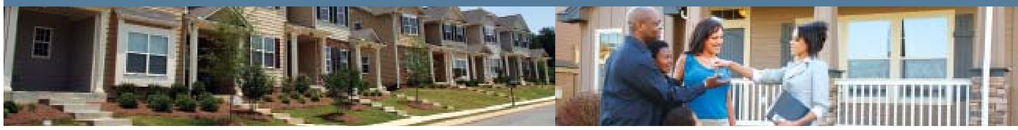
HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

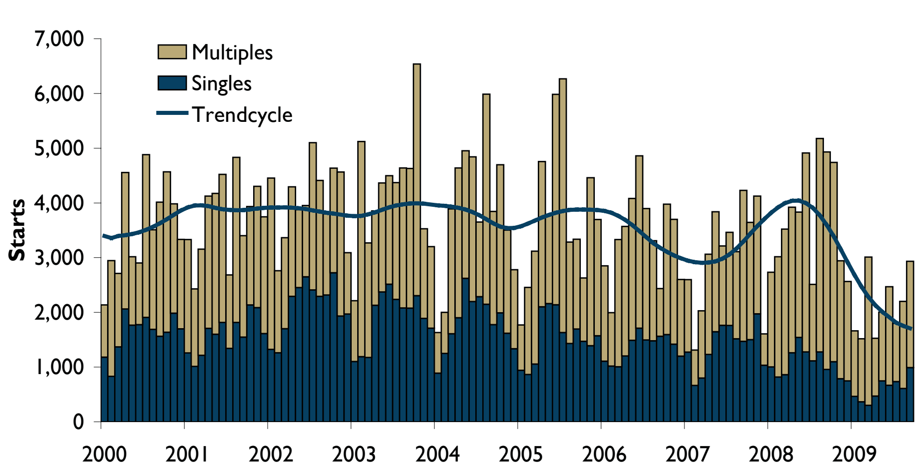
Date Released: October 2009

New Home Market

Sales Improve but Starts Remain Low

New homes sales in the Greater Toronto Area (GTA) started to recover in the third quarter of 2009 following months of steady declines. Third quarter sales were up by 50 per cent compared to the same time period a year earlier. Economic uncertainty kept many homebuyers away from the new home market during late 2008 and early 2009. Developers too shied away from new project openings during the first half of 2009, contributing to the slow sales start this year. As a result, a considerable amount of pent up demand accumulated in the nine months leading up to the second half of 2009. With the economy starting to show signs of improvement in recent

Figure 1



Source: CMHC

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months, buyers have re-entered the market and pushed sales levels back up.

The majority of new home purchases this year have been low rise houses. Year to date, sales for new low rise homes are up 21 per cent compared to last year while high-rise sales are down 31 per cent. Improvements in affordability this year brought on by record-low interest rates and softer prices have granted more home buyers the opportunity to purchase relatively more expensive low-rise homes.

As new home sales have trended lower in the GTA for most of this year, residential construction activity has generally declined. So far this year, starts are about 46 per cent below the levels seen during the same time period a year earlier. However, the monthly trend shows that a bottomed has formed for housing starts as levels have generally moved higher over the past five months. Third quarter starts are approximately 20 per cent higher than second quarter figures using the seasonally adjusted rate. Starts for single-detached homes have risen to their highest level this year following an impressive summer for sales. The September total for singles was eleven per cent higher than last year. Despite these improvements, housing starts across all types remained much lower in the third quarter compared to last year. The 6,889 units started during the period were more than 40 per cent less than last year's comparable.

Condominium apartments have witnessed the largest decline this year with housing starts virtually halved from last year's level. This has weighed down activity within the City of Toronto, which typically sees over 80 per cent of its housing starts come from high-rise condominiums.

Strong sales level in previous years has led to a considerable number of units currently awaiting construction. Tighter financing conditions this year have created delays for many large projects looking to break ground.

Resale Market

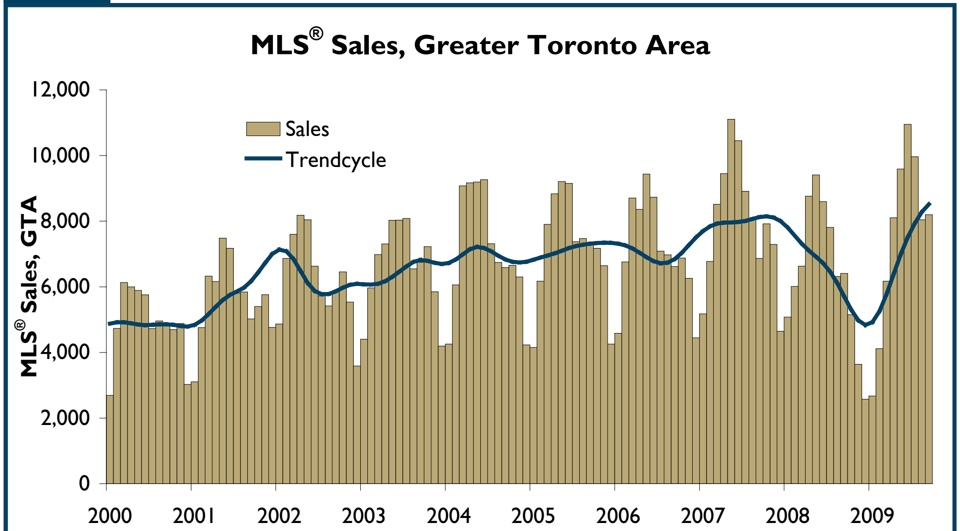
Sharp Turnaround in Sales

The GTA resale market recorded strong sales in the third quarter of 2009. Sales were up by 28 per cent year-over-year to reach 26,205. The Q3 sales performance represents a sharp reversal from the 27 per cent decline registered in the first quarter at the height of the economic downturn. As in the new home market, the recovery in sales can be attributed to improvements in affordability and an accumulation of pent-up demand during the last part of 2008 and in the early part of this year. Movements in fixed mortgages have also motivated buyers originally planning to buy in the future to make their purchases this year to avoid paying a higher rate down the road. Overall, sales in the GTA are up by four per cent so far this year compared to 2008 and are on course to top 80,000 by the year's end.

Supply has not been able to keep pace with the strong level of demand in the GTA — a testament to the increased presence of first-time buyers in the market this year. The supply of new listings during the third quarter of 2009 dropped by 19 per cent compared to last year to just below 35,000. The number of new listings began falling at the start of the year as price growth turned negative and demand from move-up buyers slowed. The past few months has seen the decline in new supply trend slow as more existing homeowners are looking to capitalize on low borrowing costs and steep price discounts in the high-end of the market. Prices have also recovered to last year's level, which should encourage more homeowners to list their properties.

The sales-to-new listings ratio (SNLR) stood at 75 per cent during the third quarter of 2009. Typically, a SNLR above 60 per cent in the GTA signifies

Figure 2



Source: CMHC, adapted from MLS® data supplied by CREA tight market conditions that favour sellers. Competition among home buyers heats up in a seller's market as demand outweighs supply, resulting in average price growth above the rate of inflation. The average resale home price in the third quarter stood at $396,700 – nearly eight per cent above the level recorded for the same quarter a year earlier and significantly above the prevailing rate of inflation. According to the Toronto Real Estate Board, an average single-family home was listed for just 27 days in September of 2009 compared to 36 days in September of 2008.

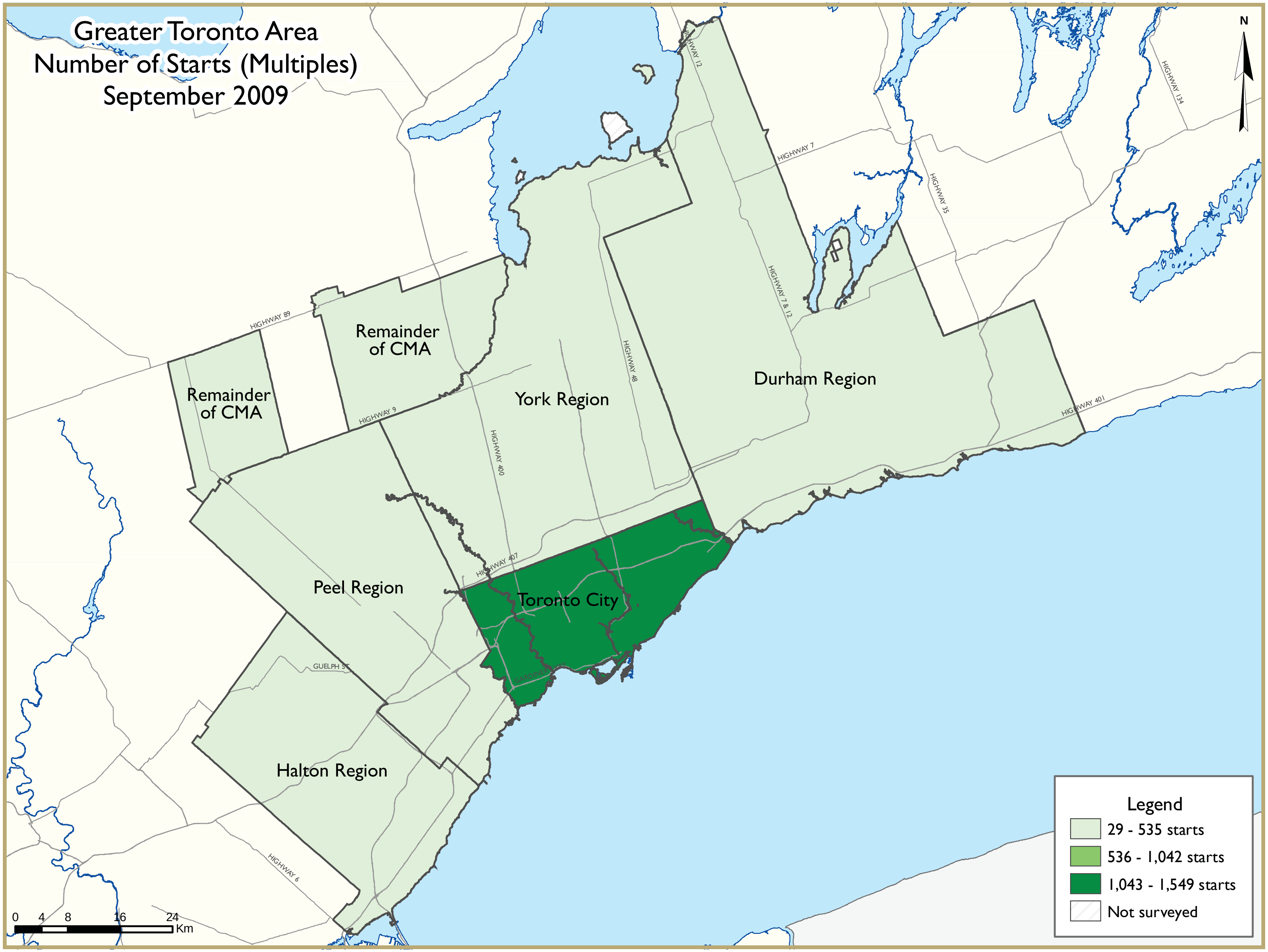
Some of the upward pressure on price growth is also due to stronger sales of higher priced homes. The share of sales of single-detached homes priced between $500K and $750K rose to 14.4 per cent in September, up from 10.2 per cent in September 2008.

