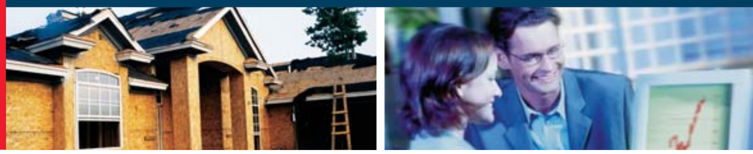
HOUSING MARKET INFORMATION

HOUSING NOW

Ontario Region



Canada Mortgage and Housing Corporation

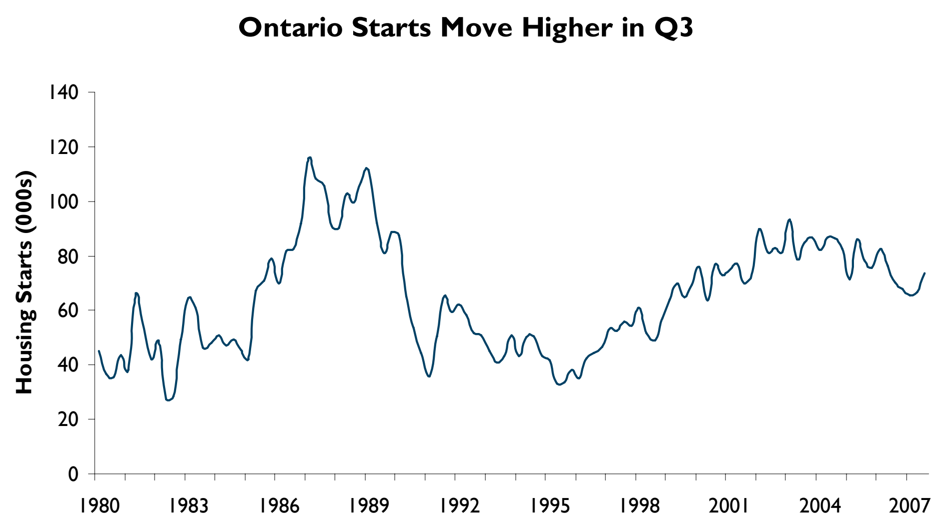
Date Released: Fourth Quarter 2007

New Home Market

Ontario Home Starts Rise in Third Quarter

The province's all area Seasonally Adjusted Annualized Rate (SAAR) of home starts increased to its highest level in over a year reaching 73,500 units in the third quarter of 2007, up from a revised 66,900 units in the previous quarter. Ontario urban home starts for the year ending September are down nine per cent from this time last year. After peaking during the 2003-04 period, the longer term trend for Ontario housing starts has been one of high starts levels gradually edging lower. While the construction of single detached homes contributed to the third quarter strength, the multi family home segment, which includes semi-detached, town homes and

Figure 1



Source: CMHC

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Canada

CMHC SCHL
HOME TO CANADIANS

apartments, was the key story. Tighter resale markets across the province, low mortgage carrying costs and a backlog of apartment pre-sales commencing construction explain the increase.

Ontario's more inexpensive multi-family home sector, led by town home and apartment units, were the tightest segment of the residential housing market. Intentions to buy in 2007, particularly among first time buyers, is up from this time last year. Rising home prices have encouraged price sensitive first time buyers to increase demand for modestly priced housing. Builders have responded by delivering more apartment and town home projects into the market place and this translated into stronger sales. However, due to capacity constraints, fewer projects are reaching the completion stage and a backlog of projects await construction. Some of this apartment backlog has commenced construction in the third quarter.

Single detached home starts also edged higher in the third quarter. More recently, the more expensive single detached segment has benefited from a household's ability to amortize a mortgage over longer periods of time. More home financing options along with rising incomes have helped temper the cost of single detached homes—providing more households with the opportunity to purchase.

A closer look at Ontario's Census Metropolitan Areas (CMAs) shows that the biggest third quarter starts increases from this time last year were registered in Brantford and Greater Sudbury, one of the tightest existing housing markets across the province. Cooler economic conditions in Windsor and Thunder Bay translated into continued declines in new home construction.

Resale Market

Ontario Resale Market Tightens

Ontario's resale market continues to capture a larger share of total housing activity. Third quarter annualized home sales are running at record levels. For the year ending September, Ontario home sales are up 11 per cent from this time last year. Improved home financing options, the cost gap between new and resale housing and healthy consumer confidence has helped drive home sales.

New listings were unable to keep pace with the robust pace in home sales. Ontario's sales-to-new-listings ratio, a leading indicator of future price growth, edged higher in the third quarter.

Most major Ontario resale markets experienced tighter housing market conditions in the third quarter. While the longer term trend has pointed towards more balanced market conditions, home prices across the province continue to outpace the general rate of inflation. This is particularly true for Hamilton, Brantford, Greater Sudbury and London, which boast the hottest resale markets across Ontario.

Economic Overview

Ontario Economic Growth Likely Slowed in Q3

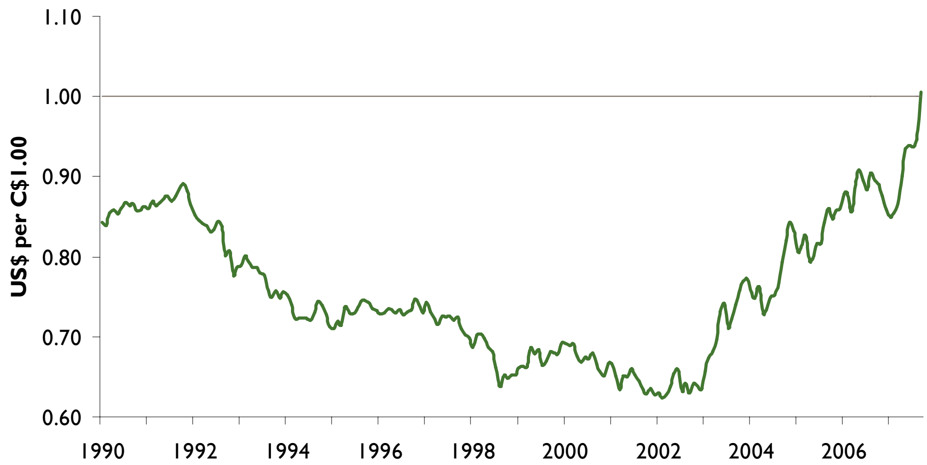
Ontario economic growth likely slowed in the third quarter following a solid pace of growth in the first half of this year. A rising Canadian dollar and slower US economic growth weighed on manufacturing shipments and export producing industries. While the export sector maintained its drag on growth, residential construction investments along with consumer spending remained a bright spot in the quarter.

Ontario job growth and the cost of borrowing are two critical ingredients feeding into housing demand. Following slower job growth in the second quarter, Ontario employment growth rebounded in the third quarter. With the exception of construction and the mining sector, goods producing companies in the auto and forestry sector continue to shed labor as they adjust to a high dollar, high energy prices and increased global competition. By far, the bulk of job gains were registered in the service sector of the economy, with health care, education, finance, insurance and real estate leading the hiring parade.

US sub-prime mortgage concerns along with reports of easing inflationary pressures caused risk-averse investors to exit equity markets and park their investment funds in fixed income securities. The flight to quality assets pushed yields on short term and longer term government

Figure 2

Canadian Dollar Reaches Parity



Source: Bank of Canada, Statistics Canada

bonds lower in the third quarter in both Canada and the U.S. However, uncertainty regarding exposure to sub-prime mortgage lending among financial institutions in both the US and Canada led to investor concerns. Required rates of return on more riskier securities backed by mortgages rose and the availability of credit became tighter. Following a rate hike early in the third quarter, the Bank of Canada held the line on overnight rates in a bid to ensure liquidity in the banking system was ensured. The rising cost of credit was evident as lenders refrained from dropping borrowing rates or offering similar discounts on posted rates despite declining bond yields. Consequently, the posted five-year mortgage rate remained relatively stable in Canada in the third quarter.

Ontario Is Losing People

Ontario continues to lose migrants to other provinces. A very strong energy based economy and low unemployment rates in Western Canada have increasingly attracted migrants from Ontario. While international migration has driven population growth historically, Ontario's share of international migration has also been drifting lower.

