

## HOUSING NOW

## Toronto



Canada Mortgage and Housing Corporation

Date Released: June 2007

## New Home Market

## Starts Higher in May

The seasonally-adjusted annual rate (SAAR) of starts increased to 38,000 in May compared to 32,500 in April. A higher annual rate of multiple-family home construction last month drove the increase.

On an unadjusted basis, housing starts for the first five months of the year were 15 per cent lower compared to the same period in 2006. The greatest decline continued to be experienced in the multiple-family component of the market. A slowdown in condominium apartment

starts has been at the root of the decline.

Given the strong pre-construction sales of the past three years, condominium apartment starts have been lower than expected through the first five months of the year. A large number of high-rise sales are expected to convert into starts in the second half of the year, raising condominium apartment starts well above the year-to-date average during some months.

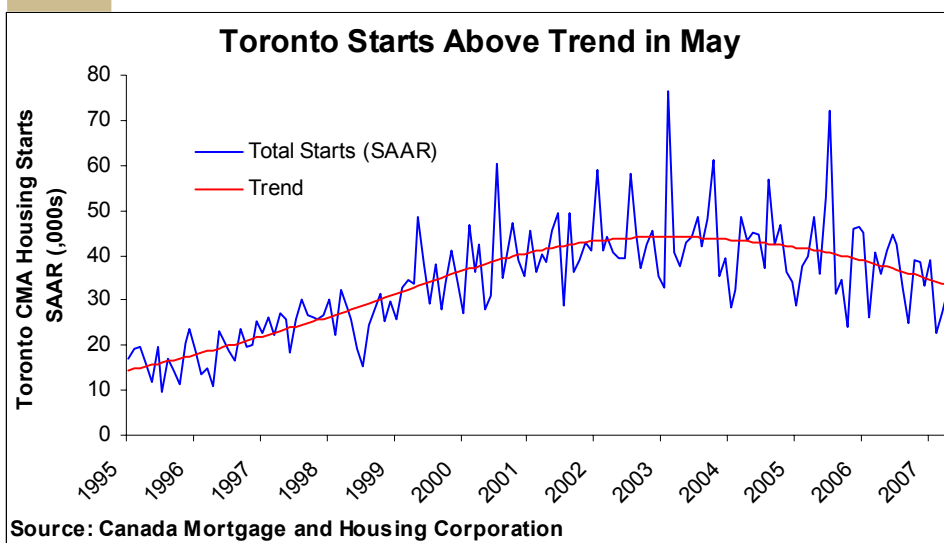
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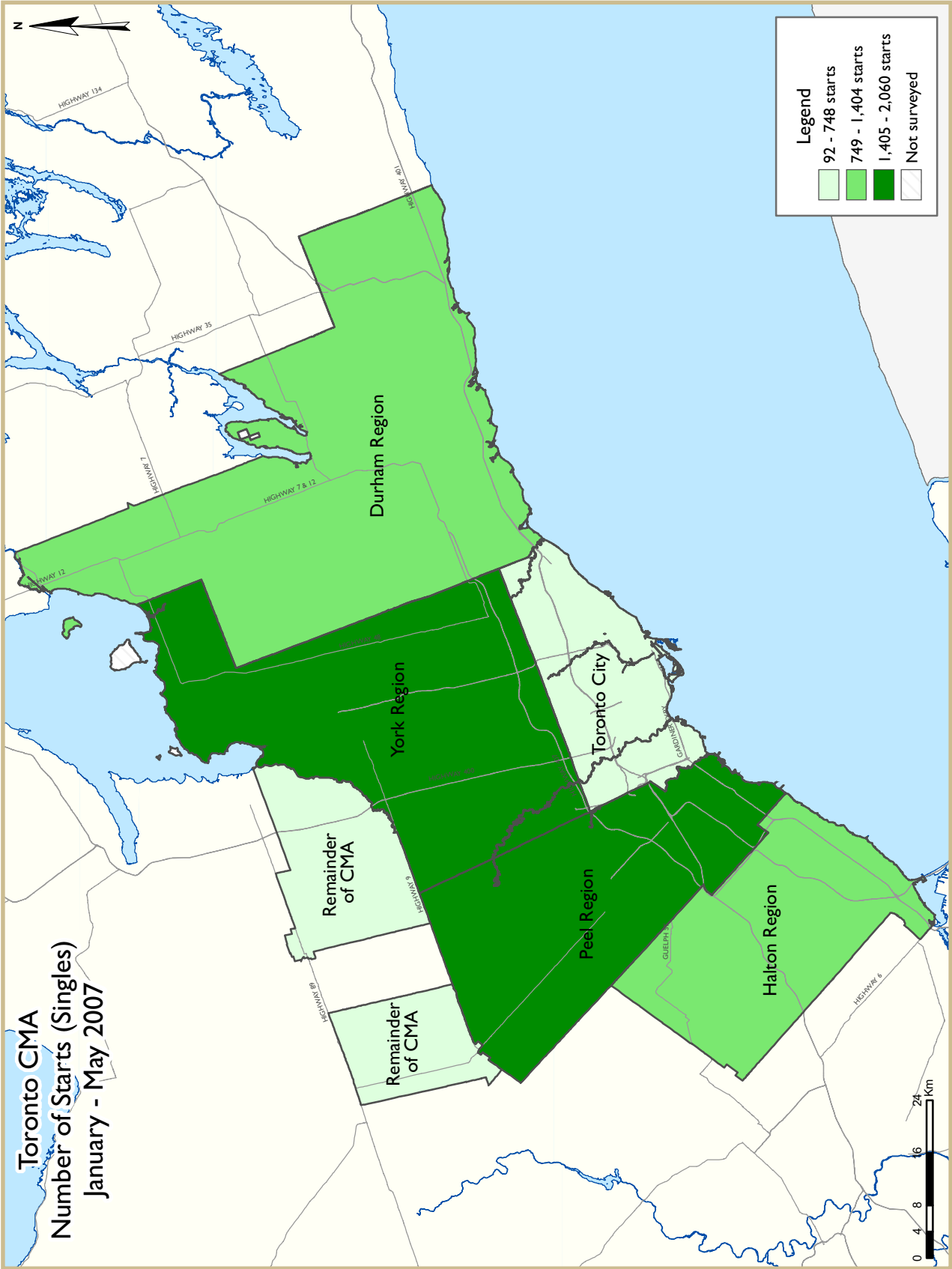
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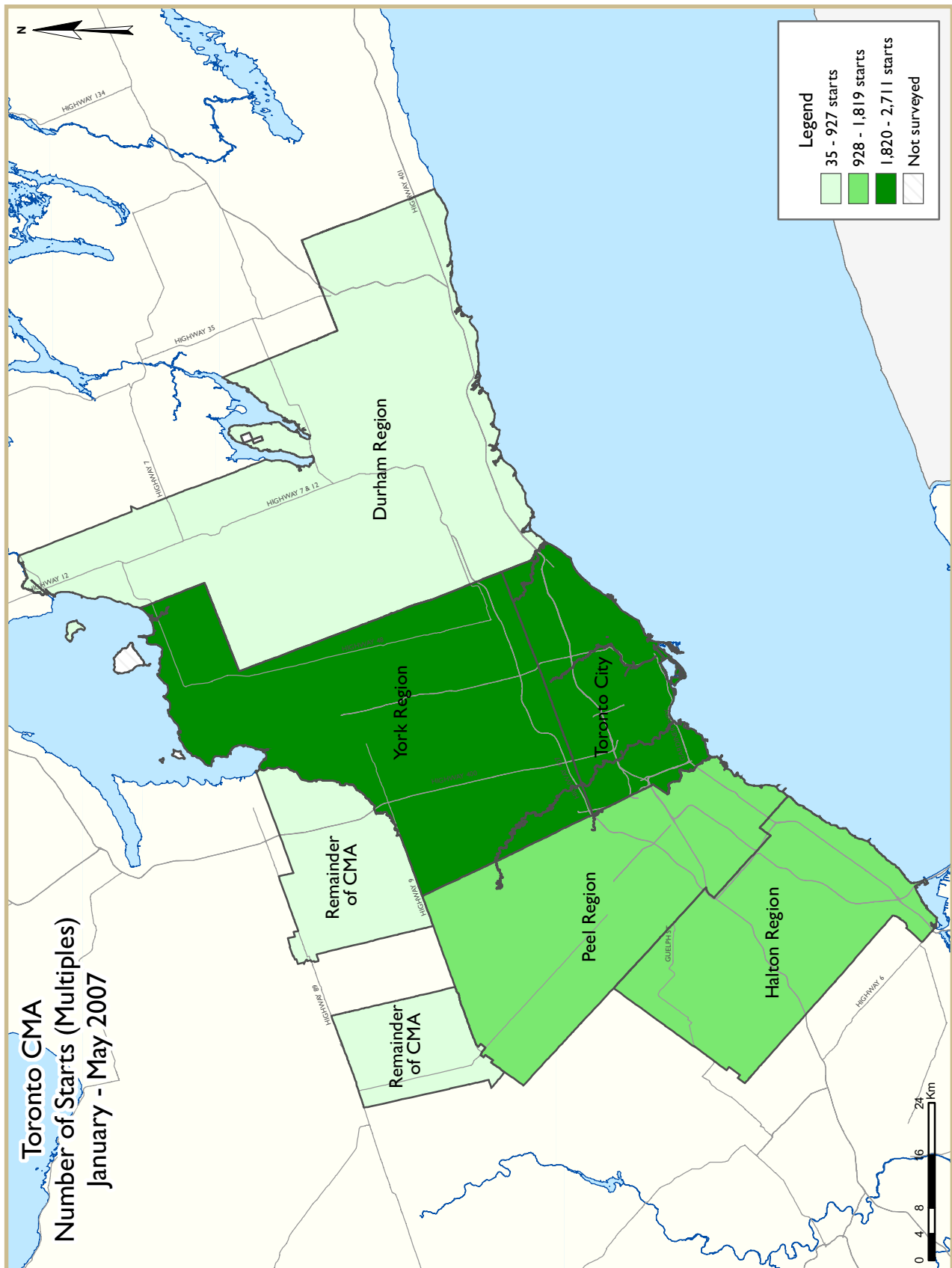
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Figure 1