Local Economy

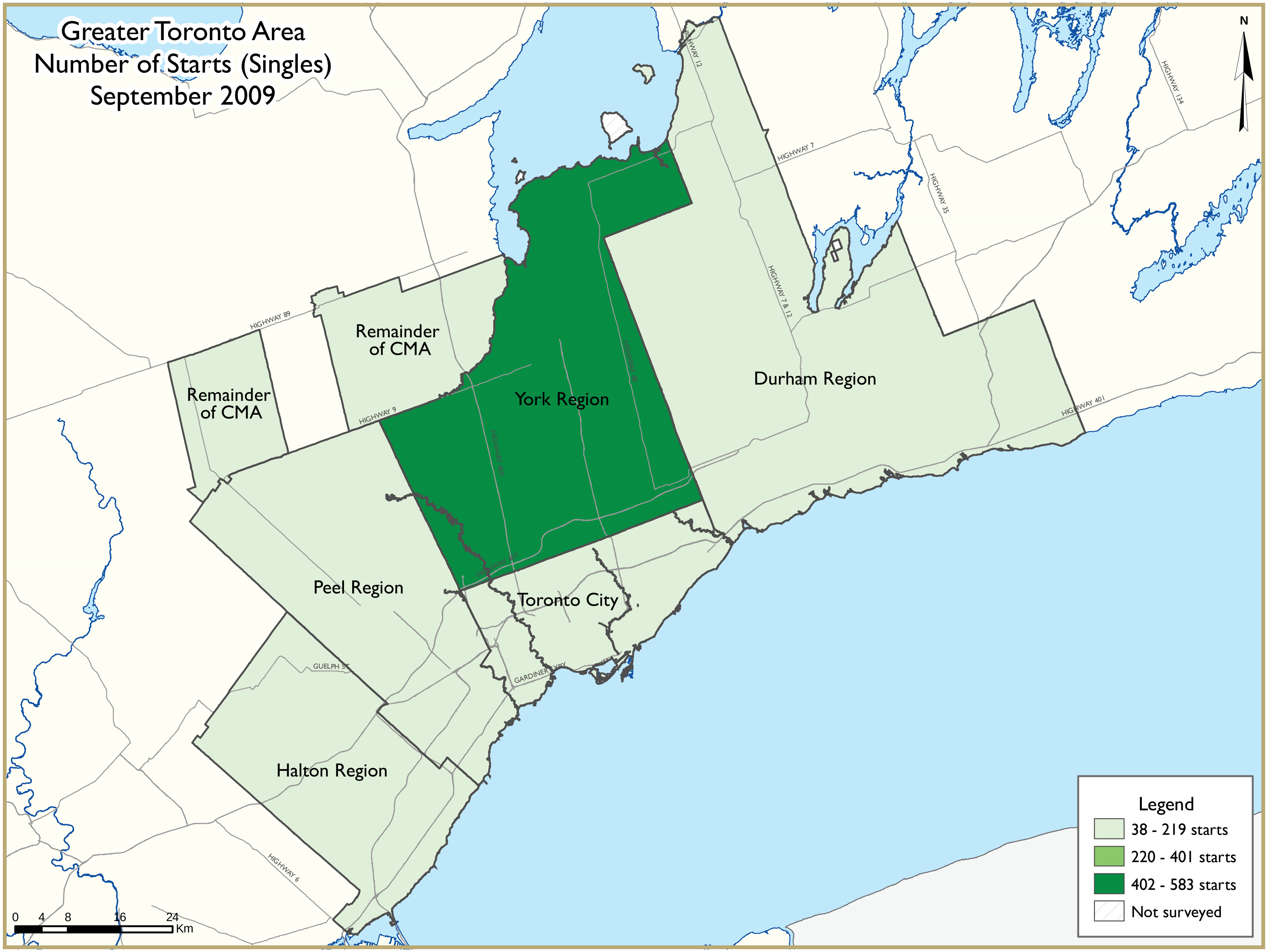
Unemployment Rate Moves Higher

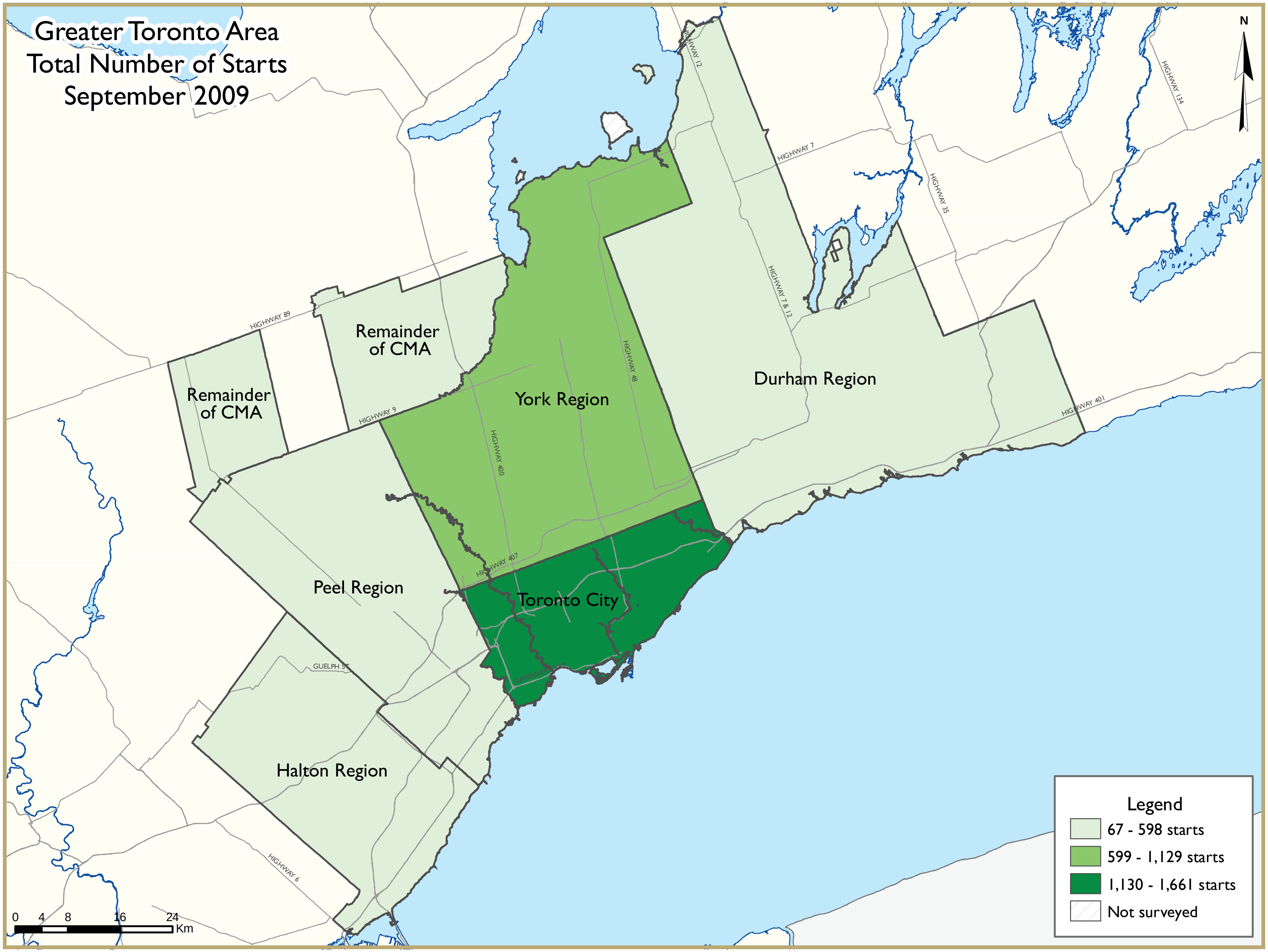
The global economic slowdown has cast its shadow on the Toronto job market this year. Close to 50,000 jobs have been lost so far in 2009, with total employment down 1.3 per cent compared to 2008. The manufacturing sector continues to represent the biggest drag on the overall employment scene in Toronto. Nearly 70,000 manufacturing jobs have been shed this year. However, an equivalent number of service-sector jobs have been added. Most of the job gains on the services side have come from the finance, insurance and real estate sector, as well as professional, scientific and technical services. A lower number of construction jobs this year are also weighing down the employment numbers for Toronto, although strong gains have been made in recent months. Residential construction starts have improved and government stimulus funds are beginning to flow into non-residential projects, resulting in higher labour requirements.

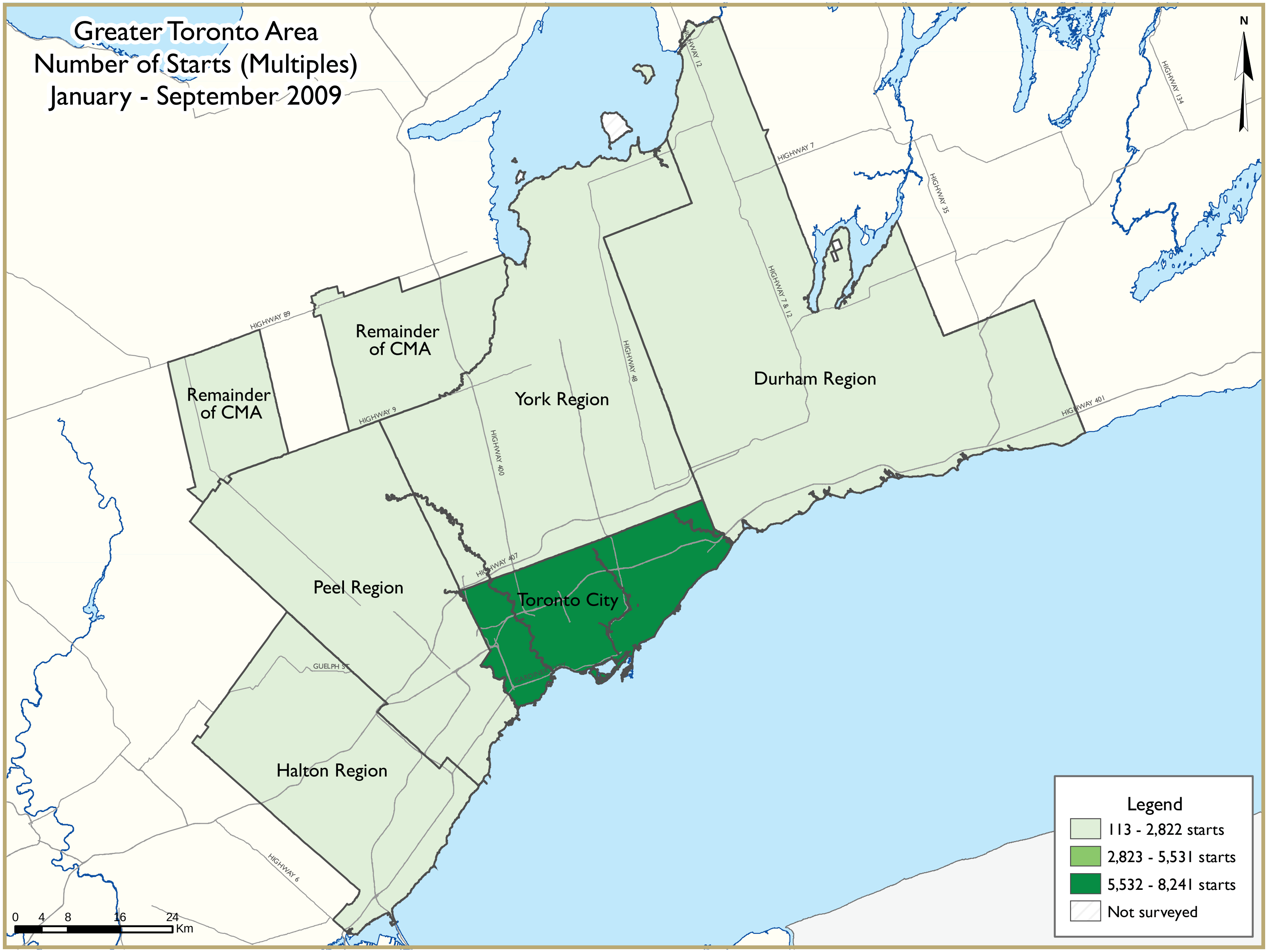
Strong migration and a growing number of older workers staying in the workforce have contributed to steady gains in Toronto's labour force numbers this year. Annual labour force growth was 1.8 per cent in September as the labour force participation rate remained at its five-year average of 69 per cent. As more people continued to look for fewer jobs, the unemployment rate has remained around the 10 per cent mark throughout the third quarter. High unemployment in Toronto has put the breaks on wage growth — average weekly earnings were virtually flat in September compared to a year ago.



