

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: November 2007

Fewer Starts Year-to-Date

Total home starts in the Greater Toronto Area (GTA) through October 2007 continued to lag behind the first ten months of 2006 by 11 per cent.

The slowdown in total starts is attributed to the more volatile condominium apartment market. Starts in this sector were down 33 per cent and completions were almost 50 per cent behind compared

to the same period last year. In contrast, construction of low-rise (single-detached, semi-detached and row (town) houses) homes continued on an upward trend.

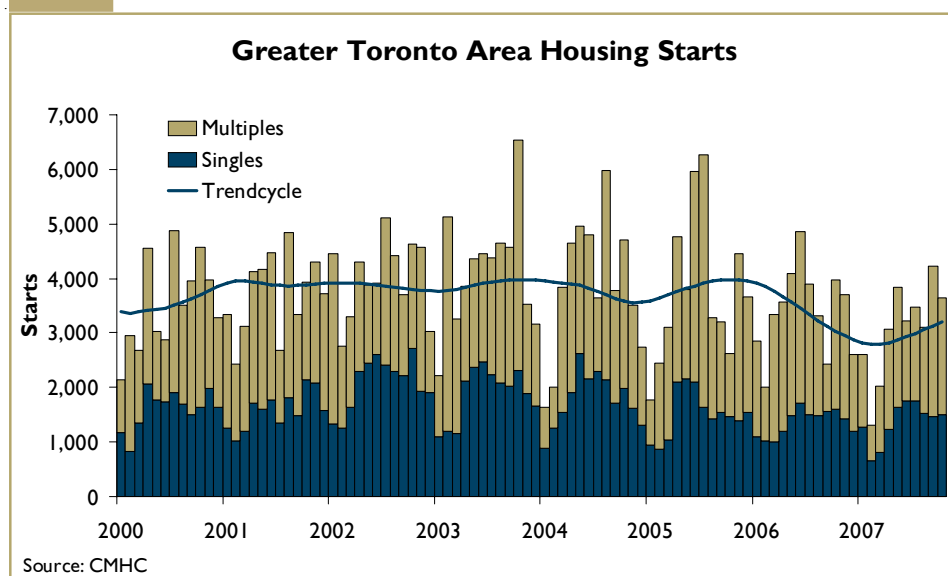
The disparity in new home construction trends between high rise and low rise structures continues to be the result of resource constraints in the high-rise construction sector. The number of condominium apartment units under construction this

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Figure 1

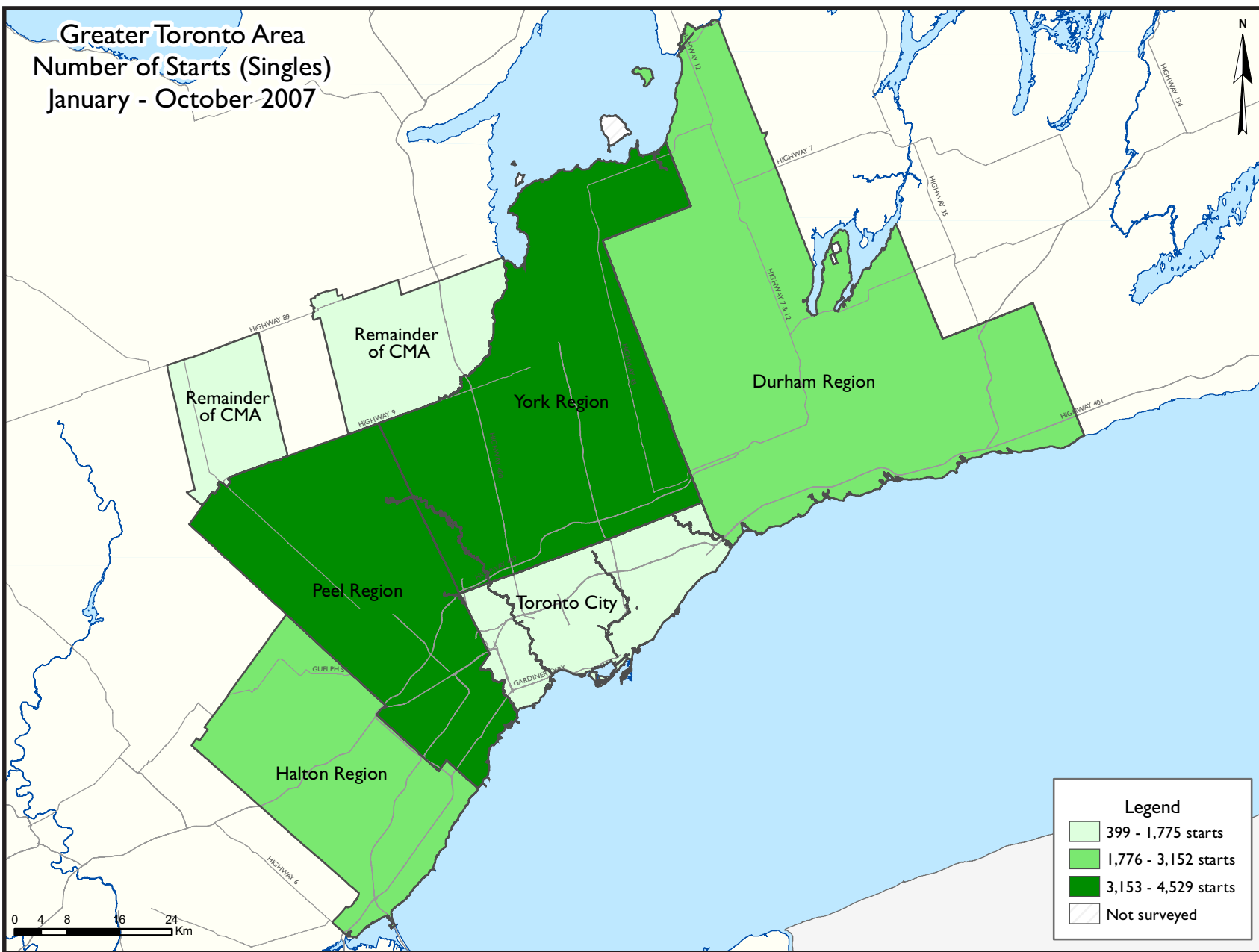


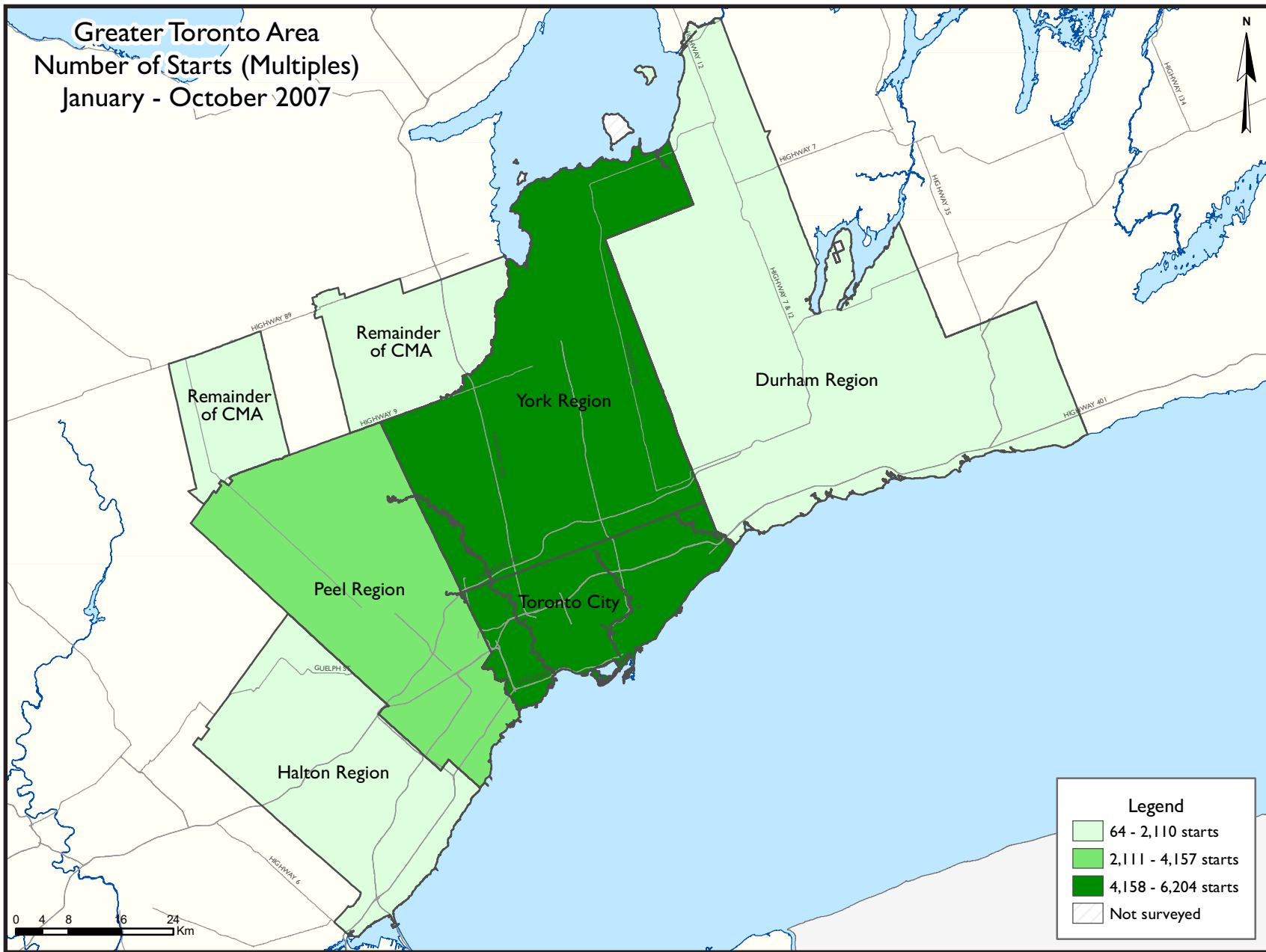
year remained at record levels. With only half the level of completions this year, builders have found it difficult to shift resources to new projects. As completions increase moving forward into 2008, the record and near-record pre-con-

struction sales experienced over the last three years will convert into starts at a greater rate.

When broken down on a sub-regional basis, the overall trend for the GTA is not apparent in all sub-markets. Total starts increased in

York Region, based on an increase in condominium apartment starts. Halton Region experienced stronger starts based on increased low-rise home starts, which continue to account for the majority of new home construction in the Region.