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

## Available in ALL reports:

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

## Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
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- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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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 1: Housing Activity Summary of Toronto CMA**  
**May 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2007	1,350	332	748	0	134	913	0	48	3,525
May 2006	1,308	350	271	12	107	1,578	0	31	3,657
% Change	3.2	-5.1	176.0	-100.0	25.2	-42.1	n/a	54.8	-3.6
Year-to-date 2007	4,935	1,208	1,957	11	609	3,000	0	284	12,004
Year-to-date 2006	4,972	1,220	1,291	34	867	5,464	8	338	14,194
% Change	-0.7	-1.0	51.6	-67.6	-29.8	-45.1	-100.0	-16.0	-15.4
UNDER CONSTRUCTION									
May 2007	8,557	1,818	3,633	25	1,260	24,830	0	2,406	42,529
May 2006	8,974	1,983	2,871	53	1,762	24,413	22	1,447	41,525
% Change	-4.6	-8.3	26.5	-52.8	-28.5	1.7	-100.0	66.3	2.4
COMPLETIONS									
May 2007	1,092	228	294	0	24	140	0	0	1,778
May 2006	1,224	262	318	0	171	1,187	0	0	3,162
% Change	-10.8	-13.0	-7.5	n/a	-86.0	-88.2	n/a	n/a	-43.8
Year-to-date 2007	5,628	886	1,424	11	368	3,587	0	275	12,179
Year-to-date 2006	5,844	1,090	1,466	15	655	6,487	24	804	16,385
% Change	-3.7	-18.7	-2.9	-26.7	-43.8	-44.7	-100.0	-65.8	-25.7
COMPLETED & NOT ABSORBED									
May 2007	576	107	151	1	24	348	18	73	1,298
May 2006	270	66	165	0	22	550	16	401	1,490
% Change	113.3	62.1	-8.5	n/a	9.1	-36.7	12.5	-81.8	-12.9
ABSORBED									
May 2007	1,093	209	296	0	27	180	4	51	1,860
May 2006	1,224	286	285	0	169	1,180	1	172	3,317
% Change	-10.7	-26.9	3.9	n/a	-84.0	-84.7	**	-70.3	-43.9
Year-to-date 2007	5,400	835	1,418	10	382	3,791	4	324	12,164
Year-to-date 2006	5,943	1,113	1,450	16	661	6,462	9	471	16,125
% Change	-9.1	-25.0	-2.2	-37.5	-42.2	-41.3	-55.6	-31.2	-24.6

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

**Table I.I: Housing Activity Summary by Submarket**  
**May 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									
May 2007	153	40	263	0	1	576	0	48	1,081
May 2006	129	46	30	0	8	1,470	0	31	1,714
York Region									
May 2007	476	114	160	0	0	337	0	0	1,087
May 2006	474	150	138	0	0	96	0	0	858
Peel Region									
May 2007	471	120	254	0	0	0	0	0	845
May 2006	427	116	0	9	52	12	0	0	616
Halton Region									
May 2007	170	16	43	0	133	0	0	0	362
May 2006	111	34	39	0	3	0	0	0	187
Durham Region									
May 2007	69	42	22	0	0	0	0	0	133
May 2006	112	4	43	0	44	0	0	0	203
Remainder of CMA									
May 2007	11	0	6	0	0	0	0	0	17
May 2006	55	0	21	3	0	0	0	0	79
Toronto CMA									
May 2007	1,350	332	748	0	134	913	0	48	3,525
May 2006	1,308	350	271	12	107	1,578	0	31	3,657
UNDER CONSTRUCTION									
Toronto City									
May 2007	1,060	142	923	0	196	18,357	0	1,744	22,422
May 2006	1,029	211	524	0	320	18,347	22	770	21,223
York Region									
May 2007	3,061	924	1,102	4	249	2,546	0	0	7,886
May 2006	3,391	744	1,027	3	296	2,511	0	60	8,032
Peel Region									
May 2007	2,701	510	637	2	396	3,366	0	629	8,241
May 2006	2,291	748	394	19	865	3,160	0	617	8,094
Halton Region									
May 2007	1,003	112	478	1	391	452	0	0	2,437
May 2006	888	122	493	2	48	227	0	0	1,780
Durham Region									
May 2007	599	130	464	0	8	0	0	0	1,201
May 2006	1,176	152	350	0	231	59	0	0	1,968
Remainder of CMA									
May 2007	133	0	29	18	20	109	0	33	342
May 2006	199	6	83	29	2	109	0	0	428
Toronto CMA									
May 2007	8,557	1,818	3,633	25	1,260	24,830	0	2,406	42,529
May 2006	8,974	1,983	2,871	53	1,762	24,413	22	1,447	41,525

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

**Table I.1: Housing Activity Summary by Submarket**  
**May 2007**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
May 2007	83	10	25	0	0	140	0	0	258
May 2006	90	12	83	0	0	1,187	0	0	1,372
York Region									
May 2007	456	54	109	0	18	0	0	0	637
May 2006	552	96	98	0	38	0	0	0	784
Peel Region									
May 2007	226	120	111	0	0	0	0	0	457
May 2006	299	96	109	0	113	0	0	0	617
Halton Region									
May 2007	249	42	41	0	6	0	0	0	338
May 2006	166	20	10	0	0	0	0	0	196
Durham Region									
May 2007	52	2	0	0	0	0	0	0	54
May 2006	100	36	18	0	20	0	0	0	174
Remainder of CMA									
May 2007	26	0	8	0	0	0	0	0	34
May 2006	17	2	0	0	0	0	0	0	19
Toronto CMA									
May 2007	1,092	228	294	0	24	140	0	0	1,778
May 2006	1,224	262	318	0	171	1,187	0	0	3,162
COMPLETED & NOT ABSORBED									
Toronto City									
May 2007	125	13	64	0	0	313	18	73	606
May 2006	99	21	79	0	0	535	16	401	1,151
York Region									
May 2007	23	1	11	0	5	32	0	0	72
May 2006	21	2	11	0	1	3	0	0	38
Peel Region									
May 2007	370	87	66	1	12	1	0	0	537
May 2006	90	22	65	0	20	8	0	0	205
Halton Region									
May 2007	39	6	9	0	7	2	0	0	63
May 2006	43	2	6	0	1	4	0	0	56
Durham Region									
May 2007	16	0	0	0	0	0	0	0	16
May 2006	15	18	4	0	0	0	0	0	37
Remainder of CMA									
May 2007	3	0	1	0	0	0	0	0	4
May 2006	2	1	0	0	0	0	0	0	3
Toronto CMA									
May 2007	576	107	151	1	24	348	18	73	1,298
May 2006	270	66	165	0	22	550	16	401	1,490