Greater Toronto Area
Number of Starts (Multiples)
September 2009
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 89
HIGHWAY 9
HIGHWAY 400
HIGHWAY 407
HIGHWAY 48
HIGHWAY 12
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 35
HIGHWAY 134
HIGHWAY 401
HIGHWAY 6
GUELPH ST
N
0 4 8 16 24 Km
Legend
29 - 535 starts
536 - 1,042 starts
1,043 - 1,549 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
September 2009
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 89
HIGHWAY 9
HIGHWAY 7
HIGHWAY 12
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 134
HIGHWAY 401
HIGHWAY 400
GUELPH ST
GARDINER EXPY
HIGHWAY 6
N
0 4 8 16 24 Km
Legend
38 - 219 starts
220 - 401 starts
402 - 583 starts
Not surveyed


Greater Toronto Area
Total Number of Starts
September 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 & 12
HIGHWAY 12
HIGHWAY 7
HIGHWAY 35
HIGHWAY 134
HIGHWAY 401
HIGHWAY 6
GUELPH ST
N
0 4 8 16 24 Km
Legend
67 - 598 starts
599 - 1,129 starts
1,130 - 1,661 starts
Not surveyed


Greater Toronto Area
Number of Starts (Multiples)
January - September 2009
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
HIGHWAY 89
HIGHWAY 9
HIGHWAY 400
HIGHWAY 407
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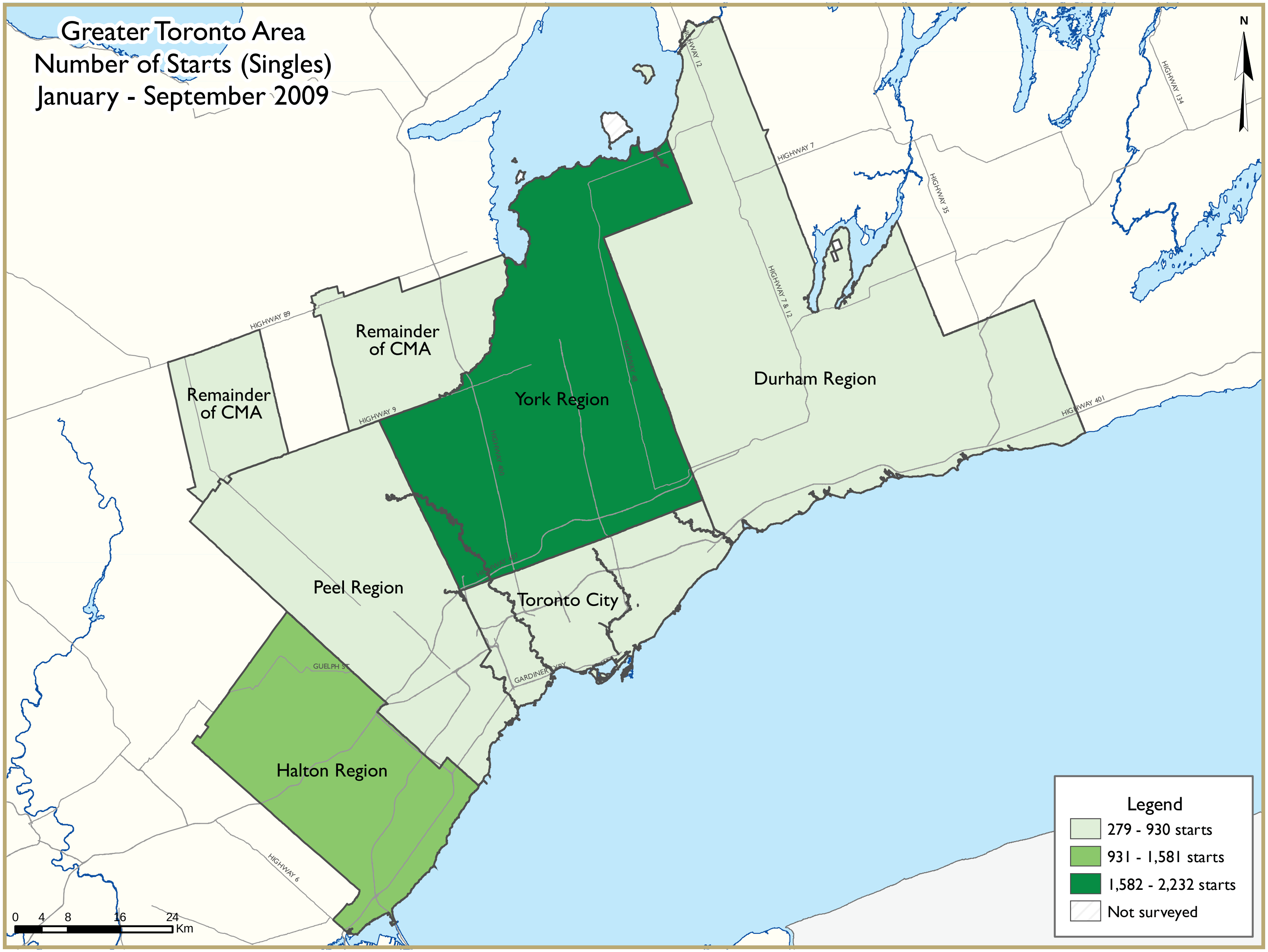
HIGHWAY 12
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 134
HIGHWAY 401
HIGHWAY 6
GUELPH ST
N
0 4 8 16 24 Km
Legend
113 - 2,822 starts
2,823 - 5,531 starts
5,532 - 8,241 starts
Not surveyed


Greater Toronto Area
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January - September 2009
Remainder of CMA
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York Region
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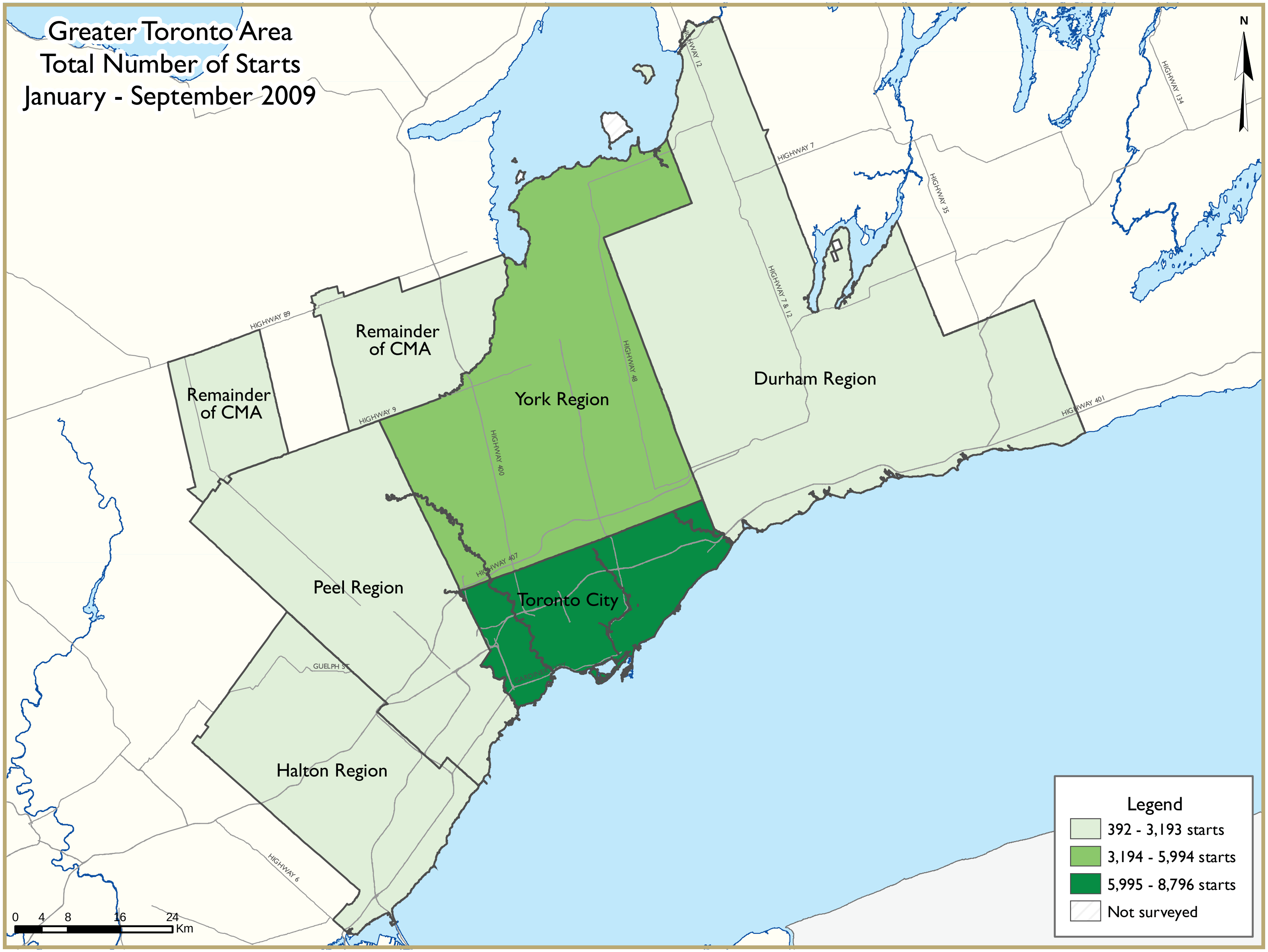
HIGHWAY 7
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 401
HIGHWAY 6
GUELPH ST
N
0 4 8 16 24 Km
Legend
279 - 930 starts
931 - 1,581 starts
1,582 - 2,232 starts
Not surveyed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Total Number of Starts
January - September 2009
Remainder of CMA
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York Region
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HIGHWAY 12
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HIGHWAY 89
HIGHWAY 9
HIGHWAY 48
HIGHWAY 400
HIGHWAY 7 & 12
HIGHWAY 407
HIGHWAY 401
HIGHWAY 6
GUELPH ST
N
0 4 8 16 24
Km
Legend
392 - 3,193 starts
3,194 - 5,994 starts
5,995 - 8,796 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
September 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2009	887	226	231	18	23	1,467	0	0	2,853
September 2008	816	236	119	0	230	3,203	0	4	4,608
% Change	8.7	-4.2	94.1	n/a	-90.0	-54.2	n/a	-100.0	-38.1
Year-to-date 2009	4,969	1,510	1,384	53	513	8,788	0	1,037	18,255
Year-to-date 2008	8,820	1,694	2,076	48	1,515	17,040	20	1,152	32,365
% Change	-43.7	-10.9	-33.3	10.4	-66.1	-48.4	-100.0	-10.0	-43.6
UNDER CONSTRUCTION									
September 2009	5,410	1,448	1,986	80	1,040	35,521	0	2,246	47,732
September 2008	8,572	1,686	2,785	54	1,379	33,919	20	2,260	50,675
% Change	-36.9	-14.1	-28.7	48.1	-24.6	4.7	-100.0	-0.6	-5.8
COMPLETIONS									
September 2009	660	250	227	5	159	532	0	12	1,845
September 2008	1,377	166	264	3	115	1,472	0	224	3,621
% Change	-52.1	50.6	-14.0	66.7	38.3	-63.9	n/a	-94.6	-49.0
Year-to-date 2009	6,809	1,892	1,830	57	955	9,239	18	450	21,250
Year-to-date 2008	10,163	1,656	2,628	18	882	9,943	0	1,302	26,592
% Change	-33.0	14.3	-30.4	**	8.3	-7.1	n/a	-65.4	-20.1
COMPLETED & NOT ABSORBED									
September 2009	494	45	140	5	37	262	26	57	1,066
September 2008	532	52	59	0	24	220	13	126	1,026
% Change	-7.1	-13.5	137.3	n/a	54.2	19.1	100.0	-54.8	3.9
ABSORBED									
September 2009	689	223	234	6	155	554	0	12	1,873
September 2008	1,315	157	274	3	115	1 462	0	160	3,486
% Change	-47.6	42.0	-14.6	100.0	34.8	-62.1	n/a	-92.5	-46.3
Year-to-date 2009	6,935	1,873	1,774	53	940	9,270	8	177	21,030
Year-to-date 2008	10,038	1,659	2,751	18	883	9,918	1	1,138	26,406
% Change	-30.9	12.9	-35.5	194.4	6.5	-6.5	**	-84.4	-20.4

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2009	73	2	21	0	0	0	0	0	96
September 2008	143	2	85	0	13	12	0	0	255
% Change	-49.0	0.0	-75.3	n/a	-100.0	-100.0	n/a	n/a	-62.4
Year-to-date 2009	489	2	51	0	25	0	3	0	570
Year-to-date 2008	1,238	4	235	0	165	12	0	27	1,681
% Change	-60.5	-50.0	-78.3	n/a	-84.8	-100.0	n/a	-100.0	-66.1
UNDER CONSTRUCTION									
September 2009	589	2	93	0	108	18	3	0	813
September 2008	1,145	4	286	0	198	143	0	27	1,803
% Change	-48.6	-50.0	-67.5	n/a	-45.5	-87.4	n/a	-100.0	-54.9
COMPLETIONS									
September 2009	84	0	6	0	0	6	0	0	96
September 2008	183	2	14	0	8	0	0	6	213
% Change	-54.1	-100.0	-57.1	n/a	-100.0	n/a	n/a	-100.0	-54.9
Year-to-date 2009	859	2	166	0	67	137	0	3	1,234
Year-to-date 2008	1,330	8	128	0	154	108	0	6	1,734
% Change	-35.4	-75.0	29.7	n/a	-56.5	26.9	n/a	-50.0	-28.8
COMPLETED & NOT ABSORBED									
September 2009	15	0	9	0	20	97	0	0	141
September 2008	37	0	16	0	35	143	0	0	231
% Change	-59.5	n/a	-43.8	n/a	-42.9	-32.2	n/a	n/a	-39.0
ABSORBED									
September 2009	93	0	15	0	1	3	0	0	112
September 2008	179	3	15	0	7	0	0	6	210
% Change	-48.0	-100.0	0.0	n/a	-85.7	n/a	n/a	-100.0	-46.7
Year-to-date 2009	904	2	188	0	89	94	0	3	1,280
Year-to-date 2008	1,335	11	128	0	136	50	0	6	1,666
% Change	-32.3	-81.8	46.9	n/a	-34.6	88.0	n/a	-50.0	-23.2

