

HOUSING NOW

Greater Toronto Area



Canada Mortgage and Housing Corporation

Date Released: June 2009

New Home Market

Housing Starts Rebound

Housing starts in the Greater Toronto Area (GTA) increased in May on a seasonally adjusted monthly basis. After a particularly weak showing in April due to volatility in the multiples segment, housing starts rebounded strongly last month and have caught up with trend levels. The increase in new construction was

broad based, with both single-detached and multiple-family housing units rising from April. While the increase in housing starts in May is an encouraging sign, activity will remain below levels seen in previous years. The year-over-year comparison remained down, as a total of 2,003 units started construction in May, versus 3,833 in the same month last year. The year-to-date level is 43% lower than in the same period last year.

Figure 1

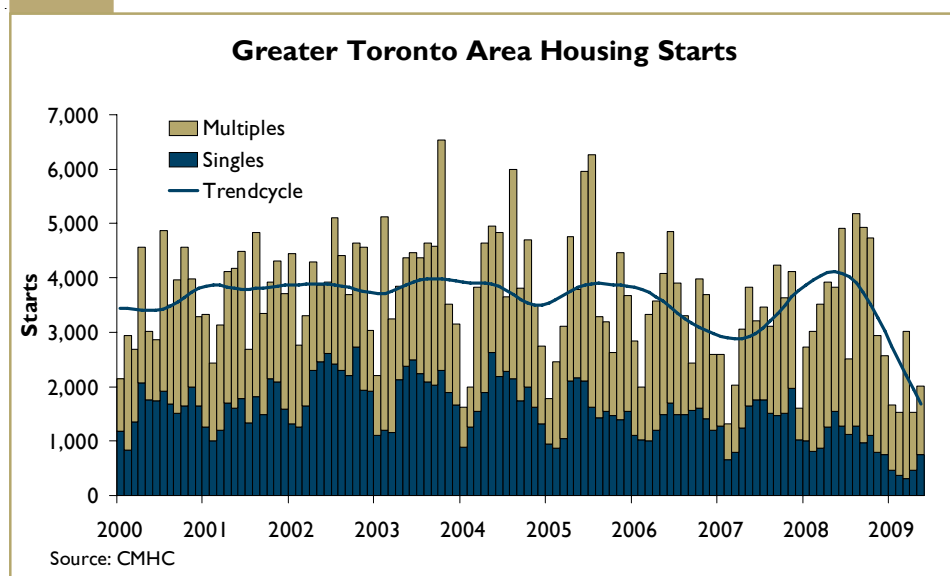


Table of Contents

I **New Home Market** Housing Starts Rebound

3 **Maps**

10 **Tables**

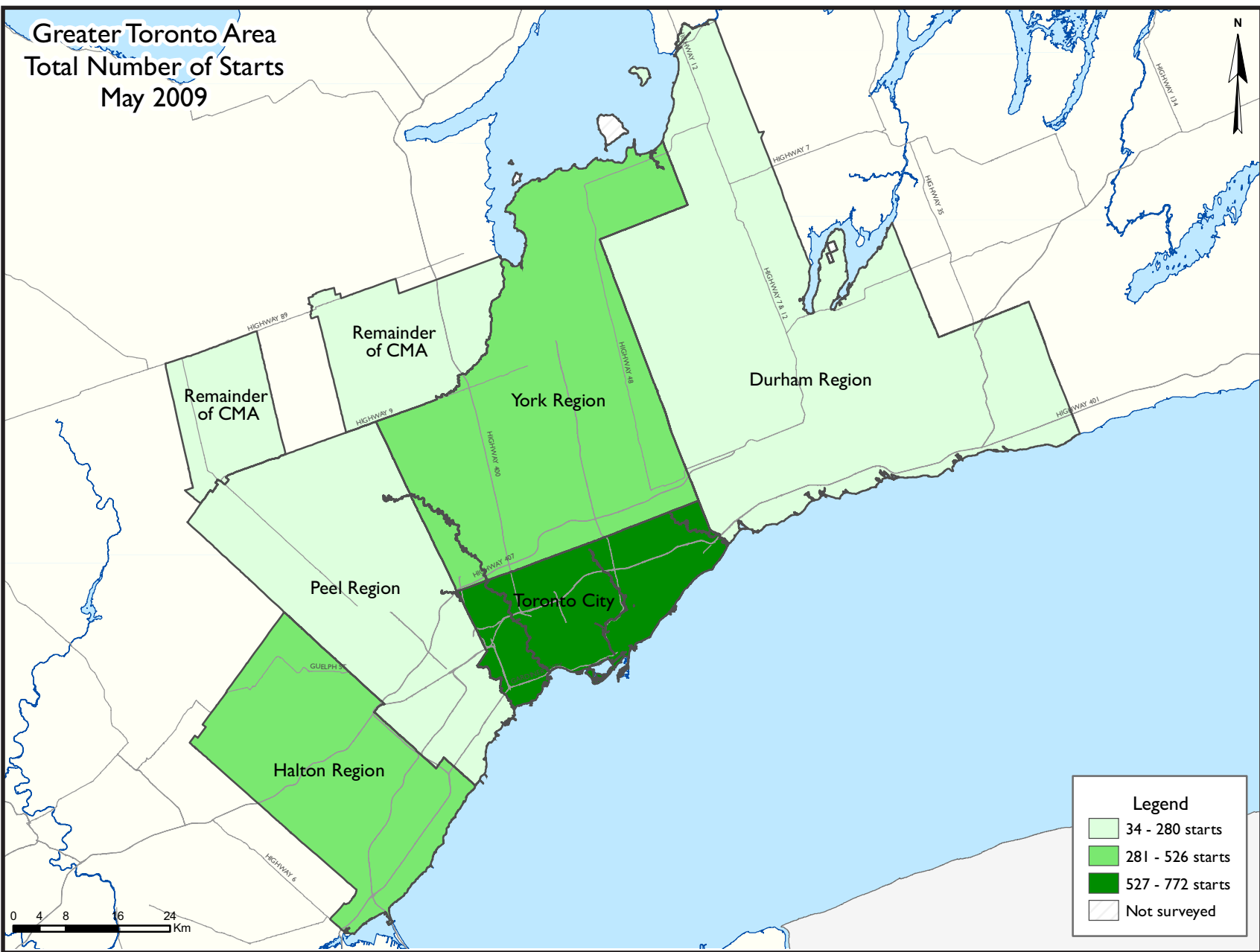
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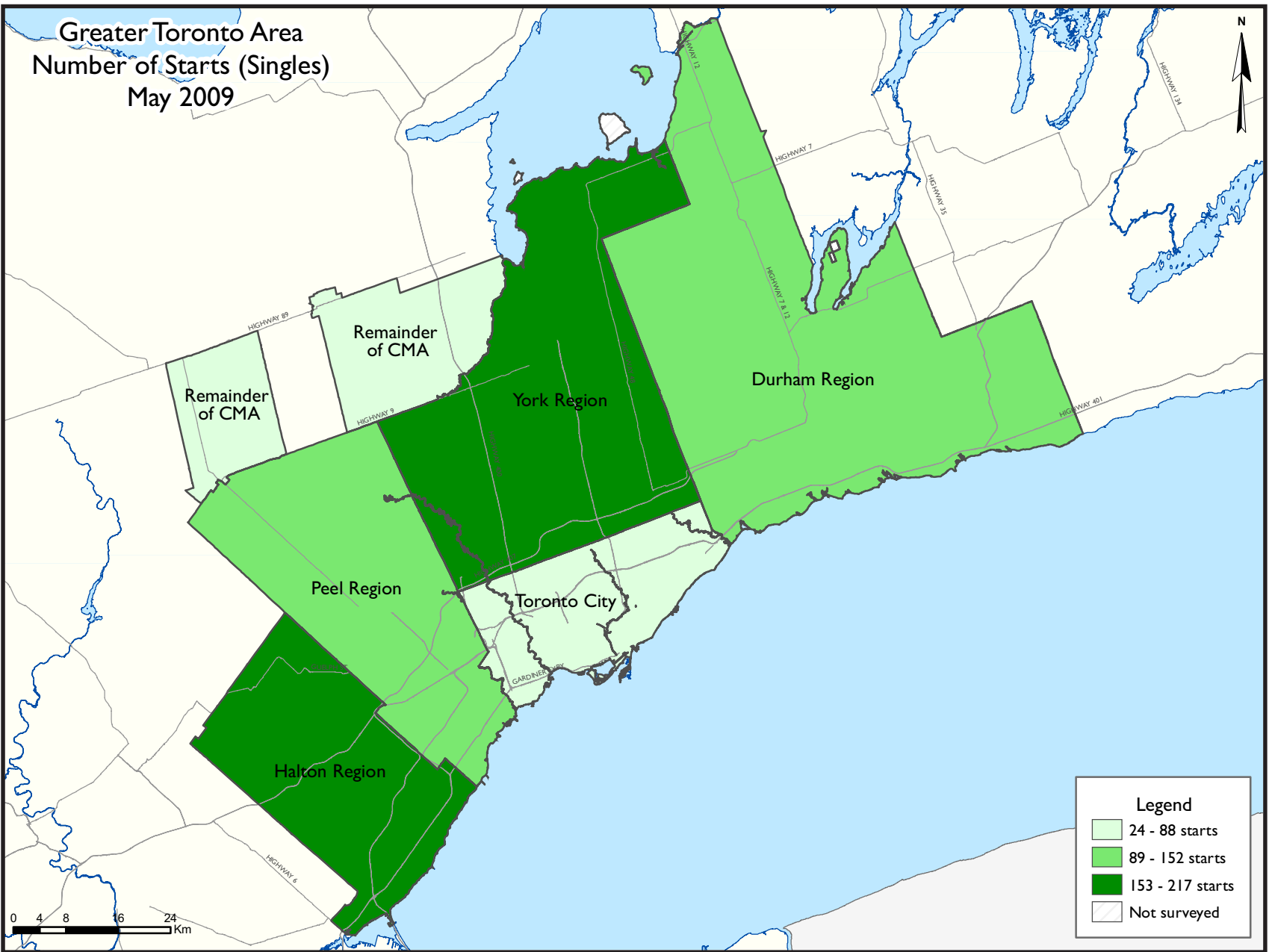
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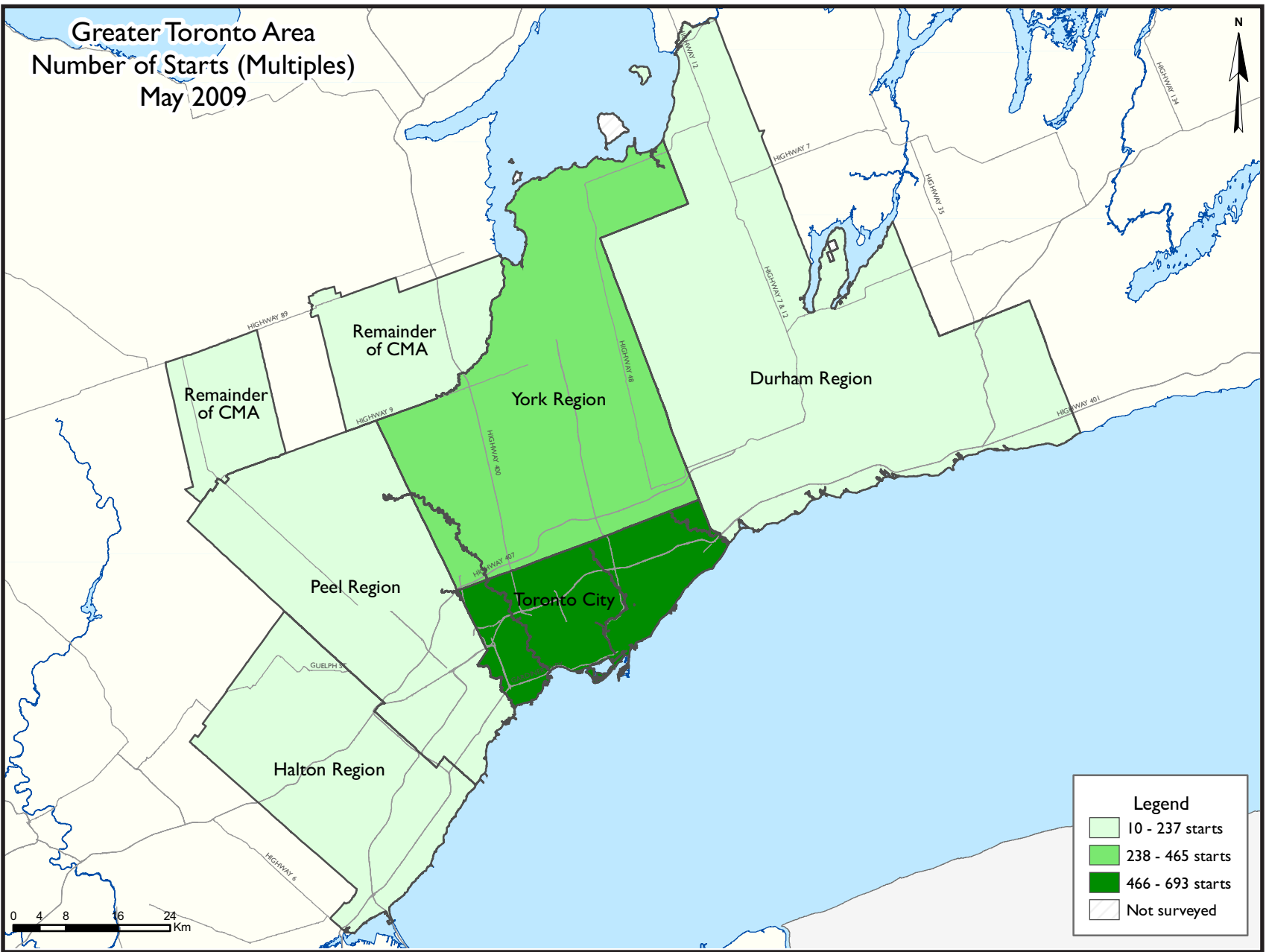
As we move into the second half of this year, starts for condominium apartments are expected to improve and the downward trend experienced since last fall will likely reverse itself. A backlog of projects nearing

