HOUSING MARKET INFORMATION

HOUSING NOW

Greater Toronto Area

Canada Mortgage and Housing Corporation

Date Released: July 2009

New Home Market

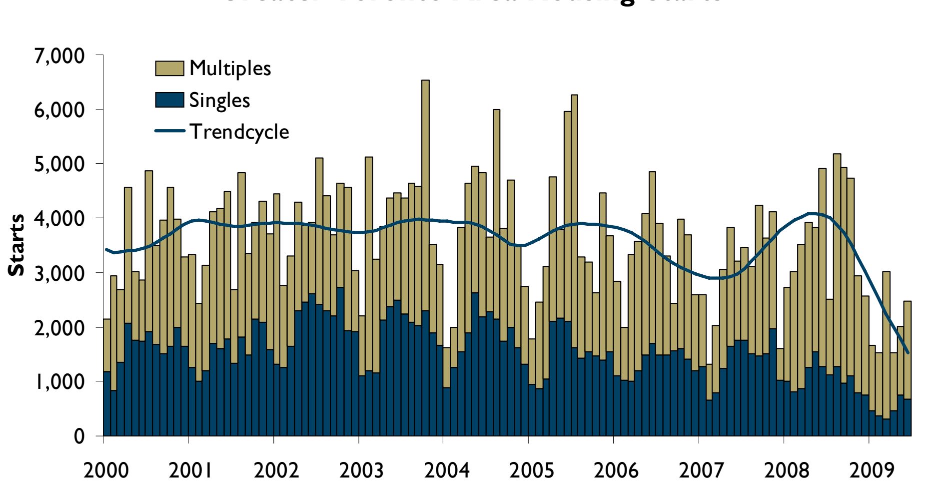
Lower New Home Construction in 2009

Residential construction activity in the Greater Toronto Area (GTA) moderated during the first half of 2009. The 12,188 housing units started during the first six months represented a 44 per cent decline compared to the same period a year earlier. The second quarter, which is generally the most active period in a given year, was particularly weak as housing starts were actually down from the first quarter and significantly lower compared to last year. A slower sales environment and tighter credit market conditions this year have held back projects from breaking ground.

All regions across the GTA have recorded declines in housing starts this year. However, steep employ-

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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ment losses in the heavily manufacturing-based Durham Region have led the area to experience the greatest decline in housing construction. Total housing starts are down by more than 60 per cent in the first half of 2009 compared to the same time period last year. Fewer condominium apartment starts in the City of Toronto were mainly responsible for the decline in total construction activity within the downtown core.

Declining demand for homeownership in the GTA has created a downward trend in new home sales that began in early 2008, resulting in lower construction levels this year. The decline in new home sales intensified in the last quarter of 2008 and the first few months of this year amidst a global economic slowdown. While weakness in the labour market and a sustained sense of economic uncertainty continued to act as a drag on demand for new homes in the second quarter, the year-over-year sales declines improved markedly from the previous six months. In the second quarter, new home sales were down by 10 per cent – a considerable improvement from the 60 per cent drop registered for the first quarter. Sales of new low-rise homes were higher than last year as of May and June, which is providing some upward momentum for housing construction in this segment. On the whole, buyers have maintained a cautious approach to buying new homes this year, despite the fact that mortgage rates fell to historically low levels.

Heightened interest in the resale home market this past spring, brought on by a high level of choice and lower prices for discerning home buyers, has turned the attention of buyers away from the new home market. Since prices for new homes are stickier due to construction costs, discounts in the resale market have caused the gap in median price for a single-detached house in the new home market versus the resale market to grow to $150,000 in recent months. Developers have responded to the slow sales environment and increased competition from the resale market by offering generous buyer incentives and reconfiguring floor plans of unsold condominium apartment units to attract first-time buyers and investors. However, project cancellations and little new supply have played a role in keeping some buyers away from the GTA condominium apartment market.

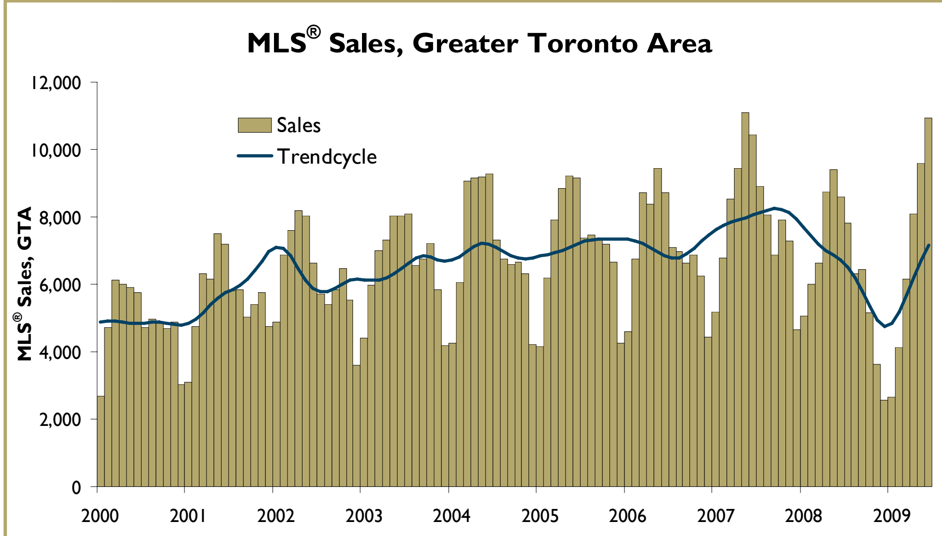
Resale Market

Strong Rebound in Spring Sales

Resale market conditions improved considerably in the second quarter of 2009. A total of 28,651 sales were recorded during the April to June period, up seven per cent from the same time last year and just shy of the market high during the second quarter of 2007. June was a particularly hot month – sales shot up 27 per cent year-over-year to reach a record level for the month at 10,955. The recent wave of buying in the resale market has been driven by a combination of built-up demand accumulated during the winter months and reductions in mortgage rates to record lows in the spring.

Lower borrowing costs have brought many first-time buyers into

Figure 2



Source: CMHC, adapted from MLS® data supplied by CREA the market, as evidenced by the strength in sales of homes priced between $200,000 and $300,000 throughout the spring. In June, however, there was a surge in sales of high-end homes priced above $500,000. Single-detached sales jumped 48 per cent compared to last year while condo apartment sales priced above this mark increased by 32 per cent. Affordability conditions for high-end homes improved as a result of price discounts and falling mortgage rates, enticing buyers to move-up further in the market. As a result, more expensive markets in the GTA such as York Region, Halton Region and the central area of the City of Toronto experienced the largest increases in demand in June.

At the same time sales have rebounded, the supply of available homes has plunged. In the second quarter of 2009 new listings declined 25 per cent from a year earlier. Seasonally adjusted active listings as of June are now at their lowest level since 2002, amounting to just two months of supply at current sales rates. More homebuyers competing for fewer properties has created tighter market conditions across the GTA. The sales-to-new listings ratio jumped from 34 per cent in the fourth quarter of 2008 to 67 per cent in the second quarter, indicating a sharp turnaround from buyer's to seller's market conditions. As such, the average days on market for listed homes has fallen to 33 as of June from nearly 50 at the start of the year.

Tightening market conditions have allowed sellers to negotiate higher prices for their homes. The average price in the second quarter was $396,000, down slightly from last year but up six per cent from the first quarter on a seasonally adjusted basis. For the month of June, average prices increased on a year-over-year basis for the first time in nine months, rising by two per cent. Some of the upward pressure in average prices last month can be attributed to a greater share of high-priced home sales.

