

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: August 2007

New Home Market Starts Lower Through July

Housing starts in the Greater Toronto Area (GTA), on an unadjusted basis, were down almost 21 per cent this year compared to the first seven months of 2006.

The number of condominium apartment starts has been much lower than expected, leading to a decline in total starts. Fewer condominium apartment starts caused the decline in overall starts in the City of Toronto and Peel Region. With many high-rise apartments currently under construction, equipment and labour available to begin new projects is limited. As projects currently under

construction reach the completion stage in the second half, condominium apartment starts are expected to rebound.

While fewer high-rise units reached the construction stage through July this year, starts for other home types were slightly higher than 2006 levels. Strong pre-construction sales of low-rise home types, which took place in 2006 and the first half of 2007, have translated into strong starts so far this year for single-detached, semi-detached and row houses.

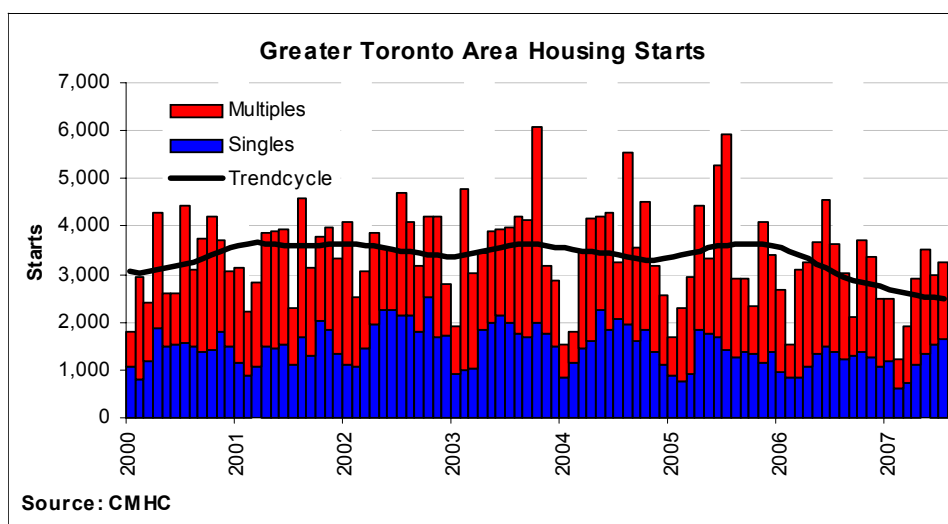
So far this year, York and Halton Regions have bucked the prevailing trend in the GTA. Starts increased for both low and high-rise home types in these areas.

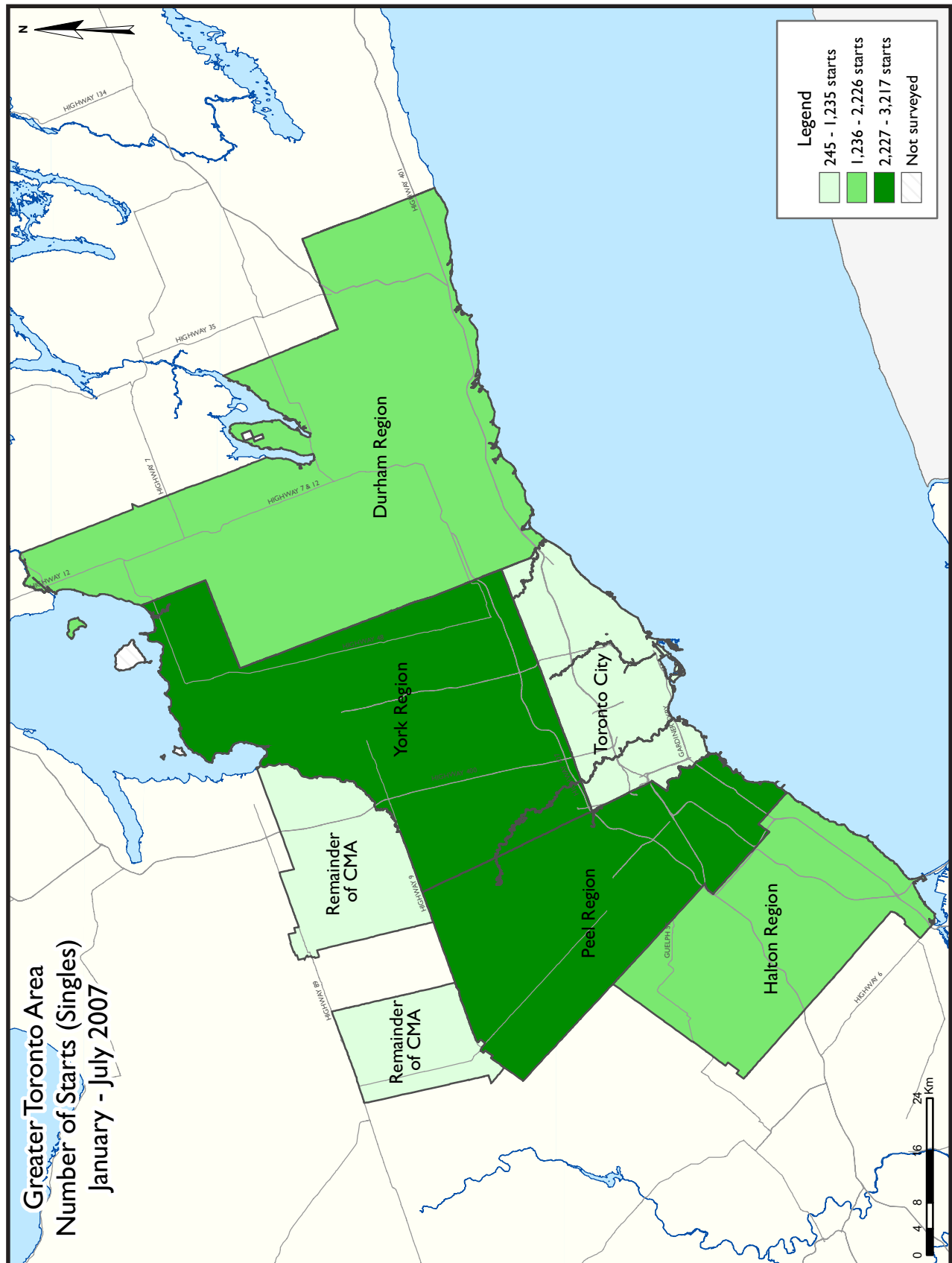
Table of contents

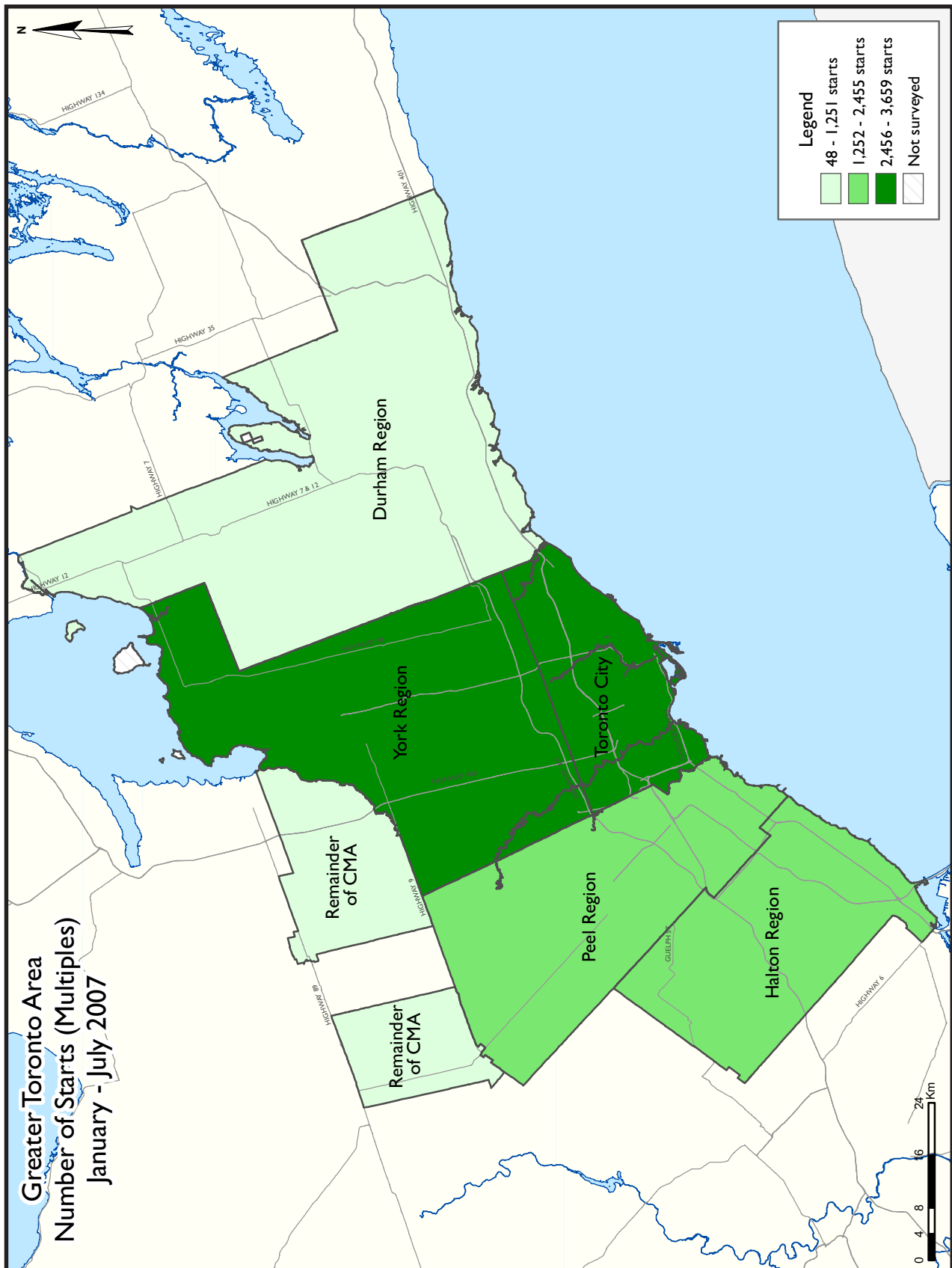
- I New Home Market Starts Lower Through July
- 2-3 GTA Maps: Single-Detached and Multiple-Family House Types
- 4 Zone Descriptions
- 5-38 Data Tables
- 39-41 Methodology and Definitions

