

RENOVATION AND HOME PURCHASE DETAILED TABLES

Toronto



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released:

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2009 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

TABLE OF CONTENTS

2009

Methodology	4
Renovation	6
Intention to Renovate	12
Home Purchase	16
Intention to Purchase	23

METHODOLOGY

The Renovation and Home Purchase Survey was conducted in March of 2009.

How do we define households who performed renovations in 2008?

Homeowner households who completed renovations on their primary residence in 2008, spending any amount, are deemed to have performed renovations last year.

How do we define households who intend to renovate in 2009?

Homeowner households who identified that they had commenced renovations of \$1,000 or more in 2009 or plan to commence renovations of \$1,000 or more in 2009 are considered to be renovation intenders. Intenders are divided into three categories – those having very high confidence that they will renovate their home in 2009, those having high confidence that they will renovate their home in 2009, and those having low confidence that they will renovate their home in 2009. Those that have already started renovations are classified as having a very high intention of renovating. Characteristics are only gathered from those households that have a high or very high intention of renovating.

How do we define households who purchased a home in 2008?

All households who signed a final purchase agreement in 2008 are classified as home purchasers.

How do we define households who intend to purchase a home in 2009?

All households who signed a final purchase agreement in 2009 or indicated that they are intending to buy home in 2009 are considered home purchase intenders. Intenders are asked if this intention is very high, high, or low. Households who have signed a final purchase agreement in 2009 are deemed to have a very high intention of purchasing a home. Characteristics are only gathered from those households that have a high or very high intention of purchasing a home.

Sample and geographic coverage

The Renovation and Home Purchase Survey was conducted in the Census Metropolitan Areas of St. John's, Halifax, Québec, Montréal, Ottawa, Toronto, Winnipeg, Calgary, Edmonton and Vancouver. Households in these centres were classified as renovators, renovation intenders, home purchasers, and home purchase intenders. Profile characteristics were collected for renovators in all centres; however, profile characteristics for home purchasers, renovation intenders, and home purchase intenders were only collected for households in five major centres: Halifax, Montréal, Toronto, Calgary, and Vancouver.

The survey was conducted on a random sample of households in each CMA by using a list of geographically stratified telephone numbers. The actual number of households telephoned varied by centre. The sample size was set to get profile characteristics for 400 purchase intenders, 800 renovating households and 1,200 households who intend to renovate. The actual sample size was determined based on the centre's expected response rate and the incidence rate of the four characteristics of interest.

The survey results were weighted according to the sampling scheme and adjusted for non-response. The weights were then adjusted to add up to the projected number of households in the CMA as of

March 2009. The weights for households who were asked profile questions were adjusted to aggregate to the number of households expected to have that characteristic in the CMA based on the high level survey results.

IMPORTANT: COLUMN TOTALS ARE ROUNDED NUMBERS

Abbreviations

DK= Do Not Know

NR = No Response

Hhlds = Households

CMA = Census Metropolitan Area

RRSP = Registered Retirement Savings Plan

Contacts

St. John's: Chris Janes, CMHC, (709) 772-2403, cjanes@cmhc-schl.gc.ca

Halifax: Matthew Gilmore, CMHC, (902) 426-4686 (5886), mgilmore@cmhc-schl.gc.ca

Québec: Elisabeth Koulouris, CMHC, (418) 649-8098, ekoulour@cmhc-schl.gc.ca

Montréal: Bertrand Recher, CMHC, (514) 283-2758, brecher@cmhc-schl.gc.ca

Ottawa: Sandra Perez Torres, CMHC, (613) 748-5120, sperezto@cmhc-schl.gc.ca

Toronto: Shaun Hildebrand, CMHC, (416) 218-3466, shildebr@cmhc-schl.gc.ca

Winnipeg: Jeff Powell, CMHC, (204) 983-0892, jpowell@cmhc-schl.gc.ca

Edmonton: Richard Goatcher, CMHC, (780) 423-8729, rgoatche@cmhc-schl.gc.ca

Calgary: Lai Sing Louie, CMHC, (403) 515-2991, llouie@cmhc-schl.gc.ca

Vancouver: Robyn Adamache, CMHC, (604) 737-4144, radamach@cmhc-schl.gc.ca

RENOVATION

2009

Table 1: Households by Type of Renovation and Period of Construction	7
Table 2: Households by Type of Renovation and Age of Respondent	7
Table 3: Households by Type of Renovation and Household Income	8
Table 4: Households by Type of Renovation	8
Table 5: Reasons Households Decide to Renovate	9
Table 6: How the Renovation Work was Completed	9
Table 7: Average Cost of Renovations by Period of Construction	10
Table 8: Average Cost of Renovations by Household Income	10
Table 9: How was the Renovation Work Paid for?	11

