HOUSING MARKET INFORMATION

HOUSING NOW

Greater Toronto Area

Canada Mortgage and Housing Corporation

Date Released: April 2008

New Home Market

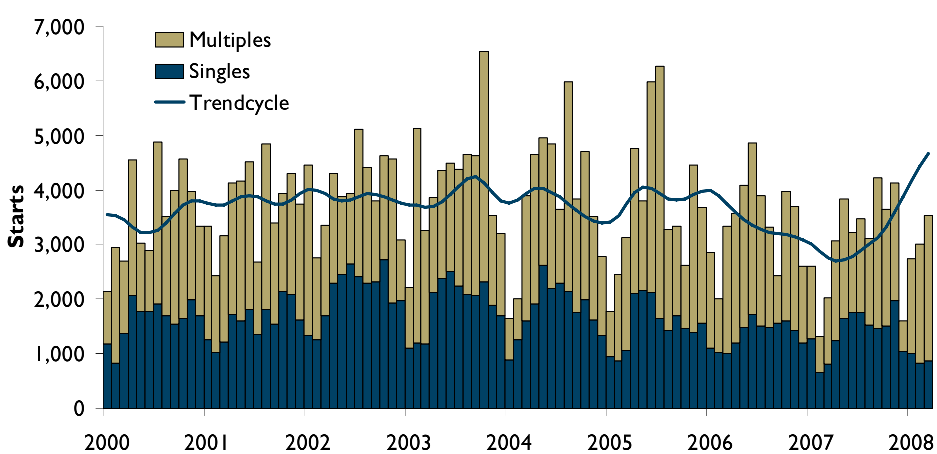
Booming Condominium Apartment Market

New home starts in the Greater Toronto Area (GTA) increased by a robust 56 per cent in the first quarter of 2008. At 9,270, total GTA starts in the first quarter were at the highest level in five years.

The strong increase in total starts was driven by many large condominium apartment projects reaching the construction stage. The number of condominium apartment starts during the first three months of the year amounted to the second highest level on record, falling slightly short of the number of starts during the first quarter of 1989.

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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It is no surprise that the number of condominium apartment starts in the first quarter was equal to almost half of total number of condominium apartment starts in 2007. In 2007, the number of condominium apartments under construction was at a record high, while completions of this housing type dropped substantially. Builders were not able to shift resources to new projects and the backlog of projects in the development pipeline increased. As completions started to trend upward again at the end of 2007 and through the first quarter of this year, builders were able to start construction on new projects.

The backlog of condominium projects in the development pipeline has grown because of strong pre-construction sales over the last three years, including a new record of more than 23,000 high-rise sales in 2007. Through the first three months of 2008, the record-setting pace of new condominium apartment sales continued with sales above the level experienced during the first quarter of last year.[1]

Strong demand for condominium apartments in the GTA has been driven by affordability. The cost of building low-rise homes, including single-detached, semi-detached and town homes, has increased since the early new millennium. Increased costs have been passed on to home buyers through higher prices. For example, the price of a completed and absorbed single-detached home in the first quarter was up 6.6 per cent annually to $518,103 Some home buyers, especially those in the first-time buyer category, have opted for less expensive home types. The condominium apartment has become increasingly popular as a result.

The shift to more affordable housing types can be noted in first quarter new home sales and starts of low-rise housing types, which are down by 20.7 per cent and 10.4 per cent respectively. The trend toward an increased share of pre-construction high-rise sales and starts is forecast to continue in 2008.

Resale Home Market

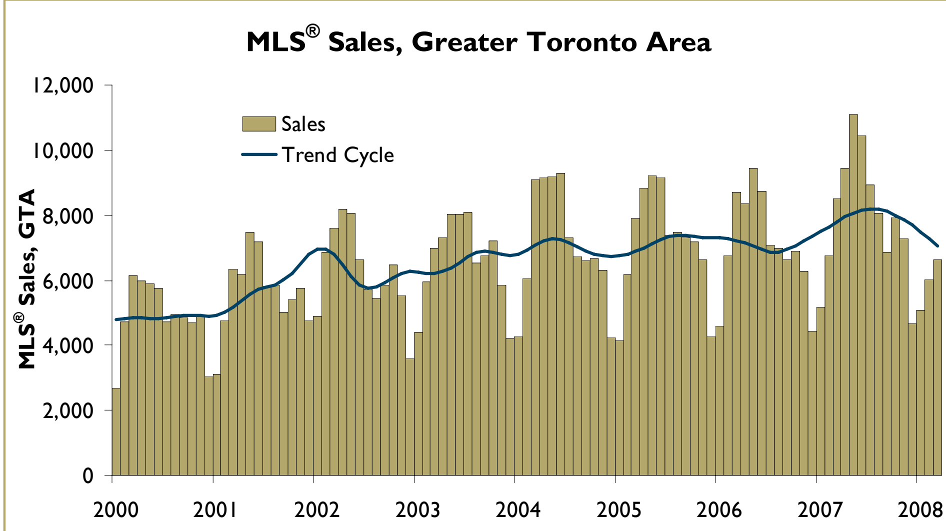
Moderating Resale Home Demand

The existing home sales in the GTA area trended down in the first three months of 2008. A total of 17,721 sale transactions were recorded through the Toronto Real Estate Board, down 13.4 per cent from the same period a year ago. It is important to note, however, that the drop in MLS sales is being measured against the best first quarter on record experienced in 2007. Several factors combined to produce weaker home sales last quarter.

Higher mortgage rates and rising home prices have resulted in an increase in the required income to purchase a home. The gap between required income and average household income has closed, prompting an increased number of households to put their home buying decision on hold.[2] Some of the sales decline experienced in the first quarter can be attributed to this issue.

A second issue which likely influenced the decline in first quarter sales was related to first-time buyer activity. In 2007, an estimated 60

Figure 2



Source: CREA

[1] Source for new home sales is RealNet Canada Inc. (www.realnet.ca).

[2] A detailed discussion related to required incomes to carry a mortgage on the average-priced home versus average household income in the GTA will be contained in the CMHC Spring *Housing Market Outlook* publication to be released on May 15, 2008.

per cent of home buyers purchased their first home – a substantial jump from 50 per cent in 2006. Strong growth in youth employment coupled with low mortgage rates and a greater diversity of mortgage products pulled some first time buyers forward into 2007, who otherwise would have purchased a home in 2008 or 2009. As a result, the first-time buyer pool likely diminished in size during the first quarter.

Poor weather also played a role the slower sales activity experienced during the first three months of the year. Many would-be home buyers were arguably not prepared to brave the elements in the search for a home. Fewer potential buyers, in turn, prompted many home owners to hold off on listing their homes for sale.

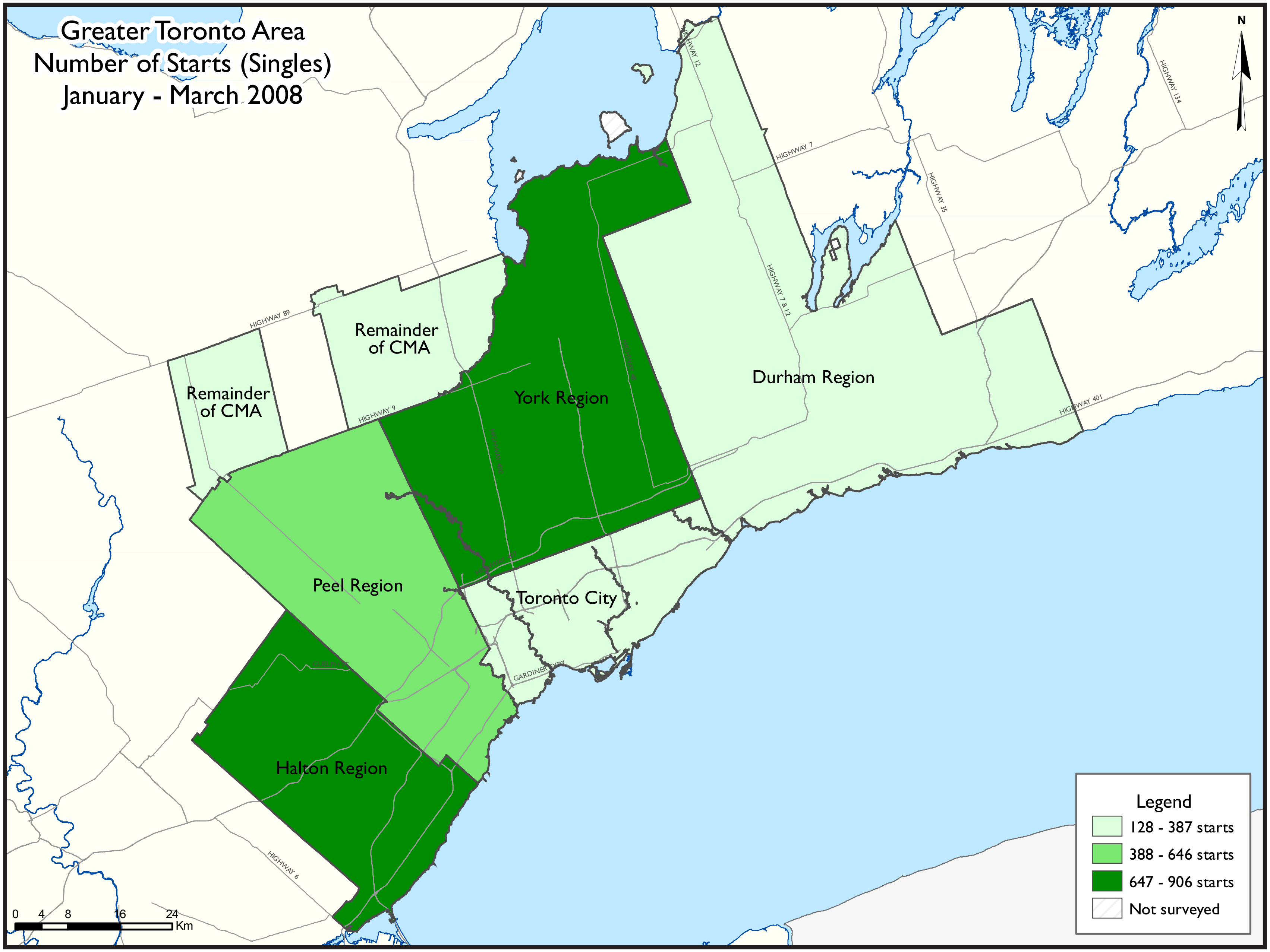
Fewer first quarter sales translated into a slower pace of price growth. The average price for resale home in the GTA reached $379,232, representing a growth rate of slightly more than four per cent year-over-year.