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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

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

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil 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
July 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2007	1,655	180	465	0	232	669	0	50	3,251
July 2006	1,378	158	384	8	173	1,261	0	264	3,626
% Change	20.1	13.9	21.1	-100.0	34.1	-46.9	n/a	-81.1	-10.3
Year-to-date 2007	8,135	1,714	2,826	12	915	4,285	0	335	18,222
Year-to-date 2006	7,835	1,586	2,309	44	1,075	8,740	8	781	22,378
% Change	3.8	8.1	22.4	-72.7	-14.9	-51.0	-100.0	-57.1	-18.6
UNDER CONSTRUCTION									
July 2007	9,471	1,776	3,962	22	1,223	24,828	0	2,424	43,706
July 2006	9,010	1,731	3,095	58	1,640	25,332	22	1,837	42,725
% Change	5.1	2.6	28.0	-62.1	-25.4	-2.0	-100.0	32.0	2.3
COMPLETIONS									
July 2007	1,211	260	309	4	63	1,093	0	12	2,952
July 2006	1,396	266	535	4	104	1,904	0	0	4,209
% Change	-13.3	-2.3	-42.2	0.0	-39.4	-42.6	n/a	n/a	-29.9
Year-to-date 2007	7,912	1,436	1,964	15	713	4,882	0	308	17,230
Year-to-date 2006	8,668	1,704	2,261	20	985	8,902	24	857	23,421
% Change	-8.7	-15.7	-13.1	-25.0	-27.6	-45.2	-100.0	-64.1	-26.4
COMPLETED & NOT ABSORBED									
July 2007	311	46	128	0	17	265	14	52	833
July 2006	281	51	128	0	25	584	3	332	1,404
% Change	10.7	-9.8	0.0	n/a	-32.0	-54.6	**	-84.3	-40.7
ABSORBED									
July 2007	1,379	279	305	5	67	1,126	4	23	3,188
July 2006	1,390	286	565	4	118	1,782	6	0	4,151
% Change	-0.8	-2.4	-46.0	25.0	-43.2	-36.8	-33.3	n/a	-23.2
Year-to-date 2007	7,952	1,446	1,981	15	734	5,169	8	378	17,683
Year-to-date 2006	8,752	1,746	2,282	21	988	8,843	22	540	23,194
% Change	-9.1	-17.2	-13.2	-28.6	-25.7	-41.5	-63.6	-30.0	-23.8

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2007	132	0	8	0	17	0	0	0	157
July 2006	162	2	0	0	16	108	0	0	288
% Change	-18.5	-100.0	n/a	n/a	6.3	-100.0	n/a	n/a	-45.5
Year-to-date 2007	919	6	68	0	17	0	0	0	1,010
Year-to-date 2006	1,200	14	177	0	58	384	0	0	1,833
% Change	-23.4	-57.1	-61.6	n/a	-70.7	-100.0	n/a	n/a	-44.9
UNDER CONSTRUCTION									
July 2007	1,139	6	117	0	61	426	0	0	1,749
July 2006	1,360	22	186	0	77	516	0	0	2,161
% Change	-16.3	-72.7	-37.1	n/a	-20.8	-17.4	n/a	n/a	-19.1
COMPLETIONS									
July 2007	175	0	8	0	31	0	0	0	214
July 2006	250	0	9	0	0	36	0	0	295
% Change	-30.0	n/a	-11.1	n/a	n/a	-100.0	n/a	n/a	-27.5
Year-to-date 2007	1,105	8	142	0	77	132	1	0	1,465
Year-to-date 2006	1,101	6	155	0	0	180	16	4	1,462
% Change	0.4	33.3	-8.4	n/a	n/a	-26.7	-93.8	-100.0	0.2
COMPLETED & NOT ABSORBED									
July 2007	56	3	23	0	12	38	0	0	132
July 2006	35	0	14	0	0	7	0	0	56
% Change	60.0	n/a	64.3	n/a	n/a	**	n/a	n/a	135.7
ABSORBED									
July 2007	177	1	9	0	24	0	0	0	211
July 2006	248	0	9	0	0	36	0	1	294
% Change	-28.6	n/a	0.0	n/a	n/a	-100.0	n/a	-100.0	-28.2
Year-to-date 2007	1,083	7	134	0	65	96	1	0	1,386
Year-to-date 2006	1,066	6	161	0	1	176	16	4	1,430
% Change	1.6	16.7	-16.8	n/a	**	-45.5	-93.8	-100.0	-3.1

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2007	1,760	180	473	0	257	744	0	50	3,464
July 2006	1,493	170	369	2	231	1,369	0	264	3,898
% Change	17.9	5.9	28.2	-100.0	11.3	-45.7	n/a	-81.1	-11.1
Year-to-date 2007	9,139	1,722	2,912	2	1,032	4,373	0	335	19,515
Year-to-date 2006	9,018	1,684	2,602	12	1,244	9,124	16	889	24,589
% Change	1.3	2.3	11.9	-83.3	-17.0	-52.1	-100.0	-62.3	-20.6
UNDER CONSTRUCTION									
July 2007	10,747	1,786	4,157	6	1,389	25,410	4	2,499	45,998
July 2006	10,547	1,803	3,345	25	1,825	26,042	59	2,103	45,749
% Change	1.9	-0.9	24.3	-76.0	-23.9	-2.4	-93.2	18.8	0.5
COMPLETIONS									
July 2007	1,402	260	321	2	109	1,093	0	12	3,199
July 2006	1,625	270	552	1	120	1,940	0	0	4,508
% Change	-13.7	-3.7	-41.8	100.0	-9.2	-43.7	n/a	n/a	-29.0
Year-to-date 2007	9,132	1,444	2,196	3	890	5,084	33	308	19,090
Year-to-date 2006	9,819	1,792	2,541	8	1,096	9,308	54	861	25,479
% Change	-7.0	-19.4	-13.6	-62.5	-18.8	-45.4	-38.9	-64.2	-25.1
COMPLETED & NOT ABSORBED									
July 2007	366	49	155	0	37	327	16	100	1,050
July 2006	320	55	170	0	29	616	23	332	1,545
% Change	14.4	-10.9	-8.8	n/a	27.6	-46.9	-30.4	-69.9	-32.0
ABSORBED									
July 2007	1,571	280	317	3	109	1,126	4	23	3,433
July 2006	1,617	292	576	1	133	1,818	6	1	4,444
% Change	-2.8	-4.1	-45.0	200.0	-18.0	-38.1	-33.3	**	-22.7
Year-to-date 2007	9,098	1,456	2,200	3	894	5,336	43	488	19,518
Year-to-date 2006	9,786	1,830	2,540	9	1,096	9,240	38	544	25,083
% Change	-7.0	-20.4	-13.4	-66.7	-18.4	-42.3	13.2	-10.3	-22.2

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

Table I.1: Housing Activity Summary by Submarket
July 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									
July 2007	140	34	46	0	0	530	0	47	797
July 2006	99	6	16	0	119	1,261	0	264	1,765
York Region									
July 2007	556	58	264	0	68	27	0	0	973
July 2006	598	42	217	2	14	0	0	0	873
Peel Region									
July 2007	644	66	22	0	48	0	0	3	783
July 2006	243	46	46	0	33	0	0	0	368
Halton Region									
July 2007	212	8	70	0	124	187	0	0	601
July 2006	163	66	86	0	49	0	0	0	364
Durham Region									
July 2007	208	14	71	0	17	0	0	0	310
July 2006	390	10	4	0	16	108	0	0	528
Toronto CMA									
July 2007	1,655	180	465	0	232	669	0	50	3,251
July 2006	1,378	158	384	8	173	1,261	0	264	3,626
Oshawa CMA									
July 2007	132	0	8	0	17	0	0	0	157
July 2006	162	2	0	0	16	108	0	0	288
Greater Toronto Area									
July 2007	1,760	180	473	0	257	744	0	50	3,464
July 2006	1,493	170	369	2	231	1,369	0	264	3,898