Table 1: Households by Type of Renovation and Period of Construction
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Period of Construction	Total Owned Hhlds ¹	Type of Renovation ²									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
1920 or before	96,835	48,289	50%	26,890	56%	35,128	73%	13,730	28%	--	--
1920-1945	94,931	48,064	51%	25,640	53%	35,718	74%	13,294	28%	--	--
1946-1960	194,463	76,033	39%	41,612	55%	52,343	69%	18,529	24%	606	1%
1961-1970	129,781	48,143	37%	23,370	49%	37,232	77%	13,115	27%	656	1%
1971-1980	172,162	67,545	39%	28,166	42%	53,710	80%	14,332	21%	--	--
1981-1990	214,237	99,346	46%	42,342	43%	76,045	77%	19,041	19%	--	--
1991-1995	62,864	24,341	39%	13,453	55%	15,929	65%	5,596	23%	556	2%
1996-2000	111,123	25,867	23%	9,034	35%	20,664	80%	4,253	16%	421	2%
2001-2005	122,740	40,204	33%	9,073	23%	36,016	90%	4,885	12%	--	--
2006-2008	33,498	4,900	15%	514	10%	4,900	100%	514	10%	--	--
DK/NR	73,067	23,827	33%	14,618	61%	12,785	54%	4,057	17%	481	2%
Total	1,305,701	506,559	39%	234,712	46%	380,470	75%	111,346	22%	2,720	1%

¹This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

²As a proportion of those performing renovations in 2008

Table 2: Households by Type of Renovation and Age of Respondent
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Age	Total Owned Hhlds ¹	Type of Renovation ²									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
18-24 years	8,372	1,835	22%	679	37%	1,835	100%	679	37%	--	--
25-34 years	101,729	38,421	38%	16,375	43%	30,198	79%	8,708	23%	556	1%
35-44 years	325,838	110,755	34%	45,556	41%	87,100	79%	21,901	20%	--	--
45-54 years	381,389	165,930	44%	82,452	50%	120,806	73%	37,749	23%	421	0%
55-64 years	256,029	99,209	39%	41,049	41%	84,675	85%	26,515	27%	--	--
65+ years	222,614	84,557	38%	46,231	55%	52,048	62%	14,984	18%	1,262	1%
DK/NR	9,731	5,852	60%	2,372	41%	3,809	65%	810	14%	481	8%
Total	1,305,702	506,559	39%	234,714	46%	380,471	75%	111,346	22%	2,720	1%

¹This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

²As a proportion of those performing renovations in 2008

Table 3: Households by Type of Renovation and Household Income
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Income	Total Owned Hhlds ¹	Type of Renovation ²									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
Less than \$40,000	120,990	44,001	36%	23,539	53%	24,388	55%	5,003	11%	1,078	2%
\$40,000 - \$59,999	146,628	56,449	38%	24,156	48%	41,609	74%	9,316	17%	--	--
\$60,000-\$79,999	130,502	42,619	33%	21,078	48%	28,233	66%	6,693	16%	--	--
\$80,000 - \$99,999	198,795	78,514	39%	37,889	48%	59,643	76%	19,624	25%	606	1%
\$100,000+	439,468	190,123	43%	78,311	48%	159,458	84%	47,646	25%	--	--
Income Not Provided	269,319	94,852	35%	49,740	48%	67,141	71%	23,065	24%	1,037	1%
Total	1,305,702	506,558	39%	234,713	48%	380,472	75%	111,347	22%	2,721	1%

¹This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

²As a proportion of those who performed renovations in 2008

Table 4: Households by Type of Renovation
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Type of Renovation ¹	Hhlds	%
Structural additions or extensions	36,496	7%
Remodelling of rooms	130,222	26%
Fences, driveways, patios, swimming pools or major landscaping	97,103	19%
Roofs and eavestroughing	77,617	15%
Exterior walls	19,633	4%
Windows and doors	106,915	21%
Painting or wallpapering	152,702	30%
Interior walls and ceilings	70,038	14%
Hard surface flooring and wall-to-wall carpeting	149,202	29%
Plumbing fixtures and equipment	68,654	14%
Heating and/or air conditioning equipment	42,673	8%
Electrical Fixtures and Equipment	66,225	13%
Built-in Appliances	20,813	4%
Other	76,790	15%
Don't know/No Response	4,531	1%
Households	506,558	

¹Multiple responses permitted.