HOUSING NOW REPORT TABLES

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SYMBOLS

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

Table 1: Housing Activity Summary of Ontario Region
Third Quarter 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q3 2007	10,038	994	2,503	40	729	3,638	37	955	1,899	20,833
Q3 2006	9,650	900	1,886	68	700	3,477	22	1,739	1,539	19,981
% Change	4.0	10.4	32.7	-41.2	4.1	4.6	68.2	-45.1	23.4	4.3
Year-to-date 2007	24,230	2,976	6,651	113	2,050	7,908	104	2,684	4,106	50,822
Year-to-date 2006	24,953	2,976	5,706	157	2,509	11,832	115	3,179	4,358	55,791
% Change	-2.9	0.0	16.6	-28.0	-18.3	-33.2	-9.6	-15.6	-5.8	-8.9
UNDER CONSTRUCTION										
Q3 2007	18,817	2,342	6,816	87	2,449	29,328	106	5,891	3,794	69,637
Q3 2006	17,533	2,072	5,283	123	2,519	27,287	174	5,299	4,112	64,463
% Change	7.3	13.0	29.0	-29.3	-2.8	7.5	-39.1	11.2	-7.7	8.0
COMPLETIONS										
Q3 2007	8,372	991	2,056	55	732	2,681	100	521	1,260	16,768
Q3 2006	9,574	1,326	2,253	45	1,010	4,846	149	413	1,211	20,833
% Change	-12.6	-25.3	-8.7	22.2	-27.5	-44.7	-32.9	26.2	4.0	-19.5
Year-to-date 2007	22,710	2,594	5,363	128	1,976	7,531	243	2,117	3,487	46,149
Year-to-date 2006	25,498	3,371	5,843	134	2,762	12,999	353	2,103	4,292	57,380
% Change	-10.9	-23.0	-8.2	-4.5	-28.5	-42.1	-31.2	0.7	-18.8	-19.6
COMPLETED & NOT ABSORBED										
Q3 2007	1,234	145	323	36	239	646	65	708	n/a	3,396
Q3 2006	1,106	133	447	16	201	789	53	678	n/a	3,423
% Change	11.6	9.0	-27.7	125.0	18.9	-18.1	22.6	4.4	n/a	-0.8
ABSORBED										
Q3 2007	7,960	982	2,099	56	718	2,636	100	409	n/a	14,960
Q3 2006	8,765	1,341	2,267	49	1,024	4,603	51	399	n/a	18,499
% Change	-9.2	-26.8	-7.4	14.3	-29.9	-42.7	96.1	2.5	n/a	-19.1
Year-to-date 2007	21,018	2,548	5,282	117	1,935	7,543	238	1,681	n/a	40,362
Year-to-date 2006	23,316	3,369	5,591	133	2,668	12,682	175	1,693	n/a	49,627
% Change	-9.9	-24.4	-5.5	-12.0	-27.5	-40.5	36.0	-0.7	n/a	-18.7

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

Table 1.2: History of Housing Starts of Ontario Region 1997 - 2006										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114
% Change	0.9	-20.5	-4.8	25.3	45.0	5.0	10.5	-28.5	22.9	-0.1
2003	43,449	6,262	9,227	162	2,361	14,314	544	4,226	4,247	85,180
% Change	-7.6	-7.8	8.9	-6.9	-14.5	38.9	-9.3	28.6	6.7	1.9
2002	47,034	6,795	8,476	174	2,762	10,308	600	3,286	3,982	83,597
% Change	28.6	-2.0	21.5	7.4	-3.0	-25.3	38.2	43.9	31.9	14.1
2001	36,568	6,931	6,975	162	2,846	13,807	434	2,283	3,020	73,282
% Change	-0.9	-2.3	-12.4	22.7	7.2	31.2	73.6	27.2	-26.3	2.5
2000	36,911	7,095	7,960	132	2,656	10,520	250	1,795	4,098	71,521
% Change	5.2	12.9	15.6	0.0	-22.5	7.8	-3.5	68.7	-4.9	6.4
1999	35,077	6,282	6,887	132	3,429	9,755	259	1,064	4,310	67,235
% Change	21.3	43.2	8.4	-25.8	-10.1	85.2	79.9	2.6	15.2	24.9
1998	28,909	4,387	6,353	178	3,814	5,266	144	1,037	3,742	53,830
% Change	-8.0	6.0	18.3	53.4	-14.5	43.3	9.9	57.4	-8.7	-0.4
1997	31,415	4,138	5,372	116	4,462	3,676	131	659	4,100	54,072

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	% Change
Centres 100,000+											
Barrie	288	346	4	18	72	59	0	62	364	485	-24.9
Brantford	196	127	6	0	21	21	0	3	223	151	47.7
Greater Sudbury	183	172	12	8	33	4	0	0	228	184	23.9
Guelph	172	118	10	28	47	86	34	0	263	232	13.4
Hamilton	476	465	52	18	229	209	75	72	832	764	8.9
Kingston	176	179	6	8	28	17	130	226	340	430	-20.9
Kitchener	402	413	56	62	160	172	265	166	883	813	8.6
London	569	587	4	10	58	102	187	540	818	1,239	-34.0
Oshawa	516	583	6	4	51	71	277	138	850	796	6.8
Ottawa	934	714	92	90	595	449	417	658	2,038	1,911	6.6
Peterborough	121	90	0	2	35	27	0	61	156	180	-13.3
St. Catharines-Niagara	253	261	18	38	57	57	61	76	389	432	-10.0
Thunder Bay	49	66	6	0	0	4	0	0	55	70	-21.4
Toronto	4,219	3,913	652	628	1,391	1,045	3,461	3,164	9,723	8,750	11.1
Windsor	125	182	16	16	41	20	4	5	186	223	-16.6
Centres 50,000 - 99,999											
Belleville	101	73	6	0	16	5	0	0	123	78	57.7
Chatham-Kent	58	42	2	2	0	28	0	0	60	72	-16.7
Cornwall	30	24	6	8	4	0	0	6	40	38	5.3
Kawartha Lakes	97	98	2	0	0	0	0	0	99	98	1.0
Norfolk	76	105	2	2	17	4	0	0	95	111	-14.4
North Bay	45	41	0	0	0	0	0	35	45	76	-40.8
Sarnia	75	49	0	10	0	0	0	4	75	63	19.0
Sault Ste. Marie	49	41	4	4	0	0	0	0	53	45	17.8

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Table 2: Starts by Submarket and by Dwelling Type Ontario Region Third Quarter 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	% Change
Centres 10,000 - 49,999											
Bracebridge	50	26	0	0	0	0	0	0	50	26	92.3
Brockville	35	31	10	0	0	9	0	0	45	40	12.5
Centre Wellington	23	0	0	0	4	0	0	0	27	0	n/a
Cobourg	8	17	0	2	6	29	0	17	14	65	-78.5
Collingwood	22	31	0	0	0	12	0	0	22	43	-48.8
Elliot Lake	3	4	0	0	0	0	0	0	3	4	-25.0
Erin	9	11	0	0	0	0	0	0	9	11	-18.2
Georgian Highlands	17	6	0	0	0	0	0	0	17	6	183.3
Gravenhurst	8	22	0	0	0	0	0	0	8	22	-63.6
Greater Napanee	17	10	0	0	7	0	0	0	24	10	140.0
Haldimand	56	117	0	4	0	0	4	0	60	121	-50.4
Hunstville	29	46	0	0	0	0	0	0	29	46	-37.0
Ingersoll	0	9	0	0	0	0	0	0	0	9	-100.0
Kenora	6	3	0	0	0	0	0	0	6	3	100.0
Lambton Shores	0	11	0	0	0	0	0	0	0	11	-100.0
Leamington	33	26	0	0	4	4	0	0	37	30	23.3
Midland	31	115	8	0	0	0	0	0	39	115	-66.1
Mississippi Mills	12	22	2	0	3	0	0	0	17	22	-22.7
North Perth	7	7	8	2	0	0	0	0	15	9	66.7
Orillia	64	41	0	2	0	41	0	0	64	84	-23.8
Owen Sound	21	22	0	0	0	0	0	0	21	22	-4.5
Petawawa	8	24	0	0	4	0	6	0	18	24	-25.0
Port Hope	29	11	0	0	6	27	0	0	35	38	-7.9
Prince Edward County	48	38	0	0	0	0	6	0	54	38	42.1
Saugeen Shores	54	46	0	0	0	0	0	0	54	46	17.4
South Huron	6	14	0	0	3	0	0	0	9	14	-35.7
Stratford	25	9	4	0	0	0	0	0	29	9	**
Temiskaming Shores	5	1	0	0	0	0	0	0	5	1	**
Tillsonburg	38	29	0	0	0	0	0	0	38	29	31.0
Timmins	24	14	0	0	0	0	0	0	24	14	71.4
Trent Hills	19	15	0	0	0	0	6	0	25	15	66.7
Wasaga Beach	38	111	0	0	0	0	0	0	38	111	-65.8
West Nipissing	19	25	0	2	0	0	0	0	19	27	-29.6
Woodstock	53	15	2	4	4	9	0	0	59	28	110.7
Total Ontario (10,000+)	10,081	9,722	1,014	972	2,906	2,515	4,933	5,233	18,934	18,442	2.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Centres 100,000+											
Barrie	577	720	10	22	80	85	93	62	760	889	-14.5
Brantford	338	290	10	2	62	27	0	3	410	322	27.3
Greater Sudbury	373	333	26	12	33	11	0	0	432	356	21.3
Guelph	456	382	42	70	221	178	34	94	753	724	4.0
Hamilton	1,381	1,146	70	136	700	657	227	216	2,378	2,155	10.3
Kingston	397	390	10	26	54	53	179	359	640	828	-22.7
Kitchener	847	1,307	152	176	450	477	745	249	2,194	2,209	-0.7
London	1,536	1,637	38	38	200	309	828	973	2,602	2,957	-12.0
Oshawa	1,303	1,621	12	16	111	290	277	414	1,703	2,341	-27.3
Ottawa	2,061	1,734	200	272	1,352	1,355	1,003	938	4,616	4,299	7.4
Peterborough	227	227	2	2	71	69	0	61	300	359	-16.4
St. Catharines-Niagara	590	688	42	76	163	149	61	119	856	1,032	-17.1
Thunder Bay	126	112	8	2	4	4	0	0	138	118	16.9
Toronto	10,711	10,406	2,202	2,094	4,419	3,842	7,362	11,160	24,694	27,502	-10.2
Windsor	308	601	36	38	76	79	54	213	474	931	-49.1
Centres 50,000 - 99,999											
Belleville	221	218	12	2	31	15	0	0	264	235	12.3
Chatham-Kent	143	114	4	16	4	43	0	0	151	173	-12.7
Cornwall	78	66	18	22	4	0	0	6	100	94	6.4
Kawartha Lakes	235	228	4	2	5	13	0	0	244	243	0.4
Norfolk	207	226	8	10	21	8	0	0	236	244	-3.3
North Bay	82	100	0	2	0	0	0	41	82	143	-42.7
Sarnia	178	144	4	10	4	0	0	4	186	158	17.7
Sault Ste. Marie	85	72	4	4	0	0	0	3	89	79	12.7