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	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

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- 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 or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
October 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2007	1,331	196	182	0	10	1,584	0	27	3,330
October 2006	1,386	182	249	1	77	1,787	0	33	3,715
% Change	-4.0	7.7	-26.9	-100.0	-87.0	-11.4	n/a	-18.2	-10.4
Year-to-date 2007	12,015	2,368	3,900	27	1,059	8,053	4	598	28,024
Year-to-date 2006	11,746	2,178	3,015	47	1,245	11,898	8	1,080	31,217
% Change	2.3	8.7	29.4	-42.6	-14.9	-32.3	-50.0	-44.6	-10.2
UNDER CONSTRUCTION									
October 2007	9,782	1,652	3,894	30	904	27,241	4	2,640	46,147
October 2006	9,343	1,460	2,677	32	1,096	25,121	22	2,108	41,859
% Change	4.7	13.2	45.5	-6.3	-17.5	8.4	-81.8	25.2	10.2
COMPLETIONS									
October 2007	1,240	282	309	2	162	472	0	5	2,472
October 2006	857	193	358	18	160	1,020	0	13	2,619
% Change	44.7	46.1	-13.7	-88.9	1.3	-53.7	n/a	-61.5	-5.6
Year-to-date 2007	11,474	2,190	3,105	22	1,172	6,250	0	355	24,568
Year-to-date 2006	12,242	2,565	3,373	49	1,701	12,281	24	888	33,123
% Change	-6.3	-14.6	-7.9	-55.1	-31.1	-49.1	-100.0	-60.0	-25.8
COMPLETED & NOT ABSORBED									
October 2007	351	67	107	0	27	242	14	16	824
October 2006	262	40	114	0	19	708	0	219	1,362
% Change	34.0	67.5	-6.1	n/a	42.1	-65.8	n/a	-92.7	-39.5
ABSORBED									
October 2007	1,204	271	310	2	165	467	0	4	2,423
October 2006	855	187	368	18	146	962	3	75	2,614
% Change	40.8	44.9	-15.8	-88.9	13.0	-51.5	-100.0	-94.7	-7.3
Year-to-date 2007	11,483	2,179	3,143	22	1,183	6,560	8	428	25,006
Year-to-date 2006	12,338	2,614	3,408	50	1,710	12,098	25	684	32,927
% Change	-6.9	-16.6	-7.8	-56.0	-30.8	-45.8	-68.0	-37.4	-24.1

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

Table 1b: Housing Activity Summary of Oshawa CMA
October 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2007	181	0	14	0	47	0	0	0	242
October 2006	228	2	18	0	0	0	0	0	248
% Change	-20.6	-100.0	-22.2	n/a	n/a	n/a	n/a	n/a	-2.4
Year-to-date 2007	1,484	12	102	0	70	131	0	146	1,945
Year-to-date 2006	1,849	18	225	0	83	414	0	0	2,589
% Change	-19.7	-33.3	-54.7	n/a	-15.7	-68.4	n/a	n/a	-24.9
UNDER CONSTRUCTION									
October 2007	1,249	10	115	0	105	454	0	146	2,079
October 2006	1,390	14	182	0	96	486	0	0	2,168
% Change	-10.1	-28.6	-36.8	n/a	9.4	-6.6	n/a	n/a	-4.1
COMPLETIONS									
October 2007	136	0	15	0	4	30	0	0	185
October 2006	207	4	22	0	6	0	0	0	239
% Change	-34.3	-100.0	-31.8	n/a	-33.3	n/a	n/a	n/a	-22.6
Year-to-date 2007	1,561	10	178	0	86	234	1	0	2,070
Year-to-date 2006	1,725	16	207	0	6	240	16	4	2,214
% Change	-9.5	-37.5	-14.0	n/a	**	-2.5	-93.8	-100.0	-6.5
COMPLETED & NOT ABSORBED									
October 2007	40	3	20	0	7	84	0	0	154
October 2006	46	1	18	0	0	2	0	0	67
% Change	-13.0	200.0	11.1	n/a	n/a	**	n/a	n/a	129.9
ABSORBED									
October 2007	139	0	14	0	4	22	0	0	179
October 2006	198	3	23	0	6	0	0	0	230
% Change	-29.8	-100.0	-39.1	n/a	-33.3	n/a	n/a	n/a	-22.2
Year-to-date 2007	1,561	9	173	0	79	152	1	0	1,975
Year-to-date 2006	1,687	15	209	0	7	241	16	4	2,179
% Change	-7.5	-40.0	-17.2	n/a	**	-36.9	-93.8	-100.0	-9.4

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

Table 1c: Housing Activity Summary of Greater Toronto Area
October 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2007	1,503	214	216	0	101	1,584	0	27	3,645
October 2006	1,596	184	331	0	80	1,787	0	0	3,978
% Change	-5.8	16.3	-34.7	n/a	26.3	-11.4	n/a	n/a	-8.4
Year-to-date 2007	13,616	2,446	4,091	17	1,307	8,272	4	744	30,497
Year-to-date 2006	13,658	2,280	3,415	12	1,464	12,312	16	1,155	34,312
% Change	-0.3	7.3	19.8	41.7	-10.7	-32.8	-75.0	-35.6	-11.1
UNDER CONSTRUCTION									
October 2007	11,156	1,730	4,143	17	1,119	27,762	4	2,894	48,825
October 2006	10,947	1,476	2,988	9	1,310	25,745	54	2,183	44,712
% Change	1.9	17.2	38.7	88.9	-14.6	7.8	-92.6	32.6	9.2
COMPLETIONS									
October 2007	1,384	282	347	0	215	457	0	5	2,690
October 2006	1,051	207	377	14	166	1,020	5	171	3,011
% Change	31.7	36.2	-8.0	-100.0	29.5	-55.2	-100.0	-97.1	-10.7
Year-to-date 2007	13,194	2,200	3,388	7	1,431	6,643	37	322	27,222
Year-to-date 2006	14,057	2,711	3,699	24	1,833	12,803	59	1,050	36,236
% Change	-6.1	-18.8	-8.4	-70.8	-21.9	-48.1	-37.3	-69.3	-24.9
COMPLETED & NOT ABSORBED									
October 2007	390	70	130	0	44	350	15	20	1,019
October 2006	307	43	130	0	22	735	5	377	1,619
% Change	27.0	62.8	0.0	n/a	100.0	-52.4	200.0	-94.7	-37.1
ABSORBED									
October 2007	1,351	271	347	0	211	444	4	8	2,636
October 2006	1,042	199	390	14	152	962	13	75	2,847
% Change	29.7	36.2	-11.0	-100.0	38.8	-53.8	-69.2	-89.3	-7.4
Year-to-date 2007	13,134	2,191	3,417	7	1,428	6,872	48	582	27,679
Year-to-date 2006	14,017	2,757	3,738	25	1,840	12,616	61	688	35,742
% Change	-6.3	-20.5	-8.6	-72.0	-22.4	-45.5	-21.3	-15.4	-22.6

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

Table I.1: Housing Activity Summary by Submarket
October 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
October 2007	107	4	27	0	0	1,532	0	27	1,697
October 2006	119	12	27	0	0	1,418	0	0	1,576
York Region									
October 2007	401	24	84	0	0	52	0	0	561
October 2006	449	52	52	0	45	231	0	0	829
Peel Region									
October 2007	537	134	41	0	0	0	0	0	712
October 2006	496	98	46	0	32	0	0	0	672
Halton Region									
October 2007	216	42	46	0	50	0	0	0	354
October 2006	226	20	137	0	3	138	0	0	524
Durham Region									
October 2007	242	10	18	0	51	0	0	0	321
October 2006	306	2	69	0	0	0	0	0	377
Toronto CMA									
October 2007	1,331	196	182	0	10	1,584	0	27	3,330
October 2006	1,386	182	249	1	77	1,787	0	33	3,715
Oshawa CMA									
October 2007	181	0	14	0	47	0	0	0	242
October 2006	228	2	18	0	0	0	0	0	248
Greater Toronto Area									
October 2007	1,503	214	216	0	101	1,584	0	27	3,645
October 2006	1,596	184	331	0	80	1,787	0	0	3,978

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

Table 1.1: Housing Activity Summary by Submarket
October 2007

	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									
October 2007	1,259	228	1,325	0	131	20,308	0	1,952	25,203
October 2006	988	154	431	0	287	19,146	22	1,375	22,403
York Region									
October 2007	3,187	514	1,137	0	219	2,985	4	68	8,114
October 2006	3,205	530	1,004	5	250	2,104	0	71	7,169
Peel Region									
October 2007	3,324	714	602	2	196	3,368	0	620	8,826
October 2006	2,680	598	327	3	437	3,471	0	629	8,145
Halton Region									
October 2007	1,488	150	651	0	438	647	0	108	3,482
October 2006	1,371	110	676	1	189	538	32	108	3,025
Durham Region									
October 2007	1,898	124	428	15	135	454	0	146	3,200
October 2006	2,704	84	550	0	147	486	0	0	3,971
Toronto CMA									
October 2007	9,782	1,652	3,894	30	904	27,241	4	2,640	46,147
October 2006	9,343	1,460	2,677	32	1,096	25,121	22	2,108	41,859
Oshawa CMA									
October 2007	1,249	10	115	0	105	454	0	146	2,079
October 2006	1,390	14	182	0	96	486	0	0	2,168
Greater Toronto Area									
October 2007	11,156	1,730	4,143	17	1,119	27,762	4	2,894	48,825
October 2006	10,948	1,476	2,988	9	1,310	25,745	54	2,183	44,713

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

**Table 1.1: Housing Activity Summary by Submarket
October 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
October 2007	56	4	3	0	0	0	0	4	67
October 2006	107	37	30	0	74	809	0	9	1,066
York Region									
October 2007	518	150	132	0	52	427	0	1	1,280
October 2006	407	82	118	0	15	162	0	4	788
Peel Region									
October 2007	407	84	70	0	13	0	0	0	574
October 2006	176	74	40	14	41	49	0	0	394
Halton Region									
October 2007	151	24	49	0	146	0	0	0	370
October 2006	141	10	117	0	7	0	5	158	438
Durham Region									
October 2007	252	20	93	0	4	30	0	0	399
October 2006	220	4	72	0	29	0	0	0	325
Toronto CMA									
October 2007	1,240	282	309	2	162	472	0	5	2,472
October 2006	857	193	358	18	160	1,020	0	13	2,619
Oshawa CMA									
October 2007	136	0	15	0	4	30	0	0	185
October 2006	207	4	22	0	6	0	0	0	239
Greater Toronto Area									
October 2007	1,384	282	347	0	215	457	0	5	2,690
October 2006	1,051	207	377	14	166	1,020	5	171	3,011

