

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: May 2008

New Home Market

Condominium Apartment Starts on the Rise

Condominium apartment starts dominated new home construction during April in the Greater Toronto Area (GTA). Pre-construction condominium apartment sales from the last two years continued to

convert into strong housing starts last month.

On an unadjusted basis, total housing starts through the first four months of 2008 were up by approximately 47 per cent compared to the same time period a year earlier. Condominium apartment starts were nearly three times the levels compared to the same time period a year

Figure 1

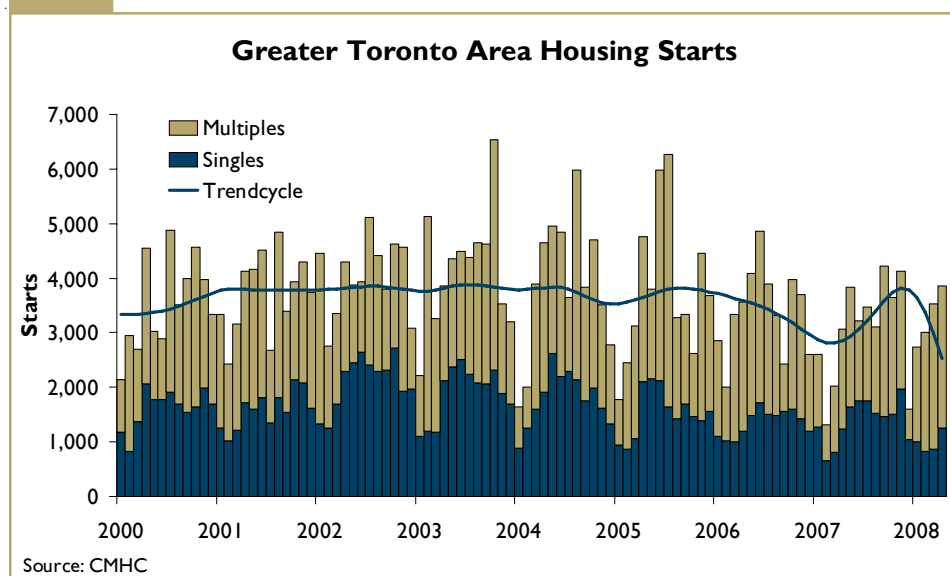


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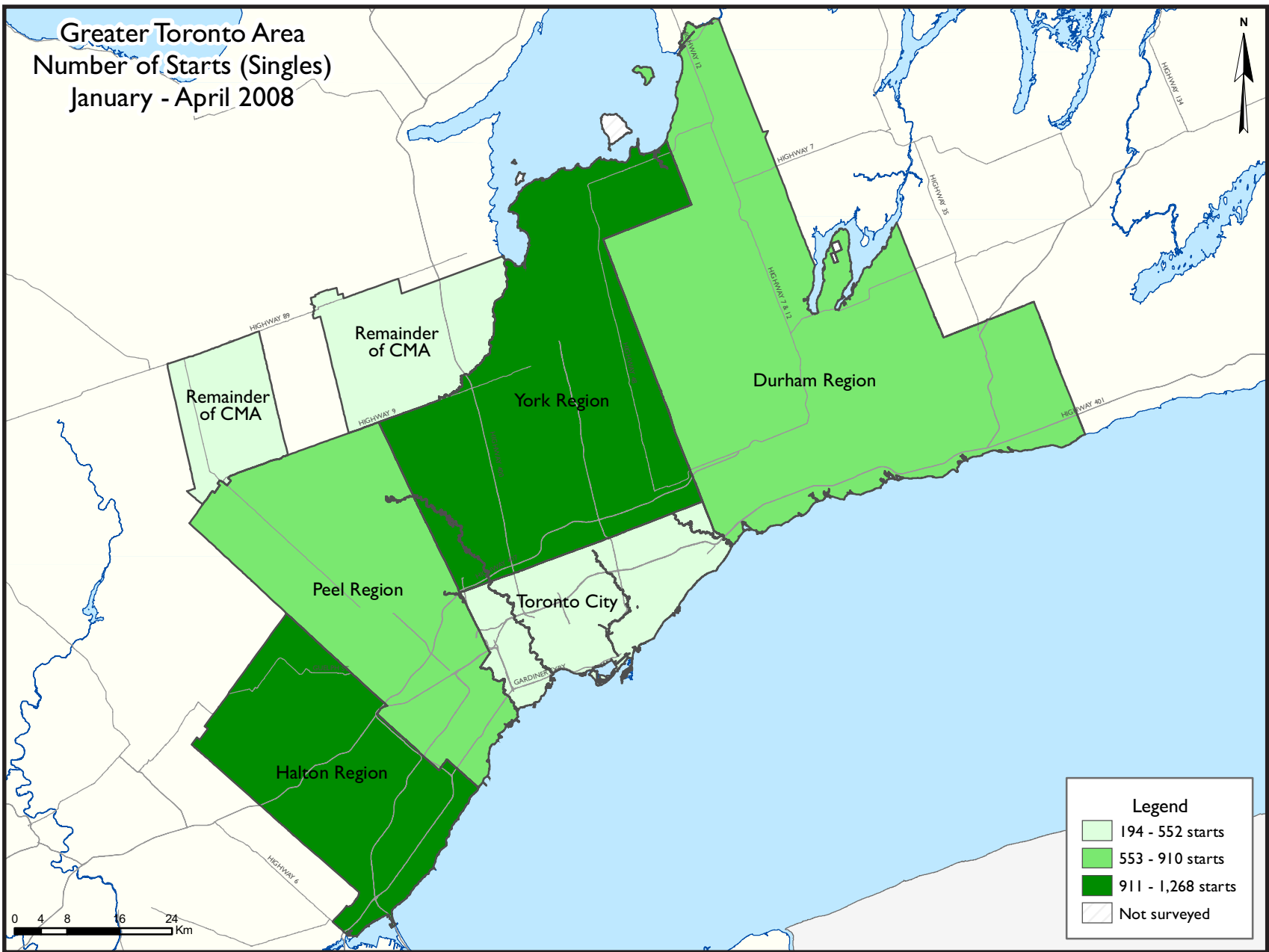
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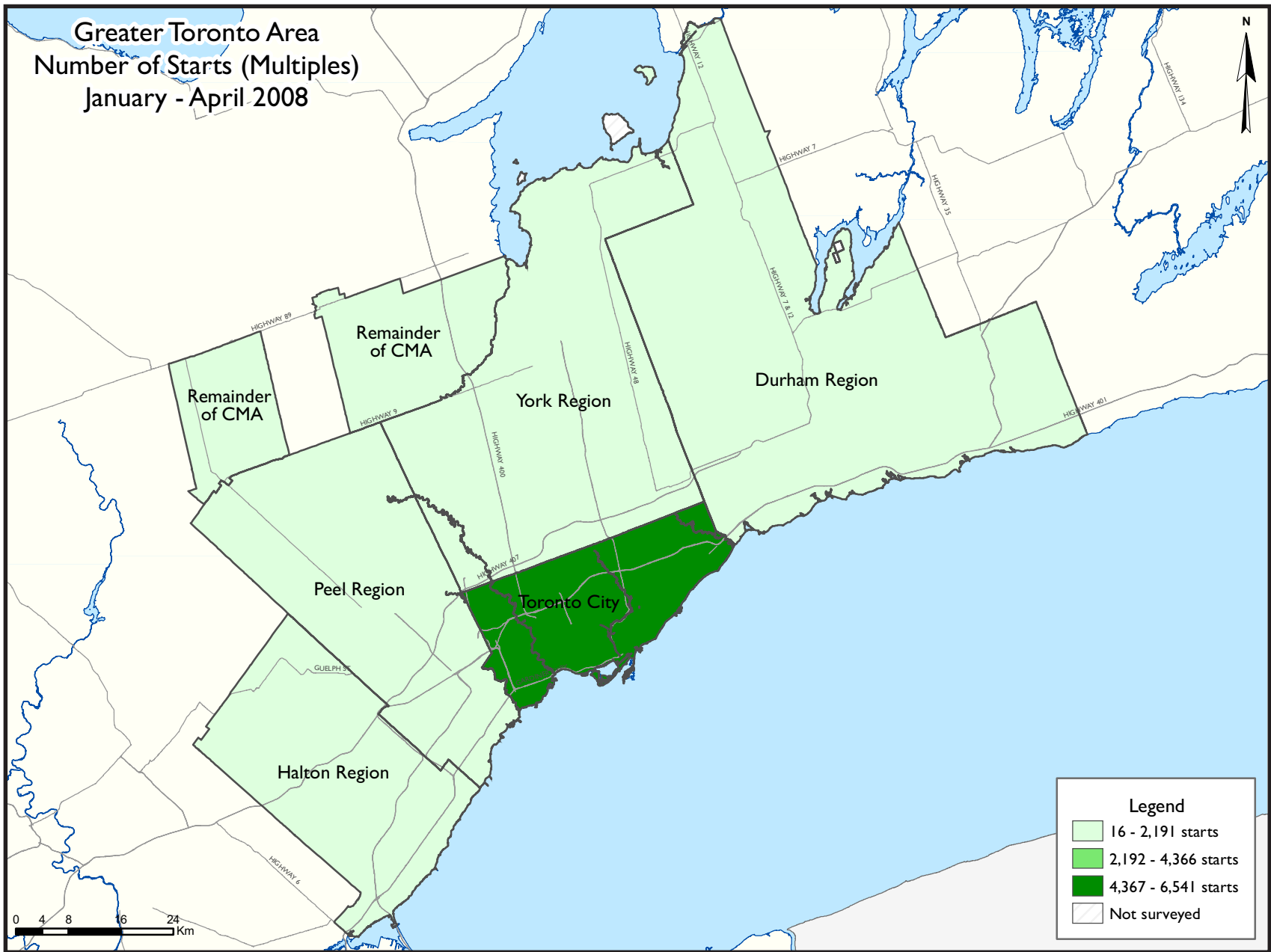
earlier. Low borrowing costs and steady job growth in the past couple of years induced more homebuyers to purchase condominium apartments at the pre-construction stage. The lower price tag for condominium apartments, compared to that of more expensive single-

detached homes, was especially attractive to first time buyers.

Single-detached home starts remained virtually unchanged on a year-over-year basis, edging lower by less than half a per cent for the first four months of the year. While the

construction of this housing type has become less popular, CMHC's 2008 *Renovation and Home Purchase Survey* found that single-detached homes have remained the housing type of choice for many households.





| ZONE DESCRIPTIONS - TORONTO CMA | |
|---------------------------------|--|
| Toronto City | Toronto, East York, Etobicoke, North York, Scarborough, York |
| York Region | Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville |
| Peel Region | Brampton, Caledon, Mississauga |
| Halton Region | Burlington, Halton Hills, Milton, Oakville |
| Durham Region | Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby |
| Remainder of CMA | Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville |
| | |

HOUSING NOW REPORT TABLES

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- 1.1 Housing Activity Summary by Submarket
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- 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
April 2008

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| April 2008 | 1,102 | 168 | 341 | 0 | 67 | 1,664 | 20 | 222 | 3,584 |
| April 2007 | 1,113 | 240 | 433 | 0 | 155 | 720 | 0 | 233 | 2,894 |
| % Change | -1.0 | -30.0 | -21.2 | n/a | -56.8 | 131.1 | n/a | -4.7 | 23.8 |
| Year-to-date 2008 | 3,609 | 542 | 910 | 0 | 446 | 6,210 | 20 | 792 | 12,529 |
| Year-to-date 2007 | 3,585 | 876 | 1,209 | 11 | 475 | 2,087 | 0 | 236 | 8,479 |
| % Change | 0.7 | -38.1 | -24.7 | -100.0 | -6.1 | 197.6 | n/a | ** | 47.8 |
| UNDER CONSTRUCTION | | | | | | | | | |
| April 2008 | 9,681 | 1,666 | 3,121 | 19 | 972 | 28,794 | 20 | 2,382 | 46,655 |
| April 2007 | 8,234 | 1,780 | 3,167 | 25 | 1,159 | 24,057 | 0 | 2,358 | 40,780 |
| % Change | 17.6 | -6.4 | -1.5 | -24.0 | -16.1 | 19.7 | n/a | 1.0 | 14.4 |
| COMPLETIONS | | | | | | | | | |
| April 2008 | 1,004 | 146 | 299 | 0 | 72 | 1,316 | 0 | 177 | 3,014 |
| April 2007 | 1,105 | 132 | 338 | 5 | 32 | 425 | 0 | 0 | 2,037 |
| % Change | -9.1 | 10.6 | -11.5 | -100.0 | 125.0 | ** | n/a | n/a | 48.0 |
| Year-to-date 2008 | 3,854 | 526 | 1,080 | 3 | 288 | 4,729 | 0 | 759 | 11,239 |
| Year-to-date 2007 | 4,536 | 658 | 1,130 | 11 | 344 | 3,447 | 0 | 275 | 10,401 |
| % Change | -15.0 | -20.1 | -4.4 | -72.7 | -16.3 | 37.2 | n/a | 176.0 | 8.1 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| April 2008 | 449 | 56 | 168 | 0 | 17 | 192 | 14 | 448 | 1,344 |
| April 2007 | 578 | 88 | 153 | 1 | 27 | 388 | 22 | 124 | 1,381 |
| % Change | -22.3 | -36.4 | 9.8 | -100.0 | -37.0 | -50.5 | -36.4 | ** | -2.7 |
| ABSORBED | | | | | | | | | |
| April 2008 | 1,049 | 144 | 298 | 0 | 71 | 1,339 | 0 | 36 | 2,937 |
| April 2007 | 1,111 | 166 | 347 | 5 | 42 | 735 | 0 | 198 | 2,604 |
| % Change | -5.6 | -13.3 | -14.1 | -100.0 | 69.0 | 82.2 | n/a | -81.8 | 12.8 |
| Year-to-date 2008 | 3,827 | 525 | 1,094 | 3 | 296 | 4,732 | 0 | 488 | 10,965 |
| Year-to-date 2007 | 4,307 | 626 | 1,122 | 10 | 355 | 3,611 | 0 | 273 | 10,304 |
| % Change | -11.1 | -16.1 | -2.5 | -70.0 | -16.6 | 31.0 | n/a | 78.8 | 6.4 |

