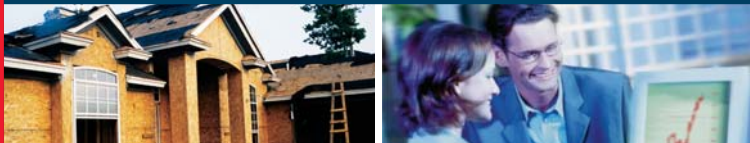


HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: June 2008

New Home Market

Housing Starts Edge Lower in May

Total housing starts in the Greater Toronto Area (GTA) trended slightly lower in May. A continued decline in low-rise home starts was moderated by another strong month for condominium apartment starts.

On an unadjusted basis, total housing starts in the first five months of 2008 were up by 33 per cent compared to the same time period a year earlier. A resurgence in condominium apartment construction was the driver of the total starts increase year-to-date, with starts of this housing type more than doubling through the first five months of the year. Strong pre-construction

Figure 1

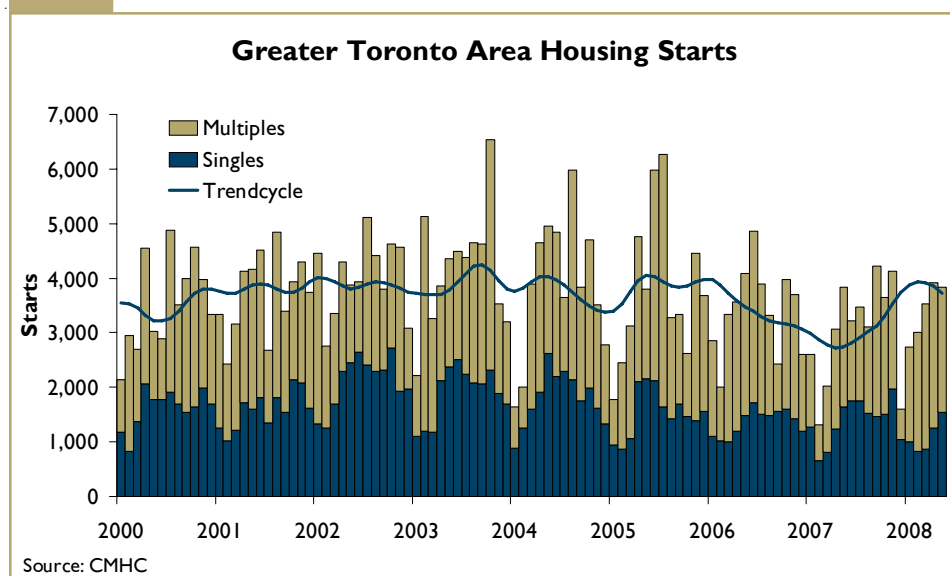


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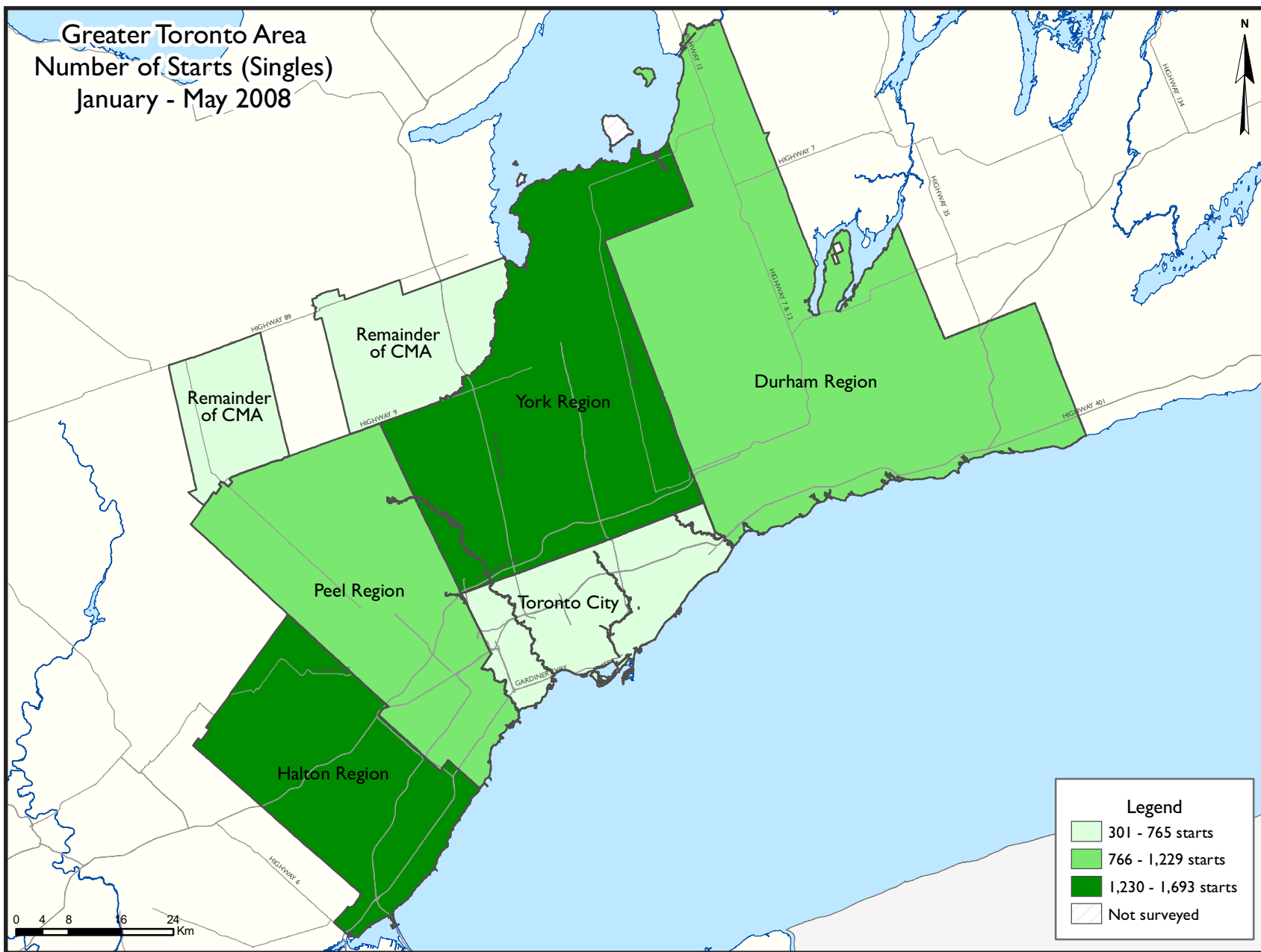
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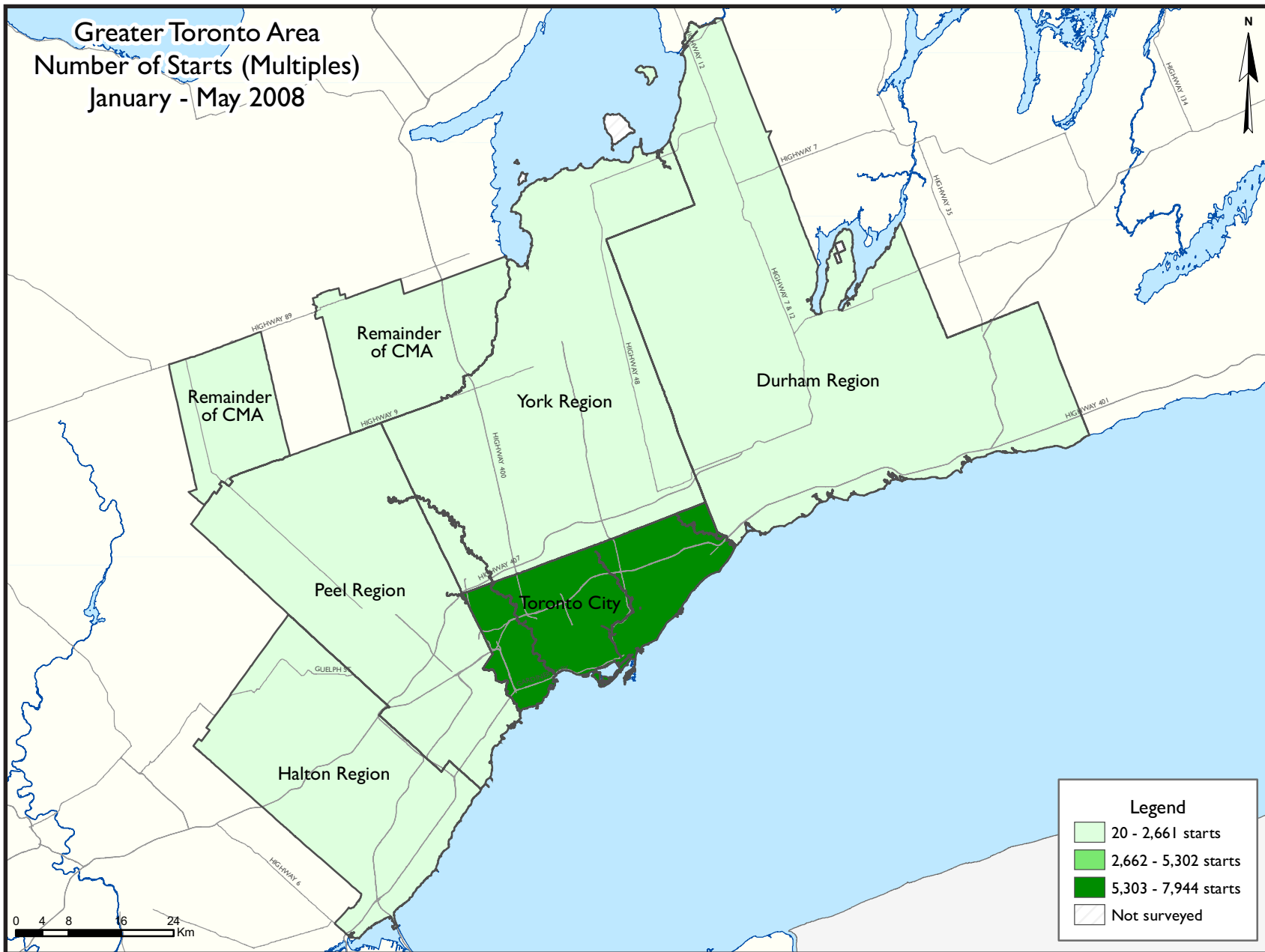
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condominium apartment sales in 2006 and 2007 have resulted in an increase in new construction activity. Rising house prices coupled with strong first-time buying activity resulted in increased demand for less expensive home types over the past two years, especially condominium apartments.