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

Table 1.1: Housing Activity Summary by Submarket
July 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									
July 2007	1,138	206	955	0	188	18,392	0	1,764	22,643
July 2006	1,020	167	524	0	379	19,791	22	1,156	23,059
York Region									
July 2007	3,400	800	1,391	3	339	2,740	0	1	8,674
July 2006	3,240	648	1,162	5	290	2,446	0	64	7,855
Peel Region									
July 2007	3,018	564	686	2	226	3,023	0	626	8,145
July 2006	2,234	608	448	19	751	2,723	0	617	7,400
Halton Region									
July 2007	1,281	84	545	1	567	829	4	108	3,419
July 2006	1,111	220	680	1	156	507	37	266	2,978
Durham Region									
July 2007	1,910	132	580	0	69	426	0	0	3,117
July 2006	2,943	160	531	0	249	575	0	0	4,458
Toronto CMA									
July 2007	9,471	1,776	3,962	22	1,223	24,828	0	2,424	43,706
July 2006	9,010	1,731	3,095	58	1,640	25,332	22	1,837	42,725
Oshawa CMA									
July 2007	1,139	6	117	0	61	426	0	0	1,749
July 2006	1,360	22	186	0	77	516	0	0	2,161
Greater Toronto Area									
July 2007	10,747	1,786	4,157	6	1,389	25,410	4	2,499	45,998
July 2006	10,548	1,803	3,345	25	1,825	26,042	59	2,103	45,750

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

Table I.1: Housing Activity Summary by Submarket
July 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									
July 2007	92	2	19	0	10	750	0	6	879
July 2006	139	2	58	0	0	815	0	0	1,014
York Region									
July 2007	380	138	86	1	7	0	0	0	612
July 2006	522	162	210	0	20	0	0	0	914
Peel Region									
July 2007	459	80	22	1	31	343	0	6	942
July 2006	436	90	105	0	63	1,089	0	0	1,783
Halton Region									
July 2007	216	20	81	0	30	0	0	0	347
July 2006	195	6	144	1	16	0	0	0	362
Durham Region									
July 2007	255	20	113	0	31	0	0	0	419
July 2006	333	10	35	0	21	36	0	0	435
Toronto CMA									
July 2007	1,211	260	309	4	63	1,093	0	12	2,952
July 2006	1,396	266	535	4	104	1,904	0	0	4,209
Oshawa CMA									
July 2007	175	0	8	0	31	0	0	0	214
July 2006	250	0	9	0	0	36	0	0	295
Greater Toronto Area									
July 2007	1,402	260	321	2	109	1,093	0	12	3,199
July 2006	1,625	270	552	1	120	1,940	0	0	4,508

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
July 2007	125	8	43	0	0	234	14	52	476
July 2006	102	15	81	0	8	574	3	332	1,115
York Region									
July 2007	24	3	6	0	5	31	0	0	69
July 2006	30	2	3	0	0	2	0	0	37
Peel Region									
July 2007	113	23	40	0	5	0	0	0	181
July 2006	99	15	20	0	13	4	0	0	151
Halton Region									
July 2007	33	3	22	0	15	24	2	48	147
July 2006	42	5	48	0	5	29	20	0	149
Durham Region									
July 2007	71	12	44	0	12	38	0	0	177
July 2006	47	18	18	0	3	7	0	0	93
Toronto CMA									
July 2007	311	46	128	0	17	265	14	52	833
July 2006	281	51	128	0	25	584	3	332	1,404
Oshawa CMA									
July 2007	56	3	23	0	12	38	0	0	132
July 2006	35	0	14	0	0	7	0	0	56
Greater Toronto Area									
July 2007	366	49	155	0	37	327	16	100	1,050
July 2006	320	55	170	0	29	616	23	332	1,545

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

Table 1.1: Housing Activity Summary by Submarket
July 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									
July 2007	97	2	38	0	10	782	4	17	950
July 2006	145	8	50	0	0	688	6	0	897
York Region									
July 2007	377	136	88	1	7	1	0	0	610
July 2006	511	165	216	0	21	1	0	0	914
Peel Region									
July 2007	619	106	22	2	35	343	0	6	1,133
July 2006	420	98	130	0	76	1,093	0	0	1,817
Halton Region									
July 2007	218	24	76	0	33	0	0	0	351
July 2006	209	11	145	1	15	0	0	0	381
Durham Region									
July 2007	260	12	93	0	24	0	0	0	389
July 2006	332	10	35	0	21	36	0	1	435
Toronto CMA									
July 2007	1,379	279	305	5	67	1,126	4	23	3,188
July 2006	1,390	286	565	4	118	1,782	6	0	4,151
Oshawa CMA									
July 2007	177	1	9	0	24	0	0	0	211
July 2006	248	0	9	0	0	36	0	1	294
Greater Toronto Area									
July 2007	1,571	280	317	3	109	1,126	4	23	3,433
July 2006	1,617	292	576	1	133	1,818	6	1	4,444

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 I.2c: History of Housing Starts in the Greater Toronto Area
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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
July 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Toronto City	140	99	34	6	46	135	577	1,525	797	1,765	-54.8
Toronto	12	16	2	4	5	98	361	1,261	380	1,379	-72.4
East York	4	7	0	0	0	0	0	0	4	7	-42.9
Etobicoke	18	7	0	2	14	0	216	0	248	9	**
North York	94	37	32	0	0	0	0	0	126	37	**
Scarborough	12	32	0	0	27	37	0	0	39	69	-43.5
York	0	0	0	0	0	0	0	264	0	264	-100.0
York Region	556	600	58	42	332	231	27	0	973	873	11.5
Aurora	64	31	0	0	48	48	0	0	112	79	41.8
East Gwillimbury	3	13	0	0	0	0	0	0	3	13	-76.9
Georgina Township	20	24	0	0	0	0	0	0	20	24	-16.7
King Township	2	2	0	0	0	0	0	0	2	2	0.0
Markham	75	134	20	12	27	118	27	0	149	264	-43.6
Newmarket	20	39	0	0	78	0	0	0	98	39	151.3
Richmond Hill	37	106	0	24	15	0	0	0	52	130	-60.0
Vaughan	210	174	28	6	164	65	0	0	402	245	64.1
Whitchurch-Stouffville	125	77	10	0	0	0	0	0	135	77	75.3
Peel Region	644	243	72	46	64	79	3	0	783	368	112.8
Brampton	609	184	52	42	22	35	0	0	683	261	161.7
Caledon	6	9	6	4	0	0	0	0	12	13	-7.7
Mississauga	29	50	14	0	42	44	3	0	88	94	-6.4
Halton Region	212	163	8	70	194	131	187	0	601	364	65.1
Burlington	38	4	0	14	8	38	75	0	121	56	116.1
Halton Hills	2	10	0	0	63	0	0	0	65	10	**
Milton	43	112	8	56	116	35	112	0	279	203	37.4
Oakville	129	37	0	0	7	58	0	0	136	95	43.2
Durham Region	208	390	14	10	88	20	0	108	310	528	-41.3
Ajax	57	193	14	8	63	4	0	0	134	205	-34.6
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	57	52	0	0	25	0	0	108	82	160	-48.8
Oshawa	28	75	0	0	0	16	0	0	28	91	-69.2
Pickering	11	11	0	0	0	0	0	0	11	11	0.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	8	24	0	0	0	0	0	0	8	24	-66.7
Whitby	47	35	0	2	0	0	0	0	47	37	27.0
Remainder of Toronto CMA	65	57	0	0	0	15	0	0	65	72	-9.7
Bradford West Gwillimbury	40	5	0	0	0	0	0	0	40	5	**
Town of Mono	13	7	0	0	0	0	0	0	13	7	85.7
New Tecumseth	4	42	0	0	0	15	0	0	4	57	-93.0
Orangeville	8	3	0	0	0	0	0	0	8	3	166.7
Toronto CMA	1,655	1,386	186	158	691	557	719	1,525	3,251	3,626	-10.3
Oshawa CMA	132	162	0	2	25	16	0	108	157	288	-45.5
Greater Toronto Area (GTA)	1,760	1,495	186	174	724	596	794	1,633	3,464	3,898	-11.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 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	644	761	222	140	619	637	2,417	6,600	3,902	8,138	-52.1
Toronto	63	81	36	18	77	293	1,268	3,807	1,444	4,199	-65.6
East York	20	21	2	0	0	0	0	45	22	66	-66.7
Etobicoke	71	67	6	66	111	87	216	553	404	773	-47.7
North York	317	268	136	28	194	64	657	1,303	1,304	1,663	-21.6
Scarborough	163	311	38	26	225	193	43	475	469	1,005	-53.3
York	10	13	4	2	12	0	0	417	26	432	-94.0
York Region	3,217	3,019	792	736	1,286	1,277	1,581	1,108	6,876	6,140	12.0
Aurora	120	113	0	0	55	177	0	0	175	290	-39.7
East Gwillimbury	15	53	0	0	76	0	0	0	91	53	71.7
Georgina Township	61	167	0	4	0	0	0	0	61	171	-64.3
King Township	12	17	0	0	0	0	0	0	12	17	-29.4
Markham	480	991	142	368	190	524	1,155	619	1,967	2,502	-21.4
Newmarket	137	158	28	96	95	114	0	0	260	368	-29.3
Richmond Hill	431	431	22	74	196	129	201	408	850	1,042	-18.4
Vaughan	1,375	791	446	186	636	272	225	81	2,682	1,330	101.7
Whitchurch-Stouffville	586	298	154	8	38	61	0	0	778	367	112.0
Peel Region	2,562	1,788	488	490	642	586	414	1,675	4,106	4,539	-9.5
Brampton	2,263	1,312	286	384	322	227	0	0	2,871	1,923	49.3
Caledon	26	42	12	18	0	0	0	0	38	60	-36.7
Mississauga	273	434	190	88	320	359	414	1,675	1,197	2,556	-53.2
Halton Region	1,357	1,101	136	272	996	782	296	246	2,785	2,401	16.0
Burlington	291	153	2	100	166	287	88	108	547	648	-15.6
Halton Hills	123	87	2	24	63	34	0	0	188	145	29.7
Milton	343	389	106	122	457	169	208	0	1,114	680	63.8
Oakville	600	472	26	26	310	292	0	138	936	928	0.9
Durham Region	1,361	2,361	96	94	389	531	0	385	1,846	3,371	-45.2
Ajax	297	963	78	80	276	252	0	0	651	1,295	-49.7
Brock	6	6	0	0	0	0	0	1	6	7	-14.3
Clarington	301	320	0	4	47	19	0	168	348	511	-31.9
Oshawa	339	494	4	4	0	106	0	0	343	604	-43.2
Pickering	52	61	10	0	18	44	0	0	80	105	-23.8
Scugog	23	45	0	0	0	0	0	0	23	45	-48.9
Uxbridge	64	86	2	0	10	0	0	0	76	86	-11.6
Whitby	279	386	2	6	38	110	0	216	319	718	-55.6
Remainder of Toronto CMA	245	253	10	6	38	63	0	0	293	322	-9.0
Bradford West Gwillimbury	140	27	0	0	0	0	0	0	140	27	**
Town of Mono	27	23	0	0	0	0	0	0	27	23	17.4
New Tecumseth	40	181	10	6	38	63	0	0	88	250	-64.8
Orangeville	38	22	0	0	0	0	0	0	38	22	72.7
Toronto CMA	8,147	7,879	1,736	1,624	3,719	3,354	4,620	9,521	18,222	22,378	-18.6
Oshawa CMA	919	1,200	6	14	85	235	0	384	1,010	1,833	-44.9
Greater Toronto Area (GTA)	9,141	9,030	1,734	1,732	3,932	3,813	4,708	10,014	19,515	24,589	-20.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Toronto City	46	135	0	0	530	1,261	47	264
Toronto	5	98	0	0	323	1,261	38	0
East York	0	0	0	0	0	0	0	0
Etobicoke	14	0	0	0	207	0	9	0
North York	0	0	0	0	0	0	0	0
Scarborough	27	37	0	0	0	0	0	0
York	0	0	0	0	0	0	0	264
York Region	332	231	0	0	27	0	0	0
Aurora	48	48	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	27	118	0	0	27	0	0	0
Newmarket	78	0	0	0	0	0	0	0
Richmond Hill	15	0	0	0	0	0	0	0
Vaughan	164	65	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	64	79	0	0	0	0	3	0
Brampton	22	35	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	42	44	0	0	0	0	3	0
Halton Region	194	131	0	0	187	0	0	0
Burlington	8	38	0	0	75	0	0	0
Halton Hills	63	0	0	0	0	0	0	0
Milton	116	35	0	0	112	0	0	0
Oakville	7	58	0	0	0	0	0	0
Durham Region	88	20	0	0	0	108	0	0
Ajax	63	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	25	0	0	0	0	108	0	0
Oshawa	0	16	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	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	15	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	15	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	691	557	0	0	669	1,261	50	264
Oshawa CMA	25	16	0	0	0	108	0	0
Greater Toronto Area (GTA)	724	596	0	0	744	1,369	50	264