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

Table I.1: Housing Activity Summary by Submarket
October 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
October 2007	138	12	25	0	0	176	14	16	381
October 2006	114	17	75	0	2	689	0	219	1,116
York Region									
October 2007	42	5	23	0	20	66	0	0	156
October 2006	25	2	4	0	0	13	0	0	44
Peel Region									
October 2007	114	27	9	0	2	0	0	0	152
October 2006	64	20	17	0	13	2	0	0	116
Halton Region									
October 2007	35	1	11	0	14	24	1	4	90
October 2006	42	3	12	0	4	29	5	158	253
Durham Region									
October 2007	61	25	62	0	8	84	0	0	240
October 2006	62	1	22	0	3	2	0	0	90
Toronto CMA									
October 2007	351	67	107	0	27	242	14	16	824
October 2006	262	40	114	0	19	708	0	219	1,362
Oshawa CMA									
October 2007	40	3	20	0	7	84	0	0	154
October 2006	46	1	18	0	0	2	0	0	67
Greater Toronto Area									
October 2007	390	70	130	0	44	350	15	20	1,019
October 2006	307	43	130	0	22	735	5	377	1,619

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

Table 1.1: Housing Activity Summary by Submarket
October 2007

	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									
October 2007	50	4	4	0	1	17	0	1	77
October 2006	117	31	30	0	72	754	3	71	1,078
York Region									
October 2007	512	148	128	0	45	405	0	1	1,239
October 2006	396	82	118	0	15	159	0	4	774
Peel Region									
October 2007	381	85	70	0	17	0	0	2	555
October 2006	181	72	50	14	33	49	0	0	399
Halton Region									
October 2007	157	25	52	0	140	0	4	4	382
October 2006	137	11	119	0	6	0	10	0	283
Durham Region									
October 2007	251	9	93	0	8	22	0	0	383
October 2006	211	3	73	0	26	0	0	0	313
Toronto CMA									
October 2007	1,204	271	310	2	165	467	0	4	2,423
October 2006	855	187	368	18	146	962	3	75	2,614
Oshawa CMA									
October 2007	139	0	14	0	4	22	0	0	179
October 2006	198	3	23	0	6	0	0	0	230
Greater Toronto Area									
October 2007	1,351	271	347	0	211	444	4	8	2,636
October 2006	1,042	199	390	14	152	962	13	75	2,847

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

Table 1.2a: History of Housing Starts of Toronto CMA
1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
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
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910
% Change	-10.7	17.9	18.8	200.0	-19.6	51.8	88.9	-37.8	1.3
1997	14,195	2,615	2,671	8	2,895	2,940	9	241	25,574

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1997 - 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
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
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463
% Change	53.6	-25.0	-38.6	n/a	75.5	n/a	n/a	-100.0	40.0
1998	1,400	8	298	0	49	0	0	4	1,759
% Change	-19.4	-84.0	74.3	n/a	-10.9	-100.0	n/a	n/a	-14.8
1997	1,736	50	171	0	55	52	0	0	2,064

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523
% Change	23.8	56.1	1.8	-100.0	-9.5	90.9	**	153.9	33.5
1998	14,188	3,228	3,872	24	2,595	4,777	17	154	28,855
% Change	-6.9	25.7	40.0	-47.8	11.2	**	88.9	-35.0	17.6
1997	15,246	2,567	2,765	46	2,333	1,332	9	237	24,535

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	% Change
Toronto City	107	119	4	12	27	27	1,559	1,418	1,697	1,576	7.7
Toronto	23	20	2	4	0	3	908	852	933	879	6.1
East York	11	1	0	0	0	0	0	0	11	1	**
Etobicoke	16	11	0	0	0	0	216	316	232	327	-29.1
North York	45	38	0	0	18	0	435	250	498	288	72.9
Scarborough	11	47	0	8	0	24	0	0	11	79	-86.1
York	1	2	2	0	9	0	0	0	12	2	**
York Region	401	449	24	52	84	97	52	231	561	829	-32.3
Aurora	39	12	0	0	0	31	0	0	39	43	-9.3
East Gwillimbury	3	7	0	0	31	0	0	0	34	7	**
Georgina Township	28	16	0	0	0	0	0	0	28	16	75.0
King Township	4	2	0	0	0	0	0	0	4	2	100.0
Markham	111	85	12	0	8	45	52	0	183	130	40.8
Newmarket	21	0	0	2	0	0	0	0	21	2	**
Richmond Hill	33	46	2	0	19	21	0	0	54	67	-19.4
Vaughan	110	231	0	18	26	0	0	231	136	480	-71.7
Whitchurch-Stouffville	52	50	10	32	0	0	0	0	62	82	-24.4
Peel Region	537	496	134	98	41	78	0	0	712	672	6.0
Brampton	374	421	128	36	41	46	0	0	543	503	8.0
Caledon	3	2	0	0	0	0	0	0	3	2	50.0
Mississauga	160	73	6	62	0	32	0	0	166	167	-0.6
Halton Region	216	226	42	20	96	140	0	138	354	524	-32.4
Burlington	48	30	18	0	64	67	0	0	130	97	34.0
Halton Hills	18	2	0	0	0	43	0	0	18	45	-60.0
Milton	75	112	22	18	14	15	0	0	111	145	-23.4
Oakville	75	82	2	2	18	15	0	138	95	237	-59.9
Durham Region	242	306	10	2	69	69	0	0	321	377	-14.9
Ajax	20	35	10	0	0	51	0	0	30	86	-65.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	26	43	0	0	25	0	0	0	51	43	18.6
Oshawa	79	127	0	0	17	0	0	0	96	127	-24.4
Pickering	25	5	0	0	0	0	0	0	25	5	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	16	38	0	0	8	0	0	0	24	38	-36.8
Whitby	76	58	0	2	19	18	0	0	95	78	21.8
Remainder of Toronto CMA	57	49	0	0	0	0	0	33	57	82	-30.5
Bradford West Gwillimbury	18	3	0	0	0	0	0	0	18	3	**
Town of Mono	7	0	0	0	0	0	0	0	7	0	n/a
New Tecumseth	28	45	0	0	0	0	0	33	28	78	-64.1
Orangeville	4	1	0	0	0	0	0	0	4	1	**
Toronto CMA	1,331	1,387	196	182	192	326	1,611	1,820	3,330	3,715	-10.4
Oshawa CMA	181	228	0	2	61	18	0	0	242	248	-2.4
Greater Toronto Area (GTA)	1,503	1,596	214	184	317	411	1,611	1,787	3,645	3,978	-8.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 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
Toronto City	988	1,108	264	188	732	746	5,208	8,415	7,192	10,457	-31.2
Toronto	117	134	42	28	95	309	2,866	4,902	3,120	5,373	-41.9
East York	44	28	4	2	0	10	0	87	48	127	-62.2
Etobicoke	110	118	6	86	159	135	600	869	875	1,208	-27.6
North York	494	421	168	28	228	64	1,261	1,665	2,151	2,178	-1.2
Scarborough	205	381	38	34	229	228	248	475	720	1,118	-35.6
York	18	26	6	10	21	0	0	417	45	453	-90.1
York Region	4,529	4,493	930	986	1,523	1,526	2,640	1,650	9,622	8,655	11.2
Aurora	210	136	0	0	55	218	0	0	265	354	-25.1
East Gwillimbury	31	94	4	0	112	9	0	0	147	103	42.7
Georgina Township	115	210	0	4	0	0	0	0	115	214	-46.3
King Township	16	25	0	0	0	0	0	0	16	25	-36.0
Markham	765	1,313	176	446	277	634	2,139	688	3,357	3,081	9.0
Newmarket	219	175	28	152	101	129	71	0	419	456	-8.1
Richmond Hill	557	664	26	80	219	168	205	408	1,007	1,320	-23.7
Vaughan	1,817	1,413	522	250	686	307	225	554	3,250	2,524	28.8
Whitchurch-Stouffville	799	463	174	54	73	61	0	0	1,046	578	81.0
Peel Region	3,962	2,956	870	802	851	704	917	2,604	6,600	7,066	-6.6
Brampton	3,411	2,282	596	628	485	303	0	0	4,492	3,213	39.8
Caledon	39	71	14	18	0	10	0	0	53	99	-46.5
Mississauga	512	603	260	156	366	391	917	2,604	2,055	3,754	-45.3
Halton Region	1,999	1,885	256	296	1,430	1,068	296	384	3,981	3,633	9.6
Burlington	453	296	66	102	331	388	88	108	938	894	4.9
Halton Hills	182	167	2	24	121	77	0	0	305	268	13.8
Milton	568	655	154	140	556	224	208	0	1,486	1,019	45.8
Oakville	796	767	34	30	422	379	0	276	1,252	1,452	-13.8
Durham Region	2,155	3,228	142	110	528	746	277	417	3,102	4,501	-31.1
Ajax	404	1,059	118	86	276	394	0	0	798	1,539	-48.1
Brock	12	14	0	0	0	0	0	1	12	15	-20.0
Clarington	419	464	0	4	86	22	0	198	505	688	-26.6
Oshawa	581	791	4	4	23	131	6	0	614	926	-33.7
Pickering	99	97	10	6	30	44	0	2	139	149	-6.7
Scugog	41	63	0	0	0	0	0	0	41	63	-34.9
Uxbridge	115	146	2	0	50	0	0	0	167	146	14.4
Whitby	484	594	8	10	63	155	271	216	826	975	-15.3
Remainder of Toronto CMA	399	345	14	14	50	74	0	33	463	466	-0.6
Bradford West Gwillimbury	211	40	0	0	0	0	0	0	211	40	**
Town of Mono	53	30	0	0	0	0	0	0	53	30	76.7
New Tecumseth	80	244	14	14	50	67	0	33	144	358	-59.8
Orangeville	55	31	0	0	0	7	0	0	55	38	44.7
Toronto CMA	12,042	11,793	2,398	2,276	4,611	4,168	8,973	12,980	28,024	31,217	-10.2
Oshawa CMA	1,484	1,849	12	18	172	308	277	414	1,945	2,589	-24.9
Greater Toronto Area (GTA)	13,633	13,670	2,462	2,382	5,064	4,790	9,338	13,470	30,497	34,312	-11.1