Low-rise home starts during the first five months of the year were down 13 per cent compared to the same period in 2007. Semi-detached and row houses experienced the greatest decline, while single-detached starts remained in line with last year's levels. Single-detached starts have remained

level because of strong pre-construction sales in 2007. Many areas that have experienced growth in single-detached starts in 2008 are also those areas where average absorbed prices are below the average for the GTA as a whole.





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

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2008	1,313	194	413	0	52	1,178	0	327	3,477
May 2007	1,350	332	748	0	134	913	0	48	3,525
% Change	-2.7	-41.6	-44.8	n/a	-61.2	29.0	n/a	**	-1.4
Year-to-date 2008	4,922	736	1,323	0	498	7,388	20	1,119	16,006
Year-to-date 2007	4,935	1,208	1,957	11	609	3,000	0	284	12,004
% Change	-0.3	-39.1	-32.4	-100.0	-18.2	146.3	n/a	**	33.3
UNDER CONSTRUCTION									
May 2008	9,819	1,600	3,286	18	949	28,371	20	2,693	46,756
May 2007	8,557	1,818	3,633	25	1,260	24,830	0	2,406	42,529
% Change	14.7	-12.0	-9.6	-28.0	-24.7	14.3	n/a	11.9	9.9
COMPLETIONS									
May 2008	1,169	260	251	1	75	1,608	0	16	3,380
May 2007	1,092	228	294	0	24	140	0	0	1,778
% Change	7.1	14.0	-14.6	n/a	**	**	n/a	n/a	90.1
Year-to-date 2008	5,023	786	1,331	4	363	6,337	0	775	14,619
Year-to-date 2007	5,628	886	1,424	11	368	3,587	0	275	12,179
% Change	-10.7	-11.3	-6.5	-63.6	-1.4	76.7	n/a	181.8	20.0
COMPLETED & NOT ABSORBED									
May 2008	539	71	95	0	14	190	13	428	1,350
May 2007	576	107	151	1	24	348	18	73	1,298
% Change	-6.4	-33.6	-37.1	-100.0	-41.7	-45.4	-27.8	**	4.0
ABSORBED									
May 2008	1,071	245	324	1	78	1,610	1	36	3,366
May 2007	1,093	209	296	0	27	180	4	51	1,860
% Change	-2.0	17.2	9.5	n/a	188.9	**	-75.0	-29.4	81.0
Year-to-date 2008	4,898	770	1,418	4	374	6,342	1	524	14,331
Year-to-date 2007	5,400	835	1,418	10	382	3,791	4	324	12,164
% Change	-9.3	-7.8	0.0	-60.0	-2.1	67.3	-75.0	61.7	17.8

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2008	198	0	42	0	37	0	0	0	277
May 2007	238	4	0	0	0	0	0	0	242
% Change	-16.8	-100.0	n/a	n/a	n/a	n/a	n/a	n/a	14.5
Year-to-date 2008	616	2	62	0	84	0	0	27	791
Year-to-date 2007	553	4	52	0	0	0	0	0	609
% Change	11.4	-50.0	19.2	n/a	n/a	n/a	n/a	n/a	29.9
UNDER CONSTRUCTION									
May 2008	1,187	8	204	0	224	203	0	173	1,999
May 2007	1,095	4	131	0	86	456	0	0	1,772
% Change	8.4	100.0	55.7	n/a	160.5	-55.5	n/a	n/a	12.8
COMPLETIONS									
May 2008	182	0	13	0	22	0	0	0	217
May 2007	121	2	27	0	0	30	0	0	180
% Change	50.4	-100.0	-51.9	n/a	n/a	-100.0	n/a	n/a	20.6
Year-to-date 2008	664	2	43	0	41	36	0	0	786
Year-to-date 2007	782	8	112	0	35	102	1	0	1,040
% Change	-15.1	-75.0	-61.6	n/a	17.1	-64.7	-100.0	n/a	-24.4
COMPLETED & NOT ABSORBED									
May 2008	37	0	6	0	15	96	0	0	154
May 2007	63	4	19	0	5	29	0	0	120
% Change	-41.3	-100.0	-68.4	n/a	200.0	**	n/a	n/a	28.3
ABSORBED									
May 2008	180	0	15	0	22	0	0	0	217
May 2007	123	2	32	0	5	20	0	0	182
% Change	46.3	-100.0	-53.1	n/a	**	-100.0	n/a	n/a	19.2
Year-to-date 2008	667	5	53	0	43	25	0	0	793
Year-to-date 2007	753	6	108	0	30	75	1	0	973
% Change	-11.4	-16.7	-50.9	n/a	43.3	-66.7	-100.0	n/a	-18.5

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2008	1,536	212	461	0	113	1,178	0	327	3,827
May 2007	1,648	336	753	0	140	913	0	48	3,838
% Change	-6.8	-36.9	-38.8	n/a	-19.3	29.0	n/a	**	-0.3
Year-to-date 2008	5,475	752	1,385	0	648	7,538	20	1,142	16,960
Year-to-date 2007	5,616	1,212	2,040	1	673	3,013	0	284	12,839
% Change	-2.5	-38.0	-32.1	-100.0	-3.7	150.2	n/a	**	32.1
UNDER CONSTRUCTION									
May 2008	10,965	1,628	3,549	11	1,288	28,823	20	2,862	49,146
May 2007	9,886	1,824	3,851	7	1,435	25,367	2	2,481	44,853
% Change	10.9	-10.7	-7.8	57.1	-10.2	13.6	**	15.4	9.6
COMPLETIONS									
May 2008	1,321	274	286	0	115	1,576	0	16	3,588
May 2007	1,218	230	349	0	27	240	6	0	2,070
% Change	8.5	19.1	-18.1	n/a	**	**	-100.0	n/a	73.3
Year-to-date 2008	5,677	826	1,416	2	454	6,341	0	775	15,491
Year-to-date 2007	6,471	894	1,630	1	486	3,759	31	275	13,547
% Change	-12.3	-7.6	-13.1	100.0	-6.6	68.7	-100.0	181.8	14.4
COMPLETED & NOT ABSORBED									
May 2008	584	71	111	0	37	286	13	428	1,530
May 2007	639	111	173	1	52	401	20	121	1,518
% Change	-8.6	-36.0	-35.8	-100.0	-28.8	-28.7	-35.0	**	0.8
ABSORBED									
May 2008	1,216	259	353	0	115	1,578	1	41	3,563
May 2007	1,222	212	356	0	44	271	9	51	2,165
% Change	-0.5	22.2	-0.8	n/a	161.4	**	-88.9	-19.6	64.6
Year-to-date 2008	5,550	813	1,505	2	469	6,359	1	564	15,263
Year-to-date 2007	6,188	844	1,616	0	475	3,937	37	434	13,531
% Change	-10.3	-3.7	-6.9	n/a	-1.3	61.5	-97.3	30.0	12.8

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

Table I.1: Housing Activity Summary by Submarket
May 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									
May 2008	107	8	84	0	8	986	0	317	1,510
May 2007	153	40	263	0	1	576	0	48	1,081
York Region									
May 2008	425	40	95	0	0	0	0	10	570
May 2007	476	114	160	0	0	337	0	0	1,087
Peel Region									
May 2008	329	98	27	0	10	192	0	0	656
May 2007	471	120	254	0	0	0	0	0	845
Halton Region									
May 2008	426	50	63	0	58	0	0	0	597
May 2007	241	16	54	0	139	0	0	0	450
Durham Region									
May 2008	249	16	192	0	37	0	0	0	494
May 2007	307	46	22	0	0	0	0	0	375
Toronto CMA									
May 2008	1,313	194	413	0	52	1,178	0	327	3,477
May 2007	1,350	332	748	0	134	913	0	48	3,525
Oshawa CMA									
May 2008	198	0	42	0	37	0	0	0	277
May 2007	238	4	0	0	0	0	0	0	242
Greater Toronto Area									
May 2008	1,536	212	461	0	113	1,178	0	327	3,827
May 2007	1,648	336	753	0	140	913	0	48	3,838