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 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	619	629	0	8	2,086	5,823	331	777
Toronto	77	285	0	8	1,227	3,572	41	235
East York	0	0	0	0	0	45	0	0
Etobicoke	111	87	0	0	207	275	9	278
North York	194	64	0	0	609	1,303	48	0
Scarborough	225	193	0	0	43	475	0	0
York	12	0	0	0	0	153	0	264
York Region	1,286	1,277	0	0	1,580	1,104	1	4
Aurora	55	177	0	0	0	0	0	0
East Gwillimbury	76	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	190	524	0	0	1,154	615	1	4
Newmarket	95	114	0	0	0	0	0	0
Richmond Hill	196	129	0	0	201	408	0	0
Vaughan	636	272	0	0	225	81	0	0
Whitchurch-Stouffville	38	61	0	0	0	0	0	0
Peel Region	642	586	0	0	411	1,675	3	0
Brampton	322	227	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	320	359	0	0	411	1,675	3	0
Halton Region	996	782	0	0	296	138	0	108
Burlington	166	287	0	0	88	0	0	108
Halton Hills	63	34	0	0	0	0	0	0
Milton	457	169	0	0	208	0	0	0
Oakville	310	292	0	0	0	138	0	0
Durham Region	389	531	0	0	0	385	0	0
Ajax	276	252	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	47	19	0	0	0	168	0	0
Oshawa	0	106	0	0	0	0	0	0
Pickering	18	44	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	10	0	0	0	0	0	0	0
Whitby	38	110	0	0	0	216	0	0
Remainder of Toronto CMA	38	63	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	38	63	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	3,719	3,346	0	8	4,285	8,740	335	781
Oshawa CMA	85	235	0	0	0	384	0	0
Greater Toronto Area (GTA)	3,932	3,805	0	8	4,373	9,125	335	889

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Toronto City	220	121	530	1,380	47	264	797	1,765
Toronto	19	36	323	1,343	38	0	380	1,379
East York	4	7	0	0	0	0	4	7
Etobicoke	32	9	207	0	9	0	248	9
North York	126	37	0	0	0	0	126	37
Scarborough	39	32	0	37	0	0	39	69
York	0	0	0	0	0	264	0	264
York Region	878	857	95	16	0	0	973	873
Aurora	112	77	0	2	0	0	112	79
East Gwillimbury	3	13	0	0	0	0	3	13
Georgina Township	20	24	0	0	0	0	20	24
King Township	2	2	0	0	0	0	2	2
Markham	122	250	27	14	0	0	149	264
Newmarket	47	39	51	0	0	0	98	39
Richmond Hill	52	130	0	0	0	0	52	130
Vaughan	385	245	17	0	0	0	402	245
Whitchurch-Stouffville	135	77	0	0	0	0	135	77
Peel Region	732	335	48	33	3	0	783	368
Brampton	683	261	0	0	0	0	683	261
Caledon	6	13	6	0	0	0	12	13
Mississauga	43	61	42	33	3	0	88	94
Halton Region	290	315	311	49	0	0	601	364
Burlington	38	14	83	42	0	0	121	56
Halton Hills	65	10	0	0	0	0	65	10
Milton	51	203	228	0	0	0	279	203
Oakville	136	88	0	7	0	0	136	95
Durham Region	293	404	17	124	0	0	310	528
Ajax	134	205	0	0	0	0	134	205
Brock	0	0	0	0	0	0	0	0
Clarington	65	52	17	108	0	0	82	160
Oshawa	28	75	0	16	0	0	28	91
Pickering	11	11	0	0	0	0	11	11
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	24	0	0	0	0	8	24
Whitby	47	37	0	0	0	0	47	37
Remainder of Toronto CMA	65	66	0	6	0	0	65	72
Bradford West Gwillimbury	40	5	0	0	0	0	40	5
Town of Mono	13	7	0	0	0	0	13	7
New Tecumseth	4	51	0	6	0	0	4	57
Orangeville	8	3	0	0	0	0	8	3
Toronto CMA	2,300	1,920	901	1,442	50	264	3,251	3,626
Oshawa CMA	140	164	17	124	0	0	157	288
Greater Toronto Area (GTA)	2,413	2,032	1,001	1,602	50	264	3,464	3,898

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	1,469	1,193	2,102	6,160	331	785	3,902	8,138
Toronto	175	257	1,228	3,699	41	243	1,444	4,199
East York	22	21	0	45	0	0	22	66
Etobicoke	188	220	207	275	9	278	404	773
North York	647	296	609	1,367	48	0	1,304	1,663
Scarborough	411	384	58	621	0	0	469	1,005
York	26	15	0	153	0	264	26	432
York Region	5,066	4,757	1,809	1,379	1	4	6,876	6,140
Aurora	175	287	0	3	0	0	175	290
East Gwillimbury	91	53	0	0	0	0	91	53
Georgina Township	61	171	0	0	0	0	61	171
King Township	12	17	0	0	0	0	12	17
Markham	760	1,661	1,206	837	1	4	1,967	2,502
Newmarket	192	368	68	0	0	0	260	368
Richmond Hill	649	634	201	408	0	0	850	1,042
Vaughan	2,359	1,199	323	131	0	0	2,682	1,330
Whitchurch-Stouffville	767	367	11	0	0	0	778	367
Peel Region	3,528	2,477	575	2,062	3	0	4,106	4,539
Brampton	2,848	1,807	23	116	0	0	2,871	1,923
Caledon	26	48	12	12	0	0	38	60
Mississauga	654	622	540	1,934	3	0	1,197	2,556
Halton Region	1,881	2,021	904	264	0	116	2,785	2,401
Burlington	349	419	198	113	0	116	547	648
Halton Hills	188	145	0	0	0	0	188	145
Milton	493	680	621	0	0	0	1,114	680
Oakville	851	777	85	151	0	0	936	928
Durham Region	1,829	2,856	17	515	0	0	1,846	3,371
Ajax	651	1,266	0	29	0	0	651	1,295
Brock	6	7	0	0	0	0	6	7
Clarington	331	343	17	168	0	0	348	511
Oshawa	343	546	0	58	0	0	343	604
Pickering	80	61	0	44	0	0	80	105
Scugog	23	45	0	0	0	0	23	45
Uxbridge	76	86	0	0	0	0	76	86
Whitby	319	502	0	216	0	0	319	718
Remainder of Toronto CMA	273	288	20	34	0	0	293	322
Bradford West Gwillimbury	140	27	0	0	0	0	140	27
Town of Mono	27	23	0	0	0	0	27	23
New Tecumseth	68	216	20	34	0	0	88	250
Orangeville	38	22	0	0	0	0	38	22
Toronto CMA	12,675	11,730	5,212	9,859	335	789	18,222	22,378
Oshawa CMA	993	1,391	17	442	0	0	1,010	1,833
Greater Toronto Area (GTA)	13,773	13,304	5,407	10,380	335	905	19,515	24,589