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

Table 1c: Housing Activity Summary of Greater Toronto Area September 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2009	991	218	235	0	21	1,467	0	0	2,933
September 2008	958	254	204	0	297	3,215	0	4	4,932
% Change	3.4	-14.2	15.2	n/a	-92.9	-54.4	n/a	-100.0	-40.5
Year-to-date 2009	5,354	1,520	1,402	0	563	8,878	3	1,401	19,122
Year-to-date 2008	10,066	1,762	2,357	56	1,820	17,306	20	1,175	34,562
% Change	-46.8	-13.7	-40.5	-100.0	-69.1	-48.7	-85.0	19.2	-44.7
UNDER CONSTRUCTION									
September 2009	5,962	1,464	2,035	40	1,213	35,957	3	2,510	49,185
September 2008	9,897	1,742	3,131	57	1,701	34,415	20	2,287	53,250
% Change	-39.8	-16.0	-35.0	-29.8	-28.7	4.5	-85.0	9.8	-7.6
COMPLETIONS									
September 2009	711	250	222	0	165	613	0	12	1,973
September 2008	1,564	172	284	1	128	1,472	0	230	3,851
% Change	-54.5	45.3	-21.8	-100.0	28.9	-58.4	n/a	-94.8	-48.8
Year-to-date 2009	7,727	1,894	2,002	33	1,171	9,464	18	453	22,762
Year-to-date 2008	11,441	1,718	2,846	14	1,153	10,019	0	1,298	28,489
% Change	-32.5	10.2	-29.7	135.7	1.6	-5.5	n/a	-65.1	-20.1
COMPLETED & NOT ABSORBED									
September 2009	512	51	149	5	64	370	26	57	1,234
September 2008	572	58	83	0	60	363	13	126	1,275
% Change	-10.5	-12.1	79.5	n/a	6.7	1.9	100.0	-54.8	-3.2
ABSORBED									
September 2009	749	218	240	1	160	621	0	12	2,001
September 2008	1,494	158	289	1	129	1 462	0	166	3,699
% Change	-49.9	38.0	-17.0	0.0	24.0	-57.5	n/a	-92.8	-45.9
Year-to-date 2009	7,853	1,885	1,978	29	1,172	9,441	8	180	22,546
Year-to-date 2008	11,282	1,718	2,963	14	1,145	9,960	1	1,174	28,257
% Change	-30.4	9.7	-33.2	107.1	2.4	-5.2	**	-84.7	-20.2

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2009	112	0	73	0	9	1,467	0	0	1,661
September 2008	78	124	18	0	0	2,424	0	0	2,644
York Region									
September 2009	582	162	108	0	0	0	0	0	853
September 2008	394	50	68	0	0	221	0	4	737
Peel Region									
September 2009	44	20	10	0	0	0	0	0	74
September 2008	159	44	15	0	151	487	0	0	856
Halton Region									
September 2009	116	0	17	0	12	0	0	0	145
September 2008	165	26	18	0	133	71	0	0	413
Durham Region									
September 2009	137	36	27	0	0	0	0	0	200
September 2008	162	10	85	0	13	12	0	0	282
Toronto CMA									
September 2009	887	226	231	18	23	1,467	0	0	2,853
September 2008	816	236	119	0	230	3,203	0	4	4,608
Oshawa CMA									
September 2009	73	2	21	0	0	0	0	0	96
September 2008	143	2	85	0	13	12	0	0	255
Greater Toronto Area									
September 2009	991	218	235	0	21	1,467	0	0	2,933
September 2008	958	254	204	0	297	3,215	0	4	4,932

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

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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
September 2009	956	196	642	0	53	27,304	0	1,696	30,847
September 2008	1,197	408	1,071	0	134	27,058	0	1,522	31,390
York Region									
September 2009	1,995	492	733	1	97	3,529	0	120	6,968
September 2008	3,120	504	672	1	176	2,152	0	88	6,713
Peel Region									
September 2009	1,230	584	276	38	692	4,389	0	430	7,639
September 2008	2,388	504	350	37	673	4,224	20	650	8,846
Halton Region									
September 2009	826	110	204	0	257	717	0	264	2,378
September 2008	1,545	212	450	8	491	789	0	0	3,495
Durham Region									
September 2009	955	82	180	1	114	18	3	0	1,353
September 2008	1,647	114	588	11	227	192	0	27	2,806
Toronto CMA									
September 2009	5,410	1,448	1,986	80	1,040	35,521	0	2,246	47,732
September 2008	8,572	1,686	2,785	54	1,379	33,919	20	2,260	50,675
Oshawa CMA									
September 2009	589	2	93	0	108	18	3	0	813
September 2008	1,145	4	286	0	198	143	0	27	1,803
Greater Toronto Area									
September 2009	5,962	1,464	2,035	40	1,213	35,957	3	2,510	49,185
September 2008	9,897	1,742	3,131	57	1,701	34,415	20	2,287	53,250

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2009	115	30	38	0	0	108	0	2	293
September 2008	72	12	91	0	0	832	0	219	1,226
York Region									
September 2009	209	38	68	0	5	0	0	10	330
September 2008	425	18	63	0	38	0	0	5	549
Peel Region									
September 2009	100	136	16	0	125	276	0	0	653
September 2008	333	44	34	1	0	640	0	0	1,052
Halton Region									
September 2009	173	44	71	0	35	223	0	0	546
September 2008	443	86	38	0	82	0	0	0	649
Durham Region									
September 2009	114	2	29	0	0	6	0	0	151
September 2008	291	12	58	0	8	0	0	6	375
Toronto CMA									
September 2009	660	250	227	5	159	532	0	12	1,845
September 2008	1,377	166	264	3	115	1,472	0	224	3,621
Oshawa CMA									
September 2009	84	0	6	0	0	6	0	0	96
September 2008	183	2	14	0	8	0	0	6	213
Greater Toronto Area									
September 2009	711	250	222	0	165	613	0	12	1,973
September 2008	1,564	172	284	1	128	1,472	0	230	3,851

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2009	100	16	100	0	6	124	11	30	387
September 2008	110	22	11	0	2	139	13	11	308
York Region									
September 2009	8	0	14	0	18	123	0	0	163
September 2008	24	1	13	0	12	81	0	0	131
Peel Region									
September 2009	346	27	7	5	11	7	15	27	445
September 2008	362	23	2	0	4	0	0	115	506
Halton Region									
September 2009	33	6	8	0	9	19	0	0	75
September 2008	35	10	11	0	7	0	0	0	63
Durham Region									
September 2009	25	2	20	0	20	97	0	0	164
September 2008	41	2	46	0	35	143	0	0	267
Toronto CMA									
September 2009	494	45	140	5	37	262	26	57	1,066
September 2008	532	52	59	0	24	220	13	126	1,026
Oshawa CMA									
September 2009	15	0	9	0	20	97	0	0	141
September 2008	37	0	16	0	35	143	0	0	231
Greater Toronto Area									
September 2009	512	51	149	5	64	370	26	57	1,234
September 2008	572	58	83	0	60	363	13	126	1,275

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2009	117	2	34	0	3	130	0	2	288
September 2008	74	11	90	0	0	822	0	155	1,152
York Region									
September 2009	211	39	74	0	5	0	0	10	339
September 2008	422	18	73	0	37	0	0	5	555
Peel Region									
September 2009	128	137	19	1	118	276	0	0	679
September 2008	275	41	35	1	3	640	0	0	995
Halton Region									
September 2009	172	40	68	0	33	212	0	0	525
September 2008	441	77	38	0	82	0	0	0	638
Durham Region									
September 2009	121	0	45	0	1	3	0	0	170
September 2008	282	11	53	0	7	0	0	6	359
Toronto CMA									
September 2009	689	223	234	6	155	554	0	12	1,873
September 2008	1,315	157	274	3	115	1,462	0	160	3,486
Oshawa CMA									
September 2009	93	0	15	0	1	3	0	0	112
September 2008	179	3	15	0	7	0	0	6	210
Greater Toronto Area									
September 2009	749	218	240	1	160	621	0	12	2,001
September 2008	1,494	158	289	1	129	1,462	0	166	3,699