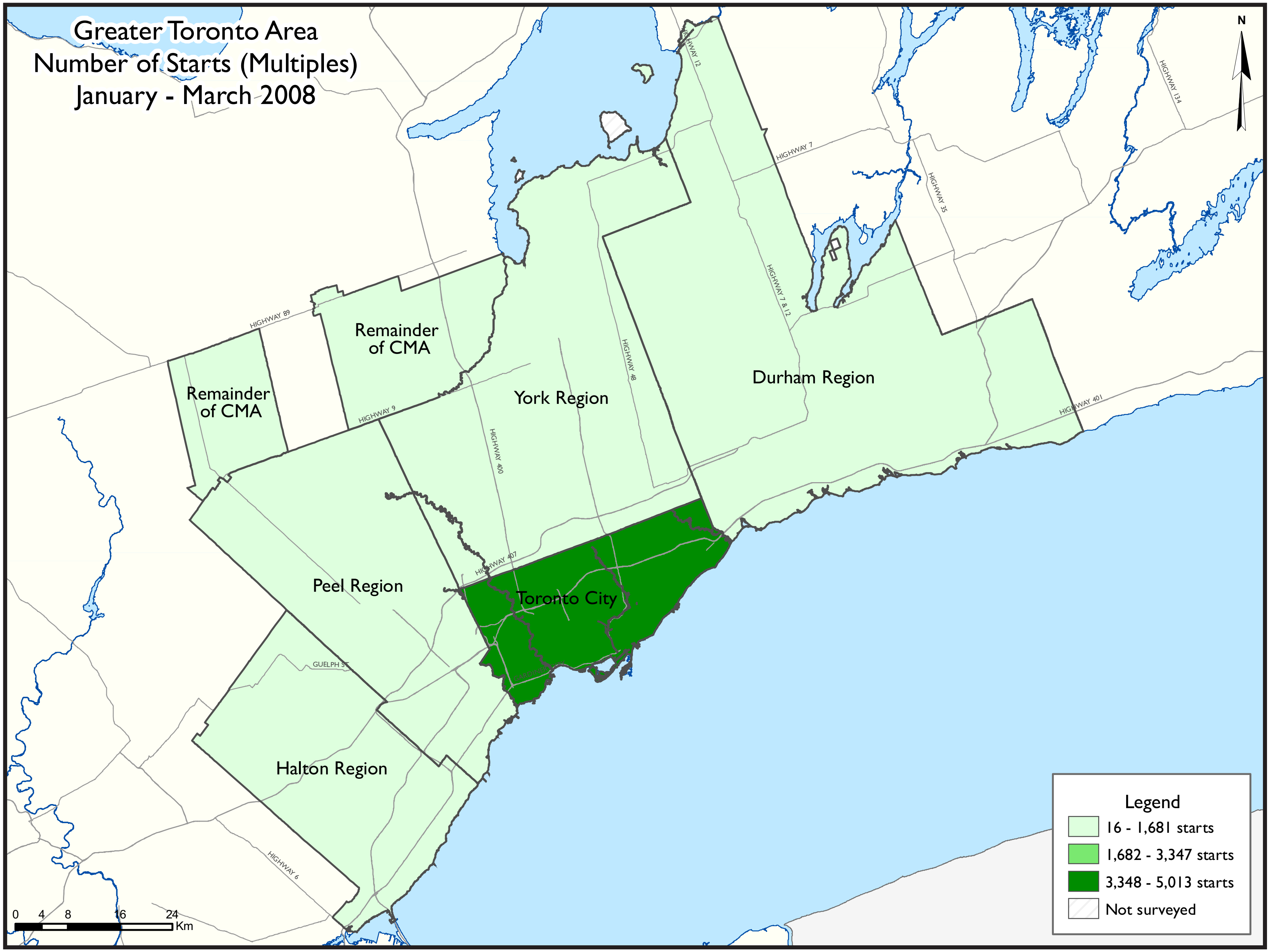
Economic Overview

Job Gains and Borrowing Keep Ownership Demand Strong

Steady growth in employment and earnings in the GTA continued to support consumer confidence and therefore demand for homeownership. It is true that the manufacturing sector has been a drag on overall job growth. Nevertheless, layoffs in manufacturing caused by a high Canadian dollar and lower exports were more than offset by strong job creation in the service producing sectors. The resulting low unemployment rate kept earnings trending upward at a greater rate than inflation.

In response to the high valued Canadian dollar vis-à-vis the U.S. along with the deterioration in the U.S. economy, the Bank of Canada continued lowering the overnight lending rate in the first quarter. While mortgage products based on the prime rate have reflected the Bank of Canada's rate reductions, longer-term fixed mortgage rates have remained elevated, pointing to an increased cost of funds for financial institutions. It should be noted, however, that while fixed mortgage rates remained elevated in the first quarter, fixed rates were still low from a historic perspective and, on balance, a positive factor underlying home ownership demand.


Greater Toronto Area
Number of Starts (Singles)
January - March 2008
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 89
HIGHWAY 9
HIGHWAY 12
HIGHWAY 7
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 401
HIGHWAY 6
GARDINER EXPY
N
0 4 8 16 24 Km
Legend
128 - 387 starts
388 - 646 starts
647 - 906 starts
Not surveyed


Greater Toronto Area
Number of Starts (Multiples)
January - March 2008
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 89
HIGHWAY 9
HIGHWAY 400
HIGHWAY 407
HIGHWAY 48
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 401
HIGHWAY 6
GUELPH ST
N
0 4 8 16 24 Km
Legend
16 - 1,681 starts
1,682 - 3,347 starts
3,348 - 5,013 starts
Not surveyed

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 Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
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
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5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
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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
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
March 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2008	801	132	161	0	193	2,001	0	148	3,436
March 2007	715	190	197	0	112	688	0	3	1,905
% Change	12.0	-30.5	-18.3	n/a	72.3	190.8	n/a	**	80.4
Year-to-date 2008	2,507	374	569	0	379	4,546	0	570	8,945
Year-to-date 2007	2,472	636	776	11	320	1,367	0	3	5,585
% Change	1.4	-41.2	-26.7	-100.0	18.4	**	n/a	**	60.2
UNDER CONSTRUCTION									
March 2008	9,581	1,646	3,079	20	977	28,549	0	2,337	46,189
March 2007	8,226	1,672	3,072	30	1,036	23,763	0	2,121	39,920
% Change	16.5	-1.6	0.2	-33.3	-5.7	20.1	n/a	10.2	15.7
COMPLETIONS									
March 2008	879	154	225	1	114	646	0	568	2,587
March 2007	990	170	208	1	190	225	0	0	1,784
% Change	-11.2	-9.4	8.2	0.0	-40.0	187.1	n/a	n/a	45.0
Year-to-date 2008	2,850	380	781	3	216	3,413	0	582	8,225
Year-to-date 2007	3,431	526	792	6	312	3,022	0	275	8,364
% Change	-16.9	-27.8	-1.4	-50.0	-30.8	12.9	n/a	111.6	-1.7
COMPLETED & NOT ABSORBED									
March 2008	496	54	167	0	16	215	14	307	1,269
March 2007	592	122	162	1	37	698	22	322	1,956
% Change	-16.2	-55.7	3.1	-100.0	-56.8	-69.2	-36.4	-4.7	-35.1
ABSORBED									
March 2008	878	151	239	1	116	651	0	414	2,450
March 2007	899	162	210	1	178	37	0	0	1,487
% Change	-2.3	-6.8	13.8	0.0	-34.8	**	n/a	n/a	64.8
Year-to-date 2008	2,778	381	796	3	225	3,393	0	452	8,028
Year-to-date 2007	3,196	460	775	5	313	2,876	0	75	7,700
% Change	-13.1	-17.2	2.7	-40.0	-28.1	18.0	n/a	**	4.3

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

Table 1b: Housing Activity Summary of Oshawa CMA March 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2008	79	0	0	0	7	0	0	27	113
March 2007	48	0	9	0	0	0	0	0	57
% Change	64.6	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	98.2
Year-to-date 2008	264	2	8	0	41	0	0	27	342
Year-to-date 2007	229	0	45	0	0	0	0	0	274
% Change	15.3	n/a	-82.2	n/a	n/a	n/a	n/a	n/a	24.8
UNDER CONSTRUCTION									
March 2008	1,161	8	168	0	219	203	0	173	1,932
March 2007	1,060	2	191	0	90	522	0	0	1,865
% Change	9.5	**	-12.0	n/a	143.3	-61.1	n/a	n/a	3.6
COMPLETIONS									
March 2008	99	0	0	0	3	0	0	0	102
March 2007	137	2	6	0	15	0	1	0	161
% Change	-27.7	-100.0	-100.0	n/a	-80.0	n/a	-100.0	n/a	-36.6
Year-to-date 2008	337	2	25	0	3	36	0	0	403
Year-to-date 2007	496	6	45	0	31	36	1	0	615
% Change	-32.1	-66.7	-44.4	n/a	-90.3	0.0	-100.0	n/a	-34.5
COMPLETED & NOT ABSORBED									
March 2008	39	1	8	0	9	96	0	0	153
March 2007	65	5	19	0	9	17	0	0	115
% Change	-40.0	-80.0	-57.9	n/a	0.0	**	n/a	n/a	33.0
ABSORBED									
March 2008	98	0	5	0	5	1	0	0	109
March 2007	138	0	10	0	9	0	1	0	158
% Change	-29.0	n/a	-50.0	n/a	-44.4	n/a	-100.0	n/a	-31.0
Year-to-date 2008	346	4	33	0	11	25	0	0	419
Year-to-date 2007	468	3	41	0	22	21	1	0	556
% Change	-26.1	33.3	-19.5	n/a	-50.0	19.0	-100.0	n/a	-24.6