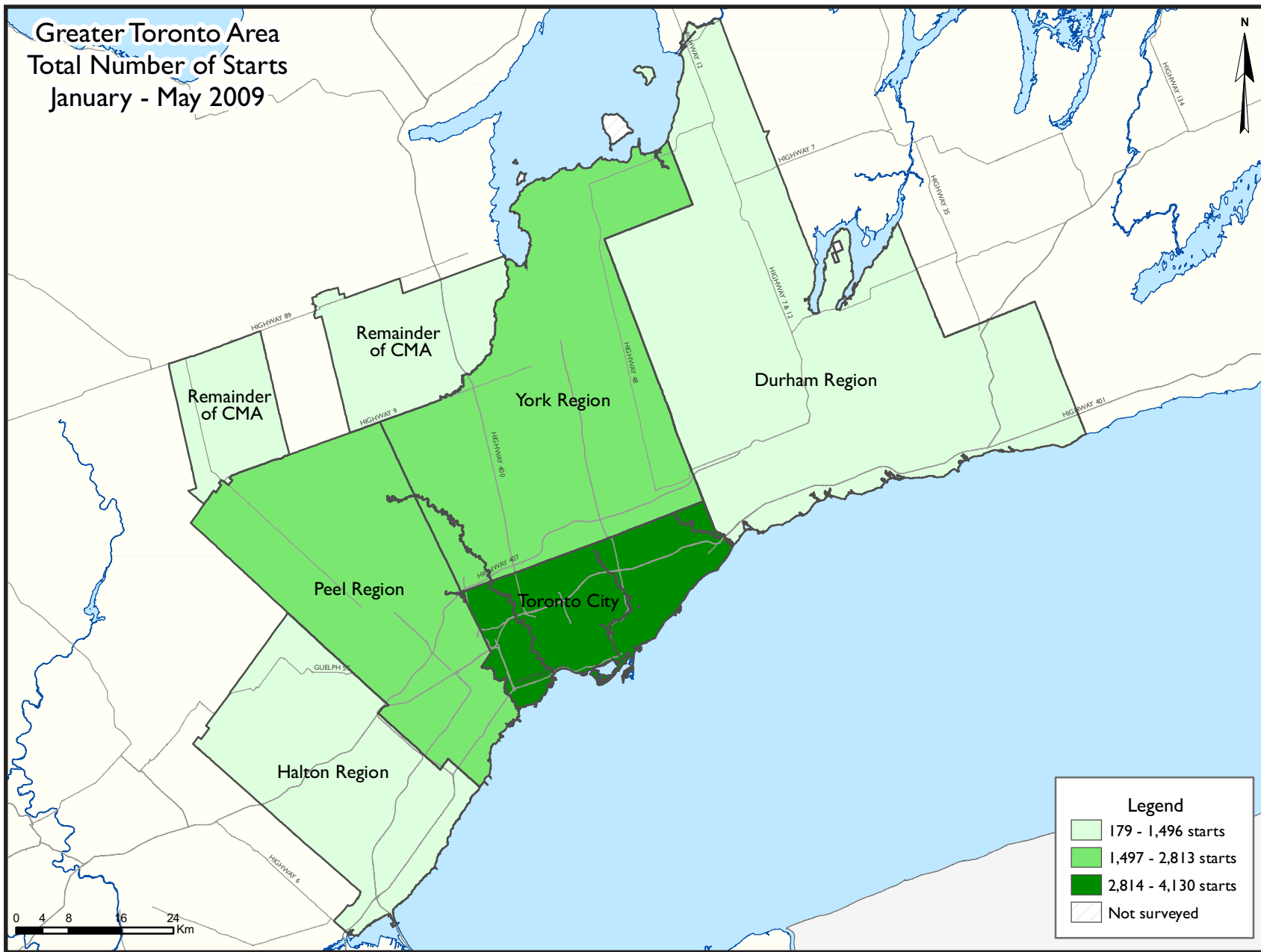
the construction stage coupled with more favourable sales conditions will lead to higher levels of new construction going forward. Key drivers of growth include strong demand among first-time buyers, reduced

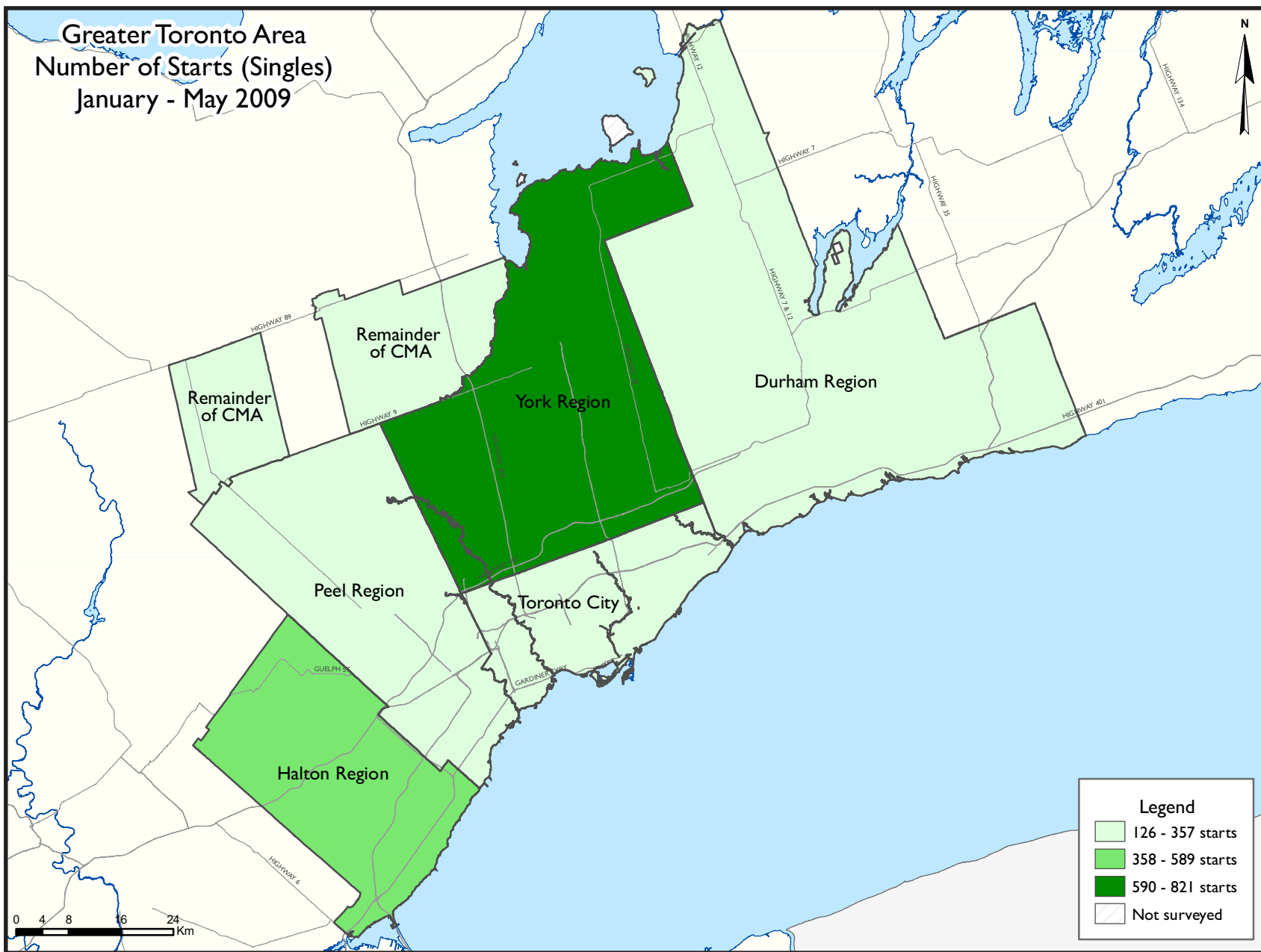
choice in the resale market, and more sales offices offering greater buyer incentives. The main restraining force on growth will come from continued weakness in the labour market.

