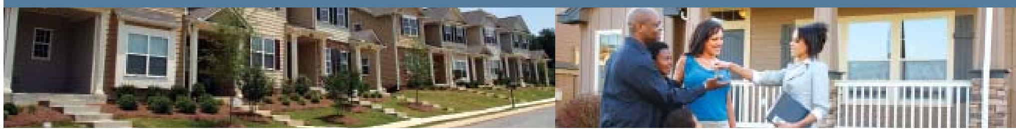
HOUSING MARKET INFORMATION

HOUSING NOW
Ontario Region



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2010

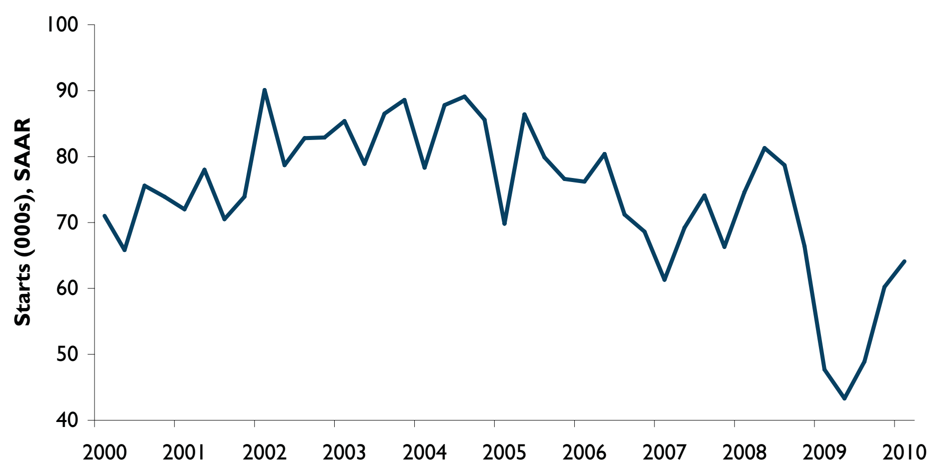
New Home Market

Ontario Single Starts Lead Recovery Into First Quarter

Ontario residential construction activity strengthened for a third consecutive quarter – sustaining the uptrend that began this time last year. Ontario all area home starts increased to a seasonally adjusted annualized rate estimate of 64,100 units in the first quarter of 2010, up nearly eight per cent from the previous quarter. Housing starts staged a remarkable recovery through the course of last year after the onset of the global economic crisis in the fall of 2008 dampened consumer spending and housing demand. Strength in residential construction was boosted by activity in the single detached home segment in the latest quarter. Multi-family home construction, which includes semi-detached, townhomes and

Figure 1

Ontario Single Starts Lead the Recovery



Source: CMHC

Table of Contents

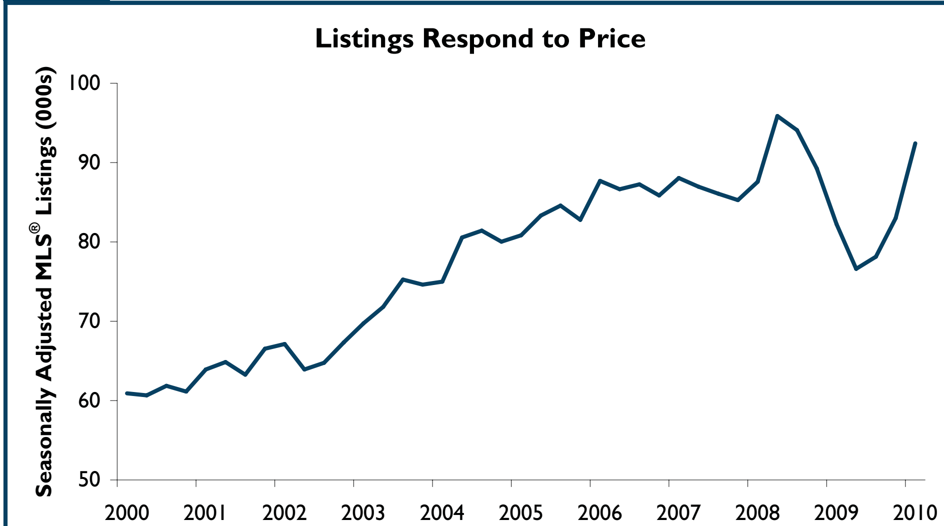
condominiums posted declines. With the exception of the GTA, all other markets posted increases in residential construction activity from the first quarter of last year. Expectations of rising mortgage carrying costs, low inventories of new and resale housing and stronger job markets continued fuelling new construction demand.

The share of single detached home construction dropped to 41 per cent in 2008, its lowest level in over 30 years. That story began to reverse itself particularly during the second half of last year as single detached starts captured 45 per cent of all construction activity in 2009. Single detached home construction has now grown strongly over four consecutive quarters. Record low interest rates and builder incentives helped improve affordability conditions, allowing demand for more expensive housing to grow in recent quarters. After peaking in the fourth quarter of 2008, single detached inventories edged lower and remain below historical averages. This prompted more builders to commence residential construction activity. Although anecdotal, more construction of single-detached housing may also have been motivated by the upcoming introduction of the HST in mid 2010. Some home buyers and builders tried to get a step ahead of that tax to ensure a closing before July 1st.

Multi-family home construction activity, softened in the first quarter. High levels of apartments under construction likely increased times to completion - making it difficult to commence new projects during the first quarter. Since 2004, apartment construction captured a larger share of residential construction activity as first time buyers flocked to more inexpensive housing options. However, apartment starts have been losing steam relative to other dwelling types in recent quarters as lenders have demanded higher presale targets to extend construction financing for apartment development. This has increased production runs and has contributed further to higher under construction counts. This trend should reverse itself over the next few quarters as more completions result in fewer units under construction – freeing up more labour and allowing more projects to break ground.