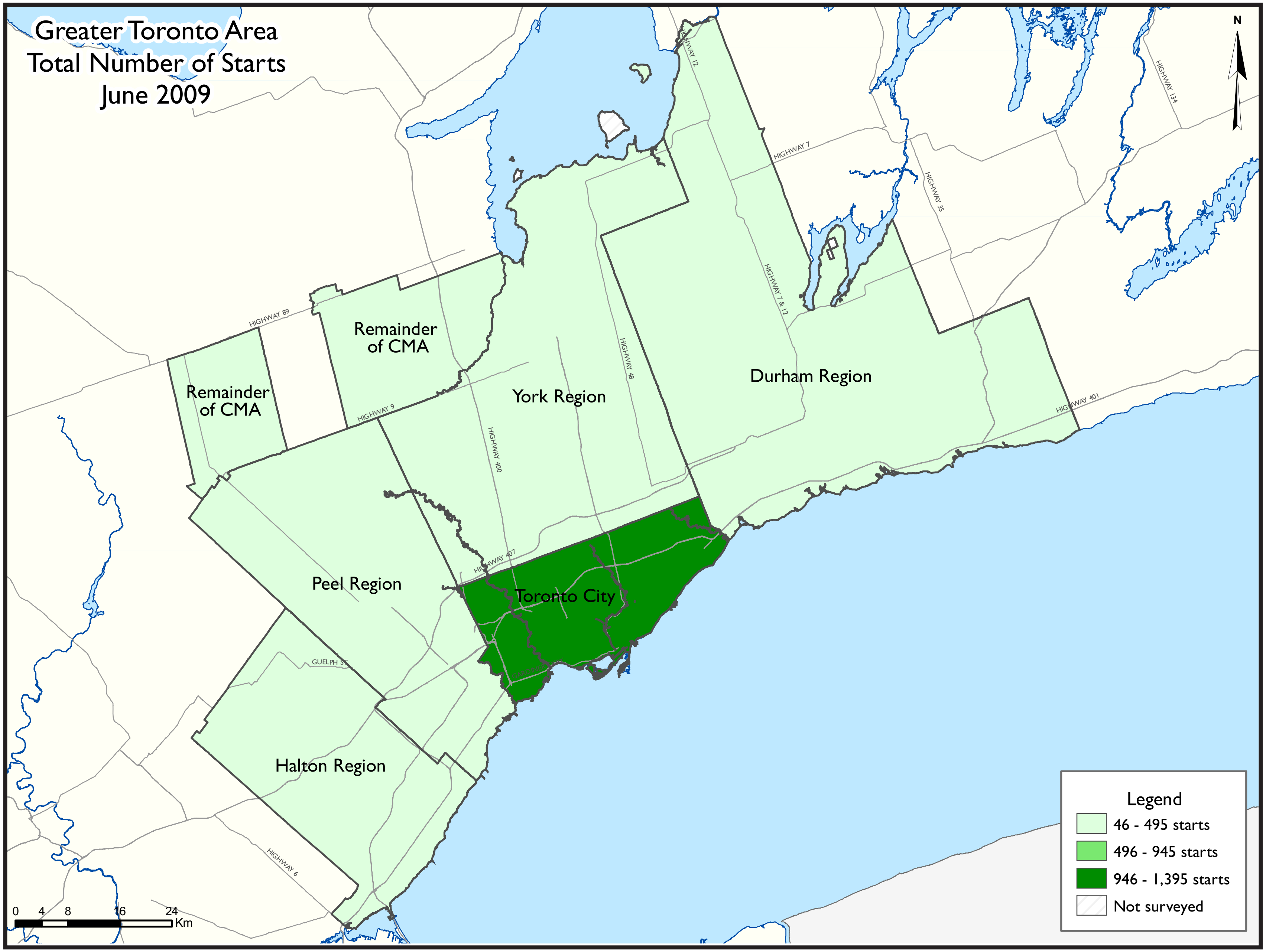
Local Economy

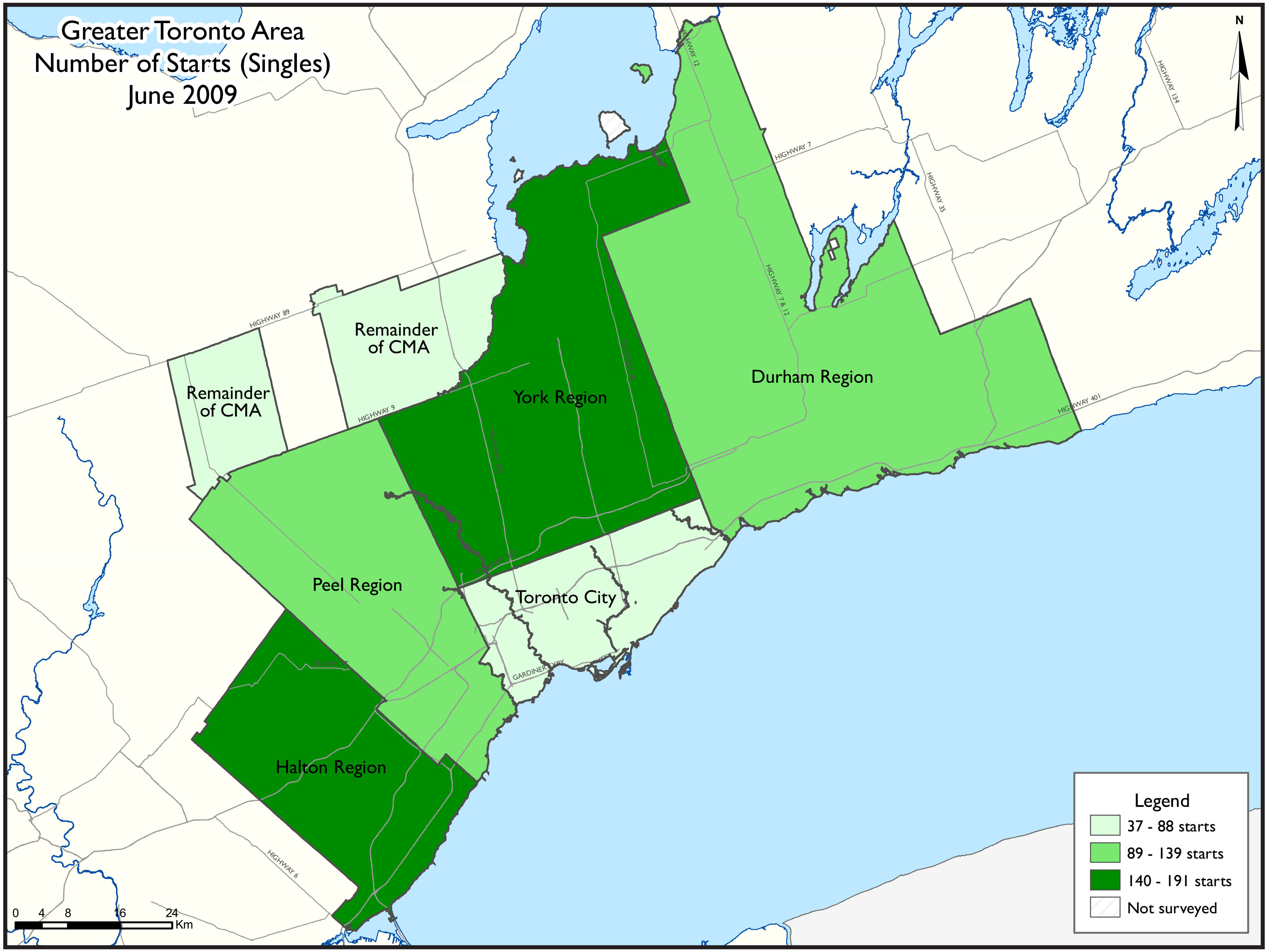
Employment Losses Begin to Build

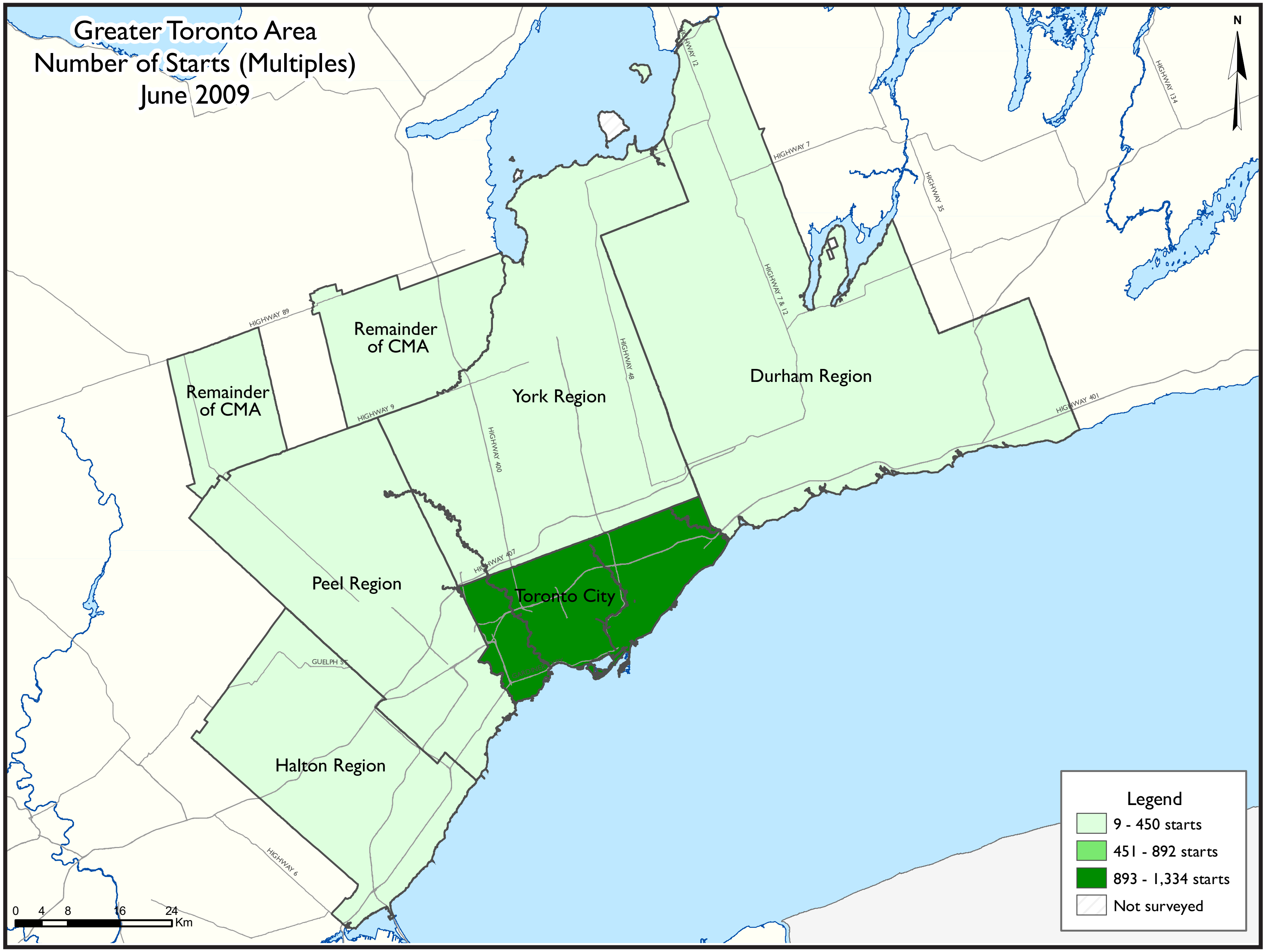
A surge in new part time positions was not enough to offset the employment losses in full-time work during the second quarter. As a result, Toronto has shed nearly 63 thousand jobs in the past year, equal to a 2 per cent decline. Goods-producing industries such as construction and manufacturing experienced the largest cutbacks with double-digit rates of decline. At the same time, service-oriented sectors recorded strong annual job growth. Employment in the finance, insurance and real estate industries has seen the most strength, rising nine percent year-over-year in the second quarter.

The Greater Toronto Area's labour force continued to grow in the second quarter of 2009, albeit at a declining pace. The positive trend can be attributed to steady migration into the area and sustained confidence among job-seekers. Out of work pre-retirees aged 45 to 64 have been particularly keen to remain in the labour force. The combination of a growing labour force and a declining number of jobs pushed the seasonally adjusted unemployment rate in Toronto to 9.7 per cent in the second quarter, the highest level experienced since 1996.

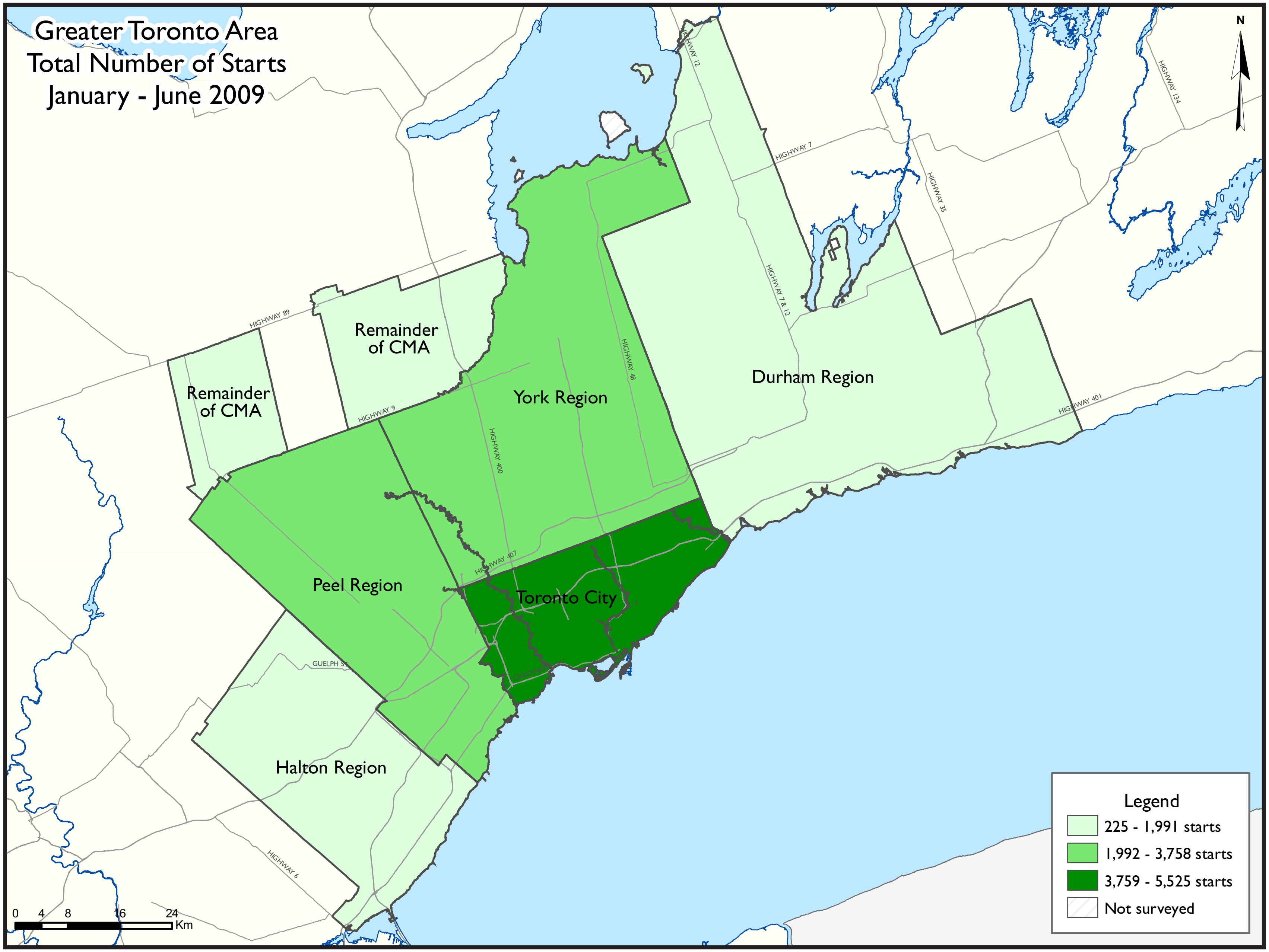
Despite softening labour market conditions in the second quarter of 2009, average earnings in the service sector, and even in some goods-producing industries, continued to grow. The fact that incomes continue to rise as competition for jobs heats up can be explained by an increasing share of older and higher paid workers currently employed, as the majority of job losses have come from younger workers. Continued wage growth and steady employment among workers over the age of 45 has promoted purchases of more expensive home types and supported strong move-up buying activity in recent months.

