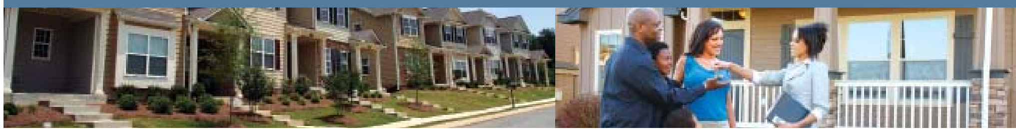
HOUSING MARKET INFORMATION

HOUSING NOW
Ontario Region



CANADA MORTGAGE AND HOUSING CORPORATION

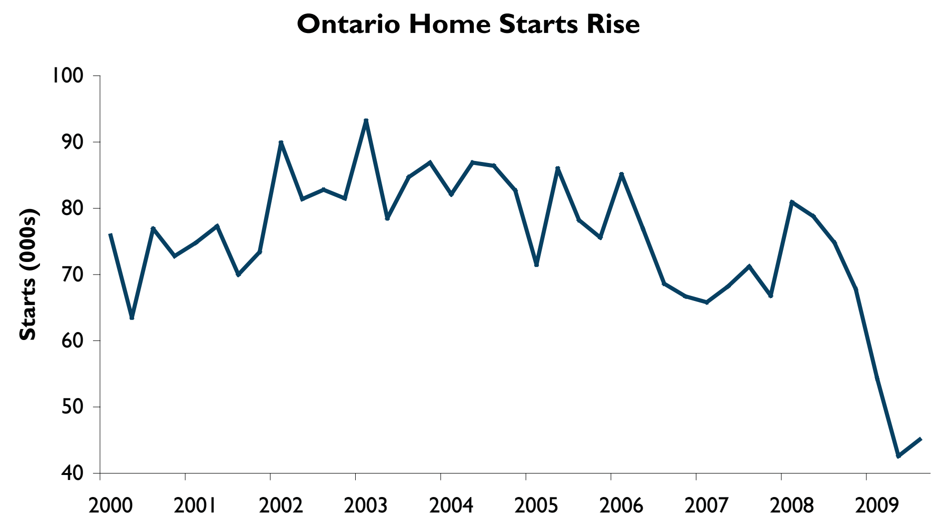
Date Released: Fourth Quarter 2009

New Home Market

Ontario Home Starts Turn the Corner

Ontario residential construction activity rose for the first time in six quarters. Ontario all area home starts increased to 45,100 units in the third quarter of 2009, up nearly six per cent from just over 42,600 unit starts in the previous quarter. Single detached home construction was the source of strength in the third quarter while multi-family home construction, which includes semi-detached, townhome and apartment units remained relatively stable. Some communities faired better than others. Thunder Bay and Kingston residential construction markets have performed relatively better while Barrie, Oshawa and Guelph have seen sharper reductions

Figure 1



Source: CMHC

Table of Contents

in new construction activity. Tight resale markets, low mortgage carrying costs and declining unsold inventories helped boost construction activity in the third quarter.

The share of single detached home construction dropped to 41 per cent in 2008, its lowest level in over 30 years. Economic uncertainty and the rising cost of housing 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. Buoyant resale markets, record low interest rates and falling home prices have improved affordability conditions allowing demand for more expensive housing to stabilize and turn up in recent quarters. After peaking in the fourth quarter, single detached inventories have been edging lower and now stand below historical averages prompting more builders to commence residential construction activity

Multi-family home construction activity remained relatively stable in the third quarter as stronger row housing construction offset weakness in semi-detached and apartment construction. 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 construction financing for apartment construction has been cautious given the size of projects and uncertainty in the marketplace. Low unsold inventories, improved credit and financial market conditions along with rising home prices suggests apartment sales and construction activity should show signs of recovery.

Resale Market

Ontario Existing Home Sales Rise

Ontario home buyers were out in full force in the third quarter as existing home sales grew by nearly nine per cent. After dropping well below trend in the final months of 2008, sales have been growing over consecutive quarters – reversing the entire fourth quarter contraction. Prospective buyers who postponed their decision to buy last fall were enticed into the spring and summer markets by a gradually improving global economy, improved consumer sentiment and affordability conditions. Furthermore, expectations of an economic recovery fuelled inflationary and interest rate expectations in the third quarter – accelerating or bringing the decision to purchase a home forward in advance of future interest rate hikes.

For the first time in over a year, Ontario new home listings moved higher in the third quarter. Weaker price pressures have weighed on home listings for most of this year. The sharp deceleration in sales and home prices in the fourth quarter of 2008 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 until this latest quarter. Despite increasing choice for consumers, the gap between sales and new listings continued to widen during the third quarter – indicating tighter market conditions for the average housing consumer. Ontario's sales-to-new-listings ratio, a leading indicator of growth in future home prices, moved higher. Ontario home prices continued to grow but at a more modest pace relative to the second quarter. While part of the increase in home prices was demand driven, part of the increase was motivated by the mix of home sales as some buyers shifted purchases to higher price points.

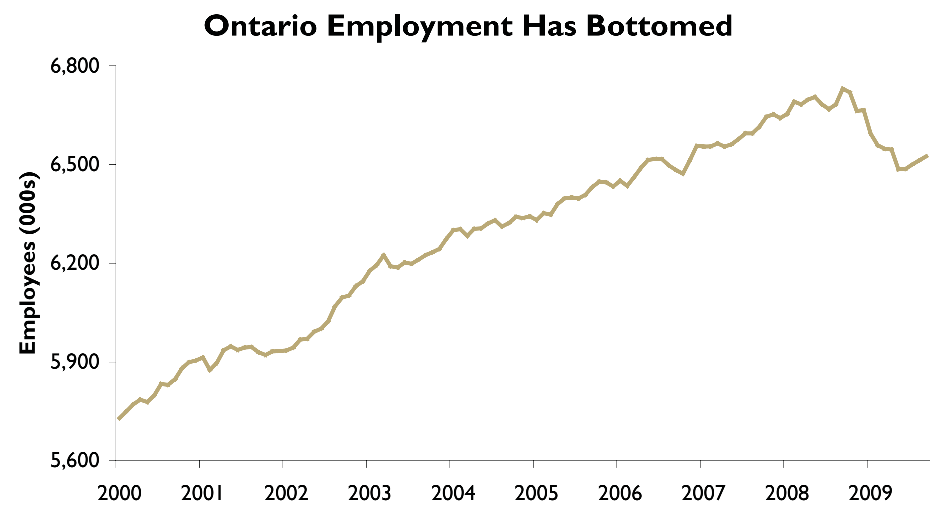
The most expensive Ontario resale markets experienced tight housing conditions for a second consecutive quarter. As of the third quarter, Hamilton, Ottawa and Toronto experienced the tightest resale market conditions in Ontario. Improved affordability has traditionally allowed demand in more expensive markets to respond first. Meanwhile, Greater Sudbury, Windsor and Niagara sustained their ranking as the coolest resale markets across the province. A high Canadian dollar and labour market challenges in the mining and automotive industries have created challenges in these local housing markets.

Economy

Ontario Economy Shows Signs of a Trough

The latest economic accounts data for the province indicates that the Ontario economy contracted for a fourth consecutive quarter. Ontario GDP slowed by an estimated 4.0 per cent annualized rate in the second

Figure 2



Source: Statistics Canada

quarter, more that the 3.4 per cent contraction in the Canadian economy. Leading economic indicators suggest that the economy likely posted some modest growth into the third quarter – in line with the global economic recovery that was underway. Manufacturing shipments and exports of key lumber and automotive products continued to contract but at a slower rate as businesses continued to cut inventories. The goods sector saw further output declines as a high Canadian dollar and cautious US consumer spending weighed on the manufacturing sector. However, output in the services sector stabilized and likely posted growth into the third quarter as consumer spending in Ontario improved. Improved consumer spending was likely behind the renewed optimism among businesses who now expect a pickup in sales over the next 12 months, according to the Bank of Canada's Business Outlook Survey.

Employment growth and the cost of borrowing are two key ingredients feeding into housing demand. For the first time in five quarters. Ontario posted positive job growth in the third quarter. Ontario's jobless rate still moved higher. Interest rate sensitive domestic sectors posted stronger job growth with finance, retail trade sectors leading the way.

On the interest rate front, inflationary pressures in Canada continued to subside during the third quarter as prices responded with a lag to a weaker global economy early this year. As headline inflation decelerated in both the US and Canada, central banks kept overnight interest rates stable. Consequently the cost of funds for chartered banks remained fixed as did prime and variable rate lending rates. As evidence grew that the global economy was turning the corner, the appetite for risk rose. Investor demand for equities and precious metals moved higher in the third quarter – pushing bond prices down and bond yields higher. Fixed rate mortgage yields followed suit, with the five year mortgage in Canada rising by nearly 30 basis points.

