HOUSING MARKET INFORMATION

HOUSING NOW

Ontario Region

Canada Mortgage and Housing Corporation

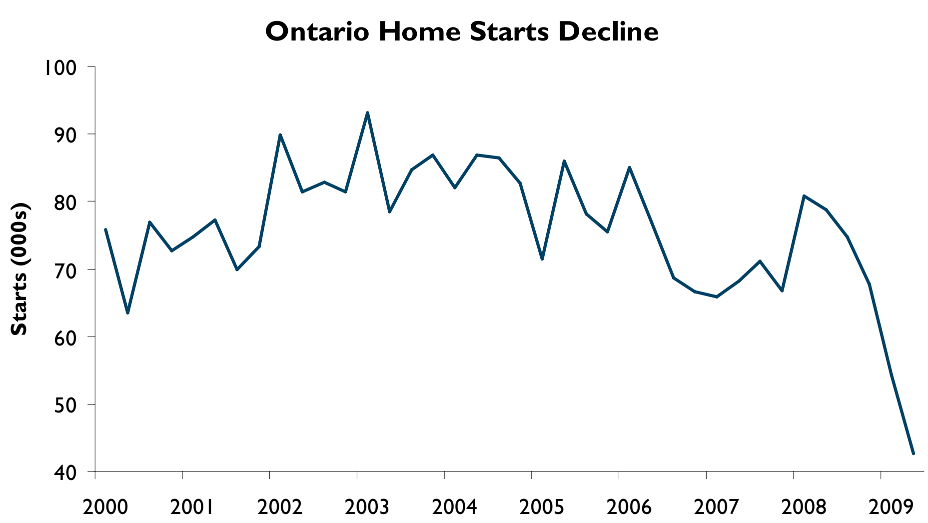
Date Released: Third Quarter 2009

New Home Market

Ontario Home Starts Slow in Second Quarter

Ontario residential construction activity slowed for a fifth consecutive quarter. Ontario all area home starts declined to 42,600 units in the second quarter of 2009, down nearly 22 per cent from just over 54,300 unit starts in the previous quarter. This was the sharpest quarterly decline in starts since the second quarter of 1990. Moreover home starts were off over 48 per cent from the same period one year ago. Declines in construction activity were broad based across most home types and tenures. The sharpest declines were registered in the multi- family home segment which includes semis detached, townhome and apartment units. Single detached home construction held up relatively better after five consecutive quarterly

Figure 1



Source: CMHC

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declines. Some communities faired better than others. Barrie, Oshawa and Guelph saw the sharpest pullback in new home construction while centres in Northern and Eastern Ontario performed relatively better. The fallout from the financial market and credit crisis last fall, cautious consumer spending, high inventories in the resale and new construction markets and weaker labour markets in late 2008 finally caught up with the new construction market. Ontario residential home starts are currently showing signs of bottoming, particularly in light of tighter resale market conditions since early 2009.

Multi-family home construction was the biggest drag on housing starts in the latest quarter. Since 2004, apartment construction has captured a larger share of residential construction activity as first time buyers flocked to more inexpensive housing options. A backlog of apartment sales in prior years converted into starts and created tailwinds for the Ontario residential construction industry in 2008. However, that apartment backlog has been steadily trimmed and as apartment demand among first time buyers and investors has slowed, owing to a contracting economy, builders are not reaching higher pre-sale thresholds fast enough to secure construction financing. Thus, tight credit terms are tempering the amount of financing available to high density builders – dampening high-rise construction activity in the second quarter.

The share of single detached home construction dropped to 41 per cent in 2008, its lowest level since 1978. Economic uncertainty in recent years has triggered less spending on big ticket items- resulting in slowing demand for more expensive housing. This has coincided with a mild uptick in new single detached inventories. Builders have responded by launching fewer new projects since the fourth quarter of 2008. Record low interest rates and falling home prices have Improved affordability conditions allowing demand for more expensive housing to stabilize in the second quarter. After peaking in the fourth quarter, single detached inventories have been edging lower and now stand below historical averages. Should demand be sustained or grow from these levels, inventories will have dropped to a point where new single detached construction becomes viable.

Resale Market

Ontario Resale Volumes Spike in Second Quarter

Ontario existing home sales rose sharply in the second quarter. After dropping well below trend in the final months of 2008, sales have been growing and moved above trend by June reversing the entire fourth quarter contraction. Prospective buyers who postponed their decision to buy last fall were enticed into the spring market by gradually improving consumer sentiment and affordability conditions. Furthermore, expectations of an economic recovery fuelled inflationary and interest rate expectations in the second quarter – accelerating or bringing the decision to purchase a home forward in advance of future interest rate hikes.

For a fourth consecutive quarter, Ontario new home listings moved lower. Weaker price pressures more recently continue to weigh on home listings. The sharp deceleration in sales and home prices in the fourth quarter caused asking and final sale prices to diverge. Vendors pulled homes off the market hoping for better days ahead. While prices have recovered, listings have been slow to respond. Consequently, the gap between sales and listings continued to widen leading into the second quarter. Resale market conditions tightened as Ontario's sales-to-new-listings ratio, a leading indicator of growth in future home prices, moved higher. As a result, seasonally adjusted average Ontario home prices grew at the fastest quarterly rates in over 20 years as buyers market conditions late last year gave way to a sellers market by June. While part of the increase in price was demand driven, some buyers shifted purchases to higher price points as purchases of single detached homes grew in the second quarter thanks to low carrying costs.

The most expensive Ontario resale markets experienced the tightest housing conditions. As of the second quarter, Hamilton, Ottawa and Toronto saw resale market conditions heat up. Improved affordability has traditionally allowed demand in more expensive markets to respond first. Meanwhile, Greater Sudbury and Windsor sustained their ranking as the coolest resale markets across the province as slowing business investments in the mining and automotive industries respectively, tempered labour market conditions and housing demand.

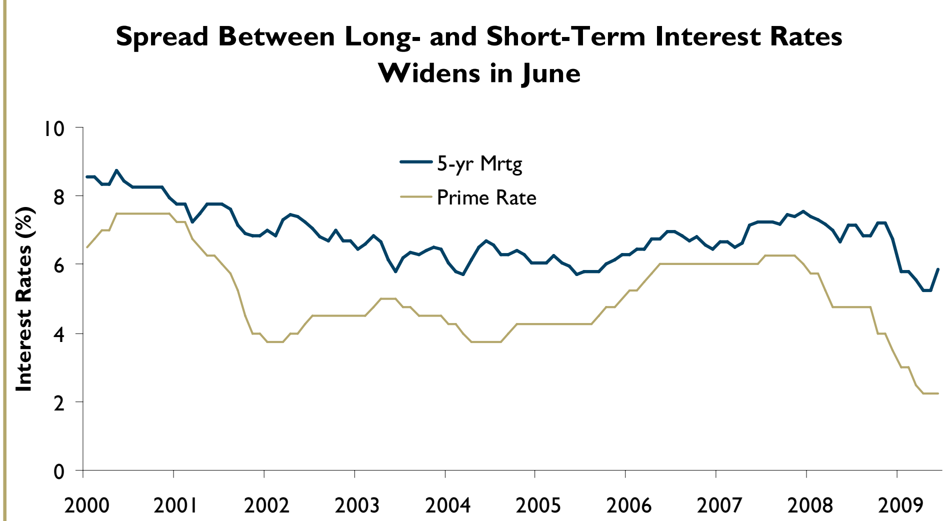
Economic & Demographic Overview

The latest economic accounts data for the province indicates that the Ontario economy contracted for a second consecutive quarter. Ontario GDP slowed by an estimated 7.7 per cent annualized rate in the first quarter, significantly more that the 5.4 per cent contraction in the Canadian economy. Leading economic indicators suggest that the rate of contraction eased in the second quarter but that pressure on the economy remained. Manufacturing shipments and exports of key lumber and automotive products declined given slowing global demand. Less of a drag on the trade account were imports which dropped by more than exports. Ontario businesses exercised significant spending restraint as pressure on corporate earnings dampened private business investment particularly in manufacturing, construction and the finance sectors. Businesses continued to cut inventories given declining domestic demand. Output in the services sectors continued to follow the lead of the goods sector contracting by an estimated 2.5 per cent on an annualized basis. The source of this weakness stems from consumer behavior. Consumer spending, as evidenced by retail sales activity, slowed but at a decreasing rate vs the fourth quarter as consumers remained increasingly cautious given rising consumer bankruptcies and fewer job prospects.

Employment growth and the cost of borrowing are two key ingredients feeding into housing demand. Job shedding continued in the second quarter but at a lesser extent. This represents the fourth consecutive quarterly decline in employment and has pushed the Ontario jobless rate to its highest level in over 15 years. Since the fourth quarter, business investment on machinery and equipment has slowed as has demand for labour as businesses shift into cost restraint in response to declining demand and revenues. Approximately 85 per cent of job cuts continue to be in the full time sector. While employment in the goods sector has led the declines, job shedding has now spread to wholesale trade, construction and finance sectors.

On the interest rate front, inflationary pressures in Canada continued to subside during the second quarter as prices responded with a lag to a weaker global economy and slowing domestic demand. In fact, for the first time since the mid 90s, prices subsided on a year-over-year basis in June. As headline inflation decelerated in both the US and Canada, central banks continued to cut interest rates. Overnight central bank rates in Canada moved to .25 per cent in June from 1.50 per cent in December. The cost of funds for chartered banks moved lower enabling banks to pass these savings onto consumers by cutting prime rates. Variable rate mortgages tied to prime also declined. However, the interest rate spread between long and short term mortgages widened as long term interest/mortgage rates moved up in June. This was in response to financial market speculation that an economic recovery and rising budget deficits, particularly in the US, should push long-term interest rates higher.