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

**Table I.1: Housing Activity Summary by Submarket**  
**May 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									
May 2007	88	6	39	0	0	180	4	51	368
May 2006	91	14	69	0	0	1,175	1	172	1,522
York Region									
May 2007	455	54	107	0	18	0	0	0	634
May 2006	549	96	97	0	41	0	0	0	783
Peel Region									
May 2007	214	106	92	0	2	0	0	0	414
May 2006	309	120	88	0	105	5	0	0	627
Halton Region									
May 2007	264	41	50	0	7	0	0	0	362
May 2006	158	19	13	0	0	0	0	0	190
Durham Region									
May 2007	46	2	0	0	0	0	0	0	48
May 2006	100	36	18	0	23	0	0	0	177
Remainder of CMA									
May 2007	26	0	8	0	0	0	0	0	34
May 2006	17	1	0	0	0	0	0	0	18
Toronto CMA									
May 2007	1,093	209	296	0	27	180	4	51	1,860
May 2006	1,224	286	285	0	169	1,180	1	172	3,317

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

**Table 1.2: 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 2: Starts by Submarket and by Dwelling Type**  
**May 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	% Change
<b>Toronto City</b>	153	129	40	46	264	38	624	1,501	1,081	1,714	-36.9
Toronto	14	27	2	12	38	16	184	901	238	956	-75.1
East York	4	2	0	0	0	0	0	0	4	2	100.0
Etobicoke	8	23	2	30	0	22	0	0	10	75	-86.7
North York	71	42	0	2	90	0	397	372	558	416	34.1
Scarborough	53	26	36	0	136	0	43	228	268	254	5.5
York	3	9	0	2	0	0	0	0	3	11	-72.7
<b>York Region</b>	476	474	114	150	160	138	337	96	1,087	858	26.7
Aurora	9	25	0	0	0	60	0	0	9	85	-89.4
East Gwillimbury	1	4	0	0	0	0	0	0	1	4	-75.0
Georgina Township	3	29	0	0	0	0	0	0	3	29	-89.7
King Township	3	1	0	0	0	0	0	0	3	1	200.0
Markham	173	160	22	74	15	21	136	96	346	351	-1.4
Newmarket	14	14	0	0	0	16	0	0	14	30	-53.3
Richmond Hill	74	44	16	10	69	5	201	0	360	59	**
Vaughan	148	165	66	60	57	36	0	0	271	261	3.8
Whitchurch-Stouffville	51	32	10	6	19	0	0	0	80	38	110.5
<b>Peel Region</b>	471	436	120	136	254	32	0	12	845	616	37.2
Brampton	418	360	98	132	149	20	0	0	665	512	29.9
Caledon	7	6	0	0	0	0	0	0	7	6	16.7
Mississauga	46	70	22	4	105	12	0	12	173	98	76.5
<b>Halton Region</b>	241	127	16	40	193	104	0	108	450	379	18.7
Burlington	71	16	0	6	17	62	0	108	88	192	-54.2
Halton Hills	25	14	0	0	0	0	0	0	25	14	78.6
Milton	21	41	0	22	133	0	0	0	154	63	144.4
Oakville	124	56	16	12	43	42	0	0	183	110	66.4
<b>Durham Region</b>	307	323	46	4	22	157	0	30	375	514	-27.0
Ajax	44	86	32	4	0	43	0	0	76	133	-42.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	80	58	0	0	0	4	0	30	80	92	-13.0
Oshawa	78	98	2	0	0	35	0	0	80	133	-39.8
Pickering	8	3	10	0	18	44	0	0	36	47	-23.4
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	17	23	0	0	4	0	0	0	21	23	-8.7
Whitby	80	55	2	0	0	31	0	0	82	86	-4.7
<b>Rest of Toronto CMA</b>	11	58	0	0	6	21	0	0	17	79	-78.5
Bradford West Gwillimbury	7	4	0	0	0	0	0	0	7	4	75.0
Town of Mono	2	5	0	0	0	0	0	0	2	5	-60.0
New Tecumseth	0	45	0	0	6	21	0	0	6	66	-90.9
Orangeville	2	4	0	0	0	0	0	0	2	4	-50.0
<b>Toronto CMA</b>	1,350	1,320	332	370	882	358	961	1,609	3,525	3,657	-3.6

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - May 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
<b>Toronto City</b>	390	557	130	108	530	423	1,449	3,537	2,499	4,625	-46.0
Toronto	39	49	16	12	56	149	516	1,328	627	1,538	-59.2
East York	6	9	2	0	0	0	0	0	8	9	-11.1
Etobicoke	43	50	4	48	89	63	0	278	136	439	-69.0
North York	164	172	68	28	191	64	657	1,303	1,080	1,567	-31.1
Scarborough	130	265	38	18	182	147	43	475	393	905	-56.6
York	8	12	2	2	12	0	0	153	22	167	-86.8
<b>York Region</b>	2,060	1,918	646	610	737	790	1,328	1,104	4,771	4,422	7.9
Aurora	21	68	0	0	7	95	0	0	28	163	-82.8
East Gwillimbury	9	8	0	0	10	0	0	0	19	8	137.5
Georgina Township	31	126	0	4	0	0	0	0	31	130	-76.2
King Township	7	11	0	0	0	0	0	0	7	11	-36.4
Markham	330	725	100	320	78	360	1,127	615	1,635	2,020	-19.1
Newmarket	86	117	28	94	0	99	0	0	114	310	-63.2
Richmond Hill	303	239	22	14	176	80	201	408	702	741	-5.3
Vaughan	931	441	372	170	436	120	0	81	1,739	812	114.2
Whitchurch-Stouffville	342	183	124	8	30	36	0	0	496	227	118.5
<b>Peel Region</b>	1,477	1,051	286	358	488	359	411	1,023	2,662	2,791	-4.6
Brampton	1,272	790	220	272	220	108	0	0	1,712	1,170	46.3
Caledon	12	17	6	6	0	0	0	0	18	23	-21.7
Mississauga	193	244	60	80	268	251	411	1,023	932	1,598	-41.7
<b>Halton Region</b>	890	685	102	178	774	489	109	246	1,875	1,598	17.3
Burlington	196	122	0	74	130	211	13	108	339	515	-34.2
Halton Hills	82	52	2	24	0	34	0	0	84	110	-23.6
Milton	256	128	84	64	341	71	96	0	777	263	195.4
Oakville	356	383	16	16	303	173	0	138	675	710	-4.9
<b>Durham Region</b>	786	1,591	54	74	178	429	0	277	1,018	2,371	-57.1
Ajax	173	660	38	64	104	205	0	0	315	929	-66.1
Brock	0	1	0	0	0	0	0	1	0	2	-100.0
Clarington	175	197	0	4	22	19	0	60	197	280	-29.6
Oshawa	212	344	2	2	0	69	0	0	214	415	-48.4
Pickering	16	27	10	0	18	44	0	0	44	71	-38.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	44	57	2	0	4	0	0	0	50	57	-12.3
Whitby	166	305	2	4	30	92	0	216	198	617	-67.9
<b>Rest of Toronto CMA</b>	92	173	10	6	25	37	0	0	127	216	-41.2
Bradford West Gwillimbury	18	15	0	0	0	0	0	0	18	15	20.0
Town of Mono	9	14	0	0	0	0	0	0	9	14	-35.7
New Tecumseth	35	129	10	6	25	37	0	0	70	172	-59.3
Orangeville	30	15	0	0	0	0	0	0	30	15	100.0
<b>Toronto CMA</b>	4,946	5,006	1,224	1,250	2,550	2,136	3,284	5,802	12,004	14,194	-15.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006
<b>Toronto City</b>	38	16	0	0	184	870	0	31
Toronto	0	0	0	0	0	0	0	0
East York	0	22	0	0	0	0	0	0
Etobicoke	90	0	0	0	349	372	48	0
North York	136	0	0	0	43	228	0	0
Scarborough	0	0	0	0	0	0	0	0
York	160	138	0	0	337	96	0	0
<b>York Region</b>	0	60	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	15	21	0	0	136	96	0	0
Markham	0	16	0	0	0	0	0	0
Newmarket	69	5	0	0	201	0	0	0
Richmond Hill	57	36	0	0	0	0	0	0
Vaughan	19	0	0	0	0	0	0	0
Whitchurch-Stouffville	254	32	0	0	0	12	0	0
<b>Peel Region</b>	149	20	0	0	0	0	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	105	12	0	0	0	12	0	0
Mississauga	193	104	0	0	0	0	0	108
<b>Halton Region</b>	17	62	0	0	0	0	0	108
Burlington	0	0	0	0	0	0	0	0
Halton Hills	133	0	0	0	0	0	0	0
Milton	43	42	0	0	0	0	0	0
Oakville	22	157	0	0	0	30	0	0
<b>Durham Region</b>	0	43	0	0	0	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	4	0	0	0	30	0	0
Clarington	0	35	0	0	0	0	0	0
Oshawa	18	44	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	4	0	0	0	0	0	0	0
Uxbridge	0	31	0	0	0	0	0	0
Whitby	6	21	0	0	0	0	0	0
<b>Rest of Toronto CMA</b>	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	6	21	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	882	358	0	0	913	1,578	48	31
<b>Toronto CMA</b>	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - May 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
<b>Toronto City</b>	56	141	0	8	513	1,268	3	60
Toronto	0	0	0	0	0	0	0	0
East York	89	63	0	0	0	0	0	278
Etobicoke	191	64	0	0	609	1,303	48	0
North York	182	147	0	0	43	475	0	0
Scarborough	12	0	0	0	0	153	0	0
York	737	790	0	0	1,328	1,104	0	0
<b>York Region</b>	7	95	0	0	0	0	0	0
Aurora	10	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	78	360	0	0	1,127	615	0	0
Markham	0	99	0	0	0	0	0	0
Newmarket	176	80	0	0	201	408	0	0
Richmond Hill	436	120	0	0	0	81	0	0
Vaughan	30	36	0	0	0	0	0	0
Whitchurch-Stouffville	488	359	0	0	411	1,023	0	0
<b>Peel Region</b>	220	108	0	0	0	0	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	268	251	0	0	411	1,023	0	0
Mississauga	774	489	0	0	109	138	0	108
<b>Halton Region</b>	130	211	0	0	13	0	0	108
Burlington	0	34	0	0	0	0	0	0
Halton Hills	341	71	0	0	96	0	0	0
Milton	303	173	0	0	0	138	0	0
Oakville	178	429	0	0	0	277	0	0
<b>Durham Region</b>	104	205	0	0	0	0	0	0
Ajax	0	0	0	0	0	1	0	0
Brock	22	19	0	0	0	60	0	0
Clarington	0	69	0	0	0	0	0	0
Oshawa	18	44	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	4	0	0	0	0	0	0	0
Uxbridge	30	92	0	0	0	216	0	0
Whitby	25	37	0	0	0	0	0	0
<b>Rest of Toronto CMA</b>	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	25	37	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	2,550	2,128	0	8	3,000	5,464	284	338
<b>Toronto CMA</b>	0	0	0	0	0	0	0	0