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

Table 1.1: Housing Activity Summary by Submarket
May 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									
May 2008	1,126	290	1,273	0	135	23,003	0	1,912	27,739
May 2007	1,060	142	923	0	196	18,357	0	1,744	22,422
York Region									
May 2008	2,933	288	813	1	263	1,765	0	70	6,133
May 2007	3,061	924	1,102	4	249	2,546	0	0	7,886
Peel Region									
May 2008	3,040	606	546	2	214	3,120	20	707	8,255
May 2007	2,701	510	637	2	396	3,366	0	629	8,241
Halton Region									
May 2008	2,095	298	360	2	413	732	0	0	3,900
May 2007	1,255	114	594	1	500	642	2	108	3,216
Durham Region									
May 2008	1,771	146	557	6	263	203	0	173	3,119
May 2007	1,809	134	595	0	94	456	0	0	3,088
Toronto CMA									
May 2008	9,819	1,600	3,286	18	949	28,371	20	2,693	46,756
May 2007	8,557	1,818	3,633	25	1,260	24,830	0	2,406	42,529
Oshawa CMA									
May 2008	1,187	8	204	0	224	203	0	173	1,999
May 2007	1,095	4	131	0	86	456	0	0	1,772
Greater Toronto Area									
May 2008	10,965	1,628	3,549	11	1,288	28,823	20	2,862	49,146
May 2007	9,886	1,824	3,851	7	1,435	25,367	2	2,481	44,853

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

Table I.1: Housing Activity Summary by Submarket
May 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									
May 2008	125	2	0	0	0	906	0	5	1,038
May 2007	83	10	25	0	0	140	0	0	258
York Region									
May 2008	418	74	70	0	19	670	0	11	1,262
May 2007	456	54	109	0	18	0	0	0	637
Peel Region									
May 2008	347	114	95	0	0	0	0	0	556
May 2007	226	120	111	0	0	0	0	0	457
Halton Region									
May 2008	186	52	90	0	71	0	0	0	399
May 2007	280	42	77	0	9	70	6	0	484
Durham Region									
May 2008	245	32	31	0	25	0	0	0	333
May 2007	173	4	27	0	0	30	0	0	234
Toronto CMA									
May 2008	1,169	260	251	1	75	1,608	0	16	3,380
May 2007	1,092	228	294	0	24	140	0	0	1,778
Oshawa CMA									
May 2008	182	0	13	0	22	0	0	0	217
May 2007	121	2	27	0	0	30	0	0	180
Greater Toronto Area									
May 2008	1,321	274	286	0	115	1,576	0	16	3,588
May 2007	1,218	230	349	0	27	240	6	0	2,070

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

Table I.1: Housing Activity Summary by Submarket
May 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									
May 2008	109	13	14	0	0	149	13	428	726
May 2007	125	13	64	0	0	313	18	73	606
York Region									
May 2008	47	5	23	0	7	41	0	0	123
May 2007	23	1	11	0	5	32	0	0	72
Peel Region									
May 2008	340	37	28	0	4	0	0	0	409
May 2007	370	87	66	1	12	1	0	0	537
Halton Region									
May 2008	36	2	13	0	11	0	0	0	62
May 2007	42	6	13	0	30	26	2	48	167
Durham Region									
May 2008	52	14	33	0	15	96	0	0	210
May 2007	79	4	19	0	5	29	0	0	136
Toronto CMA									
May 2008	539	71	95	0	14	190	13	428	1,350
May 2007	576	107	151	1	24	348	18	73	1,298
Oshawa CMA									
May 2008	37	0	6	0	15	96	0	0	154
May 2007	63	4	19	0	5	29	0	0	120
Greater Toronto Area									
May 2008	584	71	111	0	37	286	13	428	1,530
May 2007	639	111	173	1	52	401	20	121	1,518

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

Table I.1: Housing Activity Summary by Submarket
May 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									
May 2008	130	2	4	0	0	937	1	25	1,099
May 2007	88	6	39	0	0	180	4	51	368
York Region									
May 2008	414	74	75	0	20	641	0	11	1,235
May 2007	455	54	107	0	18	0	0	0	634
Peel Region									
May 2008	250	99	155	0	1	0	0	0	505
May 2007	214	106	92	0	2	0	0	0	414
Halton Region									
May 2008	179	52	86	0	69	0	0	5	391
May 2007	296	42	86	0	19	71	5	0	519
Durham Region									
May 2008	243	32	33	0	25	0	0	0	333
May 2007	169	4	32	0	5	20	0	0	230
Toronto CMA									
May 2008	1,071	245	324	1	78	1,610	1	36	3,366
May 2007	1,093	209	296	0	27	180	4	51	1,860
Oshawa CMA									
May 2008	180	0	15	0	22	0	0	0	217
May 2007	123	2	32	0	5	20	0	0	182
Greater Toronto Area									
May 2008	1,216	259	353	0	115	1,578	1	41	3,563
May 2007	1,222	212	356	0	44	271	9	51	2,165

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
May 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	% Change
Toronto City	107	153	8	40	82	264	1,313	624	1,510	1,081	39.7
Toronto	13	14	2	2	24	38	995	184	1,034	238	**
East York	7	4	0	0	0	0	198	0	205	4	**
Etobicoke	31	8	2	2	43	0	0	0	76	10	**
North York	46	71	4	0	7	90	120	397	177	558	-68.3
Scarborough	8	53	0	36	8	136	0	43	16	268	-94.0
York	2	3	0	0	0	0	0	0	2	3	-33.3
York Region	425	476	40	114	95	160	10	337	570	1,087	-47.6
Aurora	29	9	0	0	0	0	0	0	29	9	**
East Gwillimbury	0	1	0	0	0	0	0	0	0	1	-100.0
Georgina Township	10	3	0	0	0	0	0	0	10	3	**
King Township	0	3	0	0	0	0	0	0	0	3	-100.0
Markham	134	173	20	22	38	15	10	136	202	346	-41.6
Newmarket	7	14	0	0	0	0	0	0	7	14	-50.0
Richmond Hill	50	74	0	16	0	69	0	201	50	360	-86.1
Vaughan	137	148	14	66	0	57	0	0	151	271	-44.3
Whitchurch-Stouffville	58	51	6	10	57	19	0	0	121	80	51.3
Peel Region	329	471	98	120	37	254	192	0	656	845	-22.4
Brampton	202	418	98	98	8	149	192	0	500	665	-24.8
Caledon	10	7	0	0	0	0	0	0	10	7	42.9
Mississauga	117	46	0	22	29	105	0	0	146	173	-15.6
Halton Region	426	241	58	16	113	193	0	0	597	450	32.7
Burlington	81	71	30	0	22	17	0	0	133	88	51.1
Halton Hills	2	25	0	0	0	0	0	0	2	25	-92.0
Milton	243	21	8	0	61	133	0	0	312	154	102.6
Oakville	100	124	20	16	30	43	0	0	150	183	-18.0
Durham Region	249	307	16	46	229	22	0	0	494	375	31.7
Ajax	41	44	16	32	49	0	0	0	106	76	39.5
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	46	80	0	0	0	0	0	0	46	80	-42.5
Oshawa	100	78	0	2	65	0	0	0	165	80	106.3
Pickering	6	8	0	10	101	18	0	0	107	36	197.2
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	4	17	0	0	0	4	0	0	4	21	-81.0
Whitby	52	80	0	2	14	0	0	0	66	82	-19.5
Remainder of Toronto CMA	56	11	4	0	0	6	0	0	60	17	**
Bradford West Gwillimbury	36	7	0	0	0	0	0	0	36	7	**
Town of Mono	7	2	0	0	0	0	0	0	7	2	**
New Tecumseth	5	0	4	0	0	6	0	0	9	6	50.0
Orangeville	8	2	0	0	0	0	0	0	8	2	**
Toronto CMA	1,313	1,350	194	332	455	882	1,515	961	3,477	3,525	-1.4
Oshawa CMA	198	238	0	4	79	0	0	0	277	242	14.5
Greater Toronto Area (GTA)	1,536	1,648	220	336	556	893	1,515	961	3,827	3,838	-0.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 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	301	390	102	130	475	530	7,367	1,449	8,245	2,499	**
Toronto	57	39	32	16	40	56	6,211	516	6,340	627	**
East York	17	6	0	2	0	0	198	0	215	8	**
Etobicoke	55	43	4	4	61	89	127	0	247	136	81.6
North York	120	164	18	68	19	191	719	657	876	1,080	-18.9
Scarborough	46	130	44	38	334	182	112	43	536	393	36.4
York	6	8	4	2	3	12	0	0	13	22	-40.9
York Region	1,693	2,060	152	646	376	737	17	1,328	2,238	4,771	-53.1
Aurora	82	21	0	0	0	7	0	0	82	28	192.9
East Gwillimbury	3	9	0	0	6	10	0	0	9	19	-52.6
Georgina Township	54	31	0	0	0	0	0	0	54	31	74.2
King Township	7	7	0	0	0	0	0	0	7	7	0.0
Markham	695	330	102	100	112	78	17	1,127	926	1,635	-43.4
Newmarket	67	86	2	28	46	0	0	0	115	114	0.9
Richmond Hill	123	303	0	22	12	176	0	201	135	702	-80.8
Vaughan	476	931	16	372	106	436	0	0	598	1,739	-65.6
Whitchurch-Stouffville	186	342	32	124	94	30	0	0	312	496	-37.1
Peel Region	1,030	1,477	176	286	419	488	944	411	2,569	2,662	-3.5
Brampton	601	1,272	154	220	143	220	665	0	1,563	1,712	-8.7
Caledon	17	12	0	6	0	0	0	0	17	18	-5.6
Mississauga	412	193	22	60	276	268	279	411	989	932	6.1
Halton Region	1,564	890	290	102	382	774	335	109	2,571	1,875	37.1
Burlington	247	196	34	0	62	130	150	13	493	339	45.4
Halton Hills	46	82	0	2	0	0	0	0	46	84	-45.2
Milton	861	256	230	84	266	341	56	96	1,413	777	81.9
Oakville	410	356	26	16	54	303	129	0	619	675	-8.3
Durham Region	887	800	42	54	381	178	27	0	1,337	1,032	29.6
Ajax	206	173	40	38	116	104	0	0	362	315	14.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	193	175	2	0	0	22	0	0	195	197	-1.0
Oshawa	223	212	0	2	71	0	27	0	321	214	50.0
Pickering	28	16	0	10	119	18	0	0	147	44	**
Scugog	0	14	0	0	0	0	0	0	0	14	-100.0
Uxbridge	37	44	0	2	0	4	0	0	37	50	-26.0
Whitby	200	166	0	2	75	30	0	0	275	198	38.9
Remainder of Toronto CMA	310	92	10	10	6	25	4	0	330	127	159.8
Bradford West Gwillimbury	106	18	6	0	0	0	0	0	112	18	**
Town of Mono	14	9	0	0	0	0	0	0	14	9	55.6
New Tecumseth	155	35	4	10	6	25	4	0	169	70	141.4
Orangeville	35	30	0	0	0	0	0	0	35	30	16.7
Toronto CMA	4,922	4,946	736	1,224	1,831	2,550	8,517	3,284	16,006	12,004	33.3
Oshawa CMA	616	553	2	4	146	52	27	0	791	609	29.9
Greater Toronto Area (GTA)	5,475	5,617	762	1,218	2,033	2,707	8,690	3,297	16,960	12,839	32.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Toronto City	82	264	0	0	996	576	317	48
Toronto	24	38	0	0	678	184	317	0
East York	0	0	0	0	198	0	0	0
Etobicoke	43	0	0	0	0	0	0	0
North York	7	90	0	0	120	349	0	48
Scarborough	8	136	0	0	0	43	0	0
York	0	0	0	0	0	0	0	0
York Region	95	160	0	0	0	337	10	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	38	15	0	0	0	136	10	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	69	0	0	0	201	0	0
Vaughan	0	57	0	0	0	0	0	0
Whitchurch-Stouffville	57	19	0	0	0	0	0	0
Peel Region	37	254	0	0	192	0	0	0
Brampton	8	149	0	0	192	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	29	105	0	0	0	0	0	0
Halton Region	113	193	0	0	0	0	0	0
Burlington	22	17	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	61	133	0	0	0	0	0	0
Oakville	30	43	0	0	0	0	0	0
Durham Region	229	22	0	0	0	0	0	0
Ajax	49	0	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	65	0	0	0	0	0	0	0
Pickering	101	18	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	4	0	0	0	0	0	0
Whitby	14	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	6	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	6	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	455	882	0	0	1,188	913	327	48
Oshawa CMA	79	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	556	893	0	0	1,188	913	327	48