Table 5: Reasons Households Decide to Renovate
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Reasons ¹	Hhlds	%
Needed Repairs	164,623	32%
Major Repairs	61,428	12%
Minor Repairs	102,214	20%
Don't Know	980	0%
Needed Maintenance	106,718	21%
Wanted to update or add value, or are preparing to sell the residence	271,019	54%
Needed more space	28,213	6%
To make the home more energy efficient	43,264	9%
Other	58,121	11%
DK/NR	3,105	1%
Households	506,558	

¹Multiple responses permitted.

Table 6: How the Renovation Work was Completed
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

How was the work completed?	Hhlds	%
Contracted out all the work (Paid)	233,649	46%
Did the work myself with friends/family (Unpaid)	105,623	21%
Both	132,132	26%
Bought Materials and contracted out the labour	26,098	5%
Other	7,707	2%
DK/NR	1,348	0%
Total	506,558	100%

Table 7: Average Cost of Renovations by Period of Construction
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Period of Construction	Households Performing Renovations		
	Hhlds	Average Cost	Not Providing Costs
1920 or Before	48,289	\$15,352	2,298
1921-1945	48,064	\$20,944	2,541
1946-1960	76,033	\$11,434	2,179
1961-1970	48,143	\$11,815	1,948
1971-1980	67,545	\$16,019	3,354
1981-1990	99,346	\$15,551	4,614
1991-1995	24,341	\$12,229	0
1996-2000	25,867	\$11,393	903
2001-2005	40,204	\$11,335	3,908
2006-2008	4,900	\$7,486	0
DK/NR	23,827	\$6,621	4,541
Total	506,558	\$13,969	26,284

Table 8: Average Cost of Renovations by Household Income
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Income	Households Performing Renovations		
	Hhlds	Average Cost	Not Providing Costs
Less than \$40,000	44,001	\$9,156	4,176
\$40,000 - \$59,999	56,449	\$10,336	1,992
\$60,000 - \$79,999	42,619	\$6,372	506
\$80,000 - \$99,999	78,514	\$10,046	873
\$100,000+	190,123	\$19,133	3,646
DK/NR	94,852	\$14,611	15,090
Total	506,558	\$13,969	26,284

Table 9: How was the Renovation Work Paid for?
Toronto CMA
Renovation and Home Purchaser Survey
Survey Date: March 2009

How was the renovation work paid for? ¹	Hhlds	%
Pay for it from savings	381,366	75%
Using a Loan from a Financial Institution	15,855	3%
Credit Card/Line of Credit	153,809	30%
Financed through Mortgage	14,001	3%
Borrow from Family/Friend	7,968	2%
Other	16,735	3%
DK/NR	8,820	2%
Total	506,558	

¹Multiple responses permitted.

INTENTION TO RENOVATE

2009

Table 1: Profile of Households Intending to Renovate – Age	13
Table 2: Profile of Households Intending to Renovate – Income.....	13
Table 3: Households by Type of Renovation and Period of Construction	14
Table 4: Households by Type of Renovation and Household Income	14
Table 5: Reasons Households are Intending to Renovate.....	15
Table 6: Profile of Households Intending to Renovate - Contacting a Contractor	15

Table 1: Profile of Households Intending to Renovate - Age
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Intend to Renovate					
Age	Yes		No	DK/NR	Total
	Hhlds	%			
18-24 years	2,885	33%	5,580	367	8,832
25-34 years	43,269	43%	50,838	5,705	99,811
35-44 years	153,950	47%	152,893	19,626	326,469
45-54 years	193,575	50%	159,485	30,706	383,765
55-64 years	114,074	45%	123,047	18,506	255,628
65+ years	72,905	33%	131,801	12,982	217,687
DK/NR	3,491	34%	4,508	2,297	10,296
Total	584,148	45%	628,153	90,188	1,302,489