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Table 2.1.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Centres 10,000 - 49,999											
Bracebridge	70	46	0	0	0	0	0	0	70	46	52.2
Brockville	52	62	18	0	3	14	6	4	79	80	-1.3
Centre Wellington	46	0	0	0	4	0	0	0	50	0	n/a
Cobourg	26	46	0	4	30	50	0	17	56	117	-52.1
Collingwood	82	110	0	0	12	58	51	0	145	168	-13.7
Elliot Lake	7	9	0	2	0	0	0	0	7	11	-36.4
Erin	20	29	0	0	0	0	0	0	20	29	-31.0
Georgian Highlands	23	18	0	0	0	20	0	0	23	38	-39.5
Gravenhurst	24	42	0	0	0	6	0	0	24	48	-50.0
Greater Napanee	34	25	0	0	11	0	0	0	45	25	80.0
Haldimand	97	156	0	14	4	31	4	44	105	245	-57.1
Hunstville	62	70	2	0	0	3	0	36	64	109	-41.3
Ingersoll	0	41	0	2	0	0	0	0	0	43	-100.0
Kenora	11	10	0	0	0	0	0	0	11	10	10.0
Lambton Shores	17	24	0	0	0	0	0	0	17	24	-29.2
Leamington	73	78	4	6	11	46	0	0	88	130	-32.3
Midland	71	157	10	4	26	9	0	2	107	172	-37.8
Mississippi Mills	29	44	2	2	7	6	0	0	38	52	-26.9
North Perth	22	28	14	8	0	14	0	12	36	62	-41.9
Orillia	114	94	0	2	20	46	2	0	136	142	-4.2
Owen Sound	45	50	0	2	0	16	4	0	49	68	-27.9
Petawawa	52	61	0	2	11	0	6	0	69	63	9.5
Port Hope	45	28	0	0	9	40	0	0	54	68	-20.6
Prince Edward County	103	92	0	0	0	0	6	4	109	96	13.5
Saugeen Shores	93	86	8	0	0	0	0	0	101	86	17.4
South Huron	21	20	0	0	3	20	0	0	24	40	-40.0
Stratford	51	19	14	2	20	0	14	0	99	21	**
Temiskaming Shores	16	13	0	0	0	0	0	0	16	13	23.1
Tillsonburg	78	55	0	0	0	40	0	0	78	95	-17.9
Timmins	52	37	0	0	0	0	0	0	52	37	40.5
Trent Hills	40	53	0	0	0	0	6	0	46	53	-13.2
Wasaga Beach	156	393	0	0	48	24	0	0	204	417	-51.1
West Nipissing	40	48	0	2	0	0	0	0	40	50	-20.0
Woodstock	130	81	2	6	4	63	38	0	174	150	16.0
Total Ontario (10,000+)	24,362	25,115	3,014	3,110	8,318	8,174	11,022	15,034	46,716	51,433	-9.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centres 100,000+								
Barrie	72	59	0	0	0	0	0	62
Brantford	21	21	0	0	0	0	0	3
Greater Sudbury	33	0	0	4	0	0	0	0
Guelph	47	86	0	0	34	0	0	0
Hamilton	229	209	0	0	75	62	0	10
Kingston	28	17	0	0	0	0	130	226
Kitchener	143	172	17	0	34	0	231	166
London	54	102	4	0	43	0	144	540
Oshawa	51	71	0	0	131	138	146	0
Ottawa	595	446	0	3	417	642	0	16
Peterborough	35	27	0	0	0	2	0	59
St. Catharines-Niagara	57	57	0	0	57	0	4	76
Thunder Bay	0	4	0	0	0	0	0	0
Toronto	1,387	1,045	4	0	3,175	2,634	286	530
Windsor	41	20	0	0	0	5	4	0
Centres 50,000 - 99,999								
Belleville	16	5	0	0	0	0	0	0
Chatham-Kent	0	28	0	0	0	0	0	0
Cornwall	4	0	0	0	0	6	0	0
Kawartha Lakes	0	0	0	0	0	0	0	0
Norfolk	17	4	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	35
Sarnia	0	0	0	0	0	4	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region Third Quarter 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	0
Brockville	0	9	0	0	0	0	0	0
Centre Wellington	4	0	0	0	0	0	0	0
Cobourg	6	29	0	0	0	1	0	16
Collingwood	0	12	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Georgian Highlands	0	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	4	0	3	0	0	0	0	0
Haldimand	0	0	0	0	0	0	4	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	4	4	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	3	0	0	0	0	0	0	0
North Perth	0	0	0	0	0	0	0	0
Orillia	0	41	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	4	0	0	0	6	0	0	0
Port Hope	6	27	0	0	0	0	0	0
Prince Edward County	0	0	0	0	6	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
South Huron	3	0	0	0	0	0	0	0
Stratford	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	6	0
Wasaga Beach	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	4	0	0	9	0	0	0	0
Total Ontario (10,000+)	2,878	2,499	28	16	3,978	3,494	955	1,739

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region January - September 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Barrie	80	85	0	0	93	0	0	62
Brantford	62	27	0	0	0	0	0	3
Greater Sudbury	33	0	0	11	0	0	0	0
Guelph	221	178	0	0	34	50	0	44
Hamilton	700	657	0	0	88	94	139	122
Kingston	51	53	3	0	0	0	179	359
Kitchener	420	477	30	0	112	0	633	249
London	192	292	8	17	45	0	783	973
Oshawa	111	290	0	0	131	414	146	0
Ottawa	1,352	1,340	0	15	850	914	153	24
Peterborough	71	69	0	0	0	2	0	59
St. Catharines-Niagara	152	149	11	0	57	3	4	116
Thunder Bay	0	4	4	0	0	0	0	0
Toronto	4,415	3,834	4	8	6,791	10,113	571	1,047
Windsor	76	79	0	0	46	209	8	4
Centres 50,000 - 99,999								
Belleville	31	9	0	6	0	0	0	0
Chatham-Kent	4	40	0	0	0	0	0	0
Cornwall	4	0	0	0	0	6	0	0
Kawartha Lakes	5	13	0	0	0	0	0	0
Norfolk	21	8	0	0	0	0	0	0
North Bay	0	0	0	0	0	6	0	35
Sarnia	4	0	0	0	0	4	0	0
Sault Ste. Marie	0	0	0	0	0	3	0	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region January - September 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	0
Brockville	3	14	0	0	6	0	0	4
Centre Wellington	4	0	0	0	0	0	0	0
Cobourg	30	50	0	0	0	1	0	16
Collingwood	0	58	12	0	51	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Georgian Highlands	0	20	0	0	0	0	0	0
Gravenhurst	0	6	0	0	0	0	0	0
Greater Napanee	4	0	7	0	0	0	0	0
Haldimand	4	31	0	0	0	0	4	44
Hunstville	0	3	0	0	0	36	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	11	46	0	0	0	0	0	0
Midland	26	9	0	0	0	0	0	2
Mississippi Mills	7	6	0	0	0	0	0	0
North Perth	0	14	0	0	0	0	0	12
Orillia	20	46	0	0	0	0	2	0
Owen Sound	0	16	0	0	0	0	4	0
Petawawa	11	0	0	0	6	0	0	0
Port Hope	9	40	0	0	0	0	0	0
Prince Edward County	0	0	0	0	6	0	0	4
Saugeen Shores	0	0	0	0	0	0	0	0
South Huron	3	20	0	0	0	0	0	0
Stratford	20	0	0	0	0	0	14	0
Temiskaming Shores	0	0	0	0	0	0	0	0
Tillsonburg	0	37	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	6	0
Wasaga Beach	48	24	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	4	22	0	41	0	0	38	0
Total Ontario (10,000+)	8,239	8,070	79	98	8,338	11,855	2,684	3,179