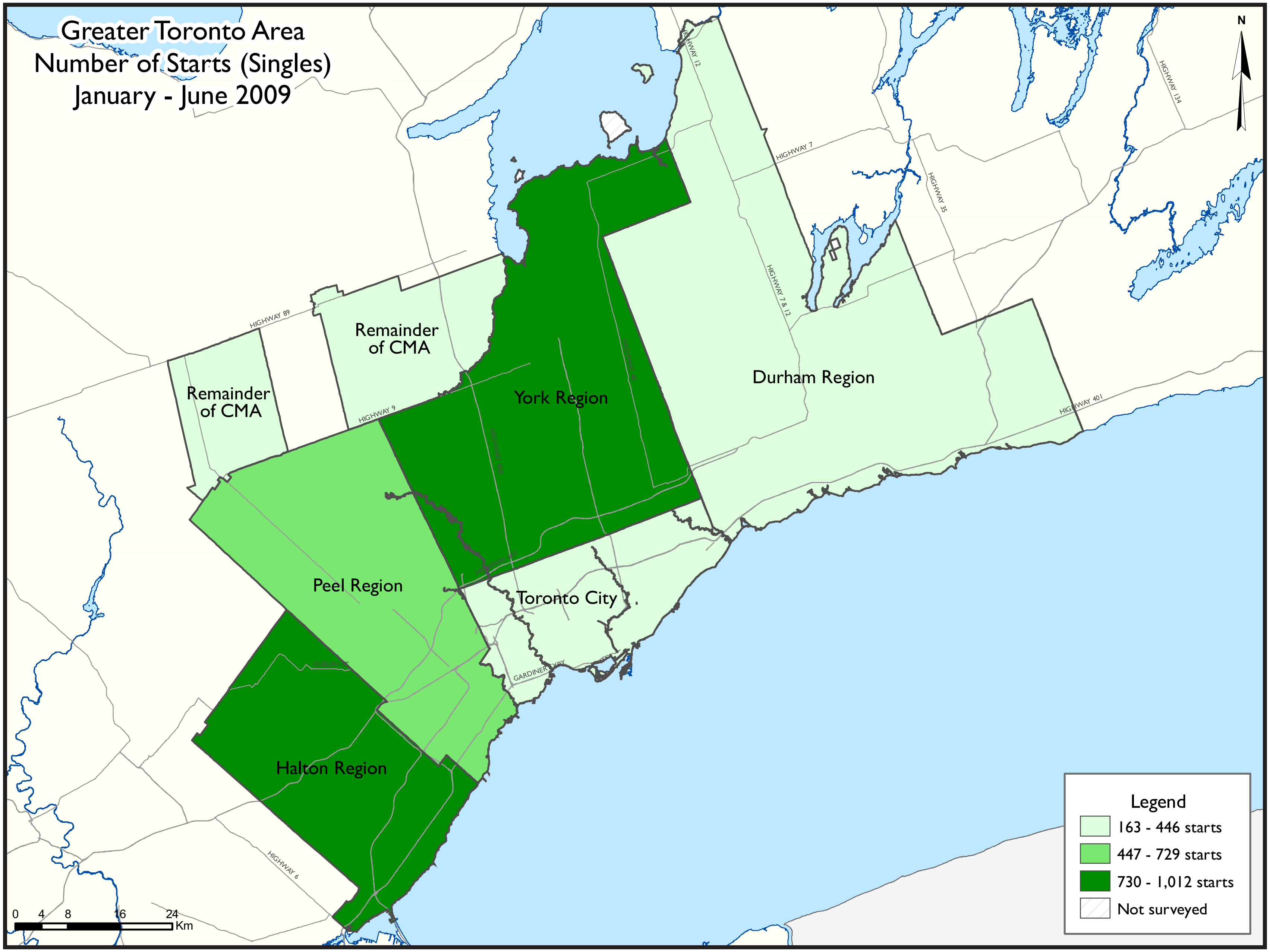

Greater Toronto Area
Total Number of Starts
June 2009
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 89
HIGHWAY 9
HIGHWAY 400
HIGHWAY 48
HIGHWAY 407
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 35
HIGHWAY 401
HIGHWAY 6
N
0 4 8 16 24 Km
Legend
46 - 495 starts
496 - 945 starts
946 - 1,395 starts
Not surveyed

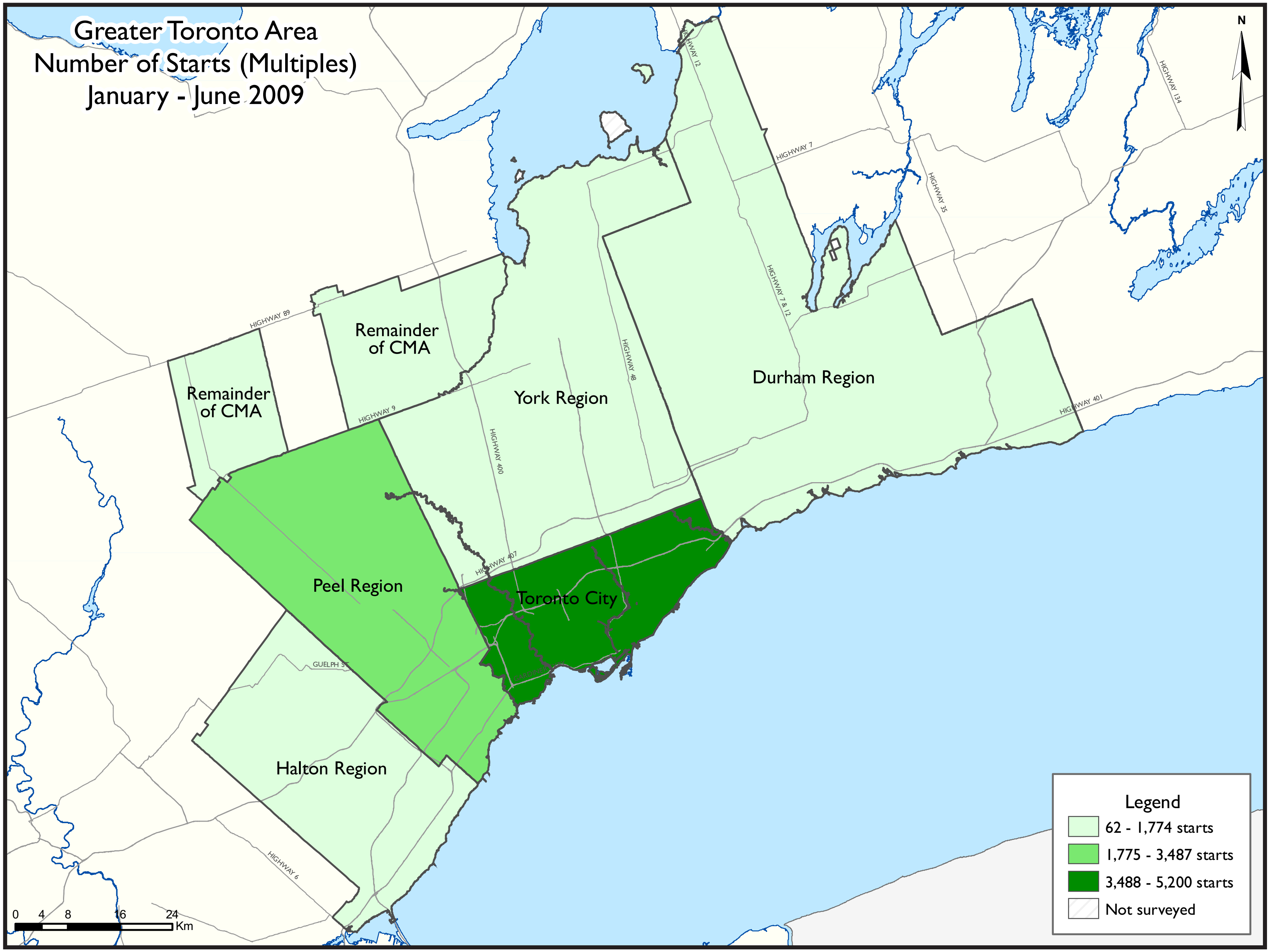

Greater Toronto Area
Number of Starts (Singles)
June 2009
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 7
HIGHWAY 9
HIGHWAY 89
HIGHWAY 401
HIGHWAY 6
HIGHWAY 35
HIGHWAY 7 & 12
N
0 4 8 16 24 Km
Legend
37 - 88 starts
89 - 139 starts
140 - 191 starts
Not surveyed



Greater Toronto Area
Number of Starts (Multiples)
June 2009
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
Legend
9 - 450 starts
451 - 892 starts
893 - 1,334 starts
Not surveyed
N
0 4 8 16 24 Km
HIGHWAY 7
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 400
HIGHWAY 48
HIGHWAY 407
HIGHWAY 35
HIGHWAY 6


Greater Toronto Area
Total Number of Starts
January - June 2009
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 89
HIGHWAY 9
HIGHWAY 407
HIGHWAY 400
HIGHWAY 48
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 401
HIGHWAY 6
N
0 4 8 16 24 Km
Legend
225 - 1,991 starts
1,992 - 3,758 starts
3,759 - 5,525 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
January - June 2009
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 89
HIGHWAY 9
HIGHWAY 12
HIGHWAY 7
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 401
HIGHWAY 6
GARDINER EXPY
N
0 4 8 16 24 Km
Legend
163 - 446 starts
447 - 729 starts
730 - 1,012 starts
Not surveyed


Greater Toronto Area
Number of Starts (Multiples)
January - June 2009
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 7
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 89
HIGHWAY 9
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 6
0 4 8 16 24
Km
Legend
62 - 1,774 starts
1,775 - 3,487 starts
3,488 - 5,200 starts
Not surveyed

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 Gwliimbury, Town of Mono, New Techumseth, 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
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2009	630	154	126	3	55	1,423	0	10	2,401
June 2008	1,054	254	372	16	105	2,812	0	10	4,623
% Change	-40.2	-39.4	-66.1	-81.3	-47.6	-49.4	n/a	0.0	-48.1
Year-to-date 2009	2,843	940	817	30	405	6,338	0	170	11,543
Year-to-date 2008	5,976	990	1,695	16	603	10,200	20	1,129	20,629
% Change	-52.4	-5.1	-51.8	87.5	-32.8	-37.9	-100.0	-84.9	-44.0
UNDER CONSTRUCTION									
June 2009	5,330	1,628	2,063	73	1,224	34,058	0	1,557	45,933
June 2008	9,623	1,678	3,305	32	945	29,332	20	2,445	47,380
% Change	-44.6	-3.0	-37.6	128.1	29.5	16.1	-100.0	-36.3	-3.1
COMPLETIONS									
June 2009	833	144	147	7	140	908	0	4	2,183
June 2008	1,249	176	342	2	97	1,338	0	257	3,461
% Change	-33.3	-18.2	-57.0	**	44.3	-32.1	n/a	-98.4	-36.9
Year-to-date 2009	4,776	1,150	1,175	31	669	8,226	16	270	16,313
Year-to-date 2008	6,272	962	1,673	6	460	7,675	0	1,032	18,080
% Change	-23.9	19.5	-29.8	**	45.4	7.2	n/a	-73.8	-9.8
COMPLETED & NOT ABSORBED									
June 2009	539	67	120	9	33	264	26	57	1,115
June 2008	510	51	95	0	21	205	13	521	1,416
% Change	5.7	31.4	26.3	n/a	57.1	28.8	100.0	-89.1	-21.3
ABSORBED									
June 2009	930	162	153	7	139	998	1	12	2,402
June 2008	1,265	196	342	2	90	1 323	0	164	3,382
% Change	-26.5	-17.3	-55.3	**	54.4	-24.6	n/a	-92.7	-29.0
Year-to-date 2009	4,853	1,138	1,139	22	657	8,255	6	160	16,230
Year-to-date 2008	6,163	966	1,760	6	464	7,665	1	688	17,713
% Change	-21.3	17.8	-35.3	**	41.6	7.7	**	-76.7	-8.4

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2009	60	0	14	0	14	0	0	0	88
June 2008	182	0	42	0	46	0	0	0	270
% Change	-67.0	n/a	-66.7	n/a	-69.6	n/a	n/a	n/a	-67.4
Year-to-date 2009	265	0	14	0	19	0	0	0	298
Year-to-date 2008	798	2	104	0	130	0	0	27	1,061
% Change	-66.8	-100.0	-86.5	n/a	-85.4	n/a	n/a	-100.0	-71.9
UNDER CONSTRUCTION									
June 2009	651	0	66	0	112	24	0	0	853
June 2008	1,234	6	210	0	215	131	0	33	1,829
% Change	-47.2	-100.0	-68.6	n/a	-47.9	-81.7	n/a	-100.0	-53.4
COMPLETIONS									
June 2009	83	0	5	0	7	0	0	0	95
June 2008	137	2	36	0	55	72	0	0	302
% Change	-39.4	-100.0	-86.1	n/a	-87.3	-100.0	n/a	n/a	-68.5
Year-to-date 2009	574	2	156	0	57	131	0	3	923
Year-to-date 2008	801	4	79	0	96	108	0	0	1,088
% Change	-28.3	-50.0	97.5	n/a	-40.6	21.3	n/a	n/a	-15.2
COMPLETED & NOT ABSORBED									
June 2009	28	0	34	0	30	100	0	0	192
June 2008	42	0	12	0	26	143	0	0	223
% Change	-33.3	n/a	183.3	n/a	15.4	-30.1	n/a	n/a	-13.9
ABSORBED									
June 2009	85	0	10	0	7	0	0	0	102
June 2008	133	2	30	0	44	25	0	0	234
% Change	-36.1	-100.0	-66.7	n/a	-84.1	-100.0	n/a	n/a	-56.4
Year-to-date 2009	587	2	153	0	69	85	0	3	899
Year-to-date 2008	800	7	83	0	87	50	0	0	1,027
% Change	-26.6	-71.4	84.3	n/a	-20.7	70.0	n/a	n/a	-12.5