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Toronto City	27	27	0	0	1,532	1,418	27	0
Toronto	0	3	0	0	908	852	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	216	316	0	0
North York	18	0	0	0	408	250	27	0
Scarborough	0	24	0	0	0	0	0	0
York	9	0	0	0	0	0	0	0
York Region	84	97	0	0	52	231	0	0
Aurora	0	31	0	0	0	0	0	0
East Gwillimbury	31	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	8	45	0	0	52	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	19	21	0	0	0	0	0	0
Vaughan	26	0	0	0	0	231	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	41	78	0	0	0	0	0	0
Brampton	41	46	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	32	0	0	0	0	0	0
Halton Region	96	140	0	0	0	138	0	0
Burlington	64	67	0	0	0	0	0	0
Halton Hills	0	43	0	0	0	0	0	0
Milton	14	15	0	0	0	0	0	0
Oakville	18	15	0	0	0	138	0	0
Durham Region	69	69	0	0	0	0	0	0
Ajax	0	51	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	25	0	0	0	0	0	0	0
Oshawa	17	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	0	0	0	0	0	0	0
Whitby	19	18	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	33
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	33
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	192	326	0	0	1,584	1,787	27	33
Oshawa CMA	61	18	0	0	0	0	0	0
Greater Toronto Area (GTA)	317	411	0	0	1,584	1,787	27	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 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
Toronto City	732	738	0	8	4,682	7,395	526	1,020
Toronto	95	301	0	8	2,825	4,424	41	478
East York	0	10	0	0	0	87	0	0
Etobicoke	159	135	0	0	423	591	177	278
North York	228	64	0	0	1,186	1,665	75	0
Scarborough	229	228	0	0	248	475	0	0
York	21	0	0	0	0	153	0	264
York Region	1,519	1,526	4	0	2,571	1,635	69	15
Aurora	55	218	0	0	0	0	0	0
East Gwillimbury	112	9	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	277	634	0	0	2,124	673	15	15
Newmarket	101	129	0	0	21	0	50	0
Richmond Hill	215	168	4	0	201	408	4	0
Vaughan	686	307	0	0	225	554	0	0
Whitchurch-Stouffville	73	61	0	0	0	0	0	0
Peel Region	851	704	0	0	914	2,592	3	12
Brampton	485	303	0	0	0	0	0	0
Caledon	0	10	0	0	0	0	0	0
Mississauga	366	391	0	0	914	2,592	3	12
Halton Region	1,430	1,068	0	0	296	276	0	108
Burlington	331	388	0	0	88	0	0	108
Halton Hills	121	77	0	0	0	0	0	0
Milton	556	224	0	0	208	0	0	0
Oakville	422	379	0	0	0	276	0	0
Durham Region	528	746	0	0	131	417	146	0
Ajax	276	394	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	86	22	0	0	0	198	0	0
Oshawa	23	131	0	0	0	0	6	0
Pickering	30	44	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	50	0	0	0	0	0	0	0
Whitby	63	155	0	0	131	216	140	0
Remainder of Toronto CMA	50	74	0	0	0	0	0	33
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	67	0	0	0	0	0	33
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	4,607	4,160	4	8	8,375	11,900	598	1,080
Oshawa CMA	172	308	0	0	131	414	146	0
Greater Toronto Area (GTA)	5,060	4,782	4	8	8,594	12,315	744	1,155

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Toronto City	138	158	1,532	1,418	27	0	1,697	1,576
Toronto	25	27	908	852	0	0	933	879
East York	11	1	0	0	0	0	11	1
Etobicoke	16	11	216	316	0	0	232	327
North York	63	38	408	250	27	0	498	288
Scarborough	11	79	0	0	0	0	11	79
York	12	2	0	0	0	0	12	2
York Region	509	553	52	276	0	0	561	829
Aurora	39	43	0	0	0	0	39	43
East Gwillimbury	34	7	0	0	0	0	34	7
Georgina Township	28	16	0	0	0	0	28	16
King Township	4	2	0	0	0	0	4	2
Markham	131	85	52	45	0	0	183	130
Newmarket	21	2	0	0	0	0	21	2
Richmond Hill	54	67	0	0	0	0	54	67
Vaughan	136	249	0	231	0	0	136	480
Whitchurch-Stouffville	62	82	0	0	0	0	62	82
Peel Region	712	640	0	32	0	0	712	672
Brampton	543	503	0	0	0	0	543	503
Caledon	3	2	0	0	0	0	3	2
Mississauga	166	135	0	32	0	0	166	167
Halton Region	304	383	50	141	0	0	354	524
Burlington	86	94	44	3	0	0	130	97
Halton Hills	18	45	0	0	0	0	18	45
Milton	105	145	6	0	0	0	111	145
Oakville	95	99	0	138	0	0	95	237
Durham Region	270	377	51	0	0	0	321	377
Ajax	30	86	0	0	0	0	30	86
Brock	0	0	0	0	0	0	0	0
Clarington	40	43	11	0	0	0	51	43
Oshawa	79	127	17	0	0	0	96	127
Pickering	25	5	0	0	0	0	25	5
Scugog	0	0	0	0	0	0	0	0
Uxbridge	20	38	4	0	0	0	24	38
Whitby	76	78	19	0	0	0	95	78
Remainder of Toronto CMA	57	48	0	1	0	33	57	82
Bradford West Gwillimbury	18	3	0	0	0	0	18	3
Town of Mono	7	0	0	0	0	0	7	0
New Tecumseth	28	44	0	1	0	33	28	78
Orangeville	4	1	0	0	0	0	4	1
Toronto CMA	1,709	1,817	1,594	1,865	27	33	3,330	3,715
Oshawa CMA	195	248	47	0	0	0	242	248
Greater Toronto Area (GTA)	1,933	2,111	1,685	1,867	27	0	3,645	3,978

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	2,269	1,697	4,397	7,732	526	1,028	7,192	10,457
Toronto	554	336	2,525	4,551	41	486	3,120	5,373
East York	48	40	0	87	0	0	48	127
Etobicoke	275	339	423	591	177	278	875	1,208
North York	890	449	1,186	1,729	75	0	2,151	2,178
Scarborough	457	497	263	621	0	0	720	1,118
York	45	36	0	153	0	264	45	453
York Region	6,744	6,635	2,805	2,005	73	15	9,622	8,655
Aurora	265	351	0	3	0	0	265	354
East Gwillimbury	147	103	0	0	0	0	147	103
Georgina Township	115	214	0	0	0	0	115	214
King Township	16	25	0	0	0	0	16	25
Markham	1,166	2,126	2,176	940	15	15	3,357	3,081
Newmarket	301	406	68	50	50	0	419	456
Richmond Hill	798	912	201	408	8	0	1,007	1,320
Vaughan	2,920	1,920	330	604	0	0	3,250	2,524
Whitchurch-Stouffville	1,016	578	30	0	0	0	1,046	578
Peel Region	5,489	4,031	1,108	3,023	3	12	6,600	7,066
Brampton	4,469	3,095	23	118	0	0	4,492	3,213
Caledon	41	77	12	22	0	0	53	99
Mississauga	979	859	1,073	2,883	3	12	2,055	3,754
Halton Region	2,941	3,059	1,040	458	0	116	3,981	3,633
Burlington	658	632	280	146	0	116	938	894
Halton Hills	305	268	0	0	0	0	305	268
Milton	815	1,019	671	0	0	0	1,486	1,019
Oakville	1,163	1,140	89	312	0	0	1,252	1,452
Durham Region	2,710	3,931	246	570	146	0	3,102	4,501
Ajax	798	1,510	0	29	0	0	798	1,539
Brock	12	15	0	0	0	0	12	15
Clarington	477	490	28	198	0	0	505	688
Oshawa	585	843	23	83	6	0	614	926
Pickering	139	105	0	44	0	0	139	149
Scugog	41	63	0	0	0	0	41	63
Uxbridge	122	146	45	0	0	0	167	146
Whitby	536	759	150	216	140	0	826	975
Remainder of Toronto CMA	439	388	24	45	0	33	463	466
Bradford West Gwillimbury	211	40	0	0	0	0	211	40
Town of Mono	53	30	0	0	0	0	53	30
New Tecumseth	120	280	24	45	0	33	144	358
Orangeville	55	38	0	0	0	0	55	38
Toronto CMA	18,283	16,939	9,139	13,190	602	1,088	28,024	31,217
Oshawa CMA	1,598	2,092	201	497	146	0	1,945	2,589
Greater Toronto Area (GTA)	20,153	19,353	9,596	13,788	748	1,171	30,497	34,312