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

Table 1c: Housing Activity Summary of Greater Toronto Area
March 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2008	861	126	161	0	200	2,001	0	171	3,520
March 2007	801	190	227	0	119	688	0	3	2,028
% Change	7.5	-33.7	-29.1	n/a	68.1	190.8	n/a	**	73.6
Year-to-date 2008	2,684	370	571	0	454	4,595	0	593	9,267
Year-to-date 2007	2,738	636	842	1	338	1,380	0	3	5,938
% Change	-2.0	-41.8	-32.2	-100.0	34.3	**	n/a	**	56.1
UNDER CONSTRUCTION									
March 2008	10,652	1,674	3,323	10	1,297	28,868	0	2,506	48,330
March 2007	9,461	1,676	3,392	7	1,176	24,436	8	2,196	42,352
% Change	12.6	-0.1	-2.0	42.9	10.3	18.1	-100.0	14.1	14.1
COMPLETIONS									
March 2008	994	158	225	0	133	646	0	568	2,724
March 2007	1,150	172	238	0	228	225	9	0	2,022
% Change	-13.6	-8.1	-5.5	n/a	-41.7	187.1	-100.0	n/a	34.7
Year-to-date 2008	3,204	400	825	2	251	3,449	0	582	8,713
Year-to-date 2007	3,956	532	879	1	419	3,058	25	275	9,145
% Change	-19.0	-24.8	-6.1	100.0	-40.1	12.8	-100.0	111.6	-4.7
COMPLETED & NOT ABSORBED									
March 2008	547	55	177	0	33	311	14	317	1,454
March 2007	656	128	181	1	80	740	23	370	2,179
% Change	-16.6	-57.0	-2.2	-100.0	-58.8	-58.0	-39.1	-14.3	-33.3
ABSORBED									
March 2008	992	155	244	0	137	652	0	414	2,594
March 2007	1,025	162	242	0	202	37	12	110	1,790
% Change	-3.2	-4.3	0.8	n/a	-32.2	**	-100.0	**	44.9
Year-to-date 2008	3,132	403	848	2	270	3,442	0	482	8,579
Year-to-date 2007	3,668	465	857	0	380	2,897	28	185	8,480
% Change	-14.6	-13.3	-1.1	n/a	-28.9	18.8	-100.0	160.5	1.2

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

Table 1.1: Housing Activity Summary by Submarket March 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
March 2008	41	10	30	0	0	1,872	0	144	2,097
March 2007	55	6	20	0	0	0	0	3	84
York Region									
March 2008	268	10	26	0	61	0	0	0	365
March 2007	308	128	64	0	0	277	0	0	777
Peel Region									
March 2008	144	30	53	0	76	0	0	0	303
March 2007	197	24	37	0	36	411	0	0	705
Halton Region									
March 2008	251	74	0	0	56	129	0	0	510
March 2007	121	30	90	0	83	0	0	0	324
Durham Region									
March 2008	157	2	52	0	7	0	0	27	245
March 2007	120	2	16	0	0	0	0	0	138
Toronto CMA									
March 2008	801	132	161	0	193	2,001	0	148	3,436
March 2007	715	190	197	0	112	688	0	3	1,905
Oshawa CMA									
March 2008	79	0	0	0	7	0	0	27	113
March 2007	48	0	9	0	0	0	0	0	57
Greater Toronto Area									
March 2008	861	126	161	0	200	2,001	0	171	3,520
March 2007	801	190	227	0	119	688	0	3	2,028

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

Table 1.1: Housing Activity Summary by Submarket March 2008									
	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									
March 2008	1,140	272	1,099	0	127	22,453	0	1,768	26,859
March 2007	968	182	622	0	195	17,981	0	1,459	21,407
York Region									
March 2008	3,028	352	813	1	291	2,439	0	80	7,004
March 2007	3,031	726	1,028	4	267	1,951	0	0	7,007
Peel Region									
March 2008	3,141	674	521	2	202	3,093	0	485	8,118
March 2007	2,289	528	536	2	372	3,366	0	629	7,722
Halton Region									
March 2008	1,662	218	484	0	413	680	0	0	3,457
March 2007	1,322	146	628	1	244	616	8	108	3,073
Durham Region									
March 2008	1,681	158	406	7	264	203	0	173	2,892
March 2007	1,851	94	578	0	98	522	0	0	3,143
Toronto CMA									
March 2008	9,581	1,646	3,079	20	977	28,549	0	2,337	46,189
March 2007	8,226	1,672	3,072	30	1,036	23,763	0	2,121	39,920
Oshawa CMA									
March 2008	1,161	8	168	0	219	203	0	173	1,932
March 2007	1,060	2	191	0	90	522	0	0	1,865
Greater Toronto Area									
March 2008	10,652	1,674	3,323	10	1,297	28,868	0	2,506	48,330
March 2007	9,461	1,676	3,392	7	1,176	24,436	8	2,196	42,352

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

Table 1.1: Housing Activity Summary by Submarket
March 2008

	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									
March 2008	71	4	45	0	0	646	0	208	974
March 2007	110	14	24	0	119	225	0	0	492
York Region									
March 2008	351	60	91	0	39	0	0	0	541
March 2007	291	38	111	0	14	0	0	0	454
Peel Region									
March 2008	252	78	12	0	0	0	0	360	702
March 2007	328	100	57	0	32	0	0	0	517
Halton Region									
March 2008	170	10	12	0	91	0	0	0	283
March 2007	150	18	36	0	23	0	8	0	235
Durham Region									
March 2008	150	6	65	0	3	0	0	0	224
March 2007	271	2	10	0	40	0	1	0	324
Toronto CMA									
March 2008	879	154	225	1	114	646	0	568	2,587
March 2007	990	170	208	1	190	225	0	0	1,784
Oshawa CMA									
March 2008	99	0	0	0	3	0	0	0	102
March 2007	137	2	6	0	15	0	1	0	161
Greater Toronto Area									
March 2008	994	158	225	0	133	646	0	568	2,724
March 2007	1,150	172	238	0	228	225	9	0	2,022

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

Table 1.1: Housing Activity Summary by Submarket March 2008									
	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									
March 2008	121	11	29	0	0	207	14	307	689
March 2007	123	12	86	0	0	660	22	322	1,225
York Region									
March 2008	47	4	24	0	9	8	0	0	92
March 2007	23	1	14	0	5	32	0	0	75
Peel Region									
March 2008	268	23	76	0	3	0	0	0	370
March 2007	377	101	46	1	24	4	0	0	553
Halton Region									
March 2008	56	2	7	0	12	0	0	10	87
March 2007	53	7	16	0	42	27	1	48	194
Durham Region									
March 2008	55	15	41	0	9	96	0	0	216
March 2007	80	7	19	0	9	17	0	0	132
Toronto CMA									
March 2008	496	54	167	0	16	215	14	307	1,269
March 2007	592	122	162	1	37	698	22	322	1,956
Oshawa CMA									
March 2008	39	1	8	0	9	96	0	0	153
March 2007	65	5	19	0	9	17	0	0	115
Greater Toronto Area									
March 2008	547	55	177	0	33	311	14	317	1,454
March 2007	656	128	181	1	80	740	23	370	2,179

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Table 1.1: Housing Activity Summary by Submarket March 2008									
	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									
March 2008	69	4	53	0	0	648	0	54	828
March 2007	101	16	34	0	119	33	0	0	303
York Region									
March 2008	350	60	91	0	40	3	0	0	544
March 2007	288	38	110	0	14	4	0	0	454
Peel Region									
March 2008	238	76	9	0	1	0	0	360	684
March 2007	254	92	45	0	20	0	0	0	411
Halton Region									
March 2008	178	9	15	0	91	0	0	0	293
March 2007	137	16	39	0	15	0	11	110	328
Durham Region									
March 2008	157	6	76	0	5	1	0	0	245
March 2007	245	0	14	0	34	0	1	0	294
Toronto CMA									
March 2008	878	151	239	1	116	651	0	414	2,450
March 2007	899	162	210	1	178	37	0	0	1,487
Oshawa CMA									
March 2008	98	0	5	0	5	1	0	0	109
March 2007	138	0	10	0	9	0	1	0	158
Greater Toronto Area									
March 2008	992	155	244	0	137	652	0	414	2,594
March 2007	1,025	162	242	0	202	37	12	110	1,790

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

Table 1.2a: History of Housing Starts of Toronto CMA 1998 - 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
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

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 1998 - 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
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