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Third Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centres 100,000+								
Barrie	359	409	5	14	0	62	364	485
Brantford	211	127	12	21	0	3	223	151
Greater Sudbury	193	180	33	0	2	4	228	184
Guelph	215	220	48	12	0	0	263	232
Hamilton	655	576	177	178	0	10	832	764
Kingston	210	202	0	0	130	228	340	430
Kitchener	599	631	36	16	248	166	883	813
London	546	566	121	129	151	544	818	1,239
Oshawa	550	617	154	179	146	0	850	796
Ottawa	1,605	1,228	429	664	4	19	2,038	1,911
Peterborough	141	102	15	19	0	59	156	180
St. Catharines-Niagara	311	326	74	30	4	76	389	432
Thunder Bay	55	64	0	6	0	0	55	70
Toronto	6,199	5,312	3,234	2,908	290	530	9,723	8,750
Windsor	149	223	33	0	4	0	186	223
Centres 50,000 - 99,999								
Belleville	123	78	0	0	0	0	123	78
Chatham-Kent	60	59	0	13	0	0	60	72
Cornwall	40	32	0	6	0	0	40	38
Kawartha Lakes	99	98	0	0	0	0	99	98
Norfolk	86	111	9	0	0	0	95	111
North Bay	45	41	0	0	0	35	45	76
Sarnia	75	63	0	0	0	0	75	63
Sault Ste. Marie	53	45	0	0	0	0	53	45

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Third Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centres 10,000 - 49,999								
Bracebridge	50	26	0	0	0	0	50	26
Brockville	45	40	0	0	0	0	45	40
Centre Wellington	27	0	0	0	0	0	27	0
Cobourg	8	22	6	27	0	16	14	65
Collingwood	22	43	0	0	0	0	22	43
Elliot Lake	3	4	0	0	0	0	3	4
Erin	9	11	0	0	0	0	9	11
Georgian Highlands	17	6	0	0	0	0	17	6
Gravenhurst	8	22	0	0	0	0	8	22
Greater Napanee	21	10	0	0	3	0	24	10
Haldimand	56	121	0	0	4	0	60	121
Hunstville	29	46	0	0	0	0	29	46
Ingersoll	0	9	0	0	0	0	0	9
Kenora	6	3	0	0	0	0	6	3
Lambton Shores	0	11	0	0	0	0	0	11
Leamington	33	30	4	0	0	0	37	30
Midland	39	115	0	0	0	0	39	115
Mississippi Mills	17	22	0	0	0	0	17	22
North Perth	15	9	0	0	0	0	15	9
Orillia	64	84	0	0	0	0	64	84
Owen Sound	21	22	0	0	0	0	21	22
Petawawa	18	24	0	0	0	0	18	24
Port Hope	29	15	6	23	0	0	35	38
Prince Edward County	54	38	0	0	0	0	54	38
Saugeen Shores	54	46	0	0	0	0	54	46
South Huron	6	14	3	0	0	0	9	14
Stratford	29	9	0	0	0	0	29	9
Temiskaming Shores	5	1	0	0	0	0	5	1
Tillsonburg	38	29	0	0	0	0	38	29
Timmins	24	14	0	0	0	0	24	14
Trent Hills	19	15	0	0	6	0	25	15
Wasaga Beach	38	111	0	0	0	0	38	111
West Nipissing	19	27	0	0	0	0	19	27
Woodstock	55	19	4	0	0	9	59	28
Total Ontario (10,000+)	13,535	12,436	4,407	4,245	992	1,761	18,934	18,442

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - September 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Barrie	718	813	42	14	0	62	760	889
Brantford	363	292	47	27	0	3	410	322
Greater Sudbury	397	345	33	0	2	11	432	356
Guelph	693	618	60	62	0	44	753	724
Hamilton	1,796	1,669	443	356	139	130	2,378	2,155
Kingston	458	467	0	0	182	361	640	828
Kitchener	1,388	1,868	143	92	663	249	2,194	2,209
London	1,493	1,597	299	364	810	996	2,602	2,957
Oshawa	1,403	1,844	154	497	146	0	1,703	2,341
Ottawa	3,550	3,172	909	1,088	157	39	4,616	4,299
Peterborough	268	267	32	33	0	59	300	359
St. Catharines-Niagara	729	826	112	89	15	117	856	1,032
Thunder Bay	134	112	0	6	4	0	138	118
Toronto	16,574	15,122	7,545	11,325	575	1,055	24,694	27,502
Windsor	364	726	102	201	8	4	474	931
Centres 50,000 - 99,999								
Belleville	264	229	0	0	0	6	264	235
Chatham-Kent	151	145	0	25	0	0	151	173
Cornwall	100	88	0	6	0	0	100	94
Kawartha Lakes	244	230	0	13	0	0	244	243
Norfolk	227	244	9	0	0	0	236	244
North Bay	82	102	0	6	0	35	82	143
Sarnia	186	158	0	0	0	0	186	158
Sault Ste. Marie	89	79	0	0	0	0	89	79

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - September 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 10,000 - 49,999								
Bracebridge	70	46	0	0	0	0	70	46
Brockville	79	76	0	0	0	4	79	80
Centre Wellington	50	0	0	0	0	0	50	0
Cobourg	32	58	24	43	0	16	56	117
Collingwood	82	168	51	0	12	0	145	168
Elliot Lake	7	11	0	0	0	0	7	11
Erin	20	29	0	0	0	0	20	29
Georgian Highlands	23	18	0	20	0	0	23	38
Gravenhurst	24	48	0	0	0	0	24	48
Greater Napanee	38	25	0	0	7	0	45	25
Haldimand	97	188	4	13	4	44	105	245
Hunstville	64	73	0	36	0	0	64	109
Ingersoll	0	43	0	0	0	0	0	43
Kenora	11	10	0	0	0	0	11	10
Lambton Shores	17	24	0	0	0	0	17	24
Leamington	84	93	4	37	0	0	88	130
Midland	107	170	0	0	0	2	107	172
Mississippi Mills	38	52	0	0	0	0	38	52
North Perth	36	36	0	14	0	12	36	62
Orillia	134	142	0	0	2	0	136	142
Owen Sound	45	52	0	16	4	0	49	68
Petawawa	69	63	0	0	0	0	69	63
Port Hope	45	32	9	36	0	0	54	68
Prince Edward County	109	92	0	0	0	4	109	96
Saugeen Shores	101	86	0	0	0	0	101	86
South Huron	21	20	3	20	0	0	24	40
Stratford	85	21	0	0	14	0	99	21
Temiskaming Shores	16	13	0	0	0	0	16	13
Tillsonburg	78	55	0	37	0	0	78	95
Timmins	52	37	0	0	0	0	52	37
Trent Hills	40	53	0	0	6	0	46	53
Wasaga Beach	204	417	0	0	0	0	204	417
West Nipissing	40	50	0	0	0	0	40	50
Woodstock	132	87	4	22	38	41	174	150
Total Ontario (10,000+)	33,857	33,635	10,071	14,498	2,788	3,294	46,716	51,433

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Third Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	% Change
Centres 100,000+											
Barrie	215	258	6	6	4	29	0	0	225	293	-23.2
Brantford	92	67	2	0	4	41	0	51	98	159	-38.4
Greater Sudbury	145	110	2	0	0	0	0	0	147	110	33.6
Guelph	188	176	14	30	153	41	0	0	355	247	43.7
Hamilton	491	465	6	68	191	314	144	56	832	903	-7.9
Kingston	131	138	0	8	4	24	22	14	157	184	-14.7
Kitchener	216	555	44	78	153	192	115	61	528	886	-40.4
London	593	568	22	18	88	72	243	169	946	827	14.4
Oshawa	495	667	2	6	65	39	72	96	634	808	-21.5
Ottawa	753	620	85	128	503	499	480	350	1,821	1,597	14.0
Peterborough	96	96	0	0	41	38	0	5	137	139	-1.4
St. Catharines-Niagara	212	287	16	14	57	34	28	0	313	335	-6.6
Thunder Bay	37	32	0	2	0	0	0	0	37	34	8.8
Toronto	3,542	4,128	778	934	1,455	1,949	2,043	4,281	7,818	11,292	-30.8
Windsor	123	197	10	10	15	4	8	0	156	211	-26.1
Centres 50,000 - 99,999											
Belleville	97	82	6	2	4	4	0	28	107	116	-7.8
Chatham-Kent	39	29	0	4	4	7	0	0	43	40	7.5
Cornwall	15	14	4	2	0	6	0	0	19	22	-13.6
Kawartha Lakes	65	87	4	0	19	16	0	0	88	103	-14.6
Norfolk	63	137	4	4	9	16	0	0	76	157	-51.6
North Bay	43	38	2	4	0	0	0	0	45	42	7.1
Sarnia	58	43	0	0	0	0	0	0	58	43	34.9
Sault Ste. Marie	31	15	0	0	0	0	0	0	31	15	106.7