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

Table 1c: Housing Activity Summary of Greater Toronto Area June 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2009	669	168	131	0	69	1,423	0	10	2,470
June 2008	1,263	272	432	16	165	2,755	0	10	4,913
% Change	-47.0	-38.2	-69.7	-100.0	-58.2	-48.3	n/a	0.0	-49.7
Year-to-date 2009	3,018	964	787	0	457	6,428	0	534	12,188
Year-to-date 2008	6,755	1,024	1,817	16	813	10,342	20	1,152	21,939
% Change	-55.3	-5.9	-56.7	-100.0	-43.8	-37.8	-100.0	-53.6	-44.4
UNDER CONSTRUCTION									
June 2009	5,910	1,656	2,063	44	1,439	34,588	0	1,821	47,521
June 2008	10,994	1,710	3,574	25	1,241	29,704	20	2,474	49,742
% Change	-46.2	-3.2	-42.3	76.0	16.0	16.4	-100.0	-26.4	-4.5
COMPLETIONS									
June 2009	943	138	152	1	163	908	0	4	2,309
June 2008	1,342	190	396	2	200	1,410	0	257	3,797
% Change	-29.7	-27.4	-61.6	-50.0	-18.5	-35.6	n/a	-98.4	-39.2
Year-to-date 2009	5,448	1,154	1,348	28	845	8,357	16	273	17,469
Year-to-date 2008	7,037	1,016	1,812	4	654	7,751	0	1,032	19,306
% Change	-22.6	13.6	-25.6	**	29.2	7.8	n/a	-73.5	-9.5
COMPLETED & NOT ABSORBED									
June 2009	570	77	160	9	69	364	26	57	1,332
June 2008	555	51	110	0	56	348	13	521	1,654
% Change	2.7	51.0	45.5	n/a	23.2	4.6	100.0	-89.1	-19.5
ABSORBED									
June 2009	1,036	154	163	1	167	998	1	12	2,532
June 2008	1,357	210	397	2	181	1 348	0	164	3,659
% Change	-23.7	-26.7	-58.9	-50.0	-7.7	-26.0	n/a	-92.7	-30.8
Year-to-date 2009	5,508	1,148	1,313	19	840	8,340	6	163	17,337
Year-to-date 2008	6,907	1,023	1,902	4	650	7,707	1	728	18,922
% Change	-20.3	12.2	-31.0	**	29.2	8.2	**	-77.6	-8.4

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

Table 1.1: Housing Activity Summary by Submarket June 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
June 2009	61	8	0	0	0	1,326	0	0	1,395
June 2008	121	34	59	0	0	2,353	0	0	2,567
York Region									
June 2009	191	60	51	0	0	93	0	10	405
June 2008	531	150	104	0	4	352	0	10	1,151
Peel Region									
June 2009	126	72	47	0	9	4	0	0	258
June 2008	134	58	33	16	0	50	0	0	291
Halton Region									
June 2009	171	20	5	0	46	0	0	0	242
June 2008	261	22	170	0	115	0	0	0	568
Durham Region									
June 2009	120	8	28	0	14	0	0	0	170
June 2008	216	8	66	0	46	0	0	0	336
Toronto CMA									
June 2009	630	154	126	3	55	1,423	0	10	2,401
June 2008	1,054	254	372	16	105	2,812	0	10	4,623
Oshawa CMA									
June 2009	60	0	14	0	14	0	0	0	88
June 2008	182	0	42	0	46	0	0	0	270
Greater Toronto Area									
June 2009	669	168	131	0	69	1,423	0	10	2,470
June 2008	1,263	272	432	16	165	2,755	0	10	4,913

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
June 2009	1,055	254	615	0	56	25,876	0	994	28,850
June 2008	1,156	316	1,256	0	135	23,958	0	1,912	28,733
York Region									
June 2009	1,462	322	764	2	95	3,191	0	130	5,966
June 2008	2,976	400	800	1	267	1,788	0	79	6,311
Peel Region									
June 2009	1,364	810	225	41	834	4,544	0	433	8,251
June 2008	2,868	570	519	17	174	3,172	20	450	7,790
Halton Region									
June 2009	1,034	234	254	0	336	953	0	264	3,075
June 2008	2,116	300	447	2	411	606	0	0	3,882
Durham Region									
June 2009	995	36	205	1	118	24	0	0	1,379
June 2008	1,878	124	552	5	254	180	0	33	3,026
Toronto CMA									
June 2009	5,330	1,628	2,063	73	1,224	34,058	0	1,557	45,933
June 2008	9,623	1,678	3,305	32	945	29,332	20	2,445	47,380
Oshawa CMA									
June 2009	651	0	66	0	112	24	0	0	853
June 2008	1,234	6	210	0	215	131	0	33	1,829
Greater Toronto Area									
June 2009	5,910	1,656	2,063	44	1,439	34,588	0	1,821	47,521
June 2008	10,994	1,710	3,574	25	1,241	29,704	20	2,474	49,742

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

Table 1.1: Housing Activity Summary by Submarket
June 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									
June 2009	56	20	53	0	0	533	0	0	662
June 2008	91	8	65	0	0	871	0	0	1,035
York Region									
June 2009	384	46	30	0	34	0	0	4	498
June 2008	488	38	117	0	0	329	0	1	973
Peel Region									
June 2009	215	32	32	0	20	375	0	0	674
June 2008	306	94	60	1	40	0	0	256	757
Halton Region									
June 2009	169	18	13	1	102	0	0	0	303
June 2008	239	20	83	0	105	138	0	0	585
Durham Region									
June 2009	119	22	24	0	7	0	0	0	172
June 2008	218	30	71	1	55	72	0	0	447
Toronto CMA									
June 2009	833	144	147	7	140	908	0	4	2,183
June 2008	1,249	176	342	2	97	1,338	0	257	3,461
Oshawa CMA									
June 2009	83	0	5	0	7	0	0	0	95
June 2008	137	2	36	0	55	72	0	0	302
Greater Toronto Area									
June 2009	943	138	152	1	163	908	0	4	2,309
June 2008	1,342	190	396	2	200	1,410	0	257	3,797

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2009	90	16	73	0	9	131	11	33	363
June 2008	124	12	16	0	0	129	13	406	700
York Region									
June 2009	13	2	20	0	20	125	0	0	180
June 2008	35	4	20	0	7	76	0	0	142
Peel Region									
June 2009	388	41	9	9	1	0	15	24	487
June 2008	301	33	22	0	12	0	0	115	483
Halton Region									
June 2009	40	18	10	0	9	8	0	0	85
June 2008	50	2	14	0	11	0	0	0	77
Durham Region									
June 2009	39	0	48	0	30	100	0	0	217
June 2008	45	0	38	0	26	143	0	0	252
Toronto CMA									
June 2009	539	67	120	9	33	264	26	57	1,115
June 2008	510	51	95	0	21	205	13	521	1,416
Oshawa CMA									
June 2009	28	0	34	0	30	100	0	0	192
June 2008	42	0	12	0	26	143	0	0	223
Greater Toronto Area									
June 2009	570	77	160	9	69	364	26	57	1,332
June 2008	555	51	110	0	56	348	13	521	1,654

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2009	71	26	61	0	0	623	0	8	789
June 2008	76	9	63	0	0	891	0	22	1,061
York Region									
June 2009	385	46	29	0	27	0	0	4	491
June 2008	497	39	120	0	0	294	0	1	951
Peel Region									
June 2009	272	46	36	0	22	375	1	0	752
June 2008	345	98	66	1	32	0	0	141	683
Halton Region									
June 2009	196	14	12	1	111	0	0	0	334
June 2008	226	20	82	0	105	138	0	0	571
Durham Region									
June 2009	112	22	25	0	7	0	0	0	166
June 2008	213	44	66	1	44	25	0	0	393
Toronto CMA									
June 2009	930	162	153	7	139	998	1	12	2,402
June 2008	1,265	196	342	2	90	1,323	0	164	3,382
Oshawa CMA									
June 2009	85	0	10	0	7	0	0	0	102
June 2008	133	2	30	0	44	25	0	0	234
Greater Toronto Area									
June 2009	1,036	154	163	1	167	998	1	12	2,532
June 2008	1,357	210	397	2	181	1,348	0	164	3,659