Figure 2



Source: Statistics Canada

Migratory Pull to the West Continued in First Quarter

The story of a migratory pull to Western Canada continued during the first quarter of 2009 – the latest quarterly data available. Stronger energy-based economies in Western Canada have attracted migrants from Ontario in recent years. However, this migratory pull will likely subside as Western Canadian economies have not been immune to the slowing global economy and subsequent slowing demand for commodities. Indeed, Western Canada's jobless rates have moved up sharply in the last quarter. On the international front and as of the first quarter, international migration into Ontario has also slowed as Ontario's share and volume of new international migrants remains below historical averages.

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SYMBOLS

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

Table 1: Housing Activity Summary of Ontario Region
Second Quarter 2009

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2009	4,680	736	1,153	28	401	2,761	51	1,134	640	11,584
Q2 2008	8,898	890	2,663	49	728	6,690	38	1,529	873	22,358
% Change	-47.4	-17.3	-56.7	-42.9	-44.9	-58.7	34.2	-25.8	-26.7	-48.2
Year-to-date 2009	7,066	1,243	1,967	68	805	6,978	93	1,942	897	21,059
Year-to-date 2008	13,946	1,370	3,826	75	1,428	11,986	52	2,441	1,148	36,272
% Change	-49.3	-9.3	-48.6	-9.3	-43.6	-41.8	78.8	-20.4	-21.9	-41.9
UNDER CONSTRUCTION										
Q2 2009	11,196	2,102	4,632	107	2,821	37,813	123	4,917	1,407	65,118
Q2 2008	18,598	2,152	6,476	99	2,696	33,372	120	5,672	1,670	70,859
% Change	-39.8	-2.3	-28.5	8.1	4.6	13.3	2.5	-13.3	-15.7	-8.1
COMPLETIONS										
Q2 2009	5,498	790	1,600	57	837	5,837	86	803	669	16,177
Q2 2008	7,640	882	1,987	45	596	4,524	40	860	548	17,122
% Change	-28.0	-10.4	-19.5	26.7	40.4	29.0	115.0	-6.6	22.1	-5.5
Year-to-date 2009	11,079	1,503	3,067	108	1,343	9,492	122	1,337	1,259	29,310
Year-to-date 2008	14,332	1,512	3,478	77	1,014	8,469	82	1,875	1,139	31,978
% Change	-22.7	-0.6	-11.8	40.3	32.4	12.1	48.8	-28.7	10.5	-8.3
COMPLETED & NOT ABSORBED										
Q2 2009	1,371	163	436	38	300	912	41	398	n/a	3,659
Q2 2008	1,550	166	339	36	236	788	34	790	n/a	3,939
% Change	-11.5	-1.8	28.6	5.6	27.1	15.7	20.6	-49.6	n/a	-7.1
ABSORBED										
Q2 2009	5,352	776	1,499	59	730	5,615	55	506	n/a	14,592
Q2 2008	7,013	844	1,884	48	588	4,601	30	825	n/a	15,833
% Change	-23.7	-8.1	-20.4	22.9	24.1	22.0	83.3	-38.7	n/a	-7.8
Year-to-date 2009	10,355	1,435	2,792	103	1,236	9,195	58	1,012	n/a	26,186
Year-to-date 2008	12,882	1,434	3,385	76	1,026	8,374	60	1,546	n/a	28,783
% Change	-19.6	0.1	-17.5	35.5	20.5	9.8	-3.3	-34.5	n/a	-9.0

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

Table 1.2: History of Housing Starts of Ontario Region 1999 - 2008										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114
% Change	0.9	-20.5	-4.8	25.3	45.0	5.0	10.5	-28.5	22.9	-0.1
2003	43,449	6,262	9,227	162	2,361	14,314	544	4,226	4,247	85,180
% Change	-7.6	-7.8	8.9	-6.9	-14.5	38.9	-9.3	28.6	6.7	1.9
2002	47,034	6,795	8,476	174	2,762	10,308	600	3,286	3,982	83,597
% Change	28.6	-2.0	21.5	7.4	-3.0	-25.3	38.2	43.9	31.9	14.1
2001	36,568	6,931	6,975	162	2,846	13,807	434	2,283	3,020	73,282
% Change	-0.9	-2.3	-12.4	22.7	7.2	31.2	73.6	27.2	-26.3	2.5
2000	36,911	7,095	7,960	132	2,656	10,520	250	1,795	4,098	71,521
% Change	5.2	12.9	15.6	0.0	-22.5	7.8	-3.5	68.7	-4.9	6.4
1999	35,077	6,282	6,887	132	3,429	9,755	259	1,064	4,310	67,235

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Ontario Region Second Quarter 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Centres 100,000+											
Barrie	66	291	0	6	0	26	0	155	66	478	-86.2
Brantford	51	124	4	0	17	46	1	2	73	172	-57.6
Greater Sudbury	46	173	4	10	24	0	111	0	185	183	1.1
Guelph	60	156	28	16	22	27	0	137	110	336	-67.3
Hamilton	200	607	42	60	72	432	182	163	496	1,262	-60.7
Kingston	119	162	4	12	18	0	116	0	257	174	47.7
Kitchener	263	348	26	22	97	173	104	326	490	869	-43.6
London	230	487	6	8	62	31	349	381	647	907	-28.7
Oshawa	197	534	0	0	33	185	0	0	230	719	-68.0
Ottawa	664	834	54	68	414	665	109	493	1,241	2,060	-39.8
Peterborough	65	121	0	0	8	32	30	0	103	153	-32.7
St. Catharines-Niagara	116	192	14	14	40	73	65	39	235	318	-26.1
Thunder Bay	43	50	4	0	0	0	4	0	51	50	2.0
Toronto	1,755	3,485	512	616	646	1,360	2,726	6,223	5,639	11,684	-51.7
Windsor	83	111	2	6	12	35	0	4	97	156	-37.8
Centres 50,000 - 99,999											
Belleville	60	104	2	0	9	9	0	0	71	113	-37.2
Chatham-Kent	19	42	2	2	0	0	0	0	21	44	-52.3
Cornwall	17	20	8	12	0	8	0	0	25	40	-37.5
Kawartha Lakes	40	93	0	2	0	0	0	0	40	95	-57.9
Norfolk	43	58	0	2	8	10	0	0	51	70	-27.1
North Bay	19	21	0	0	10	0	0	0	29	21	38.1
Sarnia	46	107	0	0	0	0	0	0	46	107	-57.0
Sault Ste. Marie	18	27	0	0	0	0	0	0	18	27	-33.3

Table 2: Starts by Submarket and by Dwelling Type Ontario Region Second Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Centres 10,000 - 49,999											
Bracebridge	6	26	2	0	0	18	0	40	8	84	-90.5
Brighton MU	16	46	0	8	3	5	0	n/a	19	59	-67.8
Brock Tp	21	5	0	n/a	0	n/a	0	n/a	21	5	**
Brockville	10	13	0	0	0	0	0	0	10	13	-23.1
Centre Wellington	14	22	0	0	0	4	55	0	69	26	165.4
Cobourg	3	5	0	0	0	0	13	0	16	5	**
Collingwood	32	43	0	4	21	87	18	0	71	134	-47.0
Elliot Lake	0	1	0	0	0	0	0	0	0	1	-100.0
Erin	2	8	0	0	0	0	0	0	2	8	-75.0
Essex T	4	9	0	n/a	0	n/a	0	n/a	4	9	-55.6
Gravenhurst	1	5	0	0	0	0	0	0	1	5	-80.0
Greater Napanee	10	14	2	0	0	0	6	0	18	14	28.6
Haldimand County CY	26	39	0	0	0	0	0	0	26	39	-33.3
Hunstville	20	6	0	0	0	0	0	4	20	10	100.0
Ingersoll	8	11	0	0	0	0	0	0	8	11	-27.3
Kenora	4	0	0	0	0	0	0	0	4	0	n/a
Kincardine MU	11	n/a	0	n/a	10	n/a	0	n/a	21	n/a	n/a
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	16	32	8	0	0	8	0	0	24	40	-40.0
Meaford	9	14	0	0	0	4	0	0	9	18	-50.0
Midland	13	26	0	0	0	10	0	0	13	36	-63.9
Mississippi Mills	5	20	0	0	0	0	0	0	5	20	-75.0
North Grenville MU	14	10	2	n/a	6	n/a	0	n/a	22	10	120.0
North Perth	5	24	0	0	0	0	0	0	5	24	-79.2
Orillia	20	32	0	0	12	52	0	19	32	103	-68.9
Owen Sound	13	19	0	0	0	16	0	0	13	35	-62.9
Petawawa	31	39	0	0	24	4	0	0	55	43	27.9
Port Hope	8	1	0	0	0	0	0	0	8	1	**
Prince Edward County	16	47	0	0	0	20	0	0	16	67	-76.1
Saugeen Shores	13	11	0	8	0	4	0	24	13	47	-72.3
Scugog Tp	1	16	0	n/a	0	n/a	0	49	1	65	-98.5
Stratford	8	20	4	2	0	0	0	0	12	22	-45.5
Temiskaming Shores	0	3	0	0	0	0	0	0	0	3	-100.0
The Nation M	16	42	2	n/a	0	n/a	6	n/a	24	42	-42.9
Tillsonburg	5	17	0	0	0	0	19	0	24	17	41.2
Timmins	10	20	0	0	0	0	0	0	10	20	-50.0
Trent Hills	8	6	0	0	0	0	5	0	13	6	116.7
Wasaga Beach	12	60	0	0	0	24	0	72	12	156	-92.3
West Grey MU	12	21	0	0	0	0	0	0	12	21	-42.9
West Nipissing	11	4	0	0	0	0	0	0	11	4	175.0
Woodstock	38	41	2	4	0	22	0	114	40	181	-77.9
Total Ontario (10,000+)	4,709	8,950	748	900	1,568	3,390	3,919	8,245	10,944	21,485	-49.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type Ontario Region January - June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
Barrie	104	499	0	6	0	38	0	155	104	698	-85.1
Brantford	120	161	6	2	17	57	1	23	144	243	-40.7
Greater Sudbury	54	199	4	12	24	4	119	0	201	215	-6.5
Guelph	90	245	32	20	61	47	0	239	183	551	-66.8
Hamilton	308	956	50	66	173	593	354	212	885	1,827	-51.6
Kingston	148	198	4	16	22	9	116	0	290	223	30.0
Kitchener	447	627	32	48	225	246	127	388	831	1,309	-36.5
London	324	764	8	20	65	104	555	536	952	1,424	-33.1
Oshawa	265	798	0	2	33	234	0	27	298	1,061	-71.9
Ottawa	967	1,253	89	82	638	1,013	456	882	2,150	3,230	-33.4
Peterborough	79	142	0	0	18	43	30	0	127	185	-31.4
St. Catharines-Niagara	168	308	18	24	107	131	65	114	358	577	-38.0
Thunder Bay	48	53	6	0	4	0	4	0	62	53	17.0
Toronto	2,873	5,992	942	990	1,220	2,308	6,508	11,339	11,543	20,629	-44.0
Windsor	103	140	4	10	25	41	0	4	132	195	-32.3
Centres 50,000 - 99,999											
Belleville	72	130	2	0	22	16	125	3	221	149	48.3
Chatham-Kent	21	55	2	2	0	0	0	0	23	57	-59.6
Cornwall	26	31	8	14	0	8	0	0	34	53	-35.8
Kawartha Lakes	54	116	2	4	0	17	0	0	56	137	-59.1
Norfolk	50	73	2	4	22	14	0	0	74	91	-18.7
North Bay	20	23	0	0	10	0	0	0	30	23	30.4
Sarnia	66	143	0	0	0	6	0	0	66	149	-55.7
Sault Ste. Marie	27	30	0	0	0	0	0	0	27	30	-10.0

