HOUSING MARKET INFORMATION

HOUSING NOW

Ontario Region

Canada Mortgage and Housing Corporation

Date Released: Second Quarter 2008

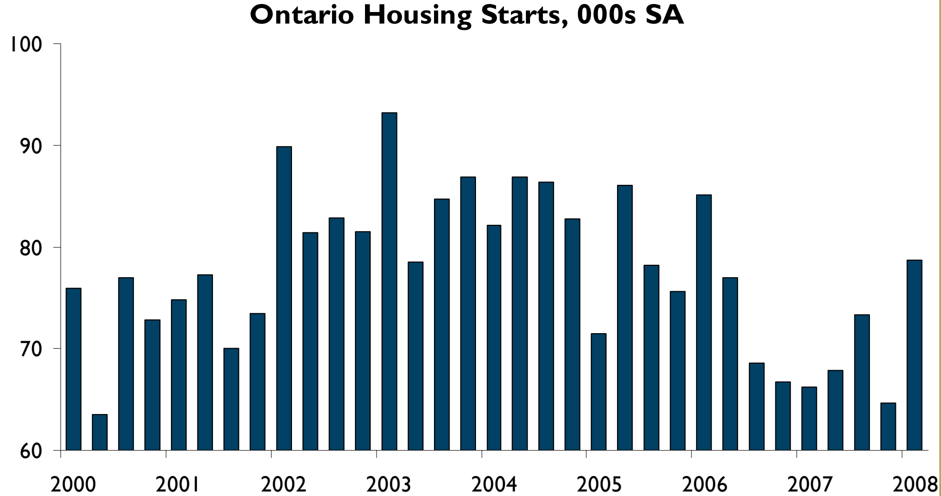
New Home Market

Ontario Home Starts Surge in the First Quarter

Ontario new home construction jumped in the first quarter of 2008. Ontario seasonally adjusted all area starts increased to an annualized rate of 78,700 units, up from 65,000 SAAR units in the fourth quarter of 2007. After peaking during the 2003-04 period, the longer term trend for Ontario housing starts has been one of high starts levels gradually edging lower. First quarter Ontario construction activity bucked its long term downtrend however, thanks to a surge in apartment starts. Meanwhile, single-detached home starts continued to moderate. A backlog of Ontario apartment sales registered in 2007 eventually broke ground and ex-

Figure 1

Ontario Housing Starts, 000s SA



Source: CHMC

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plains the strength in construction activity early in 2008.

The key story in the first quarter was the surge in multi-family home starts which to a large degree was driven by strength in the less expensive apartment segment. Rising home prices in recent years have encouraged price sensitive first time buyers to increase demand for modestly priced housing. Furthermore, strong economic fundamentals along with a rising Canadian dollar encouraged international investor interest in Canadian residential real estate. Builders have responded by launching more apartment projects into the market place and this translated into stronger sales and rising starts during the first quarter.

Construction of more expensive single detached dwellings continued to moderate early in 2008. Ontario big ticket purchases have softened as employment and income growth in higher paying employment sectors moderates, dampening demand for more expensive housing. While more home financing options have helped temper the rising cost of single-detached homes recently, a slowing provincial economy will continue to weigh on demand for more expensive housing.

A closer look at Ontario's Census Metropolitan Areas (CMAs) shows that strong starts activity largely occurred in more expensive housing markets such as Toronto, Ottawa and Oshawa. High density construction options for buyers have benefited residential construction activity in these markets. Slower consumption of durable goods by US consumers combined with a high Canadian dollar continue to have an adverse effect on centers such as Windsor and Thunder Bay—centers that are more dependent on the US for business opportunities.

Resale Market

Ontario Resale Activity Moderates

After a late year surge in housing activity across the province, Ontario home sales cooled during the first quarter of 2008. Seasonally adjusted existing home sales were down just under ten per cent from fourth quarter levels. Cautious consumer optimism, declining pent-up demand, rising mortgage carrying costs, depressed listings and inclement weather were all factors weighing on first quarter housing activity.

Ontario new home listings have been growing at a slower rate in recent months. Ontario's sales-to-new-listings ratio, a leading indicator of future growth in home prices, edged lower in the first quarter. Hamilton and Sudbury continue to boast the hottest resale markets relative to Ontario averages thanks to stronger economic conditions in these centers. Alternatively, Windsor, St. Catharines-Niagara and Kingston reflect more balanced market conditions thanks to slowing economic conditions. As markets become better supplied, we should expect home prices to grow more in line with the general rate of inflation.

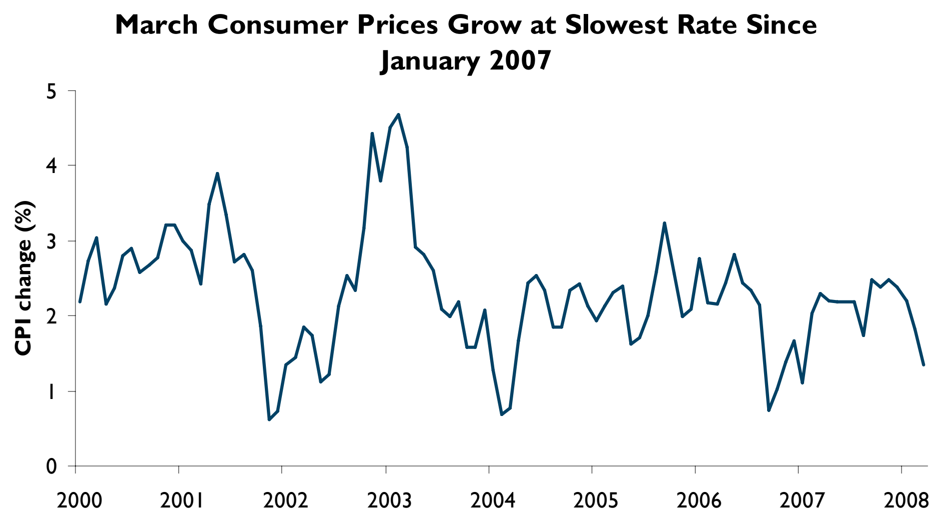
Economic & Demographic Overview

Ontario Economy Slows in the First Quarter

Leading economic indicators suggest that Ontario's economy slowed significantly in the first quarter. Ontario producers continued to add goods to inventory in a significant way late last year despite slowing demand. This suggests that production likely stalled in the first quarter as companies brought inventories better in line with sales. Industries exposed to trade, such as forestry and the auto sector, were most impacted. A rising Canadian dollar and slower US economic growth made Canadian exports less appealing. While the export sector maintained its drag on growth through the opening months of the year, domestic demand remained strong fuelled by consumer spending and business spending on machinery and equipment.

Ontario job growth and the cost of borrowing are two critical ingredients feeding into housing demand. Labor productivity growth across the province continued to slow in the first quarter as producers were slow to shed labor in the face of slowing output. A net of 2000 jobs however were shed as the quarter ended. With the exception of construction and the mining sector, goods-producing companies in the auto and forestry sector continue to

Figure 2



Source: Statistics Canada, All Items CPI index

shed labor as they adjust to a high dollar, high energy prices and increased global competition. By far, the bulk of job gains in the first quarter were registered in the service sector of the economy, with health care, education, finance, insurance and real estate leading the hiring parade. Ontario's domestic economy helped insulate the housing market from a more significant downturn.

A high Canadian dollar and slower growth in both Canada and the US have helped dampen inflationary pressures north of the border. Canada's core consumer price index has been decelerating in recent months. Growth in the consumer all items price index dropped to 1.4 per cent in March of 2008, the lowest year over year growth rate since January 2007. Prospects of weaker economic growth led the Bank of Canada to cut overnight rates in March by 50 basis points following a 50 basis point cut in the fourth quarter last year. This led to a decline in prime lending rates and rates charged for variable rate mortgage products. However, the more popular fixed 5 yr mortgage rate dropped by a lesser amount as credit issues kept the cost of raising funds elevated for major lenders.

Ontario Is Losing People

The story of booming commodity prices and a migratory pull to western Canada continued in 2007. A very strong energy based economy and low unemployment rates in Western Canada have continued to attract migrants from Ontario, albeit in smaller numbers vis-à-vis 2006. On the international front, western Canada was a draw even among international migrants as Ontario's share and volume of new international migrants moderated in 2007.