Source: CM HC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**May 2007**

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006
<b>Toronto City</b>	456	205	577	1,478	48	31	1,081	1,714
Toronto	53	47	185	878	0	31	238	956
East York	4	2	0	0	0	0	4	2
Etobicoke	10	75	0	0	0	0	10	75
North York	161	44	349	372	48	0	558	416
Scarborough	225	26	43	228	0	0	268	254
York	3	11	0	0	0	0	3	11
<b>York Region</b>	750	762	337	96	0	0	1,087	858
Aurora	9	85	0	0	0	0	9	85
East Gwillimbury	1	4	0	0	0	0	1	4
Georgina Township	3	29	0	0	0	0	3	29
King Township	3	1	0	0	0	0	3	1
Markham	210	255	136	96	0	0	346	351
Newmarket	14	30	0	0	0	0	14	30
Richmond Hill	159	59	201	0	0	0	360	59
Vaughan	271	261	0	0	0	0	271	261
Whitchurch-Stouffville	80	38	0	0	0	0	80	38
<b>Peel Region</b>	845	543	0	73	0	0	845	616
Brampton	665	463	0	49	0	0	665	512
Caledon	7	6	0	0	0	0	7	6
Mississauga	173	74	0	24	0	0	173	98
<b>Halton Region</b>	311	268	139	3	0	108	450	379
Burlington	82	84	6	0	0	108	88	192
Halton Hills	25	14	0	0	0	0	25	14
Milton	21	63	133	0	0	0	154	63
Oakville	183	107	0	3	0	0	183	110
<b>Durham Region</b>	375	430	0	84	0	0	375	514
Ajax	76	133	0	0	0	0	76	133
Brock	0	0	0	0	0	0	0	0
Clarington	80	62	0	30	0	0	80	92
Oshawa	80	123	0	10	0	0	80	133
Pickering	36	3	0	44	0	0	36	47
Scugog	0	0	0	0	0	0	0	0
Uxbridge	21	23	0	0	0	0	21	23
Whitby	82	86	0	0	0	0	82	86
<b>Rest of Toronto CMA</b>	17	76	0	3	0	0	17	79
Bradford West Gwillimbury	7	4	0	0	0	0	7	4
Town of Mono	2	5	0	0	0	0	2	5
New Tecumseth	6	63	0	3	0	0	6	66
Orangeville	2	4	0	0	0	0	2	4
<b>Toronto CMA</b>	2,430	1,929	1,047	1,697	48	31	3,525	3,657

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
<b>Toronto City</b>	1,039	862	1,176	3,417	284	346	2,499	4,625
Toronto	110	157	514	1,313	3	68	627	1,538
East York	8	9	0	0	0	0	8	9
Etobicoke	136	161	0	0	0	278	136	439
North York	423	200	609	1,367	48	0	1,080	1,567
Scarborough	340	321	53	584	0	0	393	905
York	22	14	0	153	0	0	22	167
<b>York Region</b>	3,341	3,086	1,430	1,336	0	0	4,771	4,422
Aurora	28	162	0	1	0	0	28	163
East Gwillimbury	19	8	0	0	0	0	19	8
Georgina Township	31	130	0	0	0	0	31	130
King Township	7	11	0	0	0	0	7	11
Markham	498	1,197	1,137	823	0	0	1,635	2,020
Newmarket	114	310	0	0	0	0	114	310
Richmond Hill	501	333	201	408	0	0	702	741
Vaughan	1,658	708	81	104	0	0	1,739	812
Whitchurch-Stouffville	485	227	11	0	0	0	496	227
<b>Peel Region</b>	2,146	1,422	516	1,369	0	0	2,662	2,791
Brampton	1,689	1,054	23	116	0	0	1,712	1,170
Caledon	12	19	6	4	0	0	18	23
Mississauga	445	349	487	1,249	0	0	932	1,598
<b>Halton Region</b>	1,310	1,282	565	200	0	116	1,875	1,598
Burlington	252	343	87	56	0	116	339	515
Halton Hills	84	110	0	0	0	0	84	110
Milton	384	263	393	0	0	0	777	263
Oakville	590	566	85	144	0	0	675	710
<b>Durham Region</b>	1,018	1,995	0	376	0	0	1,018	2,371
Ajax	315	900	0	29	0	0	315	929
Brock	0	2	0	0	0	0	0	2
Clarington	197	220	0	60	0	0	197	280
Oshawa	214	388	0	27	0	0	214	415
Pickering	44	27	0	44	0	0	44	71
Scugog	0	0	0	0	0	0	0	0
Uxbridge	50	57	0	0	0	0	50	57
Whitby	198	401	0	216	0	0	198	617
<b>Rest of Toronto CMA</b>	107	190	20	26	0	0	127	216
Bradford West Gwillimbury	18	15	0	0	0	0	18	15
Town of Mono	9	14	0	0	0	0	9	14
New Tecumseth	50	146	20	26	0	0	70	172
Orangeville	30	15	0	0	0	0	30	15
<b>Toronto CMA</b>	8,100	7,483	3,620	6,365	284	346	12,004	14,194