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
September 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Toronto City	112	78	0	124	82	18	1,467	2,424	1,661	2,644	-37.2
Toronto	7	9	0	4	73	0	0	2,106	80	2,119	-96.2
East York	3	8	0	0	0	0	0	0	3	8	-62.5
Etobicoke	13	19	0	2	0	0	487	0	500	21	**
North York	47	38	0	0	0	7	980	102	1,027	147	**
Scarborough	40	1	0	118	9	11	0	216	49	346	-85.8
York	2	3	0	0	0	0	0	0	2	3	-33.3
York Region	583	394	162	50	108	68	0	225	853	737	15.7
Aurora	20	28	12	0	0	0	0	0	32	28	14.3
East Gwillimbury	1	2	0	34	4	0	0	0	5	36	-86.1
Georgina Township	2	7	0	0	6	0	0	0	8	7	14.3
King Township	6	1	0	0	0	0	0	0	6	1	**
Markham	60	136	22	16	0	68	0	4	82	224	-63.4
Newmarket	47	28	0	0	0	0	0	0	47	28	67.9
Richmond Hill	90	38	10	0	0	0	0	221	100	259	-61.4
Vaughan	307	107	118	0	46	0	0	0	471	107	**
Whitchurch-Stouffville	50	47	0	0	52	0	0	0	102	47	117.0
Peel Region	44	159	20	46	10	164	0	487	74	856	-91.4
Brampton	33	137	0	44	10	61	0	0	43	242	-82.2
Caledon	2	7	0	2	0	0	0	0	2	9	-77.8
Mississauga	9	15	20	0	0	103	0	487	29	605	-95.2
Halton Region	116	165	0	26	29	151	0	71	145	413	-64.9
Burlington	35	29	0	16	0	54	0	0	35	99	-64.6
Halton Hills	2	9	0	0	0	0	0	0	2	9	-77.8
Milton	57	64	0	10	12	77	0	71	69	222	-68.9
Oakville	22	63	0	0	17	20	0	0	39	83	-53.0
Durham Region	137	162	36	10	27	98	0	12	200	282	-29.1
Ajax	39	8	34	8	6	0	0	0	79	16	**
Brock	9	2	0	0	0	0	0	0	9	2	**
Clarington	20	55	0	0	0	0	0	12	20	67	-70.1
Oshawa	28	29	2	2	6	6	0	0	36	37	-2.7
Pickering	9	8	0	0	0	0	0	0	9	8	12.5
Scugog	7	0	0	0	0	0	0	0	7	0	n/a
Uxbridge	0	1	0	0	0	0	0	0	0	1	-100.0
Whitby	25	59	0	0	15	92	0	0	40	151	-73.5
Remainder of Toronto CMA	38	32	12	0	17	0	0	0	67	32	109.4
Bradford West Gwillimbury	15	28	0	0	0	0	0	0	15	28	-46.4
Town of Mono	5	2	0	0	0	0	0	0	5	2	150.0
New Tecumseth	15	0	2	0	0	0	0	0	17	0	n/a
Orangeville	3	2	10	0	17	0	0	0	30	2	**
Toronto CMA	906	816	228	238	252	347	1,467	3,207	2,853	4,608	-38.1
Oshawa CMA	73	143	2	2	21	98	0	12	96	255	-62.4
Greater Toronto Area (GTA)	992	958	218	256	256	499	1,467	3,219	2,933	4,932	-40.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	555	707	182	318	380	658	7,679	13,987	8,796	15,670	-43.9
Toronto	66	119	6	48	202	112	3,164	11,417	3,438	11,696	-70.6
East York	27	42	2	0	0	20	0	198	29	260	-88.8
Etobicoke	66	135	6	8	0	86	913	127	985	356	176.7
North York	205	299	94	44	49	54	1,976	1,695	2,324	2,092	11.1
Scarborough	183	92	72	212	129	349	1,626	550	2,010	1,203	67.1
York	7	20	2	6	0	19	0	0	9	45	-80.0
York Region	2,232	3,705	486	558	572	649	854	1,013	4,144	5,925	-30.1
Aurora	178	231	56	0	0	17	153	0	387	248	56.0
East Gwillimbury	9	28	6	52	37	6	0	0	52	86	-39.5
Georgina Township	38	103	0	0	19	0	0	0	57	103	-44.7
King Township	12	15	12	0	0	0	0	0	24	15	60.0
Markham	343	1,294	112	310	166	216	138	440	759	2,260	-66.4
Newmarket	269	233	12	20	98	46	0	0	379	299	26.8
Richmond Hill	239	209	40	14	81	29	0	221	360	473	-23.9
Vaughan	827	1,205	216	120	107	157	563	352	1,713	1,834	-6.6
Whitchurch-Stouffville	317	387	32	42	64	178	0	0	413	607	-32.0
Peel Region	687	1,705	610	412	429	1,096	1,292	2,887	3,018	6,100	-50.5
Brampton	525	1,094	120	378	77	292	30	1,174	752	2,938	-74.4
Caledon	19	58	2	8	0	0	0	72	21	138	-84.8
Mississauga	143	553	488	26	352	804	1,262	1,641	2,245	3,024	-25.8
Halton Region	1,048	2,292	180	406	430	1,065	354	518	2,012	4,281	-53.0
Burlington	80	438	54	84	51	188	354	262	539	972	-44.5
Halton Hills	31	75	0	0	32	0	0	0	63	75	-16.0
Milton	784	1,150	126	296	237	679	0	127	1,147	2,252	-49.1
Oakville	153	629	0	26	110	198	0	129	263	982	-73.2
Durham Region	833	1,713	66	80	153	705	100	88	1,152	2,586	-55.5
Ajax	258	293	64	76	49	130	0	0	371	499	-25.7
Brock	31	13	0	0	8	0	0	0	39	13	200.0
Clarington	199	366	0	2	0	25	0	12	199	405	-50.9
Oshawa	162	396	2	2	47	137	0	27	211	562	-62.5
Pickering	31	57	0	0	6	165	0	0	37	222	-83.3
Scugog	11	26	0	0	0	0	100	49	111	75	48.0
Uxbridge	13	86	0	0	11	10	0	0	24	96	-75.0
Whitby	128	476	0	0	32	238	0	0	160	714	-77.6
Remainder of Toronto CMA	279	461	52	16	61	6	0	61	392	544	-27.9
Bradford West Gwillimbury	104	214	26	6	33	0	0	0	163	220	-25.9
Town of Mono	52	34	0	0	0	0	0	0	52	34	52.9
New Tecumseth	108	161	10	10	11	6	0	4	129	181	-28.7
Orangeville	15	52	16	0	17	0	0	57	48	109	-56.0
Toronto CMA	5,023	8,868	1,520	1,702	1,887	3,591	9,825	18,204	18,255	32,365	-43.6
Oshawa CMA	489	1,238	2	4	79	400	0	39	570	1,681	-66.1
Greater Toronto Area (GTA)	5,355	10,122	1,524	1,774	1,964	4,173	10,279	18,493	19,122	34,562	-44.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market September 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Toronto City	82	18	0	0	1,467	2,424	0	0
Toronto	73	0	0	0	0	2,106	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	487	0	0	0
North York	0	7	0	0	980	102	0	0
Scarborough	9	11	0	0	0	216	0	0
York	0	0	0	0	0	0	0	0
York Region	108	68	0	0	0	221	0	4
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	4	0	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	0	68	0	0	0	0	0	4
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	221	0	0
Vaughan	46	0	0	0	0	0	0	0
Whitchurch-Stouffville	52	0	0	0	0	0	0	0
Peel Region	10	164	0	0	0	487	0	0
Brampton	10	61	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	103	0	0	0	487	0	0
Halton Region	29	151	0	0	0	71	0	0
Burlington	0	54	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	12	77	0	0	0	71	0	0
Oakville	17	20	0	0	0	0	0	0
Durham Region	27	98	0	0	0	12	0	0
Ajax	6	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	12	0	0
Oshawa	6	6	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	0	0	0	0	0	0	0
Whitby	15	92	0	0	0	0	0	0
Remainder of Toronto CMA	17	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	17	0	0	0	0	0	0	0
Toronto CMA	252	347	0	0	1,467	3,203	0	4
Oshawa CMA	21	98	0	0	0	12	0	0
Greater Toronto Area (GTA)	256	499	0	0	1,467	3,215	0	4

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	380	658	0	0	6,810	13,311	869	676
Toronto	202	112	0	0	2,395	10,741	769	676
East York	0	20	0	0	0	198	0	0
Etobicoke	0	86	0	0	913	127	0	0
North York	49	54	0	0	1,876	1,695	100	0
Scarborough	129	349	0	0	1,626	550	0	0
York	0	19	0	0	0	0	0	0
York Region	572	649	0	0	716	963	138	50
Aurora	0	17	0	0	153	0	0	0
East Gwillimbury	37	6	0	0	0	0	0	0
Georgina Township	19	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	166	216	0	0	0	390	138	50
Newmarket	98	46	0	0	0	0	0	0
Richmond Hill	81	29	0	0	0	221	0	0
Vaughan	107	157	0	0	563	352	0	0
Whitchurch-Stouffville	64	178	0	0	0	0	0	0
Peel Region	429	1,076	0	20	1,262	2,465	30	422
Brampton	77	272	0	20	0	752	30	422
Caledon	0	0	0	0	0	72	0	0
Mississauga	352	804	0	0	1,262	1,641	0	0
Halton Region	430	1,065	0	0	90	518	264	0
Burlington	51	188	0	0	90	262	264	0
Halton Hills	32	0	0	0	0	0	0	0
Milton	237	679	0	0	0	127	0	0
Oakville	110	198	0	0	0	129	0	0
Durham Region	150	705	3	0	0	61	100	27
Ajax	49	130	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	0	25	0	0	0	12	0	0
Oshawa	44	137	3	0	0	0	0	27
Pickering	6	165	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	32	238	0	0	0	0	0	0
Remainder of Toronto CMA	61	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	17	0	0	0	0	57	0	0
Toronto CMA	1,887	3,571	0	20	8,788	17,052	1,037	1,152
Oshawa CMA	76	400	3	0	0	12	0	27
Greater Toronto Area (GTA)	1,961	4,153	3	20	8,878	17,318	1,401	1,175

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Toronto City	185	220	1,476	2,424	0	0	1,661	2,644
Toronto	80	13	0	2,106	0	0	80	2,119
East York	3	8	0	0	0	0	3	8
Etobicoke	13	21	487	0	0	0	500	21
North York	47	45	980	102	0	0	1,027	147
Scarborough	40	130	9	216	0	0	49	346
York	2	3	0	0	0	0	2	3
York Region	852	512	0	221	0	4	853	737
Aurora	32	28	0	0	0	0	32	28
East Gwillimbury	5	36	0	0	0	0	5	36
Georgina Township	7	7	0	0	0	0	8	7
King Township	6	1	0	0	0	0	6	1
Markham	82	220	0	0	0	4	82	224
Newmarket	47	28	0	0	0	0	47	28
Richmond Hill	100	38	0	221	0	0	100	259
Vaughan	471	107	0	0	0	0	471	107
Whitchurch-Stouffville	102	47	0	0	0	0	102	47
Peel Region	74	218	0	638	0	0	74	856
Brampton	43	196	0	46	0	0	43	242
Caledon	2	7	0	2	0	0	2	9
Mississauga	29	15	0	590	0	0	29	605
Halton Region	133	209	12	204	0	0	145	413
Burlington	35	45	0	54	0	0	35	99
Halton Hills	2	9	0	0	0	0	2	9
Milton	57	92	12	130	0	0	69	222
Oakville	39	63	0	20	0	0	39	83
Durham Region	200	257	0	25	0	0	200	282
Ajax	79	16	0	0	0	0	79	16
Brock	9	2	0	0	0	0	9	2
Clarington	20	55	0	12	0	0	20	67
Oshawa	36	37	0	0	0	0	36	37
Pickering	9	8	0	0	0	0	9	8
Scugog	7	0	0	0	0	0	7	0
Uxbridge	0	1	0	0	0	0	0	1
Whitby	40	138	0	13	0	0	40	151
Remainder of Toronto CMA	47	32	20	0	0	0	67	32
Bradford West Gwillimbury	15	28	0	0	0	0	15	28
Town of Mono	1	2	4	0	0	0	5	2
New Tecumseth	1	0	16	0	0	0	17	0
Orangeville	30	2	0	0	0	0	30	2
Toronto CMA	1,344	1,171	1,508	3,433	0	4	2,853	4,608
Oshawa CMA	96	230	0	25	0	0	96	255
Greater Toronto Area (GTA)	1,444	1,416	1,488	3,512	0	4	2,933	4,932

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	1,101	1,616	6,826	13,378	869	676	8,796	15,670
Toronto	274	250	2,395	10,770	769	676	3,438	11,696
East York	29	62	0	198	0	0	29	260
Etobicoke	72	229	913	127	0	0	985	356
North York	348	397	1,876	1,695	100	0	2,324	2,092
Scarborough	368	615	1,642	588	0	0	2,010	1,203
York	9	45	0	0	0	0	9	45
York Region	3,261	4,825	744	1,050	138	50	4,144	5,925
Aurora	234	248	153	0	0	0	387	248
East Gwillimbury	52	86	0	0	0	0	52	86
Georgina Township	56	103	0	0	0	0	57	103
King Township	24	15	0	0	0	0	24	15
Markham	621	1,809	0	401	138	50	759	2,260
Newmarket	379	299	0	0	0	0	379	299
Richmond Hill	348	252	12	221	0	0	360	473
Vaughan	1,146	1,413	567	421	0	0	1,713	1,834
Whitchurch-Stouffville	401	600	12	7	0	0	413	607
Peel Region	1,504	2,452	1,484	3,206	30	442	3,018	6,100
Brampton	722	1,559	0	937	30	442	752	2,938
Caledon	21	60	0	78	0	0	21	138
Mississauga	761	833	1,484	2,191	0	0	2,245	3,024
Halton Region	1,386	2,988	362	1,293	264	0	2,012	4,281
Burlington	150	556	125	416	264	0	539	972
Halton Hills	63	75	0	0	0	0	63	75
Milton	945	1,595	202	657	0	0	1,147	2,252
Oakville	228	762	35	220	0	0	263	982
Durham Region	1,024	2,304	25	255	103	27	1,152	2,586
Ajax	371	499	0	0	0	0	371	499
Brock	39	13	0	0	0	0	39	13
Clarington	199	393	0	12	0	0	199	405
Oshawa	200	497	8	38	3	27	211	562
Pickering	37	204	0	18	0	0	37	222
Scugog	11	26	0	49	100	0	111	75
Uxbridge	24	85	0	11	0	0	24	96
Whitby	143	587	17	127	0	0	160	714
Remainder of Toronto CMA	329	477	63	63	0	4	392	544
Bradford West Gwillimbury	163	220	0	0	0	0	163	220
Town of Mono	29	34	23	0	0	0	52	34
New Tecumseth	89	171	40	6	0	4	129	181
Orangeville	48	52	0	57	0	0	48	109
Toronto CMA	7,863	12,590	9,354	18,603	1,037	1,172	18,255	32,365
Oshawa CMA	542	1,477	25	177	3	27	570	1,681
Greater Toronto Area (GTA)	8,276	14,185	9,441	19,182	1,404	1,195	19,122	34,562