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

Table 1b: Housing Activity Summary of Oshawa CMA
April 2008

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|--------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| STARTS | | | | | | | | | |
| April 2008 | 154 | 0 | 12 | 0 | 6 | 0 | 0 | 0 | 172 |
| April 2007 | 86 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 93 |
| % Change | 79.1 | n/a | 71.4 | n/a | n/a | n/a | n/a | n/a | 84.9 |
| Year-to-date 2008 | 418 | 2 | 20 | 0 | 47 | 0 | 0 | 27 | 514 |
| Year-to-date 2007 | 315 | 0 | 52 | 0 | 0 | 0 | 0 | 0 | 367 |
| % Change | 32.7 | n/a | -61.5 | n/a | n/a | n/a | n/a | n/a | 40.1 |
| UNDER CONSTRUCTION | | | | | | | | | |
| April 2008 | 1,170 | 8 | 175 | 0 | 209 | 203 | 0 | 173 | 1,938 |
| April 2007 | 980 | 2 | 158 | 0 | 86 | 486 | 0 | 0 | 1,712 |
| % Change | 19.4 | ** | 10.8 | n/a | 143.0 | -58.2 | n/a | n/a | 13.2 |
| COMPLETIONS | | | | | | | | | |
| April 2008 | 145 | 0 | 5 | 0 | 16 | 0 | 0 | 0 | 166 |
| April 2007 | 165 | 0 | 40 | 0 | 4 | 36 | 0 | 0 | 245 |
| % Change | -12.1 | n/a | -87.5 | n/a | ** | -100.0 | n/a | n/a | -32.2 |
| Year-to-date 2008 | 482 | 2 | 30 | 0 | 19 | 36 | 0 | 0 | 569 |
| Year-to-date 2007 | 661 | 6 | 85 | 0 | 35 | 72 | 1 | 0 | 860 |
| % Change | -27.1 | -66.7 | -64.7 | n/a | -45.7 | -50.0 | -100.0 | n/a | -33.8 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| April 2008 | 40 | 0 | 8 | 0 | 15 | 96 | 0 | 0 | 159 |
| April 2007 | 66 | 4 | 24 | 0 | 10 | 19 | 0 | 0 | 123 |
| % Change | -39.4 | -100.0 | -66.7 | n/a | 50.0 | ** | n/a | n/a | 29.3 |
| ABSORBED | | | | | | | | | |
| April 2008 | 141 | 1 | 5 | 0 | 10 | 0 | 0 | 0 | 157 |
| April 2007 | 162 | 1 | 35 | 0 | 3 | 34 | 0 | 0 | 235 |
| % Change | -13.0 | 0.0 | -85.7 | n/a | ** | -100.0 | n/a | n/a | -33.2 |
| Year-to-date 2008 | 487 | 5 | 38 | 0 | 21 | 25 | 0 | 0 | 576 |
| Year-to-date 2007 | 630 | 4 | 76 | 0 | 25 | 55 | 1 | 0 | 791 |
| % Change | -22.7 | 25.0 | -50.0 | n/a | -16.0 | -54.5 | -100.0 | n/a | -27.2 |

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

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

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| April 2008 | 1,255 | 170 | 353 | 0 | 81 | 1,765 | 20 | 222 | 3,866 |
| April 2007 | 1,230 | 240 | 445 | 0 | 195 | 720 | 0 | 233 | 3,063 |
| % Change | 2.0 | -29.2 | -20.7 | n/a | -58.5 | 145.1 | n/a | -4.7 | 26.2 |
| Year-to-date 2008 | 3,939 | 540 | 924 | 0 | 535 | 6,360 | 20 | 815 | 13,133 |
| Year-to-date 2007 | 3,968 | 876 | 1,287 | 1 | 533 | 2,100 | 0 | 236 | 9,001 |
| % Change | -0.7 | -38.4 | -28.2 | -100.0 | 0.4 | ** | n/a | ** | 45.9 |
| UNDER CONSTRUCTION | | | | | | | | | |
| April 2008 | 10,755 | 1,690 | 3,371 | 11 | 1,290 | 29,214 | 20 | 2,551 | 48,902 |
| April 2007 | 9,393 | 1,784 | 3,435 | 7 | 1,331 | 24,694 | 8 | 2,433 | 43,085 |
| % Change | 14.5 | -5.3 | -1.9 | 57.1 | -3.1 | 18.3 | 150.0 | 4.8 | 13.5 |
| COMPLETIONS | | | | | | | | | |
| April 2008 | 1,152 | 152 | 305 | 0 | 88 | 1,316 | 0 | 177 | 3,190 |
| April 2007 | 1,297 | 132 | 402 | 0 | 40 | 461 | 0 | 0 | 2,332 |
| % Change | -11.2 | 15.2 | -24.1 | n/a | 120.0 | 185.5 | n/a | n/a | 36.8 |
| Year-to-date 2008 | 4,356 | 552 | 1,130 | 2 | 339 | 4,765 | 0 | 759 | 11,903 |
| Year-to-date 2007 | 5,253 | 664 | 1,281 | 1 | 459 | 3,519 | 25 | 275 | 11,477 |
| % Change | -17.1 | -16.9 | -11.8 | 100.0 | -26.1 | 35.4 | -100.0 | 176.0 | 3.7 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| April 2008 | 492 | 56 | 178 | 0 | 37 | 288 | 14 | 453 | 1,518 |
| April 2007 | 645 | 93 | 180 | 1 | 69 | 432 | 23 | 172 | 1,615 |
| % Change | -23.7 | -39.8 | -1.1 | -100.0 | -46.4 | -33.3 | -39.1 | 163.4 | -6.0 |
| ABSORBED | | | | | | | | | |
| April 2008 | 1,202 | 151 | 304 | 0 | 84 | 1,339 | 0 | 41 | 3,121 |
| April 2007 | 1,298 | 167 | 403 | 0 | 51 | 769 | 0 | 198 | 2,886 |
| % Change | -7.4 | -9.6 | -24.6 | n/a | 64.7 | 74.1 | n/a | -79.3 | 8.1 |
| Year-to-date 2008 | 4,334 | 554 | 1,152 | 2 | 354 | 4,781 | 0 | 523 | 11,700 |
| Year-to-date 2007 | 4,966 | 632 | 1,260 | 0 | 431 | 3,666 | 28 | 383 | 11,366 |
| % Change | -12.7 | -12.3 | -8.6 | n/a | -17.9 | 30.4 | -100.0 | 36.6 | 2.9 |

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

Table I.1: Housing Activity Summary by Submarket
April 2008

| | Ownership | | | | | | Rental | | Total* |
|----------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| Toronto City | | | | | | | | | |
| April 2008 | 66 | 18 | 125 | 0 | 0 | 1,385 | 0 | 0 | 1,594 |
| April 2007 | 64 | 12 | 67 | 0 | 0 | 0 | 0 | 233 | 376 |
| York Region | | | | | | | | | |
| April 2008 | 362 | 20 | 102 | 0 | 0 | 0 | 0 | 0 | 484 |
| April 2007 | 455 | 166 | 170 | 0 | 0 | 624 | 0 | 0 | 1,415 |
| Peel Region | | | | | | | | | |
| April 2008 | 204 | 16 | 114 | 0 | 6 | 279 | 20 | 222 | 861 |
| April 2007 | 414 | 56 | 36 | 0 | 45 | 0 | 0 | 0 | 551 |
| Halton Region | | | | | | | | | |
| April 2008 | 363 | 108 | 0 | 0 | 69 | 101 | 0 | 0 | 641 |
| April 2007 | 184 | 6 | 78 | 0 | 150 | 96 | 0 | 0 | 514 |
| Durham Region | | | | | | | | | |
| April 2008 | 260 | 8 | 12 | 0 | 6 | 0 | 0 | 0 | 286 |
| April 2007 | 113 | 0 | 94 | 0 | 0 | 0 | 0 | 0 | 207 |
| Toronto CMA | | | | | | | | | |
| April 2008 | 1,102 | 168 | 341 | 0 | 67 | 1,664 | 20 | 222 | 3,584 |
| April 2007 | 1,113 | 240 | 433 | 0 | 155 | 720 | 0 | 233 | 2,894 |
| Oshawa CMA | | | | | | | | | |
| April 2008 | 154 | 0 | 12 | 0 | 6 | 0 | 0 | 0 | 172 |
| April 2007 | 86 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 93 |
| Greater Toronto Area | | | | | | | | | |
| April 2008 | 1,255 | 170 | 353 | 0 | 81 | 1,765 | 20 | 222 | 3,866 |
| April 2007 | 1,230 | 240 | 445 | 0 | 195 | 720 | 0 | 233 | 3,063 |

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

Table 1.1: Housing Activity Summary by Submarket
April 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 | | | | | | | | | |
| April 2008 | 1,147 | 284 | 1,189 | 0 | 127 | 22,923 | 0 | 1,600 | 27,270 |
| April 2007 | 925 | 178 | 682 | 0 | 195 | 17,921 | 0 | 1,696 | 21,597 |
| York Region | | | | | | | | | |
| April 2008 | 2,926 | 322 | 788 | 1 | 282 | 2,435 | 0 | 71 | 6,825 |
| April 2007 | 3,041 | 864 | 1,051 | 4 | 267 | 2,209 | 0 | 0 | 7,436 |
| Peel Region | | | | | | | | | |
| April 2008 | 3,058 | 622 | 614 | 2 | 204 | 2,928 | 20 | 707 | 8,155 |
| April 2007 | 2,456 | 510 | 494 | 2 | 396 | 3,366 | 0 | 629 | 7,853 |
| Halton Region | | | | | | | | | |
| April 2008 | 1,858 | 300 | 387 | 2 | 426 | 725 | 0 | 0 | 3,698 |
| April 2007 | 1,294 | 140 | 608 | 1 | 379 | 712 | 8 | 108 | 3,250 |
| Durham Region | | | | | | | | | |
| April 2008 | 1,766 | 162 | 393 | 6 | 251 | 203 | 0 | 173 | 2,954 |
| April 2007 | 1,677 | 92 | 600 | 0 | 94 | 486 | 0 | 0 | 2,949 |
| Toronto CMA | | | | | | | | | |
| April 2008 | 9,681 | 1,666 | 3,121 | 19 | 972 | 28,794 | 20 | 2,382 | 46,655 |
| April 2007 | 8,234 | 1,780 | 3,167 | 25 | 1,159 | 24,057 | 0 | 2,358 | 40,780 |
| Oshawa CMA | | | | | | | | | |
| April 2008 | 1,170 | 8 | 175 | 0 | 209 | 203 | 0 | 173 | 1,938 |
| April 2007 | 980 | 2 | 158 | 0 | 86 | 486 | 0 | 0 | 1,712 |
| Greater Toronto Area | | | | | | | | | |
| April 2008 | 10,755 | 1,690 | 3,371 | 11 | 1,290 | 29,214 | 20 | 2,551 | 48,902 |
| April 2007 | 9,393 | 1,784 | 3,435 | 7 | 1,331 | 24,694 | 8 | 2,433 | 43,085 |

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

Table 1.1: Housing Activity Summary by Submarket
April 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 | | | | | | | | | |
| April 2008 | 60 | 4 | 35 | 0 | 0 | 811 | 0 | 168 | 1,078 |
| April 2007 | 108 | 16 | 6 | 0 | 0 | 59 | 0 | 0 | 189 |
| York Region | | | | | | | | | |
| April 2008 | 464 | 50 | 127 | 0 | 9 | 4 | 0 | 9 | 663 |
| April 2007 | 445 | 28 | 147 | 0 | 0 | 366 | 0 | 0 | 986 |
| Peel Region | | | | | | | | | |
| April 2008 | 287 | 68 | 21 | 0 | 4 | 445 | 0 | 0 | 825 |
| April 2007 | 247 | 74 | 78 | 0 | 21 | 0 | 0 | 0 | 420 |
| Halton Region | | | | | | | | | |
| April 2008 | 165 | 26 | 97 | 0 | 56 | 56 | 0 | 0 | 400 |
| April 2007 | 211 | 12 | 97 | 0 | 15 | 0 | 0 | 0 | 335 |
| Durham Region | | | | | | | | | |
| April 2008 | 176 | 4 | 25 | 0 | 19 | 0 | 0 | 0 | 224 |
| April 2007 | 286 | 2 | 74 | 0 | 4 | 36 | 0 | 0 | 402 |
| Toronto CMA | | | | | | | | | |
| April 2008 | 1,004 | 146 | 299 | 0 | 72 | 1,316 | 0 | 177 | 3,014 |
| April 2007 | 1,105 | 132 | 338 | 5 | 32 | 425 | 0 | 0 | 2,037 |
| Oshawa CMA | | | | | | | | | |
| April 2008 | 145 | 0 | 5 | 0 | 16 | 0 | 0 | 0 | 166 |
| April 2007 | 165 | 0 | 40 | 0 | 4 | 36 | 0 | 0 | 245 |
| Greater Toronto Area | | | | | | | | | |
| April 2008 | 1,152 | 152 | 305 | 0 | 88 | 1,316 | 0 | 177 | 3,190 |
| April 2007 | 1,297 | 132 | 402 | 0 | 40 | 461 | 0 | 0 | 2,332 |