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region Third Quarter 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	% Change
Centres 10,000 - 49,999											
Bracebridge	22	18	0	0	0	0	0	0	22	18	22.2
Brockville	15	16	8	0	3	0	0	0	26	16	62.5
Centre Wellington	15	0	0	0	8	0	0	0	23	0	n/a
Cobourg	12	18	0	4	32	5	1	0	45	27	66.7
Collingwood	25	33	0	0	0	0	0	0	25	33	-24.2
Elliot Lake	3	4	0	0	0	0	0	0	3	4	-25.0
Erin	8	10	0	0	0	0	0	0	8	10	-20.0
Georgian Highlands	9	8	0	0	0	0	0	0	9	8	12.5
Gravenhurst	11	17	0	0	0	6	0	0	11	23	-52.2
Greater Napanee	9	12	0	0	0	0	0	0	9	12	-25.0
Haldimand	36	54	0	4	0	9	44	0	80	67	19.4
Hunstville	30	27	0	2	0	3	0	36	30	68	-55.9
Ingersoll	0	18	0	2	0	0	0	0	0	20	-100.0
Kenora	6	2	0	0	0	0	0	0	6	2	200.0
Lambton Shores	4	16	0	0	0	0	0	0	4	16	-75.0
Leamington	29	26	2	0	0	17	0	0	31	43	-27.9
Midland	26	40	0	2	0	0	0	0	26	42	-38.1
Mississippi Mills	13	16	0	0	0	0	0	0	13	16	-18.8
North Perth	7	10	2	4	0	0	0	0	9	14	-35.7
Orillia	40	42	0	0	0	0	0	53	40	95	-57.9
Owen Sound	22	15	0	2	0	0	0	0	22	17	29.4
Petawawa	23	17	0	0	0	0	0	0	23	17	35.3
Port Hope	15	10	0	0	13	0	2	0	30	10	200.0
Prince Edward County	42	50	0	0	0	0	0	0	42	50	-16.0
Saugeen Shores	36	29	6	0	0	0	0	0	42	29	44.8
South Huron	4	4	0	0	0	0	0	0	4	4	0.0
Stratford	18	3	8	0	0	0	0	60	26	63	-58.7
Temiskaming Shores	5	6	0	0	0	0	0	0	5	6	-16.7
Tillsonburg	25	20	0	0	0	0	0	0	25	20	25.0
Timmins	24	13	0	0	0	0	0	0	24	13	84.6
Trent Hills	13	19	0	0	0	0	0	0	13	19	-31.6
Wasaga Beach	46	96	0	0	0	0	0	0	46	96	-52.1
West Nipissing	19	24	0	0	0	0	0	0	19	24	-20.8
Woodstock	43	23	0	0	0	36	0	0	43	59	-27.1
Total Ontario (10,000+)	8,440	9,621	1,041	1,340	2,825	3,401	3,202	5,260	15,508	19,622	-21.0

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - September 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Centres 100,000+											
Barrie	654	688	24	16	9	111	62	131	749	946	-20.8
Brantford	273	179	2	4	40	88	3	53	318	324	-1.9
Greater Sudbury	308	255	16	8	4	4	0	0	328	267	22.8
Guelph	373	422	38	56	231	124	50	125	692	727	-4.8
Hamilton	1,323	1,157	36	212	720	845	285	420	2,364	2,634	-10.3
Kingston	326	396	8	20	65	45	161	20	560	481	16.4
Kitchener	704	1,366	102	162	381	543	744	288	1,931	2,359	-18.1
London	1,449	1,535	32	54	278	185	646	346	2,405	2,120	13.4
Oshawa	1,426	1,518	10	12	245	201	204	244	1,885	1,975	-4.6
Ottawa	1,762	1,665	247	266	1,115	1,303	1,099	737	4,223	3,971	6.3
Peterborough	215	311	4	0	82	87	0	5	301	403	-25.3
St. Catharines-Niagara	565	708	52	46	142	151	68	2	827	907	-8.8
Thunder Bay	102	109	4	2	8	0	30	14	144	125	15.2
Toronto	10,254	11,416	1,980	2,404	3,732	4,548	6,130	12,136	22,096	30,504	-27.6
Windsor	307	642	24	34	39	92	8	12	378	780	-51.5
Centres 50,000 - 99,999											
Belleville	182	205	6	2	27	32	0	28	215	267	-19.5
Chatham-Kent	110	77	8	14	20	25	0	0	138	116	19.0
Cornwall	47	55	14	14	0	6	0	11	61	86	-29.1
Kawartha Lakes	180	206	4	4	19	22	0	0	203	232	-12.5
Norfolk	185	260	6	12	35	31	0	4	226	307	-26.4
North Bay	81	107	2	12	0	0	6	0	89	119	-25.2
Sarnia	132	105	6	0	0	0	64	0	202	105	92.4
Sault Ste. Marie	68	51	0	8	0	3	0	0	68	62	9.7

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Table 3.1: Completions by Submarket and by Dwelling Type Ontario Region January - September 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Centres 10,000 - 49,999											
Bracebridge	47	40	0	2	0	0	0	4	47	46	2.2
Brockville	47	61	16	0	17	0	0	0	80	61	31.1
Centre Wellington	50	0	0	0	8	0	0	0	58	0	n/a
Cobourg	48	38	0	4	60	33	17	36	125	111	12.6
Collingwood	74	124	0	0	12	85	0	0	86	209	-58.9
Elliot Lake	5	6	2	0	0	0	0	0	7	6	16.7
Erin	22	31	0	0	0	0	0	0	22	31	-29.0
Georgian Highlands	12	27	0	0	0	14	0	0	12	41	-70.7
Gravenhurst	25	36	0	0	0	6	0	43	25	85	-70.6
Greater Napanee	36	39	0	0	0	0	0	0	36	39	-7.7
Haldimand	110	90	0	12	21	12	44	3	175	117	49.6
Hunstville	60	71	2	2	0	3	0	36	62	112	-44.6
Ingersoll	0	41	0	2	0	9	0	0	0	52	-100.0
Kenora	11	15	0	0	0	0	0	0	11	15	-26.7
Lambton Shores	23	45	0	0	0	0	0	0	23	45	-48.9
Leamington	73	80	8	12	0	113	0	6	81	211	-61.6
Midland	91	143	2	8	6	26	0	2	99	179	-44.7
Mississippi Mills	41	46	0	2	0	0	0	0	41	48	-14.6
North Perth	18	24	6	6	0	0	0	12	24	42	-42.9
Orillia	129	96	0	0	34	5	0	53	163	154	5.8
Owen Sound	46	41	0	3	0	16	0	40	46	100	-54.0
Petawawa	61	40	0	0	0	4	0	0	61	44	38.6
Port Hope	33	39	0	0	26	0	2	0	61	39	56.4
Prince Edward County	92	79	0	0	0	0	0	0	92	79	16.5
Saugeen Shores	66	71	6	0	0	4	0	0	72	75	-4.0
South Huron	19	11	0	0	0	13	0	0	19	24	-20.8
Stratford	29	27	18	4	0	8	11	60	58	99	-41.4
Temiskaming Shores	20	22	0	0	0	0	0	0	20	22	-9.1
Tillsonburg	57	47	2	0	0	13	0	0	59	60	-1.7
Timmins	52	24	0	0	0	0	0	0	52	24	116.7
Trent Hills	38	49	0	0	0	0	0	0	38	49	-22.4
Wasaga Beach	187	344	0	0	58	19	0	2	245	365	-32.9
West Nipissing	45	44	0	0	0	0	0	0	45	44	2.3
Woodstock	88	108	0	4	0	66	0	216	88	394	-77.7
Total Ontario (10,000+)	22,868	25,635	2,702	3,437	7,438	8,909	9,654	15,107	42,662	53,088	-19.6

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centres 100,000+								
Barrie	4	29	0	0	0	0	0	0
Brantford	4	27	0	14	0	0	0	51
Greater Sudbury	0	0	0	0	0	0	0	0
Guelph	145	41	8	0	0	0	0	0
Hamilton	187	314	4	0	144	56	0	0
Kingston	4	24	0	0	0	0	22	14
Kitchener	140	192	13	0	32	0	83	61
London	88	72	0	0	0	0	243	169
Oshawa	65	39	0	0	72	96	0	0
Ottawa	461	431	42	62	441	314	39	36
Peterborough	31	20	10	18	0	1	0	4
St. Catharines-Niagara	57	34	0	0	0	0	28	0
Thunder Bay	0	0	0	0	0	0	0	0
Toronto	1,455	1,949	0	0	1,989	4,263	54	18
Windsor	15	4	0	0	0	0	8	0
Centres 50,000 - 99,999								
Belleville	4	4	0	0	0	28	0	0
Chatham-Kent	4	7	0	0	0	0	0	0
Cornwall	0	0	0	6	0	0	0	0
Kawartha Lakes	13	11	6	5	0	0	0	0
Norfolk	9	16	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region Third Quarter 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	0
Brockville	3	0	0	0	0	0	0	0
Centre Wellington	8	0	0	0	0	0	0	0
Cobourg	32	5	0	0	1	0	0	0
Collingwood	0	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Georgian Highlands	0	0	0	0	0	0	0	0
Gravenhurst	0	6	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand	0	9	0	0	0	0	44	0
Hunstville	0	3	0	0	0	36	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	17	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Perth	0	0	0	0	0	0	0	0
Orillia	0	0	0	0	0	53	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	13	0	0	0	2	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
South Huron	0	0	0	0	0	0	0	0
Stratford	0	0	0	0	0	0	0	60
Temiskaming Shores	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	4	0	32	0	0	0	0
Total Ontario (10,000+)	2,742	3,258	83	137	2,681	4,847	521	413