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

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
Third 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										
Q3 2009	5,901	762	1,406	67	392	3,009	91	1,150	749	13,529
Q3 2008	7,946	980	1,811	83	1,528	7,607	90	373	1,118	21,536
% Change	-25.7	-22.2	-22.4	-19.3	-74.3	-60.4	1.1	**	-33.0	-37.2
Year-to-date 2009	12,967	2,005	3,373	135	1,197	9,987	184	3,092	1,646	34,588
Year-to-date 2008	21,892	2,350	5,637	158	2,956	19,593	142	2,814	2,266	57,808
% Change	-40.8	-14.7	-40.2	-14.6	-59.5	-49.0	29.6	9.9	-27.4	-40.2
UNDER CONSTRUCTION										
Q3 2009	11,660	1,924	4,456	127	2,594	39,429	166	5,271	1,632	67,261
Q3 2008	17,600	2,244	6,347	134	3,312	38,078	167	5,591	1,990	75,467
% Change	-33.8	-14.3	-29.8	-5.2	-21.7	3.5	-0.6	-5.7	-18.0	-10.9
COMPLETIONS										
Q3 2009	5,415	930	1,565	57	636	1,419	75	790	555	11,442
Q3 2008	8,931	880	1,934	52	910	2,891	47	503	802	16,950
% Change	-39.4	5.7	-19.1	9.6	-30.1	-50.9	59.6	57.1	-30.8	-32.5
Year-to-date 2009	16,494	2,433	4,632	165	1,979	10,911	197	2,127	1,814	40,752
Year-to-date 2008	23,263	2,392	5,412	129	1,924	11,360	129	2,378	1,941	48,928
% Change	-29.1	1.7	-14.4	27.9	2.9	-4.0	52.7	-10.6	-6.5	-16.7
COMPLETED & NOT ABSORBED										
Q3 2009	1,106	109	366	28	259	760	35	398	n/a	3,061
Q3 2008	1,514	137	274	33	277	818	30	365	n/a	3,448
% Change	-26.9	-20.4	33.6	-15.2	-6.5	-7.1	16.7	9.0	n/a	-11.2
ABSORBED										
Q3 2009	5,150	929	1,517	67	649	1,492	31	535	n/a	10,370
Q3 2008	8,255	867	1,931	55	838	2,818	50	547	n/a	15,361
% Change	-37.6	7.2	-21.4	21.8	-22.6	-47.1	-38.0	-2.2	n/a	-32.5
Year-to-date 2009	15,505	2,364	4,309	170	1,885	10,687	89	1,547	n/a	36,556
Year-to-date 2008	21,137	2,301	5,316	131	1,864	11,192	110	2,093	n/a	44,144
% Change	-26.6	2.7	-18.9	29.8	1.1	-4.5	-19.1	-26.1	n/a	-17.2

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
Third Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Centres 100,000+											
Barrie	98	224	0	6	0	100	45	195	143	525	-72.8
Brantford	78	72	6	2	3	29	2	3	89	106	-16.0
Greater Sudbury	89	167	2	16	34	0	4	8	129	191	-32.5
Guelph	91	112	10	10	31	53	0	55	132	230	-42.6
Hamilton	310	422	14	44	130	282	0	174	454	922	-50.8
Kingston	171	233	2	18	4	9	0	0	177	260	-31.9
Kitchener	309	382	12	24	196	254	139	62	656	722	-9.1
London	357	382	4	2	54	79	188	223	603	686	-12.1
Oshawa	224	440	2	2	46	166	0	12	272	620	-56.1
Ottawa	674	893	86	62	536	655	139	311	1,435	1,921	-25.3
Peterborough	103	74	0	0	12	31	0	16	115	121	-5.0
St. Catharines-Niagara	211	197	10	22	8	135	0	0	229	354	-35.3
Thunder Bay	68	79	0	0	0	0	0	0	68	79	-13.9
Toronto	2,150	2,876	578	712	667	1,283	3,317	6,865	6,712	11,736	-42.8
Windsor	87	103	2	8	23	15	4	12	116	138	-15.9
Centres 50,000 - 99,999											
Belleville	64	74	0	0	20	3	2	0	86	77	11.7
Chatham-Kent	22	38	2	4	0	0	0	0	24	42	-42.9
Cornwall	28	35	4	8	4	9	0	0	36	52	-30.8
Kawartha Lakes	74	89	2	4	6	6	0	0	82	99	-17.2
Norfolk	50	73	0	4	0	0	0	0	50	77	-35.1
North Bay	54	66	4	0	10	0	67	3	135	69	95.7
Sarnia	55	73	2	0	0	20	111	0	168	93	80.6
Sault Ste. Marie	28	62	2	0	0	0	0	35	30	97	-69.1