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

Table I.1: Housing Activity Summary by Submarket
April 2008

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Toronto City | | | | | | | | | |
| April 2008 | 114 | 13 | 18 | 0 | 0 | 180 | 14 | 448 | 787 |
| April 2007 | 130 | 9 | 78 | 0 | 0 | 353 | 22 | 124 | 716 |
| York Region | | | | | | | | | |
| April 2008 | 48 | 5 | 28 | 0 | 8 | 12 | 0 | 0 | 101 |
| April 2007 | 23 | 1 | 9 | 0 | 5 | 32 | 0 | 0 | 70 |
| Peel Region | | | | | | | | | |
| April 2008 | 246 | 22 | 88 | 0 | 5 | 0 | 0 | 0 | 361 |
| April 2007 | 358 | 73 | 47 | 1 | 14 | 1 | 0 | 0 | 494 |
| Halton Region | | | | | | | | | |
| April 2008 | 29 | 2 | 9 | 0 | 9 | 0 | 0 | 5 | 54 |
| April 2007 | 58 | 6 | 22 | 0 | 40 | 27 | 1 | 48 | 202 |
| Durham Region | | | | | | | | | |
| April 2008 | 55 | 14 | 35 | 0 | 15 | 96 | 0 | 0 | 215 |
| April 2007 | 76 | 4 | 24 | 0 | 10 | 19 | 0 | 0 | 133 |
| Toronto CMA | | | | | | | | | |
| April 2008 | 449 | 56 | 168 | 0 | 17 | 192 | 14 | 448 | 1,344 |
| April 2007 | 578 | 88 | 153 | 1 | 27 | 388 | 22 | 124 | 1,381 |
| Oshawa CMA | | | | | | | | | |
| April 2008 | 40 | 0 | 8 | 0 | 15 | 96 | 0 | 0 | 159 |
| April 2007 | 66 | 4 | 24 | 0 | 10 | 19 | 0 | 0 | 123 |
| Greater Toronto Area | | | | | | | | | |
| April 2008 | 492 | 56 | 178 | 0 | 37 | 288 | 14 | 453 | 1,518 |
| April 2007 | 645 | 93 | 180 | 1 | 69 | 432 | 23 | 172 | 1,615 |

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

Table 1.1: Housing Activity Summary by Submarket
April 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 | | | | | | | | | |
| April 2008 | 67 | 2 | 46 | 0 | 0 | 838 | 0 | 27 | 980 |
| April 2007 | 101 | 19 | 14 | 0 | 0 | 366 | 0 | 198 | 698 |
| York Region | | | | | | | | | |
| April 2008 | 460 | 49 | 123 | 0 | 10 | 0 | 0 | 9 | 651 |
| April 2007 | 438 | 28 | 152 | 0 | 0 | 366 | 0 | 0 | 984 |
| Peel Region | | | | | | | | | |
| April 2008 | 309 | 69 | 9 | 0 | 2 | 445 | 0 | 0 | 834 |
| April 2007 | 266 | 102 | 77 | 0 | 31 | 3 | 0 | 0 | 479 |
| Halton Region | | | | | | | | | |
| April 2008 | 193 | 26 | 95 | 0 | 59 | 56 | 0 | 5 | 434 |
| April 2007 | 205 | 13 | 91 | 0 | 17 | 0 | 0 | 0 | 326 |
| Durham Region | | | | | | | | | |
| April 2008 | 173 | 5 | 31 | 0 | 13 | 0 | 0 | 0 | 222 |
| April 2007 | 288 | 5 | 69 | 0 | 3 | 34 | 0 | 0 | 399 |
| Toronto CMA | | | | | | | | | |
| April 2008 | 1,049 | 144 | 298 | 0 | 71 | 1,339 | 0 | 36 | 2,937 |
| April 2007 | 1,111 | 166 | 347 | 5 | 42 | 735 | 0 | 198 | 2,604 |
| Oshawa CMA | | | | | | | | | |
| April 2008 | 141 | 1 | 5 | 0 | 10 | 0 | 0 | 0 | 157 |
| April 2007 | 162 | 1 | 35 | 0 | 3 | 34 | 0 | 0 | 235 |
| Greater Toronto Area | | | | | | | | | |
| April 2008 | 1,202 | 151 | 304 | 0 | 84 | 1,339 | 0 | 41 | 3,121 |
| April 2007 | 1,298 | 167 | 403 | 0 | 51 | 769 | 0 | 198 | 2,886 |

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 I.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
April 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|-----------------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|------------|------------|----------|
| | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | % Change |
| Toronto City | 66 | 64 | 18 | 12 | 125 | 67 | 1,385 | 233 | 1,594 | 376 | ** |
| Toronto | 6 | 12 | 0 | 10 | 0 | 0 | 1,385 | 0 | 1,391 | 22 | ** |
| East York | 6 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 2 | 200.0 |
| Etobicoke | 10 | 13 | 0 | 0 | 13 | 0 | 0 | 0 | 23 | 13 | 76.9 |
| North York | 30 | 28 | 12 | 2 | 0 | 67 | 0 | 0 | 42 | 97 | -56.7 |
| Scarborough | 10 | 6 | 6 | 0 | 112 | 0 | 0 | 0 | 128 | 6 | ** |
| York | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 3 | 33.3 |
| York Region | 362 | 455 | 20 | 166 | 102 | 170 | 0 | 624 | 484 | 1,415 | -65.8 |
| Aurora | 33 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 4 | ** |
| East Gwillimbury | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Georgina Township | 23 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 23 | 10 | 130.0 |
| King Township | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | -100.0 |
| Markham | 130 | 47 | 16 | 0 | 48 | 0 | 0 | 624 | 194 | 671 | -71.1 |
| Newmarket | 28 | 28 | 0 | 0 | 23 | 0 | 0 | 0 | 51 | 28 | 82.1 |
| Richmond Hill | 12 | 114 | 0 | 0 | 0 | 73 | 0 | 0 | 12 | 187 | -93.6 |
| Vaughan | 90 | 188 | 2 | 134 | 0 | 97 | 0 | 0 | 92 | 419 | -78.0 |
| Whitchurch-Stouffville | 45 | 59 | 2 | 32 | 31 | 0 | 0 | 0 | 78 | 91 | -14.3 |
| Peel Region | 204 | 414 | 16 | 62 | 140 | 75 | 501 | 0 | 861 | 551 | 56.3 |
| Brampton | 137 | 358 | 16 | 42 | 51 | 0 | 222 | 0 | 426 | 400 | 6.5 |
| Caledon | 3 | 3 | 0 | 6 | 0 | 0 | 0 | 0 | 3 | 9 | -66.7 |
| Mississauga | 64 | 53 | 0 | 14 | 89 | 75 | 279 | 0 | 432 | 142 | ** |
| Halton Region | 363 | 184 | 108 | 6 | 69 | 228 | 101 | 96 | 641 | 514 | 24.7 |
| Burlington | 38 | 55 | 2 | 0 | 8 | 56 | 101 | 0 | 149 | 111 | 34.2 |
| Halton Hills | 32 | 32 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 32 | 0.0 |
| Milton | 212 | 45 | 100 | 6 | 61 | 95 | 0 | 96 | 373 | 242 | 54.1 |
| Oakville | 81 | 52 | 6 | 0 | 0 | 77 | 0 | 0 | 87 | 129 | -32.6 |
| Durham Region | 260 | 113 | 8 | 0 | 18 | 94 | 0 | 0 | 286 | 207 | 38.2 |
| Ajax | 66 | 24 | 8 | 0 | 0 | 87 | 0 | 0 | 74 | 111 | -33.3 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Clarington | 56 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 33 | 69.7 |
| Oshawa | 30 | 29 | 0 | 0 | 6 | 0 | 0 | 0 | 36 | 29 | 24.1 |
| Pickering | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | n/a |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Uxbridge | 26 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 26 | 3 | ** |
| Whitby | 68 | 24 | 0 | 0 | 12 | 7 | 0 | 0 | 80 | 31 | 158.1 |
| Remainder of Toronto CMA | 39 | 24 | 0 | 0 | 0 | 11 | 0 | 0 | 39 | 35 | 11.4 |
| Bradford West Gwillimbury | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 0 | n/a |
| Town of Mono | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| New Tecumseth | 9 | 17 | 0 | 0 | 0 | 11 | 0 | 0 | 9 | 28 | -67.9 |
| Orangeville | 9 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 6 | 50.0 |
| Toronto CMA | 1,102 | 1,113 | 168 | 246 | 428 | 582 | 1,886 | 953 | 3,584 | 2,894 | 23.8 |
| Oshawa CMA | 154 | 86 | 0 | 0 | 18 | 7 | 0 | 0 | 172 | 93 | 84.9 |
| Greater Toronto Area (GTA) | 1,255 | 1,230 | 170 | 246 | 454 | 634 | 1,987 | 953 | 3,866 | 3,063 | 26.2 |

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 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 | 194 | 237 | 94 | 90 | 393 | 266 | 6,054 | 825 | 6,735 | 1,418 | ** |
| Toronto | 44 | 25 | 30 | 14 | 16 | 18 | 5,216 | 332 | 5,306 | 389 | ** |
| East York | 10 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 10 | 4 | 150.0 |
| Etobicoke | 24 | 35 | 2 | 2 | 18 | 89 | 127 | 0 | 171 | 126 | 35.7 |
| North York | 74 | 93 | 14 | 68 | 12 | 101 | 599 | 260 | 699 | 522 | 33.9 |
| Scarborough | 38 | 77 | 44 | 2 | 326 | 46 | 112 | 0 | 520 | 125 | ** |
| York | 4 | 5 | 4 | 2 | 3 | 12 | 0 | 0 | 11 | 19 | -42.1 |
| York Region | 1,268 | 1,584 | 112 | 532 | 281 | 577 | 7 | 991 | 1,668 | 3,684 | -54.7 |
| Aurora | 53 | 12 | 0 | 0 | 0 | 7 | 0 | 0 | 53 | 19 | 178.9 |
| East Gwillimbury | 3 | 8 | 0 | 0 | 6 | 10 | 0 | 0 | 9 | 18 | -50.0 |
| Georgina Township | 44 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 44 | 28 | 57.1 |
| King Township | 7 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 4 | 75.0 |
| Markham | 561 | 157 | 82 | 78 | 74 | 63 | 7 | 991 | 724 | 1,289 | -43.8 |
| Newmarket | 60 | 72 | 2 | 28 | 46 | 0 | 0 | 0 | 108 | 100 | 8.0 |
| Richmond Hill | 73 | 229 | 0 | 6 | 12 | 107 | 0 | 0 | 85 | 342 | -75.1 |
| Vaughan | 339 | 783 | 2 | 306 | 106 | 379 | 0 | 0 | 447 | 1,468 | -69.6 |
| Whitchurch-Stouffville | 128 | 291 | 26 | 114 | 37 | 11 | 0 | 0 | 191 | 416 | -54.1 |
| Peel Region | 701 | 1,006 | 78 | 166 | 382 | 234 | 752 | 411 | 1,913 | 1,817 | 5.3 |
| Brampton | 399 | 854 | 56 | 122 | 135 | 71 | 473 | 0 | 1,063 | 1,047 | 1.5 |
| Caledon | 7 | 5 | 0 | 6 | 0 | 0 | 0 | 0 | 7 | 11 | -36.4 |
| Mississauga | 295 | 147 | 22 | 38 | 247 | 163 | 279 | 411 | 843 | 759 | 11.1 |
| Halton Region | 1,138 | 649 | 232 | 86 | 269 | 581 | 335 | 109 | 1,974 | 1,425 | 38.5 |
| Burlington | 166 | 125 | 4 | 0 | 40 | 113 | 150 | 13 | 360 | 251 | 43.4 |
| Halton Hills | 44 | 57 | 0 | 2 | 0 | 0 | 0 | 0 | 44 | 59 | -25.4 |
| Milton | 618 | 235 | 222 | 84 | 205 | 208 | 56 | 96 | 1,101 | 623 | 76.7 |
| Oakville | 310 | 232 | 6 | 0 | 24 | 260 | 129 | 0 | 469 | 492 | -4.7 |
| Durham Region | 638 | 493 | 26 | 8 | 152 | 156 | 27 | 0 | 843 | 657 | 28.3 |
| Ajax | 165 | 129 | 24 | 6 | 67 | 104 | 0 | 0 | 256 | 239 | 7.1 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Clarington | 147 | 95 | 2 | 0 | 0 | 22 | 0 | 0 | 149 | 117 | 27.4 |
| Oshawa | 123 | 134 | 0 | 0 | 6 | 0 | 27 | 0 | 156 | 134 | 16.4 |
| Pickering | 22 | 8 | 0 | 0 | 18 | 0 | 0 | 0 | 40 | 8 | ** |
| Scugog | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | -100.0 |
| Uxbridge | 33 | 27 | 0 | 2 | 0 | 0 | 0 | 0 | 33 | 29 | 13.8 |
| Whitby | 148 | 86 | 0 | 0 | 61 | 30 | 0 | 0 | 209 | 116 | 80.2 |
| Remainder of Toronto CMA | 254 | 81 | 6 | 10 | 6 | 19 | 4 | 0 | 270 | 110 | 145.5 |
| Bradford West Gwillimbury | 70 | 11 | 6 | 0 | 0 | 0 | 0 | 0 | 76 | 11 | ** |
| Town of Mono | 7 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 7 | 0.0 |
| New Tecumseth | 150 | 35 | 0 | 10 | 6 | 19 | 4 | 0 | 160 | 64 | 150.0 |
| Orangeville | 27 | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 28 | -3.6 |
| Toronto CMA | 3,609 | 3,596 | 542 | 892 | 1,376 | 1,668 | 7,002 | 2,323 | 12,529 | 8,479 | 47.8 |
| Oshawa CMA | 418 | 315 | 2 | 0 | 67 | 52 | 27 | 0 | 514 | 367 | 40.1 |
| Greater Toronto Area (GTA) | 3,939 | 3,969 | 542 | 882 | 1,477 | 1,814 | 7,175 | 2,336 | 13,133 | 9,001 | 45.9 |