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	% Change
Toronto City	56	107	4	37	3	102	4	820	67	1,066	-93.7
Toronto	10	20	0	5	0	8	0	383	10	416	-97.6
East York	2	4	0	0	0	0	0	0	2	4	-50.0
Etobicoke	11	8	4	6	0	20	0	0	15	34	-55.9
North York	25	34	0	14	0	0	4	173	29	221	-86.9
Scarborough	7	37	0	10	3	74	0	252	10	373	-97.3
York	1	4	0	2	0	0	0	12	1	18	-94.4
York Region	518	407	158	82	176	133	428	166	1,280	788	62.4
Aurora	14	23	0	0	0	0	0	0	14	23	-39.1
East Gwillimbury	6	14	0	0	25	0	0	0	31	14	121.4
Georgina Township	22	10	0	0	0	0	0	0	22	10	120.0
King Township	1	3	0	0	0	0	0	0	1	3	-66.7
Markham	51	110	22	40	10	83	260	166	343	399	-14.0
Newmarket	13	6	28	6	0	34	0	0	41	46	-10.9
Richmond Hill	91	100	8	10	51	16	0	0	150	126	19.0
Vaughan	268	100	74	26	90	0	168	0	600	126	**
Whitchurch-Stouffville	52	41	26	0	0	0	0	0	78	41	90.2
Peel Region	407	190	84	88	83	67	0	49	574	394	45.7
Brampton	355	145	44	66	7	45	0	49	406	305	33.1
Caledon	7	10	2	4	13	0	0	0	22	14	57.1
Mississauga	45	35	38	18	63	22	0	0	146	75	94.7
Halton Region	151	141	24	10	195	129	0	158	370	438	-15.5
Burlington	27	23	0	10	74	13	0	158	101	204	-50.5
Halton Hills	17	26	0	0	4	0	0	0	21	26	-19.2
Milton	33	23	16	0	95	91	0	0	144	114	26.3
Oakville	74	69	8	0	22	25	0	0	104	94	10.6
Durham Region	252	220	20	4	97	101	30	0	399	325	22.8
Ajax	60	1	10	0	78	60	0	0	148	61	142.6
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	40	79	0	0	7	0	30	0	77	79	-2.5
Oshawa	61	69	0	2	0	12	0	0	61	83	-26.5
Pickering	3	12	8	0	0	13	0	0	11	25	-56.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	53	0	2	0	0	0	0	0	55	0	n/a
Whitby	35	59	0	2	12	16	0	0	47	77	-39.0
Remainder of Toronto CMA	21	40	2	0	0	11	45	0	68	51	33.3
Bradford West Gwillimbury	12	5	0	0	0	0	45	0	57	5	**
Town of Mono	0	6	0	0	0	0	0	0	0	6	-100.0
New Tecumseth	4	26	2	0	0	11	0	0	6	37	-83.8
Orangeville	5	3	0	0	0	0	0	0	5	3	66.7
Toronto CMA	1,242	875	292	207	461	502	477	1,035	2,472	2,619	-5.6
Oshawa CMA	136	207	0	4	19	28	30	0	185	239	-22.6
Greater Toronto Area (GTA)	1,384	1,065	290	221	554	532	462	1,193	2,690	3,011	-10.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 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
Toronto City	801	982	104	195	362	804	4,124	9,187	5,391	11,168	-51.7
Toronto	110	96	12	37	130	137	2,999	4,516	3,251	4,786	-32.1
East York	23	25	2	0	0	12	66	14	91	51	78.4
Etobicoke	94	106	62	18	45	88	192	1,050	393	1,262	-68.9
North York	340	391	10	18	31	182	584	1,993	965	2,584	-62.7
Scarborough	205	353	4	108	156	385	247	1,398	612	2,244	-72.7
York	29	11	14	14	0	0	36	216	79	241	-67.2
York Region	4,458	5,049	966	866	1,450	1,523	1,681	1,306	8,555	8,744	-2.2
Aurora	91	65	0	0	126	13	0	0	217	78	178.2
East Gwillimbury	65	62	0	0	51	0	0	0	116	62	87.1
Georgina Township	99	256	0	6	0	0	0	0	99	262	-62.2
King Township	16	27	0	0	0	0	0	65	16	92	-82.6
Markham	723	1,645	262	352	464	651	709	554	2,158	3,202	-32.6
Newmarket	98	318	76	190	39	117	0	0	213	625	-65.9
Richmond Hill	650	1,272	78	172	265	496	187	510	1,180	2,450	-51.8
Vaughan	2,012	965	350	114	505	139	785	177	3,652	1,395	161.8
Whitchurch-Stouffville	704	439	200	32	0	107	0	0	904	578	56.4
Peel Region	3,297	3,250	862	1,030	987	1,515	674	2,545	5,820	8,340	-30.2
Brampton	2,615	2,665	672	692	366	430	0	49	3,653	3,836	-4.8
Caledon	67	53	22	18	13	8	0	0	102	79	29.1
Mississauga	615	532	168	320	608	1,077	674	2,496	2,065	4,425	-53.3
Halton Region	1,877	1,878	236	402	1,181	928	252	514	3,546	3,722	-4.7
Burlington	310	308	18	142	361	331	204	440	893	1,221	-26.9
Halton Hills	144	367	0	56	82	67	0	0	226	490	-53.9
Milton	795	488	184	202	308	161	48	51	1,335	902	48.0
Oakville	628	715	34	2	430	369	0	23	1,092	1,109	-1.5
Durham Region	2,769	2,922	124	270	781	766	236	304	3,910	4,262	-8.3
Ajax	887	927	96	248	478	389	0	0	1,461	1,564	-6.6
Brock	18	14	0	0	0	0	0	1	18	15	20.0
Clarington	452	440	2	0	65	40	234	0	753	480	56.9
Oshawa	661	586	0	4	92	56	0	4	753	650	15.8
Pickering	79	76	16	6	31	108	2	0	128	190	-32.6
Scugog	62	91	0	0	0	0	0	0	62	91	-31.9
Uxbridge	161	89	2	0	8	40	0	59	171	188	-9.0
Whitby	449	699	8	12	107	133	0	240	564	1,084	-48.0
Remainder of Toronto CMA	246	348	8	6	57	74	78	0	389	428	-9.1
Bradford West Gwillimbury	81	62	0	0	0	0	45	0	126	62	103.2
Town of Mono	21	39	0	0	0	0	0	0	21	39	-46.2
New Tecumseth	100	212	8	6	50	64	33	0	191	282	-32.3
Orangeville	44	35	0	0	7	10	0	0	51	45	13.3
Toronto CMA	11,496	12,291	2,272	2,611	4,193	5,050	6,607	13,171	24,568	33,123	-25.8
Oshawa CMA	1,562	1,725	10	16	264	229	234	244	2,070	2,214	-6.5
Greater Toronto Area (GTA)	13,202	14,081	2,292	2,763	4,761	5,536	6,967	13,856	27,222	36,236	-24.9

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Toronto City	3	102	0	0	0	811	4	9
Toronto	0	8	0	0	0	380	0	3
East York	0	0	0	0	0	0	0	0
Etobicoke	0	20	0	0	0	0	0	0
North York	0	0	0	0	0	167	4	6
Scarborough	3	74	0	0	0	252	0	0
York	0	0	0	0	0	12	0	0
York Region	176	133	0	0	427	162	1	4
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	25	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	10	83	0	0	259	162	1	4
Newmarket	0	34	0	0	0	0	0	0
Richmond Hill	51	16	0	0	0	0	0	0
Vaughan	90	0	0	0	168	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	83	67	0	0	0	49	0	0
Brampton	7	45	0	0	0	49	0	0
Caledon	13	0	0	0	0	0	0	0
Mississauga	63	22	0	0	0	0	0	0
Halton Region	195	124	0	5	0	0	0	158
Burlington	74	8	0	5	0	0	0	158
Halton Hills	4	0	0	0	0	0	0	0
Milton	95	91	0	0	0	0	0	0
Oakville	22	25	0	0	0	0	0	0
Durham Region	97	101	0	0	30	0	0	0
Ajax	78	60	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	7	0	0	0	30	0	0	0
Oshawa	0	12	0	0	0	0	0	0
Pickering	0	13	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	12	16	0	0	0	0	0	0
Remainder of Toronto CMA	0	11	0	0	45	0	0	0
Bradford West Gwillimbury	0	0	0	0	45	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	461	502	0	0	472	1,022	5	13
Oshawa CMA	19	28	0	0	30	0	0	0
Greater Toronto Area (GTA)	554	527	0	5	457	1,022	5	171

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 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
Toronto City	362	780	0	24	3,898	8,335	226	852
Toronto	130	137	0	0	2,798	4,037	201	479
East York	0	12	0	0	45	0	21	14
Etobicoke	45	64	0	24	192	1,050	0	0
North York	31	182	0	0	580	1,634	4	359
Scarborough	156	385	0	0	247	1,398	0	0
York	0	0	0	0	36	216	0	0
York Region	1,450	1,523	0	0	1,620	1,270	61	36
Aurora	126	13	0	0	0	0	0	0
East Gwillimbury	51	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	65	0	0
Markham	464	651	0	0	708	550	1	4
Newmarket	39	117	0	0	0	0	0	0
Richmond Hill	265	496	0	0	187	510	0	0
Vaughan	505	139	0	0	725	145	60	32
Whitchurch-Stouffville	0	107	0	0	0	0	0	0
Peel Region	987	1,515	0	0	639	2,545	35	0
Brampton	366	430	0	0	0	49	0	0
Caledon	13	8	0	0	0	0	0	0
Mississauga	608	1,077	0	0	639	2,496	35	0
Halton Region	1,157	909	24	19	252	356	0	158
Burlington	337	312	24	19	204	282	0	158
Halton Hills	82	67	0	0	0	0	0	0
Milton	308	161	0	0	48	51	0	0
Oakville	430	369	0	0	0	23	0	0
Durham Region	781	750	0	16	236	300	0	4
Ajax	478	389	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	65	40	0	0	234	0	0	0
Oshawa	92	56	0	0	0	0	0	4
Pickering	31	108	0	0	2	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	40	0	0	0	59	0	0
Whitby	107	117	0	16	0	240	0	0
Remainder of Toronto CMA	57	74	0	0	45	0	33	0
Bradford West Gwillimbury	0	0	0	0	45	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	64	0	0	0	0	33	0
Orangeville	7	10	0	0	0	0	0	0
Toronto CMA	4,193	5,026	0	24	6,252	12,283	355	888
Oshawa CMA	264	213	0	16	234	240	0	4
Greater Toronto Area (GTA)	4,737	5,477	24	59	6,645	12,806	322	1,050

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Toronto City	63	174	0	883	4	9	67	1,066
Toronto	10	35	0	378	0	3	10	416
East York	2	4	0	0	0	0	2	4
Etobicoke	15	34	0	0	0	0	15	34
North York	25	48	0	167	4	6	29	221
Scarborough	10	47	0	326	0	0	10	373
York	1	6	0	12	0	0	1	18
York Region	800	607	479	177	1	4	1,280	788
Aurora	14	23	0	0	0	0	14	23
East Gwillimbury	31	14	0	0	0	0	31	14
Georgina Township	22	10	0	0	0	0	22	10
King Township	1	3	0	0	0	0	1	3
Markham	73	218	269	177	1	4	343	399
Newmarket	33	46	8	0	0	0	41	46
Richmond Hill	141	126	9	0	0	0	150	126
Vaughan	407	126	193	0	0	0	600	126
Whitchurch-Stouffville	78	41	0	0	0	0	78	41
Peel Region	561	290	13	104	0	0	574	394
Brampton	406	211	0	94	0	0	406	305
Caledon	9	10	13	4	0	0	22	14
Mississauga	146	69	0	6	0	0	146	75
Halton Region	224	268	146	7	0	163	370	438
Burlington	50	41	51	0	0	163	101	204
Halton Hills	21	26	0	0	0	0	21	26
Milton	49	114	95	0	0	0	144	114
Oakville	104	87	0	7	0	0	104	94
Durham Region	365	296	34	29	0	0	399	325
Ajax	148	51	0	10	0	0	148	61
Brock	0	0	0	0	0	0	0	0
Clarington	43	79	34	0	0	0	77	79
Oshawa	61	77	0	6	0	0	61	83
Pickering	11	12	0	13	0	0	11	25
Scugog	0	0	0	0	0	0	0	0
Uxbridge	55	0	0	0	0	0	55	0
Whitby	47	77	0	0	0	0	47	77
Remainder of Toronto CMA	19	47	49	4	0	0	68	51
Bradford West Gwillimbury	12	5	45	0	0	0	57	5
Town of Mono	0	6	0	0	0	0	0	6
New Tecumseth	2	33	4	4	0	0	6	37
Orangeville	5	3	0	0	0	0	5	3
Toronto CMA	1,831	1,408	636	1,198	5	13	2,472	2,619
Oshawa CMA	151	233	34	6	0	0	185	239
Greater Toronto Area (GTA)	2,013	1,635	672	1,200	5	176	2,690	3,011