HOUSING NOW REPORT TABLES

Available in ALL reports:

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SYMBOLS

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

Table 1: Housing Activity Summary of Ontario Region
First Quarter 2008

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2008	5,048	480	1,163	26	700	5,296	14	912	275	13,914
Q1 2007	4,835	792	1,466	34	540	1,671	28	740	733	10,839
% Change	4.4	-39.4	-20.7	-23.5	29.6	**	-50.0	23.2	-62.5	28.4
Year-to-date 2008	5,048	480	1,163	26	700	5,296	14	912	275	13,914
Year-to-date 2007	4,835	792	1,466	34	540	1,671	28	740	733	10,839
% Change	4.4	-39.4	-20.7	-23.5	29.6	**	-50.0	23.2	-62.5	28.4
UNDER CONSTRUCTION										
Q1 2008	17,364	2,146	5,780	83	2,594	31,857	90	5,150	1,384	66,452
Q1 2007	14,880	2,101	5,457	75	2,336	27,124	196	5,176	2,682	60,038
% Change	16.7	2.1	5.9	10.7	11.0	17.4	-54.1	-0.5	-48.4	10.7
COMPLETIONS										
Q1 2008	6,692	630	1,491	32	418	3,945	42	1,015	591	14,856
Q1 2007	7,224	741	1,571	42	600	3,323	70	913	1,190	15,674
% Change	-7.4	-15.0	-5.1	-23.8	-30.3	18.7	-40.0	11.2	-50.3	-5.2
Year-to-date 2008	6,692	630	1,491	32	418	3,945	42	1,015	591	14,856
Year-to-date 2007	7,224	741	1,571	42	600	3,323	70	913	1,190	15,674
% Change	-7.4	-15.0	-5.1	-23.8	-30.3	18.7	-40.0	11.2	-50.3	-5.2
COMPLETED & NOT ABSORBED										
Q1 2008	1,489	146	389	39	226	893	43	790	n/a	4,015
Q1 2007	1,680	242	487	27	273	895	51	726	n/a	4,381
% Change	-11.4	-39.7	-20.1	44.4	-17.2	-0.2	-15.7	8.8	n/a	-8.4
ABSORBED										
Q1 2008	5,869	590	1,501	28	438	3,773	30	721	n/a	12,950
Q1 2007	6,255	652	1,461	34	568	3,112	78	668	n/a	12,828
% Change	-6.2	-9.5	2.7	-17.6	-22.9	21.2	-61.5	7.9	n/a	1.0
Year-to-date 2008	5,869	590	1,501	28	438	3,773	30	721	n/a	12,950
Year-to-date 2007	6,255	652	1,461	34	568	3,112	78	668	n/a	12,828
% Change	-6.2	-9.5	2.7	-17.6	-22.9	21.2	-61.5	7.9	n/a	1.0

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

Table 1.2: History of Housing Starts of Ontario Region 1998 - 2007

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114
% Change	0.9	-20.5	-4.8	25.3	45.0	5.0	10.5	-28.5	22.9	-0.1
2003	43,449	6,262	9,227	162	2,361	14,314	544	4,226	4,247	85,180
% Change	-7.6	-7.8	8.9	-6.9	-14.5	38.9	-9.3	28.6	6.7	1.9
2002	47,034	6,795	8,476	174	2,762	10,308	600	3,286	3,982	83,597
% Change	28.6	-2.0	21.5	7.4	-3.0	-25.3	38.2	43.9	31.9	14.1
2001	36,568	6,931	6,975	162	2,846	13,807	434	2,283	3,020	73,282
% Change	-0.9	-2.3	-12.4	22.7	7.2	31.2	73.6	27.2	-26.3	2.5
2000	36,911	7,095	7,960	132	2,656	10,520	250	1,795	4,098	71,521
% Change	5.2	12.9	15.6	0.0	-22.5	7.8	-3.5	68.7	-4.9	6.4
1999	35,077	6,282	6,887	132	3,429	9,755	259	1,064	4,310	67,235
% Change	21.3	43.2	8.4	-25.8	-10.1	85.2	79.9	2.6	15.2	24.9
1998	28,909	4,387	6,353	178	3,814	5,266	144	1,037	3,742	53,830

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Ontario Region First Quarter 2008												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
Centres 100,000+											
Barrie	208	115	0	2	12	0	0	37	220	154	42.9
Brantford	37	31	2	0	11	35	21	0	71	66	7.6
Greater Sudbury	26	22	2	2	4	0	0	0	32	24	33.3
Guelph	89	97	4	18	20	78	102	0	215	193	11.4
Hamilton	349	285	6	0	161	226	49	13	565	524	7.8
Kingston	36	53	4	2	9	9	0	49	49	113	-56.6
Kitchener	279	175	26	20	73	103	62	358	440	656	-32.9
London	277	355	12	14	73	23	155	300	517	692	-25.3
Oshawa	264	229	2	0	49	45	27	0	342	274	24.8
Ottawa	419	357	14	56	348	250	389	206	1,170	869	34.6
Peterborough	21	11	0	0	11	22	0	0	32	33	-3.0
St. Catharines-Niagara	116	128	10	8	58	45	75	0	259	181	43.1
Thunder Bay	3	15	0	2	0	4	0	0	3	21	-85.7
Toronto	2,507	2,483	374	646	948	1,086	5,116	1,370	8,945	5,585	60.2
Windsor	29	46	4	6	6	8	0	46	39	106	-63.2
Centres 50,000 - 99,999											
Belleville	26	21	0	0	7	8	3	0	36	29	24.1
Chatham-Kent	13	24	0	0	0	4	0	0	13	28	-53.6
Cornwall	11	14	2	2	0	0	0	0	13	16	-18.8
Kawartha Lakes	23	34	2	0	17	0	0	0	42	34	23.5
Norfolk	15	19	2	0	4	0	0	0	21	19	10.5
North Bay	2	4	0	0	0	0	0	0	2	4	-50.0
Sarnia	36	28	0	4	6	0	0	0	42	32	31.3
Sault Ste. Marie	3	3	0	0	0	0	0	0	3	3	0.0

Table 2: Starts by Submarket and by Dwelling Type Ontario Region First Quarter 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
Centres 10,000 - 49,999											
Bracebridge	8	5	2	0	0	0	0	0	10	5	100.0
Brighton MU	1	0	0	0	0	0	0	0	1	0	n/a
Brock Tp	0	0	0	0	0	0	0	0	0	0	n/a
Brockville	1	12	0	4	0	3	0	6	1	25	-96.0
Centre Wellington	1	8	0	0	0	0	0	0	1	8	-87.5
Cobourg	7	4	0	0	5	6	16	0	28	10	180.0
Collingwood	24	26	10	0	4	0	0	0	38	26	46.2
Elliot Lake	2	0	0	0	0	0	0	0	2	0	n/a
Erin	3	8	0	0	0	0	0	0	3	8	-62.5
Essex T	1	0	0	0	0	0	0	0	1	0	n/a
Gravenhurst	8	8	0	0	0	0	36	0	44	8	**
Greater Napanee	2	10	0	0	0	0	0	0	2	10	-80.0
Haldimand County CY	14	17	0	0	0	0	0	0	14	17	-17.6
Hunstville	3	6	0	0	8	0	28	0	39	6	**
Ingersoll	3	7	0	6	0	0	0	0	3	13	-76.9
Kenora	1	0	0	0	0	0	0	0	1	0	n/a
Kincardine MU	3	0	0	0	0	0	0	0	3	0	n/a
Lambton Shores	0	11	0	0	0	0	0	0	0	11	-100.0
Leamington	6	12	4	4	0	0	0	0	10	16	-37.5
Meaford	10	0	0	0	0	0	0	0	10	0	n/a
Midland	29	2	0	2	0	0	53	0	82	4	**
Mississippi Mills	4	2	2	0	6	0	0	0	12	2	**
North Grenville MU	21	0	0	0	0	0	0	0	21	0	n/a
North Perth	1	3	0	2	0	0	0	0	1	5	-80.0
Orillia	21	23	2	0	0	0	60	2	83	25	**
Owen Sound	5	6	0	0	0	0	7	4	12	10	20.0
Petawawa	5	7	0	0	8	0	0	0	13	7	85.7
Port Hope	2	2	0	0	0	0	0	0	2	2	0.0
Prince Edward County	8	20	0	0	0	0	0	0	8	20	-60.0
Saugeen Shores	24	5	0	0	14	0	0	0	38	5	**
Scugog Tp	3	0	0	0	0	0	0	0	3	0	n/a
Stratford	10	9	0	2	0	0	0	14	10	25	-60.0
Temiskaming Shores	0	4	0	0	0	0	0	0	0	4	-100.0
The Nation M	9	0	2	0	0	0	0	0	11	0	n/a
Tillsonburg	10	6	0	0	0	0	0	0	10	6	66.7
Timmins	0	5	0	0	0	0	0	0	0	5	-100.0
Trent Hills	3	3	0	0	0	0	0	0	3	3	0.0
Wasaga Beach	21	66	0	0	0	48	0	0	21	114	-81.6
West Grey MU	1	0	0	0	0	0	0	0	1	0	n/a
West Nipissing	1	0	0	0	0	0	0	0	1	0	n/a
Woodstock	13	29	0	0	0	0	11	0	24	29	-17.2
Total Ontario (10,000+)	5,079	4,882	488	802	1,862	2,003	6,210	2,419	13,639	10,106	35.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type Ontario Region January - March 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Barrie	208	115	0	2	12	0	0	37	220	154	42.9
Brantford	37	31	2	0	11	35	21	0	71	66	7.6
Greater Sudbury	26	22	2	2	4	0	0	0	32	24	33.3
Guelph	89	97	4	18	20	78	102	0	215	193	11.4
Hamilton	349	285	6	0	161	226	49	13	565	524	7.8
Kingston	36	53	4	2	9	9	0	49	49	113	-56.6
Kitchener	279	175	26	20	73	103	62	358	440	656	-32.9
London	277	355	12	14	73	23	155	300	517	692	-25.3
Oshawa	264	229	2	0	49	45	27	0	342	274	24.8
Ottawa	419	357	14	56	348	250	389	206	1,170	869	34.6
Peterborough	21	11	0	0	11	22	0	0	32	33	-3.0
St. Catharines-Niagara	116	128	10	8	58	45	75	0	259	181	43.1
Thunder Bay	3	15	0	2	0	4	0	0	3	21	-85.7
Toronto	2,507	2,483	374	646	948	1,086	5,116	1,370	8,945	5,585	60.2
Windsor	29	46	4	6	6	8	0	46	39	106	-63.2
Centres 50,000 - 99,999											
Belleville	26	21	0	0	7	8	3	0	36	29	24.1
Chatham-Kent	13	24	0	0	0	4	0	0	13	28	-53.6
Cornwall	11	14	2	2	0	0	0	0	13	16	-18.8
Kawartha Lakes	23	34	2	0	17	0	0	0	42	34	23.5
Norfolk	15	19	2	0	4	0	0	0	21	19	10.5
North Bay	2	4	0	0	0	0	0	0	2	4	-50.0
Sarnia	36	28	0	4	6	0	0	0	42	32	31.3
Sault Ste. Marie	3	3	0	0	0	0	0	0	3	3	0.0