Table 2.1: Starts by Submarket and by Dwelling Type Ontario Region January - June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 10,000 - 49,999											
Bracebridge	7	34	2	2	0	18	0	40	9	94	-90.4
Brighton MU	18	47	0	8	3	5	0	n/a	21	60	-65.0
Brock Tp	22	5	0	n/a	0	n/a	0	n/a	22	5	**
Brockville	14	14	0	0	0	0	0	0	14	14	0.0
Centre Wellington	15	23	0	0	0	4	55	0	70	27	159.3
Cobourg	21	12	0	0	0	5	13	16	34	33	3.0
Collingwood	52	67	0	14	25	91	18	0	95	172	-44.8
Elliot Lake	0	3	0	0	0	0	0	0	0	3	-100.0
Erin	2	11	0	0	0	0	0	0	2	11	-81.8
Essex T	6	10	0	n/a	0	n/a	0	n/a	6	10	-40.0
Gravenhurst	3	13	0	0	0	0	0	36	3	49	-93.9
Greater Napanee	12	16	2	0	0	0	6	0	20	16	25.0
Haldimand County CY	36	53	0	0	0	0	0	0	36	53	-32.1
Hunstville	42	9	0	0	13	8	105	32	160	49	**
Ingersoll	11	14	0	0	10	0	0	0	21	14	50.0
Kenora	4	1	0	0	0	0	0	0	4	1	**
Kincardine MU	14	3	0	n/a	10	n/a	0	n/a	24	3	**
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	20	38	12	4	0	8	2	0	34	50	-32.0
Meaford	9	24	0	0	0	4	0	0	9	28	-67.9
Midland	22	55	2	0	0	10	0	53	24	118	-79.7
Mississippi Mills	10	24	0	2	5	6	0	0	15	32	-53.1
North Grenville MU	21	31	2	n/a	6	n/a	0	n/a	29	31	-6.5
North Perth	8	25	0	0	0	0	0	0	8	25	-68.0
Orillia	31	53	0	2	18	52	0	79	49	186	-73.7
Owen Sound	15	24	0	0	0	16	0	7	15	47	-68.1
Petawawa	38	44	0	0	24	12	0	0	62	56	10.7
Port Hope	8	3	0	0	0	0	0	0	8	3	166.7
Prince Edward County	26	55	0	0	0	20	0	0	26	75	-65.3
Saugeen Shores	20	35	0	8	14	18	0	24	34	85	-60.0
Scugog Tp	2	19	0	n/a	0	n/a	100	49	102	68	50.0
Stratford	12	30	4	2	0	0	153	0	169	32	**
Temiskaming Shores	0	3	0	0	0	0	0	0	0	3	-100.0
The Nation M	20	51	2	2	0	n/a	6	n/a	28	53	-47.2
Tillsonburg	7	27	0	0	0	0	21	0	28	27	3.7
Timmins	10	20	0	0	0	0	0	0	10	20	-50.0
Trent Hills	9	9	0	0	0	0	5	0	14	9	55.6
Wasaga Beach	36	81	0	0	12	24	0	72	48	177	-72.9
West Grey MU	15	22	0	0	0	0	0	0	15	22	-31.8
West Nipissing	17	5	0	0	0	0	0	0	17	5	**
Woodstock	49	54	4	4	0	22	0	125	53	205	-74.1
Total Ontario (10,000+)	7,135	14,029	1,257	1,388	2,826	5,252	8,944	14,455	20,162	35,124	-42.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Second Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Barrie	0	26	0	0	0	155	0	0
Brantford	17	46	0	0	0	0	1	2
Greater Sudbury	0	0	24	0	15	0	96	0
Guelph	22	27	0	0	0	137	0	0
Hamilton	72	432	0	0	0	163	182	0
Kingston	18	0	0	0	0	0	116	0
Kitchener	97	173	0	0	40	0	64	326
London	50	28	12	3	0	18	349	363
Oshawa	33	185	0	0	0	0	0	0
Ottawa	414	665	0	0	97	360	12	133
Peterborough	8	32	0	0	0	0	30	0
St. Catharines-Niagara	40	65	0	8	21	39	44	0
Thunder Bay	0	0	0	0	0	0	4	0
Toronto	646	1,340	0	20	2,566	5,664	160	559
Windsor	12	35	0	0	0	0	0	4
Centres 50,000 - 99,999								
Belleville	9	9	0	0	0	0	0	0
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	0	4	0	4	0	0	0	0
Kawartha Lakes	0	0	0	0	0	0	0	0
Norfolk	8	10	0	0	0	0	0	0
North Bay	0	0	10	0	0	0	0	0
Sarnia	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 10,000 - 49,999								
Bracebridge	0	18	0	0	0	40	0	0
Brighton MU	3	5	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	0	4	0	0	0	0	55	0
Cobourg	0	0	0	0	13	0	0	0
Collingwood	21	87	0	0	18	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	6	0
Haldimand County CY	0	0	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	4
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	10	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	8	0	0	0	0	0	0
Meaford	0	4	0	0	0	0	0	0
Midland	0	10	0	0	0	0	0	0
Mississippi Mills	0	0	0	0	0	0	0	0
North Grenville MU	6	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	12	52	0	0	0	19	0	0
Owen Sound	0	16	0	0	0	0	0	0
Petawawa	24	4	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	20	0	0	0	0	0	0
Saugeen Shores	0	4	0	0	0	0	0	24
Scugog Tp	0	n/a	0	n/a	0	49	0	n/a
Stratford	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	n/a	0	n/a	0	n/a	6	n/a
Tillsonburg	0	0	0	0	15	0	4	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	5	0
Wasaga Beach	0	24	0	0	0	72	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	22	0	0	0	0	0	114
Total Ontario (10,000+)	1,522	3,355	46	35	2,785	6,716	1,134	1,529

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Barrie	0	38	0	0	0	155	0	0
Brantford	17	57	0	0	0	21	1	2
Greater Sudbury	0	4	24	0	15	0	104	0
Guelph	61	47	0	0	0	239	0	0
Hamilton	173	593	0	0	90	212	264	0
Kingston	22	9	0	0	0	0	116	0
Kitchener	225	242	0	4	44	0	83	388
London	53	98	12	6	0	20	555	516
Oshawa	33	234	0	0	0	0	0	27
Ottawa	635	1,013	3	0	444	749	12	133
Peterborough	8	43	10	0	0	0	30	0
St. Catharines-Niagara	107	123	0	8	21	111	44	3
Thunder Bay	0	0	4	0	0	0	4	0
Toronto	1,220	2,288	0	20	6,338	10,210	170	1,129
Windsor	25	41	0	0	0	0	0	4
Centres 50,000 - 99,999								
Belleville	22	16	0	0	0	0	125	3
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	0	4	0	4	0	0	0	0
Kawartha Lakes	0	17	0	0	0	0	0	0
Norfolk	22	14	0	0	0	0	0	0
North Bay	0	0	10	0	0	0	0	0
Sarnia	0	6	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region January - June 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 10,000 - 49,999								
Bracebridge	0	18	0	0	0	40	0	0
Brighton MU	3	5	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	0	4	0	0	0	0	55	0
Cobourg	0	5	0	0	13	0	0	16
Collingwood	25	91	0	0	18	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	36	0	0
Greater Napanee	0	0	0	0	0	0	6	0
Haldimand County CY	0	0	0	0	0	0	0	0
Hunstville	0	8	13	0	4	28	101	4
Ingersoll	0	0	10	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	10	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	8	0	0	0	0	2	0
Meaford	0	4	0	0	0	0	0	0
Midland	0	10	0	0	0	53	0	0
Mississippi Mills	5	6	0	0	0	0	0	0
North Grenville MU	6	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	18	52	0	0	0	19	0	60
Owen Sound	0	16	0	0	0	0	0	7
Petawawa	24	12	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	20	0	0	0	0	0	0
Saugeen Shores	14	18	0	0	0	0	0	24
Scugog Tp	0	n/a	0	n/a	0	49	100	n/a
Stratford	0	0	0	0	0	0	153	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	n/a	0	n/a	0	n/a	6	n/a
Tillsonburg	0	0	0	0	15	0	6	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	5	0
Wasaga Beach	12	24	0	0	0	72	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	22	0	0	0	0	0	125
Total Ontario (10,000+)	2,740	5,210	86	42	7,002	12,014	1,942	2,441