Ontario new home prices have been trending higher since the third quarter of last year due to both demand and supply factors. On the demand side, stronger housing starts, owing to a stronger economy, combined with higher resale home prices enabled builders to raise prices. This was in stark contrast to conditions this time last year which saw builders cutting prices to clear inventories in response to slowing economic conditions. On the supply side, higher construction costs in recent quarters have also put upward pressure on new home prices.

Figure 2



Source: CREA

Resale Market

Ontario Existing Home Sales Reach New Record

Ontario home buyers were out in full force in the first quarter pushing sales to all time highs. Ontario seasonally adjusted annualized home sales grew for a fifth consecutive quarter and have not only eclipsed pre-recession levels but were above year 2007 record levels in the first quarter. Stronger job markets, more choice in the resale market and looming increases in housing costs encouraged buoyant activity. First-time buyer activity remained brisk, as prospects of higher mortgage rates helped sustain the "pull forward" effect on sales.

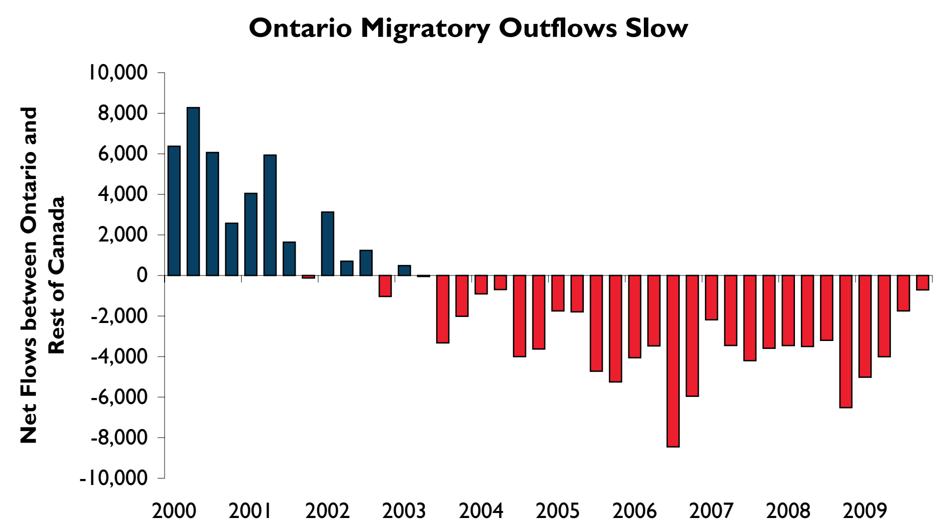
Ontario new home listings moved higher for a third consecutive quarter, outpacing gains in home sales. With home prices eclipsing pre recession levels, homeowners were enticed to list their homes for sale. The gap between sales and listings narrowed in the first quarter – indicating more accommodating supply conditions for prospective home buyers. Ontario's sales-to-new-listings ratio, a leading indicator of growth in future home prices, moved lower. Ontario home prices accelerated during the second half of 2009 and into 2010, growing above the general rate of inflation.

The most expensive Ontario resale markets continued to experience the tightest housing market conditions. As of the first quarter, Hamilton, Ottawa and the GTA experienced the tightest resale market conditions across the province. Improved affordability through the latter part of 2009 helped fuel demand in Ontario's most expensive markets. Meanwhile, Greater Sudbury, Windsor and St. Catharines-Niagara sustained their ranking as the coolest resale markets across the province. While confidence has been restored in Ontario's goods producing industry, a high Canadian dollar and labour market unrest specific to northern Ontario's mining sector has muted the housing recovery in these local markets.

Ontario Migratory Outflows to the West Slow

Population growth is an important driver of housing demand. Since the early part of this past decade, Ontario's population has been growing at a slower rate relative to historic averages. Ontario has relied on migration to support population growth as natural increases, driven by births minus deaths, have not been much of a driver. Net new migrants arriving in Ontario since 2002 has slowed both due to slower immigration and migratory outflows mainly to oil rich western Canada. The events of September 11, 2001, SARS and the recent economic downturn have discouraged travel and impacted migratory inflows into Ontario in a more significant way. However, recent migration patterns suggest that Ontario may be at a turning point. Latest quarterly migration data from Statistics Canada show that Ontario lost the fewest migrants to other provinces since the early part of this past decade. Ontario's economy grew at a slightly faster rate then the rest of Canada in the second half of 2009. This helped boost job creation even in Ontario's traditional goods producing sector. Significant restructuring and job shedding in Ontario's manufacturing sector in recent years may be coming to an end – encouraging fewer Ontarians to look elsewhere for jobs.