Table 2: Profile of Households Intending to Renovate - Income
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Intend to Renovate					
Income	Yes		No	DK/NR	Total
	Hhlds	%			
Less than \$40,000	38,429	33%	68,322	10,961	117,712
\$40,000 - \$59,999	55,624	38%	80,389	11,716	147,729
\$60,000 - \$79,999	51,638	40%	68,645	7,842	128,125
\$80,000 - \$99,999	92,539	46%	94,954	14,213	201,706
\$100,000+	241,287	55%	175,788	20,734	437,809
DK/NR	104,630	39%	140,055	24,723	269,408
Total	584,148	45%	628,153	90,188	1,302,489

Table 3: Households by Type of Renovation and Period of Construction
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Year of Construction	Owner Hhlds	No/Low Probability of Renovation		Very High/High Probability of Renovation		Type of Renovation ¹							
						Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
1920 or Before	92,457	45,329	49%	47,128	51%	24,060	51%	36,463	77%	13,395	28%	--	--
1921-1945	92,375	48,106	52%	44,269	48%	25,780	58%	29,274	66%	10,784	24%	--	--
1946-1960	189,239	107,547	57%	81,692	43%	40,050	49%	60,641	74%	18,999	23%	--	--
1961-1970	129,432	78,767	61%	50,665	39%	24,641	49%	36,914	73%	10,889	21%	--	--
1971-1980	172,505	107,566	62%	64,939	38%	25,094	39%	49,664	76%	9,819	15%	--	--
1981-1990	217,729	124,211	57%	93,518	43%	40,204	43%	68,420	73%	16,679	18%	1,573	2%
1991-1995	64,904	37,846	58%	27,058	42%	16,436	61%	17,222	64%	6,600	24%	--	--
1996-2000	111,908	71,601	64%	40,307	36%	17,384	43%	30,390	75%	7,467	19%	--	--
2001-2008	124,519	81,739	66%	42,780	34%	6,421	15%	39,673	93%	3,596	8%	282	1%
1996-2000	39,875	26,255	66%	13,620	34%	--	--	13,620	100%	--	--	--	--
DK/NR	67,545	56,492	84%	11,053	16%	6,111	55%	6,613	60%	1,672	15%	--	--
Total	1,302,488	785,459	60%	517,029	40%	226,181	44%	388,894	75%	99,900	19%	1,855	0%

¹As a proportion of those households with a high or very high probability of renovating in 2009

Table 4: Households by Type of Renovation and Household Income
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Income	Owner Hhlds	No/Low Probability of Renovation		Very High/High Probability of Renovation		Type of Renovation ¹							
						Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
Less than \$40,000	117,712	88,466	75%	29,246	25%	14,379	49%	19,322	66%	4,455	15%	--	--
\$40,000 - \$59,999	147,729	98,663	67%	49,066	33%	21,932	45%	33,383	68%	6,758	14%	509	1%
\$60,000-\$79,999	128,125	82,061	64%	46,064	36%	17,087	37%	38,746	84%	9,770	21%	--	--
\$80,000 - \$99,999	201,706	118,676	59%	83,030	41%	38,608	46%	60,393	73%	15,971	19%	--	--
\$100,000+	437,809	215,839	49%	221,970	51%	94,817	43%	169,697	76%	43,888	20%	1,345	1%
DK/NR	269,408	181,755	67%	87,653	33%	39,357	45%	67,354	77%	19,058	22%	--	--
Total	1,302,489	785,460	60%	517,029	40%	226,180	44%	388,895	75%	99,900	19%	1,854	0%

¹As a proportion of those households with a high or very high probability of renovating in 2009

Table 5: Reasons Households are Intending to Renovate
High or Very High Intention to Renovate
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Reasons ¹	Hhlds	%
Needed Repairs	137,410	27%
Needed Maintenance	122,845	24%
Wanted to update or add value, or are preparing to sell the residence	297,278	57%
Needed more space	34,482	7%
To make the home more energy efficient	49,755	10%
Other	67,199	13%
No Response / Don't Know	3,329	1%
Households with High Probability of Renovating	517,029	

¹Multiple Reasons were permitted.