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 June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Toronto City	61	121	8	34	0	59	1,326	2,353	1,395	2,567	-45.7
Toronto	11	19	0	4	0	7	464	1,676	475	1,706	-72.2
East York	2	8	0	0	0	20	0	0	2	28	-92.9
Etobicoke	10	23	2	0	0	25	0	0	12	48	-75.0
North York	20	51	0	2	0	0	0	677	20	730	-97.3
Scarborough	17	14	4	28	0	0	862	0	883	42	**
York	1	6	2	0	0	7	0	0	3	13	-76.9
York Region	191	531	60	150	51	108	103	362	405	1,151	-64.8
Aurora	20	26	16	0	0	11	0	0	36	37	-2.7
East Gwillimbury	1	1	2	0	6	0	0	0	9	1	**
Georgina Township	2	16	0	0	0	0	0	0	2	16	-87.5
King Township	0	3	0	0	0	0	0	0	0	3	-100.0
Markham	40	156	14	128	0	15	10	10	64	309	-79.3
Newmarket	22	26	2	0	0	0	0	0	24	26	-7.7
Richmond Hill	9	17	16	0	6	9	0	0	31	26	19.2
Vaughan	95	243	10	16	39	41	93	352	237	652	-63.7
Whitchurch-Stouffville	2	43	0	6	0	32	0	0	2	81	-97.5
Peel Region	126	150	72	58	56	33	4	50	258	291	-11.3
Brampton	68	113	16	54	26	19	0	50	110	236	-53.4
Caledon	2	10	0	4	0	0	0	0	2	14	-85.7
Mississauga	56	27	56	0	30	14	4	0	146	41	**
Halton Region	171	261	20	22	51	285	0	0	242	568	-57.4
Burlington	4	62	14	18	0	32	0	0	18	112	-83.9
Halton Hills	4	7	0	0	0	0	0	0	4	7	-42.9
Milton	138	116	6	4	17	182	0	0	161	302	-46.7
Oakville	25	76	0	0	34	71	0	0	59	147	-59.9
Durham Region	120	216	8	8	42	112	0	0	170	336	-49.4
Ajax	44	21	8	8	14	14	0	0	66	43	53.5
Brock	8	1	0	0	0	0	0	0	8	1	**
Clarington	23	37	0	0	0	25	0	0	23	62	-62.9
Oshawa	19	73	0	0	22	22	0	0	41	95	-56.8
Pickering	1	5	0	0	0	0	0	0	1	5	-80.0
Scugog	1	6	0	0	0	0	0	0	1	6	-83.3
Uxbridge	6	1	0	0	0	10	0	0	6	11	-45.5
Whitby	18	72	0	0	6	41	0	0	24	113	-78.8
Remainder of Toronto CMA	37	42	0	0	9	0	0	57	46	99	-53.5
Bradford West Gwillimbury	1	21	0	0	9	0	0	0	10	21	-52.4
Town of Mono	15	9	0	0	0	0	0	0	15	9	66.7
New Tecumseth	19	5	0	0	0	0	0	0	19	5	**
Orangeville	2	7	0	0	0	0	0	57	2	64	-96.9
Toronto CMA	633	1,070	154	254	181	477	1,433	2,822	2,401	4,623	-48.1
Oshawa CMA	60	182	0	0	28	88	0	0	88	270	-67.4
Greater Toronto Area (GTA)	669	1,279	168	272	200	597	1,433	2,765	2,470	4,913	-49.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	325	422	152	136	138	534	4,910	9,720	5,525	10,812	-48.9
Toronto	41	76	2	36	25	47	2,397	7,887	2,465	8,046	-69.4
East York	15	25	2	0	0	20	0	198	17	243	-93.0
Etobicoke	36	78	6	4	0	86	426	127	468	295	58.6
North York	99	171	72	20	23	19	461	1,396	655	1,606	-59.2
Scarborough	129	60	68	72	90	334	1,626	112	1,913	578	**
York	4	12	2	4	0	10	0	0	6	26	-76.9
York Region	1,012	2,224	194	302	372	484	516	379	2,094	3,389	-38.2
Aurora	120	108	40	0	0	11	153	0	313	119	163.0
East Gwillimbury	7	4	4	0	33	6	0	0	44	10	**
Georgina Township	15	70	0	0	6	0	0	0	21	70	-70.0
King Township	4	10	0	0	0	0	0	0	4	10	-60.0
Markham	98	851	30	230	109	127	138	27	375	1,235	-69.6
Newmarket	149	93	12	2	98	46	0	0	259	141	83.7
Richmond Hill	83	140	20	0	69	21	0	0	172	161	6.8
Vaughan	350	719	88	32	57	147	225	352	720	1,250	-42.4
Whitchurch-Stouffville	186	229	0	38	0	126	0	0	186	393	-52.7
Peel Region	463	1,180	442	234	295	452	1,082	994	2,282	2,860	-20.2
Brampton	350	714	86	208	37	162	30	715	503	1,799	-72.0
Caledon	9	27	2	4	0	0	0	0	11	31	-64.5
Mississauga	104	439	354	22	258	290	1,052	279	1,768	1,030	71.7
Halton Region	756	1,825	168	312	346	667	354	335	1,624	3,139	-48.3
Burlington	19	309	44	52	31	94	354	150	448	605	-26.0
Halton Hills	22	53	0	0	32	0	0	0	54	53	1.9
Milton	627	977	124	234	195	448	0	56	946	1,715	-44.8
Oakville	88	486	0	26	88	125	0	129	176	766	-77.0
Durham Region	462	1,120	12	50	89	493	100	76	663	1,739	-61.9
Ajax	145	227	12	48	39	130	0	0	196	405	-51.6
Brock	22	5	0	0	0	0	0	0	22	5	**
Clarington	117	230	0	2	0	25	0	0	117	257	-54.5
Oshawa	77	296	0	0	22	93	0	27	99	416	-76.2
Pickering	17	33	0	0	6	119	0	0	23	152	-84.9
Scugog	2	19	0	0	0	0	100	49	102	68	50.0
Uxbridge	11	38	0	0	11	10	0	0	22	48	-54.2
Whitby	71	272	0	0	11	116	0	0	82	388	-78.9
Remainder of Toronto CMA	163	352	18	10	44	6	0	61	225	429	-47.6
Bradford West Gwillimbury	58	127	10	6	33	0	0	0	101	133	-24.1
Town of Mono	34	23	0	0	0	0	0	0	34	23	47.8
New Tecumseth	61	160	2	4	11	6	0	4	74	174	-57.5
Orangeville	10	42	6	0	0	0	0	57	16	99	-83.8
Toronto CMA	2,873	5,992	942	990	1,220	2,308	6,508	11,339	11,543	20,629	-44.0
Oshawa CMA	265	798	0	2	33	234	0	27	298	1,061	-71.9
Greater Toronto Area (GTA)	3,018	6,771	968	1,034	1,240	2,630	6,962	11,504	12,188	21,939	-44.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2009								
	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
Submarket	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Toronto City	0	59	0	0	1,326	2,353	0	0
Toronto	0	7	0	0	464	1,676	0	0
East York	0	20	0	0	0	0	0	0
Etobicoke	0	25	0	0	0	0	0	0
North York	0	0	0	0	0	677	0	0
Scarborough	0	0	0	0	862	0	0	0
York	0	7	0	0	0	0	0	0
York Region	51	108	0	0	93	352	10	10
Aurora	0	11	0	0	0	0	0	0
East Gwillimbury	6	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	0	15	0	0	0	0	10	10
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	6	9	0	0	0	0	0	0
Vaughan	39	41	0	0	93	352	0	0
Whitchurch-Stouffville	0	32	0	0	0	0	0	0
Peel Region	56	33	0	0	4	50	0	0
Brampton	26	19	0	0	0	50	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	30	14	0	0	4	0	0	0
Halton Region	51	285	0	0	0	0	0	0
Burlington	0	32	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	17	182	0	0	0	0	0	0
Oakville	34	71	0	0	0	0	0	0
Durham Region	42	112	0	0	0	0	0	0
Ajax	14	14	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	25	0	0	0	0	0	0
Oshawa	22	22	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	10	0	0	0	0	0	0
Whitby	6	41	0	0	0	0	0	0
Remainder of Toronto CMA	9	0	0	0	0	57	0	0
Bradford West Gwillimbury	9	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	57	0	0
Toronto CMA	181	477	0	0	1,423	2,812	10	10
Oshawa CMA	28	88	0	0	0	0	0	0
Greater Toronto Area (GTA)	200	597	0	0	1,423	2,755	10	10

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	138	534	0	0	4,908	9,044	2	676
Toronto	25	47	0	0	2,395	7,211	2	676
East York	0	20	0	0	0	198	0	0
Etobicoke	0	86	0	0	426	127	0	0
North York	23	19	0	0	461	1,396	0	0
Scarborough	90	334	0	0	1,626	112	0	0
York	0	10	0	0	0	0	0	0
York Region	372	484	0	0	378	352	138	27
Aurora	0	11	0	0	153	0	0	0
East Gwillimbury	33	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	127	0	0	0	0	138	27
Newmarket	98	46	0	0	0	0	0	0
Richmond Hill	69	21	0	0	0	0	0	0
Vaughan	57	147	0	0	225	352	0	0
Whitchurch-Stouffville	0	126	0	0	0	0	0	0
Peel Region	295	432	0	20	1,052	572	30	422
Brampton	37	142	0	20	0	293	30	422
Caledon	0	0	0	0	0	0	0	0
Mississauga	258	290	0	0	1,052	279	0	0
Halton Region	346	667	0	0	90	335	264	0
Burlington	31	94	0	0	90	150	264	0
Halton Hills	32	0	0	0	0	0	0	0
Milton	195	448	0	0	0	56	0	0
Oakville	88	125	0	0	0	129	0	0
Durham Region	89	493	0	0	0	49	100	27
Ajax	39	130	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	25	0	0	0	0	0	0
Oshawa	22	93	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	10	0	0	0	0	0	0
Whitby	11	116	0	0	0	0	0	0
Remainder of Toronto CMA	44	6	0	0	0	57	0	4
Bradford West Gwillimbury	33	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	57	0	0
Toronto CMA	1,220	2,288	0	20	6,338	10,210	170	1,129
Oshawa CMA	33	234	0	0	0	0	0	27
Greater Toronto Area (GTA)	1,240	2,610	0	20	6,428	10,352	534	1,152

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Toronto City	69	214	1,326	2,353	0	0	1,395	2,567
Toronto	11	30	464	1,676	0	0	475	1,706
East York	2	28	0	0	0	0	2	28
Etobicoke	12	48	0	0	0	0	12	48
North York	20	53	0	677	0	0	20	730
Scarborough	21	42	862	0	0	0	883	42
York	3	13	0	0	0	0	3	13
York Region	302	785	93	356	10	10	405	1,151
Aurora	36	37	0	0	0	0	36	37
East Gwillimbury	9	1	0	0	0	0	9	1
Georgina Township	2	16	0	0	0	0	2	16
King Township	0	3	0	0	0	0	0	3
Markham	54	295	0	4	10	10	64	309
Newmarket	24	26	0	0	0	0	24	26
Richmond Hill	31	26	0	0	0	0	31	26
Vaughan	144	300	93	352	0	0	237	652
Whitchurch-Stouffville	2	81	0	0	0	0	2	81
Peel Region	245	225	13	66	0	0	258	291
Brampton	110	170	0	66	0	0	110	236
Caledon	2	14	0	0	0	0	2	14
Mississauga	133	41	13	0	0	0	146	41
Halton Region	196	453	46	115	0	0	242	568
Burlington	18	98	0	14	0	0	18	112
Halton Hills	4	7	0	0	0	0	4	7
Milton	144	201	17	101	0	0	161	302
Oakville	30	147	29	0	0	0	59	147
Durham Region	156	290	14	46	0	0	170	336
Ajax	66	43	0	0	0	0	66	43
Brock	8	1	0	0	0	0	8	1
Clarington	23	62	0	0	0	0	23	62
Oshawa	33	90	8	5	0	0	41	95
Pickering	1	5	0	0	0	0	1	5
Scugog	1	6	0	0	0	0	1	6
Uxbridge	6	11	0	0	0	0	6	11
Whitby	18	72	6	41	0	0	24	113
Remainder of Toronto CMA	43	42	3	57	0	0	46	99
Bradford West Gwillimbury	10	21	0	0	0	0	10	21
Town of Mono	12	9	3	0	0	0	15	9
New Tecumseth	19	5	0	0	0	0	19	5
Orangeville	2	7	0	57	0	0	2	64
Toronto CMA	910	1,680	1,481	2,933	10	10	2,401	4,623
Oshawa CMA	74	224	14	46	0	0	88	270
Greater Toronto Area (GTA)	968	1,967	1,492	2,936	10	10	2,470	4,913

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	608	1,064	4,915	9,072	2	676	5,525	10,812
Toronto	68	169	2,395	7,201	2	676	2,465	8,046
East York	17	45	0	198	0	0	17	243
Etobicoke	42	168	426	127	0	0	468	295
North York	194	210	461	1,396	0	0	655	1,606
Scarborough	280	428	1,633	150	0	0	1,913	578
York	6	26	0	0	0	0	6	26
York Region	1,574	2,937	382	425	138	27	2,094	3,389
Aurora	160	119	153	0	0	0	313	119
East Gwillimbury	44	10	0	0	0	0	44	10
Georgina Township	21	70	0	0	0	0	21	70
King Township	4	10	0	0	0	0	4	10
Markham	237	1,204	0	4	138	27	375	1,235
Newmarket	259	141	0	0	0	0	259	141
Richmond Hill	172	161	0	0	0	0	172	161
Vaughan	491	829	229	421	0	0	720	1,250
Whitchurch-Stouffville	186	393	0	0	0	0	186	393
Peel Region	1,003	1,714	1,249	704	30	442	2,282	2,860
Brampton	473	976	0	381	30	442	503	1,799
Caledon	11	31	0	0	0	0	11	31
Mississauga	519	707	1,249	323	0	0	1,768	1,030
Halton Region	1,040	2,366	320	773	264	0	1,624	3,139
Burlington	59	375	125	230	264	0	448	605
Halton Hills	54	53	0	0	0	0	54	53
Milton	786	1,319	160	396	0	0	946	1,715
Oakville	141	619	35	147	0	0	176	766
Durham Region	544	1,515	19	197	100	27	663	1,739
Ajax	196	405	0	0	0	0	196	405
Brock	22	5	0	0	0	0	22	5
Clarington	117	257	0	0	0	0	117	257
Oshawa	91	355	8	34	0	27	99	416
Pickering	23	134	0	18	0	0	23	152
Scugog	2	19	0	49	100	0	102	68
Uxbridge	22	48	0	0	0	0	22	48
Whitby	71	292	11	96	0	0	82	388
Remainder of Toronto CMA	193	368	32	57	0	4	225	429
Bradford West Gwillimbury	101	133	0	0	0	0	101	133
Town of Mono	19	23	15	0	0	0	34	23
New Tecumseth	57	170	17	0	0	4	74	174
Orangeville	16	42	0	57	0	0	16	99
Toronto CMA	4,600	8,661	6,773	10,819	170	1,149	11,543	20,629
Oshawa CMA	279	904	19	130	0	27	298	1,061
Greater Toronto Area (GTA)	4,769	9,596	6,885	11,171	534	1,172	12,188	21,939