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**May 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	% Change
<b>Toronto City</b>	83	90	10	12	25	83	140	1,187	258	1,372	-81.2
Toronto	13	16	0	6	0	8	0	1,163	13	1,193	-98.9
East York	0	3	0	0	0	0	0	0	0	3	-100.0
Etobicoke	11	13	6	2	0	0	0	0	17	15	13.3
North York	32	40	4	0	9	44	140	24	185	108	71.3
Scarborough	26	15	0	0	16	31	0	0	42	46	-8.7
York	1	3	0	4	0	0	0	0	1	7	-85.7
<b>York Region</b>	456	552	72	96	109	136	0	0	637	784	-18.8
Aurora	7	2	0	0	33	0	0	0	40	2	**
East Gwillimbury	8	1	0	0	0	0	0	0	8	1	**
Georgina Township	6	41	0	2	0	0	0	0	6	43	-86.0
King Township	3	2	0	0	0	0	0	0	3	2	50.0
Markham	69	179	16	30	36	48	0	0	121	257	-52.9
Newmarket	0	47	18	34	0	0	0	0	18	81	-77.8
Richmond Hill	47	114	18	20	22	46	0	0	87	180	-51.7
Vaughan	237	123	4	4	18	6	0	0	259	133	94.7
Whitchurch-Stouffville	79	43	16	6	0	36	0	0	95	85	11.8
<b>Peel Region</b>	226	299	120	96	111	222	0	0	457	617	-25.9
Brampton	173	223	56	86	111	55	0	0	340	364	-6.6
Caledon	7	2	8	0	0	0	0	0	15	2	**
Mississauga	46	74	56	10	0	167	0	0	102	251	-59.4
<b>Halton Region</b>	280	184	42	34	92	73	70	122	484	413	17.2
Burlington	31	18	0	14	45	63	70	122	146	217	-32.7
Halton Hills	19	47	0	0	9	0	0	0	28	47	-40.4
Milton	167	26	34	20	0	0	0	0	201	46	**
Oakville	63	93	8	0	38	10	0	0	109	103	5.8
<b>Durham Region</b>	173	281	4	36	27	66	30	22	234	405	-42.2
Ajax	44	78	2	36	0	21	0	0	46	135	-65.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	26	49	0	0	5	4	30	0	61	53	15.1
Oshawa	56	59	0	0	16	16	0	4	72	79	-8.9
Pickering	8	8	0	0	0	13	0	0	8	21	-61.9
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	14	0	0	0	4	0	0	0	18	-100.0
Whitby	39	73	2	0	6	8	0	18	47	99	-52.5
<b>Rest of Toronto CMA</b>	26	17	0	2	8	0	0	0	34	19	78.9
Bradford West Gwillimbury	7	7	0	0	0	0	0	0	7	7	0.0
Town of Mono	1	1	0	0	0	0	0	0	1	1	0.0
New Tecumseth	12	7	0	2	8	0	0	0	20	9	122.2
Orangeville	6	2	0	0	0	0	0	0	6	2	200.0
<b>Toronto CMA</b>	1,092	1,224	246	262	300	489	140	1,187	1,778	3,162	-43.8

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - May 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
<b>Toronto City</b>	406	397	58	64	195	365	2,817	5,640	3,476	6,466	-46.2
Toronto	37	43	4	6	127	63	2,009	2,535	2,177	2,647	-17.8
East York	8	10	2	0	0	0	0	0	10	10	0.0
Etobicoke	53	56	32	6	28	68	192	584	305	714	-57.3
North York	174	188	8	2	9	98	580	1,600	771	1,888	-59.2
Scarborough	122	96	0	42	31	136	0	921	153	1,195	-87.2
York	12	4	12	8	0	0	36	0	60	12	**
<b>York Region</b>	2,111	2,290	244	326	692	668	884	364	3,931	3,648	7.8
Aurora	50	8	0	0	110	6	0	0	160	14	**
East Gwillimbury	48	12	0	0	0	0	0	0	48	12	**
Georgina Township	40	148	0	6	0	0	0	0	40	154	-74.0
King Township	8	14	0	0	0	0	0	0	8	14	-42.9
Markham	513	719	104	106	306	296	357	0	1,280	1,121	14.2
Newmarket	28	168	20	68	34	28	0	0	82	264	-68.9
Richmond Hill	258	676	36	100	120	197	187	332	601	1,305	-53.9
Vaughan	811	360	40	36	122	96	340	32	1,313	524	150.6
Whitchurch-Stouffville	355	185	44	10	0	45	0	0	399	240	66.3
<b>Peel Region</b>	1,435	1,719	476	432	395	679	161	1,287	2,467	4,117	-40.1
Brampton	1,096	1,433	366	296	243	283	0	0	1,705	2,012	-15.3
Caledon	38	23	18	12	0	0	0	0	56	35	60.0
Mississauga	301	263	92	124	152	396	161	1,287	706	2,070	-65.9
<b>Halton Region</b>	1,000	963	118	220	517	378	70	226	1,705	1,787	-4.6
Burlington	145	132	14	68	224	160	70	226	453	586	-22.7
Halton Hills	82	183	0	24	24	12	0	0	106	219	-51.6
Milton	523	326	88	126	81	45	0	0	692	497	39.2
Oakville	250	322	16	2	188	161	0	0	454	485	-6.4
<b>Durham Region</b>	1,499	1,158	38	150	305	336	104	125	1,946	1,769	10.0
Ajax	579	411	24	144	119	109	0	0	722	664	8.7
Brock	11	1	0	0	0	0	0	1	11	2	**
Clarington	206	181	2	0	24	21	102	0	334	202	65.3
Oshawa	337	192	0	0	61	39	0	4	398	235	69.4
Pickering	54	12	6	0	31	54	2	0	93	66	40.9
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	72	48	0	0	8	20	0	0	80	68	17.6
Whitby	240	313	6	6	62	93	0	120	308	532	-42.1
<b>Rest of Toronto CMA</b>	127	151	0	4	31	0	0	0	158	155	1.9
Bradford West Gwillimbury	40	34	0	0	0	0	0	0	40	34	17.6
Town of Mono	6	18	0	0	0	0	0	0	6	18	-66.7
New Tecumseth	59	83	0	4	24	0	0	0	83	87	-4.6
Orangeville	22	16	0	0	7	0	0	0	29	16	81.3
<b>Toronto CMA</b>	5,639	5,859	912	1,122	1,764	2,113	3,864	7,291	12,179	16,385	-25.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006
<b>Toronto City</b>	0	8	0	0	0	1,163	0	0
Toronto	0	0	0	0	0	0	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	9	44	0	0	140	24	0	0
North York	16	31	0	0	0	0	0	0
Scarborough	0	0	0	0	0	0	0	0
York	109	136	0	0	0	0	0	0
<b>York Region</b>	33	0	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	36	48	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	22	46	0	0	0	0	0	0
Richmond Hill	18	6	0	0	0	0	0	0
Vaughan	0	36	0	0	0	0	0	0
Whitchurch-Stouffville	111	222	0	0	0	0	0	0
<b>Peel Region</b>	111	55	0	0	0	0	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	0	167	0	0	0	0	0	0
Mississauga	86	73	6	0	70	122	0	0
<b>Halton Region</b>	39	63	6	0	70	122	0	0
Burlington	9	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	38	10	0	0	0	0	0	0
Oakville	27	66	0	0	30	18	0	4
<b>Durham Region</b>	0	21	0	0	0	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	5	4	0	0	30	0	0	0
Clarington	16	16	0	0	0	0	0	4
Oshawa	0	13	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	4	0	0	0	0	0	0
Uxbridge	6	8	0	0	0	18	0	0
Whitby	8	0	0	0	0	0	0	0
<b>Rest of Toronto CMA</b>	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	8	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	300	489	0	0	140	1,187	0	0
<b>Toronto CMA</b>	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - May 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
<b>Toronto City</b>	127	63	0	0	1,817	2,063	192	472
Toronto	0	0	0	0	0	0	0	0
East York	28	44	0	24	192	584	0	0
Etobicoke	9	98	0	0	580	1,300	0	300
North York	31	136	0	0	0	921	0	0
Scarborough	0	0	0	0	36	0	0	0
York	692	668	0	0	824	332	60	32
<b>York Region</b>	110	6	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	306	296	0	0	357	0	0	0
Markham	34	28	0	0	0	0	0	0
Newmarket	120	197	0	0	187	332	0	0
Richmond Hill	122	96	0	0	280	0	60	32
Vaughan	0	45	0	0	0	0	0	0
Whitchurch-Stouffville	395	679	0	0	138	1,287	23	0
<b>Peel Region</b>	243	283	0	0	0	0	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	152	396	0	0	138	1,287	23	0
Mississauga	497	364	20	14	70	226	0	0
<b>Halton Region</b>	204	146	20	14	70	226	0	0
Burlington	24	12	0	0	0	0	0	0
Halton Hills	81	45	0	0	0	0	0	0
Milton	188	161	0	0	0	0	0	0
Oakville	305	320	0	16	104	121	0	4
<b>Durham Region</b>	119	109	0	0	0	0	0	0
Ajax	0	0	0	0	0	1	0	0
Brock	24	21	0	0	102	0	0	0
Clarington	61	39	0	0	0	0	0	4
Oshawa	31	54	0	0	2	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	8	20	0	0	0	0	0	0
Uxbridge	62	77	0	16	0	120	0	0
Whitby	31	0	0	0	0	0	0	0
<b>Rest of Toronto CMA</b>	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	24	0	0	0	0	0	0	0
New Tecumseth	7	0	0	0	0	0	0	0
Orangeville	1,764	2,089	0	24	3,589	6,487	275	804
<b>Toronto CMA</b>	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**May 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006
<b>Toronto City</b>	118	185	140	1,187	0	0	258	1,372
Toronto	13	30	0	1,163	0	0	13	1,193
East York	0	3	0	0	0	0	0	3
Etobicoke	17	15	0	0	0	0	17	15
North York	45	84	140	24	0	0	185	108
Scarborough	42	46	0	0	0	0	42	46
York	1	7	0	0	0	0	1	7
<b>York Region</b>	619	746	18	38	0	0	637	784
Aurora	40	2	0	0	0	0	40	2
East Gwillimbury	8	1	0	0	0	0	8	1
Georgina Township	6	43	0	0	0	0	6	43
King Township	3	2	0	0	0	0	3	2
Markham	121	226	0	31	0	0	121	257
Newmarket	0	81	18	0	0	0	18	81
Richmond Hill	87	173	0	7	0	0	87	180
Vaughan	259	133	0	0	0	0	259	133
Whitchurch-Stouffville	95	85	0	0	0	0	95	85
<b>Peel Region</b>	457	504	0	113	0	0	457	617
Brampton	340	348	0	16	0	0	340	364
Caledon	15	2	0	0	0	0	15	2
Mississauga	102	154	0	97	0	0	102	251
<b>Halton Region</b>	399	275	79	138	6	0	484	413
Burlington	67	79	73	138	6	0	146	217
Halton Hills	28	47	0	0	0	0	28	47
Milton	201	46	0	0	0	0	201	46
Oakville	103	103	6	0	0	0	109	103
<b>Durham Region</b>	204	363	30	38	0	4	234	405
Ajax	46	128	0	7	0	0	46	135
Brock	0	0	0	0	0	0	0	0
Clarington	31	53	30	0	0	0	61	53
Oshawa	72	75	0	0	0	4	72	79
Pickering	8	8	0	13	0	0	8	21
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	18	0	0	0	0	0	18
Whitby	47	81	0	18	0	0	47	99
<b>Rest of Toronto CMA</b>	34	19	0	0	0	0	34	19
Bradford West Gwillimbury	7	7	0	0	0	0	7	7
Town of Mono	1	1	0	0	0	0	1	1
New Tecumseth	20	9	0	0	0	0	20	9
Orangeville	6	2	0	0	0	0	6	2
<b>Toronto CMA</b>	1,614	1,804	164	1,358	0	0	1,778	3,162