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - March 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 10,000 - 49,999											
Bracebridge	8	5	2	0	0	0	0	0	10	5	100.0
Brighton MU	1	0	0	0	0	0	0	0	1	0	n/a
Brock Tp	0	0	0	0	0	0	0	0	0	0	n/a
Brockville	1	12	0	4	0	3	0	6	1	25	-96.0
Centre Wellington	1	8	0	0	0	0	0	0	1	8	-87.5
Cobourg	7	4	0	0	5	6	16	0	28	10	180.0
Collingwood	24	26	10	0	4	0	0	0	38	26	46.2
Elliot Lake	2	0	0	0	0	0	0	0	2	0	n/a
Erin	3	8	0	0	0	0	0	0	3	8	-62.5
Essex T	1	0	0	0	0	0	0	0	1	0	n/a
Gravenhurst	8	8	0	0	0	0	36	0	44	8	**
Greater Napanee	2	10	0	0	0	0	0	0	2	10	-80.0
Haldimand County CY	14	17	0	0	0	0	0	0	14	17	-17.6
Hunstville	3	6	0	0	8	0	28	0	39	6	**
Ingersoll	3	7	0	6	0	0	0	0	3	13	-76.9
Kenora	1	0	0	0	0	0	0	0	1	0	n/a
Kincardine MU	3	0	0	0	0	0	0	0	3	0	n/a
Lambton Shores	0	11	0	0	0	0	0	0	0	11	-100.0
Leamington	6	12	4	4	0	0	0	0	10	16	-37.5
Meaford	10	0	0	0	0	0	0	0	10	0	n/a
Midland	29	2	0	2	0	0	53	0	82	4	**
Mississippi Mills	4	2	2	0	6	0	0	0	12	2	**
North Grenville MU	21	0	0	0	0	0	0	0	21	0	n/a
North Perth	1	3	0	2	0	0	0	0	1	5	-80.0
Orillia	21	23	2	0	0	0	60	2	83	25	**
Owen Sound	5	6	0	0	0	0	7	4	12	10	20.0
Petawawa	5	7	0	0	8	0	0	0	13	7	85.7
Port Hope	2	2	0	0	0	0	0	0	2	2	0.0
Prince Edward County	8	20	0	0	0	0	0	0	8	20	-60.0
Saugeen Shores	24	5	0	0	14	0	0	0	38	5	**
Scugog Tp	3	0	0	0	0	0	0	0	3	0	n/a
Stratford	10	9	0	2	0	0	0	14	10	25	-60.0
Temiskaming Shores	0	4	0	0	0	0	0	0	0	4	-100.0
The Nation M	9	0	2	0	0	0	0	0	11	0	n/a
Tillsonburg	10	6	0	0	0	0	0	0	10	6	66.7
Timmins	0	5	0	0	0	0	0	0	0	5	-100.0
Trent Hills	3	3	0	0	0	0	0	0	3	3	0.0
Wasaga Beach	21	66	0	0	0	48	0	0	21	114	-81.6
West Grey MU	1	0	0	0	0	0	0	0	1	0	n/a
West Nipissing	1	0	0	0	0	0	0	0	1	0	n/a
Woodstock	13	29	0	0	0	0	11	0	24	29	-17.2
Total Ontario (10,000+)	5,079	4,882	488	802	1,862	2,003	6,210	2,419	13,639	10,106	35.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region First Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Centres 100,000+								
Barrie	12	0	0	0	0	37	0	0
Brantford	11	35	0	0	21	0	0	0
Greater Sudbury	4	0	0	0	0	0	0	0
Guelph	20	78	0	0	102	0	0	0
Hamilton	161	226	0	0	49	13	0	0
Kingston	9	9	0	0	0	0	0	49
Kitchener	69	103	4	0	0	26	62	332
London	70	23	3	0	2	0	153	300
Oshawa	49	45	0	0	0	0	27	0
Ottawa	348	250	0	0	389	170	0	36
Peterborough	11	22	0	0	0	0	0	0
St. Catharines-Niagara	58	34	0	11	72	0	3	0
Thunder Bay	0	0	0	4	0	0	0	0
Toronto	948	1,086	0	0	4,546	1,367	570	3
Windsor	6	8	0	0	0	46	0	0
Centres 50,000 - 99,999								
Belleville	7	8	0	0	0	0	3	0
Chatham-Kent	0	4	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	17	0	0	0	0	0	0	0
Norfolk	4	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	6	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region First Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	0
Brighton MU	0	0	0	0	0	0	0	0
Brock Tp	0	0	0	0	0	0	0	0
Brockville	0	3	0	0	0	6	0	0
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	5	6	0	0	0	0	16	0
Collingwood	4	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	36	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	0	0	0	0	0	0	0	0
Hunstville	8	0	0	0	28	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	53	0	0	0
Mississippi Mills	6	0	0	0	0	0	0	0
North Grenville MU	0	0	0	0	0	0	0	0
North Perth	0	0	0	0	0	0	0	0
Orillia	0	0	0	0	0	0	60	2
Owen Sound	0	0	0	0	0	0	7	4
Petawawa	8	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	14	0	0	0	0	0	0	0
Scugog Tp	0	0	0	0	0	0	0	0
Stratford	0	0	0	0	0	0	0	14
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	0	48	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	0	0	0	0	0	11	0
Total Ontario (10,000+)	1,855	1,988	7	15	5,298	1,679	912	740

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region January - March 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Barrie	12	0	0	0	0	37	0	0
Brantford	11	35	0	0	21	0	0	0
Greater Sudbury	4	0	0	0	0	0	0	0
Guelph	20	78	0	0	102	0	0	0
Hamilton	161	226	0	0	49	13	0	0
Kingston	9	9	0	0	0	0	0	49
Kitchener	69	103	4	0	0	26	62	332
London	70	23	3	0	2	0	153	300
Oshawa	49	45	0	0	0	0	27	0
Ottawa	348	250	0	0	389	170	0	36
Peterborough	11	22	0	0	0	0	0	0
St. Catharines-Niagara	58	34	0	11	72	0	3	0
Thunder Bay	0	0	0	4	0	0	0	0
Toronto	948	1,086	0	0	4,546	1,367	570	3
Windsor	6	8	0	0	0	46	0	0
Centres 50,000 - 99,999								
Belleville	7	8	0	0	0	0	3	0
Chatham-Kent	0	4	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	17	0	0	0	0	0	0	0
Norfolk	4	0	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	6	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region January - March 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	0
Brighton MU	0	0	0	0	0	0	0	0
Brock Tp	0	0	0	0	0	0	0	0
Brockville	0	3	0	0	0	6	0	0
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	5	6	0	0	0	0	16	0
Collingwood	4	0	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	36	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	0	0	0	0	0	0	0	0
Hunstville	8	0	0	0	28	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	53	0	0	0
Mississippi Mills	6	0	0	0	0	0	0	0
North Grenville MU	0	0	0	0	0	0	0	0
North Perth	0	0	0	0	0	0	0	0
Orillia	0	0	0	0	0	0	60	2
Owen Sound	0	0	0	0	0	0	7	4
Petawawa	8	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	14	0	0	0	0	0	0	0
Scugog Tp	0	0	0	0	0	0	0	0
Stratford	0	0	0	0	0	0	0	14
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	0	48	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	0	0	0	0	0	11	0
Total Ontario (10,000+)	1,855	1,988	7	15	5,298	1,679	912	740