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
Second Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Barrie	66	323	0	155	0	0	66	478
Brantford	64	137	8	33	1	2	73	172
Greater Sudbury	50	183	15	0	120	0	185	183
Guelph	99	189	11	147	0	0	110	336
Hamilton	283	929	31	333	182	0	496	1,262
Kingston	141	174	0	0	116	0	257	174
Kitchener	352	483	74	60	64	326	490	869
London	219	463	64	75	364	369	647	907
Oshawa	211	630	19	89	0	0	230	719
Ottawa	1,136	1,583	93	344	12	133	1,241	2,060
Peterborough	69	145	4	8	30	0	103	153
St. Catharines-Niagara	141	267	50	43	44	8	235	318
Thunder Bay	47	50	0	0	4	0	51	50
Toronto	2,723	5,211	2,756	5,894	160	579	5,639	11,684
Windsor	93	123	4	29	0	4	97	156
Centres 50,000 - 99,999								
Belleville	66	113	5	0	0	0	71	113
Chatham-Kent	21	44	0	0	0	0	21	44
Cornwall	25	36	0	0	0	4	25	40
Kawartha Lakes	40	95	0	0	0	0	40	95
Norfolk	43	60	8	10	0	0	51	70
North Bay	19	21	0	0	10	0	29	21
Sarnia	46	107	0	0	0	0	46	107
Sault Ste. Marie	18	27	0	0	0	0	18	27

Table 2.4: Starts by Submarket and by Intended Market Ontario Region Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 10,000 - 49,999								
Bracebridge	8	44	0	40	0	0	8	84
Brighton MU	19	59	0	n/a	0	n/a	19	59
Brock Tp	21	5	0	n/a	0	n/a	21	5
Brockville	10	13	0	0	0	0	10	13
Centre Wellington	13	26	1	0	55	0	69	26
Cobourg	8	5	8	0	0	0	16	5
Collingwood	32	106	39	28	0	0	71	134
Elliot Lake	0	1	0	0	0	0	0	1
Erin	2	8	0	0	0	0	2	8
Essex T	4	9	0	n/a	0	n/a	4	9
Gravenhurst	1	5	0	0	0	0	1	5
Greater Napanee	10	14	0	0	8	0	18	14
Haldimand County CY	26	39	0	0	0	0	26	39
Hunstville	20	6	0	0	0	4	20	10
Ingersoll	8	11	0	0	0	0	8	11
Kenora	4	0	0	0	0	0	4	0
Kincardine MU	21	n/a	0	n/a	0	n/a	21	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	24	32	0	8	0	0	24	40
Meaford	9	14	0	4	0	0	9	18
Midland	13	36	0	0	0	0	13	36
Mississippi Mills	5	20	0	0	0	0	5	20
North Grenville MU	22	10	0	n/a	0	n/a	22	10
North Perth	5	24	0	0	0	0	5	24
Orillia	32	70	0	33	0	0	32	103
Owen Sound	13	25	0	10	0	0	13	35
Petawawa	55	43	0	0	0	0	55	43
Port Hope	8	1	0	0	0	0	8	1
Prince Edward County	16	67	0	0	0	0	16	67
Saugeen Shores	13	23	0	0	0	24	13	47
Scugog Tp	1	16	0	49	0	n/a	1	65
Stratford	12	22	0	0	0	0	12	22
Temiskaming Shores	0	3	0	0	0	0	0	3
The Nation M	18	42	0	n/a	6	n/a	24	42
Tillsonburg	20	17	0	0	4	0	24	17
Timmins	10	20	0	0	0	0	10	20
Trent Hills	8	6	0	0	5	0	13	6
Wasaga Beach	12	84	0	72	0	0	12	156
West Grey MU	12	21	0	0	0	0	12	21
West Nipissing	11	4	0	0	0	0	11	4
Woodstock	40	64	0	3	0	114	40	181
Total Ontario (10,000+)	6,569	12,451	3,190	7,467	1,185	1,567	10,944	21,485

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Barrie	104	543	0	155	0	0	104	698
Brantford	135	182	8	59	1	2	144	243
Greater Sudbury	58	215	15	0	128	0	201	215
Guelph	172	289	11	262	0	0	183	551
Hamilton	429	1,327	192	500	264	0	885	1,827
Kingston	174	223	0	0	116	0	290	223
Kitchener	618	845	130	72	83	392	831	1,309
London	308	724	74	170	570	530	952	1,424
Oshawa	279	904	19	130	0	27	298	1,061
Ottawa	1,695	2,354	440	743	15	133	2,150	3,230
Peterborough	83	166	4	19	40	0	127	185
St. Catharines-Niagara	239	430	75	136	44	11	358	577
Thunder Bay	54	53	0	0	8	0	62	53
Toronto	4,600	8,661	6,773	10,819	170	1,149	11,543	20,629
Windsor	115	157	17	34	0	4	132	195
Centres 50,000 - 99,999								
Belleville	91	146	5	0	125	3	221	149
Chatham-Kent	23	57	0	0	0	0	23	57
Cornwall	34	49	0	0	0	4	34	53
Kawartha Lakes	54	125	0	12	2	0	56	137
Norfolk	56	77	18	14	0	0	74	91
North Bay	20	23	0	0	10	0	30	23
Sarnia	66	149	0	0	0	0	66	149
Sault Ste. Marie	27	30	0	0	0	0	27	30

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 10,000 - 49,999								
Bracebridge	9	54	0	40	0	0	9	94
Brighton MU	21	60	0	n/a	0	n/a	21	60
Brock Tp	22	5	0	n/a	0	n/a	22	5
Brockville	14	14	0	0	0	0	14	14
Centre Wellington	14	27	1	0	55	0	70	27
Cobourg	26	17	8	0	0	16	34	33
Collingwood	56	144	39	28	0	0	95	172
Elliot Lake	0	3	0	0	0	0	0	3
Erin	2	11	0	0	0	0	2	11
Essex T	6	10	0	n/a	0	n/a	6	10
Gravenhurst	3	13	0	36	0	0	3	49
Greater Napanee	12	16	0	0	8	0	20	16
Haldimand County CY	36	53	0	0	0	0	36	53
Hunstville	42	17	4	28	114	4	160	49
Ingersoll	11	14	0	0	10	0	21	14
Kenora	4	1	0	0	0	0	4	1
Kincardine MU	24	3	0	n/a	0	n/a	24	3
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	32	42	0	8	2	0	34	50
Meaford	9	24	0	4	0	0	9	28
Midland	24	65	0	53	0	0	24	118
Mississippi Mills	15	32	0	0	0	0	15	32
North Grenville MU	29	31	0	n/a	0	n/a	29	31
North Perth	8	25	0	0	0	0	8	25
Orillia	49	91	0	33	0	62	49	186
Owen Sound	15	30	0	10	0	7	15	47
Petawawa	62	56	0	0	0	0	62	56
Port Hope	8	3	0	0	0	0	8	3
Prince Edward County	26	75	0	0	0	0	26	75
Saugeen Shores	34	61	0	0	0	24	34	85
Scugog Tp	2	19	0	49	100	n/a	102	68
Stratford	16	32	0	0	153	0	169	32
Temiskaming Shores	0	3	0	0	0	0	0	3
The Nation M	22	53	0	n/a	6	n/a	28	53
Tillsonburg	22	27	0	0	6	0	28	27
Timmins	10	20	0	0	0	0	10	20
Trent Hills	9	9	0	0	5	0	14	9
Wasaga Beach	30	105	18	72	0	0	48	177
West Grey MU	15	22	0	0	0	0	15	22
West Nipissing	17	5	0	0	0	0	17	5
Woodstock	53	77	0	3	0	125	53	205
Total Ontario (10,000+)	10,276	19,142	7,851	13,489	2,035	2,493	20,162	35,124