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type June 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Toronto City	56	91	20	8	53	65	533	871	662	1,035	-36.0
Toronto	10	19	4	6	38	17	317	507	369	549	-32.8
East York	1	7	0	0	0	0	0	0	1	7	-85.7
Etobicoke	10	6	4	2	7	0	216	0	237	8	**
North York	27	42	2	0	8	22	0	364	37	428	-91.4
Scarborough	7	17	8	0	0	18	0	0	15	35	-57.1
York	1	0	2	0	0	8	0	0	3	8	-62.5
York Region	384	488	46	38	64	117	4	330	498	973	-48.8
Aurora	28	47	2	0	0	13	0	0	30	60	-50.0
East Gwillimbury	7	1	8	0	0	0	0	0	15	1	**
Georgina Township	2	18	0	0	0	0	0	0	2	18	-88.9
King Township	2	5	0	0	0	0	0	0	2	5	-60.0
Markham	66	136	12	12	17	20	4	330	99	498	-80.1
Newmarket	64	12	0	0	0	0	0	0	64	12	**
Richmond Hill	11	54	0	0	0	8	0	0	11	62	-82.3
Vaughan	128	171	14	20	15	63	0	0	157	254	-38.2
Whitchurch-Stouffville	76	44	10	6	32	13	0	0	118	63	87.3
Peel Region	215	307	32	94	52	100	375	256	674	757	-11.0
Brampton	167	236	14	50	52	34	0	256	233	576	-59.5
Caledon	9	7	0	0	0	10	0	0	9	17	-47.1
Mississauga	39	64	18	44	0	56	375	0	432	164	163.4
Halton Region	170	239	18	22	115	186	0	138	303	585	-48.2
Burlington	31	34	2	14	16	64	0	0	49	112	-56.3
Halton Hills	4	8	0	0	0	15	0	0	4	23	-82.6
Milton	108	120	12	2	86	57	0	0	206	179	15.1
Oakville	27	77	4	6	13	50	0	138	44	271	-83.8
Durham Region	119	219	22	30	31	126	0	72	172	447	-61.5
Ajax	13	63	22	28	6	29	0	0	41	120	-65.8
Brock	11	1	0	0	0	0	0	0	11	1	**
Clarington	34	49	0	2	0	14	0	72	34	137	-75.2
Oshawa	22	55	0	0	0	10	0	0	22	65	-66.2
Pickering	5	5	0	0	13	0	0	0	18	5	**
Scugog	7	1	0	0	0	0	0	0	7	1	**
Uxbridge	0	12	0	0	0	6	0	0	0	18	-100.0
Whitby	27	33	0	0	12	67	0	0	39	100	-61.0
Remainder of Toronto CMA	28	80	8	0	0	0	0	0	36	80	-55.0
Bradford West Gwillimbury	8	24	8	0	0	0	0	0	16	24	-33.3
Town of Mono	13	3	0	0	0	0	0	0	13	3	**
New Tecumseth	3	49	0	0	0	0	0	0	3	49	-93.9
Orangeville	4	4	0	0	0	0	0	0	4	4	0.0
Toronto CMA	840	1,251	144	176	287	439	912	1,595	2,183	3,461	-36.9
Oshawa CMA	83	137	0	2	12	91	0	72	95	302	-68.5
Greater Toronto Area (GTA)	944	1,344	138	192	315	594	912	1,667	2,309	3,797	-39.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	417	481	276	32	450	290	6,597	5,947	7,740	6,750	14.7
Toronto	53	68	18	18	79	96	4,816	3,889	4,966	4,071	22.0
East York	20	24	0	0	0	12	0	21	20	57	-64.9
Etobicoke	51	51	4	8	132	0	533	1,213	720	1,272	-43.4
North York	198	201	102	2	176	22	1,093	596	1,569	821	91.1
Scarborough	84	130	150	0	50	140	155	228	439	498	-11.8
York	11	7	2	4	13	20	0	0	26	31	-16.1
York Region	2,277	2,461	376	346	534	670	812	1,287	3,999	4,764	-16.1
Aurora	193	167	8	0	17	26	0	0	218	193	13.0
East Gwillimbury	25	11	38	0	16	4	0	0	79	15	**
Georgina Township	29	95	0	0	0	0	0	0	29	95	-69.5
King Township	11	6	0	0	0	0	0	0	11	6	83.3
Markham	706	654	156	92	135	228	562	810	1,559	1,784	-12.6
Newmarket	224	102	6	0	0	37	0	0	230	139	65.5
Richmond Hill	102	294	8	10	9	100	221	4	340	408	-16.7
Vaughan	715	785	112	212	120	222	29	473	976	1,692	-42.3
Whitchurch-Stouffville	272	347	48	32	237	53	0	0	557	432	28.9
Peel Region	1,001	1,766	262	450	185	326	957	1,061	2,405	3,603	-33.3
Brampton	793	1,386	176	266	96	142	50	616	1,115	2,410	-53.7
Caledon	35	30	8	12	3	10	25	0	71	52	36.5
Mississauga	173	350	78	172	86	174	882	445	1,219	1,141	6.8
Halton Region	923	1,126	156	132	645	785	130	380	1,854	2,423	-23.5
Burlington	206	243	16	52	124	167	0	0	346	462	-25.1
Halton Hills	28	81	0	2	14	82	0	0	42	165	-74.5
Milton	480	384	130	56	435	326	62	104	1,107	870	27.2
Oakville	209	418	10	22	72	210	68	276	359	926	-61.2
Durham Region	858	1,207	90	82	389	369	134	108	1,471	1,766	-16.7
Ajax	182	251	88	78	28	147	0	0	298	476	-37.4
Brock	25	2	0	0	8	0	0	0	33	2	**
Clarington	203	196	0	2	24	46	0	108	227	352	-35.5
Oshawa	191	344	0	0	64	16	3	0	258	360	-28.3
Pickering	35	48	0	0	129	17	0	0	164	65	152.3
Scugog	11	18	0	0	0	0	0	0	11	18	-38.9
Uxbridge	31	87	0	0	11	30	0	0	42	117	-64.1
Whitby	180	261	2	2	125	113	131	0	438	376	16.5
Remainder of Toronto CMA	147	301	10	4	0	7	0	32	157	344	-54.4
Bradford West Gwillimbury	81	124	10	0	0	0	0	0	91	124	-26.6
Town of Mono	20	32	0	0	0	0	0	0	20	32	-37.5
New Tecumseth	28	116	0	4	0	7	0	32	28	159	-82.4
Orangeville	18	29	0	0	0	0	0	0	18	29	-37.9
Toronto CMA	4,807	6,278	1,152	990	1,858	2,105	8,496	8,707	16,313	18,080	-9.8
Oshawa CMA	574	801	2	4	213	175	134	108	923	1,088	-15.2
Greater Toronto Area (GTA)	5,476	7,041	1,160	1,042	2,203	2,440	8,630	8,783	17,469	19,306	-9.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Toronto City	53	65	0	0	533	871	0	0
Toronto	38	17	0	0	317	507	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	7	0	0	0	216	0	0	0
North York	8	22	0	0	0	364	0	0
Scarborough	0	18	0	0	0	0	0	0
York	0	8	0	0	0	0	0	0
York Region	64	117	0	0	0	329	4	1
Aurora	0	13	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	17	20	0	0	0	329	4	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	8	0	0	0	0	0	0
Vaughan	15	63	0	0	0	0	0	0
Whitchurch-Stouffville	32	13	0	0	0	0	0	0
Peel Region	52	100	0	0	375	0	0	256
Brampton	52	34	0	0	0	0	0	256
Caledon	0	10	0	0	0	0	0	0
Mississauga	0	56	0	0	375	0	0	0
Halton Region	115	186	0	0	0	138	0	0
Burlington	16	64	0	0	0	0	0	0
Halton Hills	0	15	0	0	0	0	0	0
Milton	86	57	0	0	0	0	0	0
Oakville	13	50	0	0	0	138	0	0
Durham Region	31	126	0	0	0	72	0	0
Ajax	6	29	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	14	0	0	0	72	0	0
Oshawa	0	10	0	0	0	0	0	0
Pickering	13	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	12	67	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	287	439	0	0	908	1,338	4	257
Oshawa CMA	12	91	0	0	0	72	0	0
Greater Toronto Area (GTA)	315	594	0	0	908	1,410	4	257

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2009								
	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
Submarket	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	450	290	0	0	6,388	5,566	209	381
Toronto	79	96	0	0	4,607	3,702	209	187
East York	0	12	0	0	0	0	0	21
Etobicoke	132	0	0	0	533	1,040	0	173
North York	176	22	0	0	1,093	596	0	0
Scarborough	50	140	0	0	155	228	0	0
York	13	20	0	0	0	0	0	0
York Region	534	670	0	0	782	1,252	30	35
Aurora	17	26	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	135	228	0	0	532	779	30	31
Newmarket	0	37	0	0	0	0	0	0
Richmond Hill	9	100	0	0	221	0	0	4
Vaughan	120	222	0	0	29	473	0	0
Whitchurch-Stouffville	237	53	0	0	0	0	0	0
Peel Region	169	326	16	0	932	445	25	616
Brampton	80	142	16	0	50	0	0	616
Caledon	3	10	0	0	0	0	25	0
Mississauga	86	174	0	0	882	445	0	0
Halton Region	645	785	0	0	124	380	6	0
Burlington	124	167	0	0	0	0	0	0
Halton Hills	14	82	0	0	0	0	0	0
Milton	435	326	0	0	56	104	6	0
Oakville	72	210	0	0	68	276	0	0
Durham Region	389	369	0	0	131	108	3	0
Ajax	28	147	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	24	46	0	0	0	108	0	0
Oshawa	64	16	0	0	0	0	3	0
Pickering	129	17	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	11	30	0	0	0	0	0	0
Whitby	125	113	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	1,842	2,105	16	0	8,226	7,675	270	1,032
Oshawa CMA	213	175	0	0	131	108	3	0
Greater Toronto Area (GTA)	2,187	2,440	16	0	8,357	7,751	273	1,032

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Toronto City	129	164	533	871	0	0	662	1,035
Toronto	52	42	317	507	0	0	369	549
East York	1	7	0	0	0	0	1	7
Etobicoke	21	8	216	0	0	0	237	8
North York	37	64	0	364	0	0	37	428
Scarborough	15	35	0	0	0	0	15	35
York	3	8	0	0	0	0	3	8
York Region	460	643	34	329	4	1	498	973
Aurora	30	60	0	0	0	0	30	60
East Gwillimbury	15	1	0	0	0	0	15	1
Georgina Township	2	18	0	0	0	0	2	18
King Township	2	5	0	0	0	0	2	5
Markham	78	168	17	329	4	1	99	498
Newmarket	64	12	0	0	0	0	64	12
Richmond Hill	11	62	0	0	0	0	11	62
Vaughan	151	254	6	0	0	0	157	254
Whitchurch-Stouffville	107	63	11	0	0	0	118	63
Peel Region	279	460	395	41	0	256	674	757
Brampton	213	320	20	0	0	256	233	576
Caledon	9	7	0	10	0	0	9	17
Mississauga	57	133	375	31	0	0	432	164
Halton Region	200	342	103	243	0	0	303	585
Burlington	32	64	17	48	0	0	49	112
Halton Hills	4	23	0	0	0	0	4	23
Milton	120	122	86	57	0	0	206	179
Oakville	44	133	0	138	0	0	44	271
Durham Region	165	319	7	128	0	0	172	447
Ajax	41	120	0	0	0	0	41	120
Brock	11	1	0	0	0	0	11	1
Clarington	34	57	0	80	0	0	34	137
Oshawa	22	55	0	10	0	0	22	65
Pickering	18	5	0	0	0	0	18	5
Scugog	7	1	0	0	0	0	7	1
Uxbridge	0	17	0	1	0	0	0	18
Whitby	32	63	7	37	0	0	39	100
Remainder of Toronto CMA	29	80	7	0	0	0	36	80
Bradford West Gwillimbury	16	24	0	0	0	0	16	24
Town of Mono	6	3	7	0	0	0	13	3
New Tecumseth	3	49	0	0	0	0	3	49
Orangeville	4	4	0	0	0	0	4	4
Toronto CMA	1,124	1,767	1,055	1,437	4	257	2,183	3,461
Oshawa CMA	88	175	7	127	0	0	95	302
Greater Toronto Area (GTA)	1,233	1,928	1,072	1,612	4	257	2,309	3,797