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	1,076	1,778	4,089	8,514	226	876	5,391	11,168
Toronto	133	272	2,917	4,035	201	479	3,251	4,786
East York	25	37	45	0	21	14	91	51
Etobicoke	201	188	192	1,050	0	24	393	1,262
North York	359	490	602	1,735	4	359	965	2,584
Scarborough	315	766	297	1,478	0	0	612	2,244
York	43	25	36	216	0	0	79	241
York Region	6,611	7,064	1,883	1,644	61	36	8,555	8,744
Aurora	213	67	4	11	0	0	217	78
East Gwillimbury	116	62	0	0	0	0	116	62
Georgina Township	99	262	0	0	0	0	99	262
King Township	16	27	0	65	0	0	16	92
Markham	1,337	2,357	820	841	1	4	2,158	3,202
Newmarket	159	608	54	17	0	0	213	625
Richmond Hill	984	1,894	196	556	0	0	1,180	2,450
Vaughan	2,783	1,209	809	154	60	32	3,652	1,395
Whitchurch-Stouffville	904	578	0	0	0	0	904	578
Peel Region	4,780	4,977	1,005	3,363	35	0	5,820	8,340
Brampton	3,612	3,633	41	203	0	0	3,653	3,836
Caledon	85	57	17	22	0	0	102	79
Mississauga	1,083	1,287	947	3,138	35	0	2,065	4,425
Halton Region	2,785	3,002	725	543	36	177	3,546	3,722
Burlington	472	630	385	414	36	177	893	1,221
Halton Hills	226	472	0	18	0	0	226	490
Milton	1,104	851	231	51	0	0	1,335	902
Oakville	983	1,049	109	60	0	0	1,092	1,109
Durham Region	3,530	3,646	379	596	1	20	3,910	4,262
Ajax	1,433	1,374	28	190	0	0	1,461	1,564
Brock	18	15	0	0	0	0	18	15
Clarington	479	480	273	0	1	0	753	480
Oshawa	706	640	47	6	0	4	753	650
Pickering	97	89	31	101	0	0	128	190
Scugog	62	91	0	0	0	0	62	91
Uxbridge	171	129	0	59	0	0	171	188
Whitby	564	828	0	240	0	16	564	1,084
Remainder of Toronto CMA	288	397	68	31	33	0	389	428
Bradford West Gwillimbury	81	62	45	0	0	0	126	62
Town of Mono	21	39	0	0	0	0	21	39
New Tecumseth	135	251	23	31	33	0	191	282
Orangeville	51	45	0	0	0	0	51	45
Toronto CMA	16,769	18,180	7,444	14,031	355	912	24,568	33,123
Oshawa CMA	1,749	1,948	320	246	1	20	2,070	2,214
Greater Toronto Area (GTA)	18,782	20,467	8,081	14,660	359	1,109	27,222	36,236

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
October 2007	0	0.0	1	2.0	2	4.0	5	10.0	42	84.0	50	924,500	1,049,038
October 2006	16	13.7	8	6.8	6	5.1	6	5.1	81	69.2	117	899,900	948,159
Year-to-date 2007	1	0.1	53	6.7	52	6.6	82	10.4	604	76.3	792	899,000	955,437
Year-to-date 2006	26	2.7	136	13.9	153	15.6	45	4.6	619	63.2	979	799,000	857,664
Toronto													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
October 2006	0	0.0	0	0.0	0	0.0	1	5.3	18	94.7	19	1,299,000	1,490,311
Year-to-date 2007	0	0.0	0	0.0	1	0.9	2	1.8	108	97.3	111	1,099,000	1,140,114
Year-to-date 2006	0	0.0	1	1.0	1	1.0	2	1.9	99	96.1	103	900,000	1,163,055
East York													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2006	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2007	0	0.0	2	6.3	1	3.1	4	12.5	25	78.1	32	900,000	1,007,516
Year-to-date 2006	0	0.0	3	9.7	1	3.2	1	3.2	26	83.9	31	900,000	945,168
Etobicoke													
October 2007	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	900,000	948,762
October 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	3	2.8	1	0.9	23	21.7	79	74.5	106	800,000	859,301
Year-to-date 2006	1	1.0	0	0.0	2	2.0	4	4.0	92	92.9	99	899,000	934,499
North York													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	1,099,000	1,248,095
October 2006	0	0.0	0	0.0	0	0.0	0	0.0	49	100.0	49	1,099,000	1,217,285
Year-to-date 2007	0	0.0	0	0.0	2	0.6	0	0.0	317	99.4	319	1,199,000	1,253,065
Year-to-date 2006	0	0.0	0	0.0	2	0.5	7	1.8	372	97.6	381	1,029,000	1,202,619
Scarborough													
October 2007	0	0.0	1	14.3	2	28.6	2	28.6	2	28.6	7	--	--
October 2006	16	44.4	7	19.4	6	16.7	1	2.8	6	16.7	36	314,445	357,077
Year-to-date 2007	1	0.5	48	23.9	47	23.4	50	24.9	55	27.4	201	416,900	451,127
Year-to-date 2006	25	7.0	130	36.6	147	41.4	27	7.6	26	7.3	355	369,900	373,220
York													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2006	0	0.0	1	25.0	0	0.0	3	75.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	13.0	20	87.0	23	600,000	714,043
Year-to-date 2006	0	0.0	2	20.0	0	0.0	4	40.0	4	40.0	10	459,000	735,200

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
October 2007	13	2.5	15	2.9	38	7.4	218	42.6	228	44.5	512	487,895	508,867
October 2006	11	2.8	18	4.5	85	21.5	178	44.9	104	26.3	396	457,445	477,816
Year-to-date 2007	84	1.9	130	2.9	511	11.5	1,879	42.3	1,840	41.4	4,444	484,945	511,783
Year-to-date 2006	295	5.9	567	11.3	1,017	20.2	2,161	42.9	998	19.8	5,038	429,990	443,726
Aurora													
October 2007	0	0.0	0	0.0	0	0.0	4	28.6	10	71.4	14	537,400	541,934
October 2006	0	0.0	0	0.0	1	4.3	16	69.6	6	26.1	23	498,900	525,256
Year-to-date 2007	0	0.0	2	2.2	6	6.6	30	33.0	53	58.2	91	519,900	593,891
Year-to-date 2006	0	0.0	0	0.0	3	4.6	47	72.3	15	23.1	65	478,990	559,872
East Gwillimbury													
October 2007	3	50.0	1	16.7	0	0.0	0	0.0	2	33.3	6	--	--
October 2006	2	14.3	6	42.9	0	0.0	1	7.1	5	35.7	14	328,945	453,631
Year-to-date 2007	20	30.8	18	27.7	2	3.1	4	6.2	21	32.3	65	321,990	464,614
Year-to-date 2006	23	35.9	21	32.8	0	0.0	5	7.8	15	23.4	64	313,900	426,228
Georgina Township													
October 2007	10	45.5	8	36.4	1	4.5	2	9.1	1	4.5	22	317,900	335,609
October 2006	9	90.0	0	0.0	1	10.0	0	0.0	0	0.0	10	222,450	233,160
Year-to-date 2007	55	55.6	19	19.2	5	5.1	6	6.1	14	14.1	99	295,900	366,014
Year-to-date 2006	223	87.5	6	2.4	7	2.7	8	3.1	11	4.3	255	249,900	277,143
King Township													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2006	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	770,000	845,250
Year-to-date 2006	0	0.0	1	4.2	0	0.0	2	8.3	21	87.5	24	772,500	836,083
Markham													
October 2007	0	0.0	1	1.9	1	1.9	22	42.3	28	53.8	52	507,990	498,631
October 2006	0	0.0	8	7.3	53	48.2	47	42.7	2	1.8	110	390,900	403,892
Year-to-date 2007	2	0.3	58	8.0	119	16.5	327	45.2	217	30.0	723	446,990	465,150
Year-to-date 2006	5	0.3	370	22.5	441	26.8	700	42.5	131	8.0	1,647	401,990	412,911
Newmarket													
October 2007	0	0.0	0	0.0	0	0.0	5	38.5	8	61.5	13	519,990	567,137
October 2006	0	0.0	2	33.3	4	66.7	0	0.0	0	0.0	6	--	--
Year-to-date 2007	2	2.2	10	10.8	18	19.4	19	20.4	44	47.3	93	498,990	488,092
Year-to-date 2006	40	12.6	133	42.0	128	40.4	11	3.5	5	1.6	317	344,900	348,387
Richmond Hill													
October 2007	0	0.0	1	1.1	0	0.0	58	65.2	30	33.7	89	470,000	496,246
October 2006	0	0.0	0	0.0	8	8.2	51	52.0	39	39.8	98	481,490	535,033
Year-to-date 2007	1	0.2	1	0.2	26	4.0	273	42.0	349	53.7	650	506,240	539,613
Year-to-date 2006	0	0.0	13	1.0	213	16.8	715	56.3	329	25.9	1,270	450,990	470,485
Vaughan													
October 2007	0	0.0	0	0.0	15	5.7	104	39.5	144	54.8	263	509,990	541,871
October 2006	0	0.0	1	1.1	14	15.2	30	32.6	47	51.1	92	506,490	537,801
Year-to-date 2007	2	0.1	1	0.1	200	10.0	745	37.3	1,049	52.5	1,997	505,990	545,379
Year-to-date 2006	2	0.2	14	1.5	141	14.8	365	38.3	430	45.2	952	487,990	517,566
Whitchurch-Stouffville													
October 2007	0	0.0	4	7.7	21	40.4	23	44.2	4	7.7	52	401,292	407,213
October 2006	0	0.0	0	0.0	4	9.8	32	78.0	5	12.2	41	459,000	465,984
Year-to-date 2007	2	0.3	21	3.0	135	19.0	475	66.9	77	10.8	710	424,000	449,006
Year-to-date 2006	2	0.5	9	2.0	84	18.9	308	69.4	41	9.2	444	439,525	451,225