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Toronto City	92	139	2	2	29	58	756	815	879	1,014	-13.3
Toronto	14	4	0	2	0	0	756	590	770	596	29.2
East York	10	1	0	0	0	12	0	0	10	13	-23.1
Etobicoke	11	16	0	0	0	0	0	0	11	16	-31.3
North York	28	44	2	0	0	0	0	0	30	44	-31.8
Scarborough	29	74	0	0	29	46	0	225	58	345	-83.2
York	0	0	0	0	0	0	0	0	0	0	n/a
York Region	381	522	138	162	93	230	0	0	612	914	-33.0
Aurora	7	0	0	0	3	3	0	0	10	3	**
East Gwillimbury	0	3	0	0	0	0	0	0	0	3	-100.0
Georgina Township	10	41	0	0	0	0	0	0	10	41	-75.6
King Township	0	3	0	0	0	0	0	0	0	3	-100.0
Markham	31	151	38	92	69	44	0	0	138	287	-51.9
Newmarket	0	35	0	40	0	31	0	0	0	106	-100.0
Richmond Hill	77	116	6	10	10	127	0	0	93	253	-63.2
Vaughan	190	116	44	10	11	9	0	0	245	135	81.5
Whitchurch-Stouffville	66	57	50	10	0	16	0	0	116	83	39.8
Peel Region	460	436	90	90	43	168	349	1,089	942	1,783	-47.2
Brampton	380	347	86	46	16	0	0	0	482	393	22.6
Caledon	7	4	0	2	0	0	0	0	7	6	16.7
Mississauga	73	85	4	42	27	168	349	1,089	453	1,384	-67.3
Halton Region	216	196	20	6	111	160	0	0	347	362	-4.1
Burlington	52	15	0	4	23	45	0	0	75	64	17.2
Halton Hills	4	54	0	2	29	31	0	0	33	87	-62.1
Milton	66	34	18	0	4	12	0	0	88	46	91.3
Oakville	94	93	2	0	55	72	0	0	151	165	-8.5
Durham Region	255	333	20	10	144	56	0	36	419	435	-3.7
Ajax	69	77	20	10	105	41	0	0	194	128	51.6
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	61	47	0	0	18	5	0	0	79	52	51.9
Oshawa	67	79	0	0	21	0	0	0	88	79	11.4
Pickering	4	5	0	0	0	6	0	0	4	11	-63.6
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	7	1	0	0	0	0	0	0	7	1	**
Whitby	47	124	0	0	0	4	0	36	47	164	-71.3
Remainder of Toronto CMA	38	39	4	0	0	21	0	0	42	60	-30.0
Bradford West Gwillimbury	10	6	0	0	0	0	0	0	10	6	66.7
Town of Mono	0	0	0	0	0	0	0	0	0	0	n/a
New Tecumseth	18	29	4	0	0	21	0	0	22	50	-56.0
Orangeville	10	4	0	0	0	0	0	0	10	4	150.0
Toronto CMA	1,215	1,400	274	266	358	639	1,105	1,904	2,952	4,209	-29.9
Oshawa CMA	175	250	0	0	39	9	0	36	214	295	-27.5
Greater Toronto Area (GTA)	1,404	1,626	270	270	420	672	1,105	1,940	3,199	4,508	-29.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 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	581	607	86	136	262	520	3,738	6,931	4,667	8,194	-43.0
Toronto	73	55	4	30	130	66	2,864	3,191	3,071	3,342	-8.1
East York	18	11	2	0	0	12	66	0	86	23	**
Etobicoke	72	81	56	8	28	68	192	870	348	1,027	-66.1
North York	242	264	10	2	9	164	580	1,724	841	2,154	-61.0
Scarborough	157	191	2	84	95	210	0	1,146	254	1,631	-84.4
York	19	5	12	12	0	0	36	0	67	17	**
York Region	2,930	3,540	514	548	862	1,026	942	429	5,248	5,543	-5.3
Aurora	60	8	0	0	126	9	0	0	186	17	**
East Gwillimbury	53	15	0	0	0	0	0	0	53	15	**
Georgina Township	61	215	0	6	0	0	0	0	61	221	-72.4
King Township	9	19	0	0	0	0	0	65	9	84	-89.3
Markham	585	1,221	192	198	412	379	415	0	1,604	1,798	-10.8
Newmarket	28	245	20	148	39	59	0	0	87	452	-80.8
Richmond Hill	399	919	48	122	130	389	187	332	764	1,762	-56.6
Vaughan	1,228	620	128	48	155	111	340	32	1,851	811	128.2
Whitchurch-Stouffville	507	278	126	26	0	79	0	0	633	383	65.3
Peel Region	2,203	2,513	628	696	666	974	510	2,376	4,007	6,559	-38.9
Brampton	1,699	2,087	506	458	308	315	0	0	2,513	2,860	-12.1
Caledon	52	34	18	14	0	0	0	0	70	48	45.8
Mississauga	452	392	104	224	358	659	510	2,376	1,424	3,651	-61.0
Halton Region	1,440	1,356	188	270	716	666	70	249	2,414	2,541	-5.0
Burlington	232	176	18	92	253	275	70	226	573	769	-25.5
Halton Hills	104	291	0	32	78	43	0	0	182	366	-50.3
Milton	688	405	148	144	116	57	0	0	952	606	57.1
Oakville	416	484	22	2	269	291	0	23	707	800	-11.6
Durham Region	1,982	1,811	82	180	556	466	134	185	2,754	2,642	4.2
Ajax	665	547	68	174	298	184	0	0	1,031	905	13.9
Brock	13	5	0	0	0	0	0	1	13	6	116.7
Clarington	312	269	2	0	53	30	132	0	499	299	66.9
Oshawa	466	348	0	0	87	44	0	4	553	396	39.6
Pickering	67	21	6	0	31	79	2	0	106	100	6.0
Scugog	50	78	0	0	0	0	0	0	50	78	-35.9
Uxbridge	81	59	0	0	8	32	0	0	89	91	-2.2
Whitby	328	484	6	6	79	97	0	180	413	767	-46.2
Remainder of Toronto CMA	192	221	4	4	45	32	0	0	241	257	-6.2
Bradford West Gwillimbury	54	41	0	0	0	0	0	0	54	41	31.7
Town of Mono	16	21	0	0	0	0	0	0	16	21	-23.8
New Tecumseth	87	135	4	4	38	27	0	0	129	166	-22.3
Orangeville	35	24	0	0	7	5	0	0	42	29	44.8
Toronto CMA	7,927	8,688	1,476	1,736	2,635	3,238	5,192	9,759	17,230	23,421	-26.4
Oshawa CMA	1,106	1,101	8	6	219	171	132	184	1,465	1,462	0.2
Greater Toronto Area (GTA)	9,136	9,827	1,498	1,830	3,062	3,652	5,394	10,170	19,090	25,479	-25.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Toronto City	29	58	0	0	750	815	6	0
Toronto	0	0	0	0	750	590	6	0
East York	0	12	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	29	46	0	0	0	225	0	0
York	0	0	0	0	0	0	0	0
York Region	93	230	0	0	0	0	0	0
Aurora	3	3	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	69	44	0	0	0	0	0	0
Newmarket	0	31	0	0	0	0	0	0
Richmond Hill	10	127	0	0	0	0	0	0
Vaughan	11	9	0	0	0	0	0	0
Whitchurch-Stouffville	0	16	0	0	0	0	0	0
Peel Region	43	168	0	0	343	1,089	6	0
Brampton	16	0	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	27	168	0	0	343	1,089	6	0
Halton Region	111	160	0	0	0	0	0	0
Burlington	23	45	0	0	0	0	0	0
Halton Hills	29	31	0	0	0	0	0	0
Milton	4	12	0	0	0	0	0	0
Oakville	55	72	0	0	0	0	0	0
Durham Region	144	56	0	0	0	36	0	0
Ajax	105	41	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	18	5	0	0	0	0	0	0
Oshawa	21	0	0	0	0	0	0	0
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	4	0	0	0	36	0	0
Remainder of Toronto CMA	0	21	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	21	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	358	639	0	0	1,093	1,904	12	0
Oshawa CMA	39	9	0	0	0	36	0	0
Greater Toronto Area (GTA)	420	672	0	0	1,093	1,940	12	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 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	262	496	0	24	3,519	6,106	219	825
Toronto	130	66	0	0	2,666	2,719	198	472
East York	0	12	0	0	45	0	21	0
Etobicoke	28	44	0	24	192	870	0	0
North York	9	164	0	0	580	1,371	0	353
Scarborough	95	210	0	0	0	1,146	0	0
York	0	0	0	0	36	0	0	0
York Region	862	1,026	0	0	882	397	60	32
Aurora	126	9	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	65	0	0
Markham	412	379	0	0	415	0	0	0
Newmarket	39	59	0	0	0	0	0	0
Richmond Hill	130	389	0	0	187	332	0	0
Vaughan	155	111	0	0	280	0	60	32
Whitchurch-Stouffville	0	79	0	0	0	0	0	0
Peel Region	666	974	0	0	481	2,376	29	0
Brampton	308	315	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	358	659	0	0	481	2,376	29	0
Halton Region	696	652	20	14	70	249	0	0
Burlington	233	261	20	14	70	226	0	0
Halton Hills	78	43	0	0	0	0	0	0
Milton	116	57	0	0	0	0	0	0
Oakville	269	291	0	0	0	23	0	0
Durham Region	556	450	0	16	134	181	0	4
Ajax	298	184	0	0	0	0	0	0
Brock	0	0	0	0	0	1	0	0
Clarington	53	30	0	0	132	0	0	0
Oshawa	87	44	0	0	0	0	0	4
Pickering	31	79	0	0	2	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	32	0	0	0	0	0	0
Whitby	79	81	0	16	0	180	0	0
Remainder of Toronto CMA	45	32	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	38	27	0	0	0	0	0	0
Orangeville	7	5	0	0	0	0	0	0
Toronto CMA	2,635	3,214	0	24	4,884	8,902	308	857
Oshawa CMA	219	155	0	16	132	180	0	4
Greater Toronto Area (GTA)	3,042	3,598	20	54	5,086	9,309	308	861