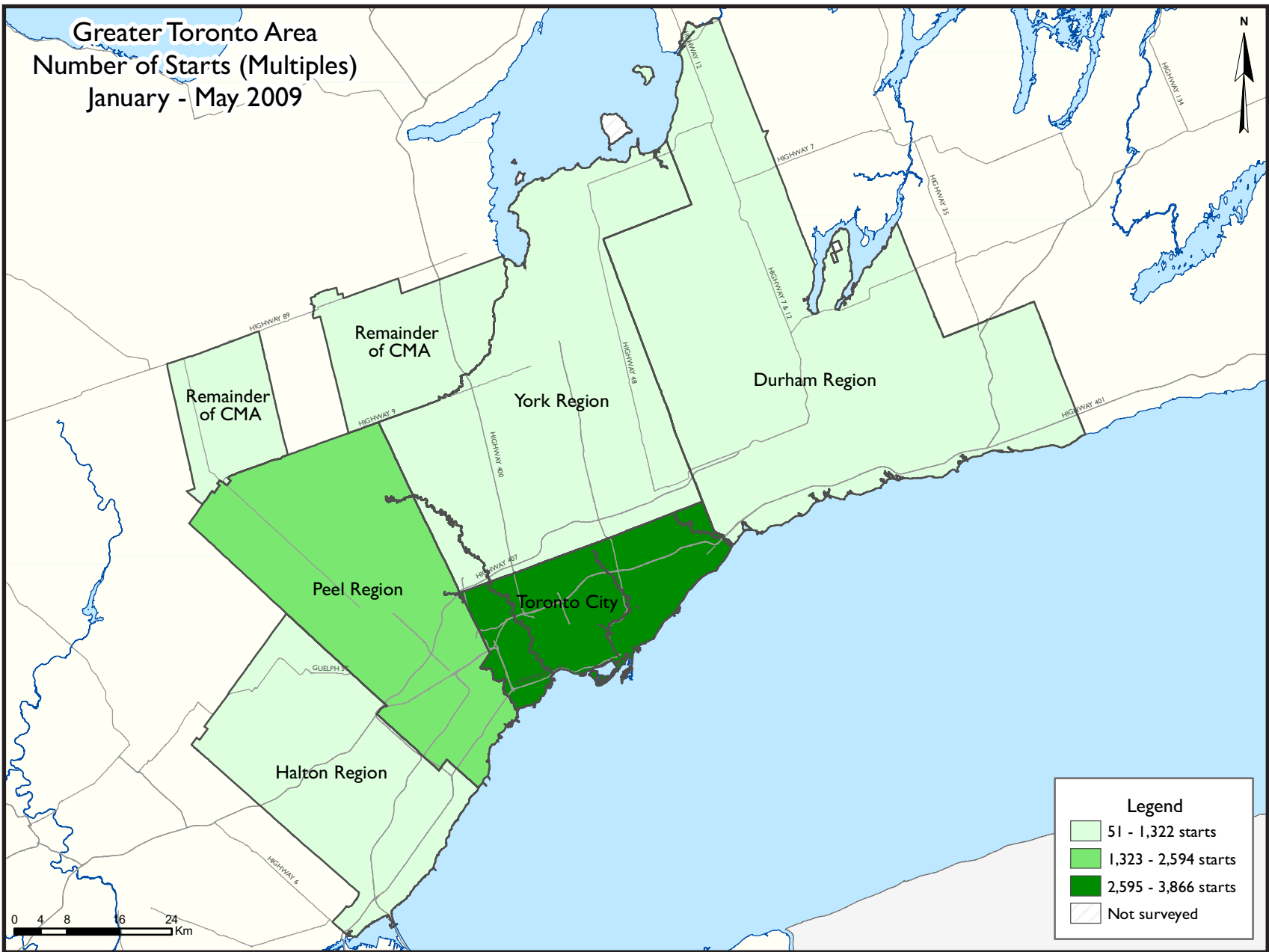












ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region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

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1a: Housing Activity Summary of Toronto CMA
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2009	681	230	168	1	51	770	0	30	1,931
May 2008	1,313	194	413	0	52	1,178	0	327	3,477
% Change	-48.1	18.6	-59.3	n/a	-1.9	-34.6	n/a	-90.8	-44.5
Year-to-date 2009	2,213	786	691	27	350	4,915	0	160	9,142
Year-to-date 2008	4,922	736	1,323	0	498	7,388	20	1,119	16,006
% Change	-55.0	6.8	-47.8	n/a	-29.7	-33.5	-100.0	-85.7	-42.9
UNDER CONSTRUCTION									
May 2009	5,533	1,618	2,077	77	1,317	33,564	0	1,551	45,737
May 2008	9,819	1,600	3,286	18	949	28,371	20	2,693	46,756
% Change	-43.7	1.1	-36.8	**	38.8	18.3	-100.0	-42.4	-2.2
COMPLETIONS									
May 2009	773	160	249	6	30	1,637	0	116	2,971
May 2008	1,169	260	251	1	75	1,608	0	16	3,380
% Change	-33.9	-38.5	-0.8	**	-60.0	1.8	n/a	**	-12.1
Year-to-date 2009	3,943	1,006	1,028	24	529	7,318	16	266	14,130
Year-to-date 2008	5,023	786	1,331	4	363	6,337	0	775	14,619
% Change	-21.5	28.0	-22.8	**	45.7	15.5	n/a	-65.7	-3.3
COMPLETED & NOT ABSORBED									
May 2009	628	85	126	9	32	354	27	65	1,326
May 2008	539	71	95	0	14	190	13	428	1,350
% Change	16.5	19.7	32.6	n/a	128.6	86.3	107.7	-84.8	-1.8
ABSORBED									
May 2009	792	146	242	6	35	1,581	0	24	2,826
May 2008	1,071	245	324	1	78	1,610	1	36	3,366
% Change	-26.1	-40.4	-25.3	**	-55.1	-1.8	-100.0	-33.3	-16.0
Year-to-date 2009	3,923	976	986	15	518	7,257	5	148	13,828
Year-to-date 2008	4,898	770	1,418	4	374	6,342	1	524	14,331
% Change	-19.9	26.8	-30.5	**	38.5	14.4	**	-71.8	-3.5

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

Table 1b: Housing Activity Summary of Oshawa CMA
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2009	83	0	0	0	0	0	0	0	83
May 2008	198	0	42	0	37	0	0	0	277
% Change	-58.1	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	-70.0
Year-to-date 2009	205	0	0	0	5	0	0	0	210
Year-to-date 2008	616	2	62	0	84	0	0	27	791
% Change	-66.7	-100.0	-100.0	n/a	-94.0	n/a	n/a	-100.0	-73.5
UNDER CONSTRUCTION									
May 2009	674	0	57	0	105	24	0	0	860
May 2008	1,187	8	204	0	224	203	0	173	1,999
% Change	-43.2	-100.0	-72.1	n/a	-53.1	-88.2	n/a	-100.0	-57.0
COMPLETIONS									
May 2009	104	0	46	0	23	131	0	0	304
May 2008	182	0	13	0	22	0	0	0	217
% Change	-42.9	n/a	**	n/a	4.5	n/a	n/a	n/a	40.1
Year-to-date 2009	491	2	151	0	50	131	0	3	828
Year-to-date 2008	664	2	43	0	41	36	0	0	786
% Change	-26.1	0.0	**	n/a	22.0	**	n/a	n/a	5.3
COMPLETED & NOT ABSORBED									
May 2009	32	0	39	0	30	100	0	0	201
May 2008	37	0	6	0	15	96	0	0	154
% Change	-13.5	n/a	**	n/a	100.0	4.2	n/a	n/a	30.5
ABSORBED									
May 2009	97	0	49	0	24	82	0	0	252
May 2008	180	0	15	0	22	0	0	0	217
% Change	-46.1	n/a	**	n/a	9.1	n/a	n/a	n/a	16.1
Year-to-date 2009	502	2	143	0	62	85	0	3	797
Year-to-date 2008	667	5	53	0	43	25	0	0	793
% Change	-24.7	-60.0	169.8	n/a	44.2	**	n/a	n/a	0.5

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

Table 1c: Housing Activity Summary of Greater Toronto Area
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2009	748	224	168	0	63	770	0	30	2,003
May 2008	1,542	212	461	0	113	1,178	0	327	3,833
% Change	-51.5	5.7	-63.6	n/a	-44.2	-34.6	n/a	-90.8	-47.7
Year-to-date 2009	2,349	796	656	0	388	5,005	0	524	9,718
Year-to-date 2008	5,492	752	1,385	0	648	7,587	20	1,142	17,026
% Change	-57.2	5.9	-52.6	n/a	-40.1	-34.0	-100.0	-54.1	-42.9
UNDER CONSTRUCTION									
May 2009	6,184	1,626	2,077	45	1,541	34,094	0	1,815	47,382
May 2008	11,072	1,628	3,549	11	1,288	28,872	20	2,862	49,302
% Change	-44.1	-0.1	-41.5	**	19.6	18.1	-100.0	-36.6	-3.9
COMPLETIONS									
May 2009	896	162	295	4	77	1,768	0	116	3,318
May 2008	1,324	274	286	0	115	1,576	0	16	3,591
% Change	-32.3	-40.9	3.1	n/a	-33.0	12.2	n/a	**	-7.6
Year-to-date 2009	4,505	1,016	1,196	27	682	7,449	16	269	15,160
Year-to-date 2008	5,695	826	1,416	2	454	6,341	0	775	15,509
% Change	-20.9	23.0	-15.5	**	50.2	17.5	n/a	-65.3	-2.3
COMPLETED & NOT ABSORBED									
May 2009	676	93	171	9	73	454	27	65	1,568
May 2008	584	71	111	0	37	286	13	428	1,530
% Change	15.8	31.0	54.1	n/a	97.3	58.7	107.7	-84.8	2.5
ABSORBED									
May 2009	903	148	291	4	84	1,663	0	24	3,117
May 2008	1,216	259	353	0	115	1,578	1	41	3,563
% Change	-25.7	-42.9	-17.6	n/a	-27.0	5.4	-100.0	-41.5	-12.5
Year-to-date 2009	4,472	994	1,150	18	673	7,342	5	151	14,805
Year-to-date 2008	5,550	813	1,505	2	469	6,359	1	564	15,263
% Change	-19.4	22.3	-23.6	**	43.5	15.5	**	-73.2	-3.0

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

Table I.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
May 2009	79	2	16	0	7	668	0	0	772
May 2008	107	8	84	0	8	986	0	317	1,510
York Region									
May 2009	217	84	61	0	4	102	0	0	468
May 2008	425	40	95	0	0	0	0	10	570
Peel Region									
May 2009	99	114	26	0	0	0	0	30	269
May 2008	329	98	27	0	10	192	0	0	656
Halton Region									
May 2009	198	20	50	0	52	0	0	0	320
May 2008	426	50	63	0	58	0	0	0	597
Durham Region									
May 2009	155	4	15	0	0	0	0	0	174
May 2008	255	16	192	0	37	0	0	0	500
Toronto CMA									
May 2009	681	230	168	1	51	770	0	30	1,931
May 2008	1,313	194	413	0	52	1,178	0	327	3,477
Oshawa CMA									
May 2009	83	0	0	0	0	0	0	0	83
May 2008	198	0	42	0	37	0	0	0	277
Greater Toronto Area									
May 2009	748	224	168	0	63	770	0	30	2,003
May 2008	1,542	212	461	0	113	1,178	0	327	3,833

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

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
May 2009	1,050	266	662	0	56	25,083	0	994	28,111
May 2008	1,126	290	1,273	0	135	23,003	0	1,912	27,739
York Region									
May 2009	1,655	308	742	2	129	3,098	0	124	6,058
May 2008	2,933	288	813	1	263	1,765	0	70	6,133
Peel Region									
May 2009	1,453	770	210	41	853	4,936	0	433	8,696
May 2008	3,040	606	546	2	214	3,120	20	707	8,255
Halton Region									
May 2009	1,032	232	262	1	392	953	0	264	3,136
May 2008	2,095	298	360	2	413	732	0	0	3,900
Durham Region									
May 2009	994	50	201	1	111	24	0	0	1,381
May 2008	1,878	146	557	6	263	252	0	173	3,275
Toronto CMA									
May 2009	5,533	1,618	2,077	77	1,317	33,564	0	1,551	45,737
May 2008	9,819	1,600	3,286	18	949	28,371	20	2,693	46,756
Oshawa CMA									
May 2009	674	0	57	0	105	24	0	0	860
May 2008	1,187	8	204	0	224	203	0	173	1,999
Greater Toronto Area									
May 2009	6,184	1,626	2,077	45	1,541	34,094	0	1,815	47,382
May 2008	11,072	1,628	3,549	11	1,288	28,872	20	2,862	49,302

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

Table I.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
May 2009	59	4	149	0	0	677	0	112	1,001
May 2008	125	2	0	0	0	906	0	5	1,038
York Region									
May 2009	360	56	38	0	3	532	0	4	993
May 2008	418	74	70	0	19	670	0	11	1,262
Peel Region									
May 2009	156	48	23	1	0	372	0	0	600
May 2008	347	114	95	0	0	0	0	0	556
Halton Region									
May 2009	191	54	16	0	51	56	0	0	368
May 2008	186	52	90	0	71	0	0	0	399
Durham Region									
May 2009	130	0	69	3	23	131	0	0	356
May 2008	248	32	31	0	25	0	0	0	336
Toronto CMA									
May 2009	773	160	249	6	30	1,637	0	116	2,971
May 2008	1,169	260	251	1	75	1,608	0	16	3,380
Oshawa CMA									
May 2009	104	0	46	0	23	131	0	0	304
May 2008	182	0	13	0	22	0	0	0	217
Greater Toronto Area									
May 2009	896	162	295	4	77	1,768	0	116	3,318
May 2008	1,324	274	286	0	115	1,576	0	16	3,591