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2008

| Submarket | Row | | | | Apt. & Other | | | |
|-----------------------------------|--------------------------|------------|------------|------------|--------------------------|------------|------------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 |
| Toronto City | 125 | 67 | 0 | 0 | 1,385 | 0 | 0 | 233 |
| Toronto | 0 | 0 | 0 | 0 | 1,385 | 0 | 0 | 0 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North York | 0 | 67 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scarborough | 112 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| York Region | 102 | 170 | 0 | 0 | 0 | 624 | 0 | 0 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 48 | 0 | 0 | 0 | 0 | 624 | 0 | 0 |
| Newmarket | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 0 | 73 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vaughan | 0 | 97 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitchurch-Stouffville | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Peel Region | 120 | 75 | 20 | 0 | 279 | 0 | 222 | 0 |
| Brampton | 31 | 0 | 20 | 0 | 0 | 0 | 222 | 0 |
| Caledon | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 89 | 75 | 0 | 0 | 279 | 0 | 0 | 0 |
| Halton Region | 69 | 228 | 0 | 0 | 101 | 96 | 0 | 0 |
| Burlington | 8 | 56 | 0 | 0 | 101 | 0 | 0 | 0 |
| Halton Hills | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 61 | 95 | 0 | 0 | 0 | 96 | 0 | 0 |
| Oakville | 0 | 77 | 0 | 0 | 0 | 0 | 0 | 0 |
| Durham Region | 18 | 94 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ajax | 0 | 87 | 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 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pickering | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 12 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of Toronto CMA | 0 | 11 | 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 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 408 | 582 | 20 | 0 | 1,664 | 720 | 222 | 233 |
| Oshawa CMA | 18 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Greater Toronto Area (GTA) | 434 | 634 | 20 | 0 | 1,765 | 720 | 222 | 233 |

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 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 | 393 | 266 | 0 | 0 | 5,695 | 589 | 359 | 236 |
| Toronto | 16 | 18 | 0 | 0 | 4,857 | 329 | 359 | 3 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 18 | 89 | 0 | 0 | 127 | 0 | 0 | 0 |
| North York | 12 | 101 | 0 | 0 | 599 | 260 | 0 | 0 |
| Scarborough | 326 | 46 | 0 | 0 | 112 | 0 | 0 | 0 |
| York | 3 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| York Region | 281 | 577 | 0 | 0 | 0 | 991 | 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 | 74 | 63 | 0 | 0 | 0 | 991 | 7 | 0 |
| Newmarket | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 12 | 107 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vaughan | 106 | 379 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitchurch-Stouffville | 37 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| Peel Region | 362 | 234 | 20 | 0 | 330 | 411 | 422 | 0 |
| Brampton | 115 | 71 | 20 | 0 | 51 | 0 | 422 | 0 |
| Caledon | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 247 | 163 | 0 | 0 | 279 | 411 | 0 | 0 |
| Halton Region | 269 | 581 | 0 | 0 | 335 | 109 | 0 | 0 |
| Burlington | 40 | 113 | 0 | 0 | 150 | 13 | 0 | 0 |
| Halton Hills | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 205 | 208 | 0 | 0 | 56 | 96 | 0 | 0 |
| Oakville | 24 | 260 | 0 | 0 | 129 | 0 | 0 | 0 |
| Durham Region | 152 | 156 | 0 | 0 | 0 | 0 | 27 | 0 |
| Ajax | 67 | 104 | 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 | 6 | 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 | 61 | 30 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of Toronto CMA | 6 | 19 | 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 | 19 | 0 | 0 | 0 | 0 | 4 | 0 |
| Orangeville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 1,356 | 1,668 | 20 | 0 | 6,210 | 2,087 | 792 | 236 |
| Oshawa CMA | 67 | 52 | 0 | 0 | 0 | 0 | 27 | 0 |
| Greater Toronto Area (GTA) | 1,457 | 1,814 | 20 | 0 | 6,360 | 2,100 | 815 | 236 |

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|------------|------------|-------------|------------|------------|------------|------------|------------|
| | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 |
| Toronto City | 209 | 143 | 1,385 | 0 | 0 | 233 | 1,594 | 376 |
| Toronto | 6 | 22 | 1,385 | 0 | 0 | 0 | 1,391 | 22 |
| East York | 6 | 2 | 0 | 0 | 0 | 0 | 6 | 2 |
| Etobicoke | 23 | 13 | 0 | 0 | 0 | 0 | 23 | 13 |
| North York | 42 | 97 | 0 | 0 | 0 | 0 | 42 | 97 |
| Scarborough | 128 | 6 | 0 | 0 | 0 | 0 | 128 | 6 |
| York | 4 | 3 | 0 | 0 | 0 | 0 | 4 | 3 |
| York Region | 484 | 791 | 0 | 624 | 0 | 0 | 484 | 1,415 |
| Aurora | 33 | 4 | 0 | 0 | 0 | 0 | 33 | 4 |
| East Gwillimbury | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Georgina Township | 23 | 10 | 0 | 0 | 0 | 0 | 23 | 10 |
| King Township | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 4 |
| Markham | 194 | 47 | 0 | 624 | 0 | 0 | 194 | 671 |
| Newmarket | 51 | 28 | 0 | 0 | 0 | 0 | 51 | 28 |
| Richmond Hill | 12 | 187 | 0 | 0 | 0 | 0 | 12 | 187 |
| Vaughan | 92 | 419 | 0 | 0 | 0 | 0 | 92 | 419 |
| Whitchurch-Stouffville | 78 | 91 | 0 | 0 | 0 | 0 | 78 | 91 |
| Peel Region | 334 | 506 | 285 | 45 | 242 | 0 | 861 | 551 |
| Brampton | 178 | 400 | 6 | 0 | 242 | 0 | 426 | 400 |
| Caledon | 3 | 3 | 0 | 6 | 0 | 0 | 3 | 9 |
| Mississauga | 153 | 103 | 279 | 39 | 0 | 0 | 432 | 142 |
| Halton Region | 471 | 268 | 170 | 246 | 0 | 0 | 641 | 514 |
| Burlington | 40 | 71 | 109 | 40 | 0 | 0 | 149 | 111 |
| Halton Hills | 32 | 32 | 0 | 0 | 0 | 0 | 32 | 32 |
| Milton | 312 | 51 | 61 | 191 | 0 | 0 | 373 | 242 |
| Oakville | 87 | 114 | 0 | 15 | 0 | 0 | 87 | 129 |
| Durham Region | 280 | 207 | 6 | 0 | 0 | 0 | 286 | 207 |
| Ajax | 74 | 111 | 0 | 0 | 0 | 0 | 74 | 111 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 56 | 33 | 0 | 0 | 0 | 0 | 56 | 33 |
| Oshawa | 30 | 29 | 6 | 0 | 0 | 0 | 36 | 29 |
| Pickering | 14 | 0 | 0 | 0 | 0 | 0 | 14 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 26 | 3 | 0 | 0 | 0 | 0 | 26 | 3 |
| Whitby | 80 | 31 | 0 | 0 | 0 | 0 | 80 | 31 |
| Remainder of Toronto CMA | 39 | 35 | 0 | 0 | 0 | 0 | 39 | 35 |
| Bradford West Gwillimbury | 21 | 0 | 0 | 0 | 0 | 0 | 21 | 0 |
| Town of Mono | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| New Tecumseth | 9 | 28 | 0 | 0 | 0 | 0 | 9 | 28 |
| Orangeville | 9 | 6 | 0 | 0 | 0 | 0 | 9 | 6 |
| Toronto CMA | 1,611 | 1,786 | 1,731 | 875 | 242 | 233 | 3,584 | 2,894 |
| Oshawa CMA | 166 | 93 | 6 | 0 | 0 | 0 | 172 | 93 |
| Greater Toronto Area (GTA) | 1,778 | 1,915 | 1,846 | 915 | 242 | 233 | 3,866 | 3,063 |

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Toronto City | 651 | 583 | 5,725 | 599 | 359 | 236 | 6,735 | 1,418 |
| Toronto | 90 | 57 | 4,857 | 329 | 359 | 3 | 5,306 | 389 |
| East York | 10 | 4 | 0 | 0 | 0 | 0 | 10 | 4 |
| Etobicoke | 44 | 126 | 127 | 0 | 0 | 0 | 171 | 126 |
| North York | 100 | 262 | 599 | 260 | 0 | 0 | 699 | 522 |
| Scarborough | 378 | 115 | 142 | 10 | 0 | 0 | 520 | 125 |
| York | 11 | 19 | 0 | 0 | 0 | 0 | 11 | 19 |
| York Region | 1,592 | 2,591 | 69 | 1,093 | 7 | 0 | 1,668 | 3,684 |
| Aurora | 53 | 19 | 0 | 0 | 0 | 0 | 53 | 19 |
| East Gwillimbury | 9 | 18 | 0 | 0 | 0 | 0 | 9 | 18 |
| Georgina Township | 44 | 28 | 0 | 0 | 0 | 0 | 44 | 28 |
| King Township | 7 | 4 | 0 | 0 | 0 | 0 | 7 | 4 |
| Markham | 717 | 288 | 0 | 1,001 | 7 | 0 | 724 | 1,289 |
| Newmarket | 108 | 100 | 0 | 0 | 0 | 0 | 108 | 100 |
| Richmond Hill | 85 | 342 | 0 | 0 | 0 | 0 | 85 | 342 |
| Vaughan | 378 | 1,387 | 69 | 81 | 0 | 0 | 447 | 1,468 |
| Whitchurch-Stouffville | 191 | 405 | 0 | 11 | 0 | 0 | 191 | 416 |
| Peel Region | 1,035 | 1,301 | 436 | 516 | 442 | 0 | 1,913 | 1,817 |
| Brampton | 498 | 1,024 | 123 | 23 | 442 | 0 | 1,063 | 1,047 |
| Caledon | 7 | 5 | 0 | 6 | 0 | 0 | 7 | 11 |
| Mississauga | 530 | 272 | 313 | 487 | 0 | 0 | 843 | 759 |
| Halton Region | 1,374 | 999 | 600 | 426 | 0 | 0 | 1,974 | 1,425 |
| Burlington | 168 | 170 | 192 | 81 | 0 | 0 | 360 | 251 |
| Halton Hills | 44 | 59 | 0 | 0 | 0 | 0 | 44 | 59 |
| Milton | 840 | 363 | 261 | 260 | 0 | 0 | 1,101 | 623 |
| Oakville | 322 | 407 | 147 | 85 | 0 | 0 | 469 | 492 |
| Durham Region | 751 | 657 | 65 | 0 | 27 | 0 | 843 | 657 |
| Ajax | 256 | 239 | 0 | 0 | 0 | 0 | 256 | 239 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 149 | 117 | 0 | 0 | 0 | 0 | 149 | 117 |
| Oshawa | 123 | 134 | 6 | 0 | 27 | 0 | 156 | 134 |
| Pickering | 22 | 8 | 18 | 0 | 0 | 0 | 40 | 8 |
| Scugog | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 14 |
| Uxbridge | 33 | 29 | 0 | 0 | 0 | 0 | 33 | 29 |
| Whitby | 168 | 116 | 41 | 0 | 0 | 0 | 209 | 116 |
| Remainder of Toronto CMA | 266 | 90 | 0 | 20 | 4 | 0 | 270 | 110 |
| Bradford West Gwillimbury | 76 | 11 | 0 | 0 | 0 | 0 | 76 | 11 |
| Town of Mono | 7 | 7 | 0 | 0 | 0 | 0 | 7 | 7 |
| New Tecumseth | 156 | 44 | 0 | 20 | 4 | 0 | 160 | 64 |
| Orangeville | 27 | 28 | 0 | 0 | 0 | 0 | 27 | 28 |
| Toronto CMA | 5,061 | 5,670 | 6,656 | 2,573 | 812 | 236 | 12,529 | 8,479 |
| Oshawa CMA | 440 | 367 | 47 | 0 | 27 | 0 | 514 | 367 |
| Greater Toronto Area (GTA) | 5,403 | 6,131 | 6,895 | 2,634 | 835 | 236 | 13,133 | 9,001 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2008