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	1,066	803	6,465	5,566	209	381	7,740	6,750
Toronto	126	182	4,631	3,702	209	187	4,966	4,071
East York	20	36	0	0	0	21	20	57
Etobicoke	187	59	533	1,040	0	173	720	1,272
North York	453	225	1,116	596	0	0	1,569	821
Scarborough	254	270	185	228	0	0	439	498
York	26	31	0	0	0	0	26	31
York Region	3,020	3,364	949	1,365	30	35	3,999	4,764
Aurora	218	193	0	0	0	0	218	193
East Gwillimbury	79	15	0	0	0	0	79	15
Georgina Township	29	95	0	0	0	0	29	95
King Township	11	6	0	0	0	0	11	6
Markham	969	932	560	821	30	31	1,559	1,784
Newmarket	230	139	0	0	0	0	230	139
Richmond Hill	119	385	221	19	0	4	340	408
Vaughan	867	1,181	109	511	0	0	976	1,692
Whitchurch-Stouffville	498	418	59	14	0	0	557	432
Peel Region	1,386	2,488	978	499	41	616	2,405	3,603
Brampton	1,022	1,794	77	0	16	616	1,115	2,410
Caledon	39	32	7	20	25	0	71	52
Mississauga	325	662	894	479	0	0	1,219	1,141
Halton Region	1,208	1,657	640	766	6	0	1,854	2,423
Burlington	221	360	125	102	0	0	346	462
Halton Hills	32	165	10	0	0	0	42	165
Milton	723	489	378	381	6	0	1,107	870
Oakville	232	643	127	283	0	0	359	926
Durham Region	1,270	1,553	198	213	3	0	1,471	1,766
Ajax	298	476	0	0	0	0	298	476
Brock	33	2	0	0	0	0	33	2
Clarington	227	212	0	140	0	0	227	352
Oshawa	249	344	6	16	3	0	258	360
Pickering	164	65	0	0	0	0	164	65
Scugog	11	18	0	0	0	0	11	18
Uxbridge	32	108	10	9	0	0	42	117
Whitby	256	328	182	48	0	0	438	376
Remainder of Toronto CMA	148	306	9	38	0	0	157	344
Bradford West Gwillimbury	91	124	0	0	0	0	91	124
Town of Mono	13	32	7	0	0	0	20	32
New Tecumseth	26	121	2	38	0	0	28	159
Orangeville	18	29	0	0	0	0	18	29
Toronto CMA	7,101	8,907	8,926	8,141	286	1,032	16,313	18,080
Oshawa CMA	732	884	188	204	3	0	923	1,088
Greater Toronto Area (GTA)	7,950	9,865	9,230	8,409	289	1,032	17,469	19,306

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2009	0	0.0	1	1.4	0	0.0	2	2.8	68	95.8	71	975,000	1,011,274
June 2008	0	0.0	1	1.3	1	1.3	4	5.3	70	92.1	76	899,000	1,006,600
Year-to-date 2009	0	0.0	7	1.6	16	3.6	36	8.1	387	86.8	446	850,000	890,724
Year-to-date 2008	2	0.4	4	0.8	87	17.3	45	8.9	366	72.6	504	800,000	937,455
Toronto													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,300,000	1,432,533
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	924,500	1,170,500
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	1.6	63	98.4	64	1,099,500	1,269,828
Year-to-date 2008	0	0.0	0	0.0	1	1.2	4	4.9	76	93.8	81	900,000	1,212,525
East York													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2008	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	799,000	900,130
Year-to-date 2008	0	0.0	0	0.0	0	0.0	9	36.0	16	64.0	25	595,000	780,556
Etobicoke													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	900,000	875,400
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	48	100.0	48	900,000	901,788
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	50	100.0	50	899,500	958,238
North York													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	1,031,063	1,063,841
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	923,075	1,077,640
Year-to-date 2009	0	0.0	0	0.0	0	0.0	18	8.4	197	91.6	215	905,000	929,554
Year-to-date 2008	2	0.9	1	0.5	0	0.0	14	6.5	200	92.2	217	999,000	1,146,692
Scarborough													
June 2009	0	0.0	1	11.1	0	0.0	2	22.2	6	66.7	9	--	--
June 2008	0	0.0	1	10.0	1	10.0	3	30.0	5	50.0	10	486,490	506,754
Year-to-date 2009	0	0.0	4	4.8	16	19.3	17	20.5	46	55.4	83	533,900	526,398
Year-to-date 2008	0	0.0	3	2.5	86	70.5	17	13.9	16	13.1	122	375,900	420,672
York													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 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	23.1	0	0.0	0	0.0	10	76.9	13	675,000	650,769
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2009	0	0.0	20	5.2	46	11.9	133	34.5	186	48.3	385	495,990	532,721
June 2008	4	0.8	53	10.7	54	10.9	151	30.4	235	47.3	497	490,900	511,659
Year-to-date 2009	7	0.3	61	2.7	188	8.3	796	35.1	1,218	53.7	2,270	512,990	544,766
Year-to-date 2008	17	0.7	144	5.9	223	9.1	1,054	42.9	1,021	41.5	2,459	479,990	512,937
Aurora													
June 2009	0	0.0	0	0.0	0	0.0	7	26.9	19	73.1	26	537,990	546,826
June 2008	0	0.0	0	0.0	1	2.1	21	44.7	25	53.2	47	514,900	518,525
Year-to-date 2009	0	0.0	0	0.0	1	0.5	61	31.9	129	67.5	191	542,990	566,888
Year-to-date 2008	0	0.0	0	0.0	3	1.8	79	47.6	84	50.6	166	502,450	519,411
East Gwillimbury													
June 2009	0	0.0	2	28.6	4	57.1	0	0.0	1	14.3	7	--	--
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	2	8.0	12	48.0	5	20.0	6	24.0	25	395,990	532,405
Year-to-date 2008	1	9.1	2	18.2	1	9.1	3	27.3	4	36.4	11	469,900	572,555
Georgina Township													
June 2009	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2008	4	22.2	5	27.8	5	27.8	1	5.6	3	16.7	18	359,900	449,908
Year-to-date 2009	5	17.2	12	41.4	6	20.7	1	3.4	5	17.2	29	334,900	387,924
Year-to-date 2008	14	14.7	38	40.0	26	27.4	1	1.1	16	16.8	95	340,900	432,582
King Township													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	825,000	894,364
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	797,500	864,500
Markham													
June 2009	0	0.0	1	1.5	4	6.1	17	25.8	44	66.7	66	608,990	633,826
June 2008	0	0.0	47	34.6	38	27.9	14	10.3	37	27.2	136	376,990	429,882
Year-to-date 2009	0	0.0	5	0.7	30	4.3	283	40.1	387	54.9	705	524,900	544,735
Year-to-date 2008	0	0.0	94	14.4	106	16.2	280	42.8	174	26.6	654	445,945	463,803
Newmarket													
June 2009	0	0.0	13	19.7	27	40.9	16	24.2	10	15.2	66	374,990	413,350
June 2008	0	0.0	0	0.0	0	0.0	6	50.0	6	50.0	12	498,490	517,828
Year-to-date 2009	0	0.0	40	17.7	104	46.0	57	25.2	25	11.1	226	375,490	404,680
Year-to-date 2008	0	0.0	1	1.0	36	36.0	37	37.0	26	26.0	100	430,900	443,195
Richmond Hill													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	562,990	712,813
June 2008	0	0.0	0	0.0	2	3.7	27	50.0	25	46.3	54	495,990	552,076
Year-to-date 2009	1	1.0	0	0.0	0	0.0	27	26.5	74	72.5	102	539,990	637,959
Year-to-date 2008	0	0.0	0	0.0	4	1.4	158	54.5	128	44.1	290	486,990	556,480
Vaughan													
June 2009	0	0.0	0	0.0	7	5.4	35	27.1	87	67.4	129	531,900	565,542
June 2008	0	0.0	0	0.0	1	0.6	51	29.1	123	70.3	175	538,990	560,641
Year-to-date 2009	0	0.0	0	0.0	17	2.4	154	21.7	538	75.9	709	556,990	596,626
Year-to-date 2008	1	0.1	0	0.0	9	1.1	237	30.1	540	68.6	787	532,990	578,734
Whitchurch-Stouffville													
June 2009	0	0.0	2	2.6	4	5.3	58	76.3	12	15.8	76	455,200	473,647
June 2008	0	0.0	1	2.2	7	15.6	31	68.9	6	13.3	45	431,050	456,634
Year-to-date 2009	1	0.4	2	0.7	18	6.6	207	76.1	44	16.2	272	454,565	479,300
Year-to-date 2008	1	0.3	9	2.6	38	11.0	259	74.9	39	11.3	346	423,880	446,714

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 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													
June 2009	3	1.1	8	2.9	55	20.2	105	38.6	101	37.1	272	470,900	511,337
June 2008	5	1.4	52	15.0	93	26.9	119	34.4	77	22.3	346	420,900	447,452
Year-to-date 2009	8	0.8	33	3.3	187	18.5	382	37.7	403	39.8	1,013	474,900	514,752
Year-to-date 2008	17	1.0	201	12.3	416	25.5	574	35.2	424	26.0	1,632	428,990	467,347
Brampton													
June 2009	3	1.4	7	3.2	54	24.3	86	38.7	72	32.4	222	452,900	468,030
June 2008	5	1.9	52	19.7	93	35.2	78	29.5	36	13.6	264	392,900	415,534
Year-to-date 2009	7	0.9	32	3.9	184	22.6	338	41.6	252	31.0	813	449,990	466,914
Year-to-date 2008	17	1.4	201	16.1	416	33.3	414	33.1	203	16.2	1,251	399,900	424,834
Caledon													
June 2009	0	0.0	1	10.0	0	0.0	3	30.0	6	60.0	10	544,950	697,960
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2009	1	3.6	1	3.6	0	0.0	4	14.3	22	78.6	28	591,450	732,950
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	10.0	27	90.0	30	850,000	988,333
Mississauga													
June 2009	0	0.0	0	0.0	1	2.5	16	40.0	23	57.5	40	570,900	705,038
June 2008	0	0.0	0	0.0	0	0.0	41	54.7	34	45.3	75	499,900	514,898
Year-to-date 2009	0	0.0	0	0.0	3	1.7	40	23.3	129	75.0	172	580,900	705,351
Year-to-date 2008	0	0.0	0	0.0	0	0.0	157	44.7	194	55.3	351	510,900	574,340
Halton Region													
June 2009	0	0.0	3	1.5	30	15.2	106	53.8	58	29.4	197	459,990	546,193
June 2008	0	0.0	7	3.1	63	27.9	72	31.9	84	37.2	226	450,900	550,781
Year-to-date 2009	0	0.0	18	1.9	184	19.2	401	41.9	353	36.9	956	460,900	590,679
Year-to-date 2008	0	0.0	43	3.8	288	25.6	359	31.9	435	38.7	1,125	450,900	552,437
Burlington													
June 2009	0	0.0	0	0.0	2	4.7	31	72.1	10	23.3	43	463,990	563,970
June 2008	0	0.0	3	7.9	10	26.3	13	34.2	12	31.6	38	448,990	475,691
Year-to-date 2009	0	0.0	2	1.0	18	8.6	115	54.8	75	35.7	210	480,000	582,706
Year-to-date 2008	0	0.0	17	7.0	96	39.5	94	38.7	36	14.8	243	403,990	462,758
Halton Hills													
June 2009	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
June 2008	0	0.0	0	0.0	2	28.6	4	57.1	1	14.3	7	--	--
Year-to-date 2009	0	0.0	0	0.0	4	13.3	8	26.7	18	60.0	30	592,495	592,142
Year-to-date 2008	0	0.0	3	3.7	25	30.5	26	31.7	28	34.1	82	412,900	511,001
Milton													
June 2009	0	0.0	3	2.8	28	26.2	70	65.4	6	5.6	107	420,900	430,596
June 2008	0	0.0	4	3.3	51	42.5	48	40.0	17	14.2	120	418,400	456,092
Year-to-date 2009	0	0.0	16	3.3	154	32.1	257	53.5	53	11.0	480	420,900	443,097
Year-to-date 2008	0	0.0	23	5.9	162	41.9	162	41.9	40	10.3	387	403,900	435,194
Oakville													
June 2009	0	0.0	0	0.0	0	0.0	1	2.3	42	97.7	43	694,990	824,833
June 2008	0	0.0	0	0.0	0	0.0	7	11.5	54	88.5	61	669,900	795,603
Year-to-date 2009	0	0.0	0	0.0	8	3.4	21	8.9	207	87.7	236	665,445	897,755
Year-to-date 2008	0	0.0	0	0.0	5	1.2	77	18.6	331	80.1	413	587,990	723,292