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

Table I.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
May 2009	105	22	81	0	9	221	11	41	490
May 2008	109	13	14	0	0	149	13	428	726
York Region									
May 2009	10	2	19	0	13	125	0	0	169
May 2008	47	5	23	0	7	41	0	0	123
Peel Region									
May 2009	445	55	13	9	3	0	16	24	565
May 2008	340	37	28	0	4	0	0	0	409
Halton Region									
May 2009	66	14	9	0	18	8	0	0	115
May 2008	36	2	13	0	11	0	0	0	62
Durham Region									
May 2009	50	0	49	0	30	100	0	0	229
May 2008	52	14	33	0	15	96	0	0	210
Toronto CMA									
May 2009	628	85	126	9	32	354	27	65	1,326
May 2008	539	71	95	0	14	190	13	428	1,350
Oshawa CMA									
May 2009	32	0	39	0	30	100	0	0	201
May 2008	37	0	6	0	15	96	0	0	154
Greater Toronto Area									
May 2009	676	93	171	9	73	454	27	65	1,568
May 2008	584	71	111	0	37	286	13	428	1,530

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

Table 1.1: Housing Activity Summary by Submarket
May 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
May 2009	66	3	140	0	0	686	0	20	915
May 2008	130	2	4	0	0	937	1	25	1,099
York Region									
May 2009	357	56	39	0	4	467	0	4	927
May 2008	414	74	75	0	20	641	0	11	1,235
Peel Region									
May 2009	156	34	22	1	0	372	0	0	585
May 2008	250	99	155	0	1	0	0	0	505
Halton Region									
May 2009	191	54	17	0	56	56	0	0	374
May 2008	179	52	86	0	69	0	0	5	391
Durham Region									
May 2009	133	1	73	3	24	82	0	0	316
May 2008	243	32	33	0	25	0	0	0	333
Toronto CMA									
May 2009	792	146	242	6	35	1,581	0	24	2,826
May 2008	1,071	245	324	1	78	1,610	1	36	3,366
Oshawa CMA									
May 2009	97	0	49	0	24	82	0	0	252
May 2008	180	0	15	0	22	0	0	0	217
Greater Toronto Area									
May 2009	903	148	291	4	84	1,663	0	24	3,117
May 2008	1,216	259	353	0	115	1,578	1	41	3,563

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

Table 1.2a: History of Housing Starts of Toronto CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
1999 - 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874
% Change	0.1	**	123.5	n/a	15.1	n/a	-100.0	n/a	16.7
1999	2,150	6	183	0	86	0	38	0	2,463

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
1999 - 2008**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532
% Change	10.7	13.8	30.7	n/a	-29.2	10.8	34.6	-33.2	10.4
1999	17,563	5,039	3,940	0	2,349	9,119	107	391	38,523

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Toronto City	79	107	2	8	23	82	668	1,313	772	1,510	-48.9
Toronto	12	13	2	2	16	24	235	995	265	1,034	-74.4
East York	3	7	0	0	0	0	0	198	3	205	-98.5
Etobicoke	9	31	0	2	0	43	230	0	239	76	**
North York	18	46	0	4	0	7	0	120	18	177	-89.8
Scarborough	35	8	0	0	7	8	203	0	245	16	**
York	1	2	0	0	0	0	0	0	1	2	-50.0
York Region	217	425	84	40	65	95	102	10	468	570	-17.9
Aurora	9	29	2	0	0	0	0	0	11	29	-62.1
East Gwillimbury	0	0	0	0	27	0	0	0	27	0	n/a
Georgina Township	3	10	0	0	0	0	0	0	3	10	-70.0
King Township	4	0	0	0	0	0	0	0	4	0	n/a
Markham	9	134	0	20	6	38	0	10	15	202	-92.6
Newmarket	17	7	6	0	28	0	0	0	51	7	**
Richmond Hill	10	50	0	0	0	0	0	0	10	50	-80.0
Vaughan	151	137	76	14	4	0	102	0	333	151	120.5
Whitchurch-Stouffville	14	58	0	6	0	57	0	0	14	121	-88.4
Peel Region	99	329	114	98	26	37	30	192	269	656	-59.0
Brampton	69	202	2	98	0	8	30	192	101	500	-79.8
Caledon	3	10	0	0	0	0	0	0	3	10	-70.0
Mississauga	27	117	112	0	26	29	0	0	165	146	13.0
Halton Region	198	426	20	58	102	113	0	0	320	597	-46.4
Burlington	4	81	2	30	14	22	0	0	20	133	-85.0
Halton Hills	4	2	0	0	8	0	0	0	12	2	**
Milton	174	243	18	8	48	61	0	0	240	312	-23.1
Oakville	16	100	0	20	32	30	0	0	48	150	-68.0
Durham Region	155	255	4	16	15	229	0	0	174	500	-65.2
Ajax	64	41	4	16	15	49	0	0	83	106	-21.7
Brock	3	4	0	0	0	0	0	0	3	4	-25.0
Clarington	43	46	0	0	0	0	0	0	43	46	-6.5
Oshawa	19	100	0	0	0	65	0	0	19	165	-88.5
Pickering	4	6	0	0	0	101	0	0	4	107	-96.3
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	1	4	0	0	0	0	0	0	1	4	-75.0
Whitby	21	52	0	0	0	14	0	0	21	66	-68.2
Remainder of Toronto CMA	24	56	10	4	0	0	0	0	34	60	-43.3
Bradford West Gwillimbury	14	36	2	0	0	0	0	0	16	36	-55.6
Town of Mono	6	7	0	0	0	0	0	0	6	7	-14.3
New Tecumseth	2	5	2	4	0	0	0	0	4	9	-55.6
Orangeville	2	8	6	0	0	0	0	0	8	8	0.0
Toronto CMA	682	1,313	232	194	217	455	800	1,515	1,931	3,477	-44.5
Oshawa CMA	83	198	0	0	0	79	0	0	83	277	-70.0
Greater Toronto Area (GTA)	748	1,542	224	220	231	556	800	1,515	2,003	3,833	-47.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 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
Toronto City	264	301	144	102	138	475	3,584	7,367	4,130	8,245	-49.9
Toronto	30	57	2	32	25	40	1,933	6,211	1,990	6,340	-68.6
East York	13	17	2	0	0	0	0	198	15	215	-93.0
Etobicoke	26	55	4	4	0	61	426	127	456	247	84.6
North York	79	120	72	18	23	19	461	719	635	876	-27.5
Scarborough	112	46	64	44	90	334	764	112	1,030	536	92.2
York	3	6	0	4	0	3	0	0	3	13	-76.9
York Region	821	1,693	134	152	321	376	413	17	1,689	2,238	-24.5
Aurora	100	82	24	0	0	0	153	0	277	82	**
East Gwillimbury	6	3	2	0	27	6	0	0	35	9	**
Georgina Township	13	54	0	0	6	0	0	0	19	54	-64.8
King Township	4	7	0	0	0	0	0	0	4	7	-42.9
Markham	58	695	16	102	109	112	128	17	311	926	-66.4
Newmarket	127	67	10	2	98	46	0	0	235	115	104.3
Richmond Hill	74	123	4	0	63	12	0	0	141	135	4.4
Vaughan	255	476	78	16	18	106	132	0	483	598	-19.2
Whitchurch-Stouffville	184	186	0	32	0	94	0	0	184	312	-41.0
Peel Region	337	1,030	370	176	239	419	1,078	944	2,024	2,569	-21.2
Brampton	282	601	70	154	11	143	30	665	393	1,563	-74.9
Caledon	7	17	2	0	0	0	0	0	9	17	-47.1
Mississauga	48	412	298	22	228	276	1,048	279	1,622	989	64.0
Halton Region	585	1,564	148	290	295	382	354	335	1,382	2,571	-46.2
Burlington	15	247	30	34	31	62	354	150	430	493	-12.8
Halton Hills	18	46	0	0	32	0	0	0	50	46	8.7
Milton	489	861	118	230	178	266	0	56	785	1,413	-44.4
Oakville	63	410	0	26	54	54	0	129	117	619	-81.1
Durham Region	342	904	4	42	47	381	100	76	493	1,403	-64.9
Ajax	101	206	4	40	25	116	0	0	130	362	-64.1
Brock	14	4	0	0	0	0	0	0	14	4	**
Clarington	94	193	0	2	0	0	0	0	94	195	-51.8
Oshawa	58	223	0	0	0	71	0	27	58	321	-81.9
Pickering	16	28	0	0	6	119	0	0	22	147	-85.0
Scugog	1	13	0	0	0	0	100	49	101	62	62.9
Uxbridge	5	37	0	0	11	0	0	0	16	37	-56.8
Whitby	53	200	0	0	5	75	0	0	58	275	-78.9
Remainder of Toronto CMA	126	310	18	10	35	6	0	4	179	330	-45.8
Bradford West Gwillimbury	57	106	10	6	24	0	0	0	91	112	-18.8
Town of Mono	19	14	0	0	0	0	0	0	19	14	35.7
New Tecumseth	42	155	2	4	11	6	0	4	55	169	-67.5
Orangeville	8	35	6	0	0	0	0	0	14	35	-60.0
Toronto CMA	2,240	4,922	788	736	1,039	1,831	5,075	8,517	9,142	16,006	-42.9
Oshawa CMA	205	616	0	2	5	146	0	27	210	791	-73.5
Greater Toronto Area (GTA)	2,349	5,492	800	762	1,040	2,033	5,529	8,739	9,718	17,026	-42.9

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Toronto City	23	82	0	0	668	996	0	317
Toronto	16	24	0	0	235	678	0	317
East York	0	0	0	0	0	198	0	0
Etobicoke	0	43	0	0	230	0	0	0
North York	0	7	0	0	0	120	0	0
Scarborough	7	8	0	0	203	0	0	0
York	0	0	0	0	0	0	0	0
York Region	65	95	0	0	102	0	0	10
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	27	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	6	38	0	0	0	0	0	10
Newmarket	28	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	4	0	0	0	102	0	0	0
Whitchurch-Stouffville	0	57	0	0	0	0	0	0
Peel Region	26	37	0	0	0	192	30	0
Brampton	0	8	0	0	0	192	30	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	26	29	0	0	0	0	0	0
Halton Region	102	113	0	0	0	0	0	0
Burlington	14	22	0	0	0	0	0	0
Halton Hills	8	0	0	0	0	0	0	0
Milton	48	61	0	0	0	0	0	0
Oakville	32	30	0	0	0	0	0	0
Durham Region	15	229	0	0	0	0	0	0
Ajax	15	49	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	65	0	0	0	0	0	0
Pickering	0	101	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	14	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	217	455	0	0	770	1,188	30	327
Oshawa CMA	0	79	0	0	0	0	0	0
Greater Toronto Area (GTA)	231	556	0	0	770	1,188	30	327