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|-----------------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|------------|------------|----------|
| | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | % Change |
| Toronto City | 60 | 108 | 4 | 16 | 35 | 6 | 979 | 59 | 1,078 | 189 | ** |
| Toronto | 6 | 2 | 2 | 0 | 35 | 0 | 449 | 59 | 492 | 61 | ** |
| East York | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | n/a |
| Etobicoke | 10 | 6 | 0 | 16 | 0 | 0 | 302 | 0 | 312 | 22 | ** |
| North York | 20 | 52 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 52 | -61.5 |
| Scarborough | 20 | 47 | 0 | 0 | 0 | 6 | 228 | 0 | 248 | 53 | ** |
| York | 0 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 100.0 |
| York Region | 464 | 445 | 50 | 28 | 136 | 147 | 13 | 366 | 663 | 986 | -32.8 |
| Aurora | 32 | 10 | 0 | 0 | 0 | 19 | 0 | 0 | 32 | 29 | 10.3 |
| East Gwillimbury | 6 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 5 | 20.0 |
| Georgina Township | 19 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 6 | ** |
| King Township | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Markham | 124 | 84 | 12 | 0 | 52 | 34 | 13 | 179 | 201 | 297 | -32.3 |
| Newmarket | 24 | 0 | 0 | 0 | 6 | 18 | 0 | 0 | 30 | 18 | 66.7 |
| Richmond Hill | 57 | 43 | 0 | 6 | 0 | 63 | 0 | 187 | 57 | 299 | -80.9 |
| Vaughan | 127 | 152 | 28 | 10 | 53 | 13 | 0 | 0 | 208 | 175 | 18.9 |
| Whitchurch-Stouffville | 75 | 144 | 10 | 12 | 25 | 0 | 0 | 0 | 110 | 156 | -29.5 |
| Peel Region | 287 | 247 | 72 | 76 | 21 | 97 | 445 | 0 | 825 | 420 | 96.4 |
| Brampton | 210 | 185 | 46 | 60 | 21 | 14 | 0 | 0 | 277 | 259 | 6.9 |
| Caledon | 2 | 6 | 4 | 6 | 0 | 0 | 0 | 0 | 6 | 12 | -50.0 |
| Mississauga | 75 | 56 | 22 | 10 | 0 | 83 | 445 | 0 | 542 | 149 | ** |
| Halton Region | 165 | 211 | 26 | 12 | 153 | 112 | 56 | 0 | 400 | 335 | 19.4 |
| Burlington | 35 | 60 | 6 | 0 | 8 | 32 | 0 | 0 | 49 | 92 | -46.7 |
| Halton Hills | 24 | 17 | 0 | 0 | 40 | 0 | 0 | 0 | 64 | 17 | ** |
| Milton | 31 | 96 | 16 | 8 | 77 | 35 | 56 | 0 | 180 | 139 | 29.5 |
| Oakville | 75 | 38 | 4 | 4 | 28 | 45 | 0 | 0 | 107 | 87 | 23.0 |
| Durham Region | 176 | 286 | 4 | 2 | 44 | 76 | 0 | 38 | 224 | 402 | -44.3 |
| Ajax | 11 | 63 | 4 | 2 | 16 | 32 | 0 | 0 | 31 | 97 | -68.0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Clarington | 25 | 50 | 0 | 0 | 16 | 4 | 0 | 36 | 41 | 90 | -54.4 |
| Oshawa | 64 | 63 | 0 | 0 | 0 | 7 | 0 | 0 | 64 | 70 | -8.6 |
| Pickering | 5 | 18 | 0 | 0 | 0 | 0 | 0 | 2 | 5 | 20 | -75.0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Uxbridge | 15 | 40 | 0 | 0 | 7 | 0 | 0 | 0 | 22 | 40 | -45.0 |
| Whitby | 56 | 52 | 0 | 0 | 5 | 33 | 0 | 0 | 61 | 85 | -28.2 |
| Remainder of Toronto CMA | 32 | 38 | 0 | 0 | 7 | 4 | 0 | 0 | 39 | 42 | -7.1 |
| Bradford West Gwillimbury | 17 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 10 | 70.0 |
| Town of Mono | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 100.0 |
| New Tecumseth | 8 | 18 | 0 | 0 | 7 | 4 | 0 | 0 | 15 | 22 | -31.8 |
| Orangeville | 3 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 8 | -62.5 |
| Toronto CMA | 1,004 | 1,110 | 150 | 134 | 367 | 366 | 1,493 | 427 | 3,014 | 2,037 | 48.0 |
| Oshawa CMA | 145 | 165 | 0 | 0 | 21 | 44 | 0 | 36 | 166 | 245 | -32.2 |
| Greater Toronto Area (GTA) | 1,152 | 1,297 | 156 | 134 | 389 | 438 | 1,493 | 463 | 3,190 | 2,332 | 36.8 |

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 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 | 265 | 323 | 22 | 48 | 225 | 170 | 4,165 | 2,677 | 4,677 | 3,218 | 45.3 |
| Toronto | 39 | 24 | 12 | 4 | 79 | 127 | 3,382 | 2,009 | 3,512 | 2,164 | 62.3 |
| East York | 12 | 8 | 0 | 2 | 12 | 0 | 21 | 0 | 45 | 10 | ** |
| Etobicoke | 38 | 42 | 4 | 26 | 0 | 28 | 302 | 192 | 344 | 288 | 19.4 |
| North York | 104 | 142 | 2 | 4 | 0 | 0 | 232 | 440 | 338 | 586 | -42.3 |
| Scarborough | 66 | 96 | 0 | 0 | 122 | 15 | 228 | 0 | 416 | 111 | ** |
| York | 6 | 11 | 4 | 12 | 12 | 0 | 0 | 36 | 22 | 59 | -62.7 |
| York Region | 1,555 | 1,655 | 220 | 172 | 478 | 583 | 276 | 884 | 2,529 | 3,294 | -23.2 |
| Aurora | 98 | 43 | 0 | 0 | 13 | 77 | 0 | 0 | 111 | 120 | -7.5 |
| East Gwillimbury | 8 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 40 | -80.0 |
| Georgina Township | 54 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 54 | 34 | 58.8 |
| King Township | 1 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 5 | -80.0 |
| Markham | 373 | 444 | 56 | 88 | 177 | 270 | 41 | 357 | 647 | 1,159 | -44.2 |
| Newmarket | 57 | 28 | 0 | 2 | 37 | 34 | 0 | 0 | 94 | 64 | 46.9 |
| Richmond Hill | 184 | 211 | 4 | 18 | 92 | 98 | 4 | 187 | 284 | 514 | -44.7 |
| Vaughan | 502 | 574 | 144 | 36 | 119 | 104 | 231 | 340 | 996 | 1,054 | -5.5 |
| Whitchurch-Stouffville | 278 | 276 | 16 | 28 | 40 | 0 | 0 | 0 | 334 | 304 | 9.9 |
| Peel Region | 1,112 | 1,209 | 242 | 356 | 131 | 284 | 805 | 161 | 2,290 | 2,010 | 13.9 |
| Brampton | 947 | 923 | 138 | 310 | 76 | 132 | 360 | 0 | 1,521 | 1,365 | 11.4 |
| Caledon | 19 | 31 | 12 | 10 | 0 | 0 | 0 | 0 | 31 | 41 | -24.4 |
| Mississauga | 146 | 255 | 92 | 36 | 55 | 152 | 445 | 161 | 738 | 604 | 22.2 |
| Halton Region | 701 | 720 | 58 | 76 | 438 | 425 | 242 | 0 | 1,439 | 1,221 | 17.9 |
| Burlington | 174 | 114 | 24 | 14 | 61 | 179 | 0 | 0 | 259 | 307 | -15.6 |
| Halton Hills | 53 | 63 | 0 | 0 | 52 | 15 | 0 | 0 | 105 | 78 | 34.6 |
| Milton | 179 | 356 | 22 | 54 | 218 | 81 | 104 | 0 | 523 | 491 | 6.5 |
| Oakville | 295 | 187 | 12 | 8 | 107 | 150 | 138 | 0 | 552 | 345 | 60.0 |
| Durham Region | 725 | 1,348 | 20 | 34 | 187 | 278 | 36 | 74 | 968 | 1,734 | -44.2 |
| Ajax | 152 | 535 | 18 | 22 | 118 | 119 | 0 | 0 | 288 | 676 | -57.4 |
| Brock | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | -100.0 |
| Clarington | 104 | 180 | 0 | 2 | 27 | 19 | 36 | 72 | 167 | 273 | -38.8 |
| Oshawa | 203 | 281 | 0 | 0 | 0 | 45 | 0 | 0 | 203 | 326 | -37.7 |
| Pickering | 31 | 46 | 0 | 6 | 5 | 31 | 0 | 2 | 36 | 85 | -57.6 |
| Scugog | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | -100.0 |
| Uxbridge | 60 | 72 | 0 | 0 | 15 | 8 | 0 | 0 | 75 | 80 | -6.3 |
| Whitby | 175 | 201 | 2 | 4 | 22 | 56 | 0 | 0 | 199 | 261 | -23.8 |
| Remainder of Toronto CMA | 155 | 101 | 2 | 0 | 7 | 23 | 0 | 0 | 164 | 124 | 32.3 |
| Bradford West Gwillimbury | 89 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 89 | 33 | 169.7 |
| Town of Mono | 25 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 5 | ** |
| New Tecumseth | 23 | 47 | 2 | 0 | 7 | 16 | 0 | 0 | 32 | 63 | -49.2 |
| Orangeville | 18 | 16 | 0 | 0 | 0 | 7 | 0 | 0 | 18 | 23 | -21.7 |
| Toronto CMA | 3,857 | 4,547 | 538 | 666 | 1,356 | 1,464 | 5,488 | 3,724 | 11,239 | 10,401 | 8.1 |
| Oshawa CMA | 482 | 662 | 2 | 6 | 49 | 120 | 36 | 72 | 569 | 860 | -33.8 |
| Greater Toronto Area (GTA) | 4,358 | 5,255 | 562 | 686 | 1,459 | 1,740 | 5,524 | 3,796 | 11,903 | 11,477 | 3.7 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2008**

| Submarket | Row | | | | Apt. & Other | | | |
|-----------------------------------|--------------------------|------------|------------|------------|--------------------------|------------|------------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 |
| Toronto City | 35 | 6 | 0 | 0 | 811 | 59 | 168 | 0 |
| Toronto | 35 | 0 | 0 | 0 | 449 | 59 | 0 | 0 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 0 | 0 | 0 | 0 | 134 | 0 | 168 | 0 |
| North York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scarborough | 0 | 6 | 0 | 0 | 228 | 0 | 0 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| York Region | 136 | 147 | 0 | 0 | 4 | 366 | 9 | 0 |
| Aurora | 0 | 19 | 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 | 52 | 34 | 0 | 0 | 4 | 179 | 9 | 0 |
| Newmarket | 6 | 18 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 0 | 63 | 0 | 0 | 0 | 187 | 0 | 0 |
| Vaughan | 53 | 13 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitchurch-Stouffville | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Peel Region | 21 | 97 | 0 | 0 | 445 | 0 | 0 | 0 |
| Brampton | 21 | 14 | 0 | 0 | 0 | 0 | 0 | 0 |
| Caledon | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 0 | 83 | 0 | 0 | 445 | 0 | 0 | 0 |
| Halton Region | 153 | 112 | 0 | 0 | 56 | 0 | 0 | 0 |
| Burlington | 8 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| Halton Hills | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 77 | 35 | 0 | 0 | 56 | 0 | 0 | 0 |
| Oakville | 28 | 45 | 0 | 0 | 0 | 0 | 0 | 0 |
| Durham Region | 44 | 76 | 0 | 0 | 0 | 38 | 0 | 0 |
| Ajax | 16 | 32 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 16 | 4 | 0 | 0 | 0 | 36 | 0 | 0 |
| Oshawa | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pickering | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 5 | 33 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of Toronto CMA | 7 | 4 | 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 | 7 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 367 | 366 | 0 | 0 | 1,316 | 427 | 177 | 0 |
| Oshawa CMA | 21 | 44 | 0 | 0 | 0 | 36 | 0 | 0 |
| Greater Toronto Area (GTA) | 389 | 438 | 0 | 0 | 1,316 | 463 | 177 | 0 |

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 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 | 225 | 170 | 0 | 0 | 3,789 | 2,485 | 376 | 192 |
| Toronto | 79 | 127 | 0 | 0 | 3,195 | 1,817 | 187 | 192 |
| East York | 12 | 0 | 0 | 0 | 0 | 0 | 21 | 0 |
| Etobicoke | 0 | 28 | 0 | 0 | 134 | 192 | 168 | 0 |
| North York | 0 | 0 | 0 | 0 | 232 | 440 | 0 | 0 |
| Scarborough | 122 | 15 | 0 | 0 | 228 | 0 | 0 | 0 |
| York | 12 | 0 | 0 | 0 | 0 | 36 | 0 | 0 |
| York Region | 478 | 583 | 0 | 0 | 253 | 824 | 23 | 60 |
| Aurora | 13 | 77 | 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 | 177 | 270 | 0 | 0 | 22 | 357 | 19 | 0 |
| Newmarket | 37 | 34 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 92 | 98 | 0 | 0 | 0 | 187 | 4 | 0 |
| Vaughan | 119 | 104 | 0 | 0 | 231 | 280 | 0 | 60 |
| Whitchurch-Stouffville | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Peel Region | 131 | 284 | 0 | 0 | 445 | 138 | 360 | 23 |
| Brampton | 76 | 132 | 0 | 0 | 0 | 0 | 360 | 0 |
| Caledon | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 55 | 152 | 0 | 0 | 445 | 138 | 0 | 23 |
| Halton Region | 438 | 411 | 0 | 14 | 242 | 0 | 0 | 0 |
| Burlington | 61 | 165 | 0 | 14 | 0 | 0 | 0 | 0 |
| Halton Hills | 52 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 218 | 81 | 0 | 0 | 104 | 0 | 0 | 0 |
| Oakville | 107 | 150 | 0 | 0 | 138 | 0 | 0 | 0 |
| Durham Region | 187 | 278 | 0 | 0 | 36 | 74 | 0 | 0 |
| Ajax | 118 | 119 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 27 | 19 | 0 | 0 | 36 | 72 | 0 | 0 |
| Oshawa | 0 | 45 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pickering | 5 | 31 | 0 | 0 | 0 | 2 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 15 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 22 | 56 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of Toronto CMA | 7 | 23 | 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 | 7 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 1,356 | 1,464 | 0 | 0 | 4,729 | 3,449 | 759 | 275 |
| Oshawa CMA | 49 | 120 | 0 | 0 | 36 | 72 | 0 | 0 |
| Greater Toronto Area (GTA) | 1,459 | 1,726 | 0 | 14 | 4,765 | 3,521 | 759 | 275 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|------------|------------|-------------|------------|------------|------------|------------|------------|
| | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 | April 2008 | April 2007 |
| Toronto City | 99 | 130 | 811 | 59 | 168 | 0 | 1,078 | 189 |
| Toronto | 43 | 2 | 449 | 59 | 0 | 0 | 492 | 61 |
| East York | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Etobicoke | 10 | 22 | 134 | 0 | 168 | 0 | 312 | 22 |
| North York | 20 | 52 | 0 | 0 | 0 | 0 | 20 | 52 |
| Scarborough | 20 | 53 | 228 | 0 | 0 | 0 | 248 | 53 |
| York | 2 | 1 | 0 | 0 | 0 | 0 | 2 | 1 |
| York Region | 641 | 620 | 13 | 366 | 9 | 0 | 663 | 986 |
| Aurora | 32 | 29 | 0 | 0 | 0 | 0 | 32 | 29 |
| East Gwillimbury | 6 | 5 | 0 | 0 | 0 | 0 | 6 | 5 |
| Georgina Township | 19 | 6 | 0 | 0 | 0 | 0 | 19 | 6 |
| King Township | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Markham | 188 | 118 | 4 | 179 | 9 | 0 | 201 | 297 |
| Newmarket | 30 | 18 | 0 | 0 | 0 | 0 | 30 | 18 |
| Richmond Hill | 57 | 112 | 0 | 187 | 0 | 0 | 57 | 299 |
| Vaughan | 202 | 175 | 6 | 0 | 0 | 0 | 208 | 175 |
| Whitchurch-Stouffville | 107 | 156 | 3 | 0 | 0 | 0 | 110 | 156 |
| Peel Region | 376 | 399 | 449 | 21 | 0 | 0 | 825 | 420 |
| Brampton | 277 | 259 | 0 | 0 | 0 | 0 | 277 | 259 |
| Caledon | 2 | 10 | 4 | 2 | 0 | 0 | 6 | 12 |
| Mississauga | 97 | 130 | 445 | 19 | 0 | 0 | 542 | 149 |
| Halton Region | 288 | 320 | 112 | 15 | 0 | 0 | 400 | 335 |
| Burlington | 49 | 88 | 0 | 4 | 0 | 0 | 49 | 92 |
| Halton Hills | 64 | 17 | 0 | 0 | 0 | 0 | 64 | 17 |
| Milton | 68 | 139 | 112 | 0 | 0 | 0 | 180 | 139 |
| Oakville | 107 | 76 | 0 | 11 | 0 | 0 | 107 | 87 |
| Durham Region | 205 | 362 | 19 | 40 | 0 | 0 | 224 | 402 |
| Ajax | 31 | 97 | 0 | 0 | 0 | 0 | 31 | 97 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 25 | 50 | 16 | 40 | 0 | 0 | 41 | 90 |
| Oshawa | 64 | 70 | 0 | 0 | 0 | 0 | 64 | 70 |
| Pickering | 5 | 20 | 0 | 0 | 0 | 0 | 5 | 20 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 19 | 40 | 3 | 0 | 0 | 0 | 22 | 40 |
| Whitby | 61 | 85 | 0 | 0 | 0 | 0 | 61 | 85 |
| Remainder of Toronto CMA | 39 | 37 | 0 | 5 | 0 | 0 | 39 | 42 |
| Bradford West Gwillimbury | 17 | 10 | 0 | 0 | 0 | 0 | 17 | 10 |
| Town of Mono | 4 | 2 | 0 | 0 | 0 | 0 | 4 | 2 |
| New Tecumseth | 15 | 17 | 0 | 5 | 0 | 0 | 15 | 22 |
| Orangeville | 3 | 8 | 0 | 0 | 0 | 0 | 3 | 8 |
| Toronto CMA | 1,449 | 1,575 | 1,388 | 462 | 177 | 0 | 3,014 | 2,037 |
| Oshawa CMA | 150 | 205 | 16 | 40 | 0 | 0 | 166 | 245 |
| Greater Toronto Area (GTA) | 1,609 | 1,831 | 1,404 | 501 | 177 | 0 | 3,190 | 2,332 |