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 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	475	530	0	0	6,691	1,165	676	284
Toronto	40	56	0	0	5,535	513	676	3
East York	0	0	0	0	198	0	0	0
Etobicoke	61	89	0	0	127	0	0	0
North York	19	191	0	0	719	609	0	48
Scarborough	334	182	0	0	112	43	0	0
York	3	12	0	0	0	0	0	0
York Region	376	737	0	0	0	1,328	17	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	112	78	0	0	0	1,127	17	0
Newmarket	46	0	0	0	0	0	0	0
Richmond Hill	12	176	0	0	0	201	0	0
Vaughan	106	436	0	0	0	0	0	0
Whitchurch-Stouffville	94	30	0	0	0	0	0	0
Peel Region	399	488	20	0	522	411	422	0
Brampton	123	220	20	0	243	0	422	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	276	268	0	0	279	411	0	0
Halton Region	382	774	0	0	335	109	0	0
Burlington	62	130	0	0	150	13	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	266	341	0	0	56	96	0	0
Oakville	54	303	0	0	129	0	0	0
Durham Region	381	178	0	0	0	0	27	0
Ajax	116	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	71	0	0	0	0	0	27	0
Pickering	119	18	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	4	0	0	0	0	0	0
Whitby	75	30	0	0	0	0	0	0
Remainder of Toronto CMA	6	25	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	25	0	0	0	0	4	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	1,811	2,550	20	0	7,398	3,000	1,119	284
Oshawa CMA	146	52	0	0	0	0	27	0
Greater Toronto Area (GTA)	2,013	2,707	20	0	7,548	3,013	1,142	284

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Toronto City	199	456	994	577	317	48	1,510	1,081
Toronto	49	53	668	185	317	0	1,034	238
East York	7	4	198	0	0	0	205	4
Etobicoke	76	10	0	0	0	0	76	10
North York	57	161	120	349	0	48	177	558
Scarborough	8	225	8	43	0	0	16	268
York	2	3	0	0	0	0	2	3
York Region	560	750	0	337	10	0	570	1,087
Aurora	29	9	0	0	0	0	29	9
East Gwillimbury	0	1	0	0	0	0	0	1
Georgina Township	10	3	0	0	0	0	10	3
King Township	0	3	0	0	0	0	0	3
Markham	192	210	0	136	10	0	202	346
Newmarket	7	14	0	0	0	0	7	14
Richmond Hill	50	159	0	201	0	0	50	360
Vaughan	151	271	0	0	0	0	151	271
Whitchurch-Stouffville	121	80	0	0	0	0	121	80
Peel Region	454	845	202	0	0	0	656	845
Brampton	308	665	192	0	0	0	500	665
Caledon	10	7	0	0	0	0	10	7
Mississauga	136	173	10	0	0	0	146	173
Halton Region	539	311	58	139	0	0	597	450
Burlington	109	82	24	6	0	0	133	88
Halton Hills	2	25	0	0	0	0	2	25
Milton	278	21	34	133	0	0	312	154
Oakville	150	183	0	0	0	0	150	183
Durham Region	457	375	37	0	0	0	494	375
Ajax	106	76	0	0	0	0	106	76
Brock	0	0	0	0	0	0	0	0
Clarington	46	80	0	0	0	0	46	80
Oshawa	142	80	23	0	0	0	165	80
Pickering	107	36	0	0	0	0	107	36
Scugog	0	0	0	0	0	0	0	0
Uxbridge	4	21	0	0	0	0	4	21
Whitby	52	82	14	0	0	0	66	82
Remainder of Toronto CMA	60	17	0	0	0	0	60	17
Bradford West Gwillimbury	36	7	0	0	0	0	36	7
Town of Mono	7	2	0	0	0	0	7	2
New Tecumseth	9	6	0	0	0	0	9	6
Orangeville	8	2	0	0	0	0	8	2
Toronto CMA	1,920	2,430	1,230	1,047	327	48	3,477	3,525
Oshawa CMA	240	242	37	0	0	0	277	242
Greater Toronto Area (GTA)	2,209	2,737	1,291	1,053	327	48	3,827	3,838

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	850	1,039	6,719	1,176	676	284	8,245	2,499
Toronto	139	110	5,525	514	676	3	6,340	627
East York	17	8	198	0	0	0	215	8
Etobicoke	120	136	127	0	0	0	247	136
North York	157	423	719	609	0	48	876	1,080
Scarborough	386	340	150	53	0	0	536	393
York	13	22	0	0	0	0	13	22
York Region	2,152	3,341	69	1,430	17	0	2,238	4,771
Aurora	82	28	0	0	0	0	82	28
East Gwillimbury	9	19	0	0	0	0	9	19
Georgina Township	54	31	0	0	0	0	54	31
King Township	7	7	0	0	0	0	7	7
Markham	909	498	0	1,137	17	0	926	1,635
Newmarket	115	114	0	0	0	0	115	114
Richmond Hill	135	501	0	201	0	0	135	702
Vaughan	529	1,658	69	81	0	0	598	1,739
Whitchurch-Stouffville	312	485	0	11	0	0	312	496
Peel Region	1,489	2,146	638	516	442	0	2,569	2,662
Brampton	806	1,689	315	23	442	0	1,563	1,712
Caledon	17	12	0	6	0	0	17	18
Mississauga	666	445	323	487	0	0	989	932
Halton Region	1,913	1,310	658	565	0	0	2,571	1,875
Burlington	277	252	216	87	0	0	493	339
Halton Hills	46	84	0	0	0	0	46	84
Milton	1,118	384	295	393	0	0	1,413	777
Oakville	472	590	147	85	0	0	619	675
Durham Region	1,208	1,032	102	0	27	0	1,337	1,032
Ajax	362	315	0	0	0	0	362	315
Brock	0	0	0	0	0	0	0	0
Clarington	195	197	0	0	0	0	195	197
Oshawa	265	214	29	0	27	0	321	214
Pickering	129	44	18	0	0	0	147	44
Scugog	0	14	0	0	0	0	0	14
Uxbridge	37	50	0	0	0	0	37	50
Whitby	220	198	55	0	0	0	275	198
Remainder of Toronto CMA	326	107	0	20	4	0	330	127
Bradford West Gwillimbury	112	18	0	0	0	0	112	18
Town of Mono	14	9	0	0	0	0	14	9
New Tecumseth	165	50	0	20	4	0	169	70
Orangeville	35	30	0	0	0	0	35	30
Toronto CMA	6,981	8,100	7,886	3,620	1,139	284	16,006	12,004
Oshawa CMA	680	609	84	0	27	0	791	609
Greater Toronto Area (GTA)	7,612	8,868	8,186	3,687	1,162	284	16,960	12,839