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
October 2007	11	2.9	78	20.5	114	29.9	112	29.4	66	17.3	381	395,900	432,671
October 2006	4	2.1	47	24.1	82	42.1	39	20.0	23	11.8	195	369,000	417,165
Year-to-date 2007	72	2.2	650	19.5	952	28.6	1,019	30.6	637	19.1	3,330	399,900	435,580
Year-to-date 2006	155	4.7	894	27.0	1,196	36.2	786	23.8	276	8.3	3,307	375,900	398,397
Brampton													
October 2007	10	3.1	78	24.0	114	35.1	96	29.5	27	8.3	325	384,900	398,862
October 2006	4	2.7	47	32.0	77	52.4	15	10.2	4	2.7	147	362,500	367,940
Year-to-date 2007	69	2.6	648	24.5	945	35.7	724	27.4	259	9.8	2,645	380,990	397,906
Year-to-date 2006	152	5.6	891	33.1	1,075	39.9	468	17.4	109	4.0	2,695	363,000	371,870
Caledon													
October 2007	1	16.7	0	0.0	0	0.0	0	0.0	5	83.3	6	--	--
October 2006	0	0.0	0	0.0	2	20.0	2	20.0	6	60.0	10	532,400	554,470
Year-to-date 2007	3	4.5	2	3.0	2	3.0	9	13.6	50	75.8	66	650,000	775,467
Year-to-date 2006	3	5.1	1	1.7	7	11.9	14	23.7	34	57.6	59	525,000	607,264
Mississauga													
October 2007	0	0.0	0	0.0	0	0.0	16	32.0	34	68.0	50	530,400	618,546
October 2006	0	0.0	0	0.0	3	7.9	22	57.9	13	34.2	38	488,950	571,453
Year-to-date 2007	0	0.0	0	0.0	5	0.8	286	46.2	328	53.0	619	509,900	560,319
Year-to-date 2006	0	0.0	2	0.4	114	20.6	304	55.0	133	24.1	553	442,990	505,387
Halton Region													
October 2007	3	1.9	5	3.2	45	28.7	39	24.8	65	41.4	157	450,000	552,530
October 2006	9	6.6	13	9.5	31	22.6	20	14.6	64	46.7	137	470,000	599,150
Year-to-date 2007	37	2.0	239	12.6	547	28.8	470	24.8	604	31.8	1,897	410,900	520,639
Year-to-date 2006	124	6.4	397	20.6	491	25.5	389	20.2	527	27.3	1,928	398,000	507,920
Burlington													
October 2007	0	0.0	0	0.0	15	55.6	11	40.7	1	3.7	27	384,000	402,370
October 2006	1	4.5	1	4.5	13	59.1	2	9.1	5	22.7	22	388,745	503,869
Year-to-date 2007	22	7.0	98	31.0	107	33.9	47	14.9	42	13.3	316	372,000	433,649
Year-to-date 2006	33	10.5	65	20.6	110	34.9	28	8.9	79	25.1	315	370,000	517,661
Halton Hills													
October 2007	0	0.0	1	5.3	7	36.8	10	52.6	1	5.3	19	410,900	444,919
October 2006	3	13.6	7	31.8	8	36.4	2	9.1	2	9.1	22	358,990	387,308
Year-to-date 2007	1	0.7	4	2.8	43	30.1	81	56.6	14	9.8	143	410,900	447,399
Year-to-date 2006	24	6.6	97	26.5	160	43.7	65	17.8	20	5.5	366	370,490	384,083
Milton													
October 2007	2	5.6	4	11.1	23	63.9	7	19.4	0	0.0	36	380,900	374,683
October 2006	5	17.9	5	17.9	9	32.1	5	17.9	4	14.3	28	359,990	400,329
Year-to-date 2007	12	1.5	134	16.6	393	48.6	261	32.3	9	1.1	809	389,900	393,238
Year-to-date 2006	50	10.3	222	45.7	126	25.9	76	15.6	12	2.5	486	344,990	361,426
Oakville													
October 2007	1	1.3	0	0.0	0	0.0	11	14.7	63	84.0	75	609,900	719,215
October 2006	0	0.0	0	0.0	1	1.5	11	16.9	53	81.5	65	549,900	788,746
Year-to-date 2007	2	0.3	3	0.5	4	0.6	81	12.9	539	85.7	629	595,990	744,852
Year-to-date 2006	17	2.2	13	1.7	95	12.5	220	28.9	416	54.7	761	522,000	657,004

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
October 2007	68	27.1	59	23.5	33	13.1	57	22.7	34	13.5	251	347,990	374,423
October 2006	94	44.5	59	28.0	25	11.8	19	9.0	14	6.6	211	306,900	325,027
Year-to-date 2007	863	32.2	548	20.5	396	14.8	593	22.1	279	10.4	2,679	344,990	366,440
Year-to-date 2006	1,086	38.9	654	23.4	436	15.6	460	16.5	154	5.5	2,790	321,100	341,853
Ajax													
October 2007	3	5.0	3	5.0	4	6.7	27	45.0	23	38.3	60	488,800	472,908
October 2006	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2007	77	8.7	94	10.6	134	15.2	375	42.5	203	23.0	883	431,100	436,865
Year-to-date 2006	265	28.3	186	19.9	157	16.8	264	28.2	65	6.9	937	359,900	362,330
Brock													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
October 2007	13	33.3	19	48.7	2	5.1	2	5.1	3	7.7	39	327,900	333,638
October 2006	48	58.5	22	26.8	5	6.1	5	6.1	2	2.4	82	287,900	295,587
Year-to-date 2007	226	50.9	123	27.7	41	9.2	43	9.7	11	2.5	444	299,990	311,935
Year-to-date 2006	287	67.5	66	15.5	23	5.4	32	7.5	17	4.0	425	274,990	296,573
Oshawa													
October 2007	26	41.9	16	25.8	13	21.0	6	9.7	1	1.6	62	308,540	321,031
October 2006	26	40.6	15	23.4	12	18.8	7	10.9	4	6.3	64	309,900	330,155
Year-to-date 2007	331	50.0	184	27.8	105	15.9	35	5.3	7	1.1	662	300,945	310,511
Year-to-date 2006	217	38.1	160	28.1	116	20.4	62	10.9	15	2.6	570	319,995	330,812
Pickering													
October 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2006	0	0.0	1	8.3	1	8.3	4	33.3	6	50.0	12	516,650	510,692
Year-to-date 2007	0	0.0	12	16.0	19	25.3	19	25.3	25	33.3	75	451,100	476,005
Year-to-date 2006	1	1.3	17	22.4	12	15.8	30	39.5	16	21.1	76	424,950	439,388
Scugog													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
October 2007	12	23.5	7	13.7	8	15.7	18	35.3	6	11.8	51	391,100	385,435
October 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	63	39.6	19	11.9	16	10.1	44	27.7	17	10.7	159	341,100	374,211
Year-to-date 2006	43	47.8	15	16.7	8	8.9	12	13.3	12	13.3	90	311,150	375,084
Whitby													
October 2007	14	36.8	14	36.8	6	15.8	4	10.5	0	0.0	38	329,195	323,375
October 2006	19	36.5	21	40.4	7	13.5	3	5.8	2	3.8	52	309,445	323,523
Year-to-date 2007	166	36.4	116	25.4	81	17.8	77	16.9	16	3.5	456	337,490	343,486
Year-to-date 2006	273	39.5	210	30.3	120	17.3	60	8.7	29	4.2	692	315,445	335,997

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
October 2007	3	14.3	11	52.4	3	14.3	4	19.0	0	0.0	21	349,900	350,756
October 2006	26	70.3	5	13.5	0	0.0	2	5.4	4	10.8	37	269,900	305,870
Year-to-date 2007	120	49.8	74	30.7	12	5.0	11	4.6	24	10.0	241	301,000	371,029
Year-to-date 2006	230	66.1	61	17.5	10	2.9	19	5.5	28	8.0	348	279,900	306,237
Bradford West Gwillimbury													
October 2007	0	0.0	6	50.0	3	25.0	3	25.0	0	0.0	12	349,950	372,840
October 2006	0	0.0	3	60.0	0	0.0	1	20.0	1	20.0	5	--	--
Year-to-date 2007	30	37.0	27	33.3	6	7.4	8	9.9	10	12.3	81	329,900	389,000
Year-to-date 2006	31	47.0	18	27.3	1	1.5	2	3.0	14	21.2	66	306,450	363,163
Town of Mono													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2007	0	0.0	0	0.0	1	6.7	2	13.3	12	80.0	15	549,900	1,014,573
Year-to-date 2006	2	5.7	2	5.7	4	11.4	15	42.9	12	34.3	35	435,000	448,883
New Tecumseth													
October 2007	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
October 2006	25	96.2	0	0.0	0	0.0	0	0.0	1	3.8	26	248,900	263,831
Year-to-date 2007	80	79.2	18	17.8	0	0.0	1	1.0	2	2.0	101	270,900	282,916
Year-to-date 2006	176	83.0	30	14.2	2	0.9	2	0.9	2	0.9	212	250,900	266,885
Orangeville													
October 2007	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
October 2006	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	10	22.7	29	65.9	5	11.4	0	0.0	0	0.0	44	323,400	320,814
Year-to-date 2006	21	60.0	11	31.4	3	8.6	0	0.0	0	0.0	35	289,900	294,600
Toronto CMA													
October 2007	45	3.7	120	10.0	199	16.5	412	34.2	430	35.7	1,206	450,954	505,692
October 2006	66	7.6	91	10.4	192	22.0	247	28.3	277	31.7	873	434,990	538,605
Year-to-date 2007	432	3.8	1,173	10.2	2,136	18.6	3,852	33.5	3,912	34.0	11,505	445,825	513,041
Year-to-date 2006	1,106	8.9	2,208	17.8	2,934	23.7	3,678	29.7	2,462	19.9	12,388	399,990	461,905
Oshawa CMA													
October 2007	53	38.1	49	35.3	21	15.1	12	8.6	4	2.9	139	316,990	325,209
October 2006	93	47.0	58	29.3	24	12.1	15	7.6	8	4.0	198	303,945	314,097
Year-to-date 2007	723	46.3	423	27.1	227	14.5	155	9.9	34	2.2	1,562	307,990	320,548
Year-to-date 2006	777	46.1	436	25.8	259	15.4	154	9.1	61	3.6	1,687	306,990	324,313
Greater Toronto Area													
October 2007	95	7.0	158	11.7	232	17.2	431	31.9	435	32.2	1,351	433,900	487,466
October 2006	134	12.7	145	13.7	229	21.7	262	24.8	286	27.1	1,056	404,445	503,941
Year-to-date 2007	1,057	8.0	1,620	12.3	2,458	18.7	4,043	30.8	3,964	30.2	13,142	426,600	490,871
Year-to-date 2006	1,686	12.0	2,648	18.9	3,293	23.5	3,841	27.4	2,574	18.3	14,042	392,200	450,483