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2008

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 | YTD 2008 | YTD 2007 |
| Toronto City | 512 | 422 | 3,789 | 2,604 | 376 | 192 | 4,677 | 3,218 |
| Toronto | 130 | 36 | 3,195 | 1,936 | 187 | 192 | 3,512 | 2,164 |
| East York | 24 | 10 | 0 | 0 | 21 | 0 | 45 | 10 |
| Etobicoke | 42 | 96 | 134 | 192 | 168 | 0 | 344 | 288 |
| North York | 106 | 146 | 232 | 440 | 0 | 0 | 338 | 586 |
| Scarborough | 188 | 111 | 228 | 0 | 0 | 0 | 416 | 111 |
| York | 22 | 23 | 0 | 36 | 0 | 0 | 22 | 59 |
| York Region | 2,159 | 2,348 | 347 | 886 | 23 | 60 | 2,529 | 3,294 |
| Aurora | 111 | 120 | 0 | 0 | 0 | 0 | 111 | 120 |
| East Gwillimbury | 8 | 40 | 0 | 0 | 0 | 0 | 8 | 40 |
| Georgina Township | 54 | 34 | 0 | 0 | 0 | 0 | 54 | 34 |
| King Township | 1 | 5 | 0 | 0 | 0 | 0 | 1 | 5 |
| Markham | 564 | 740 | 64 | 419 | 19 | 0 | 647 | 1,159 |
| Newmarket | 94 | 64 | 0 | 0 | 0 | 0 | 94 | 64 |
| Richmond Hill | 261 | 327 | 19 | 187 | 4 | 0 | 284 | 514 |
| Vaughan | 746 | 714 | 250 | 280 | 0 | 60 | 996 | 1,054 |
| Whitchurch-Stouffville | 320 | 304 | 14 | 0 | 0 | 0 | 334 | 304 |
| Peel Region | 1,472 | 1,772 | 458 | 215 | 360 | 23 | 2,290 | 2,010 |
| Brampton | 1,161 | 1,358 | 0 | 7 | 360 | 0 | 1,521 | 1,365 |
| Caledon | 21 | 39 | 10 | 2 | 0 | 0 | 31 | 41 |
| Mississauga | 290 | 375 | 448 | 206 | 0 | 23 | 738 | 604 |
| Halton Region | 987 | 1,081 | 452 | 116 | 0 | 24 | 1,439 | 1,221 |
| Burlington | 225 | 203 | 34 | 80 | 0 | 24 | 259 | 307 |
| Halton Hills | 105 | 78 | 0 | 0 | 0 | 0 | 105 | 78 |
| Milton | 250 | 491 | 273 | 0 | 0 | 0 | 523 | 491 |
| Oakville | 407 | 309 | 145 | 36 | 0 | 0 | 552 | 345 |
| Durham Region | 908 | 1,575 | 60 | 158 | 0 | 1 | 968 | 1,734 |
| Ajax | 288 | 656 | 0 | 20 | 0 | 0 | 288 | 676 |
| Brock | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 11 |
| Clarington | 112 | 181 | 55 | 91 | 0 | 1 | 167 | 273 |
| Oshawa | 203 | 310 | 0 | 16 | 0 | 0 | 203 | 326 |
| Pickering | 36 | 54 | 0 | 31 | 0 | 0 | 36 | 85 |
| Scugog | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 22 |
| Uxbridge | 70 | 80 | 5 | 0 | 0 | 0 | 75 | 80 |
| Whitby | 199 | 261 | 0 | 0 | 0 | 0 | 199 | 261 |
| Remainder of Toronto CMA | 161 | 114 | 3 | 10 | 0 | 0 | 164 | 124 |
| Bradford West Gwillimbury | 89 | 33 | 0 | 0 | 0 | 0 | 89 | 33 |
| Town of Mono | 25 | 5 | 0 | 0 | 0 | 0 | 25 | 5 |
| New Tecumseth | 29 | 53 | 3 | 10 | 0 | 0 | 32 | 63 |
| Orangeville | 18 | 23 | 0 | 0 | 0 | 0 | 18 | 23 |
| Toronto CMA | 5,460 | 6,324 | 5,020 | 3,802 | 759 | 275 | 11,239 | 10,401 |
| Oshawa CMA | 514 | 752 | 55 | 107 | 0 | 1 | 569 | 860 |
| Greater Toronto Area (GTA) | 6,038 | 7,198 | 5,106 | 3,979 | 759 | 300 | 11,903 | 11,477 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 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 | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 1 | 1.5 | 12 | 17.9 | 4 | 6.0 | 50 | 74.6 | 67 | 865,000 | 993,829 |
| April 2007 | 0 | 0.0 | 23 | 22.8 | 27 | 26.7 | 6 | 5.9 | 45 | 44.6 | 101 | 429,900 | 689,207 |
| Year-to-date 2008 | 2 | 0.7 | 3 | 1.0 | 41 | 13.8 | 26 | 8.7 | 226 | 75.8 | 298 | 892,500 | 1,000,577 |
| Year-to-date 2007 | 0 | 0.0 | 42 | 13.0 | 44 | 13.7 | 30 | 9.3 | 206 | 64.0 | 322 | 799,950 | 874,020 |
| Toronto | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| April 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 | 1 | 1.8 | 4 | 7.3 | 50 | 90.9 | 55 | 925,000 | 1,219,809 |
| Year-to-date 2007 | 0 | 0.0 | 0 | 0.0 | 1 | 3.0 | 1 | 3.0 | 31 | 93.9 | 33 | 900,000 | 1,124,524 |
| East York | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 3 | 60.0 | 5 | -- | -- |
| April 2007 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 46.2 | 7 | 53.8 | 13 | 540,000 | 661,608 |
| Year-to-date 2007 | 0 | 0.0 | 2 | 14.3 | 1 | 7.1 | 4 | 28.6 | 7 | 50.0 | 14 | 624,000 | 731,429 |
| Etobicoke | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 13 | 100.0 | 13 | 890,000 | 904,000 |
| April 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 45.5 | 6 | 54.5 | 11 | 529,000 | 703,071 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 34 | 100.0 | 34 | 900,000 | 964,909 |
| Year-to-date 2007 | 0 | 0.0 | 3 | 6.3 | 0 | 0.0 | 15 | 31.3 | 30 | 62.5 | 48 | 699,450 | 764,137 |
| North York | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 1 | 4.3 | 0 | 0.0 | 0 | 0.0 | 22 | 95.7 | 23 | 1,250,000 | 1,207,761 |
| April 2007 | 0 | 0.0 | 0 | 0.0 | 1 | 2.7 | 0 | 0.0 | 36 | 97.3 | 37 | 999,000 | 1,059,511 |
| Year-to-date 2008 | 2 | 1.6 | 1 | 0.8 | 0 | 0.0 | 3 | 2.4 | 119 | 95.2 | 125 | 1,099,000 | 1,252,020 |
| Year-to-date 2007 | 0 | 0.0 | 0 | 0.0 | 1 | 0.8 | 0 | 0.0 | 125 | 99.2 | 126 | 1,196,500 | 1,219,678 |
| Scarborough | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 12 | 63.2 | 2 | 10.5 | 5 | 26.3 | 19 | 385,900 | 509,001 |
| April 2007 | 0 | 0.0 | 22 | 45.8 | 26 | 54.2 | 0 | 0.0 | 0 | 0.0 | 48 | 364,900 | 360,879 |
| Year-to-date 2008 | 0 | 0.0 | 2 | 3.1 | 40 | 62.5 | 12 | 18.8 | 10 | 15.6 | 64 | 379,990 | 438,034 |
| Year-to-date 2007 | 0 | 0.0 | 37 | 38.5 | 41 | 42.7 | 9 | 9.4 | 9 | 9.4 | 96 | 366,900 | 397,866 |
| York | | | | | | | | | | | | | |
| April 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 2 | -- | -- |
| 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 | 1 | 20.0 | 4 | 80.0 | 5 | -- | -- |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 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 | | | | | | | | | | | | | |
| April 2008 | 3 | 0.7 | 10 | 2.2 | 34 | 7.4 | 235 | 51.1 | 178 | 38.7 | 460 | 479,400 | 502,813 |
| April 2007 | 6 | 1.4 | 13 | 3.0 | 53 | 12.1 | 237 | 54.1 | 129 | 29.5 | 438 | 452,990 | 497,628 |
| Year-to-date 2008 | 11 | 0.7 | 43 | 2.8 | 133 | 8.6 | 747 | 48.3 | 614 | 39.7 | 1,548 | 478,900 | 507,500 |
| Year-to-date 2007 | 40 | 2.4 | 76 | 4.6 | 205 | 12.4 | 697 | 42.0 | 641 | 38.6 | 1,659 | 479,900 | 503,896 |
| Aurora | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 11 | 34.4 | 21 | 65.6 | 32 | 517,900 | 580,147 |
| April 2007 | 0 | 0.0 | 1 | 10.0 | 1 | 10.0 | 2 | 20.0 | 6 | 60.0 | 10 | 589,990 | 562,465 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 2 | 2.1 | 49 | 50.5 | 46 | 47.4 | 97 | 490,900 | 520,440 |
| Year-to-date 2007 | 0 | 0.0 | 2 | 4.5 | 3 | 6.8 | 20 | 45.5 | 19 | 43.2 | 44 | 498,945 | 527,578 |
| East Gwillimbury | | | | | | | | | | | | | |
| April 2008 | 1 | 16.7 | 2 | 33.3 | 1 | 16.7 | 2 | 33.3 | 0 | 0.0 | 6 | -- | -- |
| April 2007 | 2 | 40.0 | 1 | 20.0 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 5 | -- | -- |
| Year-to-date 2008 | 1 | 12.5 | 2 | 25.0 | 1 | 12.5 | 2 | 25.0 | 2 | 25.0 | 8 | -- | -- |
| Year-to-date 2007 | 11 | 27.5 | 12 | 30.0 | 1 | 2.5 | 0 | 0.0 | 16 | 40.0 | 40 | 318,445 | 466,044 |
| Georgina Township | | | | | | | | | | | | | |
| April 2008 | 2 | 10.5 | 7 | 36.8 | 9 | 47.4 | 0 | 0.0 | 1 | 5.3 | 19 | 359,900 | 368,116 |
| April 2007 | 4 | 66.7 | 0 | 0.0 | 1 | 16.7 | 0 | 0.0 | 1 | 16.7 | 6 | -- | -- |
| Year-to-date 2008 | 8 | 14.8 | 19 | 35.2 | 16 | 29.6 | 0 | 0.0 | 11 | 20.4 | 54 | 354,450 | 456,332 |
| Year-to-date 2007 | 23 | 65.7 | 6 | 17.1 | 2 | 5.7 | 0 | 0.0 | 4 | 11.4 | 35 | 280,000 | 329,425 |
| King Township | | | | | | | | | | | | | |
| April 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 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 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 100.0 | 5 | -- | -- |
| Markham | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 1 | 0.8 | 16 | 12.9 | 75 | 60.5 | 32 | 25.8 | 124 | 477,990 | 480,951 |
| April 2007 | 0 | 0.0 | 4 | 4.8 | 7 | 8.3 | 59 | 70.2 | 14 | 16.7 | 84 | 452,990 | 489,192 |
| Year-to-date 2008 | 0 | 0.0 | 13 | 3.5 | 53 | 14.2 | 206 | 55.2 | 101 | 27.1 | 373 | 462,900 | 472,268 |
| Year-to-date 2007 | 2 | 0.5 | 39 | 8.8 | 85 | 19.1 | 179 | 40.3 | 139 | 31.3 | 444 | 452,990 | 463,688 |
| Newmarket | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 7 | 29.2 | 13 | 54.2 | 4 | 16.7 | 24 | 437,500 | 437,366 |
| April 2007 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 1 | 1.8 | 21 | 36.8 | 19 | 33.3 | 16 | 28.1 | 57 | 428,900 | 441,779 |
| 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 | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 27 | 50.0 | 27 | 50.0 | 54 | 493,995 | 574,144 |
| April 2007 | 0 | 0.0 | 0 | 0.0 | 1 | 2.4 | 22 | 52.4 | 19 | 45.2 | 42 | 493,240 | 527,460 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 0.6 | 100 | 55.6 | 79 | 43.9 | 180 | 484,995 | 570,032 |
| Year-to-date 2007 | 0 | 0.0 | 0 | 0.0 | 6 | 2.8 | 92 | 42.8 | 117 | 54.4 | 215 | 504,990 | 534,388 |
| Vaughan | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 40 | 31.5 | 87 | 68.5 | 127 | 532,990 | 551,650 |
| April 2007 | 0 | 0.0 | 0 | 0.0 | 13 | 9.0 | 57 | 39.6 | 74 | 51.4 | 144 | 501,990 | 552,777 |
| Year-to-date 2008 | 1 | 0.2 | 0 | 0.0 | 8 | 1.6 | 160 | 31.9 | 332 | 66.3 | 501 | 524,900 | 560,417 |
| Year-to-date 2007 | 1 | 0.2 | 0 | 0.0 | 52 | 9.2 | 198 | 35.0 | 314 | 55.6 | 565 | 513,990 | 569,162 |
| Whitchurch-Stouffville | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 1.4 | 67 | 90.5 | 6 | 8.1 | 74 | 415,388 | 436,965 |
| April 2007 | 0 | 0.0 | 7 | 4.8 | 30 | 20.5 | 97 | 66.4 | 12 | 8.2 | 146 | 420,175 | 439,894 |
| Year-to-date 2008 | 1 | 0.4 | 8 | 2.9 | 31 | 11.2 | 211 | 76.2 | 26 | 9.4 | 277 | 414,775 | 435,492 |
| Year-to-date 2007 | 1 | 0.4 | 7 | 2.5 | 39 | 13.8 | 208 | 73.8 | 27 | 9.6 | 282 | 430,000 | 449,870 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 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 | | | | | | | | | | | | | |
| April 2008 | 3 | 1.0 | 33 | 10.7 | 66 | 21.4 | 108 | 35.0 | 99 | 32.0 | 309 | 444,990 | 487,846 |
| April 2007 | 9 | 3.4 | 65 | 24.4 | 68 | 25.6 | 84 | 31.6 | 40 | 15.0 | 266 | 394,990 | 438,116 |
| Year-to-date 2008 | 12 | 1.2 | 138 | 13.3 | 292 | 28.2 | 344 | 33.2 | 250 | 24.1 | 1,036 | 420,900 | 461,963 |
| Year-to-date 2007 | 23 | 2.3 | 203 | 20.6 | 243 | 24.6 | 351 | 35.6 | 167 | 16.9 | 987 | 403,990 | 439,845 |
| Brampton | | | | | | | | | | | | | |
| April 2008 | 3 | 1.3 | 33 | 14.6 | 66 | 29.2 | 74 | 32.7 | 50 | 22.1 | 226 | 412,990 | 438,878 |
| April 2007 | 9 | 4.4 | 65 | 32.0 | 68 | 33.5 | 54 | 26.6 | 7 | 3.4 | 203 | 374,990 | 377,711 |
| Year-to-date 2008 | 12 | 1.4 | 138 | 16.0 | 292 | 33.9 | 283 | 32.8 | 137 | 15.9 | 862 | 398,990 | 422,384 |