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type March 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	% Change
Toronto City	41	55	10	6	30	20	2,016	3	2,097	84	**
Toronto	5	0	2	2	0	0	2,016	3	2,023	5	**
East York	4	0	0	2	0	0	0	0	4	2	100.0
Etobicoke	3	11	2	2	0	0	0	0	5	13	-61.5
North York	15	10	0	0	12	0	0	0	27	10	170.0
Scarborough	14	34	2	0	0	8	0	0	16	42	-61.9
York	0	0	4	0	0	12	0	0	4	12	-66.7
York Region	268	308	10	128	87	64	0	277	365	777	-53.0
Aurora	14	0	0	0	0	0	0	0	14	0	n/a
East Gwillimbury	0	0	0	0	6	0	0	0	6	0	n/a
Georgina Township	5	6	0	0	0	0	0	0	5	6	-16.7
King Township	2	0	0	0	0	0	0	0	2	0	n/a
Markham	121	34	0	38	20	20	0	277	141	369	-61.8
Newmarket	6	28	0	0	0	0	0	0	6	28	-78.6
Richmond Hill	25	43	0	0	0	0	0	0	25	43	-41.9
Vaughan	74	144	0	70	61	44	0	0	135	258	-47.7
Whitchurch-Stouffville	21	53	10	20	0	0	0	0	31	73	-57.5
Peel Region	144	197	30	24	129	73	0	411	303	705	-57.0
Brampton	94	181	30	10	66	0	0	0	190	191	-0.5
Caledon	1	1	0	0	0	0	0	0	1	1	0.0
Mississauga	49	15	0	14	63	73	0	411	112	513	-78.2
Halton Region	251	121	74	30	56	173	129	0	510	324	57.4
Burlington	23	36	0	0	0	36	0	0	23	72	-68.1
Halton Hills	7	13	0	0	0	0	0	0	7	13	-46.2
Milton	158	32	74	30	44	89	0	0	276	151	82.8
Oakville	63	40	0	0	12	48	129	0	204	88	131.8
Durham Region	157	120	2	2	59	16	27	0	245	138	77.5
Ajax	73	48	2	0	52	7	0	0	127	55	130.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	22	26	0	0	0	0	0	0	22	26	-15.4
Oshawa	29	19	0	0	0	0	27	0	56	19	194.7
Pickering	1	3	0	0	0	0	0	0	1	3	-66.7
Scugog	0	14	0	0	0	0	0	0	0	14	-100.0
Uxbridge	4	7	0	2	0	0	0	0	4	9	-55.6
Whitby	28	3	0	0	7	9	0	0	35	12	191.7
Remainder of Toronto CMA	42	12	6	0	0	8	4	0	52	20	160.0
Bradford West Gwillimbury	6	0	6	0	0	0	0	0	12	0	n/a
Town of Mono	3	1	0	0	0	0	0	0	3	1	200.0
New Tecumseth	30	4	0	0	0	8	4	0	34	12	183.3
Orangeville	3	7	0	0	0	0	0	0	3	7	-57.1
Toronto CMA	801	715	132	190	354	309	2,149	691	3,436	1,905	80.4
Oshawa CMA	79	48	0	0	7	9	27	0	113	57	98.2
Greater Toronto Area (GTA)	861	801	126	190	361	346	2,172	691	3,520	2,028	73.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
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
Toronto City	128	173	76	78	268	199	4,669	592	5,141	1,042	**
Toronto	38	13	30	4	16	18	3,831	332	3,915	367	**
East York	4	0	0	2	0	0	0	0	4	2	100.0
Etobicoke	14	22	2	2	5	89	127	0	148	113	31.0
North York	44	65	2	66	12	34	599	260	657	425	54.6
Scarborough	28	71	38	2	214	46	112	0	392	119	**
York	0	2	4	2	3	12	0	0	7	16	-56.3
York Region	906	1,129	92	366	179	407	7	367	1,184	2,269	-47.8
Aurora	20	8	0	0	0	7	0	0	20	15	33.3
East Gwillimbury	2	7	0	0	6	10	0	0	8	17	-52.9
Georgina Township	21	18	0	0	0	0	0	0	21	18	16.7
King Township	7	0	0	0	0	0	0	0	7	0	n/a
Markham	431	110	66	78	26	63	7	367	530	618	-14.2
Newmarket	32	44	2	28	23	0	0	0	57	72	-20.8
Richmond Hill	61	115	0	6	12	34	0	0	73	155	-52.9
Vaughan	249	595	0	172	106	282	0	0	355	1,049	-66.2
Whitchurch-Stouffville	83	232	24	82	6	11	0	0	113	325	-65.2
Peel Region	497	592	62	104	242	159	251	411	1,052	1,266	-16.9
Brampton	262	496	40	80	84	71	251	0	637	647	-1.5
Caledon	4	2	0	0	0	0	0	0	4	2	100.0
Mississauga	231	94	22	24	158	88	0	411	411	617	-33.4
Halton Region	775	465	124	80	200	353	234	13	1,333	911	46.3
Burlington	128	70	2	0	32	57	49	13	211	140	50.7
Halton Hills	12	25	0	2	0	0	0	0	12	27	-55.6
Milton	406	190	122	78	144	113	56	0	728	381	91.1
Oakville	229	180	0	0	24	183	129	0	382	363	5.2
Durham Region	378	380	18	8	134	62	27	0	557	450	23.8
Ajax	99	105	16	6	67	17	0	0	182	128	42.2
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	91	62	2	0	0	22	0	0	93	84	10.7
Oshawa	93	105	0	0	0	0	27	0	120	105	14.3
Pickering	8	8	0	0	18	0	0	0	26	8	**
Scugog	0	14	0	0	0	0	0	0	0	14	-100.0
Uxbridge	7	24	0	2	0	0	0	0	7	26	-73.1
Whitby	80	62	0	0	49	23	0	0	129	85	51.8
Remainder of Toronto CMA	215	57	6	10	6	8	4	0	231	75	**
Bradford West Gwillimbury	49	11	6	0	0	0	0	0	55	11	**
Town of Mono	7	6	0	0	0	0	0	0	7	6	16.7
New Tecumseth	141	18	0	10	6	8	4	0	151	36	**
Orangeville	18	22	0	0	0	0	0	0	18	22	-18.2
Toronto CMA	2,507	2,483	374	646	948	1,086	5,116	1,370	8,945	5,585	60.2
Oshawa CMA	264	229	2	0	49	45	27	0	342	274	24.8
Greater Toronto Area (GTA)	2,684	2,739	372	636	1,023	1,180	5,188	1,383	9,267	5,938	56.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Toronto City	30	20	0	0	1,872	0	144	3
Toronto	0	0	0	0	1,872	0	144	3
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	12	0	0	0	0	0	0	0
Scarborough	0	8	0	0	0	0	0	0
York	0	12	0	0	0	0	0	0
York Region	87	64	0	0	0	277	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	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	20	20	0	0	0	277	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	61	44	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	129	73	0	0	0	411	0	0
Brampton	66	0	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	63	73	0	0	0	411	0	0
Halton Region	56	173	0	0	129	0	0	0
Burlington	0	36	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	44	89	0	0	0	0	0	0
Oakville	12	48	0	0	129	0	0	0
Durham Region	59	16	0	0	0	0	27	0
Ajax	52	7	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	27	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	7	9	0	0	0	0	0	0
Remainder of Toronto CMA	0	8	0	0	0	0	4	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	8	0	0	0	0	4	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	354	309	0	0	2,001	688	148	3
Oshawa CMA	7	9	0	0	0	0	27	0
Greater Toronto Area (GTA)	361	346	0	0	2,001	688	171	3

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market 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
Toronto City	268	199	0	0	4,310	589	359	3
Toronto	16	18	0	0	3,472	329	359	3
East York	0	0	0	0	0	0	0	0
Etobicoke	5	89	0	0	127	0	0	0
North York	12	34	0	0	599	260	0	0
Scarborough	214	46	0	0	112	0	0	0
York	3	12	0	0	0	0	0	0
York Region	179	407	0	0	0	367	7	0
Aurora	0	7	0	0	0	0	0	0
East Gwillimbury	6	10	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	26	63	0	0	0	367	7	0
Newmarket	23	0	0	0	0	0	0	0
Richmond Hill	12	34	0	0	0	0	0	0
Vaughan	106	282	0	0	0	0	0	0
Whitchurch-Stouffville	6	11	0	0	0	0	0	0
Peel Region	242	159	0	0	51	411	200	0
Brampton	84	71	0	0	51	0	200	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	158	88	0	0	0	411	0	0
Halton Region	200	353	0	0	234	13	0	0
Burlington	32	57	0	0	49	13	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	144	113	0	0	56	0	0	0
Oakville	24	183	0	0	129	0	0	0
Durham Region	134	62	0	0	0	0	27	0
Ajax	67	17	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	22	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	27	0
Pickering	18	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	49	23	0	0	0	0	0	0
Remainder of Toronto CMA	6	8	0	0	0	0	4	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	6	8	0	0	0	0	4	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	948	1,086	0	0	4,546	1,367	570	3
Oshawa CMA	49	45	0	0	0	0	27	0
Greater Toronto Area (GTA)	1,023	1,180	0	0	4,595	1,380	593	3

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Toronto City	81	81	1,872	0	144	3	2,097	84
Toronto	7	2	1,872	0	144	3	2,023	5
East York	4	2	0	0	0	0	4	2
Etobicoke	5	13	0	0	0	0	5	13
North York	27	10	0	0	0	0	27	10
Scarborough	16	42	0	0	0	0	16	42
York	4	12	0	0	0	0	4	12
York Region	304	500	61	277	0	0	365	777
Aurora	14	0	0	0	0	0	14	0
East Gwillimbury	6	0	0	0	0	0	6	0
Georgina Township	5	6	0	0	0	0	5	6
King Township	2	0	0	0	0	0	2	0
Markham	141	92	0	277	0	0	141	369
Newmarket	6	28	0	0	0	0	6	28
Richmond Hill	25	43	0	0	0	0	25	43
Vaughan	74	258	61	0	0	0	135	258
Whitchurch-Stouffville	31	73	0	0	0	0	31	73
Peel Region	227	258	76	447	0	0	303	705
Brampton	124	191	66	0	0	0	190	191
Caledon	1	1	0	0	0	0	1	1
Mississauga	102	66	10	447	0	0	112	513
Halton Region	325	241	185	83	0	0	510	324
Burlington	23	65	0	7	0	0	23	72
Halton Hills	7	13	0	0	0	0	7	13
Milton	232	106	44	45	0	0	276	151
Oakville	63	57	141	31	0	0	204	88
Durham Region	211	138	7	0	27	0	245	138
Ajax	127	55	0	0	0	0	127	55
Brock	0	0	0	0	0	0	0	0
Clarington	22	26	0	0	0	0	22	26
Oshawa	29	19	0	0	27	0	56	19
Pickering	1	3	0	0	0	0	1	3
Scugog	0	14	0	0	0	0	0	14
Uxbridge	4	9	0	0	0	0	4	9
Whitby	28	12	7	0	0	0	35	12
Remainder of Toronto CMA	48	20	0	0	4	0	52	20
Bradford West Gwillimbury	12	0	0	0	0	0	12	0
Town of Mono	3	1	0	0	0	0	3	1
New Tecumseth	30	12	0	0	4	0	34	12
Orangeville	3	7	0	0	0	0	3	7
Toronto CMA	1,094	1,102	2,194	800	148	3	3,436	1,905
Oshawa CMA	79	57	7	0	27	0	113	57
Greater Toronto Area (GTA)	1,148	1,218	2,201	807	171	3	3,520	2,028

Source: CMHC (Starts and Completions Survey)

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	442	440	4,340	599	359	3	5,141	1,042
Toronto	84	35	3,472	329	359	3	3,915	367
East York	4	2	0	0	0	0	4	2
Etobicoke	21	113	127	0	0	0	148	113
North York	58	165	599	260	0	0	657	425
Scarborough	250	109	142	10	0	0	392	119
York	7	16	0	0	0	0	7	16
York Region	1,108	1,800	69	469	7	0	1,184	2,269
Aurora	20	15	0	0	0	0	20	15
East Gwillimbury	8	17	0	0	0	0	8	17
Georgina Township	21	18	0	0	0	0	21	18
King Township	7	0	0	0	0	0	7	0
Markham	523	241	0	377	7	0	530	618
Newmarket	57	72	0	0	0	0	57	72
Richmond Hill	73	155	0	0	0	0	73	155
Vaughan	286	968	69	81	0	0	355	1,049
Whitchurch-Stouffville	113	314	0	11	0	0	113	325
Peel Region	701	795	151	471	200	0	1,052	1,266
Brampton	320	624	117	23	200	0	637	647
Caledon	4	2	0	0	0	0	4	2
Mississauga	377	169	34	448	0	0	411	617
Halton Region	903	731	430	180	0	0	1,333	911
Burlington	128	99	83	41	0	0	211	140
Halton Hills	12	27	0	0	0	0	12	27
Milton	528	312	200	69	0	0	728	381
Oakville	235	293	147	70	0	0	382	363
Durham Region	471	450	59	0	27	0	557	450
Ajax	182	128	0	0	0	0	182	128
Brock	0	0	0	0	0	0	0	0
Clarington	93	84	0	0	0	0	93	84
Oshawa	93	105	0	0	27	0	120	105
Pickering	8	8	18	0	0	0	26	8
Scugog	0	14	0	0	0	0	0	14
Uxbridge	7	26	0	0	0	0	7	26
Whitby	88	85	41	0	0	0	129	85
Remainder of Toronto CMA	227	55	0	20	4	0	231	75
Bradford West Gwillimbury	55	11	0	0	0	0	55	11
Town of Mono	7	6	0	0	0	0	7	6
New Tecumseth	147	16	0	20	4	0	151	36
Orangeville	18	22	0	0	0	0	18	22
Toronto CMA	3,450	3,884	4,925	1,698	570	3	8,945	5,585
Oshawa CMA	274	274	41	0	27	0	342	274
Greater Toronto Area (GTA)	3,625	4,216	5,049	1,719	593	3	9,267	5,938