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Barrie	9	111	0	0	0	131	62	0
Brantford	40	74	0	14	0	2	3	51
Greater Sudbury	0	0	4	4	0	0	0	0
Guelph	223	108	8	16	50	81	0	44
Hamilton	696	831	24	14	214	344	71	76
Kingston	62	45	3	0	0	0	161	20
Kitchener	368	543	13	0	123	0	621	288
London	261	166	17	19	0	80	646	266
Oshawa	245	185	0	16	204	240	0	4
Ottawa	1,039	1,213	76	65	1,040	648	59	89
Peterborough	62	54	20	33	0	1	0	4
St. Catharines-Niagara	128	140	14	11	0	0	68	2
Thunder Bay	4	0	4	0	30	0	0	14
Toronto	3,732	4,524	0	24	5,780	11,261	350	875
Windsor	39	92	0	0	0	0	8	12
Centres 50,000 - 99,999								
Belleville	27	24	0	8	0	28	0	0
Chatham-Kent	20	25	0	0	0	0	0	0
Cornwall	0	0	0	6	0	0	0	11
Kawartha Lakes	13	17	6	5	0	0	0	0
Norfolk	35	31	0	0	0	0	0	4
North Bay	0	0	0	0	6	0	0	0
Sarnia	0	0	0	0	64	0	0	0
Sault Ste. Marie	0	3	0	0	0	0	0	0

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - September 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	4
Brockville	17	0	0	0	0	0	0	0
Centre Wellington	8	0	0	0	0	0	0	0
Cobourg	60	33	0	0	1	35	16	1
Collingwood	12	85	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Georgian Highlands	0	14	0	0	0	0	0	0
Gravenhurst	0	6	0	0	0	43	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand	21	12	0	0	0	3	44	0
Hunstville	0	3	0	0	0	36	0	0
Ingersoll	0	9	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	82	0	31	0	0	0	6
Midland	6	26	0	0	0	0	0	2
Mississippi Mills	0	0	0	0	0	0	0	0
North Perth	0	0	0	0	0	0	0	12
Orillia	34	5	0	0	0	53	0	0
Owen Sound	0	16	0	0	0	0	0	40
Petawawa	0	4	0	0	0	0	0	0
Port Hope	26	0	0	0	2	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	4	0	0	0	0	0	0
South Huron	0	10	0	3	0	0	0	0
Stratford	0	0	0	8	3	0	8	60
Temiskaming Shores	0	0	0	0	0	0	0	0
Tillsonburg	0	8	0	5	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	58	19	0	0	0	2	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	18	0	48	0	0	0	216
Total Ontario (10,000+)	7,249	8,554	189	330	7,537	13,004	2,117	2,103

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Third Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centres 100,000+								
Barrie	221	293	4	0	0	0	225	293
Brantford	94	67	4	27	0	65	98	159
Greater Sudbury	147	110	0	0	0	0	147	110
Guelph	339	236	8	9	8	2	355	247
Hamilton	564	691	264	212	4	0	832	903
Kingston	134	166	0	0	23	18	157	184
Kitchener	371	787	61	38	96	61	528	886
London	568	567	124	89	254	171	946	827
Oshawa	526	712	108	96	0	0	634	808
Ottawa	1,284	1,161	452	328	85	102	1,821	1,597
Peterborough	114	109	13	8	10	22	137	139
St. Catharines-Niagara	269	327	15	8	29	0	313	335
Thunder Bay	37	34	0	0	0	0	37	34
Toronto	5,406	6,336	2,358	4,938	54	18	7,818	11,292
Windsor	144	211	4	0	8	0	156	211
Centres 50,000 - 99,999								
Belleville	107	88	0	28	0	0	107	116
Chatham-Kent	43	40	0	0	0	0	43	40
Cornwall	19	16	0	0	0	6	19	22
Kawartha Lakes	66	93	16	5	6	5	88	103
Norfolk	71	152	5	5	0	0	76	157
North Bay	45	42	0	0	0	0	45	42
Sarnia	58	43	0	0	0	0	58	43
Sault Ste. Marie	31	15	0	0	0	0	31	15

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Third Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006	Q3 2007	Q3 2006
Centres 10,000 - 49,999								
Bracebridge	22	18	0	0	0	0	22	18
Brockville	26	16	0	0	0	0	26	16
Centre Wellington	23	0	0	0	0	0	23	0
Cobourg	24	25	21	2	0	0	45	27
Collingwood	25	33	0	0	0	0	25	33
Elliot Lake	3	4	0	0	0	0	3	4
Erin	8	10	0	0	0	0	8	10
Georgian Highlands	9	8	0	0	0	0	9	8
Gravenhurst	11	23	0	0	0	0	11	23
Greater Napanee	9	12	0	0	0	0	9	12
Haldimand	36	65	0	2	44	0	80	67
Hunstville	30	32	0	36	0	0	30	68
Ingersoll	0	20	0	0	0	0	0	20
Kenora	6	2	0	0	0	0	6	2
Lambton Shores	4	16	0	0	0	0	4	16
Leamington	31	31	0	12	0	0	31	43
Midland	26	42	0	0	0	0	26	42
Mississippi Mills	13	16	0	0	0	0	13	16
North Perth	9	14	0	0	0	0	9	14
Orillia	40	42	0	53	0	0	40	95
Owen Sound	22	17	0	0	0	0	22	17
Petawawa	23	17	0	0	0	0	23	17
Port Hope	19	9	11	1	0	0	30	10
Prince Edward County	42	50	0	0	0	0	42	50
Saugeen Shores	42	29	0	0	0	0	42	29
South Huron	4	4	0	0	0	0	4	4
Stratford	26	3	0	0	0	60	26	63
Temiskaming Shores	5	6	0	0	0	0	5	6
Tillsonburg	25	20	0	0	0	0	25	20
Timmins	24	13	0	0	0	0	24	13
Trent Hills	13	19	0	0	0	0	13	19
Wasaga Beach	46	96	0	0	0	0	46	96
West Nipissing	19	24	0	0	0	0	19	24
Woodstock	43	23	0	4	0	32	43	59
Total Ontario (10,000+)	11,419	13,153	3,468	5,901	621	562	15,508	19,622

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - September 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 100,000+								
Barrie	678	803	9	143	62	0	749	946
Brantford	271	189	44	70	3	65	318	324
Greater Sudbury	324	263	0	0	4	4	328	267
Guelph	624	511	58	154	10	62	692	727
Hamilton	1,743	1,809	514	735	107	90	2,364	2,634
Kingston	395	455	0	0	165	26	560	481
Kitchener	1,113	1,972	184	97	634	290	1,931	2,359
London	1,366	1,504	351	329	688	287	2,405	2,120
Oshawa	1,598	1,715	286	240	1	20	1,885	1,975
Ottawa	3,005	2,946	1,075	842	143	158	4,223	3,971
Peterborough	247	340	34	26	20	37	301	403
St. Catharines-Niagara	715	840	27	51	85	16	827	907
Thunder Bay	106	111	34	0	4	14	144	125
Toronto	14,938	16,772	6,808	12,833	350	899	22,096	30,504
Windsor	360	768	10	0	8	12	378	780
Centres 50,000 - 99,999								
Belleville	215	231	0	28	0	8	215	267
Chatham-Kent	126	110	12	6	0	0	138	116
Cornwall	61	65	0	0	0	21	61	86
Kawartha Lakes	181	222	16	5	6	5	203	232
Norfolk	199	282	27	21	0	4	226	307
North Bay	83	119	6	0	0	0	89	119
Sarnia	138	105	64	0	0	0	202	105
Sault Ste. Marie	68	62	0	0	0	0	68	62