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	% Change
Toronto City	125	83	2	10	0	25	911	140	1,038	258	**
Toronto	10	13	0	0	0	0	0	0	10	13	-23.1
East York	5	0	0	0	0	0	0	0	5	0	n/a
Etobicoke	7	11	2	6	0	0	911	0	920	17	**
North York	55	32	0	4	0	9	0	140	55	185	-70.3
Scarborough	47	26	0	0	0	16	0	0	47	42	11.9
York	1	1	0	0	0	0	0	0	1	1	0.0
York Region	418	456	88	72	75	109	681	0	1,262	637	98.1
Aurora	22	7	0	0	0	33	0	0	22	40	-45.0
East Gwillimbury	2	8	0	0	4	0	0	0	6	8	-25.0
Georgina Township	23	6	0	0	0	0	0	0	23	6	**
King Township	0	3	0	0	0	0	0	0	0	3	-100.0
Markham	145	69	24	16	31	36	439	0	639	121	**
Newmarket	33	0	0	18	0	0	0	0	33	18	83.3
Richmond Hill	56	47	6	18	0	22	0	0	62	87	-28.7
Vaughan	112	237	48	4	40	18	242	0	442	259	70.7
Whitchurch-Stouffville	25	79	10	16	0	0	0	0	35	95	-63.2
Peel Region	347	226	114	120	95	111	0	0	556	457	21.7
Brampton	203	173	78	56	32	111	0	0	313	340	-7.9
Caledon	4	7	0	8	0	0	0	0	4	15	-73.3
Mississauga	140	46	36	56	63	0	0	0	239	102	134.3
Halton Region	186	280	52	42	161	92	0	70	399	484	-17.6
Burlington	35	31	14	0	42	45	0	70	91	146	-37.7
Halton Hills	20	19	2	0	15	9	0	0	37	28	32.1
Milton	85	167	32	34	51	0	0	0	168	201	-16.4
Oakville	46	63	4	8	53	38	0	0	103	109	-5.5
Durham Region	245	173	32	4	56	27	0	30	333	234	42.3
Ajax	36	44	32	2	0	0	0	0	68	46	47.8
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	43	26	0	0	5	5	0	30	48	61	-21.3
Oshawa	86	56	0	0	6	16	0	0	92	72	27.8
Pickering	12	8	0	0	12	0	0	0	24	8	200.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	15	0	0	0	9	0	0	0	24	0	n/a
Whitby	53	39	0	2	24	6	0	0	77	47	63.8
Remainder of Toronto CMA	66	26	2	0	0	8	32	0	100	34	194.1
Bradford West Gwillimbury	11	7	0	0	0	0	0	0	11	7	57.1
Town of Mono	4	1	0	0	0	0	0	0	4	1	**
New Tecumseth	44	12	2	0	0	8	32	0	78	20	**
Orangeville	7	6	0	0	0	0	0	0	7	6	16.7
Toronto CMA	1,170	1,092	276	246	310	300	1,624	140	3,380	1,778	90.1
Oshawa CMA	182	121	0	2	35	27	0	30	217	180	20.6
Greater Toronto Area (GTA)	1,321	1,218	288	248	387	364	1,592	240	3,588	2,070	73.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 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	390	406	24	58	225	195	5,076	2,817	5,715	3,476	64.4
Toronto	49	37	12	4	79	127	3,382	2,009	3,522	2,177	61.8
East York	17	8	0	2	12	0	21	0	50	10	**
Etobicoke	45	53	6	32	0	28	1,213	192	1,264	305	**
North York	159	174	2	8	0	9	232	580	393	771	-49.0
Scarborough	113	122	0	0	122	31	228	0	463	153	**
York	7	12	4	12	12	0	0	36	23	60	-61.7
York Region	1,973	2,111	308	244	553	692	957	884	3,791	3,931	-3.6
Aurora	120	50	0	0	13	110	0	0	133	160	-16.9
East Gwillimbury	10	48	0	0	4	0	0	0	14	48	-70.8
Georgina Township	77	40	0	0	0	0	0	0	77	40	92.5
King Township	1	8	0	0	0	0	0	0	1	8	-87.5
Markham	518	513	80	104	208	306	480	357	1,286	1,280	0.5
Newmarket	90	28	0	20	37	34	0	0	127	82	54.9
Richmond Hill	240	258	10	36	92	120	4	187	346	601	-42.4
Vaughan	614	811	192	40	159	122	473	340	1,438	1,313	9.5
Whitchurch-Stouffville	303	355	26	44	40	0	0	0	369	399	-7.5
Peel Region	1,459	1,435	356	476	226	395	805	161	2,846	2,467	15.4
Brampton	1,150	1,096	216	366	108	243	360	0	1,834	1,705	7.6
Caledon	23	38	12	18	0	0	0	0	35	56	-37.5
Mississauga	286	301	128	92	118	152	445	161	977	706	38.4
Halton Region	887	1,000	110	118	599	517	242	70	1,838	1,705	7.8
Burlington	209	145	38	14	103	224	0	70	350	453	-22.7
Halton Hills	73	82	2	0	67	24	0	0	142	106	34.0
Milton	264	523	54	88	269	81	104	0	691	692	-0.1
Oakville	341	250	16	16	160	188	138	0	655	454	44.3
Durham Region	970	1,521	52	38	243	305	36	104	1,301	1,968	-33.9
Ajax	188	579	50	24	118	119	0	0	356	722	-50.7
Brock	0	11	0	0	0	0	0	0	0	11	-100.0
Clarington	147	206	0	2	32	24	36	102	215	334	-35.6
Oshawa	289	337	0	0	6	61	0	0	295	398	-25.9
Pickering	43	54	0	6	17	31	0	2	60	93	-35.5
Scugog	0	22	0	0	0	0	0	0	0	22	-100.0
Uxbridge	75	72	0	0	24	8	0	0	99	80	23.8
Whitby	228	240	2	6	46	62	0	0	276	308	-10.4
Remainder of Toronto CMA	221	127	4	0	7	31	32	0	264	158	67.1
Bradford West Gwillimbury	100	40	0	0	0	0	0	0	100	40	150.0
Town of Mono	29	6	0	0	0	0	0	0	29	6	**
New Tecumseth	67	59	4	0	7	24	32	0	110	83	32.5
Orangeville	25	22	0	0	0	7	0	0	25	29	-13.8
Toronto CMA	5,027	5,639	814	912	1,666	1,764	7,112	3,864	14,619	12,179	20.0
Oshawa CMA	664	783	2	8	84	147	36	102	786	1,040	-24.4
Greater Toronto Area (GTA)	5,679	6,473	850	934	1,846	2,104	7,116	4,036	15,491	13,547	14.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Toronto City	0	25	0	0	906	140	5	0
Toronto	0	0	0	0	0	0	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	906	0	5	0
North York	0	9	0	0	0	140	0	0
Scarborough	0	16	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	75	109	0	0	670	0	11	0
Aurora	0	33	0	0	0	0	0	0
East Gwillimbury	4	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	31	36	0	0	428	0	11	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	22	0	0	0	0	0	0
Vaughan	40	18	0	0	242	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	95	111	0	0	0	0	0	0
Brampton	32	111	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	63	0	0	0	0	0	0	0
Halton Region	161	86	0	6	0	70	0	0
Burlington	42	39	0	6	0	70	0	0
Halton Hills	15	9	0	0	0	0	0	0
Milton	51	0	0	0	0	0	0	0
Oakville	53	38	0	0	0	0	0	0
Durham Region	56	27	0	0	0	30	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	5	5	0	0	0	30	0	0
Oshawa	6	16	0	0	0	0	0	0
Pickering	12	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	9	0	0	0	0	0	0	0
Whitby	24	6	0	0	0	0	0	0
Remainder of Toronto CMA	0	8	0	0	32	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	8	0	0	32	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	310	300	0	0	1,608	140	16	0
Oshawa CMA	35	27	0	0	0	30	0	0
Greater Toronto Area (GTA)	387	358	0	6	1,576	240	16	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 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	195	0	0	4,695	2,625	381	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	1,040	192	173	0
North York	0	9	0	0	232	580	0	0
Scarborough	122	31	0	0	228	0	0	0
York	12	0	0	0	0	36	0	0
York Region	553	692	0	0	923	824	34	60
Aurora	13	110	0	0	0	0	0	0
East Gwillimbury	4	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	208	306	0	0	450	357	30	0
Newmarket	37	34	0	0	0	0	0	0
Richmond Hill	92	120	0	0	0	187	4	0
Vaughan	159	122	0	0	473	280	0	60
Whitchurch-Stouffville	40	0	0	0	0	0	0	0
Peel Region	226	395	0	0	445	138	360	23
Brampton	108	243	0	0	0	0	360	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	118	152	0	0	445	138	0	23
Halton Region	599	497	0	20	242	70	0	0
Burlington	103	204	0	20	0	70	0	0
Halton Hills	67	24	0	0	0	0	0	0
Milton	269	81	0	0	104	0	0	0
Oakville	160	188	0	0	138	0	0	0
Durham Region	243	305	0	0	36	104	0	0
Ajax	118	119	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	32	24	0	0	36	102	0	0
Oshawa	6	61	0	0	0	0	0	0
Pickering	17	31	0	0	0	2	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	24	8	0	0	0	0	0	0
Whitby	46	62	0	0	0	0	0	0
Remainder of Toronto CMA	7	31	0	0	32	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	24	0	0	32	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	1,666	1,764	0	0	6,337	3,589	775	275
Oshawa CMA	84	147	0	0	36	102	0	0
Greater Toronto Area (GTA)	1,846	2,084	0	20	6,341	3,761	775	275