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 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
Toronto City	138	475	0	0	3,582	6,691	2	676
Toronto	25	40	0	0	1,931	5,535	2	676
East York	0	0	0	0	0	198	0	0
Etobicoke	0	61	0	0	426	127	0	0
North York	23	19	0	0	461	719	0	0
Scarborough	90	334	0	0	764	112	0	0
York	0	3	0	0	0	0	0	0
York Region	321	376	0	0	285	0	128	17
Aurora	0	0	0	0	153	0	0	0
East Gwillimbury	27	6	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	109	112	0	0	0	0	128	17
Newmarket	98	46	0	0	0	0	0	0
Richmond Hill	63	12	0	0	0	0	0	0
Vaughan	18	106	0	0	132	0	0	0
Whitchurch-Stouffville	0	94	0	0	0	0	0	0
Peel Region	239	399	0	20	1,048	522	30	422
Brampton	11	123	0	20	0	243	30	422
Caledon	0	0	0	0	0	0	0	0
Mississauga	228	276	0	0	1,048	279	0	0
Halton Region	295	382	0	0	90	335	264	0
Burlington	31	62	0	0	90	150	264	0
Halton Hills	32	0	0	0	0	0	0	0
Milton	178	266	0	0	0	56	0	0
Oakville	54	54	0	0	0	129	0	0
Durham Region	47	381	0	0	0	49	100	27
Ajax	25	116	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	71	0	0	0	0	0	27
Pickering	6	119	0	0	0	0	0	0
Scugog	0	0	0	0	0	49	100	0
Uxbridge	11	0	0	0	0	0	0	0
Whitby	5	75	0	0	0	0	0	0
Remainder of Toronto CMA	35	6	0	0	0	0	0	4
Bradford West Gwillimbury	24	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	6	0	0	0	0	0	4
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	1,039	1,811	0	20	4,915	7,398	160	1,119
Oshawa CMA	5	146	0	0	0	0	0	27
Greater Toronto Area (GTA)	1,040	2,013	0	20	5,005	7,597	524	1,142

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Toronto City	97	199	675	994	0	317	772	1,510
Toronto	30	49	235	668	0	317	265	1,034
East York	3	7	0	198	0	0	3	205
Etobicoke	9	76	230	0	0	0	239	76
North York	18	57	0	120	0	0	18	177
Scarborough	35	8	210	8	0	0	245	16
York	1	2	0	0	0	0	1	2
York Region	362	560	106	0	0	10	468	570
Aurora	11	29	0	0	0	0	11	29
East Gwillimbury	27	0	0	0	0	0	27	0
Georgina Township	3	10	0	0	0	0	3	10
King Township	4	0	0	0	0	0	4	0
Markham	15	192	0	0	0	10	15	202
Newmarket	51	7	0	0	0	0	51	7
Richmond Hill	10	50	0	0	0	0	10	50
Vaughan	227	151	106	0	0	0	333	151
Whitchurch-Stouffville	14	121	0	0	0	0	14	121
Peel Region	239	454	0	202	30	0	269	656
Brampton	71	308	0	192	30	0	101	500
Caledon	3	10	0	0	0	0	3	10
Mississauga	165	136	0	10	0	0	165	146
Halton Region	268	539	52	58	0	0	320	597
Burlington	6	109	14	24	0	0	20	133
Halton Hills	12	2	0	0	0	0	12	2
Milton	202	278	38	34	0	0	240	312
Oakville	48	150	0	0	0	0	48	150
Durham Region	174	463	0	37	0	0	174	500
Ajax	83	106	0	0	0	0	83	106
Brock	3	4	0	0	0	0	3	4
Clarington	43	46	0	0	0	0	43	46
Oshawa	19	142	0	23	0	0	19	165
Pickering	4	107	0	0	0	0	4	107
Scugog	0	2	0	0	0	0	0	2
Uxbridge	1	4	0	0	0	0	1	4
Whitby	21	52	0	14	0	0	21	66
Remainder of Toronto CMA	31	60	3	0	0	0	34	60
Bradford West Gwillimbury	16	36	0	0	0	0	16	36
Town of Mono	6	7	0	0	0	0	6	7
New Tecumseth	1	9	3	0	0	0	4	9
Orangeville	8	8	0	0	0	0	8	8
Toronto CMA	1,079	1,920	822	1,230	30	327	1,931	3,477
Oshawa CMA	83	240	0	37	0	0	83	277
Greater Toronto Area (GTA)	1,140	2,215	833	1,291	30	327	2,003	3,833

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	539	850	3,589	6,719	2	676	4,130	8,245
Toronto	57	139	1,931	5,525	2	676	1,990	6,340
East York	15	17	0	198	0	0	15	215
Etobicoke	30	120	426	127	0	0	456	247
North York	174	157	461	719	0	0	635	876
Scarborough	259	386	771	150	0	0	1,030	536
York	3	13	0	0	0	0	3	13
York Region	1,272	2,152	289	69	128	17	1,689	2,238
Aurora	124	82	153	0	0	0	277	82
East Gwillimbury	35	9	0	0	0	0	35	9
Georgina Township	19	54	0	0	0	0	19	54
King Township	4	7	0	0	0	0	4	7
Markham	183	909	0	0	128	17	311	926
Newmarket	235	115	0	0	0	0	235	115
Richmond Hill	141	135	0	0	0	0	141	135
Vaughan	347	529	136	69	0	0	483	598
Whitchurch-Stouffville	184	312	0	0	0	0	184	312
Peel Region	758	1,489	1,236	638	30	442	2,024	2,569
Brampton	363	806	0	315	30	442	393	1,563
Caledon	9	17	0	0	0	0	9	17
Mississauga	386	666	1,236	323	0	0	1,622	989
Halton Region	844	1,913	274	658	264	0	1,382	2,571
Burlington	41	277	125	216	264	0	430	493
Halton Hills	50	46	0	0	0	0	50	46
Milton	642	1,118	143	295	0	0	785	1,413
Oakville	111	472	6	147	0	0	117	619
Durham Region	388	1,225	5	151	100	27	493	1,403
Ajax	130	362	0	0	0	0	130	362
Brock	14	4	0	0	0	0	14	4
Clarington	94	195	0	0	0	0	94	195
Oshawa	58	265	0	29	0	27	58	321
Pickering	22	129	0	18	0	0	22	147
Scugog	1	13	0	49	100	0	101	62
Uxbridge	16	37	0	0	0	0	16	37
Whitby	53	220	5	55	0	0	58	275
Remainder of Toronto CMA	150	326	29	0	0	4	179	330
Bradford West Gwillimbury	91	112	0	0	0	0	91	112
Town of Mono	7	14	12	0	0	0	19	14
New Tecumseth	38	165	17	0	0	4	55	169
Orangeville	14	35	0	0	0	0	14	35
Toronto CMA	3,690	6,981	5,292	7,886	160	1,139	9,142	16,006
Oshawa CMA	205	680	5	84	0	27	210	791
Greater Toronto Area (GTA)	3,801	7,629	5,393	8,235	524	1,162	9,718	17,026

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	% Change
Toronto City	59	125	4	2	149	0	789	911	1,001	1,038	-3.6
Toronto	8	10	2	0	5	0	533	0	548	10	**
East York	4	5	0	0	0	0	0	0	4	5	-20.0
Etobicoke	6	7	0	2	125	0	0	911	131	920	-85.8
North York	17	55	0	0	8	0	256	0	281	55	**
Scarborough	22	47	2	0	11	0	0	0	35	47	-25.5
York	2	1	0	0	0	0	0	0	2	1	100.0
York Region	360	418	56	88	41	75	536	681	993	1,262	-21.3
Aurora	64	22	4	0	0	0	0	0	68	22	**
East Gwillimbury	5	2	12	0	4	4	0	0	21	6	**
Georgina Township	4	23	0	0	0	0	0	0	4	23	-82.6
King Township	6	0	0	0	0	0	0	0	6	0	n/a
Markham	38	145	0	24	34	31	536	439	608	639	-4.9
Newmarket	41	33	4	0	0	0	0	0	45	33	36.4
Richmond Hill	24	56	2	6	0	0	0	0	26	62	-58.1
Vaughan	116	112	22	48	3	40	0	242	141	442	-68.1
Whitchurch-Stouffville	62	25	12	10	0	0	0	0	74	35	111.4
Peel Region	157	347	48	114	23	95	372	0	600	556	7.9
Brampton	112	203	36	78	8	32	0	0	156	313	-50.2
Caledon	4	4	0	0	0	0	0	0	4	4	0.0
Mississauga	41	140	12	36	15	63	372	0	440	239	84.1
Halton Region	191	186	56	52	65	161	56	0	368	399	-7.8
Burlington	32	35	4	14	22	42	0	0	58	91	-36.3
Halton Hills	8	20	0	2	0	15	0	0	8	37	-78.4
Milton	123	85	50	32	23	51	56	0	252	168	50.0
Oakville	28	46	2	4	20	53	0	0	50	103	-51.5
Durham Region	133	248	0	32	92	56	131	0	356	336	6.0
Ajax	13	36	0	32	0	0	0	0	13	68	-80.9
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	44	43	0	0	13	5	0	0	57	48	18.8
Oshawa	45	86	0	0	12	6	0	0	57	92	-38.0
Pickering	5	12	0	0	18	12	0	0	23	24	-4.2
Scugog	3	3	0	0	0	0	0	0	3	3	0.0
Uxbridge	7	15	0	0	5	9	0	0	12	24	-50.0
Whitby	15	53	0	0	44	24	131	0	190	77	146.8
Remainder of Toronto CMA	19	66	0	2	0	0	0	32	19	100	-81.0
Bradford West Gwillimbury	9	11	0	0	0	0	0	0	9	11	-18.2
Town of Mono	1	4	0	0	0	0	0	0	1	4	-75.0
New Tecumseth	7	44	0	2	0	0	0	32	7	78	-91.0
Orangeville	2	7	0	0	0	0	0	0	2	7	-71.4
Toronto CMA	779	1,170	160	276	279	310	1,753	1,624	2,971	3,380	-12.1
Oshawa CMA	104	182	0	0	69	35	131	0	304	217	40.1
Greater Toronto Area (GTA)	900	1,324	164	288	370	387	1,884	1,592	3,318	3,591	-7.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 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
Toronto City	361	390	256	24	397	225	6,064	5,076	7,078	5,715	23.8
Toronto	43	49	14	12	41	79	4,499	3,382	4,597	3,522	30.5
East York	19	17	0	0	0	12	0	21	19	50	-62.0
Etobicoke	41	45	0	6	125	0	317	1,213	483	1,264	-61.8
North York	171	159	100	2	168	0	1,093	232	1,532	393	**
Scarborough	77	113	142	0	50	122	155	228	424	463	-8.4
York	10	7	0	4	13	12	0	0	23	23	0.0
York Region	1,893	1,973	330	308	470	553	808	957	3,501	3,791	-7.6
Aurora	165	120	6	0	17	13	0	0	188	133	41.4
East Gwillimbury	18	10	30	0	16	4	0	0	64	14	**
Georgina Township	27	77	0	0	0	0	0	0	27	77	-64.9
King Township	9	1	0	0	0	0	0	0	9	1	**
Markham	640	518	144	80	118	208	558	480	1,460	1,286	13.5
Newmarket	160	90	6	0	0	37	0	0	166	127	30.7
Richmond Hill	91	240	8	10	9	92	221	4	329	346	-4.9
Vaughan	587	614	98	192	105	159	29	473	819	1,438	-43.0
Whitchurch-Stouffville	196	303	38	26	205	40	0	0	439	369	19.0
Peel Region	786	1,459	230	356	133	226	582	805	1,731	2,846	-39.2
Brampton	626	1,150	162	216	44	108	50	360	882	1,834	-51.9
Caledon	26	23	8	12	3	0	25	0	62	35	77.1
Mississauga	134	286	60	128	86	118	507	445	787	977	-19.4
Halton Region	753	887	138	110	530	599	130	242	1,551	1,838	-15.6
Burlington	175	209	14	38	108	103	0	0	297	350	-15.1
Halton Hills	24	73	0	2	14	67	0	0	38	142	-73.2
Milton	372	264	118	54	349	269	62	104	901	691	30.4
Oakville	182	341	6	16	59	160	68	138	315	655	-51.9
Durham Region	739	988	68	52	358	243	134	36	1,299	1,319	-1.5
Ajax	169	188	66	50	22	118	0	0	257	356	-27.8
Brock	14	1	0	0	8	0	0	0	22	1	**
Clarington	169	147	0	0	24	32	0	36	193	215	-10.2
Oshawa	169	289	0	0	64	6	3	0	236	295	-20.0
Pickering	30	43	0	0	116	17	0	0	146	60	143.3
Scugog	4	17	0	0	0	0	0	0	4	17	-76.5
Uxbridge	31	75	0	0	11	24	0	0	42	99	-57.6
Whitby	153	228	2	2	113	46	131	0	399	276	44.6
Remainder of Toronto CMA	119	221	2	4	0	7	0	32	121	264	-54.2
Bradford West Gwillimbury	73	100	2	0	0	0	0	0	75	100	-25.0
Town of Mono	7	29	0	0	0	0	0	0	7	29	-75.9
New Tecumseth	25	67	0	4	0	7	0	32	25	110	-77.3
Orangeville	14	25	0	0	0	0	0	0	14	25	-44.0
Toronto CMA	3,967	5,027	1,008	814	1,571	1,666	7,584	7,112	14,130	14,619	-3.3
Oshawa CMA	491	664	2	2	201	84	134	36	828	786	5.3
Greater Toronto Area (GTA)	4,532	5,697	1,022	850	1,888	1,846	7,718	7,116	15,160	15,509	-2.3