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Ontario Region First Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Centres 100,000+								
Barrie	220	117	0	37	0	0	220	154
Brantford	45	31	26	35	0	0	71	66
Greater Sudbury	32	24	0	0	0	0	32	24
Guelph	100	193	115	0	0	0	215	193
Hamilton	398	419	167	105	0	0	565	524
Kingston	49	64	0	0	0	49	49	113
Kitchener	362	275	12	49	66	332	440	656
London	261	333	95	46	161	313	517	692
Oshawa	274	274	41	0	27	0	342	274
Ottawa	771	651	399	182	0	36	1,170	869
Peterborough	21	26	11	7	0	0	32	33
St. Catharines-Niagara	163	150	93	20	3	11	259	181
Thunder Bay	3	17	0	0	0	4	3	21
Toronto	3,450	3,884	4,925	1,698	570	3	8,945	5,585
Windsor	34	60	5	46	0	0	39	106
Centres 50,000 - 99,999								
Belleville	33	29	0	0	3	0	36	29
Chatham-Kent	13	28	0	0	0	0	13	28
Cornwall	13	16	0	0	0	0	13	16
Kawartha Lakes	30	34	12	0	0	0	42	34
Norfolk	17	19	4	0	0	0	21	19
North Bay	2	4	0	0	0	0	2	4
Sarnia	42	32	0	0	0	0	42	32
Sault Ste. Marie	3	3	0	0	0	0	3	3

Table 2.4: Starts by Submarket and by Intended Market Ontario Region First Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Centres 10,000 - 49,999								
Bracebridge	10	5	0	0	0	0	10	5
Brighton MU	1	0	0	0	0	0	1	0
Brock Tp	0	0	0	0	0	0	0	0
Brockville	1	25	0	0	0	0	1	25
Centre Wellington	1	8	0	0	0	0	1	8
Cobourg	12	4	0	6	16	0	28	10
Collingwood	38	26	0	0	0	0	38	26
Elliot Lake	2	0	0	0	0	0	2	0
Erin	3	8	0	0	0	0	3	8
Essex T	1	0	0	0	0	0	1	0
Gravenhurst	8	8	36	0	0	0	44	8
Greater Napanee	2	10	0	0	0	0	2	10
Haldimand County CY	14	17	0	0	0	0	14	17
Hunstville	11	6	28	0	0	0	39	6
Ingersoll	3	13	0	0	0	0	3	13
Kenora	1	0	0	0	0	0	1	0
Kincardine MU	3	0	0	0	0	0	3	0
Lambton Shores	0	11	0	0	0	0	0	11
Leamington	10	16	0	0	0	0	10	16
Meaford	10	0	0	0	0	0	10	0
Midland	29	4	53	0	0	0	82	4
Mississippi Mills	12	2	0	0	0	0	12	2
North Grenville MU	21	0	0	0	0	0	21	0
North Perth	1	5	0	0	0	0	1	5
Orillia	21	23	0	0	62	2	83	25
Owen Sound	5	6	0	0	7	4	12	10
Petawawa	13	7	0	0	0	0	13	7
Port Hope	2	2	0	0	0	0	2	2
Prince Edward County	8	20	0	0	0	0	8	20
Saugeen Shores	38	5	0	0	0	0	38	5
Scugog Tp	3	0	0	0	0	0	3	0
Stratford	10	11	0	0	0	14	10	25
Temiskaming Shores	0	4	0	0	0	0	0	4
The Nation M	11	0	0	0	0	0	11	0
Tillsonburg	10	6	0	0	0	0	10	6
Timmins	0	5	0	0	0	0	0	5
Trent Hills	3	3	0	0	0	0	3	3
Wasaga Beach	21	114	0	0	0	0	21	114
West Grey MU	1	0	0	0	0	0	1	0
West Nipissing	1	0	0	0	0	0	1	0
Woodstock	13	29	0	0	11	0	24	29
Total Ontario (10,000+)	6,691	7,093	6,022	2,245	926	768	13,639	10,106

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - March 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Barrie	220	117	0	37	0	0	220	154
Brantford	45	31	26	35	0	0	71	66
Greater Sudbury	32	24	0	0	0	0	32	24
Guelph	100	193	115	0	0	0	215	193
Hamilton	398	419	167	105	0	0	565	524
Kingston	49	64	0	0	0	49	49	113
Kitchener	362	275	12	49	66	332	440	656
London	261	333	95	46	161	313	517	692
Oshawa	274	274	41	0	27	0	342	274
Ottawa	771	651	399	182	0	36	1,170	869
Peterborough	21	26	11	7	0	0	32	33
St. Catharines-Niagara	163	150	93	20	3	11	259	181
Thunder Bay	3	17	0	0	0	4	3	21
Toronto	3,450	3,884	4,925	1,698	570	3	8,945	5,585
Windsor	34	60	5	46	0	0	39	106
Centres 50,000 - 99,999								
Belleville	33	29	0	0	3	0	36	29
Chatham-Kent	13	28	0	0	0	0	13	28
Cornwall	13	16	0	0	0	0	13	16
Kawartha Lakes	30	34	12	0	0	0	42	34
Norfolk	17	19	4	0	0	0	21	19
North Bay	2	4	0	0	0	0	2	4
Sarnia	42	32	0	0	0	0	42	32
Sault Ste. Marie	3	3	0	0	0	0	3	3

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - March 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 10,000 - 49,999								
Bracebridge	10	5	0	0	0	0	10	5
Brighton MU	1	0	0	0	0	0	1	0
Brock Tp	0	0	0	0	0	0	0	0
Brockville	1	25	0	0	0	0	1	25
Centre Wellington	1	8	0	0	0	0	1	8
Cobourg	12	4	0	6	16	0	28	10
Collingwood	38	26	0	0	0	0	38	26
Elliot Lake	2	0	0	0	0	0	2	0
Erin	3	8	0	0	0	0	3	8
Essex T	1	0	0	0	0	0	1	0
Gravenhurst	8	8	36	0	0	0	44	8
Greater Napanee	2	10	0	0	0	0	2	10
Haldimand County CY	14	17	0	0	0	0	14	17
Hunstville	11	6	28	0	0	0	39	6
Ingersoll	3	13	0	0	0	0	3	13
Kenora	1	0	0	0	0	0	1	0
Kincardine MU	3	0	0	0	0	0	3	0
Lambton Shores	0	11	0	0	0	0	0	11
Leamington	10	16	0	0	0	0	10	16
Meaford	10	0	0	0	0	0	10	0
Midland	29	4	53	0	0	0	82	4
Mississippi Mills	12	2	0	0	0	0	12	2
North Grenville MU	21	0	0	0	0	0	21	0
North Perth	1	5	0	0	0	0	1	5
Orillia	21	23	0	0	62	2	83	25
Owen Sound	5	6	0	0	7	4	12	10
Petawawa	13	7	0	0	0	0	13	7
Port Hope	2	2	0	0	0	0	2	2
Prince Edward County	8	20	0	0	0	0	8	20
Saugeen Shores	38	5	0	0	0	0	38	5
Scugog Tp	3	0	0	0	0	0	3	0
Stratford	10	11	0	0	0	14	10	25
Temiskaming Shores	0	4	0	0	0	0	0	4
The Nation M	11	0	0	0	0	0	11	0
Tillsonburg	10	6	0	0	0	0	10	6
Timmins	0	5	0	0	0	0	0	5
Trent Hills	3	3	0	0	0	0	3	3
Wasaga Beach	21	114	0	0	0	0	21	114
West Grey MU	1	0	0	0	0	0	1	0
West Nipissing	1	0	0	0	0	0	1	0
Woodstock	13	29	0	0	11	0	24	29
Total Ontario (10,000+)	6,691	7,093	6,022	2,245	926	768	13,639	10,106

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
Centres 100,000+											
Barrie	165	251	4	18	31	0	0	38	200	307	-34.9
Brantford	111	74	2	0	14	12	0	3	127	89	42.7
Greater Sudbury	84	79	2	2	0	4	8	0	94	85	10.6
Guelph	106	77	18	10	38	24	34	0	196	111	76.6
Hamilton	344	407	22	20	227	291	10	57	603	775	-22.2
Kingston	120	107	6	4	14	31	49	133	189	275	-31.3
Kitchener	247	233	44	40	88	106	91	465	470	844	-44.3
London	364	384	0	4	91	90	274	29	729	507	43.8
Oshawa	337	497	2	6	28	76	36	36	403	615	-34.5
Ottawa	613	469	58	74	239	318	252	77	1,162	938	23.9
Peterborough	61	64	0	2	11	0	0	0	72	66	9.1
St. Catharines-Niagara	166	180	22	18	36	58	9	0	233	256	-9.0
Thunder Bay	52	30	2	2	0	4	0	30	54	66	-18.2
Toronto	2,853	3,437	388	532	989	1,098	3,995	3,297	8,225	8,364	-1.7
Windsor	70	103	14	8	3	8	0	0	87	119	-26.9
Centres 50,000 - 99,999											
Belleville	56	38	4	0	0	8	0	0	60	46	30.4
Chatham-Kent	23	24	4	4	7	12	0	0	34	40	-15.0
Cornwall	28	17	0	6	0	0	0	0	28	23	21.7
Kawartha Lakes	55	66	0	0	5	0	0	0	60	66	-9.1
Norfolk	44	30	6	0	0	0	0	0	50	30	66.7
North Bay	23	21	0	0	0	0	126	6	149	27	**
Sarnia	49	31	0	0	0	0	0	64	49	95	-48.4
Sault Ste. Marie	33	20	4	0	0	0	0	0	37	20	85.0