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type March 2008											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	% Change
Toronto City	71	110	4	14	45	143	854	225	974	492	98.0
Toronto	3	8	2	0	0	127	833	33	838	168	**
East York	2	4	0	2	12	0	21	0	35	6	**
Etobicoke	6	27	2	10	0	16	0	192	8	245	-96.7
North York	31	60	0	0	0	0	0	0	31	60	-48.3
Scarborough	26	5	0	0	33	0	0	0	59	5	**
York	3	6	0	2	0	0	0	0	3	8	-62.5
York Region	351	291	60	38	130	125	0	0	541	454	19.2
Aurora	16	7	0	0	13	36	0	0	29	43	-32.6
East Gwillimbury	1	9	0	0	0	0	0	0	1	9	-88.9
Georgina Township	6	12	0	0	0	0	0	0	6	12	-50.0
King Township	0	2	0	0	0	0	0	0	0	2	-100.0
Markham	74	84	0	34	42	59	0	0	116	177	-34.5
Newmarket	20	11	0	0	14	0	0	0	34	11	**
Richmond Hill	54	42	0	2	34	0	0	0	88	44	100.0
Vaughan	121	109	56	2	27	30	0	0	204	141	44.7
Whitchurch-Stouffville	59	15	4	0	0	0	0	0	63	15	**
Peel Region	252	328	78	102	12	87	360	0	702	517	35.8
Brampton	196	251	34	90	12	57	360	0	602	398	51.3
Caledon	6	8	0	0	0	0	0	0	6	8	-25.0
Mississauga	50	69	44	12	0	30	0	0	94	111	-15.3
Halton Region	170	150	10	28	103	57	0	0	283	235	20.4
Burlington	40	6	4	10	16	53	0	0	60	69	-13.0
Halton Hills	5	14	0	0	0	0	0	0	5	14	-64.3
Milton	52	96	2	16	75	0	0	0	129	112	15.2
Oakville	73	34	4	2	12	4	0	0	89	40	122.5
Durham Region	150	272	6	2	68	50	0	0	224	324	-30.9
Ajax	47	88	6	0	60	4	0	0	113	92	22.8
Brock	0	11	0	0	0	0	0	0	0	11	-100.0
Clarington	22	51	0	2	3	5	0	0	25	58	-56.9
Oshawa	41	50	0	0	0	16	0	0	41	66	-37.9
Pickering	3	10	0	0	5	25	0	0	8	35	-77.1
Scugog	0	22	0	0	0	0	0	0	0	22	-100.0
Uxbridge	1	3	0	0	0	0	0	0	1	3	-66.7
Whitby	36	37	0	0	0	0	0	0	36	37	-2.7
Remainder of Toronto CMA	25	17	0	0	0	8	0	0	25	25	0.0
Bradford West Gwillimbury	10	4	0	0	0	0	0	0	10	4	150.0
Town of Mono	8	1	0	0	0	0	0	0	8	1	**
New Tecumseth	5	9	0	0	0	8	0	0	5	17	-70.6
Orangeville	2	3	0	0	0	0	0	0	2	3	-33.3
Toronto CMA	880	991	154	172	339	396	1,214	225	2,587	1,784	45.0
Oshawa CMA	99	138	0	2	3	21	0	0	102	161	-36.6
Greater Toronto Area (GTA)	994	1,151	158	184	358	462	1,214	225	2,724	2,022	34.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type 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
Toronto City	205	215	18	32	190	164	3,186	2,618	3,599	3,029	18.8
Toronto	33	22	10	4	44	127	2,933	1,950	3,020	2,103	43.6
East York	8	8	0	2	12	0	21	0	41	10	**
Etobicoke	28	36	4	10	0	28	0	192	32	266	-88.0
North York	84	90	2	4	0	0	232	440	318	534	-40.4
Scarborough	46	49	0	0	122	9	0	0	168	58	189.7
York	6	10	2	12	12	0	0	36	20	58	-65.5
York Region	1,091	1,210	170	144	342	436	263	518	1,866	2,308	-19.2
Aurora	66	33	0	0	13	58	0	0	79	91	-13.2
East Gwillimbury	2	35	0	0	0	0	0	0	2	35	-94.3
Georgina Township	35	28	0	0	0	0	0	0	35	28	25.0
King Township	1	4	0	0	0	0	0	0	1	4	-75.0
Markham	249	360	44	88	125	236	28	178	446	862	-48.3
Newmarket	33	28	0	2	31	16	0	0	64	46	39.1
Richmond Hill	127	168	4	12	92	35	4	0	227	215	5.6
Vaughan	375	422	116	26	66	91	231	340	788	879	-10.4
Whitchurch-Stouffville	203	132	6	16	15	0	0	0	224	148	51.4
Peel Region	825	962	170	280	110	187	360	161	1,465	1,590	-7.9
Brampton	737	738	92	250	55	118	360	0	1,244	1,106	12.5
Caledon	17	25	8	4	0	0	0	0	25	29	-13.8
Mississauga	71	199	70	26	55	69	0	161	196	455	-56.9
Halton Region	536	509	32	64	285	313	186	0	1,039	886	17.3
Burlington	139	54	18	14	53	147	0	0	210	215	-2.3
Halton Hills	29	46	0	0	12	15	0	0	41	61	-32.8
Milton	148	260	6	46	141	46	48	0	343	352	-2.6
Oakville	220	149	8	4	79	105	138	0	445	258	72.5
Durham Region	549	1,062	16	32	143	202	36	36	744	1,332	-44.1
Ajax	141	472	14	20	102	87	0	0	257	579	-55.6
Brock	0	11	0	0	0	0	0	0	0	11	-100.0
Clarington	79	130	0	2	11	15	36	36	126	183	-31.1
Oshawa	139	218	0	0	0	38	0	0	139	256	-45.7
Pickering	26	28	0	6	5	31	0	0	31	65	-52.3
Scugog	0	22	0	0	0	0	0	0	0	22	-100.0
Uxbridge	45	32	0	0	8	8	0	0	53	40	32.5
Whitby	119	149	2	4	17	23	0	0	138	176	-21.6
Remainder of Toronto CMA	123	63	2	0	0	19	0	0	125	82	52.4
Bradford West Gwillimbury	72	23	0	0	0	0	0	0	72	23	**
Town of Mono	21	3	0	0	0	0	0	0	21	3	**
New Tecumseth	15	29	2	0	0	12	0	0	17	41	-58.5
Orangeville	15	8	0	0	0	7	0	0	15	15	0.0
Toronto CMA	2,853	3,437	388	532	989	1,098	3,995	3,297	8,225	8,364	-1.7
Oshawa CMA	337	497	2	6	28	76	36	36	403	615	-34.5
Greater Toronto Area (GTA)	3,206	3,958	406	552	1,070	1,302	4,031	3,333	8,713	9,145	-4.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Toronto City	45	143	0	0	646	225	208	0
Toronto	0	127	0	0	646	33	187	0
East York	12	0	0	0	0	0	21	0
Etobicoke	0	16	0	0	0	192	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	33	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	130	125	0	0	0	0	0	0
Aurora	13	36	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	42	59	0	0	0	0	0	0
Newmarket	14	0	0	0	0	0	0	0
Richmond Hill	34	0	0	0	0	0	0	0
Vaughan	27	30	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	12	87	0	0	0	0	360	0
Brampton	12	57	0	0	0	0	360	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	30	0	0	0	0	0	0
Halton Region	103	57	0	0	0	0	0	0
Burlington	16	53	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	75	0	0	0	0	0	0	0
Oakville	12	4	0	0	0	0	0	0
Durham Region	68	50	0	0	0	0	0	0
Ajax	60	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	3	5	0	0	0	0	0	0
Oshawa	0	16	0	0	0	0	0	0
Pickering	5	25	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	8	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	8	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	339	396	0	0	646	225	568	0
Oshawa CMA	3	21	0	0	0	0	0	0
Greater Toronto Area (GTA)	358	462	0	0	646	225	568	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
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
Toronto City	190	164	0	0	2,978	2,426	208	192
Toronto	44	127	0	0	2,746	1,758	187	192
East York	12	0	0	0	0	0	21	0
Etobicoke	0	28	0	0	0	192	0	0
North York	0	0	0	0	232	440	0	0
Scarborough	122	9	0	0	0	0	0	0
York	12	0	0	0	0	36	0	0
York Region	342	436	0	0	249	458	14	60
Aurora	13	58	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	125	236	0	0	18	178	10	0
Newmarket	31	16	0	0	0	0	0	0
Richmond Hill	92	35	0	0	0	0	4	0
Vaughan	66	91	0	0	231	280	0	60
Whitchurch-Stouffville	15	0	0	0	0	0	0	0
Peel Region	110	187	0	0	0	138	360	23
Brampton	55	118	0	0	0	0	360	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	55	69	0	0	0	138	0	23
Halton Region	285	299	0	14	186	0	0	0
Burlington	53	133	0	14	0	0	0	0
Halton Hills	12	15	0	0	0	0	0	0
Milton	141	46	0	0	48	0	0	0
Oakville	79	105	0	0	138	0	0	0
Durham Region	143	202	0	0	36	36	0	0
Ajax	102	87	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	11	15	0	0	36	36	0	0
Oshawa	0	38	0	0	0	0	0	0
Pickering	5	31	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	8	0	0	0	0	0	0
Whitby	17	23	0	0	0	0	0	0
Remainder of Toronto CMA	0	19	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	12	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	989	1,098	0	0	3,413	3,022	582	275
Oshawa CMA	28	76	0	0	36	36	0	0
Greater Toronto Area (GTA)	1,070	1,288	0	14	3,449	3,058	582	275

