,087	30,434	**71,521**
2001	36,736	33,526	**70,262**	39,632	33,650	**73,282**
2002	**Seasonally Adjusted Annualized Rates**					
02 Q1	44,100	39,100	**83,200**	NA	NA	**89,600**
02 Q2	47,200	29,800	**77,000**	NA	NA	**79,900**
02 Jan	40,800	53,500	**94,300**	NA	NA	**NA**
Feb	43,800	30,800	**74,600**	NA	NA	**NA**
Mar	47,500	33,100	**80,600**	NA	NA	**NA**
Apr	43,400	28,700	**72,100**	NA	NA	**NA**
May	50,400	31,500	**81,900**	NA	NA	**NA**
Jun	48,600	28,300	**76,900**	NA	NA	**NA**

TABLE 8: AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLES BY CMA

CENSUS METROPOLITAN AREA	2ND QUARTER 2002		
	# OF UNITS	AVG PRICE ($000's)	MED PRICE ($000's)
HAMILTON	531	263	250
KITCHENER	579	218	200
LONDON	415	205	195
OSHAWA	584	233	229
OTTAWA	640	283	269
ST. CATHARINES	219	225	192
SUDBURY	40	189	163
THUNDER BAY	27	178	185
TORONTO	4,284	316	288
WINDSOR	354	192	166

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