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
<b>Toronto City</b>	540	773	2,744	4,897	192	796	3,476	6,466
Toronto	49	112	1,936	2,063	192	472	2,177	2,647
East York	10	10	0	0	0	0	10	10
Etobicoke	113	106	192	584	0	24	305	714
North York	191	265	580	1,323	0	300	771	1,888
Scarborough	153	268	0	927	0	0	153	1,195
York	24	12	36	0	0	0	60	12
<b>York Region</b>	2,967	3,092	904	524	60	32	3,931	3,648
Aurora	160	6	0	8	0	0	160	14
East Gwillimbury	48	12	0	0	0	0	48	12
Georgina Township	40	154	0	0	0	0	40	154
King Township	8	14	0	0	0	0	8	14
Markham	861	961	419	160	0	0	1,280	1,121
Newmarket	64	247	18	17	0	0	82	264
Richmond Hill	414	966	187	339	0	0	601	1,305
Vaughan	973	492	280	0	60	32	1,313	524
Whitchurch-Stouffville	399	240	0	0	0	0	399	240
<b>Peel Region</b>	2,229	2,541	215	1,576	23	0	2,467	4,117
Brampton	1,698	1,934	7	78	0	0	1,705	2,012
Caledon	54	25	2	10	0	0	56	35
Mississauga	477	582	206	1,488	23	0	706	2,070
<b>Halton Region</b>	1,480	1,433	195	340	30	14	1,705	1,787
Burlington	270	267	153	305	30	14	453	586
Halton Hills	106	201	0	18	0	0	106	219
Milton	692	497	0	0	0	0	692	497
Oakville	412	468	42	17	0	0	454	485
<b>Durham Region</b>	1,757	1,518	188	231	1	20	1,946	1,769
Ajax	702	600	20	64	0	0	722	664
Brock	11	2	0	0	0	0	11	2
Clarington	212	202	121	0	1	0	334	202
Oshawa	382	231	16	0	0	4	398	235
Pickering	62	19	31	47	0	0	93	66
Scugog	0	0	0	0	0	0	0	0
Uxbridge	80	68	0	0	0	0	80	68
Whitby	308	396	0	120	0	16	308	532
<b>Rest of Toronto CMA</b>	148	141	10	14	0	0	158	155
Bradford West Gwillimbury	40	34	0	0	0	0	40	34
Town of Mono	6	18	0	0	0	0	6	18
New Tecumseth	73	73	10	14	0	0	83	87
Orangeville	29	16	0	0	0	0	29	16
<b>Toronto CMA</b>	7,938	8,400	3,966	7,157	275	828	12,179	16,385

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
May 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													
May 2007	0	0.0	4	4.5	1	1.1	6	6.8	77	87.5	88	899,000	982,960
May 2006	0	0.0	3	3.3	3	3.3	10	11.0	75	82.4	91	899,000	1,010,623
Year-to-date 2007	0	0.0	46	11.2	45	11.0	36	8.8	283	69.0	410	800,000	897,402
Year-to-date 2006	9	2.2	22	5.4	40	9.8	23	5.6	315	77.0	409	899,000	938,017
Toronto													
May 2007	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	899,000	1,029,993
May 2006	0	0.0	1	5.9	0	0.0	0	0.0	16	94.1	17	899,000	1,105,571
Year-to-date 2007	0	0.0	0	0.0	1	2.1	2	4.2	45	93.8	48	900,000	1,094,983
Year-to-date 2006	0	0.0	1	1.9	1	1.9	0	0.0	51	96.2	53	799,900	1,090,509
East York													
May 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	2	14.3	1	7.1	4	28.6	7	50.0	14	624,000	731,429
Year-to-date 2006	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	--	--
Etobicoke													
May 2007	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	800,000	764,081
May 2006	0	0.0	0	0.0	1	10.0	1	10.0	8	80.0	10	849,500	787,400
Year-to-date 2007	0	0.0	3	5.1	0	0.0	17	28.8	39	66.1	59	749,000	764,127
Year-to-date 2006	1	2.0	0	0.0	2	4.0	1	2.0	46	92.0	50	899,000	898,054
North York													
May 2007	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	1,199,000	1,327,973
May 2006	0	0.0	0	0.0	0	0.0	0	0.0	45	100.0	45	1,029,000	1,210,584
Year-to-date 2007	0	0.0	0	0.0	1	0.6	0	0.0	162	99.4	163	1,198,000	1,244,260
Year-to-date 2006	0	0.0	0	0.0	2	1.0	3	1.5	191	97.4	196	1,029,000	1,178,586
Scarborough													
May 2007	0	0.0	4	16.7	1	4.2	2	8.3	17	70.8	24	547,990	542,321
May 2006	0	0.0	2	13.3	2	13.3	8	53.3	3	20.0	15	429,998	434,315
Year-to-date 2007	0	0.0	41	34.2	42	35.0	11	9.2	26	21.7	120	374,900	426,757
Year-to-date 2006	8	8.1	19	19.2	35	35.4	18	18.2	19	19.2	99	379,990	414,088
York													
May 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 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	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
York Region													
May 2007	10	2.2	15	3.3	42	9.2	216	47.5	172	37.8	455	485,900	504,235
May 2006	43	7.8	22	4.0	85	15.5	244	44.4	155	28.2	549	442,750	463,429
Year-to-date 2007	50	2.4	91	4.3	247	11.7	913	43.2	813	38.5	2,114	479,990	503,969
Year-to-date 2006	162	7.1	296	12.9	466	20.3	893	38.9	477	20.8	2,294	425,175	440,395
Aurora													
May 2007	0	0.0	0	0.0	2	28.6	2	28.6	3	42.9	7	--	--
May 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	2	3.9	5	9.8	22	43.1	22	43.1	51	498,900	529,079
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 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 (%)			
East Gwillimbury													
May 2007	4	50.0	3	37.5	0	0.0	0	0.0	1	12.5	8	--	--
May 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	15	31.3	15	31.3	1	2.1	0	0.0	17	35.4	48	314,900	452,197
Year-to-date 2006	4	30.8	1	7.7	0	0.0	4	30.8	4	30.8	13	425,000	624,838
Georgina Township													
May 2007	4	66.7	1	16.7	0	0.0	0	0.0	1	16.7	6	--	--
May 2006	35	85.4	0	0.0	1	2.4	4	9.8	1	2.4	41	254,900	284,302
Year-to-date 2007	27	65.9	7	17.1	2	4.9	0	0.0	5	12.2	41	280,000	328,019
Year-to-date 2006	128	87.7	3	2.1	2	1.4	8	5.5	5	3.4	146	249,900	269,345
King Township													
May 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
May 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	950,500	970,357
Markham													
May 2007	0	0.0	11	15.9	16	23.2	40	58.0	2	2.9	69	405,990	409,670
May 2006	0	0.0	1	0.6	24	13.5	114	64.0	39	21.9	178	436,990	474,503
Year-to-date 2007	2	0.4	50	9.7	101	19.7	219	42.7	141	27.5	513	440,990	456,422
Year-to-date 2006	4	0.6	207	28.8	181	25.2	215	29.9	111	15.5	718	391,990	421,017
Newmarket													
May 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2006	8	17.0	15	31.9	22	46.8	2	4.3	0	0.0	47	350,900	347,120
Year-to-date 2007	2	6.9	10	34.5	17	58.6	0	0.0	0	0.0	29	359,900	349,631
Year-to-date 2006	26	15.4	63	37.3	68	40.2	10	5.9	2	1.2	169	344,900	350,254
Richmond Hill													
May 2007	0	0.0	0	0.0	3	6.4	17	36.2	27	57.4	47	510,990	536,008
May 2006	0	0.0	1	0.9	19	16.7	67	58.8	27	23.7	114	450,454	463,904
Year-to-date 2007	0	0.0	0	0.0	9	3.4	109	41.6	144	55.0	262	505,990	534,679
Year-to-date 2006	0	0.0	11	1.6	135	20.0	393	58.3	135	20.0	674	441,740	455,216
Vaughan													
May 2007	1	0.4	0	0.0	11	4.7	108	45.8	116	49.2	236	499,900	536,887
May 2006	0	0.0	3	2.5	9	7.4	31	25.4	79	64.8	122	513,490	541,758
Year-to-date 2007	2	0.2	0	0.0	63	7.9	306	38.2	430	53.7	801	508,990	559,653
Year-to-date 2006	0	0.0	4	1.1	30	8.3	142	39.2	186	51.4	362	503,945	522,917
Whitchurch-Stouffville													
May 2007	1	1.3	0	0.0	10	12.7	49	62.0	19	24.1	79	427,000	468,606
May 2006	0	0.0	2	4.8	10	23.8	26	61.9	4	9.5	42	428,200	430,749
Year-to-date 2007	2	0.6	7	1.9	49	13.6	257	71.2	46	12.7	361	429,910	453,970
Year-to-date 2006	0	0.0	7	3.7	50	26.3	121	63.7	12	6.3	190	429,963	438,654
Peel Region													
May 2007	3	1.4	77	36.0	67	31.3	30	14.0	37	17.3	214	373,240	400,677
May 2006	13	4.2	72	23.3	126	40.8	76	24.6	22	7.1	309	381,990	394,781
Year-to-date 2007	26	2.2	280	23.3	310	25.8	381	31.7	204	17.0	1,201	398,900	432,865
Year-to-date 2006	77	4.4	485	27.8	631	36.1	417	23.9	137	7.8	1,747	374,900	396,201