Table 6: Profile of Households Intending to Renovate - Contacting a Contractor
High or Very High Intention to Renovate
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

In planning your renovations, have you contacted a contractor for information about your renovations?	Hhlds	%
Yes	420,562	81%
No	83,685	16%
DK/NR	12,782	2%
Total	517,029	100%

HOME PURCHASE

2009

Table 1: Profile of 2008 Home Purchasers – Age	17
Table 2: Profile of 2008 Home Purchasers – Income	17
Table 3: Profile of 2008 Home Purchasers – Primary Reason for Purchasing a New Residence.....	17
Table 4: Profile of 2008 Home Purchasers – First Time Home Buyers	18
Table 5: Profile of 2008 Home Purchasers – Value of Home Compared to Previous Home	18
Table 6: Profile of 2008 Home Purchasers – Size of Home Compared to Previous Home	18
Table 7: Profile of 2008 Home Purchasers – Brand New/Pre-Owned Home	19
Table 8: Profile of 2008 Home Purchasers – Dwelling Type	19
Table 9: Profile of 2008 Home Purchasers – Condominium Ownership	19
Table 10: Profile of 2008 Home Purchasers – Down Payment	20
Table 11: Profile of 2008 Home Purchasers – Main Source of Down Payment Households having a Down Payment	20
Table 12: Profile of 2008 Home Purchasers – Location of Home	21
Table 13: Profile of 2008 Home Purchasers – Price of Home	21
Table 14: Profile of 2008 Home Purchasers – Period of Construction	22

Table 1: Profile of 2008 Home Purchasers - Age
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Did you purchase your primary residence in 2008?					
Age	Yes		No	DK/NR	Total
	Hhlds	%	Hhlds	Hhlds	Hhlds
18-24 years	1,516	17%	7,027	289	8,832
25-34 years	15,286	15%	83,639	886	99,811
35-44 years	24,469	7%	298,832	3,169	326,469
45-54 years	13,520	4%	362,820	7,425	383,765
55-64 years	9,040	4%	244,197	2,390	255,628
65+ years	4,534	2%	208,739	4,415	217,687
DK/NR	919	9%	8,054	1,324	10,296
Total	69,285	5%	1,213,307	19,897	1,302,489

Table 2: Profile of 2008 Home Purchasers - Income
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Did you purchase your primary residence in 2008?					
Income	Yes		No	DK/NR	Total
	Hhlds	%	Hhlds	Hhlds	Hhlds
Less than \$40,000	6,007	5%	111,125	580	117,712
\$40,000 - \$59,999	6,064	4%	138,577	3,088	147,729
\$60,000 - \$79,999	7,259	6%	119,153	1,713	128,125
\$80,000 - \$99,999	12,925	6%	186,114	2,668	201,706
\$100,000+	25,884	6%	407,275	4,649	437,809
DK/NR	11,146	4%	251,063	7,199	269,408
Total	69,285	5%	1,213,307	19,897	1,302,489

Table 3: Profile of 2008 Home Purchasers - Primary Reason for Purchasing a New Residence
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Reasons	Hhlds	%
Need for a larger residence / better residence	26,035	38%
No longer require large residence	2,288	3%
Move to a better neighbourhood / More security	5,675	8%
Job related (transferred)	2,111	3%
Change from renting / Build Equity / Residence of our own	7,833	11%
Want Acreage / Yard / Freedom from city	1,198	2%
The market: Time is right	1,992	3%
Now meet the requirements for a mortgage	--	--
Had the money	1,406	2%
Other	18,887	27%
DK/NR	1,860	3%
Total	69,285	100%

Table 4: Profile of 2008 Home Purchasers - First Time Home Buyers
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Was this the first residence that you have purchased - either on your own or with someone else?		
	Hhlds	%
Yes	22,755	33%
No	46,296	67%
DK/NR	234	0%
Total	69,285	100%

Table 5: Profile of 2008 Home Purchasers - Value of Home Compared to Previous Home
Non-First Time Home Buyers
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Is your current residence worth more, less or about the same dollar value as your previous home?		
	Hhlds	%
More	33,098	71%
Less	8,776	19%
About the same	2,957	6%
DK/NR	1,699	4%
Total	46,530	100%

Table 6: Profile of 2008 Home Purchasers - Size of Home Compared to Previous Home
Non-First Time Home Buyers
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Is your current residence larger, smaller, or about the same size when compared to your previous home?		
	Hhlds	%
Larger	30,067	65%
Smaller	10,541	23%
About the same	5,922	13%
DK/NR	--	--
Total	46,530	100%

Table 7: Profile of 2008 Home Purchasers - Brand New/Pre-Owned Home
 Toronto CMA
 Renovation and Home Purchase Survey
 Survey Date: March 2009

What kind of residence did you purchase?		
	Hhlds	%
Brand New	14,593	21%
Pre-Owned	52,838	76%
Other	759	1%
DK/NR	1,095	2%
Total	69,285	100%