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Toronto City	113	199	760	815	6	0	879	1,014
Toronto	14	6	750	590	6	0	770	596
East York	10	13	0	0	0	0	10	13
Etobicoke	11	16	0	0	0	0	11	16
North York	30	44	0	0	0	0	30	44
Scarborough	48	120	10	225	0	0	58	345
York	0	0	0	0	0	0	0	0
York Region	604	894	8	20	0	0	612	914
Aurora	9	0	1	3	0	0	10	3
East Gwillimbury	0	3	0	0	0	0	0	3
Georgina Township	10	41	0	0	0	0	10	41
King Township	0	3	0	0	0	0	0	3
Markham	131	287	7	0	0	0	138	287
Newmarket	0	106	0	0	0	0	0	106
Richmond Hill	93	245	0	8	0	0	93	253
Vaughan	245	126	0	9	0	0	245	135
Whitchurch-Stouffville	116	83	0	0	0	0	116	83
Peel Region	561	631	375	1,152	6	0	942	1,783
Brampton	471	393	11	0	0	0	482	393
Caledon	7	6	0	0	0	0	7	6
Mississauga	83	232	364	1,152	6	0	453	1,384
Halton Region	317	345	30	17	0	0	347	362
Burlington	56	48	19	16	0	0	75	64
Halton Hills	33	87	0	0	0	0	33	87
Milton	84	46	4	0	0	0	88	46
Oakville	144	164	7	1	0	0	151	165
Durham Region	388	378	31	57	0	0	419	435
Ajax	194	113	0	15	0	0	194	128
Brock	0	0	0	0	0	0	0	0
Clarington	69	52	10	0	0	0	79	52
Oshawa	67	79	21	0	0	0	88	79
Pickering	4	5	0	6	0	0	4	11
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	1	0	0	0	0	7	1
Whitby	47	128	0	36	0	0	47	164
Remainder of Toronto CMA	36	57	6	3	0	0	42	60
Bradford West Gwillimbury	10	6	0	0	0	0	10	6
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	16	47	6	3	0	0	22	50
Orangeville	10	4	0	0	0	0	10	4
Toronto CMA	1,780	2,197	1,160	2,012	12	0	2,952	4,209
Oshawa CMA	183	259	31	36	0	0	214	295
Greater Toronto Area (GTA)	1,983	2,447	1,204	2,061	12	0	3,199	4,508

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	795	1,150	3,653	6,195	219	849	4,667	8,194
Toronto	88	151	2,785	2,719	198	472	3,071	3,342
East York	20	23	45	0	21	0	86	23
Etobicoke	156	133	192	870	0	24	348	1,027
North York	261	347	580	1,454	0	353	841	2,154
Scarborough	239	479	15	1,152	0	0	254	1,631
York	31	17	36	0	0	0	67	17
York Region	4,188	4,875	1,000	636	60	32	5,248	5,543
Aurora	185	6	1	11	0	0	186	17
East Gwillimbury	53	15	0	0	0	0	53	15
Georgina Township	61	221	0	0	0	0	61	221
King Township	9	19	0	65	0	0	9	84
Markham	1,090	1,638	514	160	0	0	1,604	1,798
Newmarket	69	435	18	17	0	0	87	452
Richmond Hill	577	1,388	187	374	0	0	764	1,762
Vaughan	1,511	770	280	9	60	32	1,851	811
Whitchurch-Stouffville	633	383	0	0	0	0	633	383
Peel Region	3,191	3,739	787	2,820	29	0	4,007	6,559
Brampton	2,472	2,763	41	97	0	0	2,513	2,860
Caledon	68	38	2	10	0	0	70	48
Mississauga	651	938	744	2,713	29	0	1,424	3,651
Halton Region	2,105	2,116	277	411	32	14	2,414	2,541
Burlington	367	412	174	343	32	14	573	769
Halton Hills	182	348	0	18	0	0	182	366
Milton	917	606	35	0	0	0	952	606
Oakville	639	750	68	50	0	0	707	800
Durham Region	2,493	2,272	260	350	1	20	2,754	2,642
Ajax	1,011	807	20	98	0	0	1,031	905
Brock	13	6	0	0	0	0	13	6
Clarington	331	299	167	0	1	0	499	299
Oshawa	511	392	42	0	0	4	553	396
Pickering	75	28	31	72	0	0	106	100
Scugog	50	78	0	0	0	0	50	78
Uxbridge	89	91	0	0	0	0	89	91
Whitby	413	571	0	180	0	16	413	767
Remainder of Toronto CMA	225	239	16	18	0	0	241	257
Bradford West Gwillimbury	54	41	0	0	0	0	54	41
Town of Mono	16	21	0	0	0	0	16	21
New Tecumseth	113	148	16	18	0	0	129	166
Orangeville	42	29	0	0	0	0	42	29
Toronto CMA	11,312	12,633	5,610	9,907	308	881	17,230	23,421
Oshawa CMA	1,255	1,262	209	180	1	20	1,465	1,462
Greater Toronto Area (GTA)	12,772	14,152	5,977	10,412	341	915	19,090	25,479

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2007	1	1.0	2	2.1	2	2.1	2	2.1	90	92.8	97	990,000	1,044,938
July 2006	0	0.0	36	24.8	38	26.2	5	3.4	66	45.5	145	396,990	703,265
Year-to-date 2007	1	0.2	48	8.2	47	8.0	45	7.7	444	75.9	585	899,000	947,781
Year-to-date 2006	9	1.5	65	10.6	86	14.0	34	5.5	422	68.5	616	799,250	885,497
Toronto													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	899,000	933,909
July 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	1	1.2	2	2.4	81	96.4	84	1,044,500	1,097,574
Year-to-date 2006	0	0.0	1	1.5	1	1.5	0	0.0	65	97.0	67	899,000	1,102,073
East York													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
July 2006	0	0.0	1	16.7	0	0.0	0	0.0	5	83.3	6	--	--
Year-to-date 2007	0	0.0	2	8.7	1	4.3	4	17.4	16	69.6	23	900,000	1,037,687
Year-to-date 2006	0	0.0	3	21.4	1	7.1	0	0.0	10	71.4	14	639,000	717,986
Etobicoke													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,149,500	1,131,158
July 2006	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	899,000	957,181
Year-to-date 2007	0	0.0	3	3.9	0	0.0	19	25.0	54	71.1	76	800,000	836,623
Year-to-date 2006	1	1.4	0	0.0	2	2.8	3	4.2	65	91.5	71	899,000	907,796
North York													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	1,199,500	1,307,301
July 2006	0	0.0	0	0.0	0	0.0	2	4.5	42	95.5	44	999,000	1,121,561
Year-to-date 2007	0	0.0	0	0.0	1	0.4	0	0.0	234	99.6	235	1,199,000	1,255,574
Year-to-date 2006	0	0.0	0	0.0	2	0.8	5	1.9	259	97.4	266	1,029,000	1,193,543
Scarborough													
July 2007	1	3.8	2	7.7	2	7.7	2	7.7	19	73.1	26	538,945	521,455
July 2006	0	0.0	35	47.3	38	51.4	1	1.4	0	0.0	74	364,900	356,744
Year-to-date 2007	1	0.7	43	28.3	44	28.9	18	11.8	46	30.3	152	380,445	447,688
Year-to-date 2006	8	4.1	61	31.4	80	41.2	25	12.9	20	10.3	194	376,990	388,881
York													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	639,000	779,800
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2007	3	0.8	8	2.1	44	11.6	172	45.5	151	39.9	378	486,900	503,463
July 2006	37	7.2	98	19.2	98	19.2	171	33.5	107	20.9	511	414,990	431,184
Year-to-date 2007	59	2.0	110	3.8	350	11.9	1,246	42.5	1,168	39.8	2,933	483,900	506,831
Year-to-date 2006	228	6.5	417	11.8	716	20.3	1,490	42.2	679	19.2	3,530	425,900	438,969
Aurora													
July 2007	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
July 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	2	3.3	6	10.0	24	40.0	28	46.7	60	498,990	559,643
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
East Gwillimbury													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2006	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	16	30.2	17	32.1	1	1.9	1	1.9	18	34.0	53	314,900	459,439
Year-to-date 2006	5	31.3	3	18.8	0	0.0	4	25.0	4	25.0	16	360,000	563,736
Georgina Township													
July 2007	3	33.3	2	22.2	0	0.0	1	11.1	3	33.3	9	--	--
July 2006	32	82.1	1	2.6	2	5.1	0	0.0	4	10.3	39	269,900	339,313
Year-to-date 2007	35	57.4	11	18.0	2	3.3	3	4.9	10	16.4	61	289,900	373,636
Year-to-date 2006	185	87.7	5	2.4	4	1.9	8	3.8	9	4.3	211	249,900	279,337
King Township													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	790,000	914,118
Markham													
July 2007	0	0.0	0	0.0	3	10.0	22	73.3	5	16.7	30	412,990	489,536
July 2006	0	0.0	75	49.7	51	33.8	23	15.2	2	1.3	151	353,990	361,377
Year-to-date 2007	2	0.3	56	9.6	113	19.3	247	42.3	166	28.4	584	442,900	460,371
Year-to-date 2006	5	0.4	287	23.5	307	25.2	503	41.2	118	9.7	1,220	401,990	415,663
Newmarket													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2006	4	12.1	16	48.5	10	30.3	0	0.0	3	9.1	33	339,900	357,234
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	33	13.5	93	38.1	102	41.8	11	4.5	5	2.0	244	347,990	351,929
Richmond Hill													
July 2007	0	0.0	0	0.0	7	9.2	26	34.2	43	56.6	76	512,990	520,141
July 2006	0	0.0	1	0.9	13	11.3	63	54.8	38	33.0	115	472,900	480,519
Year-to-date 2007	0	0.0	0	0.0	18	4.5	158	39.3	226	56.2	402	510,990	541,132
Year-to-date 2006	0	0.0	13	1.4	160	17.5	535	58.4	208	22.7	916	447,990	462,170
Vaughan													
July 2007	0	0.0	1	0.5	22	11.6	76	40.0	91	47.9	190	498,995	510,134
July 2006	0	0.0	1	0.9	13	11.8	45	40.9	51	46.4	110	483,490	516,039
Year-to-date 2007	2	0.2	1	0.1	101	8.3	467	38.2	651	53.3	1,222	505,990	549,124
Year-to-date 2006	0	0.0	7	1.1	70	11.4	250	40.7	288	46.8	615	492,990	514,410
Whitchurch-Stouffville													
July 2007	0	0.0	5	7.6	11	16.7	46	69.7	4	6.1	66	423,670	442,715
July 2006	0	0.0	2	3.5	9	15.8	40	70.2	6	10.5	57	442,450	453,852
Year-to-date 2007	2	0.4	13	2.5	92	17.9	346	67.4	60	11.7	513	424,960	449,714
Year-to-date 2006	0	0.0	9	3.2	73	25.8	179	63.3	22	7.8	283	432,925	441,962