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2009**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Toronto City	149	0	0	0	677	906	112	5
Toronto	5	0	0	0	421	0	112	0
East York	0	0	0	0	0	0	0	0
Etobicoke	125	0	0	0	0	906	0	5
North York	8	0	0	0	256	0	0	0
Scarborough	11	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	41	75	0	0	532	670	4	11
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	4	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	34	31	0	0	532	428	4	11
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	3	40	0	0	0	242	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	23	95	0	0	372	0	0	0
Brampton	8	32	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	15	63	0	0	372	0	0	0
Halton Region	65	161	0	0	56	0	0	0
Burlington	22	42	0	0	0	0	0	0
Halton Hills	0	15	0	0	0	0	0	0
Milton	23	51	0	0	56	0	0	0
Oakville	20	53	0	0	0	0	0	0
Durham Region	92	56	0	0	131	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	13	5	0	0	0	0	0	0
Oshawa	12	6	0	0	0	0	0	0
Pickering	18	12	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	5	9	0	0	0	0	0	0
Whitby	44	24	0	0	131	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	32	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	32	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	279	310	0	0	1,637	1,608	116	16
Oshawa CMA	69	35	0	0	131	0	0	0
Greater Toronto Area (GTA)	370	387	0	0	1,768	1,576	116	16

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 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
Toronto City	397	225	0	0	5,855	4,695	209	381
Toronto	41	79	0	0	4,290	3,195	209	187
East York	0	12	0	0	0	0	0	21
Etobicoke	125	0	0	0	317	1,040	0	173
North York	168	0	0	0	1,093	232	0	0
Scarborough	50	122	0	0	155	228	0	0
York	13	12	0	0	0	0	0	0
York Region	470	553	0	0	782	923	26	34
Aurora	17	13	0	0	0	0	0	0
East Gwillimbury	16	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	118	208	0	0	532	450	26	30
Newmarket	0	37	0	0	0	0	0	0
Richmond Hill	9	92	0	0	221	0	0	4
Vaughan	105	159	0	0	29	473	0	0
Whitchurch-Stouffville	205	40	0	0	0	0	0	0
Peel Region	117	226	16	0	557	445	25	360
Brampton	28	108	16	0	50	0	0	360
Caledon	3	0	0	0	0	0	25	0
Mississauga	86	118	0	0	507	445	0	0
Halton Region	530	599	0	0	124	242	6	0
Burlington	108	103	0	0	0	0	0	0
Halton Hills	14	67	0	0	0	0	0	0
Milton	349	269	0	0	56	104	6	0
Oakville	59	160	0	0	68	138	0	0
Durham Region	358	243	0	0	131	36	3	0
Ajax	22	118	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	24	32	0	0	0	36	0	0
Oshawa	64	6	0	0	0	0	3	0
Pickering	116	17	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	11	24	0	0	0	0	0	0
Whitby	113	46	0	0	131	0	0	0
Remainder of Toronto CMA	0	7	0	0	0	32	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	7	0	0	0	32	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	1,555	1,666	16	0	7,318	6,337	266	775
Oshawa CMA	201	84	0	0	131	36	3	0
Greater Toronto Area (GTA)	1,872	1,846	16	0	7,449	6,341	269	775

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008	May 2009	May 2008
Toronto City	212	127	677	906	112	5	1,001	1,038
Toronto	15	10	421	0	112	0	548	10
East York	4	5	0	0	0	0	4	5
Etobicoke	131	9	0	906	0	5	131	920
North York	25	55	256	0	0	0	281	55
Scarborough	35	47	0	0	0	0	35	47
York	2	1	0	0	0	0	2	1
York Region	454	562	535	689	4	11	993	1,262
Aurora	68	22	0	0	0	0	68	22
East Gwillimbury	21	6	0	0	0	0	21	6
Georgina Township	4	23	0	0	0	0	4	23
King Township	6	0	0	0	0	0	6	0
Markham	72	200	532	428	4	11	608	639
Newmarket	45	33	0	0	0	0	45	33
Richmond Hill	26	62	0	0	0	0	26	62
Vaughan	138	181	3	261	0	0	141	442
Whitchurch-Stouffville	74	35	0	0	0	0	74	35
Peel Region	227	556	373	0	0	0	600	556
Brampton	156	313	0	0	0	0	156	313
Caledon	3	4	1	0	0	0	4	4
Mississauga	68	239	372	0	0	0	440	239
Halton Region	261	328	107	71	0	0	368	399
Burlington	34	71	24	20	0	0	58	91
Halton Hills	8	37	0	0	0	0	8	37
Milton	189	117	63	51	0	0	252	168
Oakville	30	103	20	0	0	0	50	103
Durham Region	199	311	157	25	0	0	356	336
Ajax	13	68	0	0	0	0	13	68
Brock	1	0	0	0	0	0	1	0
Clarington	57	43	0	5	0	0	57	48
Oshawa	51	86	6	6	0	0	57	92
Pickering	23	24	0	0	0	0	23	24
Scugog	3	3	0	0	0	0	3	3
Uxbridge	9	21	3	3	0	0	12	24
Whitby	42	66	148	11	0	0	190	77
Remainder of Toronto CMA	17	65	2	35	0	0	19	100
Bradford West Gwillimbury	9	11	0	0	0	0	9	11
Town of Mono	1	4	0	0	0	0	1	4
New Tecumseth	5	43	2	35	0	0	7	78
Orangeville	2	7	0	0	0	0	2	7
Toronto CMA	1,182	1,680	1,673	1,684	116	16	2,971	3,380
Oshawa CMA	150	195	154	22	0	0	304	217
Greater Toronto Area (GTA)	1,353	1,884	1,849	1,691	116	16	3,318	3,591

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - May 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	937	639	5,932	4,695	209	381	7,078	5,715
Toronto	74	140	4,314	3,195	209	187	4,597	3,522
East York	19	29	0	0	0	21	19	50
Etobicoke	166	51	317	1,040	0	173	483	1,264
North York	416	161	1,116	232	0	0	1,532	393
Scarborough	239	235	185	228	0	0	424	463
York	23	23	0	0	0	0	23	23
York Region	2,560	2,721	915	1,036	26	34	3,501	3,791
Aurora	188	133	0	0	0	0	188	133
East Gwillimbury	64	14	0	0	0	0	64	14
Georgina Township	27	77	0	0	0	0	27	77
King Township	9	1	0	0	0	0	9	1
Markham	891	764	543	492	26	30	1,460	1,286
Newmarket	166	127	0	0	0	0	166	127
Richmond Hill	108	323	221	19	0	4	329	346
Vaughan	716	927	103	511	0	0	819	1,438
Whitchurch-Stouffville	391	355	48	14	0	0	439	369
Peel Region	1,107	2,028	583	458	41	360	1,731	2,846
Brampton	809	1,474	57	0	16	360	882	1,834
Caledon	30	25	7	10	25	0	62	35
Mississauga	268	529	519	448	0	0	787	977
Halton Region	1,008	1,315	537	523	6	0	1,551	1,838
Burlington	189	296	108	54	0	0	297	350
Halton Hills	28	142	10	0	0	0	38	142
Milton	603	367	292	324	6	0	901	691
Oakville	188	510	127	145	0	0	315	655
Durham Region	1,105	1,234	191	85	3	0	1,299	1,319
Ajax	257	356	0	0	0	0	257	356
Brock	22	1	0	0	0	0	22	1
Clarington	193	155	0	60	0	0	193	215
Oshawa	227	289	6	6	3	0	236	295
Pickering	146	60	0	0	0	0	146	60
Scugog	4	17	0	0	0	0	4	17
Uxbridge	32	91	10	8	0	0	42	99
Whitby	224	265	175	11	0	0	399	276
Remainder of Toronto CMA	119	226	2	38	0	0	121	264
Bradford West Gwillimbury	75	100	0	0	0	0	75	100
Town of Mono	7	29	0	0	0	0	7	29
New Tecumseth	23	72	2	38	0	0	25	110
Orangeville	14	25	0	0	0	0	14	25
Toronto CMA	5,977	7,140	7,871	6,704	282	775	14,130	14,619
Oshawa CMA	644	709	181	77	3	0	828	786
Greater Toronto Area (GTA)	6,717	7,937	8,158	6,797	285	775	15,160	15,509