Figure 3



Source: Statistics Canada

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1: Housing Activity Summary of Ontario Region First Quarter 2010										
	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q1 2010	5,162	478	1,292	43	592	2,142	39	1,164	341	11,255
Q1 2009	2,386	507	814	40	404	4,217	42	808	257	9,475
% Change	116.3	-5.7	58.7	7.5	46.5	-49.2	-7.1	44.1	32.7	18.8
Year-to-date 2010	5,162	478	1,292	43	592	2,142	39	1,164	341	11,255
Year-to-date 2009	2,386	507	814	40	404	4,217	42	808	257	9,475
% Change	116.3	-5.7	58.7	7.5	46.5	-49.2	-7.1	44.1	32.7	18.8
UNDER CONSTRUCTION										
Q1 2010	13,465	1,756	5,543	124	2,419	37,680	184	6,513	1,357	69,073
Q1 2009	12,028	2,155	5,091	132	3,266	41,074	136	4,513	1,702	70,097
% Change	11.9	-18.5	8.9	-6.1	-25.9	-8.3	35.3	44.3	-20.3	-1.5
COMPLETIONS										
Q1 2010	5,024	648	676	58	544	2,884	25	784	511	11,154
Q1 2009	5,581	713	1,467	51	506	3,655	36	534	590	13,133
% Change	-10.0	-9.1	-53.9	13.7	7.5	-21.1	-30.6	46.8	-13.4	-15.1
Year-to-date 2010	5,024	648	676	58	544	2,884	25	784	511	11,154
Year-to-date 2009	5,581	713	1,467	51	506	3,655	36	534	590	13,133
% Change	-10.0	-9.1	-53.9	13.7	7.5	-21.1	-30.6	46.8	-13.4	-15.1
COMPLETED & NOT ABSORBED										
Q1 2010	994	114	295	41	199	773	36	578	n/a	3,030
Q1 2009	1,593	181	423	44	286	738	39	435	n/a	3,739
% Change	-37.6	-37.0	-30.3	-6.8	-30.4	4.7	-7.7	32.9	n/a	-19.0
ABSORBED										
Q1 2010	4,470	594	715	53	478	2,854	29	251	n/a	9,444
Q1 2009	5,003	659	1,293	44	506	3,580	3	506	n/a	11,594
% Change	-10.7	-9.9	-44.7	20.5	-5.5	-20.3	**	-50.4	n/a	-18.5
Year-to-date 2010	4,470	594	715	53	478	2,854	29	251	n/a	9,444
Year-to-date 2009	5,003	659	1,293	44	506	3,580	3	506	n/a	11,594
% Change	-10.7	-9.9	-44.7	20.5	-5.5	-20.3	**	-50.4	n/a	-18.5

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

Table 1.2: History of Housing Starts of Ontario Region 2000 - 2009

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114
% Change	0.9	-20.5	-4.8	25.3	45.0	5.0	10.5	-28.5	22.9	-0.1
2003	43,449	6,262	9,227	162	2,361	14,314	544	4,226	4,247	85,180
% Change	-7.6	-7.8	8.9	-6.9	-14.5	38.9	-9.3	28.6	6.7	1.9
2002	47,034	6,795	8,476	174	2,762	10,308	600	3,286	3,982	83,597
% Change	28.6	-2.0	21.5	7.4	-3.0	-25.3	38.2	43.9	31.9	14.1
2001	36,568	6,931	6,975	162	2,846	13,807	434	2,283	3,020	73,282
% Change	-0.9	-2.3	-12.4	22.7	7.2	31.2	73.6	27.2	-26.3	2.5
2000	36,911	7,095	7,960	132	2,656	10,520	250	1,795	4,098	71,521

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Centres 100,000+											
Barrie	58	38	0	0	14	0	0	0	72	38	89.5
Brantford	47	69	0	2	40	0	36	0	123	71	73.2
Greater Sudbury	30	8	0	0	0	0	0	8	30	16	87.5
Guelph	111	30	14	4	81	39	48	0	254	73	**
Hamilton	337	108	66	8	232	101	377	172	1,012	389	160.2
Kingston	86	29	0	0	0	4	0	0	86	33	160.6
Kitchener	273	184	42	6	75	128	184	23	574	341	68.3
London	360	94	0	2	27	3	6	206	393	305	28.9
Oshawa	328	68	0	0	6	0	0	0	334	68	**
Ottawa	453	303	56	35	375	224	158	347	1,042	909	14.6
Peterborough	38	14	2	0	0	10	4	0	44	24	83.3
St. Catharines-Niagara	135	52	10	4	123	67	3	0	271	123	120.3
Thunder Bay	11	5	2	2	0	4	0	0	13	11	18.2
Toronto	2,380	1,118	266	430	755	574	2,268	3,782	5,669	5,904	-4.0
Windsor	67	20	0	2	4	13	0	0	71	35	102.9
Centres 50,000 - 99,999											
Belleville	22	12	0	0	0	13	20	125	42	150	-72.0
Chatham-Kent	10	2	2	0	0	0	0	0	12	2	**
Cornwall	14	9	8	0	0	0	0	0	22	9	144.4
Kawartha Lakes	31	14	0	2	0	0	70	0	101	16	**
Norfolk	25	7	0	2	15	14	0	0	40	23	73.9
North Bay	17	1	2	0	0	0	0	0	19	1	**
Sarnia	29	20	0	0	0	0	0	0	29	20	45.0
Sault Ste. Marie	16	9	0	0	0	0	0	0	16	9	77.8

Table 2: Starts by Submarket and by Dwelling Type, Ontario Region, First Quarter 2010