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - September 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Centres 10,000 - 49,999								
Bracebridge	47	42	0	0	0	4	47	46
Brockville	80	61	0	0	0	0	80	61
Centre Wellington	58	0	0	0	0	0	58	0
Cobourg	80	57	29	53	16	1	125	111
Collingwood	86	204	0	5	0	0	86	209
Elliot Lake	7	6	0	0	0	0	7	6
Erin	22	31	0	0	0	0	22	31
Georgian Highlands	12	27	0	14	0	0	12	41
Gravenhurst	25	42	0	43	0	0	25	85
Greater Napanee	36	39	0	0	0	0	36	39
Haldimand	127	112	4	5	44	0	175	117
Hunstville	62	76	0	36	0	0	62	112
Ingersoll	0	52	0	0	0	0	0	52
Kenora	11	15	0	0	0	0	11	15
Lambton Shores	23	45	0	0	0	0	23	45
Leamington	81	147	0	27	0	37	81	211
Midland	99	155	0	22	0	2	99	179
Mississippi Mills	41	48	0	0	0	0	41	48
North Perth	24	30	0	0	0	12	24	42
Orillia	163	101	0	53	0	0	163	154
Owen Sound	46	44	0	16	0	40	46	100
Petawawa	61	44	0	0	0	0	61	44
Port Hope	41	38	20	1	0	0	61	39
Prince Edward County	92	79	0	0	0	0	92	79
Saugeen Shores	72	71	0	4	0	0	72	75
South Huron	19	21	0	0	0	3	19	24
Stratford	47	27	3	4	8	68	58	99
Temiskaming Shores	20	22	0	0	0	0	20	22
Tillsonburg	59	50	0	5	0	5	59	60
Timmins	52	24	0	0	0	0	52	24
Trent Hills	38	49	0	0	0	0	38	49
Wasaga Beach	245	365	0	0	0	0	245	365
West Nipissing	45	44	0	0	0	0	45	44
Woodstock	88	119	0	11	0	264	88	394
Total Ontario (10,000+)	30,667	34,712	9,635	15,895	2,360	2,456	42,662	53,088

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region Third Quarter 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q3 2007	9	9.3	19	19.6	58	59.8	10	10.3	1	1.0	97	210,000	226,605
Q3 2006	9	11.0	17	20.7	48	58.5	8	9.8	0	0.0	82	225,000	228,333
Year-to-date 2007	17	9.4	34	18.8	109	60.2	20	11.0	1	0.6	181	225,000	230,712
Year-to-date 2006	51	24.5	39	18.8	107	51.4	10	4.8	1	0.5	208	203,500	209,212
Chatham-Kent													
Q3 2007	14	33.3	4	9.5	15	35.7	9	21.4	0	0.0	42	215,000	224,174
Q3 2006	7	30.4	3	13.0	6	26.1	6	26.1	1	4.3	23	220,000	256,087
Year-to-date 2007	22	19.3	18	15.8	48	42.1	25	21.9	1	0.9	114	228,000	240,274
Year-to-date 2006	26	35.6	19	26.0	21	28.8	6	8.2	1	1.4	73	184,000	209,712
Cornwall													
Q3 2007	6	37.5	2	12.5	4	25.0	4	25.0	0	0.0	16	192,940	224,514
Q3 2006	6	42.9	1	7.1	6	42.9	1	7.1	0	0.0	14	187,500	191,429
Year-to-date 2007	20	40.8	11	22.4	10	20.4	8	16.3	0	0.0	49	175,880	209,712
Year-to-date 2006	28	51.9	8	14.8	13	24.1	5	9.3	0	0.0	54	164,750	193,257
Kawartha Lakes													
Q3 2007	1	1.5	1	1.5	41	62.1	11	16.7	12	18.2	66	261,900	343,541
Q3 2006	3	3.4	3	3.4	61	70.1	17	19.5	3	3.4	87	254,900	280,806
Year-to-date 2007	5	2.7	5	2.7	114	61.3	44	23.7	18	9.7	186	265,450	316,734
Year-to-date 2006	16	8.1	22	11.2	118	59.9	37	18.8	4	2.0	197	250,000	260,339
Norfolk													
Q3 2007	10	16.1	4	6.5	35	56.5	12	19.4	1	1.6	62	235,000	245,387
Q3 2006	31	24.2	38	29.7	42	32.8	14	10.9	3	2.3	128	191,000	213,961
Year-to-date 2007	22	11.8	15	8.1	91	48.9	52	28.0	6	3.2	186	245,000	267,054
Year-to-date 2006	42	16.5	47	18.5	108	42.5	44	17.3	13	5.1	254	218,000	246,610
North Bay													
Q3 2007	3	8.3	3	8.3	21	58.3	9	25.0	0	0.0	36	249,000	255,233
Q3 2006	6	14.3	5	11.9	22	52.4	9	21.4	0	0.0	42	247,000	256,955
Year-to-date 2007	5	6.6	6	7.9	43	56.6	21	27.6	1	1.3	76	257,500	270,595
Year-to-date 2006	20	16.5	16	13.2	53	43.8	30	24.8	2	1.7	121	229,000	257,952
Sarnia													
Q3 2007	2	3.7	8	14.8	29	53.7	13	24.1	2	3.7	54	277,400	283,994
Q3 2006	4	9.3	3	7.0	28	65.1	7	16.3	1	2.3	43	269,900	282,064
Year-to-date 2007	10	7.5	12	9.0	73	54.9	30	22.6	8	6.0	133	269,900	299,699
Year-to-date 2006	7	6.3	8	7.2	74	66.7	19	17.1	3	2.7	111	264,900	278,631
Sault Ste. Marie													
Q3 2007	2	6.7	11	36.7	13	43.3	4	13.3	0	0.0	30	220,000	233,830
Q3 2006	3	20.0	5	33.3	4	26.7	3	20.0	0	0.0	15	195,000	223,327
Year-to-date 2007	6	8.3	16	22.2	37	51.4	13	18.1	0	0.0	72	245,000	248,165
Year-to-date 2006	15	24.6	24	39.3	14	23.0	7	11.5	1	1.6	61	185,000	206,392
Barrie CMA													
Q3 2007	1	0.4	8	3.3	125	51.0	76	31.0	35	14.3	245	295,900	366,362
Q3 2006	9	3.2	21	7.6	155	55.8	61	21.9	32	11.5	278	274,900	321,000
Year-to-date 2007	10	1.5	31	4.8	373	57.7	175	27.0	58	9.0	647	280,990	325,111
Year-to-date 2006	20	2.9	50	7.4	412	60.8	136	20.1	60	8.8	678	264,990	302,449

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Third Quarter 2007

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q3 2007	40	35.7	18	16.1	38	33.9	11	9.8	5	4.5	112	195,000	225,830
Q3 2006	41	50.6	12	14.8	24	29.6	4	4.9	0	0.0	81	168,000	188,764
Year-to-date 2007	113	37.4	59	19.5	98	32.5	27	8.9	5	1.7	302	190,000	209,704
Year-to-date 2006	86	41.1	43	20.6	70	33.5	9	4.3	1	0.5	209	185,000	193,294
Greater Sudbury CMA													
Q3 2007	3	2.0	0	0.0	88	58.3	57	37.7	3	2.0	151	280,000	297,850
Q3 2006	6	6.0	11	11.0	58	58.0	25	25.0	0	0.0	100	265,400	263,877
Year-to-date 2007	4	1.3	4	1.3	178	56.9	119	38.0	8	2.6	313	285,900	303,213
Year-to-date 2006	18	7.5	23	9.6	141	58.8	58	24.2	0	0.0	240	269,000	265,017
Guelph CMA													
Q3 2007	1	0.5	1	0.5	42	21.4	135	68.9	17	8.7	196	345,000	361,857
Q3 2006	2	1.2	0	0.0	55	32.9	100	59.9	10	6.0	167	334,000	345,482
Year-to-date 2007	3	0.8	1	0.3	86	22.5	265	69.2	28	7.3	383	342,500	361,336
Year-to-date 2006	2	0.5	0	0.0	153	37.5	233	57.1	20	4.9	408	322,242	334,773
Hamilton CMA													
Q3 2007	2	0.4	4	0.8	160	33.5	279	58.4	33	6.9	478	341,900	376,996
Q3 2006	3	0.7	3	0.7	121	28.3	246	57.6	54	12.6	427	337,000	387,471
Year-to-date 2007	2	0.2	18	1.4	467	35.2	738	55.6	103	7.8	1,328	322,000	362,251
Year-to-date 2006	9	0.8	12	1.1	344	30.7	602	53.7	154	13.7	1,121	335,000	394,874
Kingston CMA													
Q3 2007	8	5.7	28	20.0	92	65.7	11	7.9	1	0.7	140	240,000	242,995
Q3 2006	3	2.0	39	25.5	65	42.5	43	28.1	3	2.0	153	276,600	271,775
Year-to-date 2007	15	4.6	46	14.0	213	64.7	46	14.0	9	2.7	329	259,950	266,519
Year-to-date 2006	10	2.5	82	20.3	216	53.5	93	23.0	3	0.7	404	269,900	267,740
Kitchener CMA													
Q3 2007	0	0.0	0	0.0	105	43.6	115	47.7	21	8.7	241	300,000	345,316
Q3 2006	2	0.4	8	1.4	305	54.6	219	39.2	25	4.5	559	286,496	316,793
Year-to-date 2007	0	0.0	0	0.0	339	45.0	348	46.2	67	8.9	754	301,880	347,858
Year-to-date 2006	4	0.3	21	1.6	759	57.2	474	35.7	70	5.3	1,328	280,000	312,677
London CMA													
Q3 2007	23	3.7	35	5.6	377	60.7	177	28.5	9	1.4	621	265,000	281,469
Q3 2006	16	2.7	67	11.3	385	64.7	115	19.3	12	2.0	595	249,792	266,609
Year-to-date 2007	46	3.2	100	7.0	832	57.9	415	28.9	44	3.1	1,437	265,000	289,154
Year-to-date 2006	63	4.1	171	11.0	944	60.9	334	21.5	39	2.5	1,551	250,000	271,571
Oshawa CMA													
Q3 2007	0	0.0	1	0.2	198	38.4	306	59.3	11	2.1	516	317,990	329,117
Q3 2006	1	0.1	1	0.1	282	42.0	366	54.5	21	3.1	671	312,900	332,688
Year-to-date 2007	1	0.1	2	0.1	667	46.9	723	50.8	30	2.1	1,423	307,195	320,092
Year-to-date 2006	1	0.1	6	0.4	677	45.5	752	50.5	53	3.6	1,489	307,990	325,672
Ottawa CMA													
Q3 2007	0	0.0	3	0.4	142	18.8	538	71.1	74	9.8	757	356,900	392,422
Q3 2006	3	0.5	1	0.2	137	22.0	422	67.6	61	9.8	624	359,400	383,043
Year-to-date 2007	2	0.1	5	0.3	318	17.7	1,282	71.4	189	10.5	1,796	364,900	396,416
Year-to-date 2006	6	0.4	6	0.4	431	25.6	1,069	63.6	170	10.1	1,682	350,000	381,036