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Ontario Region Third Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Centres 10,000 - 49,999											
Bracebridge	17	34	8	0	0	0	31	0	56	34	64.7
Brighton MU	22	24	0	2	0	n/a	0	n/a	22	26	-15.4
Brock Tp	9	8	0	n/a	8	n/a	0	n/a	17	8	112.5
Brockville	6	31	0	0	0	0	0	0	6	31	-80.6
Centre Wellington	10	16	0	0	0	4	0	0	10	20	-50.0
Cobourg	7	12	0	2	0	11	10	0	17	25	-32.0
Collingwood	20	29	2	6	0	90	0	0	22	125	-82.4
Elliot Lake	3	7	0	0	0	0	0	0	3	7	-57.1
Erin	0	0	0	0	0	0	0	0	0	0	n/a
Essex T	7	11	0	n/a	0	5	0	n/a	7	16	-56.3
Gravenhurst	12	24	0	0	0	0	0	0	12	24	-50.0
Greater Napanee	11	23	0	0	0	4	0	0	11	27	-59.3
Haldimand County CY	26	26	0	0	22	13	0	0	48	39	23.1
Hunstville	20	32	0	0	0	0	36	0	56	32	75.0
Ingersoll	8	3	0	0	0	10	0	0	8	13	-38.5
Kenora	2	4	0	2	0	0	0	0	2	6	-66.7
Kincardine MU	2	13	0	2	0	n/a	0	n/a	2	15	-86.7
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	17	16	10	0	0	14	0	0	27	30	-10.0
Meaford	8	21	0	0	6	8	0	0	14	29	-51.7
Midland	34	63	0	0	0	14	0	0	34	77	-55.8
Mississippi Mills	5	19	0	6	6	0	0	0	11	25	-56.0
North Grenville MU	26	37	0	n/a	0	n/a	0	n/a	26	37	-29.7
North Perth	13	8	0	0	0	0	0	0	13	8	62.5
Orillia	22	26	0	0	6	10	1	0	29	36	-19.4
Owen Sound	12	21	0	8	0	34	0	0	12	63	-81.0
Petawawa	21	28	0	0	0	13	0	0	21	41	-48.8
Port Hope	6	28	0	4	0	0	0	0	6	32	-81.3
Prince Edward County	27	36	0	0	0	0	0	0	27	36	-25.0
Saugeen Shores	7	16	0	0	0	20	4	0	11	36	-69.4
Scugog Tp	9	7	0	n/a	0	n/a	0	n/a	9	7	28.6
Stratford	9	13	0	2	0	0	0	0	9	15	-40.0
Temiskaming Shores	7	10	0	0	0	0	0	0	7	10	-30.0
The Nation M	17	26	2	n/a	0	n/a	0	n/a	19	26	-26.9
Tillsonburg	4	12	0	0	0	4	0	0	4	16	-75.0
Timmins	16	15	0	0	0	0	0	0	16	15	6.7
Trent Hills	4	20	0	0	0	0	0	0	4	20	-80.0
Wasaga Beach	39	65	0	0	0	0	0	0	39	65	-40.0
West Grey MU	6	8	0	0	0	0	0	0	6	8	-25.0
West Nipissing	16	16	2	2	0	0	49	0	67	18	**
Woodstock	51	42	0	2	0	24	39	0	90	68	32.4
Total Ontario (10,000+)	5,974	8,029	782	1,000	1,836	3,407	4,188	7,982	12,780	20,418	-37.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 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	202	723	0	12	0	138	45	350	247	1,223	-79.8
Brantford	198	233	12	4	20	86	3	26	233	349	-33.2
Greater Sudbury	143	366	6	28	58	4	123	8	330	406	-18.7
Guelph	181	357	42	30	92	100	0	294	315	781	-59.7
Hamilton	618	1,378	64	110	303	875	354	386	1,339	2,749	-51.3
Kingston	319	431	6	34	26	18	116	0	467	483	-3.3
Kitchener	756	1,009	44	72	421	500	266	450	1,487	2,031	-26.8
London	681	1,146	12	22	119	183	743	759	1,555	2,110	-26.3
Oshawa	489	1,238	2	4	79	400	0	39	570	1,681	-66.1
Ottawa	1,641	2,146	175	144	1,174	1,668	595	1,193	3,585	5,151	-30.4
Peterborough	182	216	0	0	30	74	30	16	242	306	-20.9
St. Catharines-Niagara	379	505	28	46	115	266	65	114	587	931	-36.9
Thunder Bay	116	132	6	0	4	0	4	0	130	132	-1.5
Toronto	5,023	8,868	1,520	1,702	1,887	3,591	9,825	18,204	18,255	32,365	-43.6
Windsor	190	243	6	18	48	56	4	16	248	333	-25.5
Centres 50,000 - 99,999											
Belleville	136	204	2	0	42	19	127	3	307	226	35.8
Chatham-Kent	43	93	4	6	0	0	0	0	47	99	-52.5
Cornwall	54	66	12	22	4	17	0	0	70	105	-33.3
Kawartha Lakes	128	205	4	8	6	23	0	0	138	236	-41.5
Norfolk	100	146	2	8	22	14	0	0	124	168	-26.2
North Bay	74	89	4	0	20	0	67	3	165	92	79.3
Sarnia	121	216	2	0	0	26	111	0	234	242	-3.3
Sault Ste. Marie	55	92	2	0	0	0	0	35	57	127	-55.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
Ontario Region
January - September 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	24	68	10	2	0	18	31	40	65	128	-49.2
Brighton MU	40	71	0	10	3	5	0	n/a	43	86	-50.0
Brock Tp	31	13	0	n/a	8	n/a	0	n/a	39	13	200.0
Brockville	20	45	0	0	0	0	0	0	20	45	-55.6
Centre Wellington	25	39	0	0	0	8	55	0	80	47	70.2
Cobourg	28	24	0	2	0	16	23	16	51	58	-12.1
Collingwood	72	96	2	20	25	181	18	0	117	297	-60.6
Elliot Lake	3	10	0	0	0	0	0	0	3	10	-70.0
Erin	2	11	0	0	0	0	0	0	2	11	-81.8
Essex T	13	21	0	n/a	0	5	0	n/a	13	26	-50.0
Gravenhurst	15	37	0	0	0	0	0	36	15	73	-79.5
Greater Napanee	23	39	2	0	0	4	6	0	31	43	-27.9
Haldimand County CY	62	79	0	0	22	13	0	0	84	92	-8.7
Hunstville	62	41	0	0	13	8	141	32	216	81	166.7
Ingersoll	19	17	0	0	10	10	0	0	29	27	7.4
Kenora	6	5	0	2	0	0	0	0	6	7	-14.3
Kincardine MU	16	16	0	2	10	n/a	0	n/a	26	18	44.4
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	37	54	22	4	0	22	2	0	61	80	-23.8
Meaford	17	45	0	0	6	12	0	0	23	57	-59.6
Midland	56	118	2	0	0	24	0	53	58	195	-70.3
Mississippi Mills	15	43	0	8	11	6	0	0	26	57	-54.4
North Grenville MU	47	68	2	n/a	6	n/a	0	n/a	55	68	-19.1
North Perth	21	33	0	0	0	0	0	0	21	33	-36.4
Orillia	53	79	0	2	24	62	1	79	78	222	-64.9
Owen Sound	27	45	0	8	0	50	0	7	27	110	-75.5
Petawawa	59	72	0	0	24	25	0	0	83	97	-14.4
Port Hope	14	31	0	4	0	0	0	0	14	35	-60.0
Prince Edward County	53	91	0	0	0	20	0	0	53	111	-52.3
Saugeen Shores	27	51	0	8	14	38	4	24	45	121	-62.8
Scugog Tp	11	26	0	n/a	0	n/a	100	49	111	75	48.0
Stratford	21	43	4	4	0	0	153	0	178	47	**
Temiskaming Shores	7	13	0	0	0	0	0	0	7	13	-46.2
The Nation M	37	77	4	2	0	n/a	6	n/a	47	79	-40.5
Tillsonburg	11	39	0	0	0	4	21	0	32	43	-25.6
Timmins	26	35	0	0	0	0	0	0	26	35	-25.7
Trent Hills	13	29	0	0	0	0	5	0	18	29	-37.9
Wasaga Beach	75	146	0	0	12	24	0	72	87	242	-64.0
West Grey MU	21	30	0	0	0	0	0	0	21	30	-30.0
West Nipissing	33	21	2	2	0	0	49	0	84	23	**
Woodstock	100	96	4	6	0	46	39	125	143	273	-47.6
Total Ontario (10,000+)	13,109	22,058	2,039	2,388	4,662	8,659	13,132	22,437	32,942	55,542	-40.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 100,000+								
Barrie	0	100	0	0	0	187	45	8
Brantford	3	29	0	0	0	0	2	3
Greater Sudbury	0	0	34	0	0	0	4	8
Guelph	31	53	0	0	0	55	0	0
Hamilton	130	282	0	0	0	174	0	0
Kingston	4	6	0	3	0	0	0	0
Kitchener	189	254	7	0	138	12	1	50
London	48	60	6	19	182	17	6	206
Oshawa	43	166	3	0	0	12	0	0
Ottawa	515	655	21	0	86	302	53	9
Peterborough	12	27	0	4	0	0	0	16
St. Catharines-Niagara	8	135	0	0	0	0	0	0
Thunder Bay	0	0	0	0	0	0	0	0
Toronto	667	1,283	0	0	2,450	6,842	867	23
Windsor	23	15	0	0	0	0	4	12
Centres 50,000 - 99,999								
Belleville	20	3	0	0	2	0	0	0
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	4	3	0	6	0	0	0	0
Kawartha Lakes	6	0	0	6	0	0	0	0
Norfolk	0	0	0	0	0	0	0	0
North Bay	0	0	10	0	0	0	67	3
Sarnia	0	20	0	0	111	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	35

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region Third Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	19	0	12	0
Brighton MU	0	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	4	0	0	0	0	0	0
Cobourg	0	11	0	0	10	0	0	0
Collingwood	0	90	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	5	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	4	0	0	0	0	0	0
Haldimand County CY	22	13	0	0	0	0	0	0
Hunstville	0	0	0	0	36	0	0	0
Ingersoll	0	10	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	14	0	0	0	0	0	0
Meaford	6	8	0	0	0	0	0	0
Midland	0	14	0	0	0	0	0	0
Mississippi Mills	6	0	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	10	0	0	0	0	1	0
Owen Sound	0	0	0	34	0	0	0	0
Petawawa	0	13	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	4	0	16	0	0	4	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	0	4	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	0	0	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	4	0	45	0
Woodstock	0	24	0	0	0	0	39	0
Total Ontario (10,000+)	1,751	3,319	85	88	3,038	7,609	1,150	373

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region January - September 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	138	0	0	0	342	45	8
Brantford	20	86	0	0	0	21	3	5
Greater Sudbury	0	4	58	0	15	0	108	8
Guelph	92	100	0	0	0	294	0	0
Hamilton	303	875	0	0	90	386	264	0
Kingston	26	15	0	3	0	0	116	0
Kitchener	414	496	7	4	182	12	84	438
London	101	158	18	25	182	37	561	722
Oshawa	76	400	3	0	0	12	0	27
Ottawa	1,150	1,668	24	0	530	1,051	65	142
Peterborough	20	70	10	4	0	0	30	16
St. Catharines-Niagara	115	258	0	8	21	111	44	3
Thunder Bay	0	0	4	0	0	0	4	0
Toronto	1,887	3,571	0	20	8,788	17,052	1,037	1,152
Windsor	48	56	0	0	0	0	4	16
Centres 50,000 - 99,999								
Belleville	42	19	0	0	2	0	125	3
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	4	7	0	10	0	0	0	0
Kawartha Lakes	6	17	0	6	0	0	0	0
Norfolk	22	14	0	0	0	0	0	0
North Bay	0	0	20	0	0	0	67	3
Sarnia	0	26	0	0	111	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	35

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region January - September 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	19	40	12	0
Brighton MU	3	5	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	8	0	0	0	0	55	0
Cobourg	0	16	0	0	23	0	0	16
Collingwood	25	181	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	5	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	36	0	0
Greater Napanee	0	4	0	0	0	0	6	0
Haldimand County CY	22	13	0	0	0	0	0	0
Hunstville	0	8	13	0	40	28	101	4
Ingersoll	0	10	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	22	0	0	0	0	2	0
Meaford	6	12	0	0	0	0	0	0
Midland	0	24	0	0	0	53	0	0
Mississippi Mills	11	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	24	62	0	0	0	19	1	60
Owen Sound	0	16	0	34	0	0	0	7
Petawawa	24	25	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	22	0	16	0	0	4	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	4	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	4	0	45	0
Woodstock	0	46	0	0	0	0	39	125
Total Ontario (10,000+)	4,491	8,529	171	130	10,040	19,623	3,092	2,814