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region Second Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Centres 100,000+											
Barrie	90	236	0	0	33	35	6	0	129	271	-52.4
Brantford	110	106	2	8	22	36	29	0	163	150	8.7
Greater Sudbury	48	85	4	10	4	0	16	0	72	95	-24.2
Guelph	51	98	18	8	56	48	130	0	255	154	65.6
Hamilton	332	395	12	48	289	272	159	16	792	731	8.3
Kingston	71	128	14	6	11	29	0	0	96	163	-41.1
Kitchener	316	330	10	64	120	127	275	32	721	553	30.4
London	156	429	6	16	43	61	209	385	414	891	-53.5
Oshawa	293	464	0	2	147	147	134	72	574	685	-16.2
Ottawa	718	704	39	80	490	486	310	130	1,557	1,400	11.2
Peterborough	63	67	0	0	26	7	75	0	164	74	121.6
St. Catharines-Niagara	127	169	6	24	58	21	0	3	191	217	-12.0
Thunder Bay	45	34	0	2	4	5	0	0	49	41	19.5
Toronto	2,408	3,425	626	602	956	1,116	5,103	4,712	9,093	9,855	-7.7
Windsor	63	70	12	2	20	14	0	0	95	86	10.5
Centres 50,000 - 99,999											
Belleville	30	43	0	0	7	8	0	10	37	61	-39.3
Chatham-Kent	19	34	2	0	0	0	0	0	21	34	-38.2
Cornwall	14	18	8	4	6	0	0	0	28	22	27.3
Kawartha Lakes	76	90	4	4	0	0	0	0	80	94	-14.9
Norfolk	51	105	0	8	11	4	0	0	62	117	-47.0
North Bay	18	20	0	0	0	0	0	0	18	20	-10.0
Sarnia	29	75	0	0	0	4	0	0	29	79	-63.3
Sault Ste. Marie	29	17	0	0	0	0	0	0	29	17	70.6

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
Second Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
Centres 10,000 - 49,999											
Bracebridge	8	17	2	0	0	12	40	0	50	29	72.4
Brighton MU	14	6	2	2	9	n/a	0	n/a	25	8	**
Brock Tp	14	2	0	n/a	0	n/a	0	n/a	14	2	**
Brockville	9	18	0	0	0	0	0	0	9	18	-50.0
Centre Wellington	8	10	0	0	0	0	0	0	8	10	-20.0
Cobourg	10	5	0	0	6	0	8	0	24	5	**
Collingwood	30	36	6	4	68	47	0	0	104	87	19.5
Elliot Lake	2	4	0	0	0	0	0	0	2	4	-50.0
Erin	0	5	0	0	0	0	0	0	0	5	-100.0
Essex T	1	2	0	n/a	0	n/a	0	n/a	1	2	-50.0
Gravenhurst	5	7	0	0	0	0	0	0	5	7	-28.6
Greater Napanee	6	10	2	0	0	8	0	0	8	18	-55.6
Haldimand County CY	15	25	0	0	32	0	0	0	47	25	88.0
Hunstville	18	14	0	0	8	0	0	32	26	46	-43.5
Ingersoll	1	4	0	0	0	0	0	0	1	4	-75.0
Kenora	3	1	0	0	0	0	0	0	3	1	200.0
Kincardine MU	5	n/a	0	n/a	0	n/a	0	n/a	5	n/a	n/a
Lambton Shores	0	2	0	0	0	0	0	0	0	2	-100.0
Leamington	12	18	6	4	0	0	0	0	18	22	-18.2
Meaford	4	10	0	0	0	0	0	0	4	10	-60.0
Midland	15	30	2	0	14	15	0	0	31	45	-31.1
Mississippi Mills	7	13	0	0	0	7	0	0	7	20	-65.0
North Grenville MU	14	5	0	n/a	0	n/a	0	n/a	14	5	180.0
North Perth	2	12	0	2	0	0	0	0	2	14	-85.7
Orillia	18	26	0	0	6	37	0	2	24	65	-63.1
Owen Sound	8	9	0	0	0	0	0	0	8	9	-11.1
Petawawa	18	24	0	0	0	0	0	0	18	24	-25.0
Port Hope	6	4	0	0	3	0	0	0	9	4	125.0
Prince Edward County	18	14	0	0	0	0	0	0	18	14	28.6
Saugeen Shores	9	23	0	2	16	0	0	0	25	25	0.0
Scugog Tp	10	7	0	n/a	0	n/a	0	n/a	10	7	42.9
Stratford	2	10	0	0	0	0	0	0	2	10	-80.0
Temiskaming Shores	3	4	0	0	0	0	0	0	3	4	-25.0
The Nation M	16	23	4	2	0	n/a	0	n/a	20	25	-20.0
Tillsonburg	11	19	0	0	4	0	2	0	17	19	-10.5
Timmins	4	6	0	0	0	0	0	0	4	6	-33.3
Trent Hills	3	6	0	0	0	0	0	0	3	6	-50.0
Wasaga Beach	18	56	0	0	0	32	0	0	18	88	-79.5
West Grey MU	7	8	0	0	0	0	0	0	7	8	-12.5
West Nipissing	13	8	0	0	0	0	0	0	13	8	62.5
Woodstock	23	33	0	0	28	0	163	0	214	33	**
Total Ontario (10,000+)	5,555	7,692	797	910	2,497	2,578	6,659	5,394	15,508	16,574	-6.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type Ontario Region January - June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 100,000+											
Barrie	186	401	2	4	59	66	46	0	293	471	-37.8
Brantford	166	217	2	10	51	50	29	0	248	277	-10.5
Greater Sudbury	121	169	10	12	4	0	20	8	155	189	-18.0
Guelph	124	204	22	26	92	86	185	34	423	350	20.9
Hamilton	630	739	24	70	475	499	159	26	1,288	1,334	-3.4
Kingston	195	248	26	12	14	43	0	49	235	352	-33.2
Kitchener	623	577	28	108	272	215	359	123	1,282	1,023	25.3
London	348	793	6	16	87	152	338	659	779	1,620	-51.9
Oshawa	574	801	2	4	213	175	134	108	923	1,088	-15.2
Ottawa	1,324	1,317	90	138	867	725	586	382	2,867	2,562	11.9
Peterborough	127	128	0	0	34	18	75	0	236	146	61.6
St. Catharines-Niagara	262	335	22	46	104	57	3	12	391	450	-13.1
Thunder Bay	64	86	2	4	4	5	0	0	70	95	-26.3
Toronto	4,807	6,278	1,152	990	1,858	2,105	8,496	8,707	16,313	18,080	-9.8
Windsor	118	140	18	16	32	17	0	0	168	173	-2.9
Centres 50,000 - 99,999											
Belleville	81	99	0	4	10	8	0	10	91	121	-24.8
Chatham-Kent	38	57	6	4	0	7	0	0	44	68	-35.3
Cornwall	31	46	18	4	6	0	0	0	55	50	10.0
Kawartha Lakes	149	145	10	4	6	5	0	0	165	154	7.1
Norfolk	98	149	8	14	11	4	0	0	117	167	-29.9
North Bay	51	43	0	0	0	0	0	126	51	169	-69.8
Sarnia	64	124	0	0	8	4	0	0	72	128	-43.8
Sault Ste. Marie	61	50	0	4	0	0	0	0	61	54	13.0

Table 3.1: Completions by Submarket and by Dwelling Type Ontario Region January - June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Centres 10,000 - 49,999											
Bracebridge	22	44	2	2	0	12	40	0	64	58	10.3
Brighton MU	34	53	6	6	9	n/a	0	n/a	49	59	-16.9
Brock Tp	25	2	0	n/a	8	n/a	0	n/a	33	2	**
Brockville	16	23	0	0	0	0	0	0	16	23	-30.4
Centre Wellington	18	24	0	0	0	0	0	0	18	24	-25.0
Cobourg	26	15	0	0	22	12	75	0	123	27	**
Collingwood	54	90	16	8	76	63	0	0	146	161	-9.3
Elliot Lake	2	6	0	0	0	0	0	0	2	6	-66.7
Erin	1	12	0	0	0	0	0	0	1	12	-91.7
Essex T	10	18	0	n/a	8	n/a	0	n/a	18	18	0.0
Gravenhurst	21	18	0	0	0	0	36	0	57	18	**
Greater Napanee	10	18	6	0	0	8	0	0	16	26	-38.5
Haldimand County CY	36	39	0	0	32	0	0	0	68	39	74.4
Hunstville	34	35	0	2	13	4	105	32	152	73	108.2
Ingersoll	7	12	0	0	0	0	0	0	7	12	-41.7
Kenora	5	5	0	0	0	0	0	0	5	5	0.0
Kincardine MU	7	11	0	n/a	0	n/a	0	n/a	7	11	-36.4
Lambton Shores	1	6	0	0	0	0	0	0	1	6	-83.3
Leamington	27	51	8	8	0	0	0	0	35	59	-40.7
Meaford	9	28	0	0	0	0	0	0	9	28	-67.9
Midland	47	56	4	2	14	30	0	0	65	88	-26.1
Mississippi Mills	26	22	2	0	0	7	0	0	28	29	-3.4
North Grenville MU	35	53	0	10	0	n/a	0	n/a	35	63	-44.4
North Perth	9	23	0	6	0	0	0	0	9	29	-69.0
Orillia	33	42	0	2	40	78	0	74	73	196	-62.8
Owen Sound	15	25	2	0	0	0	0	0	17	25	-32.0
Petawawa	32	45	0	0	4	0	0	0	36	45	-20.0
Port Hope	10	10	0	0	3	0	0	0	13	10	30.0
Prince Edward County	37	33	0	0	3	0	0	0	40	33	21.2
Saugeen Shores	21	53	2	2	16	0	0	0	39	55	-29.1
Scugog Tp	11	18	0	n/a	0	n/a	0	n/a	11	18	-38.9
Stratford	14	29	0	2	7	13	0	4	21	48	-56.3
Temiskaming Shores	7	13	0	0	0	0	0	0	7	13	-46.2
The Nation M	41	23	4	2	0	n/a	0	n/a	45	25	80.0
Tillsonburg	24	38	0	0	4	0	2	0	30	38	-21.1
Timmins	14	17	0	0	0	0	0	0	14	17	-17.6
Trent Hills	18	18	0	0	0	0	0	6	18	24	-25.0
Wasaga Beach	71	121	0	0	0	32	0	0	71	153	-53.6
West Grey MU	16	9	0	0	0	0	0	0	16	9	77.8
West Nipissing	33	20	0	0	0	0	0	0	33	20	65.0
Woodstock	50	64	0	2	28	0	163	0	241	66	**
Total Ontario (10,000+)	11,190	14,421	1,516	1,558	4,494	4,500	10,851	10,360	28,051	30,839	-9.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Barrie	33	35	0	0	0	0	6	0
Brantford	15	36	7	0	21	0	8	0
Greater Sudbury	0	0	4	0	0	0	16	0
Guelph	56	48	0	0	130	0	0	0
Hamilton	289	272	0	0	36	0	123	16
Kingston	5	21	6	8	0	0	0	0
Kitchener	120	127	0	0	181	32	94	0
London	43	61	0	0	17	0	192	385
Oshawa	147	147	0	0	131	72	3	0
Ottawa	487	472	3	14	301	130	9	0
Peterborough	13	7	13	0	0	0	75	0
St. Catharines-Niagara	50	21	8	0	0	0	0	3
Thunder Bay	4	0	0	5	0	0	0	0
Toronto	940	1,116	16	0	4,980	4,262	123	450
Windsor	20	14	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	7	8	0	0	0	10	0	0
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	6	0	0	0	0	0	0	0
Kawartha Lakes	0	0	0	0	0	0	0	0
Norfolk	11	4	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	0	4	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 10,000 - 49,999								
Bracebridge	0	12	0	0	40	0	0	0
Brighton MU	9	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	6	0	0	0	8	0	0	0
Collingwood	68	47	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	4	0	4	0	0	0	0
Haldimand County CY	32	0	0	0	0	0	0	0
Hunstville	0	0	8	0	0	28	0	4
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	14	15	0	0	0	0	0	0
Mississippi Mills	0	7	0	0	0	0	0	0
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	6	37	0	0	0	0	0	2
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	3	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	16	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	0	0	0	0	0	0	0	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	n/a	0	n/a	0	n/a	0	n/a
Tillsonburg	4	0	0	0	0	0	2	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	0	32	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	28	0	0	0	11	0	152	0
Total Ontario (10,000+)	2,416	2,547	81	31	5,856	4,534	803	860