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
First Quarter 2008

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
Centres 10,000 - 49,999											
Bracebridge	27	17	2	0	0	0	0	0	29	17	70.6
Brighton MU	47	0	4	0	0	0	0	0	51	0	n/a
Brock Tp	0	0	0	0	0	0	0	0	0	0	n/a
Brockville	5	27	0	2	0	0	0	0	5	29	-82.8
Centre Wellington	14	25	0	0	0	0	0	0	14	25	-44.0
Cobourg	10	22	0	0	12	9	0	0	22	31	-29.0
Collingwood	54	22	4	0	16	12	0	0	74	34	117.6
Elliot Lake	2	0	0	0	0	0	0	0	2	0	n/a
Erin	7	8	0	0	0	0	0	0	7	8	-12.5
Essex T	16	0	0	0	0	0	0	0	16	0	n/a
Gravenhurst	11	8	0	0	0	0	0	0	11	8	37.5
Greater Napanee	8	15	0	0	0	0	0	0	8	15	-46.7
Haldimand County CY	14	49	0	0	0	17	0	0	14	66	-78.8
Hunstville	21	17	2	0	4	0	0	0	27	17	58.8
Ingersoll	8	9	0	0	0	0	0	0	8	9	-11.1
Kenora	4	4	0	0	0	0	0	0	4	4	0.0
Kincardine MU	11	0	0	0	0	0	0	0	11	0	n/a
Lambton Shores	4	10	0	0	0	0	0	0	4	10	-60.0
Leamington	33	23	4	2	0	0	0	0	37	25	48.0
Meaford	18	3	0	0	0	0	0	0	18	3	**
Midland	26	45	2	0	15	6	0	0	43	51	-15.7
Mississippi Mills	9	18	0	0	0	0	0	0	9	18	-50.0
North Grenville MU	48	0	10	0	0	0	0	0	58	0	n/a
North Perth	11	5	4	2	0	0	0	0	15	7	114.3
Orillia	16	52	2	0	41	0	72	0	131	52	151.9
Owen Sound	16	10	0	0	0	0	0	0	16	10	60.0
Petawawa	21	18	0	0	0	0	0	0	21	18	16.7
Port Hope	6	10	0	0	0	0	0	0	6	10	-40.0
Prince Edward County	19	28	0	0	0	0	0	0	19	28	-32.1
Saugeen Shores	30	16	0	0	0	0	0	0	30	16	87.5
Scugog Tp	11	0	0	0	0	0	0	0	11	0	n/a
Stratford	19	3	2	8	13	0	4	2	38	13	192.3
Temiskaming Shores	9	10	0	0	0	0	0	0	9	10	-10.0
The Nation M	0	0	0	0	0	0	0	0	0	0	n/a
Tillsonburg	19	14	0	2	0	0	0	0	19	16	18.8
Timmins	11	12	0	0	0	0	0	0	11	12	-8.3
Trent Hills	12	12	0	0	0	0	6	0	18	12	50.0
Wasaga Beach	65	66	0	0	0	24	0	0	65	90	-27.8
West Grey MU	1	0	0	0	0	0	0	0	1	0	n/a
West Nipissing	12	18	0	0	0	0	0	0	12	18	-33.3
Woodstock	31	15	2	0	0	0	0	0	33	15	120.0
Total Ontario (10,000+)	6,729	7,270	648	769	1,922	2,208	4,966	4,237	14,265	14,484	-1.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type Ontario Region January - March 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 100,000+											
Barrie	165	251	4	18	31	0	0	38	200	307	-34.9
Brantford	111	74	2	0	14	12	0	3	127	89	42.7
Greater Sudbury	84	79	2	2	0	4	8	0	94	85	10.6
Guelph	106	77	18	10	38	24	34	0	196	111	76.6
Hamilton	344	407	22	20	227	291	10	57	603	775	-22.2
Kingston	120	107	6	4	14	31	49	133	189	275	-31.3
Kitchener	247	233	44	40	88	106	91	465	470	844	-44.3
London	364	384	0	4	91	90	274	29	729	507	43.8
Oshawa	337	497	2	6	28	76	36	36	403	615	-34.5
Ottawa	613	469	58	74	239	318	252	77	1,162	938	23.9
Peterborough	61	64	0	2	11	0	0	0	72	66	9.1
St. Catharines-Niagara	166	180	22	18	36	58	9	0	233	256	-9.0
Thunder Bay	52	30	2	2	0	4	0	30	54	66	-18.2
Toronto	2,853	3,437	388	532	989	1,098	3,995	3,297	8,225	8,364	-1.7
Windsor	70	103	14	8	3	8	0	0	87	119	-26.9
Centres 50,000 - 99,999											
Belleville	56	38	4	0	0	8	0	0	60	46	30.4
Chatham-Kent	23	24	4	4	7	12	0	0	34	40	-15.0
Cornwall	28	17	0	6	0	0	0	0	28	23	21.7
Kawartha Lakes	55	66	0	0	5	0	0	0	60	66	-9.1
Norfolk	44	30	6	0	0	0	0	0	50	30	66.7
North Bay	23	21	0	0	0	0	126	6	149	27	**
Sarnia	49	31	0	0	0	0	0	64	49	95	-48.4
Sault Ste. Marie	33	20	4	0	0	0	0	0	37	20	85.0

Table 3.1: Completions by Submarket and by Dwelling Type Ontario Region January - March 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Centres 10,000 - 49,999											
Bracebridge	27	17	2	0	0	0	0	0	29	17	70.6
Brighton MU	47	0	4	0	0	0	0	0	51	0	n/a
Brock Tp	0	0	0	0	0	0	0	0	0	0	n/a
Brockville	5	27	0	2	0	0	0	0	5	29	-82.8
Centre Wellington	14	25	0	0	0	0	0	0	14	25	-44.0
Cobourg	10	22	0	0	12	9	0	0	22	31	-29.0
Collingwood	54	22	4	0	16	12	0	0	74	34	117.6
Elliot Lake	2	0	0	0	0	0	0	0	2	0	n/a
Erin	7	8	0	0	0	0	0	0	7	8	-12.5
Essex T	16	0	0	0	0	0	0	0	16	0	n/a
Gravenhurst	11	8	0	0	0	0	0	0	11	8	37.5
Greater Napanee	8	15	0	0	0	0	0	0	8	15	-46.7
Haldimand County CY	14	49	0	0	0	17	0	0	14	66	-78.8
Hunstville	21	17	2	0	4	0	0	0	27	17	58.8
Ingersoll	8	9	0	0	0	0	0	0	8	9	-11.1
Kenora	4	4	0	0	0	0	0	0	4	4	0.0
Kincardine MU	11	0	0	0	0	0	0	0	11	0	n/a
Lambton Shores	4	10	0	0	0	0	0	0	4	10	-60.0
Leamington	33	23	4	2	0	0	0	0	37	25	48.0
Meaford	18	3	0	0	0	0	0	0	18	3	**
Midland	26	45	2	0	15	6	0	0	43	51	-15.7
Mississippi Mills	9	18	0	0	0	0	0	0	9	18	-50.0
North Grenville MU	48	0	10	0	0	0	0	0	58	0	n/a
North Perth	11	5	4	2	0	0	0	0	15	7	114.3
Orillia	16	52	2	0	41	0	72	0	131	52	151.9
Owen Sound	16	10	0	0	0	0	0	0	16	10	60.0
Petawawa	21	18	0	0	0	0	0	0	21	18	16.7
Port Hope	6	10	0	0	0	0	0	0	6	10	-40.0
Prince Edward County	19	28	0	0	0	0	0	0	19	28	-32.1
Saugeen Shores	30	16	0	0	0	0	0	0	30	16	87.5
Scugog Tp	11	0	0	0	0	0	0	0	11	0	n/a
Stratford	19	3	2	8	13	0	4	2	38	13	192.3
Temiskaming Shores	9	10	0	0	0	0	0	0	9	10	-10.0
The Nation M	0	0	0	0	0	0	0	0	0	0	n/a
Tillsonburg	19	14	0	2	0	0	0	0	19	16	18.8
Timmins	11	12	0	0	0	0	0	0	11	12	-8.3
Trent Hills	12	12	0	0	0	0	6	0	18	12	50.0
Wasaga Beach	65	66	0	0	0	24	0	0	65	90	-27.8
West Grey MU	1	0	0	0	0	0	0	0	1	0	n/a
West Nipissing	12	18	0	0	0	0	0	0	12	18	-33.3
Woodstock	31	15	2	0	0	0	0	0	33	15	120.0
Total Ontario (10,000+)	6,729	7,270	648	769	1,922	2,208	4,966	4,237	14,265	14,484	-1.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region First Quarter 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Centres 100,000+								
Barrie	31	0	0	0	0	0	0	38
Brantford	14	12	0	0	0	0	0	3
Greater Sudbury	0	0	0	4	4	0	4	0
Guelph	38	24	0	0	34	0	0	0
Hamilton	227	277	0	14	0	0	10	57
Kingston	11	31	3	0	0	0	49	133
Kitchener	88	106	0	0	2	89	89	376
London	87	73	4	17	194	0	80	29
Oshawa	28	76	0	0	36	36	0	0
Ottawa	239	312	0	6	222	77	30	0
Peterborough	11	0	0	0	0	0	0	0
St. Catharines-Niagara	36	47	0	11	0	0	9	0
Thunder Bay	0	4	0	0	0	30	0	0
Toronto	989	1,098	0	0	3,413	3,022	582	275
Windsor	3	8	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	0	8	0	0	0	0	0	0
Chatham-Kent	7	12	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	5	0	0	0	0	0	0	0
Norfolk	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	46	6	80	0
Sarnia	0	0	0	0	0	64	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
First Quarter 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	0
Brighton MU	0	0	0	0	0	0	0	0
Brock Tp	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	12	9	0	0	0	0	0	0
Collingwood	4	12	12	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	0	17	0	0	0	0	0	0
Hunstville	4	0	0	0	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	15	6	0	0	0	0	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville MU	0	0	0	0	0	0	0	0
North Perth	0	0	0	0	0	0	0	0
Orillia	31	0	10	0	0	0	72	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog Tp	0	0	0	0	0	0	0	0
Stratford	13	0	0	0	0	0	4	2
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	6	0
Wasaga Beach	0	24	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	0	0	0	0	0	0	0
Total Ontario (10,000+)	1,893	2,156	29	52	3,951	3,324	1,015	913