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 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													
June 2009	32	28.6	22	19.6	20	17.9	21	18.8	17	15.2	112	362,990	386,301
June 2008	40	18.7	44	20.6	28	13.1	40	18.7	62	29.0	214	384,990	427,376
Year-to-date 2009	237	28.1	177	21.0	138	16.4	157	18.6	133	15.8	842	353,990	389,795
Year-to-date 2008	320	26.9	217	18.2	156	13.1	228	19.1	270	22.7	1,191	364,990	402,194
Ajax													
June 2009	6	28.6	0	0.0	2	9.5	6	28.6	7	33.3	21	441,100	425,986
June 2008	0	0.0	0	0.0	4	6.5	17	27.4	41	66.1	62	538,850	541,721
Year-to-date 2009	16	8.5	9	4.8	35	18.6	72	38.3	56	29.8	188	474,400	457,414
Year-to-date 2008	2	0.8	2	0.8	16	6.3	78	31.0	154	61.1	252	519,900	525,671
Brock													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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													
June 2009	15	48.4	6	19.4	5	16.1	4	12.9	1	3.2	31	301,990	355,070
June 2008	14	29.8	14	29.8	7	14.9	7	14.9	5	10.6	47	332,990	353,687
Year-to-date 2009	108	52.4	38	18.4	23	11.2	21	10.2	16	7.8	206	299,900	336,905
Year-to-date 2008	76	38.0	55	27.5	32	16.0	22	11.0	15	7.5	200	325,900	345,759
Oshawa													
June 2009	6	23.1	8	30.8	6	23.1	6	23.1	0	0.0	26	342,445	347,769
June 2008	21	38.9	19	35.2	8	14.8	5	9.3	1	1.9	54	307,990	327,339
Year-to-date 2009	68	34.3	51	25.8	43	21.7	34	17.2	2	1.0	198	332,990	340,648
Year-to-date 2008	137	40.4	88	26.0	53	15.6	57	16.8	4	1.2	339	319,900	332,561
Pickering													
June 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
June 2008	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	13.9	31	86.1	36	627,400	651,744
Year-to-date 2008	0	0.0	0	0.0	1	2.0	3	6.0	46	92.0	50	592,200	612,816
Scugog													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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													
June 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2008	2	14.3	0	0.0	1	7.1	4	28.6	7	50.0	14	510,055	498,085
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	18	20.2	14	15.7	3	3.4	23	25.8	31	34.8	89	447,700	440,612
Whitby													
June 2009	5	17.9	8	28.6	7	25.0	5	17.9	3	10.7	28	362,990	384,129
June 2008	3	9.4	11	34.4	8	25.0	6	18.8	4	12.5	32	361,490	411,120
Year-to-date 2009	40	21.9	77	42.1	29	15.8	20	10.9	17	9.3	183	338,990	374,982
Year-to-date 2008	87	33.3	58	22.2	51	19.5	45	17.2	20	7.7	261	335,990	363,211

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2009	5	17.9	3	10.7	6	21.4	10	35.7	4	14.3	28	397,995	395,805
June 2008	42	53.2	15	19.0	5	6.3	8	10.1	9	11.4	79	299,990	355,915
Year-to-date 2009	29	20.0	29	20.0	37	25.5	31	21.4	19	13.1	145	359,900	393,311
Year-to-date 2008	109	36.2	65	21.6	49	16.3	21	7.0	57	18.9	301	339,990	374,398
Bradford West Gwillimbury													
June 2009	3	37.5	2	25.0	0	0.0	3	37.5	0	0.0	8	--	--
June 2008	3	12.5	7	29.2	5	20.8	6	25.0	3	12.5	24	362,495	400,101
Year-to-date 2009	7	8.9	26	32.9	27	34.2	15	19.0	4	5.1	79	355,990	383,091
Year-to-date 2008	12	9.7	47	37.9	47	37.9	13	10.5	5	4.0	124	350,000	363,300
Town of Mono													
June 2009	0	0.0	0	0.0	3	23.1	7	53.8	3	23.1	13	417,400	450,323
June 2008	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	3	15.0	8	40.0	9	45.0	20	468,850	508,855
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	5.9	32	94.1	34	566,400	598,550
New Tecumseth													
June 2009	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	--	--
June 2008	37	78.7	8	17.0	0	0.0	0	0.0	2	4.3	47	281,990	304,218
Year-to-date 2009	20	74.1	1	3.7	1	3.7	2	7.4	3	11.1	27	288,990	317,141
Year-to-date 2008	92	80.7	12	10.5	2	1.8	1	0.9	7	6.1	114	280,845	306,246
Orangeville													
June 2009	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
June 2008	2	50.0	0	0.0	0	0.0	1	25.0	1	25.0	4	--	--
Year-to-date 2009	2	10.5	2	10.5	6	31.6	6	31.6	3	15.8	19	394,000	422,420
Year-to-date 2008	5	17.2	6	20.7	0	0.0	5	17.2	13	44.8	29	406,900	426,967
Toronto CMA													
June 2009	14	1.5	35	3.7	137	14.6	331	35.3	420	44.8	937	485,990	558,030
June 2008	53	4.2	125	9.9	211	16.7	363	28.7	515	40.6	1,267	472,900	524,179
Year-to-date 2009	65	1.3	157	3.2	637	13.1	1,613	33.1	2,403	49.3	4,875	499,900	569,725
Year-to-date 2008	165	2.7	456	7.4	987	16.0	2,063	33.4	2,498	40.5	6,169	470,900	538,266
Oshawa CMA													
June 2009	26	30.6	22	25.9	18	21.2	15	17.6	4	4.7	85	339,900	362,409
June 2008	38	28.6	44	33.1	23	17.3	18	13.5	10	7.5	133	325,990	356,808
Year-to-date 2009	216	36.8	166	28.3	95	16.2	75	12.8	35	6.0	587	328,990	350,038
Year-to-date 2008	300	37.5	201	25.1	136	17.0	124	15.5	39	4.9	800	325,945	345,860
Greater Toronto Area													
June 2009	35	3.4	54	5.2	151	14.6	367	35.4	430	41.5	1,037	479,900	546,622
June 2008	49	3.6	157	11.6	239	17.6	386	28.4	528	38.9	1,359	464,900	516,225
Year-to-date 2009	252	4.6	296	5.4	713	12.9	1,772	32.1	2,494	45.1	5,527	486,100	551,515
Year-to-date 2008	356	5.2	609	8.8	1,170	16.9	2,260	32.7	2,516	36.4	6,911	455,900	520,475

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2009

Submarket	June 2009	June 2008	% Change	YTD 2009	YTD 2008	% Change
Toronto City	1,011,274	1,006,600	0.5	890,724	937,455	-5.0
Toronto	1,432,533	1,170,500	22.4	1,269,828	1,212,525	4.7
East York	--	--	n/a	900,130	780,556	15.3
Etobicoke	875,400	--	n/a	901,788	958,238	-5.9
North York	1,063,841	1,077,640	-1.3	929,554	1,146,692	-18.9
Scarborough	--	506,754	n/a	526,398	420,672	25.1
York	--	--	n/a	650,769	--	n/a
York Region	532,721	511,659	4.1	544,766	512,937	6.2
Aurora	546,826	518,525	5.5	566,888	519,411	9.1
East Gwillimbury	--	--	n/a	532,405	572,555	-7.0
Georgina Township	--	449,908	n/a	387,924	432,582	-10.3
King Township	--	--	n/a	894,364	864,500	3.5
Markham	633,826	429,882	47.4	544,735	463,803	17.4
Newmarket	413,350	517,828	-20.2	404,680	443,195	-8.7
Richmond Hill	712,813	552,076	29.1	637,959	556,480	14.6
Vaughan	565,542	560,641	0.9	596,626	578,734	3.1
Whitchurch-Stouffville	473,647	456,634	3.7	479,300	446,714	7.3
Peel Region	511,337	447,452	14.3	514,752	467,347	10.1
Brampton	468,030	415,534	12.6	466,914	424,834	9.9
Caledon	697,960	--	n/a	732,950	988,333	-25.8
Mississauga	705,038	514,898	36.9	705,351	574,340	22.8
Halton Region	546,193	550,781	-0.8	590,679	552,437	6.9
Burlington	563,970	475,691	18.6	582,706	462,758	25.9
Halton Hills	--	--	n/a	592,142	511,001	15.9
Milton	430,596	456,092	-5.6	443,097	435,194	1.8
Oakville	824,833	795,603	3.7	897,755	723,292	24.1
Durham Region	386,301	427,376	-9.6	389,795	402,194	-3.1
Ajax	425,986	541,721	-21.4	457,414	525,671	-13.0
Brock	--	--	n/a	--	--	n/a
Clarington	355,070	353,687	0.4	336,905	345,759	-2.6
Oshawa	347,769	327,339	6.2	340,648	332,561	2.4
Pickering	--	--	n/a	651,744	612,816	6.4
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	498,085	n/a	428,317	440,612	-2.8
Whitby	384,129	411,120	-6.6	374,982	363,211	3.2
Remainder of Toronto CMA	395,805	355,915	11.2	393,311	374,398	5.1
Bradford West Gwillimbury	--	400,101	n/a	383,091	363,300	5.4
Town of Mono	450,323	--	n/a	508,855	598,550	-15.0
New Tecumseth	--	304,218	n/a	317,141	306,246	3.6
Orangeville	--	--	n/a	422,420	426,967	-1.1
Toronto CMA	558,030	524,179	6.5	569,725	538,266	5.8
Oshawa CMA	362,409	356,808	1.6	350,038	345,860	1.2
Greater Toronto Area (GTA)	546,622	516,225	5.9	551,515	520,475	6.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto June 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	7,239	13,686	11,038	65.6	395,609	-0.6	383,605
	June	10,951	27.4	8,172	13,357	11,482	71.2	403,918	2.0	392,550
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2008	26,769	-13.7		53,474			397,608	4.3	
	Q2 2009	28,647	7.0		40,038			395,964	-0.4	
	YTD 2008	44,490	-13.6		90,359			390,289	4.3	
	YTD 2009	41,604	-6.5		74,115			384,152	-1.6	

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 5b: MLS® Residential Activity for Oshawa
June 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	832	1,558	1,508	55.1	243,652	-8.2	251,173
	February	770	-2.7	823	1,450	1,472	55.9	271,408	3.2	271,977
	March	824	-15.0	727	1,693	1,498	48.6	275,656	4.0	274,803
	April	989	-8.7	787	2,111	1,653	47.6	275,751	18.7	274,055
	May	1,051	-11.8	766	2,049	1,537	49.8	282,717	2.5	275,053
	June	966	-13.0	738	1,818	1,605	46.0	283,059	4.3	274,381
	July	892	-6.9	797	1,592	1,656	48.1	275,088	2.8	273,844
	August	746	-15.6	730	1,423	1,460	50.0	270,802	2.0	271,636
	September	755	4.7	787	1,720	1,577	49.9	268,291	-1.1	268,538
	October	576	-29.0	631	1,481	1,503	42.0	264,936	-3.2	265,874
	November	409	-41.1	507	1,075	1,453	34.9	268,902	-1.3	270,026
	December	265	-37.4	527	604	1,689	31.2	262,710	-3.9	270,317
2009	January	350	-36.8	523	1,348	1,294	40.4	257,095	5.5	265,398
	February	506	-34.3	540	1,212	1,234	43.8	263,838	-2.8	264,500
	March	694	-15.8	616	779	696	88.5	263,970	-4.2	263,254
	April	843	-14.8	672	779	610	110.1	269,596	-2.2	268,026
	May	1,026	-2.4	744	1,546	1,157	64.3	278,592	-1.5	270,810
	June	1,115	15.4	848	1,468	1,294	65.6	281,765	-0.5	272,974
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2008	3,006	-11.2		5,978			280,535	7.7	
	Q2 2009	2,984	-0.7		3,793			277,236	-1.2	
	YTD 2008	5,154	-10.0		10,679			274,427	4.7	
	YTD 2009	4,534	-12.0		7,132			272,155	-0.8	

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

Table 6a: Economic Indicators Toronto CMA
June 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	144.6	113.9	2,899	9.1	68.8	850
	June	631	3.75	5.85		114.0	2,878	9.6	68.6	856
	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
June 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	144.6	113.9	178.2	7.9	66.1	869
	June	631	3.75	5.85		114.0	178.0	8.7	66.5	865
	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 on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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