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region January - June 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Barrie	59	66	0	0	40	0	6	0
Brantford	44	50	7	0	21	0	8	0
Greater Sudbury	0	0	4	0	0	4	20	4
Guelph	92	86	0	0	185	34	0	0
Hamilton	475	499	0	0	36	0	123	26
Kingston	5	32	9	11	0	0	0	49
Kitchener	272	215	0	0	181	34	178	89
London	68	148	19	4	17	194	321	465
Oshawa	213	175	0	0	131	108	3	0
Ottawa	864	711	3	14	508	352	78	30
Peterborough	21	18	13	0	0	0	75	0
St. Catharines-Niagara	96	57	8	0	3	0	0	12
Thunder Bay	4	0	0	5	0	0	0	0
Toronto	1,842	2,105	16	0	8,226	7,675	270	1,032
Windsor	32	17	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	10	8	0	0	0	10	0	0
Chatham-Kent	0	7	0	0	0	0	0	0
Cornwall	6	0	0	0	0	0	0	0
Kawartha Lakes	0	5	6	0	0	0	0	0
Norfolk	11	4	0	0	0	0	0	0
North Bay	0	0	0	0	0	46	0	80
Sarnia	8	4	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 10,000 - 49,999								
Bracebridge	0	12	0	0	40	0	0	0
Brighton MU	9	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	8	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	22	12	0	0	75	0	0	0
Collingwood	76	51	0	12	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	8	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	36	0	0	0
Greater Napanee	0	4	0	4	0	0	0	0
Haldimand County CY	32	0	0	0	0	0	0	0
Hunstville	0	4	13	0	4	28	101	4
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	14	30	0	0	0	0	0	0
Mississippi Mills	0	7	0	0	0	0	0	0
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	40	68	0	10	0	0	0	74
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	4	0	0	0	0	0	0	0
Port Hope	3	0	0	0	0	0	0	0
Prince Edward County	3	0	0	0	0	0	0	0
Saugeen Shores	0	0	16	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	7	13	0	0	0	0	0	4
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	n/a	0	n/a	0	n/a	0	n/a
Tillsonburg	4	0	0	0	0	0	2	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	6
Wasaga Beach	0	32	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	28	0	0	0	11	0	152	0
Total Ontario (10,000+)	4,380	4,440	114	60	9,514	8,485	1,337	1,875

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Second Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 100,000+								
Barrie	119	271	4	0	6	0	129	271
Brantford	122	125	26	25	15	0	163	150
Greater Sudbury	52	95	0	0	20	0	72	95
Guelph	112	141	143	13	0	0	255	154
Hamilton	454	595	215	120	123	16	792	731
Kingston	90	155	0	0	6	8	96	163
Kitchener	382	506	245	47	94	0	721	553
London	142	412	80	90	192	389	414	891
Oshawa	406	520	165	165	3	0	574	685
Ottawa	1,251	1,252	293	132	13	16	1,557	1,400
Peterborough	73	71	3	3	88	0	164	74
St. Catharines-Niagara	179	192	4	19	8	6	191	217
Thunder Bay	45	36	4	0	0	5	49	41
Toronto	3,577	4,896	5,377	4,509	139	450	9,093	9,855
Windsor	80	78	15	8	0	0	95	86
Centres 50,000 - 99,999								
Belleville	37	61	0	0	0	0	37	61
Chatham-Kent	21	34	0	0	0	0	21	34
Cornwall	28	22	0	0	0	0	28	22
Kawartha Lakes	78	92	0	2	2	0	80	94
Norfolk	51	113	11	4	0	0	62	117
North Bay	18	20	0	0	0	0	18	20
Sarnia	29	79	0	0	0	0	29	79
Sault Ste. Marie	29	17	0	0	0	0	29	17

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Second Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
Centres 10,000 - 49,999								
Bracebridge	10	29	40	0	0	0	50	29
Brighton MU	25	8	0	n/a	0	n/a	25	8
Brock Tp	14	2	0	n/a	0	n/a	14	2
Brockville	9	18	0	0	0	0	9	18
Centre Wellington	7	10	1	0	0	0	8	10
Cobourg	10	5	14	0	0	0	24	5
Collingwood	48	87	56	0	0	0	104	87
Elliot Lake	2	4	0	0	0	0	2	4
Erin	0	5	0	0	0	0	0	5
Essex T	1	2	0	n/a	0	n/a	1	2
Gravenhurst	5	7	0	0	0	0	5	7
Greater Napanee	6	14	0	0	2	4	8	18
Haldimand County CY	47	25	0	0	0	0	47	25
Hunstville	18	14	0	28	8	4	26	46
Ingersoll	1	4	0	0	0	0	1	4
Kenora	3	1	0	0	0	0	3	1
Kincardine MU	5	n/a	0	n/a	0	n/a	5	n/a
Lambton Shores	0	2	0	0	0	0	0	2
Leamington	18	22	0	0	0	0	18	22
Meaford	4	10	0	0	0	0	4	10
Midland	31	45	0	0	0	0	31	45
Mississippi Mills	7	20	0	0	0	0	7	20
North Grenville MU	14	5	0	n/a	0	n/a	14	5
North Perth	2	14	0	0	0	0	2	14
Orillia	24	63	0	0	0	2	24	65
Owen Sound	8	9	0	0	0	0	8	9
Petawawa	18	24	0	0	0	0	18	24
Port Hope	6	4	3	0	0	0	9	4
Prince Edward County	18	14	0	0	0	0	18	14
Saugeen Shores	9	25	0	0	16	0	25	25
Scugog Tp	10	7	0	n/a	0	n/a	10	7
Stratford	2	10	0	0	0	0	2	10
Temiskaming Shores	3	4	0	0	0	0	3	4
The Nation M	20	25	0	n/a	0	n/a	20	25
Tillsonburg	15	19	0	0	2	0	17	19
Timmins	4	6	0	0	0	0	4	6
Trent Hills	3	6	0	0	0	0	3	6
Wasaga Beach	14	88	4	0	0	0	18	88
West Grey MU	7	8	0	0	0	0	7	8
West Nipissing	13	8	0	0	0	0	13	8
Woodstock	34	33	28	0	152	0	214	33
Total Ontario (10,000+)	7,888	10,509	6,731	5,165	889	900	15,508	16,574

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 100,000+								
Barrie	243	466	44	5	6	0	293	471
Brantford	191	241	42	36	15	0	248	277
Greater Sudbury	131	185	0	0	24	4	155	189
Guelph	220	303	203	47	0	0	423	350
Hamilton	892	1,109	273	199	123	26	1,288	1,334
Kingston	226	292	0	0	9	60	235	352
Kitchener	805	879	299	55	178	89	1,282	1,023
London	304	773	133	372	342	475	779	1,620
Oshawa	732	884	188	204	3	0	923	1,088
Ottawa	2,285	2,145	500	369	82	48	2,867	2,562
Peterborough	145	140	3	6	88	0	236	146
St. Catharines-Niagara	358	406	24	22	9	22	391	450
Thunder Bay	66	90	4	0	0	5	70	95
Toronto	7,101	8,907	8,926	8,141	286	1,032	16,313	18,080
Windsor	139	162	29	11	0	0	168	173
Centres 50,000 - 99,999								
Belleville	91	121	0	0	0	0	91	121
Chatham-Kent	44	61	0	7	0	0	44	68
Cornwall	55	50	0	0	0	0	55	50
Kawartha Lakes	157	152	0	2	8	0	165	154
Norfolk	106	163	11	4	0	0	117	167
North Bay	51	43	0	46	0	80	51	169
Sarnia	72	128	0	0	0	0	72	128
Sault Ste. Marie	61	54	0	0	0	0	61	54