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2007	11	1.8	86	13.8	193	31.1	203	32.7	128	20.6	621	405,900	437,820
July 2006	17	4.0	122	29.0	172	41.0	87	20.7	22	5.2	420	369,490	385,110
Year-to-date 2007	48	2.2	451	20.2	626	28.1	681	30.5	425	19.0	2,231	399,900	436,549
Year-to-date 2006	120	4.7	701	27.7	928	36.7	592	23.4	191	7.5	2,532	374,900	394,834
Brampton													
July 2007	11	2.1	86	16.3	192	36.5	172	32.7	65	12.4	526	392,990	409,760
July 2006	17	5.1	121	36.4	143	43.1	44	13.3	7	2.1	332	357,995	363,178
Year-to-date 2007	47	2.7	449	26.1	619	36.0	451	26.3	152	8.8	1,718	379,900	393,885
Year-to-date 2006	118	5.6	699	33.3	824	39.3	361	17.2	95	4.5	2,097	363,000	372,699
Caledon													
July 2007	0	0.0	0	0.0	1	12.5	0	0.0	7	87.5	8	--	--
July 2006	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2007	1	1.9	2	3.8	2	3.8	8	15.1	40	75.5	53	650,000	771,525
Year-to-date 2006	2	5.3	1	2.6	3	7.9	10	26.3	22	57.9	38	520,000	654,974
Mississauga													
July 2007	0	0.0	0	0.0	0	0.0	31	35.6	56	64.4	87	509,990	573,419
July 2006	0	0.0	1	1.2	28	32.9	43	50.6	13	15.3	85	434,990	464,896
Year-to-date 2007	0	0.0	0	0.0	5	1.1	222	48.3	233	50.7	460	503,445	557,292
Year-to-date 2006	0	0.0	1	0.3	101	25.4	221	55.7	74	18.6	397	439,990	486,852
Halton Region													
July 2007	2	0.9	16	7.3	78	35.8	36	16.5	86	39.4	218	435,300	530,527
July 2006	6	2.9	31	14.8	70	33.3	54	25.7	49	23.3	210	399,990	464,477
Year-to-date 2007	32	2.2	231	15.8	411	28.2	376	25.8	409	28.0	1,459	409,900	499,606
Year-to-date 2006	85	6.0	299	21.2	387	27.5	300	21.3	337	23.9	1,408	395,000	506,181
Burlington													
July 2007	1	2.0	6	11.8	38	74.5	6	11.8	0	0.0	51	375,000	373,778
July 2006	0	0.0	2	13.3	12	80.0	0	0.0	1	6.7	15	369,990	493,395
Year-to-date 2007	22	9.2	98	41.2	59	24.8	27	11.3	32	13.4	238	325,000	411,021
Year-to-date 2006	12	6.7	30	16.8	68	38.0	15	8.4	54	30.2	179	375,000	561,754
Halton Hills													
July 2007	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
July 2006	3	4.3	15	21.4	28	40.0	19	27.1	5	7.1	70	379,990	393,548
Year-to-date 2007	1	1.0	3	2.9	27	25.7	61	58.1	13	12.4	105	415,900	453,087
Year-to-date 2006	15	5.2	75	26.0	130	45.0	55	19.0	14	4.8	289	371,990	384,913
Milton													
July 2007	1	1.3	10	13.3	40	53.3	19	25.3	5	6.7	75	390,900	410,014
July 2006	2	7.4	12	44.4	6	22.2	3	11.1	4	14.8	27	349,990	392,547
Year-to-date 2007	9	1.3	127	18.1	321	45.7	237	33.7	9	1.3	703	389,900	394,775
Year-to-date 2006	41	10.1	181	44.6	108	26.6	68	16.7	8	2.0	406	348,490	362,028
Oakville													
July 2007	0	0.0	0	0.0	0	0.0	8	9.1	80	90.9	88	582,490	727,380
July 2006	1	1.0	2	2.0	24	24.5	32	32.7	39	39.8	98	452,500	530,532
Year-to-date 2007	0	0.0	3	0.7	4	1.0	51	12.3	355	86.0	413	593,990	740,923
Year-to-date 2006	17	3.2	13	2.4	81	15.2	162	30.3	261	48.9	534	489,900	662,782

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2007	87	33.5	69	26.5	26	10.0	48	18.5	30	11.5	260	336,990	364,975
July 2006	119	35.8	83	25.0	55	16.6	55	16.6	20	6.0	332	332,000	354,624
Year-to-date 2007	644	34.0	377	19.9	260	13.7	406	21.4	207	10.9	1,894	342,990	365,448
Year-to-date 2006	732	42.8	411	24.0	262	15.3	230	13.5	74	4.3	1,709	313,300	334,739
Ajax													
July 2007	8	11.4	7	10.0	4	5.7	27	38.6	24	34.3	70	468,850	464,349
July 2006	6	7.7	15	19.2	17	21.8	26	33.3	14	17.9	78	405,600	409,878
Year-to-date 2007	56	8.5	79	11.9	99	15.0	272	41.1	156	23.6	662	431,100	436,548
Year-to-date 2006	190	33.9	120	21.4	103	18.4	121	21.6	27	4.8	561	339,900	348,039
Brock													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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													
July 2007	35	58.3	19	31.7	3	5.0	3	5.0	0	0.0	60	283,400	289,173
July 2006	30	75.0	6	15.0	1	2.5	2	5.0	1	2.5	40	273,490	280,941
Year-to-date 2007	179	59.1	71	23.4	21	6.9	27	8.9	5	1.7	303	289,900	300,314
Year-to-date 2006	177	71.1	28	11.2	10	4.0	22	8.8	12	4.8	249	269,990	296,951
Oshawa													
July 2007	30	45.5	23	34.8	10	15.2	3	4.5	0	0.0	66	308,990	309,028
July 2006	32	39.5	26	32.1	11	13.6	11	13.6	1	1.2	81	313,990	327,947
Year-to-date 2007	258	56.0	122	26.5	55	11.9	20	4.3	6	1.3	461	288,790	304,216
Year-to-date 2006	143	42.3	99	29.3	59	17.5	31	9.2	6	1.8	338	313,395	323,630
Pickering													
July 2007	0	0.0	0	0.0	1	16.7	3	50.0	2	33.3	6	--	--
July 2006	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Year-to-date 2007	0	0.0	12	17.9	18	26.9	18	26.9	19	28.4	67	441,100	460,376
Year-to-date 2006	0	0.0	4	18.2	2	9.1	12	54.5	4	18.2	22	440,500	444,033
Scugog													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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													
July 2007	1	14.3	1	14.3	0	0.0	4	57.1	1	14.3	7	--	--
July 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	39	48.1	9	11.1	7	8.6	16	19.8	10	12.3	81	301,100	375,119
Year-to-date 2006	29	48.3	11	18.3	6	10.0	8	13.3	6	10.0	60	311,150	374,534
Whitby													
July 2007	13	25.5	19	37.3	8	15.7	8	15.7	3	5.9	51	344,990	362,274
July 2006	51	40.2	36	28.3	26	20.5	11	8.7	3	2.4	127	310,900	355,006
Year-to-date 2007	112	35.0	84	26.3	60	18.8	53	16.6	11	3.4	320	340,490	345,720
Year-to-date 2006	193	40.3	149	31.1	82	17.1	36	7.5	19	4.0	479	315,990	336,641