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - March 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Barrie	31	0	0	0	0	0	0	38
Brantford	14	12	0	0	0	0	0	3
Greater Sudbury	0	0	0	4	4	0	4	0
Guelph	38	24	0	0	34	0	0	0
Hamilton	227	277	0	14	0	0	10	57
Kingston	11	31	3	0	0	0	49	133
Kitchener	88	106	0	0	2	89	89	376
London	87	73	4	17	194	0	80	29
Oshawa	28	76	0	0	36	36	0	0
Ottawa	239	312	0	6	222	77	30	0
Peterborough	11	0	0	0	0	0	0	0
St. Catharines-Niagara	36	47	0	11	0	0	9	0
Thunder Bay	0	4	0	0	0	30	0	0
Toronto	989	1,098	0	0	3,413	3,022	582	275
Windsor	3	8	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	0	8	0	0	0	0	0	0
Chatham-Kent	7	12	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	5	0	0	0	0	0	0	0
Norfolk	0	0	0	0	0	0	0	0
North Bay	0	0	0	0	46	6	80	0
Sarnia	0	0	0	0	0	64	0	0
Sault Ste. Marie	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
Ontario Region
January - March 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	0
Brighton MU	0	0	0	0	0	0	0	0
Brock Tp	0	0	0	0	0	0	0	0
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	12	9	0	0	0	0	0	0
Collingwood	4	12	12	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	0	0	0	0	0	0	0
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	0	17	0	0	0	0	0	0
Hunstville	4	0	0	0	0	0	0	0
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	0	0	0	0	0	0	0
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	15	6	0	0	0	0	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville MU	0	0	0	0	0	0	0	0
North Perth	0	0	0	0	0	0	0	0
Orillia	31	0	10	0	0	0	72	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog Tp	0	0	0	0	0	0	0	0
Stratford	13	0	0	0	0	0	4	2
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	0	0	0	0	0	0	0
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	6	0
Wasaga Beach	0	24	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	0	0	0	0	0	0	0
Total Ontario (10,000+)	1,893	2,156	29	52	3,951	3,324	1,015	913

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
First Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Centres 100,000+								
Barrie	195	269	5	0	0	38	200	307
Brantford	116	70	11	16	0	3	127	89
Greater Sudbury	90	81	0	0	4	4	94	85
Guelph	162	110	34	0	0	1	196	111
Hamilton	514	572	79	122	10	81	603	775
Kingston	137	142	0	0	52	133	189	275
Kitchener	373	363	8	105	89	376	470	844
London	361	356	282	101	86	50	729	507
Oshawa	364	547	39	67	0	1	403	615
Ottawa	893	852	237	80	32	6	1,162	938
Peterborough	69	64	3	2	0	0	72	66
St. Catharines-Niagara	214	233	3	12	16	11	233	256
Thunder Bay	54	32	0	34	0	0	54	66
Toronto	4,011	4,749	3,632	3,340	582	275	8,225	8,364
Windsor	84	119	3	0	0	0	87	119
Centres 50,000 - 99,999								
Belleville	60	46	0	0	0	0	60	46
Chatham-Kent	27	28	7	12	0	0	34	40
Cornwall	28	23	0	0	0	0	28	23
Kawartha Lakes	60	66	0	0	0	0	60	66
Norfolk	50	30	0	0	0	0	50	30
North Bay	23	21	46	6	80	0	149	27
Sarnia	49	31	0	64	0	0	49	95
Sault Ste. Marie	37	20	0	0	0	0	37	20

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Ontario Region First Quarter 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Centres 10,000 - 49,999								
Bracebridge	29	17	0	0	0	0	29	17
Brighton MU	51	0	0	0	0	0	51	0
Brock Tp	0	0	0	0	0	0	0	0
Brockville	5	29	0	0	0	0	5	29
Centre Wellington	14	25	0	0	0	0	14	25
Cobourg	16	27	6	4	0	0	22	31
Collingwood	62	34	0	0	12	0	74	34
Elliot Lake	2	0	0	0	0	0	2	0
Erin	7	8	0	0	0	0	7	8
Essex T	16	0	0	0	0	0	16	0
Gravenhurst	11	8	0	0	0	0	11	8
Greater Napanee	8	15	0	0	0	0	8	15
Haldimand County CY	14	66	0	0	0	0	14	66
Hunstville	27	17	0	0	0	0	27	17
Ingersoll	8	9	0	0	0	0	8	9
Kenora	4	4	0	0	0	0	4	4
Kincardine MU	11	0	0	0	0	0	11	0
Lambton Shores	4	10	0	0	0	0	4	10
Leamington	37	25	0	0	0	0	37	25
Meaford	18	3	0	0	0	0	18	3
Midland	43	51	0	0	0	0	43	51
Mississippi Mills	9	18	0	0	0	0	9	18
North Grenville MU	58	0	0	0	0	0	58	0
North Perth	15	7	0	0	0	0	15	7
Orillia	47	52	0	0	84	0	131	52
Owen Sound	16	10	0	0	0	0	16	10
Petawawa	21	18	0	0	0	0	21	18
Port Hope	6	10	0	0	0	0	6	10
Prince Edward County	19	28	0	0	0	0	19	28
Saugeen Shores	30	16	0	0	0	0	30	16
Scugog Tp	11	0	0	0	0	0	11	0
Stratford	34	11	0	0	4	2	38	13
Temiskaming Shores	9	10	0	0	0	0	9	10
The Nation M	0	0	0	0	0	0	0	0
Tillsonburg	19	16	0	0	0	0	19	16
Timmins	11	12	0	0	0	0	11	12
Trent Hills	12	12	0	0	6	0	18	12
Wasaga Beach	65	90	0	0	0	0	65	90
West Grey MU	1	0	0	0	0	0	1	0
West Nipissing	12	18	0	0	0	0	12	18
Woodstock	33	15	0	0	0	0	33	15
Total Ontario (10,000+)	8,813	9,536	4,395	3,965	1,057	983	14,265	14,484

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - March 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 100,000+								
Barrie	195	269	5	0	0	38	200	307
Brantford	116	70	11	16	0	3	127	89
Greater Sudbury	90	81	0	0	4	4	94	85
Guelph	162	110	34	0	0	1	196	111
Hamilton	514	572	79	122	10	81	603	775
Kingston	137	142	0	0	52	133	189	275
Kitchener	373	363	8	105	89	376	470	844
London	361	356	282	101	86	50	729	507
Oshawa	364	547	39	67	0	1	403	615
Ottawa	893	852	237	80	32	6	1,162	938
Peterborough	69	64	3	2	0	0	72	66
St. Catharines-Niagara	214	233	3	12	16	11	233	256
Thunder Bay	54	32	0	34	0	0	54	66
Toronto	4,011	4,749	3,632	3,340	582	275	8,225	8,364
Windsor	84	119	3	0	0	0	87	119
Centres 50,000 - 99,999								
Belleville	60	46	0	0	0	0	60	46
Chatham-Kent	27	28	7	12	0	0	34	40
Cornwall	28	23	0	0	0	0	28	23
Kawartha Lakes	60	66	0	0	0	0	60	66
Norfolk	50	30	0	0	0	0	50	30
North Bay	23	21	46	6	80	0	149	27
Sarnia	49	31	0	64	0	0	49	95
Sault Ste. Marie	37	20	0	0	0	0	37	20