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Ontario Region First Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Centres 10,000 - 49,999											
Bracebridge	8	1	0	0	0	0	0	0	8	1	**
Brighton MU	19	2	0	n/a	0	n/a	0	n/a	19	2	**
Brock Tp	2	1	0	n/a	0	n/a	0	n/a	2	1	100.0
Brockville	7	4	0	0	0	0	0	0	7	4	75.0
Centre Wellington	14	1	4	0	0	0	0	0	18	1	**
Cobourg	29	18	2	0	0	0	0	0	31	18	72.2
Collingwood	12	20	2	0	72	4	38	0	124	24	**
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	6	0	0	0	0	0	0	0	6	0	n/a
Essex T	1	2	0	n/a	4	n/a	0	n/a	5	2	150.0
Gravenhurst	6	2	0	0	0	0	0	0	6	2	200.0
Greater Napanee	9	2	0	0	0	0	6	0	15	2	**
Haldimand County CY	7	10	0	0	6	0	0	0	13	10	30.0
Hunstville	13	22	0	0	0	13	0	105	13	140	-90.7
Ingersoll	6	3	0	0	0	10	0	0	6	13	-53.8
Kenora	0	0	0	0	0	0	10	0	10	0	n/a
Kincardine MU	4	3	0	n/a	0	n/a	0	n/a	4	3	33.3
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	7	4	4	4	0	0	0	2	11	10	10.0
Meaford	5	0	0	0	0	0	0	0	5	0	n/a
Midland	12	9	0	2	6	0	0	0	18	11	63.6
Mississippi Mills	9	5	0	0	0	5	0	0	9	10	-10.0
North Grenville MU	15	7	0	n/a	0	n/a	0	n/a	15	7	114.3
North Perth	8	3	0	0	0	0	0	0	8	3	166.7
Orillia	7	11	0	0	0	6	98	0	105	17	**
Owen Sound	2	2	0	0	0	0	0	0	2	2	0.0
Petawawa	3	7	0	0	0	0	0	0	3	7	-57.1
Port Hope	2	0	0	0	0	0	0	0	2	0	n/a
Prince Edward County	8	10	0	0	0	0	0	0	8	10	-20.0
Saugeen Shores	5	7	0	0	0	14	0	0	5	21	-76.2
Scugog Tp	3	1	0	n/a	0	n/a	0	100	3	101	-97.0
Stratford	7	4	2	0	0	0	0	153	9	157	-94.3
Temiskaming Shores	1	0	0	0	0	0	0	0	1	0	n/a
The Nation M	19	4	2	n/a	0	n/a	0	n/a	21	4	**
Tillsonburg	13	2	0	0	0	0	0	2	13	4	**
Timmins	0	0	0	0	0	0	0	0	0	0	n/a
Trent Hills	10	1	0	0	0	0	0	0	10	1	**
Wasaga Beach	10	24	0	0	29	12	0	0	39	36	8.3
West Grey MU	1	3	0	0	0	0	0	0	1	3	-66.7
West Nipissing	0	6	0	0	0	0	0	0	0	6	-100.0
Woodstock	38	11	0	2	8	0	0	0	46	13	**
Total Ontario (10,000+)	5,206	2,426	486	509	1,872	1,258	3,350	5,025	10,914	9,218	18.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region First Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Barrie	14	0	0	0	0	0	0	0
Brantford	40	0	0	0	0	0	36	0
Greater Sudbury	0	0	0	0	0	0	0	8
Guelph	81	39	0	0	48	0	0	0
Hamilton	232	101	0	0	182	90	195	82
Kingston	0	4	0	0	0	0	0	0
Kitchener	71	128	4	0	103	4	79	19
London	27	3	0	0	0	0	6	206
Oshawa	6	0	0	0	0	0	0	0
Ottawa	371	221	4	3	140	347	18	0
Peterborough	0	0	0	10	0	0	4	0
St. Catharines-Niagara	113	67	10	0	0	0	3	0
Thunder Bay	0	0	0	4	0	0	0	0
Toronto	741	574	14	0	1,559	3,772	709	10
Windsor	4	13	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	0	13	0	0	0	0	20	125
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	0	0	0	0	0	0	70	0
Norfolk	15	14	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	0
Sarnia	0	0	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	0
Brighton MU	0	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	0	0	0	0	0	0	0	0
Collingwood	72	4	0	0	38	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	4	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	6	0	0	0
Haldimand County CY	6	0	0	0	0	0	0	0
Hunstville	0	0	0	13	0	4	0	101
Ingersoll	0	0	0	10	0	0	0	0
Kenora	0	0	0	0	10	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	2
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	6	0	0	0	0	0
Mississippi Mills	0	5	0	0	0	0	0	0
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	0	6	0	0	98	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	0	0	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	0	14	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	100
Stratford	0	0	0	0	0	0	0	153
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	n/a	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	0	2
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	0	0
Wasaga Beach	29	12	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	8	0	0	0	0	0	0	0
Total Ontario (10,000+)	1,834	1,218	38	40	2,184	4,217	1,164	808

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
First Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Barrie	72	38	0	0	0	0	72	38
Brantford	70	71	17	0	36	0	123	71
Greater Sudbury	30	8	0	0	0	8	30	16
Guelph	157	73	97	0	0	0	254	73
Hamilton	539	146	278	161	195	82	1,012	389
Kingston	86	33	0	0	0	0	86	33
Kitchener	345	266	144	56	83	19	574	341
London	326	89	61	10	6	206	393	305
Oshawa	334	68	0	0	0	0	334	68
Ottawa	880	559	140	347	22	3	1,042	909
Peterborough	38	14	2	0	4	10	44	24
St. Catharines-Niagara	242	98	16	25	13	0	271	123
Thunder Bay	13	7	0	0	0	4	13	11
Toronto	3,178	1,877	1,768	4,017	723	10	5,669	5,904
Windsor	67	22	4	13	0	0	71	35
Centres 50,000 - 99,999								
Belleville	21	25	0	0	21	125	42	150
Chatham-Kent	12	2	0	0	0	0	12	2
Cornwall	22	9	0	0	0	0	22	9
Kawartha Lakes	31	14	0	0	70	2	101	16
Norfolk	25	13	15	10	0	0	40	23
North Bay	19	1	0	0	0	0	19	1
Sarnia	29	20	0	0	0	0	29	20
Sault Ste. Marie	16	9	0	0	0	0	16	9