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - June 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Centres 10,000 - 49,999								
Bracebridge	24	58	40	0	0	0	64	58
Brighton MU	49	59	0	n/a	0	n/a	49	59
Brock Tp	33	2	0	n/a	0	n/a	33	2
Brockville	16	23	0	0	0	0	16	23
Centre Wellington	17	24	1	0	0	0	18	24
Cobourg	36	21	87	6	0	0	123	27
Collingwood	90	149	56	0	0	12	146	161
Elliot Lake	2	6	0	0	0	0	2	6
Erin	1	12	0	0	0	0	1	12
Essex T	15	18	3	n/a	0	n/a	18	18
Gravenhurst	21	18	36	0	0	0	57	18
Greater Napanee	14	22	0	0	2	4	16	26
Haldimand County CY	68	39	0	0	0	0	68	39
Hunstville	34	41	4	28	114	4	152	73
Ingersoll	7	12	0	0	0	0	7	12
Kenora	5	5	0	0	0	0	5	5
Kincardine MU	7	11	0	n/a	0	n/a	7	11
Lambton Shores	1	6	0	0	0	0	1	6
Leamington	35	59	0	0	0	0	35	59
Meaford	9	28	0	0	0	0	9	28
Midland	65	88	0	0	0	0	65	88
Mississippi Mills	28	29	0	0	0	0	28	29
North Grenville MU	35	63	0	n/a	0	n/a	35	63
North Perth	9	29	0	0	0	0	9	29
Orillia	73	110	0	0	0	86	73	196
Owen Sound	17	25	0	0	0	0	17	25
Petawawa	36	45	0	0	0	0	36	45
Port Hope	10	10	3	0	0	0	13	10
Prince Edward County	40	33	0	0	0	0	40	33
Saugeen Shores	23	55	0	0	16	0	39	55
Scugog Tp	11	18	0	n/a	0	n/a	11	18
Stratford	21	44	0	0	0	4	21	48
Temiskaming Shores	7	13	0	0	0	0	7	13
The Nation M	45	25	0	n/a	0	n/a	45	25
Tillsonburg	28	38	0	0	2	0	30	38
Timmins	14	17	0	0	0	0	14	17
Trent Hills	18	18	0	0	0	6	18	24
Wasaga Beach	65	153	6	0	0	0	71	153
West Grey MU	16	9	0	0	0	0	16	9
West Nipissing	33	20	0	0	0	0	33	20
Woodstock	61	66	28	0	152	0	241	66
Total Ontario (10,000+)	15,649	19,322	10,943	9,560	1,459	1,957	28,051	30,839

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q2 2009	3	9.7	5	16.1	18	58.1	5	16.1	0	0.0	31	239,900	241,627
Q2 2008	0	0.0	4	9.3	34	79.1	5	11.6	0	0.0	43	225,000	234,357
Year-to-date 2009	5	6.3	9	11.3	52	65.0	14	17.5	0	0.0	80	239,900	245,397
Year-to-date 2008	6	5.7	9	8.6	77	73.3	13	12.4	0	0.0	105	225,000	230,491
Chatham-Kent													
Q2 2009	1	5.6	2	11.1	9	50.0	5	27.8	1	5.6	18	234,000	281,322
Q2 2008	8	17.4	9	19.6	16	34.8	11	23.9	2	4.3	46	222,500	257,580
Year-to-date 2009	4	10.8	3	8.1	16	43.2	13	35.1	1	2.7	37	239,000	281,859
Year-to-date 2008	11	16.4	11	16.4	24	35.8	18	26.9	3	4.5	67	240,000	266,143
Cornwall													
Q2 2009	4	28.6	4	28.6	4	28.6	2	14.3	0	0.0	14	195,648	204,750
Q2 2008	7	38.9	5	27.8	5	27.8	0	0.0	1	5.6	18	180,730	205,581
Year-to-date 2009	9	29.0	8	25.8	7	22.6	6	19.4	1	3.2	31	197,305	226,311
Year-to-date 2008	14	30.4	11	23.9	14	30.4	6	13.0	1	2.2	46	188,400	217,895
Kawartha Lakes													
Q2 2009	0	0.0	1	1.1	38	43.2	32	36.4	17	19.3	88	331,200	381,396
Q2 2008	2	2.2	0	0.0	57	61.3	28	30.1	6	6.5	93	285,900	325,283
Year-to-date 2009	1	0.6	2	1.2	71	43.8	59	36.4	29	17.9	162	325,000	377,159
Year-to-date 2008	4	2.9	2	1.5	81	59.1	42	30.7	8	5.8	137	282,999	316,038
Norfolk													
Q2 2009	3	5.6	6	11.1	20	37.0	20	37.0	5	9.3	54	292,000	301,093
Q2 2008	25	26.3	5	5.3	43	45.3	19	20.0	3	3.2	95	218,000	249,463
Year-to-date 2009	6	5.9	8	7.9	33	32.7	43	42.6	11	10.9	101	300,000	322,515
Year-to-date 2008	26	17.9	13	9.0	65	44.8	35	24.1	6	4.1	145	235,000	285,283
North Bay													
Q2 2009	1	5.6	4	22.2	4	22.2	9	50.0	0	0.0	18	302,500	304,094
Q2 2008	1	5.0	0	0.0	7	35.0	10	50.0	2	10.0	20	330,400	343,940
Year-to-date 2009	2	3.6	10	18.2	15	27.3	28	50.9	0	0.0	55	305,900	309,135
Year-to-date 2008	3	6.8	0	0.0	15	34.1	23	52.3	3	6.8	44	323,500	349,516
Sarnia													
Q2 2009	1	2.9	1	2.9	18	52.9	13	38.2	1	2.9	34	292,450	302,825
Q2 2008	4	5.0	7	8.8	38	47.5	28	35.0	3	3.8	80	289,900	294,501
Year-to-date 2009	2	2.9	1	1.4	33	47.8	32	46.4	1	1.4	69	299,500	306,167
Year-to-date 2008	4	3.2	12	9.7	60	48.4	45	36.3	3	2.4	124	292,400	296,651
Sault Ste. Marie													
Q2 2009	1	3.0	8	24.2	17	51.5	7	21.2	0	0.0	33	244,900	254,530
Q2 2008	0	0.0	1	5.3	14	73.7	4	21.1	0	0.0	19	278,500	270,000
Year-to-date 2009	3	4.5	12	17.9	37	55.2	14	20.9	1	1.5	67	258,900	268,004
Year-to-date 2008	3	5.9	5	9.8	30	58.8	13	25.5	0	0.0	51	275,000	266,463
Barrie CMA													
Q2 2009	0	0.0	1	1.1	27	29.7	36	39.6	27	29.7	91	339,900	467,225
Q2 2008	4	2.1	1	0.5	91	47.4	74	38.5	22	11.5	192	299,950	363,660
Year-to-date 2009	0	0.0	4	1.9	74	34.7	91	42.7	44	20.7	213	323,990	405,849
Year-to-date 2008	7	1.9	9	2.4	192	51.5	130	34.9	35	9.4	373	293,900	347,448