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market Ontario Region January - March 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Centres 10,000 - 49,999								
Bracebridge	29	17	0	0	0	0	29	17
Brighton MU	51	0	0	0	0	0	51	0
Brock Tp	0	0	0	0	0	0	0	0
Brockville	5	29	0	0	0	0	5	29
Centre Wellington	14	25	0	0	0	0	14	25
Cobourg	16	27	6	4	0	0	22	31
Collingwood	62	34	0	0	12	0	74	34
Elliot Lake	2	0	0	0	0	0	2	0
Erin	7	8	0	0	0	0	7	8
Essex T	16	0	0	0	0	0	16	0
Gravenhurst	11	8	0	0	0	0	11	8
Greater Napanee	8	15	0	0	0	0	8	15
Haldimand County CY	14	66	0	0	0	0	14	66
Hunstville	27	17	0	0	0	0	27	17
Ingersoll	8	9	0	0	0	0	8	9
Kenora	4	4	0	0	0	0	4	4
Kincardine MU	11	0	0	0	0	0	11	0
Lambton Shores	4	10	0	0	0	0	4	10
Leamington	37	25	0	0	0	0	37	25
Meaford	18	3	0	0	0	0	18	3
Midland	43	51	0	0	0	0	43	51
Mississippi Mills	9	18	0	0	0	0	9	18
North Grenville MU	58	0	0	0	0	0	58	0
North Perth	15	7	0	0	0	0	15	7
Orillia	47	52	0	0	84	0	131	52
Owen Sound	16	10	0	0	0	0	16	10
Petawawa	21	18	0	0	0	0	21	18
Port Hope	6	10	0	0	0	0	6	10
Prince Edward County	19	28	0	0	0	0	19	28
Saugeen Shores	30	16	0	0	0	0	30	16
Scugog Tp	11	0	0	0	0	0	11	0
Stratford	34	11	0	0	4	2	38	13
Temiskaming Shores	9	10	0	0	0	0	9	10
The Nation M	0	0	0	0	0	0	0	0
Tillsonburg	19	16	0	0	0	0	19	16
Timmins	11	12	0	0	0	0	11	12
Trent Hills	12	12	0	0	6	0	18	12
Wasaga Beach	65	90	0	0	0	0	65	90
West Grey MU	1	0	0	0	0	0	1	0
West Nipissing	12	18	0	0	0	0	12	18
Woodstock	33	15	0	0	0	0	33	15
Total Ontario (10,000+)	8,813	9,536	4,395	3,965	1,057	983	14,265	14,484

Source: CMHC (Starts and Completions Survey)

Submarket	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q1 2008	6	9.7	5	8.1	43	69.4	8	12.9	0	0.0	62	225,000	227,809
Q1 2007	4	10.8	8	21.6	20	54.1	5	13.5	0	0.0	37	225,000	227,762
Year-to-date 2008	6	9.7	5	8.1	43	69.4	8	12.9	0	0.0	62	225,000	227,809
Year-to-date 2007	4	10.8	8	21.6	20	54.1	5	13.5	0	0.0	37	225,000	227,762
Chatham-Kent													
Q1 2008	3	14.3	2	9.5	8	38.1	7	33.3	1	4.8	21	260,000	284,900
Q1 2007	4	14.8	4	14.8	9	33.3	9	33.3	1	3.7	27	259,900	258,330
Year-to-date 2008	3	14.3	2	9.5	8	38.1	7	33.3	1	4.8	21	260,000	284,900
Year-to-date 2007	4	14.8	4	14.8	9	33.3	9	33.3	1	3.7	27	259,900	258,330
Cornwall													
Q1 2008	7	25.0	6	21.4	9	32.1	6	21.4	0	0.0	28	200,000	225,811
Q1 2007	9	47.4	5	26.3	4	21.1	1	5.3	0	0.0	19	175,000	188,902
Year-to-date 2008	7	25.0	6	21.4	9	32.1	6	21.4	0	0.0	28	200,000	225,811
Year-to-date 2007	9	47.4	5	26.3	4	21.1	1	5.3	0	0.0	19	175,000	188,902
Kawartha Lakes													
Q1 2008	2	4.5	2	4.5	24	54.5	14	31.8	2	4.5	44	258,450	296,498
Q1 2007	4	5.8	3	4.3	39	56.5	20	29.0	3	4.3	69	269,900	292,962
Year-to-date 2008	2	4.5	2	4.5	24	54.5	14	31.8	2	4.5	44	258,450	296,498
Year-to-date 2007	4	5.8	3	4.3	39	56.5	20	29.0	3	4.3	69	269,900	292,962
Norfolk													
Q1 2008	1	2.0	8	16.0	22	44.0	16	32.0	3	6.0	50	250,000	353,340
Q1 2007	2	6.7	6	20.0	15	50.0	6	20.0	1	3.3	30	240,000	260,233
Year-to-date 2008	1	2.0	8	16.0	22	44.0	16	32.0	3	6.0	50	250,000	353,340
Year-to-date 2007	2	6.7	6	20.0	15	50.0	6	20.0	1	3.3	30	240,000	260,233
North Bay													
Q1 2008	2	8.3	0	0.0	8	33.3	13	54.2	1	4.2	24	323,500	354,163
Q1 2007	0	0.0	2	9.1	11	50.0	9	40.9	0	0.0	22	268,000	299,859
Year-to-date 2008	2	8.3	0	0.0	8	33.3	13	54.2	1	4.2	24	323,500	354,163
Year-to-date 2007	0	0.0	2	9.1	11	50.0	9	40.9	0	0.0	22	268,000	299,859
Sarnia													
Q1 2008	0	0.0	5	11.4	22	50.0	17	38.6	0	0.0	44	294,900	300,560
Q1 2007	3	10.0	2	6.7	19	63.3	6	20.0	0	0.0	30	269,500	269,420
Year-to-date 2008	0	0.0	5	11.4	22	50.0	17	38.6	0	0.0	44	294,900	300,560
Year-to-date 2007	3	10.0	2	6.7	19	63.3	6	20.0	0	0.0	30	269,500	269,420
Sault Ste. Marie													
Q1 2008	3	9.4	4	12.5	16	50.0	9	28.1	0	0.0	32	270,000	264,363
Q1 2007	2	9.5	2	9.5	12	57.1	5	23.8	0	0.0	21	275,000	265,667
Year-to-date 2008	3	9.4	4	12.5	16	50.0	9	28.1	0	0.0	32	270,000	264,363
Year-to-date 2007	2	9.5	2	9.5	12	57.1	5	23.8	0	0.0	21	275,000	265,667
Barrie CMA													
Q1 2008	3	1.7	8	4.4	101	55.8	56	30.9	13	7.2	181	287,900	330,251
Q1 2007	6	2.9	14	6.7	129	61.7	46	22.0	14	6.7	209	269,990	302,013
Year-to-date 2008	3	1.7	8	4.4	101	55.8	56	30.9	13	7.2	181	287,900	330,251
Year-to-date 2007	6	2.9	14	6.7	129	61.7	46	22.0	14	6.7	209	269,990	302,013