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	% Change
Toronto City	115	72	30	12	38	91	110	1,051	293	1,226	-76.1
Toronto	10	11	0	6	7	0	2	863	19	880	-97.8
East York	8	2	0	0	0	0	0	0	8	2	**
Etobicoke	30	7	2	0	31	0	0	4	63	11	**
North York	36	36	0	0	0	30	0	184	36	250	-85.6
Scarborough	30	14	28	2	0	61	108	0	166	77	115.6
York	1	2	0	4	0	0	0	0	1	6	-83.3
York Region	209	425	38	18	73	101	10	5	330	549	-39.9
Aurora	21	36	2	0	0	0	0	0	23	36	-36.1
East Gwillimbury	6	0	6	0	4	13	0	0	16	13	23.1
Georgina Township	11	11	0	0	6	0	0	0	17	11	54.5
King Township	0	3	0	0	0	0	0	0	0	3	-100.0
Markham	17	130	0	8	19	0	10	5	46	143	-67.8
Newmarket	34	27	4	6	16	45	0	0	54	78	-30.8
Richmond Hill	13	34	2	2	5	7	0	0	20	43	-53.5
Vaughan	104	140	24	2	0	36	0	0	128	178	-28.1
Whitchurch-Stouffville	3	44	0	0	23	0	0	0	26	44	-40.9
Peel Region	100	334	138	44	139	34	276	640	653	1,052	-37.9
Brampton	76	237	50	44	47	17	0	0	173	298	-41.9
Caledon	4	5	2	0	0	0	0	0	6	5	20.0
Mississauga	20	92	86	0	92	17	276	640	474	749	-36.7
Halton Region	173	443	44	86	106	120	223	0	546	649	-15.9
Burlington	11	54	10	6	19	13	75	0	115	73	57.5
Halton Hills	2	8	0	0	0	0	0	0	2	8	-75.0
Milton	119	259	28	78	49	84	0	0	196	421	-53.4
Oakville	41	122	6	2	38	23	148	0	233	147	58.5
Durham Region	114	291	2	12	29	66	6	6	151	375	-59.7
Ajax	23	70	2	10	18	40	0	0	43	120	-64.2
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	22	56	0	0	0	8	6	0	28	64	-56.3
Oshawa	39	80	0	2	0	0	0	6	39	88	-55.7
Pickering	1	3	0	0	0	0	0	0	1	3	-66.7
Scugog	2	5	0	0	0	0	0	0	2	5	-60.0
Uxbridge	4	30	0	0	5	4	0	0	9	34	-73.5
Whitby	23	47	0	0	6	14	0	0	29	61	-52.5
Remainder of Toronto CMA	51	57	12	4	22	0	0	0	85	61	39.3
Bradford West Gwillimbury	31	22	8	0	0	0	0	0	39	22	77.3
Town of Mono	7	4	0	0	0	0	0	0	7	4	75.0
New Tecumseth	9	20	2	4	22	0	0	0	33	24	37.5
Orangeville	4	11	2	0	0	0	0	0	6	11	-45.5
Toronto CMA	665	1,380	254	168	382	377	544	1,696	1,845	3,621	-49.0
Oshawa CMA	84	183	0	2	6	22	6	6	96	213	-54.9
Greater Toronto Area (GTA)	711	1,565	252	172	385	412	625	1,702	1,973	3,851	-48.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Toronto City	745	723	360	120	673	601	7,248	7,574	9,026	9,018	0.1
Toronto	89	125	30	60	101	165	4,983	5,301	5,203	5,651	-7.9
East York	30	43	0	2	0	12	0	21	30	78	-61.5
Etobicoke	107	74	8	8	223	8	740	1,217	1,078	1,307	-17.5
North York	345	304	142	2	205	74	1,262	807	1,954	1,187	64.6
Scarborough	162	165	178	40	131	310	263	228	734	743	-1.2
York	12	12	2	8	13	32	0	0	27	52	-48.1
York Region	2,963	3,798	496	498	763	1,054	822	1,548	5,044	6,898	-26.9
Aurora	259	256	32	0	17	31	0	0	308	287	7.3
East Gwillimbury	38	16	58	0	34	26	0	0	130	42	**
Georgina Township	50	144	0	0	6	0	0	0	56	144	-61.1
King Township	13	11	0	0	0	0	0	0	13	11	18.2
Markham	745	1,050	168	152	241	283	572	870	1,726	2,355	-26.7
Newmarket	315	196	18	10	16	107	0	0	349	313	11.5
Richmond Hill	164	419	10	14	31	148	221	205	426	786	-45.8
Vaughan	1,022	1,202	162	260	120	379	29	473	1,333	2,314	-42.4
Whitchurch-Stouffville	357	504	48	62	298	80	0	0	703	646	8.8
Peel Region	1,362	2,751	658	692	408	642	1,341	1,701	3,769	5,786	-34.9
Brampton	1,081	2,059	266	468	194	350	151	616	1,692	3,493	-51.6
Caledon	52	44	10	12	3	10	25	0	90	66	36.4
Mississauga	229	648	382	212	211	282	1,165	1,085	1,987	2,227	-10.8
Halton Region	1,422	2,158	292	320	858	1,096	366	380	2,938	3,954	-25.7
Burlington	268	385	38	64	167	220	88	0	561	669	-16.1
Halton Hills	46	115	0	2	14	82	0	0	60	199	-69.8
Milton	804	944	236	226	546	501	62	104	1,648	1,775	-7.2
Oakville	304	714	18	28	131	293	216	276	669	1,311	-49.0
Durham Region	1,268	2,025	98	122	479	572	140	114	1,985	2,833	-29.9
Ajax	264	451	96	114	70	223	0	0	430	788	-45.4
Brock	38	5	0	0	8	0	0	0	46	5	**
Clarington	323	342	0	2	24	70	6	108	353	522	-32.4
Oshawa	281	559	0	2	64	22	3	6	348	589	-40.9
Pickering	47	71	0	0	147	17	0	0	194	88	120.5
Scugog	13	34	0	0	0	0	0	0	13	34	-61.8
Uxbridge	47	134	0	0	21	50	0	0	68	184	-63.0
Whitby	255	429	2	4	145	190	131	0	533	623	-14.4
Remainder of Toronto CMA	284	480	36	10	22	13	0	42	342	545	-37.2
Bradford West Gwillimbury	154	182	32	0	0	0	0	0	186	182	2.2
Town of Mono	41	49	0	0	0	0	0	0	41	49	-16.3
New Tecumseth	64	193	2	10	22	13	0	42	88	258	-65.9
Orangeville	25	56	2	0	0	0	0	0	27	56	-51.8
Toronto CMA	6,866	10,181	1,900	1,690	2,795	3,476	9,689	11,245	21,250	26,592	-20.1
Oshawa CMA	859	1,330	2	8	233	282	140	114	1,234	1,734	-28.8
Greater Toronto Area (GTA)	7,760	11,455	1,904	1,752	3,181	3,965	9,917	11,317	22,762	28,489	-20.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Toronto City	38	91	0	0	108	832	2	219
Toronto	7	0	0	0	0	832	2	31
East York	0	0	0	0	0	0	0	0
Etobicoke	31	0	0	0	0	0	0	4
North York	0	30	0	0	0	0	0	184
Scarborough	0	61	0	0	108	0	0	0
York	0	0	0	0	0	0	0	0
York Region	73	101	0	0	0	0	10	5
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	4	13	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	19	0	0	0	0	0	10	5
Newmarket	16	45	0	0	0	0	0	0
Richmond Hill	5	7	0	0	0	0	0	0
Vaughan	0	36	0	0	0	0	0	0
Whitchurch-Stouffville	23	0	0	0	0	0	0	0
Peel Region	139	34	0	0	276	640	0	0
Brampton	47	17	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	92	17	0	0	276	640	0	0
Halton Region	106	120	0	0	223	0	0	0
Burlington	19	13	0	0	75	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	49	84	0	0	0	0	0	0
Oakville	38	23	0	0	148	0	0	0
Durham Region	29	66	0	0	6	0	0	6
Ajax	18	40	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	8	0	0	6	0	0	0
Oshawa	0	0	0	0	0	0	0	6
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	5	4	0	0	0	0	0	0
Whitby	6	14	0	0	0	0	0	0
Remainder of Toronto CMA	22	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	22	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	382	377	0	0	532	1,472	12	224
Oshawa CMA	6	22	0	0	6	0	0	6
Greater Toronto Area (GTA)	385	412	0	0	613	1,472	12	230

Source: CMHC (Starts and Completions Survey)

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	673	601	0	0	6,872	6,947	376	627
Toronto	101	165	0	0	4,607	5,083	376	218
East York	0	12	0	0	0	0	0	21
Etobicoke	223	8	0	0	740	1,040	0	177
North York	205	74	0	0	1,262	596	0	211
Scarborough	131	310	0	0	263	228	0	0
York	13	32	0	0	0	0	0	0
York Region	763	1,054	0	0	782	1,499	40	49
Aurora	17	31	0	0	0	0	0	0
East Gwillimbury	34	26	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	241	283	0	0	532	825	40	45
Newmarket	16	107	0	0	0	0	0	0
Richmond Hill	31	148	0	0	221	201	0	4
Vaughan	120	379	0	0	29	473	0	0
Whitchurch-Stouffville	298	80	0	0	0	0	0	0
Peel Region	392	642	16	0	1,313	1,085	28	616
Brampton	178	350	16	0	151	0	0	616
Caledon	3	10	0	0	0	0	25	0
Mississauga	211	282	0	0	1,162	1,085	3	0
Halton Region	858	1,096	0	0	360	380	6	0
Burlington	167	220	0	0	88	0	0	0
Halton Hills	14	82	0	0	0	0	0	0
Milton	546	501	0	0	56	104	6	0
Oakville	131	293	0	0	216	276	0	0
Durham Region	479	572	0	0	137	108	3	6
Ajax	70	223	0	0	0	0	0	0
Brock	8	0	0	0	0	0	0	0
Clarington	24	70	0	0	6	108	0	0
Oshawa	64	22	0	0	0	0	3	6
Pickering	147	17	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	21	50	0	0	0	0	0	0
Whitby	145	190	0	0	131	0	0	0
Remainder of Toronto CMA	22	13	0	0	0	32	0	10
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	22	13	0	0	0	32	0	10
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	2,779	3,476	16	0	9,239	9,943	450	1,302
Oshawa CMA	233	282	0	0	137	108	3	6
Greater Toronto Area (GTA)	3,165	3,965	16	0	9,464	10,019	453	1,298

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2009

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008	Sept 2009	Sept 2008
Toronto City	183	175	108	832	2	219	293	1,226
Toronto	17	17	0	832	2	31	19	880
East York	8	2	0	0	0	0	8	2
Etobicoke	63	7	0	0	0	4	63	11
North York	36	66	0	0	0	184	36	250
Scarborough	58	77	108	0	0	0	166	77
York	1	6	0	0	0	0	1	6
York Region	315	506	5	38	10	5	330	549
Aurora	23	36	0	0	0	0	23	36
East Gwillimbury	16	13	0	0	0	0	16	13
Georgina Township	17	11	0	0	0	0	17	11
King Township	0	3	0	0	0	0	0	3
Markham	36	138	0	0	10	5	46	143
Newmarket	54	56	0	22	0	0	54	78
Richmond Hill	15	43	5	0	0	0	20	43
Vaughan	128	162	0	16	0	0	128	178
Whitchurch-Stouffville	26	44	0	0	0	0	26	44
Peel Region	252	411	401	641	0	0	653	1,052
Brampton	142	298	31	0	0	0	173	298
Caledon	4	4	2	1	0	0	6	5
Mississauga	106	109	368	640	0	0	474	749
Halton Region	288	567	258	82	0	0	546	649
Burlington	32	66	83	7	0	0	115	73
Halton Hills	2	8	0	0	0	0	2	8
Milton	169	352	27	69	0	0	196	421
Oakville	85	141	148	6	0	0	233	147
Durham Region	145	361	6	8	0	6	151	375
Ajax	43	120	0	0	0	0	43	120
Brock	0	0	0	0	0	0	0	0
Clarington	22	56	6	8	0	0	28	64
Oshawa	39	82	0	0	0	6	39	88
Pickering	1	3	0	0	0	0	1	3
Scugog	2	5	0	0	0	0	2	5
Uxbridge	9	34	0	0	0	0	9	34
Whitby	29	61	0	0	0	0	29	61
Remainder of Toronto CMA	78	57	7	4	0	0	85	61
Bradford West Gwillimbury	39	22	0	0	0	0	39	22
Town of Mono	3	4	4	0	0	0	7	4
New Tecumseth	30	20	3	4	0	0	33	24
Orangeville	6	11	0	0	0	0	6	11
Toronto CMA	1,137	1,807	696	1,590	12	224	1,845	3,621
Oshawa CMA	90	199	6	8	0	6	96	213
Greater Toronto Area (GTA)	1,183	2,020	778	1,601	12	230	1,973	3,851