| Year-to-date 2007 | 23 | 3.3 | 202 | 28.9 | 238 | 34.0 | 189 | 27.0 | 47 | 6.7 | 699 | 379,900 | 388,974 |
| Caledon | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 2 | -- | -- |
| April 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 33.3 | 4 | 66.7 | 6 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 15.8 | 16 | 84.2 | 19 | 700,000 | 1,013,158 |
| Year-to-date 2007 | 0 | 0.0 | 1 | 3.6 | 0 | 0.0 | 7 | 25.0 | 20 | 71.4 | 28 | 650,000 | 838,911 |
| Mississauga | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 33 | 40.7 | 48 | 59.3 | 81 | 510,900 | 618,926 |
| April 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 28 | 49.1 | 29 | 50.9 | 57 | 510,900 | 586,645 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 58 | 37.4 | 97 | 62.6 | 155 | 530,000 | 614,511 |
| Year-to-date 2007 | 0 | 0.0 | 0 | 0.0 | 5 | 1.9 | 155 | 59.6 | 100 | 38.5 | 260 | 470,400 | 533,633 |
| Halton Region | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 2 | 1.0 | 30 | 15.5 | 60 | 31.1 | 101 | 52.3 | 193 | 507,990 | 580,347 |
| April 2007 | 11 | 5.4 | 60 | 29.3 | 47 | 22.9 | 45 | 22.0 | 42 | 20.5 | 205 | 389,900 | 469,801 |
| Year-to-date 2008 | 0 | 0.0 | 30 | 4.2 | 178 | 24.7 | 225 | 31.3 | 287 | 39.9 | 720 | 449,450 | 548,048 |
| Year-to-date 2007 | 25 | 3.5 | 130 | 18.2 | 183 | 25.7 | 189 | 26.5 | 186 | 26.1 | 713 | 405,900 | 505,445 |
| Burlington | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 2 | 4.5 | 18 | 40.9 | 16 | 36.4 | 8 | 18.2 | 44 | 406,490 | 438,743 |
| April 2007 | 10 | 16.7 | 39 | 65.0 | 0 | 0.0 | 4 | 6.7 | 7 | 11.7 | 60 | 322,000 | 370,230 |
| Year-to-date 2008 | 0 | 0.0 | 12 | 6.9 | 71 | 40.6 | 69 | 39.4 | 23 | 13.1 | 175 | 400,990 | 464,547 |
| Year-to-date 2007 | 19 | 15.8 | 48 | 40.0 | 16 | 13.3 | 13 | 10.8 | 24 | 20.0 | 120 | 322,000 | 430,567 |
| Halton Hills | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 3 | 12.5 | 7 | 29.2 | 14 | 58.3 | 24 | 545,900 | 531,003 |
| April 2007 | 0 | 0.0 | 0 | 0.0 | 3 | 21.4 | 10 | 71.4 | 1 | 7.1 | 14 | 419,900 | 452,843 |
| Year-to-date 2008 | 0 | 0.0 | 3 | 5.4 | 20 | 35.7 | 16 | 28.6 | 17 | 30.4 | 56 | 408,400 | 481,808 |
| Year-to-date 2007 | 1 | 1.6 | 3 | 4.9 | 19 | 31.1 | 35 | 57.4 | 3 | 4.9 | 61 | 410,900 | 426,075 |
| Milton | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 7 | 22.6 | 15 | 48.4 | 9 | 29.0 | 31 | 455,900 | 489,516 |
| April 2007 | 1 | 1.1 | 21 | 22.6 | 44 | 47.3 | 27 | 29.0 | 0 | 0.0 | 93 | 385,900 | 384,726 |
| Year-to-date 2008 | 0 | 0.0 | 15 | 8.3 | 82 | 45.3 | 74 | 40.9 | 10 | 5.5 | 181 | 399,900 | 415,470 |
| Year-to-date 2007 | 5 | 1.5 | 77 | 22.4 | 146 | 42.4 | 114 | 33.1 | 2 | 0.6 | 344 | 389,900 | 386,490 |
| Oakville | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 2 | 2.1 | 22 | 23.4 | 70 | 74.5 | 94 | 550,000 | 689,182 |
| April 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 10.5 | 34 | 89.5 | 38 | 600,000 | 841,477 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 5 | 1.6 | 66 | 21.4 | 237 | 76.9 | 308 | 572,990 | 685,445 |
| Year-to-date 2007 | 0 | 0.0 | 2 | 1.1 | 2 | 1.1 | 27 | 14.4 | 157 | 83.5 | 188 | 595,990 | 796,655 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 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 | | | | | | | | | | | | | |
| April 2008 | 50 | 28.9 | 45 | 26.0 | 25 | 14.5 | 27 | 15.6 | 26 | 15.0 | 173 | 346,990 | 375,616 |
| April 2007 | 103 | 35.8 | 59 | 20.5 | 48 | 16.7 | 53 | 18.4 | 25 | 8.7 | 288 | 334,440 | 362,017 |
| Year-to-date 2008 | 201 | 27.4 | 132 | 18.0 | 97 | 13.2 | 143 | 19.5 | 161 | 21.9 | 734 | 363,820 | 398,334 |
| Year-to-date 2007 | 419 | 32.6 | 221 | 17.2 | 190 | 14.8 | 310 | 24.1 | 146 | 11.4 | 1,286 | 351,100 | 369,551 |
| Ajax | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 9.1 | 3 | 27.3 | 7 | 63.6 | 11 | 521,100 | 526,209 |
| April 2007 | 3 | 4.4 | 8 | 11.8 | 12 | 17.6 | 31 | 45.6 | 14 | 20.6 | 68 | 426,600 | 442,212 |
| Year-to-date 2008 | 2 | 1.3 | 2 | 1.3 | 11 | 7.1 | 53 | 34.4 | 86 | 55.8 | 154 | 506,600 | 510,503 |
| Year-to-date 2007 | 43 | 8.0 | 71 | 13.2 | 88 | 16.4 | 218 | 40.6 | 117 | 21.8 | 537 | 429,900 | 431,001 |
| Brock | | | | | | | | | | | | | |
| April 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 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 | | | | | | | | | | | | | |
| April 2008 | 7 | 28.0 | 12 | 48.0 | 2 | 8.0 | 2 | 8.0 | 2 | 8.0 | 25 | 325,900 | 345,716 |
| April 2007 | 22 | 45.8 | 12 | 25.0 | 7 | 14.6 | 5 | 10.4 | 2 | 4.2 | 48 | 305,740 | 325,735 |
| Year-to-date 2008 | 45 | 41.3 | 30 | 27.5 | 15 | 13.8 | 12 | 11.0 | 7 | 6.4 | 109 | 314,900 | 341,126 |
| Year-to-date 2007 | 106 | 60.6 | 30 | 17.1 | 15 | 8.6 | 20 | 11.4 | 4 | 2.3 | 175 | 288,495 | 303,968 |
| Oshawa | | | | | | | | | | | | | |
| April 2008 | 21 | 35.0 | 17 | 28.3 | 10 | 16.7 | 12 | 20.0 | 0 | 0.0 | 60 | 336,540 | 339,182 |
| April 2007 | 36 | 58.1 | 18 | 29.0 | 7 | 11.3 | 1 | 1.6 | 0 | 0.0 | 62 | 287,189 | 296,031 |
| Year-to-date 2008 | 77 | 38.5 | 52 | 26.0 | 32 | 16.0 | 36 | 18.0 | 3 | 1.5 | 200 | 324,740 | 335,377 |
| Year-to-date 2007 | 168 | 62.2 | 61 | 22.6 | 24 | 8.9 | 13 | 4.8 | 4 | 1.5 | 270 | 279,900 | 297,077 |
| Pickering | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 16.7 | 1 | 16.7 | 4 | 66.7 | 6 | -- | -- |
| April 2007 | 0 | 0.0 | 3 | 16.7 | 6 | 33.3 | 5 | 27.8 | 4 | 22.2 | 18 | 420,500 | 443,900 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 1 | 3.0 | 1 | 3.0 | 31 | 93.9 | 33 | 609,900 | 614,224 |
| Year-to-date 2007 | 0 | 0.0 | 12 | 26.1 | 16 | 34.8 | 10 | 21.7 | 8 | 17.4 | 46 | 390,500 | 420,552 |
| Scugog | | | | | | | | | | | | | |
| April 2008 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| April 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 | | | | | | | | | | | | | |
| April 2008 | 6 | 40.0 | 1 | 6.7 | 0 | 0.0 | 3 | 20.0 | 5 | 33.3 | 15 | 466,600 | 411,663 |
| April 2007 | 23 | 57.5 | 4 | 10.0 | 4 | 10.0 | 6 | 15.0 | 3 | 7.5 | 40 | 299,350 | 356,690 |
| Year-to-date 2008 | 10 | 16.7 | 13 | 21.7 | 2 | 3.3 | 14 | 23.3 | 21 | 35.0 | 60 | 443,850 | 430,679 |
| Year-to-date 2007 | 37 | 51.4 | 8 | 11.1 | 7 | 9.7 | 12 | 16.7 | 8 | 11.1 | 72 | 299,900 | 366,276 |
| Whitby | | | | | | | | | | | | | |
| April 2008 | 16 | 28.6 | 15 | 26.8 | 11 | 19.6 | 6 | 10.7 | 8 | 14.3 | 56 | 348,445 | 373,381 |
| April 2007 | 19 | 36.5 | 14 | 26.9 | 12 | 23.1 | 5 | 9.6 | 2 | 3.8 | 52 | 339,895 | 345,066 |
| Year-to-date 2008 | 67 | 37.6 | 35 | 19.7 | 36 | 20.2 | 27 | 15.2 | 13 | 7.3 | 178 | 335,990 | 356,132 |
| Year-to-date 2007 | 65 | 34.9 | 39 | 21.0 | 40 | 21.5 | 37 | 19.9 | 5 | 2.7 | 186 | 345,445 | 347,347 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 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 (%) | | | |
| Remainder of Toronto CMA | | | | | | | | | | | | | |
| April 2008 | 6 | 18.8 | 7 | 21.9 | 10 | 31.3 | 4 | 12.5 | 5 | 15.6 | 32 | 350,000 | 379,502 |
| April 2007 | 27 | 67.5 | 10 | 25.0 | 1 | 2.5 | 1 | 2.5 | 1 | 2.5 | 40 | 290,400 | 459,238 |
| Year-to-date 2008 | 23 | 14.7 | 44 | 28.2 | 37 | 23.7 | 12 | 7.7 | 40 | 25.6 | 156 | 350,000 | 405,835 |
| Year-to-date 2007 | 61 | 60.4 | 23 | 22.8 | 5 | 5.0 | 4 | 4.0 | 8 | 7.9 | 101 | 290,900 | 406,743 |
| Bradford West Gwillimbury | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 6 | 35.3 | 10 | 58.8 | 1 | 5.9 | 0 | 0.0 | 17 | 350,000 | 351,192 |
| April 2007 | 6 | 60.0 | 4 | 40.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 10 | 299,900 | 306,910 |
| Year-to-date 2008 | 9 | 10.1 | 37 | 41.6 | 35 | 39.3 | 6 | 6.7 | 2 | 2.2 | 89 | 349,990 | 353,406 |
| Year-to-date 2007 | 13 | 39.4 | 10 | 30.3 | 2 | 6.1 | 2 | 6.1 | 6 | 18.2 | 33 | 329,900 | 437,748 |
| Town of Mono | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| April 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 2 | -- | -- |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 3.8 | 25 | 96.2 | 26 | 563,900 | 585,254 |
| Year-to-date 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 50.0 | 2 | 50.0 | 4 | -- | -- |
| New Tecumseth | | | | | | | | | | | | | |
| April 2008 | 6 | 75.0 | 1 | 12.5 | 0 | 0.0 | 1 | 12.5 | 0 | 0.0 | 8 | -- | -- |
| April 2007 | 16 | 88.9 | 2 | 11.1 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 18 | 269,900 | 265,072 |
| Year-to-date 2008 | 12 | 52.2 | 3 | 13.0 | 2 | 8.7 | 1 | 4.3 | 5 | 21.7 | 23 | 294,600 | 384,464 |
| Year-to-date 2007 | 39 | 81.3 | 9 | 18.8 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 48 | 272,900 | 273,391 |
| Orangeville | | | | | | | | | | | | | |
| April 2008 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 1 | 33.3 | 3 | -- | -- |
| April 2007 | 5 | 50.0 | 4 | 40.0 | 1 | 10.0 | 0 | 0.0 | 0 | 0.0 | 10 | 302,900 | 306,910 |
| Year-to-date 2008 | 2 | 11.1 | 4 | 22.2 | 0 | 0.0 | 4 | 22.2 | 8 | 44.4 | 18 | 428,900 | 433,214 |
| Year-to-date 2007 | 9 | 56.3 | 4 | 25.0 | 3 | 18.8 | 0 | 0.0 | 0 | 0.0 | 16 | 297,400 | 309,538 |
| Toronto CMA | | | | | | | | | | | | | |
| April 2008 | 18 | 1.7 | 52 | 5.0 | 136 | 13.0 | 402 | 38.3 | 441 | 42.0 | 1,049 | 477,990 | 541,992 |
| April 2007 | 69 | 6.2 | 147 | 13.2 | 218 | 19.5 | 411 | 36.8 | 271 | 24.3 | 1,116 | 420,900 | 491,849 |
| Year-to-date 2008 | 60 | 1.6 | 261 | 6.8 | 624 | 16.3 | 1,353 | 35.3 | 1,532 | 40.0 | 3,830 | 467,945 | 538,828 |
| Year-to-date 2007 | 210 | 4.9 | 517 | 12.0 | 775 | 18.0 | 1,498 | 34.7 | 1,317 | 30.5 | 4,317 | 433,900 | 504,629 |
| Oshawa CMA | | | | | | | | | | | | | |
| April 2008 | 44 | 31.2 | 44 | 31.2 | 23 | 16.3 | 20 | 14.2 | 10 | 7.1 | 141 | 336,900 | 353,923 |
| April 2007 | 77 | 47.5 | 44 | 27.2 | 26 | 16.0 | 11 | 6.8 | 4 | 2.5 | 162 | 305,740 | 320,572 |
| Year-to-date 2008 | 189 | 38.8 | 117 | 24.0 | 83 | 17.0 | 75 | 15.4 | 23 | 4.7 | 487 | 324,900 | 344,250 |
| Year-to-date 2007 | 339 | 53.7 | 130 | 20.6 | 79 | 12.5 | 70 | 11.1 | 13 | 2.1 | 631 | 292,945 | 313,822 |
| Greater Toronto Area | | | | | | | | | | | | | |
| April 2008 | 56 | 4.7 | 91 | 7.6 | 167 | 13.9 | 434 | 36.1 | 454 | 37.8 | 1,202 | 465,900 | 520,477 |
| April 2007 | 129 | 9.9 | 220 | 16.9 | 243 | 18.7 | 425 | 32.7 | 281 | 21.6 | 1,298 | 410,500 | 465,855 |
| Year-to-date 2008 | 226 | 5.2 | 346 | 8.0 | 741 | 17.1 | 1,485 | 34.2 | 1,538 | 35.5 | 4,336 | 450,900 | 518,761 |
| Year-to-date 2007 | 507 | 10.2 | 672 | 13.5 | 865 | 17.4 | 1,577 | 31.7 | 1,346 | 27.1 | 4,967 | 421,100 | 480,624 |