Table 8: Profile of 2008 Home Purchasers - Dwelling Type
 Toronto CMA
 Renovation and Home Purchase Survey
 Survey Date: March 2009

What type of dwelling did you purchase?		
	Hhlds	%
Single-detached	40,731	59%
Semi-detached	10,095	15%
Row/Townhouse	8,628	12%
Apartment	8,507	12%
Other	578	1%
DK/NR	745	1%
Total	69,285	100%

Table 9: Profile of 2008 Home Purchasers - Condominium Ownership
 Toronto CMA
 Renovation and Home Purchase Survey
 Survey Date: March 2009

Did you buy a condominium unit?					
Age	Yes		No	DK/NR	Total
	Hhlds	%	Hhlds	Hhlds	Hhlds
18-24 years	941	62%	575	--	1,516
25-34 years	826	5%	14,460	--	15,286
35-44 years	3,100	13%	21,369	--	24,469
45-54 years	975	7%	12,545	--	13,520
55-64 years	3,638	40%	5,402	--	9,040
65+ years	1,643	36%	2,891	--	4,534
DK/NR	--	--	919	--	919
Total	11,123	16%	58,162	--	69,285

Table 10: Profile of 2008 Home Purchasers - Down Payment
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

What was the size of the down payment on the residence you purchased?		
	Hhlds	%
Less than 5% down payment	4,520	7%
5% to 19% down payment	20,291	29%
20% or more down payment	30,268	44%
No down payment	5,122	7%
DK/NR	9,084	13%
Total	69,285	100%

Table 11: Profile of 2008 Home Purchasers - Main Source of Down Payment
Households having a Down Payment
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Main Source of Down Payment	Hhlds	%
Savings (excluding RRSP and Investments)	29,431	46%
Inheritance	227	0%
Parents / Relative Gift	1,689	3%
Parents / Relative Loan	441	1%
Equity from present/previous residence	17,362	27%
Bank Loan / Credit Union Loan	2,300	4%
Investments (e.g., stocks, bonds, etc.)	1,781	3%
RRSP / Home Buyers Plan	1,983	3%
Other	3,225	5%
DK/NR	5,723	9%
Total	64,162	100%

Table 12: Profile of 2008 Home Purchasers - Location of Home
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Location	Hhlds	%
Durham Region	3,285	5%
Toronto East	9,367	14%
Toronto Central	13,716	20%
Toronto West	7,972	12%
York Region	10,836	16%
Peel Region	15,668	23%
Halton Region	4,806	7%
Outside city limits/Rural Municipalities	2,312	3%
Other	511	1%
DK/NR	811	1%
Total	69,285	100%

Table 13: Profile of 2008 Home Purchasers - Price of Home
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Price	Hhlds	%
Under \$100,000	2,009	3%
\$100,000 to \$199,999	3,163	5%
\$200,000 to \$249,999	6,165	9%
\$250,000 to \$299,999	7,237	10%
\$300,000 to \$349,999	6,432	9%
\$350,000 to \$399,999	6,109	9%
\$400,000 to \$449,999	7,842	11%
\$450,000 to \$499,999	2,737	4%
\$500,000 to \$599,999	6,043	9%
\$600,000 to \$699,999	2,808	4%
\$700,000+	4,781	7%
DK/NR	13,958	20%
Total	69,285	100%

Table 14: Profile of 2008 Home Purchasers - Period of Construction
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Period of Construction	Hhlds	%
1920 or Before	3,138	5%
1921-1945	3,782	5%
1946-1960	5,910	9%
1961-1970	7,134	10%
1971-1980	5,900	9%
1981-1990	6,028	9%
1991-1995	2,524	4%
1996-2000	7,004	10%
2001-2005	11,940	17%
2006-2009	11,416	16%
DK/NR	4,508	7%
Total	69,285	100%