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2007**

Submarket	Oct 2007	Oct 2006	% Change	YTD 2007	YTD 2006	% Change
Toronto City	1,049,038	948,159	10.6	955,437	857,664	11.4
Toronto	--	1,490,311	n/a	1,140,114	1,163,055	-2.0
East York	--	--	n/a	1,007,516	945,168	6.6
Etobicoke	948,762	--	n/a	859,301	934,499	-8.0
North York	1,248,095	1,217,285	2.5	1,253,065	1,202,619	4.2
Scarborough	--	357,077	n/a	451,127	373,220	20.9
York	--	--	n/a	714,043	735,200	-2.9
York Region	508,867	477,816	6.5	511,783	443,726	15.3
Aurora	541,934	525,256	3.2	593,891	559,872	6.1
East Gwillimbury	--	453,631	n/a	464,614	426,228	9.0
Georgina Township	335,609	233,160	43.9	366,014	277,143	32.1
King Township	--	--	n/a	845,250	836,083	1.1
Markham	498,631	403,892	23.5	465,150	412,911	12.7
Newmarket	567,137	--	n/a	488,092	348,387	40.1
Richmond Hill	496,246	535,033	-7.2	539,613	470,485	14.7
Vaughan	541,871	537,801	0.8	545,379	517,566	5.4
Whitchurch-Stouffville	407,213	465,984	-12.6	449,006	451,225	-0.5
Peel Region	432,671	417,165	3.7	435,580	398,397	9.3
Brampton	398,862	367,940	8.4	397,906	371,870	7.0
Caledon	--	554,470	n/a	775,467	607,264	27.7
Mississauga	618,546	571,453	8.2	560,319	505,387	10.9
Halton Region	552,530	599,150	-7.8	520,639	507,920	2.5
Burlington	402,370	503,869	-20.1	433,649	517,661	-16.2
Halton Hills	444,919	387,308	14.9	447,399	384,083	16.5
Milton	374,683	400,329	-6.4	393,238	361,426	8.8
Oakville	719,215	788,746	-8.8	744,852	657,004	13.4
Durham Region	374,423	325,027	15.2	366,440	341,853	7.2
Ajax	472,908	--	n/a	436,865	362,330	20.6
Brock	--	--	n/a	--	--	n/a
Clarington	333,638	295,587	12.9	311,935	296,573	5.2
Oshawa	321,031	330,155	-2.8	310,511	330,812	-6.1
Pickering	--	510,692	n/a	476,005	439,388	8.3
Scugog	--	--	n/a	--	--	n/a
Uxbridge	385,435	--	n/a	374,211	375,084	-0.2
Whitby	323,375	323,523	0.0	343,486	335,997	2.2
Remainder of Toronto CMA	350,756	305,870	14.7	371,029	306,237	21.2
Bradford West Gwillimbury	372,840	--	n/a	389,000	363,163	7.1
Town of Mono	--	--	n/a	1,014,573	448,883	126.0
New Tecumseth	--	263,831	n/a	282,916	266,885	6.0
Orangeville	--	--	n/a	320,814	294,600	8.9
Toronto CMA	505,692	538,605	-6.1	513,041	461,905	11.1
Oshawa CMA	325,209	314,097	3.5	320,548	324,313	-1.2
Greater Toronto Area (GTA)	487,466	503,941	-3.3	490,871	450,483	9.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
October 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	4,586	10.4	7,289	12,092	13,371	54.5	332,670	2.9	343,282
	February	6,756	9.5	7,287	12,869	13,314	54.7	353,928	5.9	350,514
	March	8,707	10.2	7,218	16,457	13,142	54.9	353,134	6.8	347,327
	April	8,361	-5.4	6,942	15,419	13,067	53.1	366,683	7.2	354,775
	May	9,434	2.4	7,014	17,685	13,189	53.2	365,537	5.5	352,500
	June	8,730	-4.6	6,825	14,980	12,955	52.7	358,035	3.8	353,374
	July	7,086	-3.9	7,131	12,566	13,467	53.0	341,959	4.9	350,845
	August	6,976	-6.7	6,809	12,534	12,953	52.6	338,192	4.6	353,654
	September	6,621	-9.6	6,732	15,326	13,399	50.2	349,149	3.2	351,578
	October	6,876	-4.2	7,108	13,116	13,260	53.6	356,423	4.1	356,398
	November	6,262	-5.8	6,994	10,179	13,177	53.1	355,463	4.2	358,861
	December	4,447	4.5	7,493	4,874	12,803	58.5	336,217	2.9	355,934
2007	January	5,173	12.8	7,683	12,570	13,158	58.4	353,724	6.3	364,537
	February	6,772	0.2	7,295	11,880	12,574	58.0	368,687	4.2	363,994
	March	8,518	-2.2	7,314	15,218	12,752	57.4	365,285	3.4	365,452
	April	9,452	13.0	8,015	15,793	13,148	61.0	379,025	3.4	367,489
	May	11,106	17.7	8,031	17,419	13,021	61.7	382,689	4.7	368,489
	June	10,451	19.7	8,196	14,655	12,953	63.3	381,963	6.7	373,082
	July	8,912	25.8	8,562	12,600	13,034	65.7	366,012	7.0	375,991
	August	8,057	15.5	7,832	12,109	12,559	62.4	361,898	7.0	377,285
	September	6,866	3.7	7,580	13,653	12,663	59.9	380,132	8.9	383,374
	October	7,918	15.2	7,848	13,370	12,828	61.2	394,583	10.7	389,632
	November									
	December									
	Q3 2006	20,683	-6.7		40,426			342,990	4.2	
	Q3 2007	23,835	15.2		38,362			368,689	7.5	
	YTD 2006	74,133	-0.9		143,044			353,099	5.0	
	YTD 2007	83,225	12.3		139,267			374,583	6.1	

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¹Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa
October 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	534	14.8	806	1,544	1,566	51.5	250,628	3.6	255,291
	February	821	24.2	876	1,591	1,590	55.1	257,030	4.0	255,826
	March	983	14.3	831	1,994	1,625	51.1	258,048	3.5	255,964
	April	931	-7.6	733	1,875	1,493	49.1	261,891	5.3	259,867
	May	1,020	0.7	767	2,048	1,564	49.0	264,199	4.1	258,654
	June	955	-1.8	759	1,670	1,494	50.8	265,839	3.6	259,632
	July	800	-5.8	749	1,365	1,439	52.0	259,470	3.2	257,690
	August	760	-5.9	773	1,465	1,475	52.4	259,462	3.0	259,731
	September	720	-8.6	754	1,605	1,471	51.3	256,378	-0.6	255,631
	October	697	-4.5	758	1,400	1,427	53.2	256,753	0.2	257,708
	November	634	-4.8	764	1,126	1,545	49.5	250,363	-3.8	254,040
	December	499	21.4	829	511	1,450	57.2	248,442	-1.9	257,936
2007	January	581	8.8	877	1,519	1,537	57.1	265,508	5.9	270,562
	February	791	-3.7	846	1,364	1,367	61.9	263,039	2.3	262,290
	March	969	-1.4	820	1,532	1,253	65.5	265,022	2.7	263,008
	April	1,083	16.3	851	1,795	1,418	60.0	232,285	-11.3	230,422
	May	1,192	16.9	893	1,958	1,485	60.1	275,723	4.4	269,770
	June	1,110	16.2	883	1,596	1,420	62.2	271,394	2.1	264,765
	July	958	19.8	898	1,393	1,477	60.8	267,497	3.1	265,991
	August	884	16.3	893	1,440	1,450	61.6	265,493	2.3	265,590
	September	721	0.1	756	1,519	1,400	54.0	271,149	5.8	270,494
	October	811	16.4	890	1,458	1,496	59.5	273,742	6.6	274,610
	November									
	December									
	Q3 2006	2,280	-6.7		4,435			258,491	1.9	
	Q3 2007	2,563	12.4		4,352			267,833	3.6	
	YTD 2006	8,221	0.8		16,557			259,581	3.0	
	YTD 2007	9,100	10.7		15,574			264,732	2.0	

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¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA
October 2007

		InteRemainder Rates			NHPI, Total, Toronto CMA 1997=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						
2006	January	658	5.80	6.30	135.2	107.9	2,786	6.5	68.8	777
	February	667	5.85	6.45	135.5	107.6	2,777	6.7	68.7	775
	March	667	6.05	6.45	135.8	108.5	2,780	6.7	68.6	776
	April	685	6.25	6.75	136.3	108.7	2,783	6.6	68.5	777
	May	685	6.25	6.75	136.7	109.0	2,796	6.4	68.5	781
	June	697	6.60	6.95	137.3	108.9	2,802	6.3	68.5	789
	July	697	6.60	6.95	137.8	108.5	2,809	6.3	68.6	795
	August	691	6.40	6.85	138.4	108.5	2,805	6.4	68.5	801
	September	682	6.40	6.70	138.4	108.1	2,803	6.6	68.5	804
	October	688	6.40	6.80	138.3	108.0	2,802	6.7	68.4	804
	November	673	6.40	6.55	138.8	108.3	2,804	6.8	68.4	804
	December	667	6.30	6.45	138.9	108.5	2,823	6.6	68.6	798
2007	January	679	6.50	6.65	139.0	108.2	2,844	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,867	6.5	69.4	785
	March	669	6.40	6.49	139.4	110.3	2,866	6.7	69.5	784
	April	678	6.60	6.64	139.4	110.8	2,860	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,853	6.9	69.2	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.9	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,851	7.0	68.9	810
	August	715	7.05	7.24	141.7	110.6	2,857	7.0	69.0	819
	September	712	7.05	7.19	142.1	110.8	2,856	6.9	68.8	825
	October	728	7.25	7.44		110.7	2,870	6.6	68.8	830
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
October 2007

		InteRemainder Rates			NHPI, Total, Toronto CMA 1997=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						
2006	January	658	5.80	6.30	135.2	107.9	175.6	6.7	69.7	809
	February	667	5.85	6.45	135.5	107.6	174.7	6.6	69.1	820
	March	667	6.05	6.45	135.8	108.5	174.7	6.4	68.8	821
	April	685	6.25	6.75	136.3	108.7	175.2	6.0	68.5	820
	May	685	6.25	6.75	136.7	109.0	176.2	6.1	68.8	821
	June	697	6.60	6.95	137.3	108.9	178.5	6.1	69.5	829
	July	697	6.60	6.95	137.8	108.5	180.1	6.5	70.2	827
	August	691	6.40	6.85	138.4	108.5	180.9	6.5	70.4	816
	September	682	6.40	6.70	138.4	108.1	178.7	6.9	69.7	808
	October	688	6.40	6.80	138.3	108.0	178.0	6.8	69.1	811
	November	673	6.40	6.55	138.8	108.3	176.8	6.9	68.6	810
	December	667	6.30	6.45	138.9	108.5	177.4	6.7	68.5	813
2007	January	679	6.50	6.65	139.0	108.2	177.3	6.5	68.2	823
	February	679	6.50	6.65	139.2	109.3	177.3	6.4	67.9	836
	March	669	6.40	6.49	139.4	110.3	177.9	6.1	67.8	838
	April	678	6.60	6.64	139.4	110.8	178.6	6.2	68.0	826
	May	709	6.85	7.14	140.0	111.2	181.1	6.0	68.6	813
	June	715	7.05	7.24	140.8	110.7	181.7	6.0	68.8	810
	July	715	7.05	7.24	141.1	110.7	182.2	6.0	68.8	810
	August	715	7.05	7.24	141.7	110.6	180.8	6.6	68.5	821
	September	712	7.05	7.19	142.1	110.8	181.4	6.6	68.6	829
	October	728	7.25	7.44		110.7	182.1	6.5	68.7	843
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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 of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **“Rural”** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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