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2008

| Submarket | April 2008 | April 2007 | % Change | YTD 2008 | YTD 2007 | % Change |
|-----------------------------------|------------|------------|----------|-----------|-----------|----------|
| Toronto City | 993,829 | 689,207 | 44.2 | 1,000,577 | 874,020 | 14.5 |
| Toronto | -- | -- | n/a | 1,219,809 | 1,124,524 | 8.5 |
| East York | -- | -- | n/a | 661,608 | 731,429 | -9.5 |
| Etobicoke | 904,000 | 703,071 | 28.6 | 964,909 | 764,137 | 26.3 |
| North York | 1,207,761 | 1,059,511 | 14.0 | 1,252,020 | 1,219,678 | 2.7 |
| Scarborough | 509,001 | 360,879 | 41.0 | 438,034 | 397,866 | 10.1 |
| York | -- | -- | n/a | -- | -- | n/a |
| York Region | 502,813 | 497,628 | 1.0 | 507,500 | 503,896 | 0.7 |
| Aurora | 580,147 | 562,465 | 3.1 | 520,440 | 527,578 | -1.4 |
| East Gwillimbury | -- | -- | n/a | -- | 466,044 | n/a |
| Georgina Township | 368,116 | -- | n/a | 456,332 | 329,425 | 38.5 |
| King Township | -- | -- | n/a | -- | -- | n/a |
| Markham | 480,951 | 489,192 | -1.7 | 472,268 | 463,688 | 1.9 |
| Newmarket | 437,366 | -- | n/a | 441,779 | 349,631 | 26.4 |
| Richmond Hill | 574,144 | 527,460 | 8.9 | 570,032 | 534,388 | 6.7 |
| Vaughan | 551,650 | 552,777 | -0.2 | 560,417 | 569,162 | -1.5 |
| Whitchurch-Stouffville | 436,965 | 439,894 | -0.7 | 435,492 | 449,870 | -3.2 |
| Peel Region | 487,846 | 438,116 | 11.4 | 461,963 | 439,845 | 5.0 |
| Brampton | 438,878 | 377,711 | 16.2 | 422,384 | 388,974 | 8.6 |
| Caledon | -- | -- | n/a | 1,013,158 | 838,911 | 20.8 |
| Mississauga | 618,926 | 586,645 | 5.5 | 614,511 | 533,633 | 15.2 |
| Halton Region | 580,347 | 469,801 | 23.5 | 548,048 | 505,445 | 8.4 |
| Burlington | 438,743 | 370,230 | 18.5 | 464,547 | 430,567 | 7.9 |
| Halton Hills | 531,003 | 452,843 | 17.3 | 481,808 | 426,075 | 13.1 |
| Milton | 489,516 | 384,726 | 27.2 | 415,470 | 386,490 | 7.5 |
| Oakville | 689,182 | 841,477 | -18.1 | 685,445 | 796,655 | -14.0 |
| Durham Region | 375,616 | 362,017 | 3.8 | 398,334 | 369,551 | 7.8 |
| Ajax | 526,209 | 442,212 | 19.0 | 510,503 | 431,001 | 18.4 |
| Brock | -- | -- | n/a | -- | -- | n/a |
| Clarington | 345,716 | 325,735 | 6.1 | 341,126 | 303,968 | 12.2 |
| Oshawa | 339,182 | 296,031 | 14.6 | 335,377 | 297,077 | 12.9 |
| Pickering | -- | 443,900 | n/a | 614,224 | 420,552 | 46.1 |
| Scugog | -- | -- | n/a | -- | -- | n/a |
| Uxbridge | 411,663 | 356,690 | 15.4 | 430,679 | 366,276 | 17.6 |
| Whitby | 373,381 | 345,066 | 8.2 | 356,132 | 347,347 | 2.5 |
| Remainder of Toronto CMA | 379,502 | 459,238 | -17.4 | 405,835 | 406,743 | -0.2 |
| Bradford West Gwillimbury | 351,192 | 306,910 | 14.4 | 353,406 | 437,748 | -19.3 |
| Town of Mono | -- | -- | n/a | 585,254 | -- | n/a |
| New Tecumseth | -- | 265,072 | n/a | 384,464 | 273,391 | 40.6 |
| Orangeville | -- | 306,910 | n/a | 433,214 | 309,538 | 40.0 |
| Toronto CMA | 541,992 | 491,849 | 10.2 | 538,828 | 504,629 | 6.8 |
| Oshawa CMA | 353,923 | 320,572 | 10.4 | 344,250 | 313,822 | 9.7 |
| Greater Toronto Area (GTA) | 520,477 | 465,855 | 11.7 | 518,761 | 480,624 | 7.9 |

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
April 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 | 6,638 | 13,643 | 12,772 | 52.0 | 380,338 | 4.1 | 379,213 |
| | April | 8,762 | -7.3 | 6,715 | 18,691 | 13,857 | 48.5 | 398,687 | 5.2 | 381,288 |
| | 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 | 29,915 | 5.3 | | 55,461 | | | 368,397 | 4.1 | |
| | YTD 2008 | 26,483 | -11.5 | | 55,576 | | | 385,669 | 4.7 | |

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

¹Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa
April 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 | 1,501 | 57.3 | 265,508 | 5.9 | 271,632 |
| | February | 791 | -3.7 | 824 | 1,364 | 1,377 | 59.8 | 263,039 | 2.3 | 262,685 |
| | March | 969 | -1.4 | 839 | 1,532 | 1,302 | 64.5 | 265,022 | 2.7 | 262,866 |
| | April | 1,083 | 16.3 | 850 | 1,795 | 1,387 | 61.3 | 232,285 | -11.3 | 230,469 |
| | May | 1,192 | 16.9 | 892 | 1,958 | 1,481 | 60.2 | 275,723 | 4.4 | 269,830 |
| | June | 1,110 | 16.2 | 881 | 1,596 | 1,418 | 62.1 | 271,394 | 2.1 | 264,869 |
| | July | 958 | 19.8 | 895 | 1,393 | 1,477 | 60.6 | 267,497 | 3.1 | 266,257 |
| | August | 884 | 16.3 | 889 | 1,440 | 1,451 | 61.2 | 265,493 | 2.3 | 265,964 |
| | September | 721 | 0.1 | 752 | 1,519 | 1,400 | 53.7 | 271,149 | 5.8 | 270,468 |
| | October | 811 | 16.4 | 877 | 1,458 | 1,496 | 58.6 | 273,742 | 6.6 | 274,288 |
| | November | 694 | 9.5 | 841 | 1,057 | 1,458 | 57.6 | 272,532 | 8.9 | 275,019 |
| | December | 423 | -15.2 | 756 | 522 | 1,476 | 51.2 | 273,379 | 10.0 | 283,020 |
| 2008 | January | 554 | -4.6 | 815 | 1,558 | 1,521 | 53.6 | 243,652 | -8.2 | 249,570 |
| | February | 770 | -2.7 | 795 | 1,450 | 1,465 | 54.3 | 271,408 | 3.2 | 271,143 |
| | March | 824 | -15.0 | 715 | 1,693 | 1,451 | 49.3 | 275,656 | 4.0 | 273,476 |
| | April | 989 | -8.7 | 782 | 2,111 | 1,625 | 48.1 | 275,751 | 18.7 | 273,582 |
| | 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 | 3,424 | 4.7 | | 6,210 | | | 254,292 | -1.3 | |
| | YTD 2008 | 3,137 | -8.4 | | 6,812 | | | 268,991 | 5.8 | |

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

¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA
April 2008

| | | Intetereest Rates | | | NHPI, Total, Toronto CMA 1997=100 | CPI, 2002 =100 | Toronto Labour Market | | | |
|------|-----------|----------------------------|-----------------------|---------------|---|----------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$ 100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 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 | 145.7 | 111.5 | 2,921 | 6.5 | 69.3 | 824 |
| | April | 700 | 6.95 | 6.99 | | 112.2 | 2,936 | 6.4 | 69.4 | 823 |
| | 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
April 2008

| | | Intetereest Rates | | | NHPI, Total, Toronto CMA 1997=100 | CPI, 2002 =100 | Oshawa Labour Market | | | |
|------|-----------|----------------------------|-----------------------|---------------|---|-------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$ 100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 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 | 145.7 | 111.5 | 183.0 | 6.4 | 68.4 | 851 |
| | April | 700 | 6.95 | 6.99 | | 112.2 | 181.8 | 7.6 | 68.7 | 838 |
| | 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 of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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