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
May 2009	0	0.0	1	1.5	4	6.1	2	3.0	59	89.4	66	851,950	906,089
May 2008	0	0.0	0	0.0	45	34.6	15	11.5	70	53.8	130	589,900	752,337
Year-to-date 2009	0	0.0	6	1.6	16	4.3	34	9.1	319	85.1	375	826,220	867,900
Year-to-date 2008	2	0.5	3	0.7	86	20.1	41	9.6	296	69.2	428	799,060	925,177
Toronto													
May 2009	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	799,500	1,239,700
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	2.0	48	98.0	49	995,000	1,220,020
Year-to-date 2008	0	0.0	0	0.0	1	1.5	4	6.2	60	92.3	65	900,000	1,222,869
East York													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
May 2008	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	895,000	970,684
Year-to-date 2008	0	0.0	0	0.0	0	0.0	8	44.4	10	55.6	18	557,500	659,772
Etobicoke													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	895,000	948,200
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	900,000	910,583
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	44	100.0	44	900,000	961,111
North York													
May 2009	0	0.0	0	0.0	0	0.0	1	4.2	23	95.8	24	1,027,500	1,177,227
May 2008	0	0.0	0	0.0	0	0.0	11	19.6	45	80.4	56	799,060	955,975
Year-to-date 2009	0	0.0	0	0.0	0	0.0	18	9.7	167	90.3	185	900,000	907,778
Year-to-date 2008	2	1.1	1	0.6	0	0.0	14	7.7	164	90.6	181	999,000	1,160,426
Scarborough													
May 2009	0	0.0	1	4.8	4	19.0	0	0.0	16	76.2	21	549,900	596,212
May 2008	0	0.0	0	0.0	45	93.8	2	4.2	1	2.1	48	354,990	379,589
Year-to-date 2009	0	0.0	3	4.1	16	21.6	15	20.3	40	54.1	74	531,900	527,806
Year-to-date 2008	0	0.0	2	1.8	85	75.9	14	12.5	11	9.8	112	375,900	412,986
York													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	3	25.0	0	0.0	0	0.0	9	75.0	12	662,500	621,750
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
May 2009	3	0.8	4	1.1	24	6.7	108	30.3	218	61.1	357	530,900	576,709
May 2008	2	0.5	48	11.6	36	8.7	156	37.7	172	41.5	414	475,990	534,803
Year-to-date 2009	7	0.4	41	2.2	142	7.5	663	35.2	1,032	54.7	1,885	514,990	547,226
Year-to-date 2008	13	0.7	91	4.6	169	8.6	903	46.0	786	40.1	1,962	477,990	513,261
Aurora													
May 2009	0	0.0	0	0.0	0	0.0	5	7.8	59	92.2	64	584,990	644,624
May 2008	0	0.0	0	0.0	0	0.0	9	40.9	13	59.1	22	513,400	516,772
Year-to-date 2009	0	0.0	0	0.0	1	0.6	54	32.7	110	66.7	165	545,900	570,049
Year-to-date 2008	0	0.0	0	0.0	2	1.7	58	48.7	59	49.6	119	494,900	519,762
East Gwillimbury													
May 2009	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	--	--
May 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	8	44.4	5	27.8	5	27.8	18	421,445	573,914
Year-to-date 2008	1	10.0	2	20.0	1	10.0	3	30.0	3	30.0	10	440,400	489,810
Georgina Township													
May 2009	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
May 2008	2	8.7	14	60.9	5	21.7	0	0.0	2	8.7	23	334,900	363,260
Year-to-date 2009	5	18.5	10	37.0	6	22.2	1	3.7	5	18.5	27	335,900	392,256
Year-to-date 2008	10	13.0	33	42.9	21	27.3	0	0.0	13	16.9	77	340,900	428,532
King Township													
May 2009	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
May 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Markham													
May 2009	0	0.0	0	0.0	0	0.0	7	18.4	31	81.6	38	576,945	579,887
May 2008	0	0.0	34	23.4	15	10.3	60	41.4	36	24.8	145	450,990	473,843
Year-to-date 2009	0	0.0	4	0.6	26	4.1	266	41.6	343	53.7	639	512,990	535,533
Year-to-date 2008	0	0.0	47	9.1	68	13.1	266	51.4	137	26.4	518	459,490	472,709
Newmarket													
May 2009	0	0.0	2	4.9	12	29.3	16	39.0	11	26.8	41	436,990	450,902
May 2008	0	0.0	0	0.0	15	48.4	12	38.7	4	12.9	31	400,900	416,907
Year-to-date 2009	0	0.0	27	16.9	77	48.1	41	25.6	15	9.4	160	375,490	401,104
Year-to-date 2008	0	0.0	1	1.1	36	40.9	31	35.2	20	22.7	88	413,490	433,017
Richmond Hill													
May 2009	1	4.2	0	0.0	0	0.0	3	12.5	20	83.3	24	531,945	576,044
May 2008	0	0.0	0	0.0	1	1.8	31	55.4	24	42.9	56	489,990	517,167
Year-to-date 2009	1	1.1	0	0.0	0	0.0	27	29.7	63	69.2	91	531,990	628,910
Year-to-date 2008	0	0.0	0	0.0	2	0.8	131	55.5	103	43.6	236	485,990	557,488
Vaughan													
May 2009	0	0.0	0	0.0	3	2.7	25	22.1	85	75.2	113	558,990	642,667
May 2008	0	0.0	0	0.0	0	0.0	26	23.4	85	76.6	111	558,990	689,935
Year-to-date 2009	0	0.0	0	0.0	10	1.7	119	20.5	451	77.8	580	559,990	603,540
Year-to-date 2008	1	0.2	0	0.0	8	1.3	186	30.4	417	68.1	612	530,900	583,908
Whitchurch-Stouffville													
May 2009	1	1.6	0	0.0	5	8.1	49	79.0	7	11.3	62	436,122	462,504
May 2008	0	0.0	0	0.0	0	0.0	17	70.8	7	29.2	24	436,575	557,630
Year-to-date 2009	1	0.5	0	0.0	14	7.1	149	76.0	32	16.3	196	454,468	481,492
Year-to-date 2008	1	0.3	8	2.7	31	10.3	228	75.7	33	11.0	301	422,618	445,231

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
May 2009	0	0.0	9	5.7	20	12.7	43	27.4	85	54.1	157	510,900	532,234
May 2008	0	0.0	11	4.4	31	12.4	111	44.4	97	38.8	250	486,990	517,191
Year-to-date 2009	5	0.7	25	3.4	132	17.8	277	37.4	302	40.8	741	474,900	516,006
Year-to-date 2008	12	0.9	149	11.6	323	25.1	455	35.4	347	27.0	1,286	429,900	472,700
Brampton													
May 2009	0	0.0	9	8.0	19	17.0	38	33.9	46	41.1	112	476,445	481,018
May 2008	0	0.0	11	8.8	31	24.8	53	42.4	30	24.0	125	431,990	461,368
Year-to-date 2009	4	0.7	25	4.2	130	22.0	252	42.6	180	30.5	591	447,990	466,495
Year-to-date 2008	12	1.2	149	15.1	323	32.7	336	34.0	167	16.9	987	401,990	427,321
Caledon													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	1	5.6	0	0.0	0	0.0	1	5.6	16	88.9	18	600,000	752,389
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	13.0	20	87.0	23	900,000	1,006,522
Mississauga													
May 2009	0	0.0	0	0.0	1	2.4	5	11.9	36	85.7	42	540,900	664,452
May 2008	0	0.0	0	0.0	0	0.0	58	47.9	63	52.1	121	510,900	559,725
Year-to-date 2009	0	0.0	0	0.0	2	1.5	24	18.2	106	80.3	132	583,400	705,446
Year-to-date 2008	0	0.0	0	0.0	0	0.0	116	42.0	160	58.0	276	519,945	590,493
Halton Region													
May 2009	0	0.0	2	1.0	50	26.2	82	42.9	57	29.8	191	450,000	546,146
May 2008	0	0.0	6	3.4	47	26.3	62	34.6	64	35.8	179	470,900	572,185
Year-to-date 2009	0	0.0	15	2.0	154	20.3	295	38.9	295	38.9	759	460,990	602,225
Year-to-date 2008	0	0.0	36	4.0	225	25.0	287	31.9	351	39.0	899	450,990	552,853
Burlington													
May 2009	0	0.0	0	0.0	1	3.2	20	64.5	10	32.3	31	490,000	525,379
May 2008	0	0.0	2	6.7	15	50.0	12	40.0	1	3.3	30	389,000	435,937
Year-to-date 2009	0	0.0	2	1.2	16	9.6	84	50.3	65	38.9	167	485,990	587,531
Year-to-date 2008	0	0.0	14	6.8	86	42.0	81	39.5	24	11.7	205	400,000	460,360
Halton Hills													
May 2009	0	0.0	0	0.0	4	44.4	0	0.0	5	55.6	9	--	--
May 2008	0	0.0	0	0.0	3	15.8	6	31.6	10	52.6	19	550,000	620,173
Year-to-date 2009	0	0.0	0	0.0	4	15.4	4	15.4	18	69.2	26	650,450	613,714
Year-to-date 2008	0	0.0	3	4.0	23	30.7	22	29.3	27	36.0	75	410,900	516,861
Milton													
May 2009	0	0.0	2	1.6	45	36.6	61	49.6	15	12.2	123	419,900	444,384
May 2008	0	0.0	4	4.7	29	33.7	40	46.5	13	15.1	86	440,900	447,546
Year-to-date 2009	0	0.0	13	3.5	126	33.8	187	50.1	47	12.6	373	420,900	446,682
Year-to-date 2008	0	0.0	19	7.1	111	41.6	114	42.7	23	8.6	267	401,900	425,802
Oakville													
May 2009	0	0.0	0	0.0	0	0.0	1	3.6	27	96.4	28	722,950	994,807
May 2008	0	0.0	0	0.0	0	0.0	4	9.1	40	90.9	44	653,445	887,970
Year-to-date 2009	0	0.0	0	0.0	8	4.1	20	10.4	165	85.5	193	656,990	914,002
Year-to-date 2008	0	0.0	0	0.0	5	1.4	70	19.9	277	78.7	352	572,990	710,761

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
May 2009**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
May 2009	42	30.9	28	20.6	19	14.0	24	17.6	23	16.9	136	347,400	379,285
May 2008	79	32.5	41	16.9	31	12.8	45	18.5	47	19.3	243	352,990	391,674
Year-to-date 2009	205	28.1	155	21.2	118	16.2	136	18.6	116	15.9	730	353,445	390,331
Year-to-date 2008	280	28.7	173	17.7	128	13.1	188	19.2	208	21.3	977	359,900	396,678
Ajax													
May 2009	0	0.0	2	7.4	6	22.2	6	22.2	13	48.1	27	494,400	477,163
May 2008	0	0.0	0	0.0	1	2.8	8	22.2	27	75.0	36	581,100	562,919
Year-to-date 2009	10	6.0	9	5.4	33	19.8	66	39.5	49	29.3	167	477,700	461,367
Year-to-date 2008	2	1.1	2	1.1	12	6.3	61	32.1	113	59.5	190	516,050	520,434
Brock													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
May 2009	28	65.1	8	18.6	3	7.0	4	9.3	0	0.0	43	287,990	300,044
May 2008	17	38.6	11	25.0	10	22.7	3	6.8	3	6.8	44	334,445	348,770
Year-to-date 2009	93	53.1	32	18.3	18	10.3	17	9.7	15	8.6	175	298,990	333,687
Year-to-date 2008	62	40.5	41	26.8	25	16.3	15	9.8	10	6.5	153	320,900	343,324
Oshawa													
May 2009	11	28.9	8	21.1	9	23.7	10	26.3	0	0.0	38	348,450	349,983
May 2008	39	45.9	17	20.0	13	15.3	16	18.8	0	0.0	85	312,990	329,253
Year-to-date 2009	62	36.0	43	25.0	37	21.5	28	16.3	2	1.2	172	331,490	339,572
Year-to-date 2008	116	40.7	69	24.2	45	15.8	52	18.2	3	1.1	285	321,990	333,551
Pickering													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
May 2008	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	564,400	577,358
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	16.7	25	83.3	30	654,900	664,920
Year-to-date 2008	0	0.0	0	0.0	1	2.2	2	4.4	42	93.3	45	592,200	604,393
Scugog													
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
May 2009	0	0.0	1	14.3	1	14.3	2	28.6	3	42.9	7	--	--
May 2008	6	40.0	1	6.7	0	0.0	5	33.3	3	20.0	15	428,800	426,700
Year-to-date 2009	5	16.1	2	6.5	8	25.8	5	16.1	11	35.5	31	402,200	428,317
Year-to-date 2008	16	21.3	14	18.7	2	2.7	19	25.3	24	32.0	75	441,100	429,883
Whitby													
May 2009	3	18.8	9	56.3	0	0.0	2	12.5	2	12.5	16	336,990	367,508
May 2008	17	33.3	12	23.5	7	13.7	12	23.5	3	5.9	51	326,900	357,855
Year-to-date 2009	35	22.6	69	44.5	22	14.2	15	9.7	14	9.0	155	334,990	373,330
Year-to-date 2008	84	36.7	47	20.5	43	18.8	39	17.0	16	7.0	229	332,990	356,516