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
First Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 10,000 - 49,999								
Bracebridge	8	1	0	0	0	0	8	1
Brighton MU	19	2	0	n/a	0	n/a	19	2
Brock Tp	2	1	0	n/a	0	n/a	2	1
Brockville	7	4	0	0	0	0	7	4
Centre Wellington	18	1	0	0	0	0	18	1
Cobourg	31	18	0	0	0	0	31	18
Collingwood	14	24	110	0	0	0	124	24
Elliot Lake	0	0	0	0	0	0	0	0
Erin	6	0	0	0	0	0	6	0
Essex T	5	2	0	n/a	0	n/a	5	2
Gravenhurst	6	2	0	0	0	0	6	2
Greater Napanee	9	2	6	0	0	0	15	2
Haldimand County CY	13	10	0	0	0	0	13	10
Hunstville	13	22	0	4	0	114	13	140
Ingersoll	6	3	0	0	0	10	6	13
Kenora	0	0	10	0	0	0	10	0
Kincardine MU	4	3	0	n/a	0	n/a	4	3
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	11	8	0	0	0	2	11	10
Meaford	5	0	0	0	0	0	5	0
Midland	12	11	0	0	6	0	18	11
Mississippi Mills	9	10	0	0	0	0	9	10
North Grenville MU	15	7	0	n/a	0	n/a	15	7
North Perth	8	3	0	0	0	0	8	3
Orillia	7	17	98	0	0	0	105	17
Owen Sound	2	2	0	0	0	0	2	2
Petawawa	3	7	0	0	0	0	3	7
Port Hope	2	0	0	0	0	0	2	0
Prince Edward County	8	10	0	0	0	0	8	10
Saugeen Shores	5	21	0	0	0	0	5	21
Scugog Tp	3	1	0	n/a	0	100	3	101
Stratford	9	4	0	0	0	153	9	157
Temiskaming Shores	1	0	0	0	0	0	1	0
The Nation M	21	4	0	n/a	0	n/a	21	4
Tillsonburg	13	2	0	0	0	2	13	4
Timmins	0	0	0	0	0	0	0	0
Trent Hills	10	1	0	0	0	0	10	1
Wasaga Beach	28	18	11	18	0	0	39	36
West Grey MU	1	3	0	0	0	0	1	3
West Nipissing	0	6	0	0	0	0	0	6
Woodstock	46	13	0	0	0	0	46	13
Total Ontario (10,000+)	6,932	3,707	2,777	4,661	1,203	850	10,914	9,218

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
First Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Centres 100,000+											
Barrie	94	96	2	2	14	26	0	40	110	164	-32.9
Brantford	59	56	2	0	9	29	0	0	70	85	-17.6
Greater Sudbury	58	73	6	6	4	0	19	4	87	83	4.8
Guelph	89	73	14	4	24	36	0	55	127	168	-24.4
Hamilton	274	298	28	12	239	186	82	0	623	496	25.6
Kingston	109	124	0	12	0	3	0	0	109	139	-21.6
Kitchener	239	307	8	18	172	152	101	84	520	561	-7.3
London	276	192	2	0	31	44	207	129	516	365	41.4
Oshawa	217	281	2	2	23	66	0	0	242	349	-30.7
Ottawa	542	606	56	51	273	377	486	276	1,357	1,310	3.6
Peterborough	77	64	0	0	0	8	30	0	107	72	48.6
St. Catharines-Niagara	151	135	18	16	75	46	32	3	276	200	38.0
Thunder Bay	23	19	4	2	0	0	0	0	27	21	28.6
Toronto	1,967	2,399	460	526	231	902	2,572	3,393	5,230	7,220	-27.6
Windsor	91	55	2	6	30	12	0	0	123	73	68.5
Centres 50,000 - 99,999											
Belleville	40	51	4	0	14	3	0	0	58	54	7.4
Chatham-Kent	21	19	2	4	0	0	0	0	23	23	0.0
Cornwall	20	17	4	10	0	0	0	0	24	27	-11.1
Kawartha Lakes	55	73	0	6	0	6	0	0	55	85	-35.3
Norfolk	51	47	0	8	13	0	0	0	64	55	16.4
North Bay	22	33	4	0	10	0	0	0	36	33	9.1
Sarnia	30	35	4	0	0	8	0	0	34	43	-20.9
Sault Ste. Marie	15	32	0	0	0	0	0	0	15	32	-53.1