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
May 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Toronto City	127	118	906	140	5	0	1,038	258
Toronto	10	13	0	0	0	0	10	13
East York	5	0	0	0	0	0	5	0
Etobicoke	9	17	906	0	5	0	920	17
North York	55	45	0	140	0	0	55	185
Scarborough	47	42	0	0	0	0	47	42
York	1	1	0	0	0	0	1	1
York Region	562	619	689	18	11	0	1,262	637
Aurora	22	40	0	0	0	0	22	40
East Gwillimbury	6	8	0	0	0	0	6	8
Georgina Township	23	6	0	0	0	0	23	6
King Township	0	3	0	0	0	0	0	3
Markham	200	121	428	0	11	0	639	121
Newmarket	33	0	0	18	0	0	33	18
Richmond Hill	62	87	0	0	0	0	62	87
Vaughan	181	259	261	0	0	0	442	259
Whitchurch-Stouffville	35	95	0	0	0	0	35	95
Peel Region	556	457	0	0	0	0	556	457
Brampton	313	340	0	0	0	0	313	340
Caledon	4	15	0	0	0	0	4	15
Mississauga	239	102	0	0	0	0	239	102
Halton Region	328	399	71	79	0	6	399	484
Burlington	71	67	20	73	0	6	91	146
Halton Hills	37	28	0	0	0	0	37	28
Milton	117	201	51	0	0	0	168	201
Oakville	103	103	0	6	0	0	103	109
Durham Region	308	204	25	30	0	0	333	234
Ajax	68	46	0	0	0	0	68	46
Brock	0	0	0	0	0	0	0	0
Clarington	43	31	5	30	0	0	48	61
Oshawa	86	72	6	0	0	0	92	72
Pickering	24	8	0	0	0	0	24	8
Scugog	0	0	0	0	0	0	0	0
Uxbridge	21	0	3	0	0	0	24	0
Whitby	66	47	11	0	0	0	77	47
Remainder of Toronto CMA	65	34	35	0	0	0	100	34
Bradford West Gwillimbury	11	7	0	0	0	0	11	7
Town of Mono	4	1	0	0	0	0	4	1
New Tecumseth	43	20	35	0	0	0	78	20
Orangeville	7	6	0	0	0	0	7	6
Toronto CMA	1,680	1,614	1,684	164	16	0	3,380	1,778
Oshawa CMA	195	150	22	30	0	0	217	180
Greater Toronto Area (GTA)	1,881	1,797	1,691	267	16	6	3,588	2,070

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Toronto City	639	540	4,695	2,744	381	192	5,715	3,476
Toronto	140	49	3,195	1,936	187	192	3,522	2,177
East York	29	10	0	0	21	0	50	10
Etobicoke	51	113	1,040	192	173	0	1,264	305
North York	161	191	232	580	0	0	393	771
Scarborough	235	153	228	0	0	0	463	153
York	23	24	0	36	0	0	23	60
York Region	2,721	2,967	1,036	904	34	60	3,791	3,931
Aurora	133	160	0	0	0	0	133	160
East Gwillimbury	14	48	0	0	0	0	14	48
Georgina Township	77	40	0	0	0	0	77	40
King Township	1	8	0	0	0	0	1	8
Markham	764	861	492	419	30	0	1,286	1,280
Newmarket	127	64	0	18	0	0	127	82
Richmond Hill	323	414	19	187	4	0	346	601
Vaughan	927	973	511	280	0	60	1,438	1,313
Whitchurch-Stouffville	355	399	14	0	0	0	369	399
Peel Region	2,028	2,229	458	215	360	23	2,846	2,467
Brampton	1,474	1,698	0	7	360	0	1,834	1,705
Caledon	25	54	10	2	0	0	35	56
Mississauga	529	477	448	206	0	23	977	706
Halton Region	1,315	1,480	523	195	0	30	1,838	1,705
Burlington	296	270	54	153	0	30	350	453
Halton Hills	142	106	0	0	0	0	142	106
Milton	367	692	324	0	0	0	691	692
Oakville	510	412	145	42	0	0	655	454
Durham Region	1,216	1,779	85	188	0	1	1,301	1,968
Ajax	356	702	0	20	0	0	356	722
Brock	0	11	0	0	0	0	0	11
Clarington	155	212	60	121	0	1	215	334
Oshawa	289	382	6	16	0	0	295	398
Pickering	60	62	0	31	0	0	60	93
Scugog	0	22	0	0	0	0	0	22
Uxbridge	91	80	8	0	0	0	99	80
Whitby	265	308	11	0	0	0	276	308
Remainder of Toronto CMA	226	148	38	10	0	0	264	158
Bradford West Gwillimbury	100	40	0	0	0	0	100	40
Town of Mono	29	6	0	0	0	0	29	6
New Tecumseth	72	73	38	10	0	0	110	83
Orangeville	25	29	0	0	0	0	25	29
Toronto CMA	7,140	7,938	6,704	3,966	775	275	14,619	12,179
Oshawa CMA	709	902	77	137	0	1	786	1,040
Greater Toronto Area (GTA)	7,919	8,995	6,797	4,246	775	306	15,491	13,547

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2008	0	0.0	0	0.0	45	34.6	15	11.5	70	53.8	130	589,900	752,337
May 2007	0	0.0	4	4.5	1	1.1	6	6.8	77	87.5	88	899,000	982,960
Year-to-date 2008	2	0.5	3	0.7	86	20.1	41	9.6	296	69.2	428	799,060	925,177
Year-to-date 2007	0	0.0	46	11.2	45	11.0	36	8.8	283	69.0	410	800,000	897,402
Toronto													
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	799,500	1,239,700
May 2007	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	899,000	1,029,993
Year-to-date 2008	0	0.0	0	0.0	1	1.5	4	6.2	60	92.3	65	900,000	1,222,869
Year-to-date 2007	0	0.0	0	0.0	1	2.1	2	4.2	45	93.8	48	900,000	1,094,983
East York													
May 2008	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
May 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	8	44.4	10	55.6	18	557,500	659,772
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													
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	895,000	948,200
May 2007	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	800,000	764,081
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	44	100.0	44	900,000	961,111
Year-to-date 2007	0	0.0	3	5.1	0	0.0	17	28.8	39	66.1	59	749,000	764,127
North York													
May 2008	0	0.0	0	0.0	0	0.0	11	19.6	45	80.4	56	799,060	955,975
May 2007	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	1,199,000	1,327,973
Year-to-date 2008	2	1.1	1	0.6	0	0.0	14	7.7	164	90.6	181	999,000	1,160,426
Year-to-date 2007	0	0.0	0	0.0	1	0.6	0	0.0	162	99.4	163	1,198,000	1,244,260
Scarborough													
May 2008	0	0.0	0	0.0	45	93.8	2	4.2	1	2.1	48	354,990	379,589
May 2007	0	0.0	4	16.7	1	4.2	2	8.3	17	70.8	24	547,990	542,321
Year-to-date 2008	0	0.0	2	1.8	85	75.9	14	12.5	11	9.8	112	375,900	412,986
Year-to-date 2007	0	0.0	41	34.2	42	35.0	11	9.2	26	21.7	120	374,900	426,757
York													
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2008	2	0.5	48	11.6	36	8.7	156	37.7	172	41.5	414	475,990	534,803
May 2007	10	2.2	15	3.3	42	9.2	216	47.5	172	37.8	455	485,900	504,235
Year-to-date 2008	13	0.7	91	4.6	169	8.6	903	46.0	786	40.1	1,962	477,990	513,261
Year-to-date 2007	50	2.4	91	4.3	247	11.7	913	43.2	813	38.5	2,114	479,990	503,969
Aurora													
May 2008	0	0.0	0	0.0	0	0.0	9	40.9	13	59.1	22	513,400	516,772
May 2007	0	0.0	0	0.0	2	28.6	2	28.6	3	42.9	7	--	--
Year-to-date 2008	0	0.0	0	0.0	2	1.7	58	48.7	59	49.6	119	494,900	519,762
Year-to-date 2007	0	0.0	2	3.9	5	9.8	22	43.1	22	43.1	51	498,900	529,079
East Gwillimbury													
May 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
May 2007	4	50.0	3	37.5	0	0.0	0	0.0	1	12.5	8	--	--
Year-to-date 2008	1	10.0	2	20.0	1	10.0	3	30.0	3	30.0	10	440,400	489,810
Year-to-date 2007	15	31.3	15	31.3	1	2.1	0	0.0	17	35.4	48	314,900	452,197
Georgina Township													
May 2008	2	8.7	14	60.9	5	21.7	0	0.0	2	8.7	23	334,900	363,260
May 2007	4	66.7	1	16.7	0	0.0	0	0.0	1	16.7	6	--	--
Year-to-date 2008	10	13.0	33	42.9	21	27.3	0	0.0	13	16.9	77	340,900	428,532
Year-to-date 2007	27	65.9	7	17.1	2	4.9	0	0.0	5	12.2	41	280,000	328,019
King Township													
May 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2007	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
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	8	100.0	8	--	--
Markham													
May 2008	0	0.0	34	23.4	15	10.3	60	41.4	36	24.8	145	450,990	473,843
May 2007	0	0.0	11	15.9	16	23.2	40	58.0	2	2.9	69	405,990	409,670
Year-to-date 2008	0	0.0	47	9.1	68	13.1	266	51.4	137	26.4	518	459,490	472,709
Year-to-date 2007	2	0.4	50	9.7	101	19.7	219	42.7	141	27.5	513	440,990	456,422
Newmarket													
May 2008	0	0.0	0	0.0	15	48.4	12	38.7	4	12.9	31	400,900	416,907
May 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	1.1	36	40.9	31	35.2	20	22.7	88	413,490	433,017
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													
May 2008	0	0.0	0	0.0	1	1.8	31	55.4	24	42.9	56	489,990	517,167
May 2007	0	0.0	0	0.0	3	6.4	17	36.2	27	57.4	47	510,990	536,008
Year-to-date 2008	0	0.0	0	0.0	2	0.8	131	55.5	103	43.6	236	485,990	557,488
Year-to-date 2007	0	0.0	0	0.0	9	3.4	109	41.6	144	55.0	262	505,990	534,679
Vaughan													
May 2008	0	0.0	0	0.0	0	0.0	26	23.4	85	76.6	111	558,990	689,935
May 2007	1	0.4	0	0.0	11	4.7	108	45.8	116	49.2	236	499,900	536,887
Year-to-date 2008	1	0.2	0	0.0	8	1.3	186	30.4	417	68.1	612	530,900	583,908
Year-to-date 2007	2	0.2	0	0.0	63	7.9	306	38.2	430	53.7	801	508,990	559,653
Whitchurch-Stouffville													
May 2008	0	0.0	0	0.0	0	0.0	17	70.8	7	29.2	24	436,575	557,630
May 2007	1	1.3	0	0.0	10	12.7	49	62.0	19	24.1	79	427,000	468,606
Year-to-date 2008	1	0.3	8	2.7	31	10.3	228	75.7	33	11.0	301	422,618	445,231
Year-to-date 2007	2	0.6	7	1.9	49	13.6	257	71.2	46	12.7	361	429,910	453,970