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Toronto City	1,693	1,402	6,955	6,989	378	627	9,026	9,018
Toronto	188	330	4,637	5,103	378	218	5,203	5,651
East York	30	57	0	0	0	21	30	78
Etobicoke	338	90	740	1,040	0	177	1,078	1,307
North York	669	358	1,285	618	0	211	1,954	1,187
Scarborough	441	515	293	228	0	0	734	743
York	27	52	0	0	0	0	27	52
York Region	4,032	5,132	972	1,717	40	49	5,044	6,898
Aurora	307	287	1	0	0	0	308	287
East Gwillimbury	130	42	0	0	0	0	130	42
Georgina Township	56	144	0	0	0	0	56	144
King Township	13	11	0	0	0	0	13	11
Markham	1,126	1,443	560	867	40	45	1,726	2,355
Newmarket	349	291	0	22	0	0	349	313
Richmond Hill	183	555	243	227	0	4	426	786
Vaughan	1,224	1,750	109	564	0	0	1,333	2,314
Whitchurch-Stouffville	644	609	59	37	0	0	703	646
Peel Region	2,195	3,939	1,530	1,231	44	616	3,769	5,786
Brampton	1,455	2,830	221	47	16	616	1,692	3,493
Caledon	55	44	10	22	25	0	90	66
Mississauga	685	1,065	1,299	1,162	3	0	1,987	2,227
Halton Region	1,935	2,991	997	963	6	0	2,938	3,954
Burlington	316	542	245	127	0	0	561	669
Halton Hills	50	199	10	0	0	0	60	199
Milton	1,175	1,234	467	541	6	0	1,648	1,775
Oakville	394	1,016	275	295	0	0	669	1,311
Durham Region	1,768	2,541	214	286	3	6	1,985	2,833
Ajax	430	788	0	0	0	0	430	788
Brock	46	5	0	0	0	0	46	5
Clarington	347	370	6	152	0	0	353	522
Oshawa	339	561	6	22	3	6	348	589
Pickering	194	88	0	0	0	0	194	88
Scugog	13	34	0	0	0	0	13	34
Uxbridge	58	160	10	24	0	0	68	184
Whitby	341	535	192	88	0	0	533	623
Remainder of Toronto CMA	310	489	32	46	0	10	342	545
Bradford West Gwillimbury	186	182	0	0	0	0	186	182
Town of Mono	20	49	21	0	0	0	41	49
New Tecumseth	77	202	11	46	0	10	88	258
Orangeville	27	56	0	0	0	0	27	56
Toronto CMA	10,531	14,447	10,251	10,843	468	1,302	21,250	26,592
Oshawa CMA	1,027	1,466	204	262	3	6	1,234	1,734
Greater Toronto Area (GTA)	11,623	16,005	10,668	11,186	471	1,298	22,762	28,489

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2009	1	0.9	0	0.0	1	0.9	18	15.5	96	82.8	116	900,000	892,975
September 2008	1	1.4	0	0.0	12	16.2	3	4.1	58	78.4	74	880,000	925,888
Year-to-date 2009	1	0.1	8	1.0	19	2.5	94	12.3	644	84.1	766	850,000	886,562
Year-to-date 2008	4	0.5	5	0.7	102	13.5	66	8.7	581	76.6	758	850,000	932,811
Toronto													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
September 2008	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,047,500	1,284,083
Year-to-date 2009	0	0.0	0	0.0	1	1.1	2	2.3	84	96.6	87	1,145,000	1,292,802
Year-to-date 2008	0	0.0	0	0.0	1	0.8	13	9.8	118	89.4	132	895,000	1,105,272
East York													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
September 2008	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	817,000	944,933
Year-to-date 2008	0	0.0	0	0.0	0	0.0	12	27.9	31	72.1	43	650,000	808,695
Etobicoke													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	950,000	976,444
September 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	99	100.0	99	900,000	934,230
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	2.7	71	97.3	73	900,000	956,819
North York													
September 2009	1	2.3	0	0.0	0	0.0	0	0.0	42	97.7	43	961,160	977,917
September 2008	0	0.0	0	0.0	0	0.0	0	0.0	34	100.0	34	900,000	1,096,568
Year-to-date 2009	1	0.3	1	0.3	0	0.0	25	6.7	347	92.8	374	932,082	942,289
Year-to-date 2008	3	0.9	1	0.3	0	0.0	14	4.2	318	94.6	336	954,822	1,118,390
Scarborough													
September 2009	0	0.0	0	0.0	1	3.3	18	60.0	11	36.7	30	490,990	504,687
September 2008	1	6.3	0	0.0	12	75.0	1	6.3	2	12.5	16	378,900	402,531
Year-to-date 2009	0	0.0	4	2.5	18	11.2	67	41.6	72	44.7	161	496,990	516,092
Year-to-date 2008	1	0.6	4	2.5	101	64.3	24	15.3	27	17.2	157	379,990	432,994
York													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2008	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	3	20.0	0	0.0	0	0.0	12	80.0	15	675,000	685,933
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	775,000	752,588

Source: CMHC (Market Absorption Survey)

Submarket	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $499,999		$500,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
September 2009	4	1.9	12	5.7	18	8.5	54	25.6	123	58.3	211	523,990	550,151
September 2008	2	0.5	12	2.8	36	8.5	196	46.4	176	41.7	422	487,445	506,575
Year-to-date 2009	15	0.5	83	2.8	262	8.9	1,009	34.1	1,591	53.8	2,960	512,990	548,153
Year-to-date 2008	27	0.7	185	4.9	369	9.7	1,562	41.0	1,664	43.7	3,807	484,900	512,828
Aurora													
September 2009	0	0.0	0	0.0	0	0.0	5	22.7	17	77.3	22	577,490	657,272
September 2008	0	0.0	0	0.0	1	2.8	23	63.9	12	33.3	36	483,445	492,349
Year-to-date 2009	0	0.0	0	0.0	1	0.4	77	29.7	181	69.9	259	550,900	599,889
Year-to-date 2008	0	0.0	0	0.0	7	2.7	120	46.7	130	50.6	257	500,000	518,483
East Gwillimbury													
September 2009	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	--	--
September 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	2	5.3	21	55.3	7	18.4	8	21.1	38	395,450	523,301
Year-to-date 2008	2	12.5	4	25.0	1	6.3	3	18.8	6	37.5	16	440,400	532,493
Georgina Township													
September 2009	4	36.4	3	27.3	3	27.3	0	0.0	1	9.1	11	329,990	350,321
September 2008	1	9.1	2	18.2	6	54.5	1	9.1	1	9.1	11	359,900	363,479
Year-to-date 2009	12	24.0	16	32.0	13	26.0	1	2.0	8	16.0	50	334,445	388,869
Year-to-date 2008	20	13.8	54	37.2	41	28.3	7	4.8	23	15.9	145	349,900	420,668
King Township													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	1	7.7	1	7.7	11	84.6	13	825,000	872,154
Year-to-date 2008	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	820,000	950,357
Markham													
September 2009	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	606,990	698,617
September 2008	0	0.0	5	3.8	6	4.6	95	73.1	24	18.5	130	459,990	456,400
Year-to-date 2009	0	0.0	7	0.9	37	5.0	287	38.6	413	55.5	744	525,900	547,397
Year-to-date 2008	0	0.0	107	10.2	160	15.2	464	44.2	319	30.4	1,050	459,990	468,863
Newmarket													
September 2009	0	0.0	9	26.5	8	23.5	17	50.0	0	0.0	34	402,900	392,065
September 2008	0	0.0	3	11.1	12	44.4	6	22.2	6	22.2	27	385,990	434,761
Year-to-date 2009	0	0.0	56	17.7	135	42.6	91	28.7	35	11.0	317	380,900	407,515
Year-to-date 2008	0	0.0	8	4.0	75	37.7	68	34.2	48	24.1	199	420,990	438,356
Richmond Hill													
September 2009	0	0.0	0	0.0	0	0.0	8	61.5	5	38.5	13	469,990	551,590
September 2008	0	0.0	0	0.0	1	2.9	16	47.1	17	50.0	34	500,454	541,374
Year-to-date 2009	2	1.2	0	0.0	0	0.0	51	31.3	110	67.5	163	532,990	643,126
Year-to-date 2008	0	0.0	0	0.0	6	1.4	215	51.2	199	47.4	420	496,990	555,654
Vaughan													
September 2009	0	0.0	0	0.0	4	3.8	19	18.1	82	78.1	105	537,990	575,880
September 2008	0	0.0	0	0.0	0	0.0	28	20.3	110	79.7	138	561,490	600,358
Year-to-date 2009	0	0.0	0	0.0	28	2.7	220	21.6	771	75.7	1,019	555,900	593,852
Year-to-date 2008	3	0.2	0	0.0	12	1.0	332	27.6	855	71.1	1,202	538,990	580,403
Whitchurch-Stouffville													
September 2009	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
September 2008	1	2.3	2	4.5	10	22.7	27	61.4	4	9.1	44	410,000	416,027
Year-to-date 2009	1	0.3	2	0.6	26	7.3	274	76.8	54	15.1	357	450,000	476,424
Year-to-date 2008	2	0.4	12	2.4	67	13.3	353	70.0	70	13.9	504	420,175	447,830

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2009	0	0.0	7	5.4	39	30.2	62	48.1	21	16.3	129	421,990	467,831
September 2008	3	1.1	16	5.8	87	31.5	90	32.6	80	29.0	276	449,900	459,821
Year-to-date 2009	12	0.8	46	3.2	267	18.8	578	40.7	517	36.4	1,420	460,990	508,744
Year-to-date 2008	28	1.1	250	9.8	627	24.5	906	35.4	747	29.2	2,558	437,990	473,076
Brampton													
September 2009	0	0.0	7	6.7	39	37.5	48	46.2	10	9.6	104	409,990	420,462
September 2008	3	1.7	16	8.9	86	48.0	41	22.9	33	18.4	179	387,990	427,981
Year-to-date 2009	10	0.9	45	3.9	263	23.0	508	44.4	317	27.7	1,143	440,900	460,192
Year-to-date 2008	28	1.5	250	13.4	623	33.5	598	32.2	361	19.4	1,860	404,945	431,806
Caledon													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
September 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	2	4.2	1	2.1	1	2.1	7	14.6	37	77.1	48	650,000	821,908
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	7.1	39	92.9	42	775,000	932,831
Mississauga													
September 2009	0	0.0	0	0.0	0	0.0	14	70.0	6	30.0	20	459,900	497,360
September 2008	0	0.0	0	0.0	1	1.1	49	52.7	43	46.2	93	495,900	517,795
Year-to-date 2009	0	0.0	0	0.0	3	1.3	63	27.5	163	71.2	229	570,900	685,434
Year-to-date 2008	0	0.0	0	0.0	4	0.6	305	46.5	347	52.9	656	510,900	560,655
Halton Region													
September 2009	2	1.2	3	1.7	34	19.8	83	48.3	50	29.1	172	442,990	636,150
September 2008	0	0.0	6	1.4	131	29.7	144	32.7	160	36.3	441	440,900	512,210
Year-to-date 2009	6	0.4	27	1.8	275	18.8	670	45.8	486	33.2	1,464	457,990	584,543
Year-to-date 2008	1	0.0	61	2.8	572	26.3	715	32.9	824	37.9	2,173	450,000	531,117
Burlington													
September 2009	0	0.0	1	7.7	1	7.7	9	69.2	2	15.4	13	450,990	691,992
September 2008	0	0.0	4	7.3	26	47.3	13	23.6	12	21.8	55	399,990	551,921
Year-to-date 2009	0	0.0	4	1.4	26	9.4	158	57.2	88	31.9	276	463,990	598,079
Year-to-date 2008	0	0.0	23	6.0	164	42.6	145	37.7	53	13.8	385	400,990	464,696
Halton Hills													
September 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
September 2008	0	0.0	0	0.0	1	12.5	6	75.0	1	12.5	8	--	--
Year-to-date 2009	0	0.0	0	0.0	5	10.4	15	31.3	28	58.3	48	550,000	596,467
Year-to-date 2008	0	0.0	3	2.6	33	28.2	44	37.6	37	31.6	117	420,900	500,052
Milton													
September 2009	2	1.6	2	1.6	33	27.0	73	59.8	12	9.8	122	418,445	437,105
September 2008	0	0.0	2	0.8	104	40.6	118	46.1	32	12.5	256	410,900	432,576
Year-to-date 2009	6	0.7	23	2.8	236	29.2	471	58.3	72	8.9	808	420,900	439,070
Year-to-date 2008	1	0.1	35	3.7	370	39.1	411	43.4	129	13.6	946	410,900	438,299
Oakville													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	684,900	1,306,692
September 2008	0	0.0	0	0.0	0	0.0	7	5.7	115	94.3	122	603,495	666,008
Year-to-date 2009	0	0.0	0	0.0	8	2.4	26	7.8	298	89.8	332	670,000	925,608
Year-to-date 2008	0	0.0	0	0.0	5	0.7	115	15.9	605	83.4	725	587,990	692,513