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region First Quarter 2010												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
Centres 10,000 - 49,999											
Bracebridge	15	14	2	0	0	0	0	0	17	14	21.4
Brighton MU	28	20	0	4	3	n/a	0	n/a	31	24	29.2
Brock Tp	17	11	0	n/a	0	8	0	n/a	17	19	-10.5
Brockville	9	7	0	0	0	0	0	0	9	7	28.6
Centre Wellington	20	10	4	0	0	0	0	0	24	10	140.0
Cobourg	11	16	2	0	0	16	8	67	21	99	-78.8
Collingwood	20	24	2	10	48	8	0	0	70	42	66.7
Elliot Lake	8	0	0	0	0	0	0	0	8	0	n/a
Erin	8	1	0	0	0	0	0	0	8	1	**
Essex T	3	9	0	n/a	0	8	0	n/a	3	17	-82.4
Gravenhurst	12	16	0	0	0	0	0	36	12	52	-76.9
Greater Napanee	13	4	0	4	0	0	0	0	13	8	62.5
Haldimand County CY	25	21	0	0	8	0	0	0	33	21	57.1
Hunstville	15	16	0	0	0	5	0	105	15	126	-88.1
Ingersoll	9	6	0	0	0	0	0	0	9	6	50.0
Kenora	4	2	0	0	0	0	0	0	4	2	100.0
Kincardine MU	2	2	0	n/a	0	n/a	0	n/a	2	2	0.0
Lambton Shores	0	1	0	0	0	0	0	0	0	1	-100.0
Leamington	11	15	8	2	0	0	0	0	19	17	11.8
Meaford	9	5	0	0	0	0	0	0	9	5	80.0
Midland	20	32	0	2	0	0	0	0	20	34	-41.2
Mississippi Mills	11	19	0	2	12	0	0	0	23	21	9.5
North Grenville MU	21	21	0	n/a	0	n/a	0	n/a	21	21	0.0
North Perth	9	7	0	0	0	0	0	0	9	7	28.6
Orillia	15	15	0	0	0	34	0	0	15	49	-69.4
Owen Sound	14	7	0	2	0	0	0	0	14	9	55.6
Petawawa	19	14	0	0	0	4	0	0	19	18	5.6
Port Hope	7	4	0	0	0	0	0	0	7	4	75.0
Prince Edward County	22	19	0	0	0	3	0	0	22	22	0.0
Saugeen Shores	6	12	2	2	0	0	0	0	8	14	-42.9
Scugog Tp	5	1	0	n/a	0	n/a	0	n/a	5	1	**
Stratford	9	12	0	0	0	7	123	0	132	19	**
Temiskaming Shores	3	4	0	0	0	0	0	0	3	4	-25.0
The Nation M	11	25	4	n/a	0	n/a	0	n/a	15	25	-40.0
Tillsonburg	8	13	0	0	0	0	0	0	8	13	-38.5
Timmins	9	10	0	0	0	0	0	0	9	10	-10.0
Trent Hills	4	15	0	0	0	0	5	0	9	15	-40.0
Wasaga Beach	47	53	0	0	0	0	0	0	47	53	-11.3
West Grey MU	7	9	0	0	0	0	0	0	7	9	-22.2
West Nipissing	18	20	0	0	0	0	0	0	18	20	-10.0
Woodstock	53	27	4	0	0	0	0	0	57	27	111.1
Total Ontario (10,000+)	5,084	5,635	658	719	1,233	1,997	3,668	4,192	10,643	12,543	-15.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region First Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Barrie	14	26	0	0	0	40	0	0
Brantford	9	29	0	0	0	0	0	0
Greater Sudbury	0	0	4	0	15	0	4	4
Guelph	24	36	0	0	0	55	0	0
Hamilton	239	186	0	0	0	0	82	0
Kingston	0	0	0	3	0	0	0	0
Kitchener	172	152	0	0	36	0	65	84
London	31	25	0	19	0	0	207	129
Oshawa	20	66	3	0	0	0	0	0
Ottawa	269	377	4	0	478	207	8	69
Peterborough	0	8	0	0	0	0	30	0
St. Catharines-Niagara	75	46	0	0	0	3	32	0
Thunder Bay	0	0	0	0	0	0	0	0
Toronto	231	902	0	0	2,347	3,246	225	147
Windsor	30	12	0	0	0	0	0	0
Centres 50,000 - 99,999								
Belleville	14	3	0	0	0	0	0	0
Chatham-Kent	0	0	0	0	0	0	0	0
Cornwall	0	0	0	0	0	0	0	0
Kawartha Lakes	0	0	0	6	0	0	0	0
Norfolk	13	0	0	0	0	0	0	0
North Bay	0	0	10	0	0	0	0	0
Sarnia	0	8	0	0	0	0	0	0
Sault Ste. Marie	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region First Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 10,000 - 49,999								
Bracebridge	0	0	0	0	0	0	0	0
Brighton MU	3	n/a	0	n/a	0	n/a	0	n/a
Brock Tp	0	8	0	n/a	0	n/a	0	n/a
Brockville	0	0	0	0	0	0	0	0
Centre Wellington	0	0	0	0	0	0	0	0
Cobourg	0	16	0	0	8	67	0	0
Collingwood	48	8	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex T	0	8	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	36	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County CY	8	0	0	0	0	0	0	0
Hunstville	0	0	0	5	0	4	0	101
Ingersoll	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine MU	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	0	0
Mississippi Mills	12	0	0	0	0	0	0	0
North Grenville MU	0	n/a	0	n/a	0	n/a	0	n/a
North Perth	0	0	0	0	0	0	0	0
Orillia	0	34	0	0	0	0	0	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	0	4	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	3	0	0	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog Tp	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	0	7	0	0	0	0	123	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation M	0	n/a	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	0	0	0	0	0	0	5	0
Wasaga Beach	0	0	0	0	0	0	0	0
West Grey MU	0	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	0	0	0	0	0	0	0	0
Total Ontario (10,000+)	1,212	1,964	21	33	2,884	3,658	784	534

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Ontario Region First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 100,000+								
Barrie	110	124	0	40	0	0	110	164
Brantford	63	69	7	16	0	0	70	85
Greater Sudbury	64	79	15	0	8	4	87	83
Guelph	116	108	11	60	0	0	127	168
Hamilton	375	438	166	58	82	0	623	496
Kingston	109	136	0	0	0	3	109	139
Kitchener	324	423	131	54	65	84	520	561
London	244	162	63	53	209	150	516	365
Oshawa	227	326	12	23	3	0	242	349
Ottawa	847	1,034	496	207	14	69	1,357	1,310
Peterborough	77	72	0	0	30	0	107	72
St. Catharines-Niagara	201	179	43	20	32	1	276	200
Thunder Bay	27	21	0	0	0	0	27	21
Toronto	2,585	3,524	2,420	3,549	225	147	5,230	7,220
Windsor	93	59	30	14	0	0	123	73
Centres 50,000 - 99,999								
Belleville	45	54	13	0	0	0	58	54
Chatham-Kent	23	23	0	0	0	0	23	23
Cornwall	24	27	0	0	0	0	24	27
Kawartha Lakes	55	79	0	0	0	6	55	85
Norfolk	51	55	13	0	0	0	64	55
North Bay	26	33	0	0	10	0	36	33
Sarnia	34	43	0	0	0	0	34	43
Sault Ste. Marie	15	32	0	0	0	0	15	32