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2008	0	0.0	11	4.4	31	12.4	111	44.4	97	38.8	250	486,990	517,191
May 2007	3	1.4	77	36.0	67	31.3	30	14.0	37	17.3	214	373,240	400,677
Year-to-date 2008	12	0.9	149	11.6	323	25.1	455	35.4	347	27.0	1,286	429,900	472,700
Year-to-date 2007	26	2.2	280	23.3	310	25.8	381	31.7	204	17.0	1,201	398,900	432,865
Brampton													
May 2008	0	0.0	11	8.8	31	24.8	53	42.4	30	24.0	125	431,990	461,368
May 2007	3	1.9	76	48.1	67	42.4	12	7.6	0	0.0	158	348,495	353,676
Year-to-date 2008	12	1.2	149	15.1	323	32.7	336	34.0	167	16.9	987	401,990	427,321
Year-to-date 2007	26	3.0	278	32.4	305	35.6	201	23.5	47	5.5	857	374,990	382,466
Caledon													
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
May 2007	0	0.0	1	10.0	0	0.0	1	10.0	8	80.0	10	525,900	561,150
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	13.0	20	87.0	23	900,000	1,006,522
Year-to-date 2007	0	0.0	2	5.3	0	0.0	8	21.1	28	73.7	38	637,500	765,816
Mississauga													
May 2008	0	0.0	0	0.0	0	0.0	58	47.9	63	52.1	121	510,900	559,725
May 2007	0	0.0	0	0.0	0	0.0	17	37.0	29	63.0	46	509,900	527,229
Year-to-date 2008	0	0.0	0	0.0	0	0.0	116	42.0	160	58.0	276	519,945	590,493
Year-to-date 2007	0	0.0	0	0.0	5	1.6	172	56.2	129	42.2	306	489,900	532,670
Halton Region													
May 2008	0	0.0	6	3.4	47	26.3	62	34.6	64	35.8	179	470,900	572,185
May 2007	3	1.0	41	13.9	99	33.4	95	32.1	58	19.6	296	410,900	443,554
Year-to-date 2008	0	0.0	36	4.0	225	25.0	287	31.9	351	39.0	899	450,990	552,853
Year-to-date 2007	28	2.8	171	16.9	282	27.9	284	28.1	244	24.2	1,009	405,900	487,289
Burlington													
May 2008	0	0.0	2	6.7	15	50.0	12	40.0	1	3.3	30	389,000	435,937
May 2007	2	6.3	26	81.3	0	0.0	2	6.3	2	6.3	32	322,000	332,656
Year-to-date 2008	0	0.0	14	6.8	86	42.0	81	39.5	24	11.7	205	400,000	460,360
Year-to-date 2007	21	13.8	74	48.7	16	10.5	15	9.9	26	17.1	152	322,000	409,955
Halton Hills													
May 2008	0	0.0	0	0.0	3	15.8	6	31.6	10	52.6	19	550,000	620,173
May 2007	0	0.0	0	0.0	4	18.2	14	63.6	4	18.2	22	449,900	491,963
Year-to-date 2008	0	0.0	3	4.0	23	30.7	22	29.3	27	36.0	75	410,900	516,861
Year-to-date 2007	1	1.2	3	3.6	23	27.7	49	59.0	7	8.4	83	410,900	443,539
Milton													
May 2008	0	0.0	4	4.7	29	33.7	40	46.5	13	15.1	86	440,900	447,546
May 2007	1	0.6	15	8.3	95	52.8	69	38.3	0	0.0	180	389,900	403,064
Year-to-date 2008	0	0.0	19	7.1	111	41.6	114	42.7	23	8.6	267	401,900	425,802
Year-to-date 2007	6	1.1	92	17.6	241	46.0	183	34.9	2	0.4	524	389,900	392,183
Oakville													
May 2008	0	0.0	0	0.0	0	0.0	4	9.1	40	90.9	44	653,445	887,970
May 2007	0	0.0	0	0.0	0	0.0	10	16.1	52	83.9	62	559,490	601,169
Year-to-date 2008	0	0.0	0	0.0	5	1.4	70	19.9	277	78.7	352	572,990	710,761
Year-to-date 2007	0	0.0	2	0.8	2	0.8	37	14.8	209	83.6	250	593,990	748,174

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2008	79	32.5	41	16.9	31	12.8	45	18.5	47	19.3	243	352,990	391,674
May 2007	73	43.2	37	21.9	18	10.7	22	13.0	19	11.2	169	321,090	354,940
Year-to-date 2008	280	28.7	173	17.7	128	13.1	188	19.2	208	21.3	977	359,900	396,678
Year-to-date 2007	492	33.8	258	17.7	208	14.3	332	22.8	165	11.3	1,455	347,295	367,852
Ajax													
May 2008	0	0.0	0	0.0	1	2.8	8	22.2	27	75.0	36	581,100	562,919
May 2007	5	13.2	1	2.6	3	7.9	15	39.5	14	36.8	38	478,250	467,276
Year-to-date 2008	2	1.1	2	1.1	12	6.3	61	32.1	113	59.5	190	516,050	520,434
Year-to-date 2007	48	8.3	72	12.5	91	15.8	233	40.5	131	22.8	575	429,900	433,398
Brock													
May 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2008	17	38.6	11	25.0	10	22.7	3	6.8	3	6.8	44	334,445	348,770
May 2007	16	66.7	5	20.8	2	8.3	1	4.2	0	0.0	24	283,945	289,553
Year-to-date 2008	62	40.5	41	26.8	25	16.3	15	9.8	10	6.5	153	320,900	343,324
Year-to-date 2007	122	61.3	35	17.6	17	8.5	21	10.6	4	2.0	199	287,990	302,221
Oshawa													
May 2008	39	45.9	17	20.0	13	15.3	16	18.8	0	0.0	85	312,990	329,253
May 2007	33	54.1	18	29.5	10	16.4	0	0.0	0	0.0	61	290,990	305,812
Year-to-date 2008	116	40.7	69	24.2	45	15.8	52	18.2	3	1.1	285	321,990	333,551
Year-to-date 2007	201	60.7	79	23.9	34	10.3	13	3.9	4	1.2	331	281,990	298,686
Pickering													
May 2008	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	564,400	577,358
May 2007	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	--	--
Year-to-date 2008	0	0.0	0	0.0	1	2.2	2	4.4	42	93.3	45	592,200	604,393
Year-to-date 2007	0	0.0	12	22.2	17	31.5	13	24.1	12	22.2	54	399,900	443,096
Scugog													
May 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2008	6	40.0	1	6.7	0	0.0	5	33.3	3	20.0	15	428,800	426,700
May 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	16	21.3	14	18.7	2	2.7	19	25.3	24	32.0	75	441,100	429,883
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													
May 2008	17	33.3	12	23.5	7	13.7	12	23.5	3	5.9	51	326,900	357,855
May 2007	19	50.0	13	34.2	2	5.3	3	7.9	1	2.6	38	302,945	316,915
Year-to-date 2008	84	36.7	47	20.5	43	18.8	39	17.0	16	7.0	229	332,990	356,516
Year-to-date 2007	84	37.5	52	23.2	42	18.8	40	17.9	6	2.7	224	334,895	342,185