NOTE: In 2007 the Brantford CMA includes the former Brantford CA and the former City of Brant

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region Third Quarter 2007													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q3 2007	0	0.0	2	2.1	60	63.8	24	25.5	8	8.5	94	275,995	328,475
Q3 2006	1	1.1	7	7.9	53	59.6	27	30.3	1	1.1	89	265,900	282,331
Year-to-date 2007	1	0.5	8	3.8	118	56.7	61	29.3	20	9.6	208	277,000	341,039
Year-to-date 2006	9	3.0	24	7.9	166	54.8	92	30.4	12	4.0	303	265,990	294,149
St. Catharines-Niagara CMA													
Q3 2007	8	3.8	1	0.5	97	46.4	86	41.1	17	8.1	209	299,000	349,535
Q3 2006	13	4.5	8	2.7	114	39.0	138	47.3	19	6.5	292	304,235	320,747
Year-to-date 2007	26	4.6	9	1.6	227	40.0	261	46.0	45	7.9	568	308,167	344,213
Year-to-date 2006	30	4.2	32	4.5	301	42.6	300	42.4	44	6.2	707	297,471	322,206
Thunder Bay CMA													
Q3 2007	2	5.4	6	16.2	25	67.6	4	10.8	0	0.0	37	240,000	243,505
Q3 2006	3	11.1	5	18.5	18	66.7	1	3.7	0	0.0	27	225,000	229,030
Year-to-date 2007	10	9.3	21	19.6	61	57.0	15	14.0	0	0.0	107	230,000	239,328
Year-to-date 2006	19	18.3	18	17.3	54	51.9	13	12.5	0	0.0	104	222,500	226,988
Toronto CMA													
Q3 2007	1	0.0	1	0.0	113	3.0	2,250	60.5	1,351	36.4	3,716	458,495	521,449
Q3 2006	6	0.1	15	0.4	312	7.5	2,986	72.2	817	19.8	4,136	399,990	452,211
Year-to-date 2007	3	0.0	9	0.1	375	3.6	6,430	62.4	3,482	33.8	10,299	445,200	513,902
Year-to-date 2006	8	0.1	39	0.3	993	8.6	8,290	72.0	2,185	19.0	11,515	399,475	456,090
Windsor CMA													
Q3 2007	10	8.7	16	13.9	64	55.7	19	16.5	6	5.2	115	249,000	277,320
Q3 2006	8	4.4	53	29.0	88	48.1	29	15.8	5	2.7	183	216,500	259,760
Year-to-date 2007	33	11.9	29	10.5	133	48.0	69	24.9	13	4.7	277	250,000	283,596
Year-to-date 2006	43	6.8	203	31.9	271	42.6	103	16.2	16	2.5	636	207,000	251,337
Total Urban Centres in Ontario (50,000+)													
Q3 2007	146	1.8	176	2.2	1,942	24.2	4,160	51.8	1,607	20.0	8,031	375,000	418,242
Q3 2006	186	2.1	326	3.7	2,389	27.1	4,847	55.0	1,068	12.1	8,816	344,990	379,074
Year-to-date 2007	376	1.8	459	2.2	5,010	23.7	11,187	52.8	4,136	19.5	21,168	375,000	418,293
Year-to-date 2006	533	2.3	913	3.9	6,440	27.5	12,716	54.2	2,852	12.2	23,454	345,900	382,419

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region Third Quarter 2007										
		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
2006	January	10,529	8.9	16,438	26,769	29,251	56.2	265,306	6.4	272,650
	February	14,847	7.0	16,724	27,224	28,763	58.1	277,879	7.1	274,188
	March	19,052	8.2	16,451	35,512	28,964	56.8	281,103	7.8	275,268
	April	18,957	-6.6	15,983	33,889	28,690	55.7	286,470	8.2	278,893
	May	21,916	2.1	16,074	39,435	29,036	55.4	286,999	7.0	279,740
	June	20,436	-3.8	15,803	33,739	28,557	55.3	280,208	4.6	277,729
	July	17,026	-4.1	16,030	28,916	28,981	55.3	272,297	5.6	279,008
	August	17,313	-7.2	15,851	29,184	28,808	55.0	268,137	6.0	279,105
	September	15,647	-7.9	15,771	31,903	29,583	53.3	275,164	4.0	277,435
	October	15,527	-1.3	16,182	27,599	28,967	55.9	282,190	4.9	283,191
	November	13,917	-5.1	16,179	21,737	28,847	56.1	281,408	4.2	282,908
	December	9,763	6.3	17,307	11,520	28,942	59.8	272,278	3.3	281,415
2007	January	11,727	11.4	17,499	28,218	29,511	59.3	281,230	6.0	287,571
	February	15,007	1.1	16,864	26,130	28,073	60.1	292,265	5.2	288,177
	March	18,816	-1.2	16,827	34,051	28,730	58.6	292,469	4.0	289,121
	April	21,195	11.8	17,751	35,367	29,214	60.8	299,796	4.7	294,069
	May	25,217	15.1	18,231	39,334	29,075	62.7	303,751	5.8	294,330
	June	23,326	14.1	18,314	33,522	29,046	63.1	304,699	8.7	298,239
	July	20,897	22.7	18,811	29,971	29,039	64.8	291,807	7.2	300,071
	August	19,250	11.2	17,686	28,756	28,562	61.9	289,154	7.8	299,799
	September	15,837	1.2	17,064	29,356	28,472	59.9	298,825	8.6	301,793
	October									
	November									
	December									
	Q3 2006	49,986	-6.4		90,003			271,754	5.2	
	Q3 2007	55,984	12.0		88,083			292,880	7.8	
	YTD 2006	155,723	-1.2		286,571			278,092	6.3	
	YTD 2007	171,272	10.0		284,705			296,049	6.5	

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

[1]Source: CREA

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

Table 6: Level of Economic Indicators for Ontario Region Third Quarter 2007

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2006	January - March	667	6.1	6.5	19,355.0	6.3	23,221	88.2	757	74,364,735	87.12
	April - June	697	6.6	7.0	19,515.3	6.1	34,341	91.8	766	78,287,481	89.94
	July - September	682	6.4	6.7	19,494.8	6.5	18,917	90.5	774	71,728,057	89.43
	October - December	667	6.3	6.5	19,547.1	6.2	-7,720	88.5	770	72,284,999	87.45
2007	January - March	669	6.4	6.5	19,686.9	6.4	17,319	92.8	764	74,949,983	85.68
	April - June	715	7.1	7.2	19,696.6	6.5	25,613	93.0	780	77,931,429	92.45
	July - September	712	7.1	7.2	19,802.4	6.4		93.9	799		96.22
	October - December										

Table 6.1: Growth[1] of Economic Indicators for Ontario Region Third Quarter 2007

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2006	January - March	1.8	1.0	0.2	1.7	-0.5	-6.2	-6.0	3.0	-1.0	7.0
	April - June	12.1	1.9	1.3	1.8	-0.8	-10.8	-1.3	3.6	-2.3	12.1
	July - September	8.6	1.4	0.9	1.4	0.0	-45.9	19.7	2.9	-4.4	6.5
	October - December	1.4	0.5	0.2	1.1	0.0	-1442.6	6.8	2.4	-5.0	2.3
2007	January - March	0.4	0.4	0.0	1.7	0.1	-25.4	5.2	0.9	0.8	-1.7
	April - June	2.6	0.6	0.5	0.9	-0.1	-25.4	1.2	1.7	-0.5	2.8
	July - September	4.4			1.6			3.7	3.3		7.6
	October - December										

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

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), 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 2001 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 modelled 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 2001 Census area definitions.

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