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Ontario Region First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
Centres 10,000 - 49,999								
Bracebridge	15	14	2	0	0	0	17	14
Brighton MU	31	24	0	n/a	0	n/a	31	24
Brock Tp	17	19	0	n/a	0	n/a	17	19
Brockville	9	7	0	0	0	0	9	7
Centre Wellington	24	10	0	0	0	0	24	10
Cobourg	13	26	8	73	0	0	21	99
Collingwood	22	42	48	0	0	0	70	42
Elliot Lake	8	0	0	0	0	0	8	0
Erin	8	1	0	0	0	0	8	1
Essex T	3	14	0	3	0	n/a	3	17
Gravenhurst	12	16	0	36	0	0	12	52
Greater Napanee	13	8	0	0	0	0	13	8
Haldimand County CY	25	21	8	0	0	0	33	21
Hunstville	15	16	0	4	0	106	15	126
Ingersoll	9	6	0	0	0	0	9	6
Kenora	4	2	0	0	0	0	4	2
Kincardine MU	2	2	0	n/a	0	n/a	2	2
Lambton Shores	0	1	0	0	0	0	0	1
Leamington	19	17	0	0	0	0	19	17
Meaford	9	5	0	0	0	0	9	5
Midland	20	34	0	0	0	0	20	34
Mississippi Mills	23	21	0	0	0	0	23	21
North Grenville MU	21	21	0	n/a	0	n/a	21	21
North Perth	9	7	0	0	0	0	9	7
Orillia	15	49	0	0	0	0	15	49
Owen Sound	14	9	0	0	0	0	14	9
Petawawa	19	18	0	0	0	0	19	18
Port Hope	7	4	0	0	0	0	7	4
Prince Edward County	22	22	0	0	0	0	22	22
Saugeen Shores	8	14	0	0	0	0	8	14
Scugog Tp	5	1	0	n/a	0	n/a	5	1
Stratford	9	19	0	0	123	0	132	19
Temiskaming Shores	3	4	0	0	0	0	3	4
The Nation M	15	25	0	n/a	0	n/a	15	25
Tillsonburg	8	13	0	0	0	0	8	13
Timmins	9	10	0	0	0	0	9	10
Trent Hills	4	15	0	0	5	0	9	15
Wasaga Beach	47	51	0	2	0	0	47	53
West Grey MU	7	9	0	0	0	0	7	9
West Nipissing	18	20	0	0	0	0	18	20
Woodstock	57	27	0	0	0	0	57	27
Total Ontario (10,000+)	6,348	7,761	3,486	4,212	809	570	10,643	12,543

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region First Quarter 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q1 2010	0	0.0	1	6.3	13	81.3	2	12.5	0	0.0	16	259,950	257,758
Q1 2009	2	4.1	4	8.2	34	69.4	9	18.4	0	0.0	49	239,900	247,782
Year-to-date 2010	0	0.0	1	6.3	13	81.3	2	12.5	0	0.0	16	259,950	257,758
Year-to-date 2009	2	4.1	4	8.2	34	69.4	9	18.4	0	0.0	49	239,900	247,782
Chatham-Kent													
Q1 2010	5	17.9	2	7.1	13	46.4	6	21.4	2	7.1	28	269,500	286,668
Q1 2009	3	15.8	1	5.3	7	36.8	8	42.1	0	0.0	19	299,000	282,368
Year-to-date 2010	5	17.9	2	7.1	13	46.4	6	21.4	2	7.1	28	269,500	286,668
Year-to-date 2009	3	15.8	1	5.3	7	36.8	8	42.1	0	0.0	19	299,000	282,368
Cornwall													
Q1 2010	1	14.3	4	57.1	2	28.6	0	0.0	0	0.0	7	--	--
Q1 2009	5	29.4	4	23.5	3	17.6	4	23.5	1	5.9	17	198,495	244,066
Year-to-date 2010	1	14.3	4	57.1	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2009	5	29.4	4	23.5	3	17.6	4	23.5	1	5.9	17	198,495	244,066
Kawartha Lakes													
Q1 2010	0	0.0	0	0.0	32	59.3	19	35.2	3	5.6	54	289,000	316,061
Q1 2009	1	1.4	1	1.4	33	44.6	27	36.5	12	16.2	74	309,450	372,121
Year-to-date 2010	0	0.0	0	0.0	32	59.3	19	35.2	3	5.6	54	289,000	316,061
Year-to-date 2009	1	1.4	1	1.4	33	44.6	27	36.5	12	16.2	74	309,450	372,121
Norfolk													
Q1 2010	4	7.8	0	0.0	22	43.1	19	37.3	6	11.8	51	298,000	330,505
Q1 2009	3	6.4	2	4.3	13	27.7	23	48.9	6	12.8	47	310,000	347,128
Year-to-date 2010	4	7.8	0	0.0	22	43.1	19	37.3	6	11.8	51	298,000	330,505
Year-to-date 2009	3	6.4	2	4.3	13	27.7	23	48.9	6	12.8	47	310,000	347,128
North Bay													
Q1 2010	0	0.0	0	0.0	2	33.3	4	66.7	0	0.0	6	--	--
Q1 2009	1	2.7	6	16.2	11	29.7	19	51.4	0	0.0	37	305,900	311,586
Year-to-date 2010	0	0.0	0	0.0	2	33.3	4	66.7	0	0.0	6	--	--
Year-to-date 2009	1	2.7	6	16.2	11	29.7	19	51.4	0	0.0	37	305,900	311,586
Sarnia													
Q1 2010	0	0.0	0	0.0	13	48.1	14	51.9	0	0.0	27	320,000	306,646
Q1 2009	1	2.9	0	0.0	15	42.9	19	54.3	0	0.0	35	300,000	309,413
Year-to-date 2010	0	0.0	0	0.0	13	48.1	14	51.9	0	0.0	27	320,000	306,646
Year-to-date 2009	1	2.9	0	0.0	15	42.9	19	54.3	0	0.0	35	300,000	309,413
Sault Ste. Marie													
Q1 2010	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
Q1 2009	2	5.9	4	11.8	20	58.8	7	20.6	1	2.9	34	267,450	281,082
Year-to-date 2010	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
Year-to-date 2009	2	5.9	4	11.8	20	58.8	7	20.6	1	2.9	34	267,450	281,082
Barrie CMA													
Q1 2010	0	0.0	0	0.0	37	42.0	39	44.3	12	13.6	88	315,445	420,832
Q1 2009	0	0.0	3	2.5	47	38.5	55	45.1	17	13.9	122	310,445	360,068
Year-to-date 2010	0	0.0	0	0.0	37	42.0	39	44.3	12	13.6	88	315,445	420,832
Year-to-date 2009	0	0.0	3	2.5	47	38.5	55	45.1	17	13.9	122	310,445	360,068