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2008

Submarket	Freehold		Condominium		Rental		Total*	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Toronto City	120	148	646	344	208	0	974	492
Toronto	5	16	646	152	187	0	838	168
East York	14	6	0	0	21	0	35	6
Etobicoke	8	53	0	192	0	0	8	245
North York	31	60	0	0	0	0	31	60
Scarborough	59	5	0	0	0	0	59	5
York	3	8	0	0	0	0	3	8
York Region	502	440	39	14	0	0	541	454
Aurora	29	43	0	0	0	0	29	43
East Gwillimbury	1	9	0	0	0	0	1	9
Georgina Township	6	12	0	0	0	0	6	12
King Township	0	2	0	0	0	0	0	2
Markham	109	163	7	14	0	0	116	177
Newmarket	34	11	0	0	0	0	34	11
Richmond Hill	69	44	19	0	0	0	88	44
Vaughan	191	141	13	0	0	0	204	141
Whitchurch-Stouffville	63	15	0	0	0	0	63	15
Peel Region	342	485	0	32	360	0	702	517
Brampton	242	396	0	2	360	0	602	398
Caledon	6	8	0	0	0	0	6	8
Mississauga	94	81	0	30	0	0	94	111
Halton Region	192	204	91	23	0	8	283	235
Burlington	44	38	16	23	0	8	60	69
Halton Hills	5	14	0	0	0	0	5	14
Milton	54	112	75	0	0	0	129	112
Oakville	89	40	0	0	0	0	89	40
Durham Region	221	283	3	40	0	1	224	324
Ajax	113	92	0	0	0	0	113	92
Brock	0	11	0	0	0	0	0	11
Clarington	22	52	3	5	0	1	25	58
Oshawa	41	56	0	10	0	0	41	66
Pickering	8	10	0	25	0	0	8	35
Scugog	0	22	0	0	0	0	0	22
Uxbridge	1	3	0	0	0	0	1	3
Whitby	36	37	0	0	0	0	36	37
Remainder of Toronto CMA	24	24	1	1	0	0	25	25
Bradford West Gwillimbury	10	4	0	0	0	0	10	4
Town of Mono	8	1	0	0	0	0	8	1
New Tecumseth	4	16	1	1	0	0	5	17
Orangeville	2	3	0	0	0	0	2	3
Toronto CMA	1,258	1,368	761	416	568	0	2,587	1,784
Oshawa CMA	99	145	3	15	0	1	102	161
Greater Toronto Area (GTA)	1,377	1,560	779	453	568	9	2,724	2,022

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - March 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	413	292	2,978	2,545	208	192	3,599	3,029
Toronto	87	34	2,746	1,877	187	192	3,020	2,103
East York	20	10	0	0	21	0	41	10
Etobicoke	32	74	0	192	0	0	32	266
North York	86	94	232	440	0	0	318	534
Scarborough	168	58	0	0	0	0	168	58
York	20	22	0	36	0	0	20	58
York Region	1,518	1,728	334	520	14	60	1,866	2,308
Aurora	79	91	0	0	0	0	79	91
East Gwillimbury	2	35	0	0	0	0	2	35
Georgina Township	35	28	0	0	0	0	35	28
King Township	1	4	0	0	0	0	1	4
Markham	376	622	60	240	10	0	446	862
Newmarket	64	46	0	0	0	0	64	46
Richmond Hill	204	215	19	0	4	0	227	215
Vaughan	544	539	244	280	0	60	788	879
Whitchurch-Stouffville	213	148	11	0	0	0	224	148
Peel Region	1,096	1,373	9	194	360	23	1,465	1,590
Brampton	884	1,099	0	7	360	0	1,244	1,106
Caledon	19	29	6	0	0	0	25	29
Mississauga	193	245	3	187	0	23	196	455
Halton Region	699	761	340	101	0	24	1,039	886
Burlington	176	115	34	76	0	24	210	215
Halton Hills	41	61	0	0	0	0	41	61
Milton	182	352	161	0	0	0	343	352
Oakville	300	233	145	25	0	0	445	258
Durham Region	703	1,213	41	118	0	1	744	1,332
Ajax	257	559	0	20	0	0	257	579
Brock	0	11	0	0	0	0	0	11
Clarington	87	131	39	51	0	1	126	183
Oshawa	139	240	0	16	0	0	139	256
Pickering	31	34	0	31	0	0	31	65
Scugog	0	22	0	0	0	0	0	22
Uxbridge	51	40	2	0	0	0	53	40
Whitby	138	176	0	0	0	0	138	176
Remainder of Toronto CMA	122	77	3	5	0	0	125	82
Bradford West Gwillimbury	72	23	0	0	0	0	72	23
Town of Mono	21	3	0	0	0	0	21	3
New Tecumseth	14	36	3	5	0	0	17	41
Orangeville	15	15	0	0	0	0	15	15
Toronto CMA	4,011	4,749	3,632	3,340	582	275	8,225	8,364
Oshawa CMA	364	547	39	67	0	1	403	615
Greater Toronto Area (GTA)	4,429	5,367	3,702	3,478	582	300	8,713	9,145

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2008

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													
March 2008	0	0.0	0	0.0	24	34.8	6	8.7	39	56.5	69	650,000	768,360
March 2007	0	0.0	5	5.0	0	0.0	13	12.9	83	82.2	101	999,000	1,076,385
Year-to-date 2008	2	0.9	2	0.9	29	12.6	22	9.5	176	76.2	231	897,000	1,002,534
Year-to-date 2007	0	0.0	19	8.6	17	7.7	24	10.9	161	72.9	221	900,000	958,482
Toronto													
March 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
March 2007	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	899,450	1,101,242
Year-to-date 2008	0	0.0	0	0.0	1	2.1	4	8.3	43	89.6	48	900,000	1,108,281
Year-to-date 2007	0	0.0	0	0.0	1	3.2	1	3.2	29	93.5	31	900,000	1,068,074
East York													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2007	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	4	50.0	4	50.0	8	--	--
Year-to-date 2007	0	0.0	1	7.7	1	7.7	4	30.8	7	53.8	13	789,000	760,846
Etobicoke													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
March 2007	0	0.0	3	12.0	0	0.0	8	32.0	14	56.0	25	800,000	737,480
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	900,000	1,002,614
Year-to-date 2007	0	0.0	3	8.1	0	0.0	10	27.0	24	64.9	37	749,000	782,292
North York													
March 2008	0	0.0	0	0.0	0	0.0	1	3.7	26	96.3	27	1,025,000	1,155,057
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	52	100.0	52	1,299,000	1,344,337
Year-to-date 2008	2	2.0	0	0.0	0	0.0	3	2.9	97	95.1	102	1,099,000	1,262,000
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	89	100.0	89	1,200,000	1,286,264
Scarborough													
March 2008	0	0.0	0	0.0	24	85.7	3	10.7	1	3.6	28	375,900	395,303
March 2007	0	0.0	1	20.0	0	0.0	3	60.0	1	20.0	5	--	--
Year-to-date 2008	0	0.0	2	4.4	28	62.2	10	22.2	5	11.1	45	379,990	408,070
Year-to-date 2007	0	0.0	15	31.3	15	31.3	9	18.8	9	18.8	48	380,445	434,853
York													
March 2008	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2008													
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													
March 2008	2	0.6	3	0.9	26	7.4	190	54.3	129	36.9	350	483,900	526,798
March 2007	8	2.8	19	6.6	44	15.3	93	32.3	124	43.1	288	477,895	501,111
Year-to-date 2008	8	0.7	33	3.0	99	9.1	512	47.1	436	40.1	1,088	478,400	509,482
Year-to-date 2007	34	2.8	63	5.2	152	12.4	460	37.7	512	41.9	1,221	483,990	506,145
Aurora													
March 2008	0	0.0	0	0.0	0	0.0	7	43.8	9	56.3	16	511,945	515,968
March 2007	0	0.0	1	14.3	0	0.0	1	14.3	5	71.4	7	--	--
Year-to-date 2008	0	0.0	0	0.0	2	3.1	38	58.5	25	38.5	65	479,900	491,045
Year-to-date 2007	0	0.0	1	2.9	2	5.9	18	52.9	13	38.2	34	498,900	517,317
East Gwillimbury													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2007	2	22.2	0	0.0	0	0.0	0	0.0	7	77.8	9	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2007	9	25.7	11	31.4	1	2.9	0	0.0	14	40.0	35	321,990	471,257
Georgina Township													
March 2008	1	16.7	1	16.7	1	16.7	0	0.0	3	50.0	6	--	--
March 2007	6	50.0	3	25.0	1	8.3	0	0.0	2	16.7	12	287,450	378,641
Year-to-date 2008	6	17.1	12	34.3	7	20.0	0	0.0	10	28.6	35	349,900	504,221
Year-to-date 2007	19	65.5	6	20.7	1	3.4	0	0.0	3	10.3	29	269,900	323,482
King Township													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Markham													
March 2008	0	0.0	0	0.0	4	5.4	57	77.0	13	17.6	74	484,400	468,663
March 2007	0	0.0	14	16.7	12	14.3	30	35.7	28	33.3	84	436,400	451,106
Year-to-date 2008	0	0.0	12	4.8	37	14.9	131	52.6	69	27.7	249	458,990	467,944
Year-to-date 2007	2	0.6	35	9.7	78	21.7	120	33.3	125	34.7	360	450,945	457,737
Newmarket													
March 2008	0	0.0	1	5.0	10	50.0	3	15.0	6	30.0	20	395,900	433,150
March 2007	0	0.0	1	9.1	10	90.9	0	0.0	0	0.0	11	359,900	362,555
Year-to-date 2008	0	0.0	1	3.0	14	42.4	6	18.2	12	36.4	33	411,990	444,989
Year-to-date 2007	2	6.9	10	34.5	17	58.6	0	0.0	0	0.0	29	359,900	349,631
Richmond Hill													
March 2008	0	0.0	0	0.0	0	0.0	36	67.9	17	32.1	53	476,990	529,212
March 2007	0	0.0	0	0.0	1	2.4	19	45.2	22	52.4	42	502,195	548,793
Year-to-date 2008	0	0.0	0	0.0	1	0.8	73	57.9	52	41.3	126	483,945	568,270
Year-to-date 2007	0	0.0	0	0.0	5	2.9	70	40.5	98	56.6	173	510,000	536,070
Vaughan													
March 2008	0	0.0	0	0.0	3	2.5	39	32.2	79	65.3	121	520,000	609,187
March 2007	0	0.0	0	0.0	20	18.9	30	28.3	56	52.8	106	508,490	538,623
Year-to-date 2008	1	0.3	0	0.0	8	2.1	120	32.1	245	65.5	374	520,495	563,393
Year-to-date 2007	1	0.2	0	0.0	39	9.3	141	33.5	240	57.0	421	522,990	574,766
Whitchurch-Stouffville													
March 2008	1	1.7	1	1.7	8	13.6	48	81.4	1	1.7	59	409,000	408,735
March 2007	0	0.0	0	0.0	0	0.0	13	86.7	2	13.3	15	437,925	471,891
Year-to-date 2008	1	0.5	8	3.9	30	14.8	144	70.9	20	9.9	203	413,000	434,956
Year-to-date 2007	1	0.7	0	0.0	9	6.6	111	81.6	15	11.0	136	438,000	460,580