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 100,000+								
Barrie	98	300	0	217	45	8	143	525
Brantford	87	87	0	16	2	3	89	106
Greater Sudbury	91	183	0	0	38	8	129	191
Guelph	131	174	1	56	0	0	132	230
Hamilton	378	550	75	372	0	0	454	922
Kingston	177	257	0	0	0	3	177	260
Kitchener	404	561	244	111	8	50	656	722
London	322	350	267	111	14	225	603	686
Oshawa	263	573	6	47	3	0	272	620
Ottawa	1,287	1,608	72	302	76	11	1,435	1,921
Peterborough	111	73	4	28	0	20	115	121
St. Catharines-Niagara	225	307	2	47	2	0	229	354
Thunder Bay	67	79	1	0	0	0	68	79
Toronto	3,263	3,929	2,581	7,784	867	23	6,712	11,736
Windsor	103	119	9	7	4	12	116	138
Centres 50,000 - 99,999								
Belleville	86	77	0	0	0	0	86	77
Chatham-Kent	24	42	0	0	0	0	24	42
Cornwall	36	46	0	0	0	6	36	52
Kawartha Lakes	82	93	0	0	0	6	82	99
Norfolk	50	77	0	0	0	0	50	77
North Bay	58	66	0	0	77	3	135	69
Sarnia	55	93	113	0	0	0	168	93
Sault Ste. Marie	30	62	0	0	0	35	30	97

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Ontario Region Third Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 10,000 - 49,999								
Bracebridge	17	34	27	0	12	0	56	34
Brighton MU	22	26	0	n/a	0	n/a	22	26
Brock Tp	17	8	0	n/a	0	n/a	17	8
Brockville	6	31	0	0	0	0	6	31
Centre Wellington	10	20	0	0	0	0	10	20
Cobourg	9	25	8	0	0	0	17	25
Collingwood	22	51	0	74	0	0	22	125
Elliot Lake	3	7	0	0	0	0	3	7
Erin	0	0	0	0	0	0	0	0
Essex T	7	16	0	n/a	0	n/a	7	16
Gravenhurst	12	24	0	0	0	0	12	24
Greater Napanee	11	27	0	0	0	0	11	27
Haldimand County CY	26	39	22	0	0	0	48	39
Hunstville	20	32	36	0	0	0	56	32
Ingersoll	8	13	0	0	0	0	8	13
Kenora	2	6	0	0	0	0	2	6
Kincardine MU	2	15	0	n/a	0	n/a	2	15
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	27	30	0	0	0	0	27	30
Meaford	14	29	0	0	0	0	14	29
Midland	34	77	0	0	0	0	34	77
Mississippi Mills	11	25	0	0	0	0	11	25
North Grenville MU	26	37	0	n/a	0	n/a	26	37
North Perth	13	8	0	0	0	0	13	8
Orillia	28	26	0	10	1	0	29	36
Owen Sound	12	29	0	0	0	34	12	63
Petawawa	21	41	0	0	0	0	21	41
Port Hope	6	28	0	4	0	0	6	32
Prince Edward County	27	36	0	0	0	0	27	36
Saugeen Shores	7	20	0	0	4	16	11	36
Scugog Tp	9	7	0	n/a	0	n/a	9	7
Stratford	9	15	0	0	0	0	9	15
Temiskaming Shores	7	10	0	0	0	0	7	10
The Nation M	19	26	0	n/a	0	n/a	19	26
Tillsonburg	4	16	0	0	0	0	4	16
Timmins	16	15	0	0	0	0	16	15
Trent Hills	4	20	0	0	0	0	4	20
Wasaga Beach	39	65	0	0	0	0	39	65
West Grey MU	6	8	0	0	0	0	6	8
West Nipissing	22	18	0	0	45	0	67	18
Woodstock	51	44	0	24	39	0	90	68
Total Ontario (10,000+)	8,069	10,737	3,468	9,218	1,241	463	12,780	20,418

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - September 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	202	843	0	372	45	8	247	1,223
Brantford	222	269	8	75	3	5	233	349
Greater Sudbury	149	398	15	0	166	8	330	406
Guelph	303	463	12	318	0	0	315	781
Hamilton	807	1,877	267	872	264	0	1,339	2,749
Kingston	351	480	0	0	116	3	467	483
Kitchener	1,022	1,406	374	183	91	442	1,487	2,031
London	630	1,074	341	281	584	755	1,555	2,110
Oshawa	542	1,477	25	177	3	27	570	1,681
Ottawa	2,982	3,962	512	1,045	91	144	3,585	5,151
Peterborough	194	239	8	47	40	20	242	306
St. Catharines-Niagara	464	737	77	183	46	11	587	931
Thunder Bay	121	132	1	0	8	0	130	132
Toronto	7,863	12,590	9,354	18,603	1,037	1,172	18,255	32,365
Windsor	218	276	26	41	4	16	248	333
Centres 50,000 - 99,999								
Belleville	177	223	5	0	125	3	307	226
Chatham-Kent	47	99	0	0	0	0	47	99
Cornwall	70	95	0	0	0	10	70	105
Kawartha Lakes	136	218	0	12	2	6	138	236
Norfolk	106	154	18	14	0	0	124	168
North Bay	78	89	0	0	87	3	165	92
Sarnia	121	242	113	0	0	0	234	242
Sault Ste. Marie	57	92	0	0	0	35	57	127

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - September 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	26	88	27	40	12	0	65	128
Brighton MU	43	86	0	n/a	0	n/a	43	86
Brock Tp	39	13	0	n/a	0	n/a	39	13
Brockville	20	45	0	0	0	0	20	45
Centre Wellington	24	47	1	0	55	0	80	47
Cobourg	35	42	16	0	0	16	51	58
Collingwood	78	195	39	102	0	0	117	297
Elliot Lake	3	10	0	0	0	0	3	10
Erin	2	11	0	0	0	0	2	11
Essex T	13	26	0	n/a	0	n/a	13	26
Gravenhurst	15	37	0	36	0	0	15	73
Greater Napanee	23	43	0	0	8	0	31	43
Haldimand County CY	62	92	22	0	0	0	84	92
Hunstville	62	49	40	28	114	4	216	81
Ingersoll	19	27	0	0	10	0	29	27
Kenora	6	7	0	0	0	0	6	7
Kincardine MU	26	18	0	n/a	0	n/a	26	18
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	59	72	0	8	2	0	61	80
Meaford	23	53	0	4	0	0	23	57
Midland	58	142	0	53	0	0	58	195
Mississippi Mills	26	57	0	0	0	0	26	57
North Grenville MU	55	68	0	n/a	0	n/a	55	68
North Perth	21	33	0	0	0	0	21	33
Orillia	77	117	0	43	1	62	78	222
Owen Sound	27	59	0	10	0	41	27	110
Petawawa	83	97	0	0	0	0	83	97
Port Hope	14	31	0	4	0	0	14	35
Prince Edward County	53	111	0	0	0	0	53	111
Saugeen Shores	41	81	0	0	4	40	45	121
Scugog Tp	11	26	0	49	100	n/a	111	75
Stratford	25	47	0	0	153	0	178	47
Temiskaming Shores	7	13	0	0	0	0	7	13
The Nation M	41	79	0	n/a	6	n/a	47	79
Tillsonburg	26	43	0	0	6	0	32	43
Timmins	26	35	0	0	0	0	26	35
Trent Hills	13	29	0	0	5	0	18	29
Wasaga Beach	69	170	18	72	0	0	87	242
West Grey MU	21	30	0	0	0	0	21	30
West Nipissing	39	23	0	0	45	0	84	23
Woodstock	104	121	0	27	39	125	143	273
Total Ontario (10,000+)	18,345	29,879	11,319	22,707	3,276	2,956	32,942	55,542

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Centres 100,000+											
Barrie	103	280	0	6	16	21	0	0	119	307	-61.2
Brantford	35	82	2	0	4	23	0	0	41	105	-61.0
Greater Sudbury	47	148	2	8	4	8	0	0	53	164	-67.7
Guelph	73	165	8	10	39	38	0	47	120	260	-53.8
Hamilton	299	559	22	18	221	119	88	0	630	696	-9.5
Kingston	128	153	4	10	0	21	0	210	132	394	-66.5
Kitchener	345	387	20	24	181	156	454	70	1,000	637	57.0
London	265	466	6	4	48	117	44	2	363	589	-38.4
Oshawa	285	529	0	4	20	107	6	6	311	646	-51.9
Ottawa	723	726	74	40	525	607	241	474	1,563	1,847	-15.4
Peterborough	62	80	0	0	14	21	0	0	76	101	-24.8
St. Catharines-Niagara	140	168	12	24	48	62	4	0	204	254	-19.7
Thunder Bay	40	33	0	2	0	7	0	0	40	42	-4.8
Toronto	2,059	3,903	748	700	937	1,371	1,193	2,538	4,937	8,512	-42.0
Windsor	74	118	2	6	21	7	12	4	109	135	-19.3
Centres 50,000 - 99,999											
Belleville	73	96	0	2	0	7	0	0	73	105	-30.5
Chatham-Kent	17	29	2	0	0	0	0	0	19	29	-34.5
Cornwall	26	25	8	4	4	9	0	0	38	38	0.0
Kawartha Lakes	60	149	0	2	5	10	0	0	65	161	-59.6
Norfolk	25	31	0	0	4	23	0	0	29	54	-46.3
North Bay	21	31	6	0	0	0	18	0	45	31	45.2
Sarnia	44	81	0	0	0	18	0	0	44	99	-55.6
Sault Ste. Marie	21	14	0	0	0	0	0	0	21	14	50.0