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2009	29	24.2	32	26.7	20	16.7	24	20.0	15	12.5	120	345,945	377,812
September 2008	73	25.9	43	15.2	55	19.5	64	22.7	47	16.7	282	371,490	393,036
Year-to-date 2009	334	26.3	259	20.4	229	18.0	238	18.8	209	16.5	1,269	359,900	392,152
Year-to-date 2008	498	24.9	382	19.1	296	14.8	394	19.7	430	21.5	2,000	368,990	401,598
Ajax													
September 2009	2	8.7	4	17.4	0	0.0	11	47.8	6	26.1	23	444,440	442,370
September 2008	3	4.3	2	2.9	15	21.7	28	40.6	21	30.4	69	441,100	469,150
Year-to-date 2009	18	6.7	15	5.6	52	19.3	96	35.6	89	33.0	270	477,700	463,730
Year-to-date 2008	5	1.1	17	3.7	47	10.3	146	32.1	240	52.7	455	504,400	509,309
Brock													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2009	10	45.5	5	22.7	3	13.6	3	13.6	1	4.5	22	311,445	337,705
September 2008	27	47.4	6	10.5	10	17.5	6	10.5	8	14.0	57	329,990	348,747
Year-to-date 2009	159	46.9	67	19.8	51	15.0	40	11.8	22	6.5	339	307,990	339,094
Year-to-date 2008	139	40.4	80	23.3	57	16.6	38	11.0	30	8.7	344	322,990	344,640
Oshawa													
September 2009	14	32.6	11	25.6	13	30.2	3	7.0	2	4.7	43	340,900	341,645
September 2008	28	36.8	26	34.2	9	11.8	13	17.1	0	0.0	76	317,990	329,679
Year-to-date 2009	97	32.6	71	23.8	71	23.8	50	16.8	9	3.0	298	339,445	347,745
Year-to-date 2008	204	36.4	155	27.7	91	16.3	103	18.4	7	1.3	560	327,445	337,151
Pickering													
September 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 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	5	10.2	44	89.8	49	644,400	653,447
Year-to-date 2008	0	0.0	0	0.0	1	1.4	5	6.8	68	91.9	74	599,950	613,089
Scugog													
September 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2009	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
September 2008	2	6.7	0	0.0	7	23.3	7	23.3	14	46.7	30	486,993	494,660
Year-to-date 2009	6	12.8	3	6.4	9	19.1	10	21.3	19	40.4	47	482,800	461,329
Year-to-date 2008	22	16.2	16	11.8	10	7.4	34	25.0	54	39.7	136	468,250	459,805
Whitby													
September 2009	3	11.1	12	44.4	4	14.8	5	18.5	3	11.1	27	340,900	382,905
September 2008	13	28.3	9	19.6	14	30.4	10	21.7	0	0.0	46	353,140	351,299
Year-to-date 2009	54	20.3	103	38.7	46	17.3	37	13.9	26	9.8	266	339,990	376,512
Year-to-date 2008	128	29.7	114	26.5	90	20.9	68	15.8	31	7.2	431	335,990	362,408

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2009	14	27.5	17	33.3	12	23.5	4	7.8	4	7.8	51	339,990	356,797
September 2008	13	22.8	16	28.1	9	15.8	9	15.8	10	17.5	57	349,990	396,235
Year-to-date 2009	72	25.2	73	25.5	72	25.2	43	15.0	26	9.1	286	349,945	371,901
Year-to-date 2008	172	35.8	99	20.6	82	17.1	42	8.8	85	17.7	480	340,990	374,529
Bradford West Gwillimbury													
September 2009	5	16.1	13	41.9	10	32.3	3	9.7	0	0.0	31	340,900	347,134
September 2008	0	0.0	7	31.8	7	31.8	8	36.4	0	0.0	22	383,290	391,420
Year-to-date 2009	16	10.5	54	35.5	56	36.8	21	13.8	5	3.3	152	352,445	368,680
Year-to-date 2008	14	7.7	60	33.0	74	40.7	28	15.4	6	3.3	182	350,000	371,692
Town of Mono													
September 2009	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	--	--
September 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	6	14.6	8	19.5	13	31.7	14	34.1	41	439,900	486,666
Year-to-date 2008	0	0.0	0	0.0	0	0.0	2	3.9	49	96.1	51	564,900	595,408
New Tecumseth													
September 2009	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
September 2008	13	65.0	6	30.0	1	5.0	0	0.0	0	0.0	20	294,990	304,602
Year-to-date 2009	54	80.6	6	9.0	1	1.5	3	4.5	3	4.5	67	274,990	294,955
Year-to-date 2008	150	78.9	27	14.2	3	1.6	3	1.6	7	3.7	190	283,700	301,931
Orangeville													
September 2009	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	--	--
September 2008	0	0.0	3	27.3	1	9.1	1	9.1	6	54.5	11	501,990	469,767
Year-to-date 2009	2	7.7	7	26.9	7	26.9	6	23.1	4	15.4	26	364,500	408,043
Year-to-date 2008	8	14.0	12	21.1	5	8.8	9	15.8	23	40.4	57	406,900	427,951
Toronto CMA													
September 2009	23	3.3	42	6.1	103	14.8	225	32.4	301	43.4	694	477,990	592,960
September 2008	24	1.8	48	3.6	271	20.6	464	35.2	511	38.8	1,318	468,490	513,700
Year-to-date 2009	130	1.9	251	3.6	930	13.3	2,347	33.6	3,328	47.6	6,986	493,990	572,578
Year-to-date 2008	259	2.6	610	6.1	1,646	16.4	3,331	33.1	4,210	41.9	10,056	475,900	533,428
Oshawa CMA													
September 2009	27	29.3	28	30.4	20	21.7	11	12.0	6	6.5	92	334,990	352,812
September 2008	68	38.0	41	22.9	33	18.4	29	16.2	8	4.5	179	334,990	341,307
Year-to-date 2009	310	34.3	241	26.7	168	18.6	127	14.1	57	6.3	903	332,990	352,971
Year-to-date 2008	471	35.3	349	26.1	238	17.8	209	15.7	68	5.1	1,335	329,900	347,235
Greater Toronto Area													
September 2009	36	4.8	54	7.2	112	15.0	241	32.2	305	40.8	748	460,900	581,246
September 2008	79	5.3	77	5.2	321	21.5	497	33.2	521	34.8	1,495	450,900	498,944
Year-to-date 2009	368	4.7	423	5.4	1,052	13.4	2,589	32.9	3,447	43.7	7,879	482,556	555,586
Year-to-date 2008	558	4.9	883	7.8	1,966	17.4	3,643	32.3	4,246	37.6	11,296	459,954	515,833

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2009						
Submarket	Sept 2009	Sept 2008	% Change	YTD 2009	YTD 2008	% Change
Toronto City	892,975	925,888	-3.6	886,562	932,811	-5.0
Toronto	--	1,284,083	n/a	1,292,802	1,105,272	17.0
East York	--	--	n/a	944,933	808,695	16.8
Etobicoke	976,444	--	n/a	934,230	956,819	-2.4
North York	977,917	1,096,568	-10.8	942,289	1,118,390	-15.7
Scarborough	504,687	402,531	25.4	516,092	432,994	19.2
York	--	--	n/a	685,933	752,588	-8.9
York Region	550,151	506,575	8.6	548,153	512,828	6.9
Aurora	657,272	492,349	33.5	599,889	518,483	15.7
East Gwillimbury	--	--	n/a	523,301	532,493	-1.7
Georgina Township	350,321	363,479	-3.6	388,869	420,668	-7.6
King Township	--	--	n/a	872,154	950,357	-8.2
Markham	698,617	456,400	53.1	547,397	468,863	16.7
Newmarket	392,065	434,761	-9.8	407,515	438,356	-7.0
Richmond Hill	551,590	541,374	1.9	643,126	555,654	15.7
Vaughan	575,880	600,358	-4.1	593,852	580,403	2.3
Whitchurch-Stouffville	--	416,027	n/a	476,424	447,830	6.4
Peel Region	467,831	459,821	1.7	508,744	473,076	7.5
Brampton	420,462	427,981	-1.8	460,192	431,806	6.6
Caledon	--	--	n/a	821,908	932,831	-11.9
Mississauga	497,360	517,795	-3.9	685,434	560,655	22.3
Halton Region	636,150	512,210	24.2	584,543	531,117	10.1
Burlington	691,992	551,921	25.4	598,079	464,696	28.7
Halton Hills	--	--	n/a	596,467	500,052	19.3
Milton	437,105	432,576	1.0	439,070	438,299	0.2
Oakville	1,306,692	666,008	96.2	925,608	692,513	33.7
Durham Region	377,812	393,036	-3.9	392,152	401,598	-2.4
Ajax	442,370	469,150	-5.7	463,730	509,309	-8.9
Brock	--	--	n/a	--	--	n/a
Clarington	337,705	348,747	-3.2	339,094	344,640	-1.6
Oshawa	341,645	329,679	3.6	347,745	337,151	3.1
Pickering	--	--	n/a	653,447	613,089	6.6
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	494,660	n/a	461,329	459,805	0.3
Whitby	382,905	351,299	9.0	376,512	362,408	3.9
Remainder of Toronto CMA	356,797	396,235	-10.0	371,901	374,529	-0.7
Bradford West Gwillimbury	347,134	391,420	-11.3	368,680	371,692	-0.8
Town of Mono	--	--	n/a	486,666	595,408	-18.3
New Tecumseth	--	304,602	n/a	294,955	301,931	-2.3
Orangeville	--	469,767	n/a	408,043	427,951	-4.7
Toronto CMA	592,960	513,700	15.4	572,578	533,428	7.3
Oshawa CMA	352,812	341,307	3.4	352,971	347,235	1.7
Greater Toronto Area (GTA)	581,246	498,944	16.5	555,586	515,833	7.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
September 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	8,129	13,357	11,528	70.5	403,918	2.0	386,666
	July	9,967	27.6	8,048	12,174	11,665	69.0	395,414	6.5	401,877
	August	8,042	27.3	8,181	10,646	11,636	70.3	387,899	6.3	400,304
	September	8,196	27.9	8,196	12,185	10,823	75.7	406,877	10.3	406,085
	October									
	November									
	December									
	Q3 2008	20,533	-13.9		43,138			368,632	0.0	
	Q3 2009	26,205	27.6		35,005			396,693	7.6	
	YTD 2008	65,023	-13.7		133,497			383,450	2.9	
	YTD 2009	67,809	4.3		109,120			388,999	1.4	

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

Table 5b: MLS® Residential Activity for Oshawa
September 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	844	1,558	1,510	55.9	243,652	-8.2	251,263
	February	770	-2.7	840	1,450	1,481	56.7	271,408	3.2	272,317
	March	824	-15.0	736	1,693	1,532	48.0	275,656	4.0	275,123
	April	989	-8.7	793	2,111	1,669	47.5	275,751	18.7	274,438
	May	1,051	-11.8	767	2,049	1,519	50.5	282,717	2.5	275,479
	June	966	-13.0	734	1,818	1,613	45.5	283,059	4.3	275,183
	July	892	-6.9	765	1,592	1,631	46.9	275,088	2.8	271,940
	August	746	-15.6	722	1,423	1,456	49.6	270,802	2.0	271,630
	September	755	4.7	802	1,720	1,558	51.5	268,291	-1.1	268,262
	October	576	-29.0	624	1,481	1,497	41.7	264,936	-3.2	265,464
	November	409	-41.1	506	1,075	1,448	34.9	268,902	-1.3	270,182
	December	265	-37.4	531	604	1,692	31.4	262,710	-3.9	270,338
2009	January	350	-36.8	532	1,348	1,297	41.0	257,095	5.5	265,509
	February	506	-34.3	552	1,212	1,244	44.4	263,838	-2.8	264,869
	March	694	-15.8	625	779	713	87.7	263,970	-4.2	263,600
	April	843	-14.8	678	779	617	109.9	269,596	-2.2	268,448
	May	1,026	-2.4	747	1,546	1,142	65.4	278,592	-1.5	271,280
	June	1,115	15.4	843	1,468	1,301	64.8	281,765	-0.5	273,876
	July	1,033	15.8	878	1,313	1,336	65.7	285,247	3.7	281,615
	August	876	17.4	847	1,169	1,199	70.6	278,480	2.8	279,435
	September	825	9.3	882	1,169	1,057	83.4	282,308	5.2	282,442
	October									
	November									
	December									
	Q3 2008	2,393	-6.6		4,735			271,607	1.4	
	Q3 2009	2,734	14.2		3,651			282,192	3.9	
	YTD 2008	7,547	-9.0		15,414			273,533	3.7	
	YTD 2009	7,268	-3.7		10,783			275,931	0.9	

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

Table 6a: Economic Indicators Toronto CMA
September 2009

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			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	144.6	113.9	2,899	9.1	68.8	850
	June	631	3.75	5.85	144.6	114.0	2,878	9.6	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,861	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,866	10.1	68.4	855
	September	610	3.70	5.49		113.7	2,876	9.8	68.3	857
	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 September 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	144.6	114.0	178.0	8.7	66.5	865
	July	631	3.75	5.85	144.7	113.6	178.4	9.7	67.2	868
	August	631	3.75	5.85	145.0	113.6	180.2	9.9	68.0	879
	September	610	3.70	5.49		113.7	182.6	9.2	68.3	894
	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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