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2008

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													
March 2008	2	0.8	31	13.0	64	26.9	93	39.1	48	20.2	238	424,990	464,466
March 2007	2	0.8	54	21.3	64	25.2	100	39.4	34	13.4	254	404,900	419,888
Year-to-date 2008	9	1.2	105	14.4	226	31.1	236	32.5	151	20.8	727	405,990	450,962
Year-to-date 2007	14	1.9	138	19.1	175	24.3	267	37.0	127	17.6	721	407,900	440,482
Brampton													
March 2008	2	1.1	31	16.8	64	34.8	72	39.1	15	8.2	184	397,445	409,813
March 2007	2	1.1	54	29.8	64	35.4	47	26.0	14	7.7	181	379,990	391,837
Year-to-date 2008	9	1.4	105	16.5	226	35.5	209	32.9	87	13.7	636	394,990	416,523
Year-to-date 2007	14	2.8	137	27.6	170	34.3	135	27.2	40	8.1	496	379,945	393,583
Caledon													
March 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
March 2007	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	700,000	1,048,529
Year-to-date 2007	0	0.0	1	4.5	0	0.0	5	22.7	16	72.7	22	650,000	775,673
Mississauga													
March 2008	0	0.0	0	0.0	0	0.0	20	41.7	28	58.3	48	510,445	606,510
March 2007	0	0.0	0	0.0	0	0.0	50	73.5	18	26.5	68	442,900	485,945
Year-to-date 2008	0	0.0	0	0.0	0	0.0	25	33.8	49	66.2	74	540,900	609,679
Year-to-date 2007	0	0.0	0	0.0	5	2.5	127	62.6	71	35.0	203	449,900	518,747
Halton Region													
March 2008	0	0.0	12	6.7	43	24.2	58	32.6	65	36.5	178	440,445	543,226
March 2007	3	2.2	11	8.0	34	24.8	59	43.1	30	21.9	137	420,900	473,088
Year-to-date 2008	0	0.0	28	5.3	148	28.1	165	31.3	186	35.3	527	434,990	536,219
Year-to-date 2007	14	2.8	70	13.8	136	26.8	144	28.3	144	28.3	508	409,900	519,829
Burlington													
March 2008	0	0.0	5	12.5	16	40.0	15	37.5	4	10.0	40	398,495	422,042
March 2007	2	33.3	0	0.0	0	0.0	4	66.7	0	0.0	6	--	--
Year-to-date 2008	0	0.0	10	7.6	53	40.5	53	40.5	15	11.5	131	400,990	473,214
Year-to-date 2007	9	15.0	9	15.0	16	26.7	9	15.0	17	28.3	60	384,995	490,905
Halton Hills													
March 2008	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
March 2007	0	0.0	0	0.0	5	33.3	9	60.0	1	6.7	15	410,900	445,391
Year-to-date 2008	0	0.0	3	9.4	17	53.1	9	28.1	3	9.4	32	390,900	444,913
Year-to-date 2007	1	2.1	3	6.4	16	34.0	25	53.2	2	4.3	47	404,900	418,101
Milton													
March 2008	0	0.0	7	13.2	22	41.5	24	45.3	0	0.0	53	399,900	403,222
March 2007	1	1.3	10	12.5	29	36.3	39	48.8	1	1.3	80	403,400	402,577
Year-to-date 2008	0	0.0	15	10.0	75	50.0	59	39.3	1	0.7	150	398,900	400,167
Year-to-date 2007	4	1.6	56	22.3	102	40.6	87	34.7	2	0.8	251	389,900	387,143
Oakville													
March 2008	0	0.0	0	0.0	2	2.5	17	21.3	61	76.3	80	553,490	705,965
March 2007	0	0.0	1	2.8	0	0.0	7	19.4	28	77.8	36	593,990	659,513
Year-to-date 2008	0	0.0	0	0.0	3	1.4	44	20.6	167	78.0	214	572,990	683,803
Year-to-date 2007	0	0.0	2	1.3	2	1.3	23	15.3	123	82.0	150	594,490	785,300

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2008

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													
March 2008	33	21.0	28	17.8	19	12.1	41	26.1	36	22.9	157	391,100	408,806
March 2007	84	34.1	38	15.4	30	12.2	47	19.1	47	19.1	246	354,990	376,395
Year-to-date 2008	151	26.9	87	15.5	72	12.8	116	20.7	135	24.1	561	382,990	405,340
Year-to-date 2007	316	31.7	162	16.2	142	14.2	257	25.8	121	12.1	998	361,100	371,727
Ajax													
March 2008	0	0.0	0	0.0	5	9.1	20	36.4	30	54.5	55	506,600	514,553
March 2007	6	6.4	11	11.7	9	9.6	26	27.7	42	44.7	94	467,150	461,269
Year-to-date 2008	2	1.4	2	1.4	10	7.0	50	35.0	79	55.2	143	505,500	509,295
Year-to-date 2007	40	8.5	63	13.4	76	16.2	187	39.9	103	22.0	469	429,900	429,376
Brock													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	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	--	--
Clarington													
March 2008	9	45.0	7	35.0	0	0.0	3	15.0	1	5.0	20	304,945	323,501
March 2007	33	64.7	8	15.7	4	7.8	5	9.8	1	2.0	51	278,990	300,479
Year-to-date 2008	38	45.2	18	21.4	13	15.5	10	11.9	5	6.0	84	307,445	339,760
Year-to-date 2007	84	66.1	18	14.2	8	6.3	15	11.8	2	1.6	127	277,990	295,676
Oshawa													
March 2008	12	29.3	13	31.7	8	19.5	7	17.1	1	2.4	41	331,990	342,198
March 2007	33	66.0	10	20.0	4	8.0	3	6.0	0	0.0	50	277,890	294,365
Year-to-date 2008	56	40.0	35	25.0	22	15.7	24	17.1	3	2.1	140	320,990	333,747
Year-to-date 2007	132	63.5	43	20.7	17	8.2	12	5.8	4	1.9	208	278,240	297,388
Pickering													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
March 2007	0	0.0	2	20.0	3	30.0	3	30.0	2	20.0	10	439,950	434,170
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	621,100	635,344
Year-to-date 2007	0	0.0	9	32.1	10	35.7	5	17.9	4	14.3	28	380,500	405,543
Scugog													
March 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	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	--	--
Uxbridge													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2007	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2008	4	8.9	12	26.7	2	4.4	11	24.4	16	35.6	45	441,100	437,018
Year-to-date 2007	14	43.8	4	12.5	3	9.4	6	18.8	5	15.6	32	340,500	378,258
Whitby													
March 2008	12	32.4	8	21.6	6	16.2	11	29.7	0	0.0	37	339,990	352,339
March 2007	12	31.6	7	18.4	10	26.3	8	21.1	1	2.6	38	351,490	350,420
Year-to-date 2008	51	41.8	20	16.4	25	20.5	21	17.2	5	4.1	122	325,945	348,215
Year-to-date 2007	46	34.3	25	18.7	28	20.9	32	23.9	3	2.2	134	345,490	348,232

Source: CMHC (Market Absorption Survey)

Submarket	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
March 2008	2	8.0	4	16.0	9	36.0	1	4.0	9	36.0	25	350,000	421,987
March 2007	12	63.2	3	15.8	2	10.5	2	10.5	0	0.0	19	289,900	308,332
Year-to-date 2008	17	13.7	37	29.8	27	21.8	8	6.5	35	28.2	124	350,000	412,631
Year-to-date 2007	34	55.7	13	21.3	4	6.6	3	4.9	7	11.5	61	299,900	372,321
Bradford West Gwillimbury													
March 2008	0	0.0	1	10.0	8	80.0	1	10.0	0	0.0	10	350,000	360,589
March 2007	2	50.0	1	25.0	0	0.0	1	25.0	0	0.0	4	--	--
Year-to-date 2008	9	12.5	31	43.1	25	34.7	5	6.9	2	2.8	72	349,900	353,929
Year-to-date 2007	7	30.4	6	26.1	2	8.7	2	8.7	6	26.1	23	349,000	494,635
Town of Mono													
March 2008	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
March 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	4.5	21	95.5	22	563,900	589,632
Year-to-date 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
New Tecumseth													
March 2008	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
March 2007	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	249,900	266,100
Year-to-date 2008	6	40.0	2	13.3	2	13.3	0	0.0	5	33.3	15	329,990	422,225
Year-to-date 2007	23	76.7	7	23.3	0	0.0	0	0.0	0	0.0	30	279,990	278,382
Orangeville													
March 2008	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
March 2007	2	50.0	0	0.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2008	2	13.3	4	26.7	0	0.0	2	13.3	7	46.7	15	406,900	425,205
Year-to-date 2007	4	66.7	0	0.0	2	33.3	0	0.0	0	0.0	6	--	--
Toronto CMA													
March 2008	6	0.7	45	5.1	155	17.6	353	40.2	320	36.4	879	466,600	533,501
March 2007	29	3.2	105	11.7	156	17.3	294	32.7	316	35.1	900	440,900	530,370
Year-to-date 2008	42	1.5	209	7.5	488	17.5	951	34.2	1,091	39.2	2,781	461,990	537,635
Year-to-date 2007	141	4.4	370	11.6	557	17.4	1,087	34.0	1,046	32.7	3,201	441,100	509,085
Oshawa CMA													
March 2008	33	33.7	28	28.6	14	14.3	21	21.4	2	2.0	98	324,190	342,211
March 2007	78	56.1	25	18.0	18	12.9	16	11.5	2	1.4	139	287,240	312,016
Year-to-date 2008	145	41.9	73	21.1	60	17.3	55	15.9	13	3.8	346	319,945	340,308
Year-to-date 2007	262	55.9	86	18.3	53	11.3	59	12.6	9	1.9	469	288,995	311,485
Greater Toronto Area													
March 2008	37	3.7	74	7.5	176	17.7	388	39.1	317	32.0	992	452,490	512,919
March 2007	97	9.5	127	12.4	172	16.8	312	30.4	318	31.0	1,026	428,900	504,113
Year-to-date 2008	170	5.4	255	8.1	574	18.3	1,051	33.5	1,084	34.6	3,134	445,900	518,103
Year-to-date 2007	378	10.3	452	12.3	622	17.0	1,152	31.4	1,065	29.0	3,669	426,900	485,850