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Centres 10,000 - 49,999											
Bracebridge	11	21	4	2	6	0	31	0	52	23	126.1
Brighton MU	16	30	2	2	0	n/a	0	n/a	18	32	-43.8
Brock Tp	13	3	0	n/a	0	n/a	0	n/a	13	3	**
Brockville	16	11	0	0	0	0	0	0	16	11	45.5
Centre Wellington	12	16	0	0	4	0	0	0	16	16	0.0
Cobourg	10	12	0	2	43	4	52	0	105	18	**
Collingwood	28	38	0	4	0	18	0	0	28	60	-53.3
Elliot Lake	1	5	0	0	0	0	0	0	1	5	-80.0
Erin	1	4	0	0	0	0	0	0	1	4	-75.0
Essex T	5	7	0	n/a	0	n/a	0	n/a	5	7	-28.6
Gravenhurst	6	11	0	0	0	0	0	0	6	11	-45.5
Greater Napanee	16	17	0	0	0	3	0	0	16	20	-20.0
Haldimand County CY	26	29	0	0	0	0	0	0	26	29	-10.3
Hunstville	21	18	0	0	0	0	36	0	57	18	**
Ingersoll	10	12	0	0	24	0	0	0	34	12	183.3
Kenora	1	1	0	0	0	0	0	0	1	1	0.0
Kincardine MU	8	1	0	n/a	15	n/a	0	n/a	23	1	**
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	15	22	4	0	39	0	4	0	62	22	181.8
Meaford	5	12	0	0	0	0	0	0	5	12	-58.3
Midland	22	44	0	0	0	21	0	0	22	65	-66.2
Mississippi Mills	2	20	0	4	0	6	0	0	2	30	-93.3
North Grenville MU	14	21	2	n/a	0	n/a	0	n/a	16	21	-23.8
North Perth	10	15	0	0	0	0	0	0	10	15	-33.3
Orillia	20	25	0	0	6	30	0	19	26	74	-64.9
Owen Sound	12	25	0	2	6	0	4	0	22	27	-18.5
Petawawa	24	23	0	0	0	0	0	0	24	23	4.3
Port Hope	8	8	0	4	6	10	0	0	14	22	-36.4
Prince Edward County	16	44	0	0	0	0	0	0	16	44	-63.6
Saugeen Shores	13	16	0	4	0	0	0	0	13	20	-35.0
Scugog Tp	2	16	0	n/a	0	n/a	0	n/a	2	16	-87.5
Stratford	12	21	4	2	0	0	0	0	16	23	-30.4
Temiskaming Shores	3	3	0	0	0	0	0	0	3	3	0.0
The Nation M	12	41	2	2	0	n/a	0	n/a	14	43	-67.4
Tillsonburg	6	10	0	0	0	0	0	0	6	10	-40.0
Timmins	11	17	0	0	0	0	0	0	11	17	-35.3
Trent Hills	6	13	0	0	0	0	0	0	6	13	-53.8
Wasaga Beach	25	42	0	0	0	6	24	24	49	72	-31.9
West Grey MU	7	11	0	0	0	0	0	0	7	11	-36.4
West Nipissing	14	9	0	0	0	0	0	0	14	9	55.6
Woodstock	34	34	0	2	18	0	0	0	52	36	44.4
Total Ontario (10,000+)	5,476	8,994	942	910	2,258	2,850	2,211	3,394	10,887	16,148	-32.6

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

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - September 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	289	681	2	10	75	87	46	0	412	778	-47.0
Brantford	201	299	4	10	55	73	29	0	289	382	-24.3
Greater Sudbury	168	317	12	20	8	8	20	8	208	353	-41.1
Guelph	197	369	30	36	131	124	185	81	543	610	-11.0
Hamilton	929	1,298	46	88	696	618	247	26	1,918	2,030	-5.5
Kingston	323	401	30	22	14	64	0	259	367	746	-50.8
Kitchener	968	964	48	132	453	371	813	193	2,282	1,660	37.5
London	613	1,259	12	20	135	269	382	661	1,142	2,209	-48.3
Oshawa	859	1,330	2	8	233	282	140	114	1,234	1,734	-28.8
Ottawa	2,047	2,043	164	178	1,392	1,332	827	856	4,430	4,409	0.5
Peterborough	189	208	0	0	48	39	75	0	312	247	26.3
St. Catharines-Niagara	402	503	34	70	152	119	7	12	595	704	-15.5
Thunder Bay	104	119	2	6	4	12	0	0	110	137	-19.7
Toronto	6,866	10,181	1,900	1,690	2,795	3,476	9,689	11,245	21,250	26,592	-20.1
Windsor	192	258	20	22	53	24	12	4	277	308	-10.1
Centres 50,000 - 99,999											
Belleville	154	195	0	6	10	15	0	10	164	226	-27.4
Chatham-Kent	55	86	8	4	0	7	0	0	63	97	-35.1
Cornwall	57	71	26	8	10	9	0	0	93	88	5.7
Kawartha Lakes	209	294	10	6	11	15	0	0	230	315	-27.0
Norfolk	123	180	8	14	15	27	0	0	146	221	-33.9
North Bay	72	74	6	0	0	0	18	126	96	200	-52.0
Sarnia	108	205	0	0	8	22	0	0	116	227	-48.9
Sault Ste. Marie	82	64	0	4	0	0	0	0	82	68	20.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type Ontario Region January - September 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	33	65	6	4	6	12	71	0	116	81	43.2
Brighton MU	50	83	8	8	9	n/a	0	n/a	67	91	-26.4
Brock Tp	38	5	0	n/a	8	n/a	0	n/a	46	5	**
Brockville	32	34	0	0	0	0	0	0	32	34	-5.9
Centre Wellington	30	40	0	0	4	0	0	0	34	40	-15.0
Cobourg	36	27	0	2	65	16	127	0	228	45	**
Collingwood	82	128	16	12	76	81	0	0	174	221	-21.3
Elliot Lake	3	11	0	0	0	0	0	0	3	11	-72.7
Erin	2	16	0	0	0	0	0	0	2	16	-87.5
Essex T	15	25	0	n/a	8	n/a	0	n/a	23	25	-8.0
Gravenhurst	27	29	0	0	0	0	36	0	63	29	117.2
Greater Napanee	26	35	6	0	0	11	0	0	32	46	-30.4
Haldimand County CY	62	68	0	0	32	0	0	0	94	68	38.2
Hunstville	55	53	0	2	13	4	141	32	209	91	129.7
Ingersoll	17	24	0	0	24	0	0	0	41	24	70.8
Kenora	6	6	0	0	0	0	0	0	6	6	0.0
Kincardine MU	15	12	0	n/a	15	n/a	0	n/a	30	12	150.0
Lambton Shores	1	6	0	0	0	0	0	0	1	6	-83.3
Leamington	42	73	12	8	39	0	4	0	97	81	19.8
Meaford	14	40	0	0	0	0	0	0	14	40	-65.0
Midland	69	100	4	2	14	51	0	0	87	153	-43.1
Mississippi Mills	28	42	2	4	0	13	0	0	30	59	-49.2
North Grenville MU	49	74	2	10	0	n/a	0	n/a	51	84	-39.3
North Perth	19	38	0	6	0	0	0	0	19	44	-56.8
Orillia	53	67	0	2	46	108	0	93	99	270	-63.3
Owen Sound	27	50	2	2	6	0	4	0	39	52	-25.0
Petawawa	56	68	0	0	4	0	0	0	60	68	-11.8
Port Hope	18	18	0	4	9	10	0	0	27	32	-15.6
Prince Edward County	53	77	0	0	3	0	0	0	56	77	-27.3
Saugeen Shores	34	69	2	6	16	0	0	0	52	75	-30.7
Scugog Tp	13	34	0	n/a	0	n/a	0	n/a	13	34	-61.8
Stratford	26	50	4	4	7	13	0	4	37	71	-47.9
Temiskaming Shores	10	16	0	0	0	0	0	0	10	16	-37.5
The Nation M	53	64	6	4	0	n/a	0	n/a	59	68	-13.2
Tillsonburg	30	48	0	0	4	0	2	0	36	48	-25.0
Timmins	25	34	0	0	0	0	0	0	25	34	-26.5
Trent Hills	24	31	0	0	0	0	0	6	24	37	-35.1
Wasaga Beach	96	163	0	0	0	38	24	24	120	225	-46.7
West Grey MU	23	20	0	0	0	0	0	0	23	20	15.0
West Nipissing	47	29	0	0	0	0	0	0	47	29	62.1
Woodstock	84	98	0	4	46	0	163	0	293	102	187.3
Total Ontario (10,000+)	16,666	23,415	2,458	2,468	6,752	7,350	13,062	13,754	38,938	46,987	-17.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 100,000+								
Barrie	16	21	0	0	0	0	0	0
Brantford	4	23	0	0	0	0	0	0
Greater Sudbury	0	0	4	8	0	0	0	0
Guelph	39	38	0	0	0	47	0	0
Hamilton	221	119	0	0	88	0	0	0
Kingston	0	11	0	10	0	92	0	118
Kitchener	181	156	0	0	0	18	454	52
London	28	117	20	0	0	0	44	2
Oshawa	20	107	0	0	6	0	0	6
Ottawa	522	607	3	0	233	423	8	51
Peterborough	14	21	0	0	0	0	0	0
St. Catharines-Niagara	38	62	10	0	0	0	4	0
Thunder Bay	0	0	0	7	0	0	0	0
Toronto	937	1,371	0	0	1,013	2,268	180	270
Windsor	21	7	0	0	0	0	12	4
Centres 50,000 - 99,999								
Belleville	0	7	0	0	0	0	0	0
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	0	9	4	0	0	0	0	0
Kawartha Lakes	5	10	0	0	0	0	0	0
Norfolk	4	23	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	18	0
Sarnia	0	18	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 Third Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 10,000 - 49,999								
Bracebridge	6	0	0	0	19	0	12	0
Brighton MU	0	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	4	0	0	0	0	0	0	0
Cobourg	43	4	0	0	2	0	50	0
Collingwood	0	18	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	0	0	3	0	0	0	0
Haldimand County CY	0	0	0	0	0	0	0	0
Hunstville	0	0	0	0	36	0	0	0
Ingersoll	4	0	20	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	15	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	39	0	0	0	0	0	4	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	21	0	0	0	0	0	0
Mississippi Mills	0	6	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	30	0	0	0	19	0	0
Owen Sound	0	0	6	0	0	0	4	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	6	10	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	0	0	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	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	0	6	0	0	24	24	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	18	0	0	0	0	0	0	0
Total Ontario (10,000+)	2,191	2,822	67	28	1,421	2,891	790	503