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2007	20	52.6	14	36.8	1	2.6	1	2.6	2	5.3	38	299,900	312,547
July 2006	33	84.6	2	5.1	1	2.6	1	2.6	2	5.1	39	249,900	278,492
Year-to-date 2007	104	55.6	54	28.9	7	3.7	6	3.2	16	8.6	187	299,900	371,183
Year-to-date 2006	157	70.4	32	14.3	5	2.2	13	5.8	16	7.2	223	274,900	300,671
Bradford West Gwillimbury													
July 2007	4	40.0	2	20.0	1	10.0	1	10.0	2	20.0	10	308,450	371,960
July 2006	5	83.3	0	0.0	0	0.0	0	0.0	1	16.7	6	--	--
Year-to-date 2007	23	42.6	16	29.6	3	5.6	4	7.4	8	14.8	54	329,900	401,770
Year-to-date 2006	23	52.3	9	20.5	1	2.3	1	2.3	10	22.7	44	299,900	361,730
Town of Mono													
July 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	1	10.0	2	20.0	7	70.0	10	564,750	1,209,290
Year-to-date 2006	2	9.5	1	4.8	3	14.3	10	47.6	5	23.8	21	410,000	429,329
New Tecumseth													
July 2007	15	83.3	3	16.7	0	0.0	0	0.0	0	0.0	18	269,900	272,400
July 2006	25	86.2	1	3.4	1	3.4	1	3.4	1	3.4	29	229,990	261,789
Year-to-date 2007	71	80.7	16	18.2	0	0.0	0	0.0	1	1.1	88	269,900	278,113
Year-to-date 2006	117	86.7	14	10.4	1	0.7	2	1.5	1	0.7	135	249,900	263,808
Orangeville													
July 2007	1	10.0	9	90.0	0	0.0	0	0.0	0	0.0	10	329,900	325,400
July 2006	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2007	10	28.6	22	62.9	3	8.6	0	0.0	0	0.0	35	314,900	318,534
Year-to-date 2006	15	65.2	8	34.8	0	0.0	0	0.0	0	0.0	23	280,000	282,761
Toronto CMA													
July 2007	45	3.3	128	9.2	285	20.6	442	31.9	484	35.0	1,384	449,900	513,507
July 2006	99	7.1	302	21.7	384	27.5	349	25.0	260	18.7	1,394	391,045	444,694
Year-to-date 2007	317	4.0	896	11.2	1,506	18.9	2,633	33.0	2,615	32.8	7,967	439,988	510,313
Year-to-date 2006	806	9.2	1,619	18.5	2,165	24.7	2,555	29.1	1,628	18.6	8,773	398,800	456,108
Oshawa CMA													
July 2007	78	44.1	61	34.5	21	11.9	14	7.9	3	1.7	177	310,990	317,640
July 2006	113	45.6	68	27.4	38	15.3	24	9.7	5	2.0	248	305,945	334,222
Year-to-date 2007	549	50.6	277	25.6	136	12.5	100	9.2	22	2.0	1,084	299,990	315,391
Year-to-date 2006	513	48.1	276	25.9	151	14.2	89	8.3	37	3.5	1,066	305,190	323,245
Greater Toronto Area													
July 2007	104	6.6	181	11.5	343	21.8	461	29.3	485	30.8	1,574	424,930	491,806
July 2006	179	11.1	370	22.9	433	26.8	372	23.0	264	16.3	1,618	383,990	432,219
Year-to-date 2007	784	8.6	1,217	13.4	1,694	18.6	2,754	30.3	2,653	29.1	9,102	422,900	487,380
Year-to-date 2006	1,174	12.0	1,893	19.3	2,379	24.3	2,646	27.0	1,703	17.4	9,795	389,990	447,118

Source: CMHC (Market Absorption Survey)

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

Submarket	July 2007	July 2006	% Change	YTD 2007	YTD 2006	% Change
Toronto City	1,044,938	703,265	48.6	947,781	885,497	7.0
Toronto	933,909	--	n/a	1,097,574	1,102,073	-0.4
East York	--	--	n/a	1,037,687	717,986	44.5
Etobicoke	1,131,158	957,181	18.2	836,623	907,796	-7.8
North York	1,307,301	1,121,561	16.6	1,255,574	1,193,543	5.2
Scarborough	521,455	356,744	46.2	447,688	388,881	15.1
York	--	--	n/a	779,800	--	n/a
York Region	503,463	431,184	16.8	506,831	438,969	15.5
Aurora	--	--	n/a	559,643	--	n/a
East Gwillimbury	--	--	n/a	459,439	563,736	-18.5
Georgina Township	--	339,313	n/a	373,636	279,337	33.8
King Township	--	--	n/a	--	914,118	n/a
Markham	489,536	361,377	35.5	460,371	415,663	10.8
Newmarket	--	357,234	n/a	349,631	351,929	-0.7
Richmond Hill	520,141	480,519	8.2	541,132	462,170	17.1
Vaughan	510,134	516,039	-1.1	549,124	514,410	6.7
Whitchurch-Stouffville	442,715	453,852	-2.5	449,714	441,962	1.8
Peel Region	437,820	385,110	13.7	436,549	394,834	10.6
Brampton	409,760	363,178	12.8	393,885	372,699	5.7
Caledon	--	--	n/a	771,525	654,974	17.8
Mississauga	573,419	464,896	23.3	557,292	486,852	14.5
Halton Region	530,527	464,477	14.2	499,606	506,181	-1.3
Burlington	373,778	493,395	-24.2	411,021	561,754	-26.8
Halton Hills	--	393,548	n/a	453,087	384,913	17.7
Milton	410,014	392,547	4.4	394,775	362,028	9.0
Oakville	727,380	530,532	37.1	740,923	662,782	11.8
Durham Region	364,975	354,624	2.9	365,448	334,739	9.2
Ajax	464,349	409,878	13.3	436,548	348,039	25.4
Brock	--	--	n/a	--	--	n/a
Clarington	289,173	280,941	2.9	300,314	296,951	1.1
Oshawa	309,028	327,947	-5.8	304,216	323,630	-6.0
Pickering	--	--	n/a	460,376	444,033	3.7
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	375,119	374,534	0.2
Whitby	362,274	355,006	2.0	345,720	336,641	2.7
Remainder of Toronto CMA	312,547	278,492	12.2	371,183	300,671	23.5
Bradford West Gwillimbury	371,960	--	n/a	401,770	361,730	11.1
Town of Mono	--	--	n/a	1,209,290	429,329	181.7
New Tecumseth	272,400	261,789	4.1	278,113	263,808	5.4
Orangeville	325,400	--	n/a	318,534	282,761	12.7
Toronto CMA	513,507	444,694	15.5	510,313	456,108	11.9
Oshawa CMA	317,640	334,222	-5.0	315,391	323,245	-2.4
Greater Toronto Area (GTA)	491,806	432,219	13.8	487,380	447,118	9.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
July 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	8,672	12,600	13,120	66.1	366,012	7.0	376,539
	August									
	September									
	October									
	November									
	December									
	Q2 2006	26,525	-2.5		48,084			363,429	5.5	
	Q2 2007	31,009	16.9		47,867			381,327	4.9	
	YTD 2006	53,660	1.6		102,068			355,098	5.4	
	YTD 2007	60,384	12.5		100,135			373,022	5.0	

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¹Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa
July 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	808	1,544	1,563	51.7	250,628	3.6	255,305
	February	821	24.2	876	1,591	1,584	55.3	257,030	4.0	255,936
	March	983	14.3	830	1,994	1,630	50.9	258,048	3.5	256,071
	April	931	-7.6	731	1,875	1,489	49.1	261,891	5.3	259,923
	May	1,020	0.7	766	2,048	1,563	49.0	264,199	4.1	258,574
	June	955	-1.8	758	1,670	1,498	50.6	265,839	3.6	259,512
	July	800	-5.8	749	1,365	1,447	51.8	259,470	3.2	257,344
	August	760	-5.9	781	1,465	1,482	52.7	259,462	3.0	259,115
	September	720	-8.6	750	1,605	1,450	51.7	256,378	-0.6	255,599
	October	697	-4.5	751	1,400	1,431	52.5	256,753	0.2	258,622
	November	634	-4.8	765	1,126	1,553	49.3	250,363	-3.8	254,060
	December	499	21.4	837	511	1,453	57.6	248,442	-1.9	258,014
2007	January	581	8.8	879	1,519	1,535	57.3	265,508	5.9	270,568
	February	791	-3.7	847	1,364	1,362	62.2	263,039	2.3	262,393
	March	969	-1.4	819	1,532	1,258	65.1	265,022	2.7	263,093
	April	1,083	16.3	849	1,795	1,415	60.0	232,285	-11.3	230,461
	May	1,192	16.9	891	1,958	1,485	60.0	275,723	4.4	269,679
	June	1,110	16.2	882	1,596	1,426	61.9	271,394	2.1	264,653
	July	958	19.8	899	1,393	1,488	60.4	267,497	3.1	265,588
	August									
	September									
	October									
	November									
	December									
	Q2 2006	2,906	-2.9		5,593			263,998	4.4	
	Q2 2007	3,385	16.5		5,349			260,406	-1.4	
	YTD 2006	6,044	3.7		12,087			260,303	3.9	
	YTD 2007	6,684	10.6		11,157			262,846	1.0	

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¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA
July 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		110.7	2,851	7.0	68.9	810
	August									
	September									
	October									
	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
July 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		110.7	182.2	6.0	68.8	810
	August									
	September									
	October									
	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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