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 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 (%)			
Brampton													
May 2007	3	1.9	76	48.1	67	42.4	12	7.6	0	0.0	158	348,495	353,676
May 2006	13	5.7	71	31.1	101	44.3	32	14.0	11	4.8	228	364,990	371,452
Year-to-date 2007	26	3.0	278	32.4	305	35.6	201	23.5	47	5.5	857	374,990	382,466
Year-to-date 2006	76	5.2	484	32.9	566	38.5	268	18.2	75	5.1	1,469	363,900	375,184
Caledon													
May 2007	0	0.0	1	10.0	0	0.0	1	10.0	8	80.0	10	525,900	561,150
May 2006	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
Year-to-date 2007	0	0.0	2	5.3	0	0.0	8	21.1	28	73.7	38	637,500	765,816
Year-to-date 2006	1	3.7	1	3.7	2	7.4	8	29.6	15	55.6	27	515,000	674,407
Mississauga													
May 2007	0	0.0	0	0.0	0	0.0	17	37.0	29	63.0	46	509,900	527,229
May 2006	0	0.0	0	0.0	24	30.8	43	55.1	11	14.1	78	434,490	463,479
Year-to-date 2007	0	0.0	0	0.0	5	1.6	172	56.2	129	42.2	306	489,900	532,670
Year-to-date 2006	0	0.0	0	0.0	63	25.1	141	56.2	47	18.7	251	439,990	489,278
Halton Region													
May 2007	3	1.0	41	13.9	99	33.4	95	32.1	58	19.6	296	410,900	443,554
May 2006	1	0.6	29	16.7	55	31.6	44	25.3	45	25.9	174	400,000	539,546
Year-to-date 2007	28	2.8	171	16.9	282	27.9	284	28.1	244	24.2	1,009	405,900	487,289
Year-to-date 2006	74	7.4	232	23.1	254	25.2	204	20.3	242	24.1	1,006	389,490	506,696
Burlington													
May 2007	2	6.3	26	81.3	0	0.0	2	6.3	2	6.3	32	322,000	332,656
May 2006	0	0.0	4	25.0	12	75.0	0	0.0	0	0.0	16	365,000	360,374
Year-to-date 2007	21	13.8	74	48.7	16	10.5	15	9.9	26	17.1	152	322,000	409,955
Year-to-date 2006	10	7.5	24	18.0	38	28.6	14	10.5	47	35.3	133	375,000	581,332
Halton Hills													
May 2007	0	0.0	0	0.0	4	18.2	14	63.6	4	18.2	22	449,900	491,963
May 2006	0	0.0	7	19.4	20	55.6	5	13.9	4	11.1	36	371,990	425,769
Year-to-date 2007	1	1.2	3	3.6	23	27.7	49	59.0	7	8.4	83	410,900	443,539
Year-to-date 2006	11	6.4	44	25.6	81	47.1	28	16.3	8	4.7	172	371,990	385,414
Milton													
May 2007	1	0.6	15	8.3	95	52.8	69	38.3	0	0.0	180	389,900	403,064
May 2006	1	3.1	18	56.3	6	18.8	7	21.9	0	0.0	32	348,990	360,959
Year-to-date 2007	6	1.1	92	17.6	241	46.0	183	34.9	2	0.4	524	389,900	392,183
Year-to-date 2006	37	11.1	154	46.1	89	26.6	50	15.0	4	1.2	334	344,990	357,282
Oakville													
May 2007	0	0.0	0	0.0	0	0.0	10	16.1	52	83.9	62	559,490	601,169
May 2006	0	0.0	0	0.0	17	18.9	32	35.6	41	45.6	90	460,000	680,407
Year-to-date 2007	0	0.0	2	0.8	2	0.8	37	14.8	209	83.6	250	593,990	748,174
Year-to-date 2006	16	4.4	10	2.7	46	12.5	112	30.5	183	49.9	367	495,000	672,467
Durham Region													
May 2007	73	43.2	37	21.9	18	10.7	22	13.0	19	11.2	169	321,090	354,940
May 2006	118	44.5	40	15.1	39	14.7	59	22.3	9	3.4	265	317,990	335,629
Year-to-date 2007	492	33.8	258	17.7	208	14.3	332	22.8	165	11.3	1,455	347,295	367,852
Year-to-date 2006	504	44.2	274	24.1	176	15.5	143	12.6	42	3.7	1,139	311,100	329,443