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region First Quarter 2008													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q1 2008	21	20.0	9	8.6	31	29.5	35	33.3	9	8.6	105	268,000	292,006
Q1 2007	33	46.5	16	22.5	19	26.8	3	4.2	0	0.0	71	178,000	182,603
Year-to-date 2008	21	20.0	9	8.6	31	29.5	35	33.3	9	8.6	105	268,000	292,006
Year-to-date 2007	33	46.5	16	22.5	19	26.8	3	4.2	0	0.0	71	178,000	182,603
Greater Sudbury CMA													
Q1 2008	1	1.2	0	0.0	40	46.5	43	50.0	2	2.3	86	307,450	325,284
Q1 2007	1	1.2	2	2.5	46	56.8	29	35.8	3	3.7	81	280,000	301,429
Year-to-date 2008	1	1.2	0	0.0	40	46.5	43	50.0	2	2.3	86	307,450	325,284
Year-to-date 2007	1	1.2	2	2.5	46	56.8	29	35.8	3	3.7	81	280,000	301,429
Guelph CMA													
Q1 2008	0	0.0	0	0.0	25	24.0	71	68.3	8	7.7	104	338,500	364,240
Q1 2007	2	2.6	0	0.0	17	22.4	51	67.1	6	7.9	76	344,973	376,892
Year-to-date 2008	0	0.0	0	0.0	25	24.0	71	68.3	8	7.7	104	338,500	364,240
Year-to-date 2007	2	2.6	0	0.0	17	22.4	51	67.1	6	7.9	76	344,973	376,892
Hamilton CMA													
Q1 2008	1	0.3	0	0.0	49	14.0	267	76.3	33	9.4	350	376,445	412,567
Q1 2007	0	0.0	7	1.7	180	43.6	192	46.5	34	8.2	413	309,500	345,391
Year-to-date 2008	1	0.3	0	0.0	49	14.0	267	76.3	33	9.4	350	376,445	412,567
Year-to-date 2007	0	0.0	7	1.7	180	43.6	192	46.5	34	8.2	413	309,500	345,391
Kingston CMA													
Q1 2008	2	1.6	29	23.6	76	61.8	13	10.6	3	2.4	123	250,000	249,699
Q1 2007	5	4.6	6	5.5	71	65.1	22	20.2	5	4.6	109	276,900	284,672
Year-to-date 2008	2	1.6	29	23.6	76	61.8	13	10.6	3	2.4	123	250,000	249,699
Year-to-date 2007	5	4.6	6	5.5	71	65.1	22	20.2	5	4.6	109	276,900	284,672
Kitchener CMA													
Q1 2008	0	0.0	0	0.0	110	47.2	107	45.9	16	6.9	233	300,000	343,296
Q1 2007	0	0.0	0	0.0	114	47.5	107	44.6	19	7.9	240	301,763	342,489
Year-to-date 2008	0	0.0	0	0.0	110	47.2	107	45.9	16	6.9	233	300,000	343,296
Year-to-date 2007	0	0.0	0	0.0	114	47.5	107	44.6	19	7.9	240	301,763	342,489
London CMA													
Q1 2008	6	1.7	16	4.5	186	52.8	125	35.5	19	5.4	352	280,000	306,050
Q1 2007	8	2.2	30	8.3	203	56.1	108	29.8	13	3.6	362	260,000	294,772
Year-to-date 2008	6	1.7	16	4.5	186	52.8	125	35.5	19	5.4	352	280,000	306,050
Year-to-date 2007	8	2.2	30	8.3	203	56.1	108	29.8	13	3.6	362	260,000	294,772
Oshawa CMA													
Q1 2008	0	0.0	0	0.0	145	41.9	188	54.3	13	3.8	346	319,945	340,308
Q1 2007	1	0.2	0	0.0	261	55.7	198	42.2	9	1.9	469	288,995	311,485
Year-to-date 2008	0	0.0	0	0.0	145	41.9	188	54.3	13	3.8	346	319,945	340,308
Year-to-date 2007	1	0.2	0	0.0	261	55.7	198	42.2	9	1.9	469	288,995	311,485
Ottawa CMA													
Q1 2008	0	0.0	1	0.2	148	23.9	386	62.4	84	13.6	619	350,000	393,168
Q1 2007	1	0.2	2	0.4	67	14.0	356	74.2	54	11.3	480	365,400	407,012
Year-to-date 2008	0	0.0	1	0.2	148	23.9	386	62.4	84	13.6	619	350,000	393,168
Year-to-date 2007	1	0.2	2	0.4	67	14.0	356	74.2	54	11.3	480	365,400	407,012

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region First Quarter 2008													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q1 2008	0	0.0	0	0.0	25	45.5	22	40.0	8	14.5	55	306,990	352,619
Q1 2007	0	0.0	2	3.5	25	43.9	25	43.9	5	8.8	57	300,000	349,349
Year-to-date 2008	0	0.0	0	0.0	25	45.5	22	40.0	8	14.5	55	306,990	352,619
Year-to-date 2007	0	0.0	2	3.5	25	43.9	25	43.9	5	8.8	57	300,000	349,349
St. Catharines-Niagara CMA													
Q1 2008	3	2.1	1	0.7	44	30.6	74	51.4	22	15.3	144	339,900	387,419
Q1 2007	8	4.7	5	3.0	69	40.8	73	43.2	14	8.3	169	300,000	339,984
Year-to-date 2008	3	2.1	1	0.7	44	30.6	74	51.4	22	15.3	144	339,900	387,419
Year-to-date 2007	8	4.7	5	3.0	69	40.8	73	43.2	14	8.3	169	300,000	339,984
Thunder Bay CMA													
Q1 2008	3	6.7	6	13.3	31	68.9	5	11.1	0	0.0	45	229,900	237,980
Q1 2007	0	0.0	5	20.8	16	66.7	3	12.5	0	0.0	24	240,000	243,683
Year-to-date 2008	3	6.7	6	13.3	31	68.9	5	11.1	0	0.0	45	229,900	237,980
Year-to-date 2007	0	0.0	5	20.8	16	66.7	3	12.5	0	0.0	24	240,000	243,683
Toronto CMA													
Q1 2008	1	0.0	2	0.1	39	1.4	1,648	59.3	1,091	39.2	2,781	461,990	537,635
Q1 2007	1	0.0	7	0.2	133	4.2	2,014	62.9	1,046	32.7	3,201	441,100	509,085
Year-to-date 2008	1	0.0	2	0.1	39	1.4	1,648	59.3	1,091	39.2	2,781	461,990	537,635
Year-to-date 2007	1	0.0	7	0.2	133	4.2	2,014	62.9	1,046	32.7	3,201	441,100	509,085
Windsor CMA													
Q1 2008	9	12.7	5	7.0	31	43.7	23	32.4	3	4.2	71	279,000	289,842
Q1 2007	12	15.0	2	2.5	39	48.8	24	30.0	3	3.8	80	259,000	290,423
Year-to-date 2008	9	12.7	5	7.0	31	43.7	23	32.4	3	4.2	71	279,000	289,842
Year-to-date 2007	12	15.0	2	2.5	39	48.8	24	30.0	3	3.8	80	259,000	290,423
Total Urban Centres in Ontario (50,000+)													
Q1 2008	74	1.3	109	1.8	1,233	20.9	3,153	53.4	1,331	22.6	5,900	389,000	435,509
Q1 2007	106	1.7	130	2.1	1,518	24.1	3,312	52.6	1,230	19.5	6,296	376,990	418,868
Year-to-date 2008	74	1.3	109	1.8	1,233	20.9	3,153	53.4	1,331	22.6	5,900	389,000	435,509
Year-to-date 2007	106	1.7	130	2.1	1,518	24.1	3,312	52.6	1,230	19.5	6,296	376,990	418,868

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region First Quarter 2008										
		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
2007	January	11,727	11.4	17,972	28,218	29,559	60.8	281,230	6.0	291,094
	February	15,007	1.1	17,247	26,130	28,201	61.2	292,265	5.2	288,611
	March	18,816	-1.2	17,198	34,051	28,768	59.8	292,469	4.0	288,107
	April	21,195	11.8	17,667	35,367	29,160	60.6	299,796	4.7	292,322
	May	25,217	15.1	18,376	39,334	29,287	62.7	303,751	5.8	294,161
	June	23,326	14.1	18,421	33,522	29,132	63.2	304,699	8.7	298,044
	July	20,897	22.7	18,839	29,971	29,175	64.6	291,807	7.2	297,811
	August	19,250	11.2	17,786	28,756	28,622	62.1	289,154	7.8	298,766
	September	15,837	1.2	17,295	29,356	28,627	60.4	298,825	8.6	299,252
	October	17,432	12.3	17,679	28,453	28,945	61.1	312,937	10.9	310,309
	November	15,353	10.3	17,767	22,306	29,233	60.8	312,509	11.1	310,953
	December	9,322	-4.5	17,132	10,875	27,630	62.0	317,346	16.6	325,795
2008	January	11,054	-5.7	16,727	27,621	29,061	57.6	302,191	7.5	306,803
	February	13,930	-7.2	15,429	26,466	27,688	55.7	304,322	4.1	297,669
	March	15,408	-18.1	15,493	30,684	28,074	55.2	303,083	3.6	298,917
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	45,550	2.5		88,399			289,508	4.8	
	Q1 2008	40,392	-11.3		84,771			303,266	4.8	
	YTD 2007	45,550	2.5		88,399			289,508	4.8	
	YTD 2008	40,392	-11.3		84,771			303,266	4.8	

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

[1]Source: CREA

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

Table 6: Level of Economic Indicators for Ontario Region
First Quarter 2008

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term							
2007	January - March	676	6.5	6.6	6,569.0	6.6	17,319	92.8	764	74,949,983	85.68
	April - June	701	6.8	7.0	6,575.8	6.6	25,613	93.0	780	77,912,701	92.45
	July - September	714	7.1	7.2	6,621.9	6.2	32,460	93.9	799	70,069,985	96.22
	October - December	729	7.3	7.5	6,630.9	6.5	2,825	91.9	801	70,419,869	102.18
2008	January - March	718	7.3	7.3	6,688.2	6.4		90.6	804		99.51
	April - June										
	July - September										
	October - December										

Table 6.1: Growth[(1)] of Economic Indicators for Ontario Region
First Quarter 2008

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates 1 Yr. Term	Mortage Rates 5 Yr. Term							
2007	January - March	1.8	0.6	0.2	1.6	0.4	-25.4	5.2	0.9	0.8	-1.7
	April - June	1.7	0.5	0.2	0.9	0.5	-25.4	1.2	1.7	-0.5	2.8
	July - September	3.5	0.6	0.4	2.0	-0.5	71.6	3.7	3.3	-2.3	7.6
	October - December	7.8	0.9	0.9	1.2	0.5	-136.6	3.9	4.0	-2.6	16.8
2008	January - March	6.3	0.8	0.7	1.8	-0.1		-2.4	5.2		16.1
	April - June										
	July - September										
	October - December										

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

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

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 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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