INTENTION TO PURCHASE

2009

Table 1: Profile of Households Intending to Purchase a Home – Age and Tenure	24
Table 2: Profile of Households Intending to Purchase a Home – Income and Tenure	25
Table 3: Profile of Households Intending to Purchase a Home – Looking for a Brand New/Pre-Owned Home	26
Table 4: Profile of Households Intending to Purchase a Home – Type of Dwelling	26
Table 5: Profile of Households Intending to Purchase a Home – Condominium Ownership	26
Table 6: Profile of Households Intending to Purchase a Home – First Time Home Buyers	27
Table 7: Profile of Households Intending to Purchase a Home – Change in Dwelling Size	27
Table 8: Profile of Households Intending to Purchase a Home – Down Payment	27
Table 9: Profile of Households Intending to Purchase a Home – Main Source of Down Payment Households Intending to Have a Down Payment	28
Table 10: Profile of Households Intending to Purchase a Home – Primary Reason for Purchasing a New Residence	28
Table 11: Profile of Households Intending to Purchase a Home – Housing Cost	29

Table 1: Profile of Households Intending to Purchase a Home - Age and Tenure
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Have you bought or are you thinking about buying a primary residence in 2009?						
Tenure	Age	Yes		No	DK/NR	Total
		Hhlds	%	Hhlds	Hhlds	Hhlds
Owner	18-24 years	531	6%	8,301	--	8,832
	25-34 years	5,668	6%	89,338	4,805	99,811
	35-44 years	11,403	3%	307,618	7,448	326,469
	45-54 years	9,921	3%	365,750	8,094	383,765
	55-64 years	3,334	1%	249,120	3,173	255,628
	65+ years	2,783	1%	210,337	4,568	217,687
	DK/NR	--	--	8,624	1,672	10,296
	Total		33,640	3%	1,239,088	29,760
Renter	18-24 years	1,370	7%	17,294	--	18,664
	25-34 years	17,172	17%	77,640	7,808	102,620
	35-44 years	18,684	13%	118,622	9,690	146,995
	45-54 years	15,078	10%	123,242	10,225	148,544
	55-64 years	6,432	7%	80,973	6,462	93,867
	65+ years	2,928	3%	89,431	3,290	95,649
	DK/NR	--	--	5,294	1,033	6,327
	Total		61,664	10%	512,496	38,508
Total	18-24 years	1,902	7%	25,594	.	27,496
	25-34 years	22,840	11%	166,978	12,613	202,432
	35-44 years	30,087	6%	426,240	17,138	473,464
	45-54 years	24,999	5%	488,992	18,318	532,309
	55-64 years	9,767	3%	330,094	9,634	349,495
	65+ years	5,710	2%	299,768	7,859	313,336
	DK/NR	--	--	13,918	2,705	16,624
	Total		95,305	5%	1,751,584	68,267

Table 2: Profile of Households Intending to Purchase a Home - Income and Tenure
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Have you bought or are you thinking about buying a primary residence in 2009?						
Tenure	Income	Yes		No	DK/NR	Total
		Hhlds	%	Hhlds	Hhlds	Hhlds
Owner	Less than \$40,000	2,376	2%	112,933	2,402	117,712
	\$40,000 - \$59,999	2,965	2%	141,545	3,219	147,729
	\$60,000 - \$79,999	2,486	2%	122,821	2,818	128,125
	\$80,000 - \$99,999	7,947	4%	189,986	3,773	201,706
	\$100,000+	14,429	3%	415,647	7,733	437,809
	DK/NR	3,436	1%	256,157	9,814	269,408
	Total		33,639	3%	1,239,089	29,759
Renter	Less than \$40,000	9,008	4%	192,642	11,092	212,743
	\$40,000 - \$59,999	6,786	6%	100,736	6,544	114,066
	\$60,000 - \$79,999	8,001	12%	52,881	3,753	64,634
	\$80,000 - \$99,999	14,406	25%	39,892	4,035	58,333
	\$100,000+	16,596	26%	44,667	3,693	64,957
	DK/NR	6,866	7%	81,678	9,391	97,935
	Total		61,663	10%	512,496	38,508
Total	Less than \$40,000	11,384	3%	305,576	13,495	330,455
	\$40,000 - \$59,999	9,751	4%	242,281	9,763	261,795
	\$60,000 - \$79,999	10,487	5%	175,701	6,571	192,759
	\$80,000 - \$99,999	22,354	9%	229,877	7,808	260,039
	\$100,000+	31,026	6%	460,314	11,426	502,766
	DK/NR	10,303	3%	337,835	19,205	367,343
	Total		95,305	5%	1,751,584	68,268

Table 3: Profile of Households Intending to Purchase a Home - Looking for a Brand New/Pre-Owned Home
High or Very High Intention to Purchase
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