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2008	44	66.7	6	9.1	7	10.6	1	1.5	8	12.1	66	289,900	322,218
May 2007	17	65.4	8	30.8	0	0.0	0	0.0	1	3.8	26	289,950	298,208
Year-to-date 2008	67	30.2	50	22.5	44	19.8	13	5.9	48	21.6	222	349,900	380,976
Year-to-date 2007	78	61.4	31	24.4	5	3.9	4	3.1	9	7.1	127	290,000	384,523
Bradford West Gwillimbury													
May 2008	0	0.0	3	27.3	7	63.6	1	9.1	0	0.0	11	350,000	363,053
May 2007	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2008	9	9.0	40	40.0	42	42.0	7	7.0	2	2.0	100	350,000	354,467
Year-to-date 2007	18	45.0	12	30.0	2	5.0	2	5.0	6	15.0	40	329,900	412,983
Town of Mono													
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
May 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	3.3	29	96.7	30	557,400	587,360
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
New Tecumseth													
May 2008	43	97.7	1	2.3	0	0.0	0	0.0	0	0.0	44	263,990	267,525
May 2007	12	100.0	0	0.0	0	0.0	0	0.0	0	0.0	12	258,900	263,825
Year-to-date 2008	55	82.1	4	6.0	2	3.0	1	1.5	5	7.5	67	273,990	307,668
Year-to-date 2007	51	85.0	9	15.0	0	0.0	0	0.0	0	0.0	60	269,900	271,478
Orangeville													
May 2008	1	14.3	2	28.6	0	0.0	0	0.0	4	57.1	7	--	--
May 2007	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2008	3	12.0	6	24.0	0	0.0	4	16.0	12	48.0	25	450,900	435,814
Year-to-date 2007	9	40.9	10	45.5	3	13.6	0	0.0	0	0.0	22	312,400	315,318
Toronto CMA													
May 2008	52	4.9	70	6.5	152	14.2	347	32.4	451	42.1	1,072	480,900	552,904
May 2007	36	3.3	120	11.0	213	19.5	363	33.2	361	33.0	1,093	452,990	505,408
Year-to-date 2008	112	2.3	331	6.8	776	15.8	1,700	34.7	1,983	40.5	4,902	470,900	541,906
Year-to-date 2007	246	4.5	637	11.8	988	18.3	1,861	34.4	1,678	31.0	5,410	436,445	504,787
Oshawa CMA													
May 2008	73	40.6	40	22.2	30	16.7	31	17.2	6	3.3	180	326,945	342,128
May 2007	68	55.3	36	29.3	14	11.4	4	3.3	1	0.8	123	290,990	306,070
Year-to-date 2008	262	39.3	157	23.5	113	16.9	106	15.9	29	4.3	667	325,900	343,677
Year-to-date 2007	407	54.0	166	22.0	93	12.3	74	9.8	14	1.9	754	292,900	312,556
Greater Toronto Area													
May 2008	81	6.7	106	8.7	190	15.6	389	32.0	450	37.0	1,216	464,950	531,339
May 2007	89	7.3	174	14.2	227	18.6	369	30.2	363	29.7	1,222	428,500	485,229
Year-to-date 2008	307	5.5	452	8.1	931	16.8	1,874	33.8	1,988	35.8	5,552	452,990	521,516
Year-to-date 2007	596	9.6	846	13.7	1,092	17.6	1,946	31.4	1,709	27.6	6,189	421,900	481,533

Source: CMHC (Market Absorption Survey)

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

Submarket	May 2008	May 2007	% Change	YTD 2008	YTD 2007	% Change
Toronto City	752,337	982,960	-23.5	925,177	897,402	3.1
Toronto	1,239,700	1,029,993	20.4	1,222,869	1,094,983	11.7
East York	--	--	n/a	659,772	731,429	-9.8
Etobicoke	948,200	764,081	24.1	961,111	764,127	25.8
North York	955,975	1,327,973	-28.0	1,160,426	1,244,260	-6.7
Scarborough	379,589	542,321	-30.0	412,986	426,757	-3.2
York	--	--	n/a	--	--	n/a
York Region	534,803	504,235	6.1	513,261	503,969	1.8
Aurora	516,772	--	n/a	519,762	529,079	-1.8
East Gwillimbury	--	--	n/a	489,810	452,197	8.3
Georgina Township	363,260	--	n/a	428,532	328,019	30.6
King Township	--	--	n/a	--	--	n/a
Markham	473,843	409,670	15.7	472,709	456,422	3.6
Newmarket	416,907	--	n/a	433,017	349,631	23.8
Richmond Hill	517,167	536,008	-3.5	557,488	534,679	4.3
Vaughan	689,935	536,887	28.5	583,908	559,653	4.3
Whitchurch-Stouffville	557,630	468,606	19.0	445,231	453,970	-1.9
Peel Region	517,191	400,677	29.1	472,700	432,865	9.2
Brampton	461,368	353,676	30.4	427,321	382,466	11.7
Caledon	--	561,150	n/a	1,006,522	765,816	31.4
Mississauga	559,725	527,229	6.2	590,493	532,670	10.9
Halton Region	572,185	443,554	29.0	552,853	487,289	13.5
Burlington	435,937	332,656	31.0	460,360	409,955	12.3
Halton Hills	620,173	491,963	26.1	516,861	443,539	16.5
Milton	447,546	403,064	11.0	425,802	392,183	8.6
Oakville	887,970	601,169	47.7	710,761	748,174	-5.0
Durham Region	391,674	354,940	10.3	396,678	367,852	7.8
Ajax	562,919	467,276	20.5	520,434	433,398	20.1
Brock	--	--	n/a	--	--	n/a
Clarington	348,770	289,553	20.5	343,324	302,221	13.6
Oshawa	329,253	305,812	7.7	333,551	298,686	11.7
Pickering	577,358	--	n/a	604,393	443,096	36.4
Scugog	--	--	n/a	--	--	n/a
Uxbridge	426,700	--	n/a	429,883	366,276	17.4
Whitby	357,855	316,915	12.9	356,516	342,185	4.2
Remainder of Toronto CMA	322,218	298,208	8.1	380,976	384,523	-0.9
Bradford West Gwillimbury	363,053	--	n/a	354,467	412,983	-14.2
Town of Mono	--	--	n/a	587,360	--	n/a
New Tecumseth	267,525	263,825	1.4	307,668	271,478	13.3
Orangeville	--	--	n/a	435,814	315,318	38.2
Toronto CMA	552,904	505,408	9.4	541,906	504,787	7.4
Oshawa CMA	342,128	306,070	11.8	343,677	312,556	10.0
Greater Toronto Area (GTA)	531,339	485,229	9.5	521,516	481,533	8.3

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
May 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	6,778	18,691	13,938	48.6	398,687	5.2	381,314
	May	9,411	-15.3	6,997	18,715	13,796	50.7	398,148	4.0	384,062
	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	41,021	8.4		72,880			372,267	4.3	
	YTD 2008	35,894	-12.5		74,291			388,941	4.5	

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¹Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa
May 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	1,502	57.3	265,508	5.9	271,637
	February	791	-3.7	826	1,364	1,378	59.9	263,039	2.3	262,736
	March	969	-1.4	841	1,532	1,302	64.6	265,022	2.7	263,084
	April	1,083	16.3	854	1,795	1,387	61.5	232,285	-11.3	230,847
	May	1,192	16.9	885	1,958	1,472	60.1	275,723	4.4	269,178
	June	1,110	16.2	881	1,596	1,420	62.0	271,394	2.1	265,040
	July	958	19.8	896	1,393	1,479	60.5	267,497	3.1	266,344
	August	884	16.3	889	1,440	1,453	61.2	265,493	2.3	266,021
	September	721	0.1	752	1,519	1,401	53.6	271,149	5.8	270,410
	October	811	16.4	877	1,458	1,496	58.6	273,742	6.6	274,160
	November	694	9.5	840	1,057	1,460	57.5	272,532	8.9	274,849
	December	423	-15.2	757	522	1,477	51.3	273,379	10.0	282,940
2008	January	554	-4.6	815	1,558	1,523	53.5	243,652	-8.2	249,564
	February	770	-2.7	796	1,450	1,467	54.3	271,408	3.2	271,192
	March	824	-15.0	717	1,693	1,453	49.3	275,656	4.0	273,726
	April	989	-8.7	785	2,111	1,627	48.3	275,751	18.7	274,081
	May	1,051	-11.8	778	2,049	1,528	50.9	282,717	2.5	276,139
	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	4,616	7.6		8,168			259,826	0.2	
	YTD 2008	4,188	-9.3		8,861			272,436	4.9	

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¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA
May 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	145.8	112.2	2,936	6.4	69.4	823
	May	679	6.15	6.65		113.3	2,947	6.5	69.7	828
	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
May 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	145.8	112.2	181.8	7.6	68.7	838
	May	679	6.15	6.65		113.3	182.1	7.9	68.9	833
	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 2006 Census area definitions.

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