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region January - September 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	75	87	0	0	40	0	6	0
Brantford	48	73	7	0	21	0	8	0
Greater Sudbury	0	0	8	8	0	4	20	4
Guelph	131	124	0	0	185	81	0	0
Hamilton	696	618	0	0	124	0	123	26
Kingston	5	43	9	21	0	92	0	167
Kitchener	453	371	0	0	181	52	632	141
London	96	265	39	4	17	194	365	467
Oshawa	233	282	0	0	137	108	3	6
Ottawa	1,386	1,318	6	14	741	775	86	81
Peterborough	35	39	13	0	0	0	75	0
St. Catharines-Niagara	134	119	18	0	3	0	4	12
Thunder Bay	4	0	0	12	0	0	0	0
Toronto	2,779	3,476	16	0	9,239	9,943	450	1,302
Windsor	53	24	0	0	0	0	12	4
Centres 50,000 - 99,999								
Belleville	10	15	0	0	0	10	0	0
Chatham-Kent	0	7	0	0	0	0	0	0
Cornwall	6	9	4	0	0	0	0	0
Kawartha Lakes	5	15	6	0	0	0	0	0
Norfolk	15	27	0	0	0	0	0	0
North Bay	0	0	0	0	0	46	18	80
Sarnia	8	22	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 - September 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	6	12	0	0	59	0	12	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	4	0	0	0	0	0	0	0
Cobourg	65	16	0	0	77	0	50	0
Collingwood	76	69	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	7	0	0	0	0
Haldimand County CY	32	0	0	0	0	0	0	0
Hunstville	0	4	13	0	40	28	101	4
Ingersoll	4	0	20	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	15	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	39	0	0	0	0	0	4	0
Meaford	0	0	0	0	0	0	0	0
Midland	14	51	0	0	0	0	0	0
Mississippi Mills	0	13	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	46	98	0	10	0	19	0	74
Owen Sound	0	0	6	0	0	0	4	0
Petawawa	4	0	0	0	0	0	0	0
Port Hope	9	10	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	38	0	0	24	24	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	46	0	0	0	11	0	152	0
Total Ontario (10,000+)	6,571	7,262	181	88	10,935	11,376	2,127	2,378

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 100,000+								
Barrie	119	307	0	0	0	0	119	307
Brantford	37	93	4	12	0	0	41	105
Greater Sudbury	49	156	0	0	4	8	53	164
Guelph	111	200	9	60	0	0	120	260
Hamilton	418	633	212	62	0	1	630	696
Kingston	132	173	0	92	0	129	132	394
Kitchener	448	501	98	84	454	52	1,000	637
London	246	430	52	150	65	9	363	589
Oshawa	295	582	16	58	0	6	311	646
Ottawa	1,307	1,309	243	479	13	59	1,563	1,847
Peterborough	76	88	0	13	0	0	76	101
St. Catharines-Niagara	176	223	11	29	17	2	204	254
Thunder Bay	40	35	0	0	0	7	40	42
Toronto	3,430	5,540	1,325	2,702	182	270	4,937	8,512
Windsor	84	124	13	7	12	4	109	135
Centres 50,000 - 99,999								
Belleville	73	105	0	0	0	0	73	105
Chatham-Kent	19	29	0	0	0	0	19	29
Cornwall	34	33	0	5	4	0	38	38
Kawartha Lakes	65	161	0	0	0	0	65	161
Norfolk	29	35	0	19	0	0	29	54
North Bay	27	31	0	0	18	0	45	31
Sarnia	44	99	0	0	0	0	44	99
Sault Ste. Marie	21	14	0	0	0	0	21	14

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Centres 10,000 - 49,999								
Bracebridge	17	23	23	0	12	0	52	23
Brighton MU	18	32	0	n/a	0	n/a	18	32
Brock Tp	13	3	0	n/a	0	n/a	13	3
Brockville	16	11	0	0	0	0	16	11
Centre Wellington	16	16	0	0	0	0	16	16
Cobourg	50	14	5	4	50	0	105	18
Collingwood	28	54	0	6	0	0	28	60
Elliot Lake	1	5	0	0	0	0	1	5
Erin	1	4	0	0	0	0	1	4
Essex T	5	7	0	n/a	0	n/a	5	7
Gravenhurst	6	11	0	0	0	0	6	11
Greater Napanee	16	17	0	0	0	3	16	20
Haldimand County CY	26	29	0	0	0	0	26	29
Hunstville	21	18	36	0	0	0	57	18
Ingersoll	10	12	4	0	20	0	34	12
Kenora	1	1	0	0	0	0	1	1
Kincardine MU	23	1	0	n/a	0	n/a	23	1
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	37	22	21	0	4	0	62	22
Meaford	5	12	0	0	0	0	5	12
Midland	22	65	0	0	0	0	22	65
Mississippi Mills	2	30	0	0	0	0	2	30
North Grenville MU	16	21	0	n/a	0	n/a	16	21
North Perth	10	15	0	0	0	0	10	15
Orillia	26	41	0	33	0	0	26	74
Owen Sound	12	27	0	0	10	0	22	27
Petawawa	24	23	0	0	0	0	24	23
Port Hope	8	8	6	14	0	0	14	22
Prince Edward County	16	44	0	0	0	0	16	44
Saugeen Shores	13	20	0	0	0	0	13	20
Scugog Tp	2	16	0	n/a	0	n/a	2	16
Stratford	16	23	0	0	0	0	16	23
Temiskaming Shores	3	3	0	0	0	0	3	3
The Nation M	14	43	0	n/a	0	n/a	14	43
Tillsonburg	6	10	0	0	0	0	6	10
Timmins	11	17	0	0	0	0	11	17
Trent Hills	6	13	0	0	0	0	6	13
Wasaga Beach	25	48	24	24	0	0	49	72
West Grey MU	7	11	0	0	0	0	7	11
West Nipissing	14	9	0	0	0	0	14	9
Woodstock	42	36	10	0	0	0	52	36
Total Ontario (10,000+)	7,910	11,745	2,112	3,853	865	550	10,887	16,148

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - September 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	362	773	44	5	6	0	412	778
Brantford	228	334	46	48	15	0	289	382
Greater Sudbury	180	341	0	0	28	12	208	353
Guelph	331	503	212	107	0	0	543	610
Hamilton	1,310	1,742	485	261	123	27	1,918	2,030
Kingston	358	465	0	92	9	189	367	746
Kitchener	1,253	1,380	397	139	632	141	2,282	1,660
London	550	1,203	185	522	407	484	1,142	2,209
Oshawa	1,027	1,466	204	262	3	6	1,234	1,734
Ottawa	3,592	3,454	743	848	95	107	4,430	4,409
Peterborough	221	228	3	19	88	0	312	247
St. Catharines-Niagara	534	629	35	51	26	24	595	704
Thunder Bay	106	125	4	0	0	12	110	137
Toronto	10,531	14,447	10,251	10,843	468	1,302	21,250	26,592
Windsor	223	286	42	18	12	4	277	308
Centres 50,000 - 99,999								
Belleville	164	226	0	0	0	0	164	226
Chatham-Kent	63	90	0	7	0	0	63	97
Cornwall	89	83	0	5	4	0	93	88
Kawartha Lakes	222	313	0	2	8	0	230	315
Norfolk	135	198	11	23	0	0	146	221
North Bay	78	74	0	46	18	80	96	200
Sarnia	116	227	0	0	0	0	116	227
Sault Ste. Marie	82	68	0	0	0	0	82	68