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2009

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
May 2009	6	31.6	6	31.6	4	21.1	1	5.3	2	10.5	19	329,990	366,090
May 2008	44	66.7	6	9.1	7	10.6	1	1.5	8	12.1	66	289,900	322,218
Year-to-date 2009	24	20.5	26	22.2	31	26.5	21	17.9	15	12.8	117	355,990	392,714
Year-to-date 2008	67	30.2	50	22.5	44	19.8	13	5.9	48	21.6	222	349,900	380,976
Bradford West Gwillimbury													
May 2009	0	0.0	5	55.6	3	33.3	0	0.0	1	11.1	9	--	--
May 2008	0	0.0	3	27.3	7	63.6	1	9.1	0	0.0	11	350,000	363,053
Year-to-date 2009	4	5.6	24	33.8	27	38.0	12	16.9	4	5.6	71	355,990	387,304
Year-to-date 2008	9	9.0	40	40.0	42	42.0	7	7.0	2	2.0	100	350,000	354,467
Town of Mono													
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	3.3	29	96.7	30	557,400	587,360
New Tecumseth													
May 2009	5	71.4	0	0.0	1	14.3	1	14.3	0	0.0	7	--	--
May 2008	43	97.7	1	2.3	0	0.0	0	0.0	0	0.0	44	263,990	267,525
Year-to-date 2009	18	75.0	1	4.2	1	4.2	2	8.3	2	8.3	24	289,445	314,455
Year-to-date 2008	55	82.1	4	6.0	2	3.0	1	1.5	5	7.5	67	273,990	307,668
Orangeville													
May 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2008	1	14.3	2	28.6	0	0.0	0	0.0	4	57.1	7	--	--
Year-to-date 2009	2	13.3	1	6.7	3	20.0	6	40.0	3	20.0	15	409,900	438,612
Year-to-date 2008	3	12.0	6	24.0	0	0.0	4	16.0	12	48.0	25	450,900	435,814
Toronto CMA													
May 2009	9	1.1	25	3.1	108	13.5	224	28.1	432	54.1	798	513,300	581,118
May 2008	52	4.9	70	6.5	152	14.2	347	32.4	451	42.1	1,072	480,900	552,904
Year-to-date 2009	51	1.3	122	3.1	500	12.7	1,282	32.6	1,983	50.4	3,938	501,990	572,508
Year-to-date 2008	112	2.3	331	6.8	776	15.8	1,700	34.7	1,983	40.5	4,902	470,900	541,906
Oshawa CMA													
May 2009	42	43.3	25	25.8	12	12.4	16	16.5	2	2.1	97	313,990	330,736
May 2008	73	40.6	40	22.2	30	16.7	31	17.2	6	3.3	180	326,945	342,128
Year-to-date 2009	190	37.8	144	28.7	77	15.3	60	12.0	31	6.2	502	325,490	347,944
Year-to-date 2008	262	39.3	157	23.5	113	16.9	106	15.9	29	4.3	667	325,900	343,677
Greater Toronto Area													
May 2009	45	5.0	44	4.9	117	12.9	259	28.6	442	48.7	907	497,900	556,940
May 2008	81	6.7	106	8.7	190	15.6	389	32.0	450	37.0	1,216	464,950	531,339
Year-to-date 2009	217	4.8	242	5.4	562	12.5	1,405	31.3	2,064	46.0	4,490	488,900	552,645
Year-to-date 2008	307	5.5	452	8.1	931	16.8	1,874	33.8	1,988	35.8	5,552	452,990	521,516

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
May 2009**

Submarket	May 2009	May 2008	% Change	YTD 2009	YTD 2008	% Change
Toronto City	906,089	752,337	20.4	867,900	925,177	-6.2
Toronto	--	1,239,700	n/a	1,220,020	1,222,869	-0.2
East York	--	--	n/a	970,684	659,772	47.1
Etobicoke	--	948,200	n/a	910,583	961,111	-5.3
North York	1,177,227	955,975	23.1	907,778	1,160,426	-21.8
Scarborough	596,212	379,589	57.1	527,806	412,986	27.8
York	--	--	n/a	621,750	--	n/a
York Region	576,709	534,803	7.8	547,226	513,261	6.6
Aurora	644,624	516,772	24.7	570,049	519,762	9.7
East Gwillimbury	--	--	n/a	573,914	489,810	17.2
Georgina Township	--	363,260	n/a	392,256	428,532	-8.5
King Township	--	--	n/a	--	--	n/a
Markham	579,887	473,843	22.4	535,533	472,709	13.3
Newmarket	450,902	416,907	8.2	401,104	433,017	-7.4
Richmond Hill	576,044	517,167	11.4	628,910	557,488	12.8
Vaughan	642,667	689,935	-6.9	603,540	583,908	3.4
Whitchurch-Stouffville	462,504	557,630	-17.1	481,492	445,231	8.1
Peel Region	532,234	517,191	2.9	516,006	472,700	9.2
Brampton	481,018	461,368	4.3	466,495	427,321	9.2
Caledon	--	--	n/a	752,389	1,006,522	-25.2
Mississauga	664,452	559,725	18.7	705,446	590,493	19.5
Halton Region	546,146	572,185	-4.6	602,225	552,853	8.9
Burlington	525,379	435,937	20.5	587,531	460,360	27.6
Halton Hills	--	620,173	n/a	613,714	516,861	18.7
Milton	444,384	447,546	-0.7	446,682	425,802	4.9
Oakville	994,807	887,970	12.0	914,002	710,761	28.6
Durham Region	379,285	391,674	-3.2	390,331	396,678	-1.6
Ajax	477,163	562,919	-15.2	461,367	520,434	-11.3
Brock	--	--	n/a	--	--	n/a
Clarington	300,044	348,770	-14.0	333,687	343,324	-2.8
Oshawa	349,983	329,253	6.3	339,572	333,551	1.8
Pickering	--	577,358	n/a	664,920	604,393	10.0
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	426,700	n/a	428,317	429,883	-0.4
Whitby	367,508	357,855	2.7	373,330	356,516	4.7
Remainder of Toronto CMA	366,090	322,218	13.6	392,714	380,976	3.1
Bradford West Gwillimbury	--	363,053	n/a	387,304	354,467	9.3
Town of Mono	--	--	n/a	--	587,360	n/a
New Tecumseth	--	267,525	n/a	314,455	307,668	2.2
Orangeville	--	--	n/a	438,612	435,814	0.6
Toronto CMA	581,118	552,904	5.1	572,508	541,906	5.6
Oshawa CMA	330,736	342,128	-3.3	347,944	343,677	1.2
Greater Toronto Area (GTA)	556,940	531,339	4.8	552,645	521,516	6.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
May 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	5,075	-1.9	7,761	11,764	13,174	58.9	374,449	5.9	390,473
	February	6,015	-11.2	6,577	11,478	12,014	54.7	382,048	3.6	377,477
	March	6,631	-22.2	6,800	13,643	13,116	51.8	380,338	4.1	376,450
	April	8,762	-7.3	6,864	18,691	14,065	48.8	398,687	5.2	385,249
	May	9,411	-15.3	7,033	18,715	14,109	49.8	398,148	4.0	387,286
	June	8,596	-17.7	7,000	16,068	14,322	48.9	395,918	3.7	388,460
	July	7,809	-12.4	6,816	14,841	14,505	47.0	371,410	1.5	383,088
	August	6,317	-21.6	6,568	11,992	13,464	48.8	364,880	0.8	383,072
	September	6,407	-6.7	6,727	16,305	14,080	47.8	368,945	-2.9	372,155
	October	5,149	-35.0	5,157	14,532	13,890	37.1	353,018	-10.5	355,217
	November	3,640	-50.1	4,577	9,925	13,491	33.9	368,582	-6.3	373,768
	December	2,575	-44.6	4,507	5,215	12,939	34.8	361,284	-8.5	374,781
2009	January	2,670	-47.4	4,314	10,360	11,878	36.3	343,632	-8.2	362,625
	February	4,116	-31.6	5,009	10,360	11,964	41.9	361,361	-5.4	361,603
	March	6,171	-6.9	5,841	13,357	11,877	49.2	362,050	-4.8	365,490
	April	8,107	-7.5	6,556	12,995	10,744	61.0	385,641	-3.3	376,763
	May	9,589	1.9	7,147	13,686	10,972	65.1	395,609	-0.6	380,737
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	17,721	-13.4		36,885			379,232	4.3	
	Q1 2009	12,957	-26.9		34,077			358,036	-5.6	
	YTD 2008	35,894	-12.5		74,291			388,941	4.5	
	YTD 2009	30,653	-14.6		60,758			377,091	-3.0	

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¹Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa
May 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	554	-4.6	829	1,558	1,507	55.0	243,652	-8.2	251,355
	February	770	-2.7	819	1,450	1,465	55.9	271,408	3.2	272,070
	March	824	-15.0	724	1,693	1,493	48.5	275,656	4.0	274,735
	April	989	-8.7	780	2,111	1,655	47.1	275,751	18.7	273,715
	May	1,051	-11.8	756	2,049	1,551	48.7	282,717	2.5	274,120
	June	966	-13.0	762	1,818	1,610	47.3	283,059	4.3	275,189
	July	892	-6.9	801	1,592	1,651	48.5	275,088	2.8	273,809
	August	746	-15.6	732	1,423	1,456	50.3	270,802	2.0	271,611
	September	755	4.7	788	1,720	1,574	50.1	268,291	-1.1	268,547
	October	576	-29.0	629	1,481	1,503	41.8	264,936	-3.2	265,928
	November	409	-41.1	504	1,075	1,454	34.7	268,902	-1.3	270,130
	December	265	-37.4	524	604	1,684	31.1	262,710	-3.9	270,467
2009	January	350	-36.8	521	1,348	1,293	40.3	257,095	5.5	265,603
	February	506	-34.3	537	1,212	1,228	43.8	263,838	-2.8	264,590
	March	694	-15.8	613	779	694	88.4	263,970	-4.2	263,171
	April	843	-14.8	665	779	611	108.8	269,596	-2.2	267,643
	May	1,026	-2.4	733	1,546	1,169	62.7	278,592	-1.5	269,765
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,148	-8.2		4,701			265,879	0.5	
	Q1 2009	1,550	-27.8		3,339			262,374	-1.3	
	YTD 2008	4,188	-9.3		8,861			272,436	4.9	
	YTD 2009	3,419	-18.4		5,664			269,021	-1.3	

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¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA
May 2009

		Intetereest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	2,894	6.6	69.0	828
	February	718	7.25	7.29	145.3	111.3	2,905	6.5	69.0	830
	March	712	7.15	7.19	145.7	111.5	2,920	6.5	69.2	824
	April	700	6.95	6.99	145.8	112.2	2,932	6.5	69.4	823
	May	679	6.15	6.65	145.7	113.3	2,941	6.6	69.6	828
	June	710	6.95	7.15	146.2	113.8	2,934	6.8	69.4	839
	July	710	6.95	7.15	146.3	114.9	2,920	7.0	69.1	843
	August	691	6.65	6.85	146.5	114.7	2,904	7.0	68.6	848
	September	691	6.65	6.85	146.4	114.9	2,913	6.9	68.6	856
	October	713	6.35	7.20	146.4	113.7	2,925	6.9	68.7	863
	November	713	6.35	7.20	146.4	113.5	2,928	7.1	68.7	866
	December	685	5.60	6.75	146.4	113.0	2,926	7.3	68.7	855
2009	January	627	5.00	5.79	146.5	112.5	2,919	7.8	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,912	8.3	68.9	850
	March	613	4.50	5.55	145.9	113.8	2,906	8.8	69.0	850
	April	596	3.90	5.25	145.0	113.1	2,907	8.9	69.0	850
	May	596	3.90	5.25		113.9	2,899	9.1	68.8	850
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
May 2009

		Intetereest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	144.9	110.7	184.7	5.7	68.7	862
	February	718	7.25	7.29	145.3	111.3	184.6	6.4	69.0	858
	March	712	7.15	7.19	145.7	111.5	183.3	6.5	68.5	851
	April	700	6.95	6.99	145.8	112.2	182.0	7.7	68.8	838
	May	679	6.15	6.65	145.7	113.3	182.8	7.9	69.1	833
	June	710	6.95	7.15	146.2	113.8	186.0	7.3	69.8	834
	July	710	6.95	7.15	146.3	114.9	188.2	6.6	69.9	837
	August	691	6.65	6.85	146.5	114.7	188.8	6.3	69.9	837
	September	691	6.65	6.85	146.4	114.9	188.4	6.9	70.0	842
	October	713	6.35	7.20	146.4	113.7	189.5	7.4	70.6	848
	November	713	6.35	7.20	146.4	113.5	188.1	7.8	70.4	849
	December	685	5.60	6.75	146.4	113.0	186.6	7.8	69.6	852
2009	January	627	5.00	5.79	146.5	112.5	183.5	8.0	68.6	848
	February	627	5.00	5.79	146.4	113.2	181.2	8.2	67.7	851
	March	613	4.50	5.55	145.9	113.8	179.1	8.3	66.9	853
	April	596	3.90	5.25	145.0	113.1	178.4	7.7	66.2	861
	May	596	3.90	5.25		113.9	178.2	7.9	66.1	869
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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