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2008						
Submarket	March 2008	March 2007	% Change	YTD 2008	YTD 2007	% Change
Toronto City	768,360	1,076,385	-28.6	1,002,534	958,482	4.6
Toronto	--	1,101,242	n/a	1,108,281	1,068,074	3.8
East York	--	--	n/a	--	760,846	n/a
Etobicoke	--	737,480	n/a	1,002,614	782,292	28.2
North York	1,155,057	1,344,337	-14.1	1,262,000	1,286,264	-1.9
Scarborough	395,303	--	n/a	408,070	434,853	-6.2
York	--	--	n/a	--	--	n/a
York Region	526,798	501,111	5.1	509,482	506,145	0.7
Aurora	515,968	--	n/a	491,045	517,317	-5.1
East Gwillimbury	--	--	n/a	--	471,257	n/a
Georgina Township	--	378,641	n/a	504,221	323,482	55.9
King Township	--	--	n/a	--	--	n/a
Markham	468,663	451,106	3.9	467,944	457,737	2.2
Newmarket	433,150	362,555	19.5	444,989	349,631	27.3
Richmond Hill	529,212	548,793	-3.6	568,270	536,070	6.0
Vaughan	609,187	538,623	13.1	563,393	574,766	-2.0
Whitchurch-Stouffville	408,735	471,891	-13.4	434,956	460,580	-5.6
Peel Region	464,466	419,888	10.6	450,962	440,482	2.4
Brampton	409,813	391,837	4.6	416,523	393,583	5.8
Caledon	--	--	n/a	1,048,529	775,673	35.2
Mississauga	606,510	485,945	24.8	609,679	518,747	17.5
Halton Region	543,226	473,088	14.8	536,219	519,829	3.2
Burlington	422,042	--	n/a	473,214	490,905	-3.6
Halton Hills	--	445,391	n/a	444,913	418,101	6.4
Milton	403,222	402,577	0.2	400,167	387,143	3.4
Oakville	705,965	659,513	7.0	683,803	785,300	-12.9
Durham Region	408,806	376,395	8.6	405,340	371,727	9.0
Ajax	514,553	461,269	11.6	509,295	429,376	18.6
Brock	--	--	n/a	--	--	n/a
Clarington	323,501	300,479	7.7	339,760	295,676	14.9
Oshawa	342,198	294,365	16.2	333,747	297,388	12.2
Pickering	--	434,170	n/a	635,344	405,543	56.7
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	437,018	378,258	15.5
Whitby	352,339	350,420	0.5	348,215	348,232	0.0
Remainder of Toronto CMA	421,987	308,332	36.9	412,631	372,321	10.8
Bradford West Gwillimbury	360,589	--	n/a	353,929	494,635	-28.4
Town of Mono	--	--	n/a	589,632	--	n/a
New Tecumseth	--	266,100	n/a	422,225	278,382	51.7
Orangeville	--	--	n/a	425,205	--	n/a
Toronto CMA	533,501	530,370	0.6	537,635	509,085	5.6
Oshawa CMA	342,211	312,016	9.7	340,308	311,485	9.3
Greater Toronto Area (GTA)	512,919	504,113	1.7	518,103	485,850	6.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto March 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	5,173	12.8	7,986	12,570	13,311	60.0	353,724	6.3	369,001
	February	6,772	0.2	7,483	11,880	12,597	59.4	368,687	4.2	364,193
	March	8,518	-2.2	7,506	15,218	12,699	59.1	365,285	3.4	361,760
	April	9,452	13.0	7,842	15,793	13,086	59.9	379,025	3.4	366,258
	May	11,106	17.7	8,079	17,419	13,058	61.9	382,689	4.7	368,491
	June	10,451	19.7	8,260	14,655	12,936	63.9	381,963	6.7	371,434
	July	8,912	25.8	8,498	12,600	13,060	65.1	366,012	7.0	373,002
	August	8,057	15.5	7,879	12,109	12,509	63.0	361,898	7.0	375,050
	September	6,866	3.7	7,665	13,653	12,657	60.6	380,132	8.9	376,493
	October	7,918	15.2	7,828	13,370	12,854	60.9	394,583	10.7	389,624
	November	7,293	16.5	8,072	10,689	13,353	60.5	393,543	10.7	392,257
	December	4,646	4.5	8,066	5,137	12,973	62.2	394,931	17.5	415,073
2008	January	5,075	-1.9	7,451	11,764	12,454	59.8	374,449	5.9	386,299
	February	6,015	-11.2	6,387	11,478	11,742	54.4	382,048	3.6	372,339
	March	6,631	-22.2	6,578	13,643	12,386	53.1	380,338	4.1	372,155
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	20,463	2.1		39,668			363,488	4.2	
	Q1 2008	17,721	-13.4		36,885			379,232	4.3	
	YTD 2007	20,463	2.1		39,668			363,488	4.2	
	YTD 2008	17,721	-13.4		36,885			379,232	4.3	

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 5b: MLS® Residential Activity for Oshawa March 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	581	8.8	861	1,519	1,497	57.5	265,508	5.9	271,614
	February	791	-3.7	820	1,364	1,368	59.9	263,039	2.3	262,503
	March	969	-1.4	834	1,532	1,288	64.8	265,022	2.7	262,526
	April	1,083	16.3	851	1,795	1,412	60.2	232,285	-11.3	230,658
	May	1,192	16.9	892	1,958	1,479	60.3	275,723	4.4	269,880
	June	1,110	16.2	881	1,596	1,417	62.2	271,394	2.1	264,701
	July	958	19.8	896	1,393	1,476	60.7	267,497	3.1	266,182
	August	884	16.3	890	1,440	1,451	61.4	265,493	2.3	266,020
	September	721	0.1	753	1,519	1,401	53.8	271,149	5.8	270,622
	October	811	16.4	880	1,458	1,498	58.7	273,742	6.6	274,472
	November	694	9.5	844	1,057	1,461	57.7	272,532	8.9	275,155
	December	423	-15.2	759	522	1,477	51.4	273,379	10.0	283,067
2008	January	554	-4.6	816	1,558	1,517	53.8	243,652	-8.2	249,556
	February	770	-2.7	791	1,450	1,455	54.4	271,408	3.2	270,932
	March	824	-15.0	711	1,693	1,434	49.6	275,656	4.0	273,080
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	2,341	0.1		4,415			264,472	3.3	
	Q1 2008	2,148	-8.2		4,701			265,879	0.5	
	YTD 2007	2,341	0.1		4,415			264,472	3.3	
	YTD 2008	2,148	-8.2		4,701			265,879	0.5	

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

Table 6a: Economic Indicators Toronto CMA March 2008										
		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	2,843	6.6	69.0	789
	February	679	6.50	6.65	139.2	109.3	2,864	6.5	69.3	785
	March	669	6.40	6.49	139.4	110.3	2,864	6.8	69.4	784
	April	678	6.60	6.64	139.4	110.8	2,857	6.9	69.3	789
	May	709	6.85	7.14	140.0	111.2	2,852	6.9	69.1	792
	June	715	7.05	7.24	140.8	110.7	2,854	6.8	69.0	801
	July	715	7.05	7.24	141.1	110.7	2,852	7.0	69.0	810
	August	715	7.05	7.24	141.7	110.6	2,858	7.0	69.0	819
	September	712	7.05	7.19	142.1	110.8	2,860	6.9	68.8	825
	October	728	7.25	7.44	142.2	110.7	2,872	6.6	68.8	830
	November	725	7.20	7.39	143.5	111.0	2,875	6.6	68.8	828
	December	734	7.35	7.54	143.6	111.1	2,885	6.7	69.0	828
2008	January	725	7.35	7.39	144.9	110.7	2,888	6.7	68.9	828
	February	718	7.25	7.29	145.3	111.3	2,904	6.5	69.0	830
	March	712	7.15	7.19		111.5	2,921	6.5	69.3	824
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

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

Table 6b: Economic Indicators Oshawa CMA March 2008											
		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	139.0	108.2	177.4	6.4	68.1	823
	February	679	6.50	6.65	139.2	109.3	177.7	6.2	67.9	836
	March	669	6.40	6.49	139.4	110.3	178.3	6.1	67.9	838
	April	678	6.60	6.64	139.4	110.8	179.0	6.2	68.2	826
	May	709	6.85	7.14	140.0	111.2	181.6	6.1	68.9	813
	June	715	7.05	7.24	140.8	110.7	182.0	6.1	69.0	810
	July	715	7.05	7.24	141.1	110.7	182.5	6.1	69.0	810
	August	715	7.05	7.24	141.7	110.6	180.7	6.5	68.4	821
	September	712	7.05	7.19	142.1	110.8	181.4	6.4	68.5	829
	October	728	7.25	7.44	142.2	110.7	182.1	6.3	68.6	843
	November	725	7.20	7.39	143.5	111.0	184.0	5.6	68.7	855
	December	734	7.35	7.54	143.6	111.1	184.2	6.0	68.9	857
2008	January	725	7.35	7.39	144.9	110.7	184.0	5.7	68.5	862
	February	718	7.25	7.29	145.3	111.3	184.1	6.3	68.8	858
	March	712	7.15	7.19		111.5	183.0	6.4	68.4	851
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

Source: CMHC, adapted from Statistics Canada (CANSIM), 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 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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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

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