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market Ontario Region January - September 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	41	81	63	0	12	0	116	81
Brighton MU	67	91	0	n/a	0	n/a	67	91
Brock Tp	46	5	0	n/a	0	n/a	46	5
Brockville	32	34	0	0	0	0	32	34
Centre Wellington	33	40	1	0	0	0	34	40
Cobourg	86	35	92	10	50	0	228	45
Collingwood	118	203	56	6	0	12	174	221
Elliot Lake	3	11	0	0	0	0	3	11
Erin	2	16	0	0	0	0	2	16
Essex T	20	25	3	n/a	0	n/a	23	25
Gravenhurst	27	29	36	0	0	0	63	29
Greater Napanee	30	39	0	0	2	7	32	46
Haldimand County CY	94	68	0	0	0	0	94	68
Hunstville	55	59	40	28	114	4	209	91
Ingersoll	17	24	4	0	20	0	41	24
Kenora	6	6	0	0	0	0	6	6
Kincardine MU	30	12	0	n/a	0	n/a	30	12
Lambton Shores	1	6	0	0	0	0	1	6
Leamington	72	81	21	0	4	0	97	81
Meaford	14	40	0	0	0	0	14	40
Midland	87	153	0	0	0	0	87	153
Mississippi Mills	30	59	0	0	0	0	30	59
North Grenville MU	51	84	0	n/a	0	n/a	51	84
North Perth	19	44	0	0	0	0	19	44
Orillia	99	151	0	33	0	86	99	270
Owen Sound	29	52	0	0	10	0	39	52
Petawawa	60	68	0	0	0	0	60	68
Port Hope	18	18	9	14	0	0	27	32
Prince Edward County	56	77	0	0	0	0	56	77
Saugeen Shores	36	75	0	0	16	0	52	75
Scugog Tp	13	34	0	n/a	0	n/a	13	34
Stratford	37	67	0	0	0	4	37	71
Temiskaming Shores	10	16	0	0	0	0	10	16
The Nation M	59	68	0	n/a	0	n/a	59	68
Tillsonburg	34	48	0	0	2	0	36	48
Timmins	25	34	0	0	0	0	25	34
Trent Hills	24	31	0	0	0	6	24	37
Wasaga Beach	90	201	30	24	0	0	120	225
West Grey MU	23	20	0	0	0	0	23	20
West Nipissing	47	29	0	0	0	0	47	29
Woodstock	103	102	38	0	152	0	293	102
Total Ontario (10,000+)	23,559	31,067	13,055	13,413	2,324	2,507	38,938	46,987

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region Third 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													
Q3 2009	3	5.5	1	1.8	50	90.9	1	1.8	0	0.0	55	250,000	244,084
Q3 2008	2	2.1	6	6.3	76	79.2	12	12.5	0	0.0	96	250,000	244,215
Year-to-date 2009	8	5.9	10	7.4	102	75.6	15	11.1	0	0.0	135	250,000	244,862
Year-to-date 2008	8	4.0	15	7.5	153	76.1	25	12.4	0	0.0	201	239,900	237,046
Chatham-Kent													
Q3 2009	3	20.0	3	20.0	7	46.7	2	13.3	0	0.0	15	209,000	223,927
Q3 2008	2	6.5	2	6.5	15	48.4	11	35.5	1	3.2	31	256,000	293,706
Year-to-date 2009	7	13.5	6	11.5	23	44.2	15	28.8	1	1.9	52	229,000	265,148
Year-to-date 2008	13	13.3	13	13.3	39	39.8	29	29.6	4	4.1	98	249,500	274,862
Cornwall													
Q3 2009	6	54.5	3	27.3	2	18.2	0	0.0	0	0.0	11	174,835	188,915
Q3 2008	2	8.0	4	16.0	10	40.0	8	32.0	1	4.0	25	240,000	276,228
Year-to-date 2009	15	35.7	11	26.2	9	21.4	6	14.3	1	2.4	42	193,408	216,516
Year-to-date 2008	16	22.5	15	21.1	24	33.8	14	19.7	2	2.8	71	200,000	238,435
Kawartha Lakes													
Q3 2009	0	0.0	0	0.0	36	59.0	23	37.7	2	3.3	61	285,900	319,127
Q3 2008	3	2.0	5	3.3	75	49.0	57	37.3	13	8.5	153	285,000	328,877
Year-to-date 2009	1	0.4	2	0.9	107	48.0	82	36.8	31	13.9	223	305,000	361,285
Year-to-date 2008	7	2.4	7	2.4	156	53.8	99	34.1	21	7.2	290	284,500	322,812
Norfolk													
Q3 2009	0	0.0	2	7.1	16	57.1	9	32.1	1	3.6	28	247,450	291,017
Q3 2008	5	13.9	4	11.1	22	61.1	5	13.9	0	0.0	36	218,000	226,444
Year-to-date 2009	6	4.7	10	7.8	49	38.0	52	40.3	12	9.3	129	293,000	315,678
Year-to-date 2008	31	17.1	17	9.4	87	48.1	40	22.1	6	3.3	181	225,000	273,580
North Bay													
Q3 2009	0	0.0	4	25.0	6	37.5	6	37.5	0	0.0	16	296,950	304,038
Q3 2008	0	0.0	0	0.0	11	37.9	17	58.6	1	3.4	29	329,000	352,676
Year-to-date 2009	2	2.8	14	19.7	21	29.6	34	47.9	0	0.0	71	299,000	307,986
Year-to-date 2008	3	4.1	0	0.0	26	35.6	40	54.8	4	5.5	73	329,000	350,771
Sarnia													
Q3 2009	2	5.3	1	2.6	20	52.6	14	36.8	1	2.6	38	289,950	312,938
Q3 2008	3	3.9	7	9.1	32	41.6	32	41.6	3	3.9	77	297,000	322,203
Year-to-date 2009	4	3.7	2	1.9	53	49.5	46	43.0	2	1.9	107	295,000	308,571
Year-to-date 2008	7	3.5	19	9.5	92	45.8	77	38.3	6	3.0	201	294,900	306,440
Sault Ste. Marie													
Q3 2009	0	0.0	0	0.0	8	80.0	1	10.0	1	10.0	10	289,900	345,330
Q3 2008	0	0.0	2	11.8	9	52.9	4	23.5	2	11.8	17	269,900	358,265
Year-to-date 2009	3	3.9	12	15.6	45	58.4	15	19.5	2	2.6	77	264,900	278,047
Year-to-date 2008	3	4.4	7	10.3	39	57.4	17	25.0	2	2.9	68	274,950	289,413
Barrie CMA													
Q3 2009	0	0.0	0	0.0	21	19.6	56	52.3	30	28.0	107	369,990	475,899
Q3 2008	4	1.4	4	1.4	121	41.2	131	44.6	34	11.6	294	309,900	360,001
Year-to-date 2009	0	0.0	4	1.3	95	29.7	147	45.9	74	23.1	320	343,783	429,272
Year-to-date 2008	11	1.6	13	1.9	313	46.9	261	39.1	69	10.3	667	299,900	352,981