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 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 (%)			
Ajax													
May 2007	5	13.2	1	2.6	3	7.9	15	39.5	14	36.8	38	478,250	467,276
May 2006	26	33.3	6	7.7	10	12.8	33	42.3	3	3.8	78	385,500	366,232
Year-to-date 2007	48	8.3	72	12.5	91	15.8	233	40.5	131	22.8	575	429,900	433,398
Year-to-date 2006	168	39.8	91	21.6	76	18.0	79	18.7	8	1.9	422	319,900	333,794
Brock													
May 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2007	16	66.7	5	20.8	2	8.3	1	4.2	0	0.0	24	283,945	289,553
May 2006	28	63.6	4	9.1	3	6.8	7	15.9	2	4.5	44	272,490	307,681
Year-to-date 2007	122	61.3	35	17.6	17	8.5	21	10.6	4	2.0	199	287,990	302,221
Year-to-date 2006	122	72.6	14	8.3	8	4.8	17	10.1	7	4.2	168	267,945	295,911
Oshawa													
May 2007	33	54.1	18	29.5	10	16.4	0	0.0	0	0.0	61	290,990	305,812
May 2006	22	42.3	10	19.2	15	28.8	5	9.6	0	0.0	52	326,445	323,542
Year-to-date 2007	201	60.7	79	23.9	34	10.3	13	3.9	4	1.2	331	281,990	298,686
Year-to-date 2006	72	39.8	56	30.9	36	19.9	13	7.2	4	2.2	181	313,900	324,073
Pickering													
May 2007	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	--	--
May 2006	0	0.0	3	37.5	0	0.0	5	62.5	0	0.0	8	--	--
Year-to-date 2007	0	0.0	12	22.2	17	31.5	13	24.1	12	22.2	54	399,900	443,096
Year-to-date 2006	0	0.0	3	23.1	0	0.0	7	53.8	3	23.1	13	467,700	445,495
Scugog													
May 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2006	11	78.6	1	7.1	0	0.0	2	14.3	0	0.0	14	286,050	282,114
Year-to-date 2007	37	51.4	8	11.1	7	9.7	12	16.7	8	11.1	72	299,900	366,276
Year-to-date 2006	23	46.9	9	18.4	6	12.2	7	14.3	4	8.2	49	312,200	377,461
Whitby													
May 2007	19	50.0	13	34.2	2	5.3	3	7.9	1	2.6	38	302,945	316,915
May 2006	31	44.9	16	23.2	11	15.9	7	10.1	4	5.8	69	316,990	330,095
Year-to-date 2007	84	37.5	52	23.2	42	18.8	40	17.9	6	2.7	224	334,895	342,185
Year-to-date 2006	119	38.9	101	33.0	50	16.3	20	6.5	16	5.2	306	318,445	332,411
Rest of Toronto CMA													
May 2007	17	65.4	8	30.8	0	0.0	0	0.0	1	3.8	26	289,950	298,208
May 2006	6	35.3	6	35.3	2	11.8	2	11.8	1	5.9	17	310,000	340,847
Year-to-date 2007	78	61.4	31	24.4	5	3.9	4	3.1	9	7.1	127	290,000	384,523
Year-to-date 2006	97	63.8	28	18.4	4	2.6	10	6.6	13	8.6	152	279,900	309,291

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 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 (%)			
Bradford West Gwillimbury													
May 2007	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
May 2006	1	14.3	3	42.9	1	14.3	1	14.3	1	14.3	7	--	--
Year-to-date 2007	18	45.0	12	30.0	2	5.0	2	5.0	6	15.0	40	329,900	412,983
Year-to-date 2006	16	44.4	9	25.0	1	2.8	1	2.8	9	25.0	36	306,450	370,817
Town of Mono													
May 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2006	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2006	2	11.1	1	5.6	3	16.7	8	44.4	4	22.2	18	410,000	421,944
New Tecumseth													
May 2007	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	258,900	263,825
May 2006	4	57.1	2	28.6	0	0.0	1	14.3	0	0.0	7	--	--
Year-to-date 2007	51	85.0	9	15.0	0	0.0	0	0.0	0	0.0	60	269,900	271,478
Year-to-date 2006	70	84.3	12	14.5	0	0.0	1	1.2	0	0.0	83	249,900	263,492
Orangeville													
May 2007	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
May 2006	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2007	9	40.9	10	45.5	3	13.6	0	0.0	0	0.0	22	312,400	315,318
Year-to-date 2006	9	60.0	6	40.0	0	0.0	0	0.0	0	0.0	15	278,000	279,867
Toronto CMA													
May 2007	36	3.3	120	11.0	213	19.5	363	33.2	361	33.0	1,093	452,990	505,408
May 2006	100	8.2	138	11.3	269	22.0	416	34.0	301	24.6	1,224	423,990	488,635
Year-to-date 2007	246	4.5	637	11.8	988	18.3	1,861	34.4	1,678	31.0	5,410	436,445	504,787
Year-to-date 2006	600	10.1	1,142	19.2	1,439	24.1	1,626	27.3	1,152	19.3	5,959	394,990	458,241

Source: CMHC (Market Absorption Survey)

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

Submarket	May 2007	May 2006	% Change	YTD 2007	YTD 2006	% Change
<b>Toronto City</b>	982,960	1,010,623	-2.7	897,402	938,017	-4.3
Toronto	1,029,993	1,105,571	-6.8	1,094,983	1,090,509	0.4
East York	--	--	n/a	731,429	--	n/a
Etobicoke	764,081	787,400	-3.0	764,127	898,054	-14.9
North York	1,327,973	1,210,584	9.7	1,244,260	1,178,586	5.6
Scarborough	542,321	434,315	24.9	426,757	414,088	3.1
York	--	--	n/a	--	--	n/a
<b>York Region</b>	504,235	463,429	8.8	503,969	440,395	14.4
Aurora	--	--	n/a	529,079	--	n/a
East Gwillimbury	--	--	n/a	452,197	624,838	-27.6
Georgina Township	--	284,302	n/a	328,019	269,345	21.8
King Township	--	--	n/a	--	970,357	n/a
Markham	409,670	474,503	-13.7	456,422	421,017	8.4
Newmarket	--	347,120	n/a	349,631	350,254	-0.2
Richmond Hill	536,008	463,904	15.5	534,679	455,216	17.5
Vaughan	536,887	541,758	-0.9	559,653	522,917	7.0
Whitchurch-Stouffville	468,606	430,749	8.8	453,970	438,654	3.5
<b>Peel Region</b>	400,677	394,781	1.5	432,865	396,201	9.3
Brampton	353,676	371,452	-4.8	382,466	375,184	1.9
Caledon	561,150	--	n/a	765,816	674,407	13.6
Mississauga	527,229	463,479	13.8	532,670	489,278	8.9
<b>Halton Region</b>	443,554	539,546	-17.8	487,289	506,696	-3.8
Burlington	332,656	360,374	-7.7	409,955	581,332	-29.5
Halton Hills	491,963	425,769	15.5	443,539	385,414	15.1
Milton	403,064	360,959	11.7	392,183	357,282	9.8
Oakville	601,169	680,407	-11.6	748,174	672,467	11.3
<b>Durham Region</b>	354,940	335,629	5.8	367,852	329,443	11.7
Ajax	467,276	366,232	27.6	433,398	333,794	29.8
Brock	--	--	n/a	--	--	n/a
Clarington	289,553	307,681	-5.9	302,221	295,911	2.1
Oshawa	305,812	323,542	-5.5	298,686	324,073	-7.8
Pickering	--	--	n/a	443,096	445,495	-0.5
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	282,114	n/a	366,276	377,461	-3.0
Whitby	316,915	330,095	-4.0	342,185	332,411	2.9
<b>Rest of Toronto CMA</b>	298,208	340,847	-12.5	384,523	309,291	24.3
Bradford West Gwillimbury	--	--	n/a	412,983	370,817	11.4
Town of Mono	--	--	n/a	--	421,944	n/a
New Tecumseth	263,825	--	n/a	271,478	263,492	3.0
Orangeville	--	--	n/a	315,318	279,867	12.7
<b>Toronto CMA</b>	505,408	488,635	3.4	504,787	458,241	10.2

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Toronto**  
**May 2007**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) 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	8,011	17,419	13,059	61.3	382,689	4.7	367,549
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2006	20,049	10.0		41,418			348,720	5.6	
	Q1 2007	20,463	2.1		39,668			363,488	4.2	
	YTD 2006	37,844	4.3		74,522			356,881	5.8	
	YTD 2007	41,021	8.4		72,880			372,267	4.3	

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**May 2007**

		Interest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 1992 =100	Toronto Labour Market			Average Weekly Earnings (\$)
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.2	130.1	2,786	6.5	68.8	777
	February	667	5.85	6.45	135.5	129.8	2,777	6.7	68.7	775
	March	667	6.05	6.45	135.8	130.8	2,780	6.7	68.6	776
	April	685	6.25	6.75	136.3	131.1	2,783	6.6	68.5	777
	May	685	6.25	6.75	136.7	131.4	2,796	6.4	68.5	781
	June	697	6.60	6.95	137.3	131.3	2,802	6.3	68.5	789
	July	697	6.60	6.95	137.8	130.8	2,809	6.3	68.6	795
	August	691	6.40	6.85	138.4	130.9	2,805	6.4	68.5	801
	September	682	6.40	6.70	138.4	130.3	2,803	6.6	68.5	804
	October	688	6.40	6.80	138.3	130.3	2,802	6.7	68.4	804
	November	673	6.40	6.55	138.8	130.6	2,804	6.8	68.4	804
	December	667	6.30	6.45	138.9	130.8	2,823	6.6	68.6	798
2007	January	679	6.50	6.65	139.0	130.5	2,844	6.6	69.0	789
	February	679	6.50	6.65	139.2	131.7	2,867	6.5	69.4	785
	March	669	6.40	6.49	139.4	133.0	2,866	6.7	69.5	784
	April	678	6.60	6.64	139.4	133.6	2,860	6.9	69.3	789
	May	709	6.85	7.14			2,853	6.9	69.2	792
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), 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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