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q2 2009	28	29.2	4	4.2	38	39.6	20	20.8	6	6.3	96	235,000	268,416
Q2 2008	30	22.7	13	9.8	52	39.4	34	25.8	3	2.3	132	240,000	250,062
Year-to-date 2009	41	23.6	7	4.0	72	41.4	45	25.9	9	5.2	174	249,000	274,447
Year-to-date 2008	51	21.5	22	9.3	83	35.0	69	29.1	12	5.1	237	244,900	268,645
Greater Sudbury CMA													
Q2 2009	0	0.0	1	2.0	8	16.3	37	75.5	3	6.1	49	340,718	362,437
Q2 2008	0	0.0	0	0.0	42	44.2	50	52.6	3	3.2	95	329,000	335,402
Year-to-date 2009	1	0.9	1	0.9	23	19.7	82	70.1	10	8.5	117	349,500	377,056
Year-to-date 2008	1	0.6	0	0.0	82	45.3	93	51.4	5	2.8	181	319,900	330,595
Guelph CMA													
Q2 2009	0	0.0	0	0.0	9	15.3	44	74.6	6	10.2	59	348,000	385,538
Q2 2008	0	0.0	0	0.0	25	25.0	65	65.0	10	10.0	100	345,793	371,894
Year-to-date 2009	0	0.0	0	0.0	17	13.5	92	73.0	17	13.5	126	350,000	385,271
Year-to-date 2008	0	0.0	0	0.0	50	24.5	136	66.7	18	8.8	204	341,458	367,992
Hamilton CMA													
Q2 2009	0	0.0	0	0.0	63	17.9	225	64.1	63	17.9	351	385,000	442,118
Q2 2008	0	0.0	2	0.5	44	11.7	276	73.4	54	14.4	376	377,999	407,186
Year-to-date 2009	1	0.2	1	0.2	92	14.5	410	64.5	132	20.8	636	396,995	454,720
Year-to-date 2008	1	0.1	2	0.3	93	12.8	543	74.8	87	12.0	726	377,990	409,780
Kingston CMA													
Q2 2009	1	1.2	3	3.6	57	67.9	20	23.8	3	3.6	84	265,476	283,705
Q2 2008	3	2.2	14	10.4	97	71.9	19	14.1	2	1.5	135	250,000	257,858
Year-to-date 2009	8	3.9	11	5.4	144	70.6	37	18.1	4	2.0	204	277,830	273,859
Year-to-date 2008	5	1.9	43	16.7	173	67.1	32	12.4	5	1.9	258	250,000	253,968
Kitchener CMA													
Q2 2009	0	0.0	0	0.0	154	44.4	176	50.7	17	4.9	347	305,000	329,795
Q2 2008	0	0.0	3	1.0	129	42.3	146	47.9	27	8.9	305	300,000	348,056
Year-to-date 2009	0	0.0	0	0.0	281	43.9	321	50.2	38	5.9	640	306,172	331,784
Year-to-date 2008	0	0.0	3	0.6	239	44.4	253	47.0	43	8.0	538	300,000	345,995
London CMA													
Q2 2009	3	1.5	4	2.1	77	39.5	91	46.7	20	10.3	195	309,900	345,564
Q2 2008	9	2.2	6	1.4	206	49.4	177	42.4	19	4.6	417	290,000	318,323
Year-to-date 2009	6	1.6	6	1.6	143	38.2	189	50.5	30	8.0	374	315,000	345,787
Year-to-date 2008	15	2.0	22	2.9	392	51.0	302	39.3	38	4.9	769	286,458	312,701
Oshawa CMA													
Q2 2009	0	0.0	1	0.3	114	38.9	167	57.0	11	3.8	293	320,990	341,761
Q2 2008	0	0.0	0	0.0	155	34.1	273	60.1	26	5.7	454	329,945	350,092
Year-to-date 2009	0	0.0	1	0.2	215	36.6	336	57.2	35	6.0	587	328,990	350,038
Year-to-date 2008	0	0.0	0	0.0	300	37.5	461	57.6	39	4.9	800	325,945	345,860
Ottawa CMA													
Q2 2009	0	0.0	2	0.3	78	10.7	540	74.0	110	15.1	730	384,595	413,784
Q2 2008	0	0.0	0	0.0	131	18.3	486	68.1	97	13.6	714	364,900	404,037
Year-to-date 2009	1	0.1	4	0.3	162	12.1	982	73.6	186	13.9	1,335	384,900	410,991
Year-to-date 2008	0	0.0	1	0.1	279	20.9	872	65.4	181	13.6	1,333	359,900	398,990

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q2 2009	1	1.6	1	1.6	30	47.6	22	34.9	9	14.3	63	299,900	376,912
Q2 2008	0	0.0	0	0.0	30	46.9	28	43.8	6	9.4	64	306,695	354,346
Year-to-date 2009	2	1.6	2	1.6	56	43.8	56	43.8	12	9.4	128	321,200	360,859
Year-to-date 2008	0	0.0	0	0.0	55	46.2	50	42.0	14	11.8	119	306,990	353,548
St. Catharines-Niagara CMA													
Q2 2009	3	2.1	6	4.3	27	19.1	81	57.4	24	17.0	141	345,900	387,296
Q2 2008	6	3.5	4	2.3	54	31.2	100	57.8	9	5.2	173	319,900	343,619
Year-to-date 2009	9	3.3	8	2.9	58	21.0	157	56.9	44	15.9	276	349,900	386,009
Year-to-date 2008	9	2.8	5	1.6	98	30.9	174	54.9	31	9.8	317	329,900	363,694
Thunder Bay CMA													
Q2 2009	1	2.2	1	2.2	34	75.6	9	20.0	0	0.0	45	270,000	270,973
Q2 2008	1	2.6	3	7.9	30	78.9	4	10.5	0	0.0	38	250,000	251,950
Year-to-date 2009	2	3.1	6	9.4	45	70.3	11	17.2	0	0.0	64	255,000	261,773
Year-to-date 2008	4	4.8	9	10.8	61	73.5	9	10.8	0	0.0	83	235,000	244,376
Toronto CMA													
Q2 2009	1	0.0	2	0.1	43	1.7	1,214	48.2	1,261	50.0	2,521	500,000	568,953
Q2 2008	0	0.0	0	0.0	123	3.6	1,858	54.8	1,407	41.5	3,388	477,945	538,783
Year-to-date 2009	2	0.0	2	0.0	61	1.3	2,407	49.4	2,403	49.3	4,875	499,900	569,725
Year-to-date 2008	1	0.0	2	0.0	162	2.6	3,506	56.8	2,498	40.5	6,169	470,900	538,266
Windsor CMA													
Q2 2009	5	8.6	0	0.0	28	48.3	23	39.7	2	3.4	58	280,952	315,787
Q2 2008	3	4.2	4	5.6	36	50.7	24	33.8	4	5.6	71	289,000	316,410
Year-to-date 2009	12	10.8	6	5.4	56	50.5	34	30.6	3	2.7	111	269,000	294,463
Year-to-date 2008	12	8.5	9	6.3	67	47.2	47	33.1	7	4.9	142	287,000	303,126
Total Urban Centres in Ontario (50,000+)													
Q2 2009	57	1.1	57	1.1	915	16.9	2,798	51.7	1,586	29.3	5,413	410,900	462,698
Q2 2008	103	1.5	81	1.1	1,459	20.6	3,719	52.6	1,706	24.1	7,068	389,990	438,818
Year-to-date 2009	117	1.1	112	1.1	1,763	16.9	5,459	52.2	3,011	28.8	10,462	410,990	462,105
Year-to-date 2008	177	1.4	190	1.5	2,692	20.8	6,872	53.0	3,037	23.4	12,968	389,900	437,312

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region
Second Quarter 2009

		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
2008	January	11,054	-5.7	17,374	27,621	30,087	57.7	302,191	7.5	309,515
	February	13,930	-7.2	15,778	26,466	28,172	56.0	304,322	4.1	301,355
	March	15,451	-17.9	15,909	30,715	29,259	54.4	302,746	3.5	301,861
	April	20,174	-4.8	15,964	41,518	31,115	51.3	314,041	4.8	306,748
	May	22,058	-12.5	16,460	41,987	31,615	52.1	316,103	4.1	308,202
	June	20,485	-12.2	16,265	36,160	31,444	51.7	314,993	3.4	311,538
	July	18,977	-9.2	16,080	34,595	32,171	50.0	298,630	2.3	305,453
	August	15,594	-19.0	15,304	28,401	30,313	50.5	291,760	0.9	305,132
	September	15,805	-0.2	15,805	34,625	31,038	50.9	294,990	-1.3	300,445
	October	12,563	-27.9	13,087	31,058	31,523	41.5	281,661	-10.0	284,537
	November	8,673	-43.5	11,496	21,649	30,614	37.6	293,328	-6.1	295,857
	December	6,237	-33.1	11,479	11,975	29,419	39.0	280,049	-11.8	287,465
2009	January	6,556	-40.7	10,939	24,894	27,931	39.2	275,466	-8.8	285,423
	February	9,861	-29.2	12,193	24,659	28,264	43.1	284,843	-6.4	286,306
	March	14,051	-9.1	13,459	31,977	27,946	48.2	292,276	-3.5	295,675
	April	18,317	-9.2	14,905	31,971	26,000	57.3	311,098	-0.9	305,801
	May	21,235	-3.7	15,960	32,423	25,882	61.7	322,059	1.9	311,951
	June	23,710	15.7	17,334	31,518	26,419	65.6	325,364	3.3	318,257
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2008	62,717	-10.1		119,665			315,077	4.0	
	Q2 2009	63,262	0.9		95,912			320,124	1.6	
	YTD 2008	103,152	-10.5		204,467			310,397	4.3	
	YTD 2009	93,730	-9.1		177,442			309,114	-0.4	

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

[1]Source: CREA

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

Table 6: Level of Economic Indicators for Ontario Region Second Quarter 2009

		Interest Rates: P & I Per $100,000	Mortage Rates (%): 1 Yr. Term	Mortage Rates (%): 5 Yr. Term	Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
2008	January - March	718	7.3	7.3	6,675.7	6.3	20,938	90.6	804	67,348,182	99.51
	April - June	696	6.7	6.9	6,694.8	6.5	34,500	78.2	814	74,234,032	99.34
	July - September	697	6.8	7.0	6,693.9	6.4	32,733	79.9	822	71,083,657	95.23
	October - December	704	6.1	7.1	6,682.4	7.0	-366	64.4	825	65,681,786	81.98
2009	January - March	623	4.8	5.7	6,567.1	8.4	19,171	68.8	828	53,575,975	79.79
	April - June	607	3.9	5.5	6,505.7	9.2		79.2	830		87.01
	July - September										
	October - December										

Table 6.1: Growth(1) of Economic Indicators for Ontario Region Second Quarter 2009

		Interest Rates: P & I Per $100,000	Mortage Rates: 1 Yr. Term	Mortage Rates: 5 Yr. Term	Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
2008	January - March	6.3	0.8	0.7	1.8	-0.2	-5.4	-2.4	5.2	-9.1	16.1
	April - June	-0.7	-0.1	-0.1	2.0	0.0	10.4	-15.9	4.4	-3.8	7.5
	July - September	-2.4	-0.3	-0.3	1.4	0.0	6.1	-14.9	2.9	1.6	-1.0
	October - December	-3.5	-1.2	-0.4	0.5	0.7	-123.0	-29.9	3.0	-6.8	-19.8
2009	January - March	-13.3	-2.4	-1.6	-1.6	2.2	-8.4	-24.1	3.0	-20.4	-19.8
	April - June	-12.7	-2.8	-1.5	-2.8	2.7		1.3	2.0		-12.4
	July - September										
	October - December										

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

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

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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