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region Third 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													
Q3 2009	25	34.7	3	4.2	29	40.3	14	19.4	1	1.4	72	237,450	238,990
Q3 2008	28	30.1	10	10.8	42	45.2	11	11.8	2	2.2	93	220,000	226,709
Year-to-date 2009	66	26.8	10	4.1	101	41.1	59	24.0	10	4.1	246	248,000	264,069
Year-to-date 2008	79	23.9	32	9.7	125	37.9	80	24.2	14	4.2	330	240,000	256,827
Greater Sudbury CMA													
Q3 2009	0	0.0	0	0.0	13	39.4	20	60.6	0	0.0	33	319,900	338,436
Q3 2008	0	0.0	1	0.7	51	35.4	85	59.0	7	4.9	144	329,000	342,950
Year-to-date 2009	1	0.7	1	0.7	36	24.0	102	68.0	10	6.7	150	346,000	368,559
Year-to-date 2008	1	0.3	1	0.3	133	40.9	178	54.8	12	3.7	325	320,000	336,069
Guelph CMA													
Q3 2009	0	0.0	0	0.0	16	21.3	56	74.7	3	4.0	75	335,866	346,601
Q3 2008	1	0.6	0	0.0	32	19.5	118	72.0	13	7.9	164	345,000	372,246
Year-to-date 2009	0	0.0	0	0.0	33	16.4	148	73.6	20	10.0	201	344,696	370,842
Year-to-date 2008	1	0.3	0	0.0	82	22.3	254	69.0	31	8.4	368	343,825	369,881
Hamilton CMA													
Q3 2009	1	0.3	0	0.0	46	14.4	224	70.2	48	15.0	319	386,990	453,931
Q3 2008	1	0.2	3	0.5	65	11.4	446	78.4	54	9.5	569	362,450	396,532
Year-to-date 2009	2	0.2	1	0.1	138	14.5	634	66.4	180	18.8	955	390,900	454,457
Year-to-date 2008	2	0.2	5	0.4	158	12.2	989	76.4	141	10.9	1,295	371,900	403,965
Kingston CMA													
Q3 2009	0	0.0	6	6.3	75	78.9	14	14.7	0	0.0	95	279,000	270,429
Q3 2008	7	4.5	9	5.8	114	73.1	26	16.7	0	0.0	156	270,000	264,854
Year-to-date 2009	8	2.7	17	5.7	219	73.2	51	17.1	4	1.3	299	278,200	272,769
Year-to-date 2008	12	2.9	52	12.6	287	69.3	58	14.0	5	1.2	414	260,000	258,054
Kitchener CMA													
Q3 2009	0	0.0	0	0.0	123	33.3	216	58.5	30	8.1	369	320,000	351,478
Q3 2008	0	0.0	2	0.5	149	39.1	195	51.2	35	9.2	381	315,000	358,226
Year-to-date 2009	0	0.0	0	0.0	404	40.0	537	53.2	68	6.7	1,009	310,000	338,986
Year-to-date 2008	0	0.0	5	0.5	388	42.2	448	48.7	78	8.5	919	301,000	351,066
London CMA													
Q3 2009	6	2.1	4	1.4	120	41.4	125	43.1	35	12.1	290	309,000	345,368
Q3 2008	13	2.7	18	3.7	221	45.8	208	43.1	23	4.8	483	296,200	321,659
Year-to-date 2009	12	1.8	10	1.5	263	39.6	314	47.3	65	9.8	664	313,000	345,603
Year-to-date 2008	28	2.2	40	3.2	613	49.0	510	40.7	61	4.9	1,252	290,000	316,139
Oshawa CMA													
Q3 2009	2	0.6	0	0.0	92	29.1	200	63.3	22	7.0	316	344,945	358,419
Q3 2008	0	0.0	0	0.0	171	32.0	335	62.6	29	5.4	535	334,990	349,291
Year-to-date 2009	2	0.2	1	0.1	307	34.0	536	59.4	57	6.3	903	332,990	352,971
Year-to-date 2008	0	0.0	0	0.0	471	35.3	796	59.6	68	5.1	1,335	329,900	347,235
Ottawa CMA													
Q3 2009	2	0.3	0	0.0	81	13.5	463	77.2	54	9.0	600	378,900	403,815
Q3 2008	1	0.1	1	0.1	119	16.4	488	67.2	117	16.1	726	375,900	417,645
Year-to-date 2009	3	0.2	4	0.2	243	12.6	1,445	74.7	240	12.4	1,935	382,900	408,766
Year-to-date 2008	1	0.0	2	0.1	398	19.3	1,360	66.1	298	14.5	2,059	365,900	405,568

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region Third 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													
Q3 2009	0	0.0	0	0.0	35	54.7	26	40.6	3	4.7	64	299,400	333,371
Q3 2008	0	0.0	0	0.0	37	43.0	42	48.8	7	8.1	86	306,400	342,383
Year-to-date 2009	2	1.0	2	1.0	91	47.4	82	42.7	15	7.8	192	303,400	351,696
Year-to-date 2008	0	0.0	0	0.0	92	44.9	92	44.9	21	10.2	205	306,990	348,864
St. Catharines-Niagara CMA													
Q3 2009	6	4.0	3	2.0	40	26.5	85	56.3	17	11.3	151	330,000	358,224
Q3 2008	9	4.7	4	2.1	55	28.5	106	54.9	19	9.8	193	341,900	381,333
Year-to-date 2009	15	3.5	11	2.6	98	23.0	242	56.7	61	14.3	427	339,900	376,137
Year-to-date 2008	18	3.5	9	1.8	153	30.0	280	54.9	50	9.8	510	337,900	370,348
Thunder Bay CMA													
Q3 2009	0	0.0	0	0.0	11	73.3	4	26.7	0	0.0	15	275,000	280,000
Q3 2008	4	10.5	5	13.2	27	71.1	2	5.3	0	0.0	38	245,000	237,718
Year-to-date 2009	2	2.5	6	7.6	56	70.9	15	19.0	0	0.0	79	260,000	265,234
Year-to-date 2008	8	6.6	14	11.6	88	72.7	11	9.1	0	0.0	121	245,000	242,285
Toronto CMA													
Q3 2009	2	0.1	0	0.0	63	3.0	1,121	53.1	925	43.8	2,111	483,900	579,164
Q3 2008	1	0.0	1	0.0	92	2.4	2,081	53.5	1,712	44.0	3,887	482,885	525,751
Year-to-date 2009	4	0.1	2	0.0	124	1.8	3,528	50.5	3,328	47.6	6,986	493,990	572,578
Year-to-date 2008	2	0.0	3	0.0	254	2.5	5,587	55.6	4,210	41.9	10,056	475,900	533,428
Windsor CMA													
Q3 2009	8	9.4	2	2.4	34	40.0	37	43.5	4	4.7	85	290,000	311,652
Q3 2008	8	7.2	9	8.1	48	43.2	35	31.5	11	9.9	111	281,132	327,246
Year-to-date 2009	20	10.2	8	4.1	90	45.9	71	36.2	7	3.6	196	279,024	301,918
Year-to-date 2008	20	7.9	18	7.1	115	45.5	82	32.4	18	7.1	253	285,000	313,708
Total Urban Centres in Ontario (50,000+)													
Q3 2009	66	1.3	32	0.6	944	19.1	2,717	55.0	1,177	23.8	4,936	396,900	457,173
Q3 2008	94	1.1	97	1.2	1,594	19.1	4,455	53.5	2,084	25.0	8,324	395,232	434,713
Year-to-date 2009	183	1.2	144	0.9	2,707	17.6	8,176	53.1	4,188	27.2	15,398	405,132	460,523
Year-to-date 2008	271	1.3	287	1.3	4,286	20.1	11,327	53.2	5,121	24.1	21,292	390,900	436,297

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region Third 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	17,320	31,518	26,449	65.5	325,364	3.3	314,868
	July	21,603	13.8	17,316	29,181	26,913	64.3	319,282	6.9	323,162
	August	18,067	15.9	17,457	25,504	26,725	65.3	313,512	7.5	324,170
	September	18,025	14.0	17,602	28,228	25,878	68.0	326,698	10.7	327,254
	October									
	November									
	December									
	Q3 2008	50,376	-10.0		97,621			295,361	0.8	
	Q3 2009	57,695	14.5		82,913			319,792	8.3	
	YTD 2008	153,528	-10.4		302,088			305,463	3.2	
	YTD 2009	151,425	-1.4		260,355			313,182	2.5	

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
Third Quarter 2009

		Interest Rates			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)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2008	January - March	718	7.3	7.3	6,675.7	6.3	22,468	87.1	804	66,307,424	99.51
	April - June	696	6.7	6.9	6,694.8	6.5	35,103	54.5	814	73,245,029	99.34
	July - September	697	6.8	7.0	6,693.9	6.4	33,805	79.4	822	70,223,799	95.23
	October - December	704	6.1	7.1	6,682.4	7.0	-1,180	45.9	825	64,274,467	81.98
2009	January - March	623	4.8	5.7	6,567.1	8.4	20,151	49.3	828	52,329,710	79.79
	April - June	607	3.9	5.5	6,505.7	9.2	32,007	66.3	830	54,513,906	87.01
	July - September	624	3.7	5.7	6,512.6	9.3		83.1	833		92.50
	October - December										

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

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2008	January - March	6.3	0.8	0.7	1.8	-0.2	0.8	-10.5	5.2	-10.0	16.1
	April - June	-0.7	-0.1	-0.1	2.0	0.0	14.4	-42.9	4.4	-4.2	7.5
	July - September	-2.4	-0.3	-0.3	1.4	0.0	4.3	-20.1	2.9	1.0	-1.0
	October - December	-3.5	-1.2	-0.4	0.5	0.7	-166.1	-49.8	3.0	-7.8	-19.8
2009	January - March	-13.3	-2.4	-1.6	-1.6	2.2	-10.3	-43.4	3.0	-21.1	-19.8
	April - June	-12.7	-2.8	-1.5	-2.8	2.7	-8.8	21.6	2.0	-25.6	-12.4
	July - September	-10.5	-3.0	-1.2	-2.7	2.8		4.8	1.3		-2.9
	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.

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.