What would be your first choice for purchasing a residence?		
	Hhlds	%
Brand new	16,730	21%
Pre-owned Home	51,574	65%
Either	--	--
Other	1,294	2%
DK/NR	9,745	12%
Total	79,343	100%

Table 4: Profile of Households Intending to Purchase a Home - Type of Dwelling
High or Very High Intention to Purchase
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

What would be your first choice for purchasing a residence?		
	Hhlds	%
Single-detached	42,768	54%
Semi-detached	9,624	12%
Row/Townhouse	10,552	13%
Apartment	7,992	10%
Other	2,739	3%
DK/NR	5,668	7%
Total	79,343	100%

Table 5: Profile of Households Intending to Purchase a Home - Condominium Ownership
High or Very High Intention to Purchase
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Are you intending to buy a condominium unit?		
	Hhlds	%
Yes	15,036	19%
No	61,222	77%
DK/NR	3,085	4%
Total	79,343	100%

Table 6: Profile of Households Intending to Purchase a Home - First Time Home Buyers
High or Very High Intention to Purchase
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Will this be the first residence you will purchase?		
	Hhlds	%
Yes	45,030	57%
No	34,313	43%
DK/NR	--	--
Total	79,343	100%

Table 7: Profile of Households Intending to Purchase a Home - Change in Dwelling Size
High or Very High Intention to Purchase
Non-First Time Homebuyers
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Will the residence you are thinking of buying be larger, smaller or about the same size as your present residence?		
	Hhlds	%
Larger	14,775	43%
Smaller	9,241	27%
About the same	9,919	29%
DK/NR	378	1%
Total	34,313	100%

Table 8: Profile of Households Intending to Purchase a Home - Down Payment
High or Very High Intention to Purchase
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Approximately how much do you intend to put as a down payment?		
	Hhlds	%
Less than 5% down payment	6,028	8%
5% to 19% down payment	27,669	35%
20% or more down payment	35,699	45%
No down payment	1,843	2%
DK/NR	8,105	10%
Total	79,343	100%

Table 9: Profile of Households Intending to Purchase a Home - Main Source of Down Payment
Households Intending to Have a Down Payment
High or Very High Intention to Purchase
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Main Source of Down Payment	Hhlds	%
Savings (excluding RRSP and Investments)	39,491	51%
Inheritance	1,643	2%
Parents / Relative Gift	834	1%
Parents / Relative Loan	748	1%
Equity from present/previous residence	15,590	20%
Investments (e.g., stocks, bonds, etc.)	6,158	8%
Bank Loan / Credit Union Loan	1,532	2%
RRSP / Home Buyers Plan	8,342	11%
Other	1,600	2%
DK/NR	1,561	2%
Households	77,501	100%

Table 10: Profile of Households Intending to Purchase a Home - Primary Reason for Purchasing a New Residence
High or Very High Intention to Purchase
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

What is the primary reason that you are planning to purchase a new residence in 2009?		
Primary Reason	Hhlds	%
Need for a larger residence / better residence	13,084	16%
No longer require large residence	1,851	2%
Move to a better neighbourhood / More security	4,463	6%
Job related (transferred)	1,346	2%
Change from renting / Build Equity / Residence of our own	20,560	26%
Want Acreage / Yard / Freedom from city	1,003	1%
The market: Time is right	12,685	16%
Now meet the requirements for a mortgage	--	--
Had the money	1,637	2%
Other	22,321	28%
DK/NR	392	0%
Total	79,343	100%

Table 11: Profile of Households Intending to Purchase a Home - Housing Cost High or Very High Intention to Purchase
Toronto CMA
Renovation and Home Purchase Survey
Survey Date: March 2009

Approximately, how much do you plan to pay for this new residence?		
	Hhlds	%
Under \$100,000	2,237	3%
\$100,000 to \$199,999	2,481	3%
\$200,000 to \$249,999	8,637	11%
\$250,000 to \$299,999	10,249	13%
\$300,000 to \$349,999	14,209	18%
\$350,000 to \$399,999	8,051	10%
\$400,000 to \$449,999	11,900	15%
\$450,000 to \$499,999	2,105	3%
\$500,000 to \$599,999	4,559	6%
\$600,000 to \$699,999	2,622	3%
\$700,000+	4,318	5%
DK/NR	7,976	10%
Total	79,343	100%



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – *Canada and Regional*
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Client e-Update

A monthly [e-newsletter](#) that features the latest market insight, housing research and information to help housing finance professionals enhance client relationships and grow their business.