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region First Quarter 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q1 2010	1	1.5	3	4.5	14	21.2	34	51.5	14	21.2	66	329,450	398,464
Q1 2009	13	16.7	3	3.8	34	43.6	25	32.1	3	3.8	78	260,000	281,870
Year-to-date 2010	1	1.5	3	4.5	14	21.2	34	51.5	14	21.2	66	329,450	398,464
Year-to-date 2009	13	16.7	3	3.8	34	43.6	25	32.1	3	3.8	78	260,000	281,870
Greater Sudbury CMA													
Q1 2010	0	0.0	0	0.0	11	30.6	24	66.7	1	2.8	36	329,449	342,474
Q1 2009	1	1.5	0	0.0	15	22.1	45	66.2	7	10.3	68	349,900	387,590
Year-to-date 2010	0	0.0	0	0.0	11	30.6	24	66.7	1	2.8	36	329,449	342,474
Year-to-date 2009	1	1.5	0	0.0	15	22.1	45	66.2	7	10.3	68	349,900	387,590
Guelph CMA													
Q1 2010	0	0.0	0	0.0	15	16.5	72	79.1	4	4.4	91	355,000	367,642
Q1 2009	0	0.0	0	0.0	8	11.9	48	71.6	11	16.4	67	350,000	385,035
Year-to-date 2010	0	0.0	0	0.0	15	16.5	72	79.1	4	4.4	91	355,000	367,642
Year-to-date 2009	0	0.0	0	0.0	8	11.9	48	71.6	11	16.4	67	350,000	385,035
Hamilton CMA													
Q1 2010	0	0.0	0	0.0	23	9.2	192	76.5	36	14.3	251	416,000	460,623
Q1 2009	1	0.4	1	0.4	29	10.2	185	64.9	69	24.2	285	399,990	470,241
Year-to-date 2010	0	0.0	0	0.0	23	9.2	192	76.5	36	14.3	251	416,000	460,623
Year-to-date 2009	1	0.4	1	0.4	29	10.2	185	64.9	69	24.2	285	399,990	470,241
Kingston CMA													
Q1 2010	0	0.0	0	0.0	26	63.4	15	36.6	0	0.0	41	290,000	291,862
Q1 2009	7	5.8	8	6.7	87	72.5	17	14.2	1	0.8	120	280,000	266,966
Year-to-date 2010	0	0.0	0	0.0	26	63.4	15	36.6	0	0.0	41	290,000	291,862
Year-to-date 2009	7	5.8	8	6.7	87	72.5	17	14.2	1	0.8	120	280,000	266,966
Kitchener CMA													
Q1 2010	1	0.4	0	0.0	58	24.6	153	64.8	24	10.2	236	345,265	369,121
Q1 2009	0	0.0	0	0.0	127	43.3	145	49.5	21	7.2	293	308,000	334,140
Year-to-date 2010	1	0.4	0	0.0	58	24.6	153	64.8	24	10.2	236	345,265	369,121
Year-to-date 2009	0	0.0	0	0.0	127	43.3	145	49.5	21	7.2	293	308,000	334,140
London CMA													
Q1 2010	0	0.0	4	1.5	108	40.3	133	49.6	23	8.6	268	312,059	332,212
Q1 2009	1	0.6	2	1.1	66	37.3	98	55.4	10	5.6	177	322,250	346,032
Year-to-date 2010	0	0.0	4	1.5	108	40.3	133	49.6	23	8.6	268	312,059	332,212
Year-to-date 2009	1	0.6	2	1.1	66	37.3	98	55.4	10	5.6	177	322,250	346,032
Oshawa CMA													
Q1 2010	0	0.0	0	0.0	58	27.1	131	61.2	25	11.7	214	349,945	382,561
Q1 2009	0	0.0	0	0.0	101	34.4	169	57.5	24	8.2	294	329,900	358,287
Year-to-date 2010	0	0.0	0	0.0	58	27.1	131	61.2	25	11.7	214	349,945	382,561
Year-to-date 2009	0	0.0	0	0.0	101	34.4	169	57.5	24	8.2	294	329,900	358,287
Ottawa CMA													
Q1 2010	0	0.0	0	0.0	61	14.9	306	74.8	42	10.3	409	384,900	398,725
Q1 2009	1	0.2	2	0.3	84	13.9	442	73.1	76	12.6	605	384,900	407,621
Year-to-date 2010	0	0.0	0	0.0	61	14.9	306	74.8	42	10.3	409	384,900	398,725
Year-to-date 2009	1	0.2	2	0.3	84	13.9	442	73.1	76	12.6	605	384,900	407,621

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region First Quarter 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q1 2010	0	0.0	0	0.0	52	67.5	21	27.3	4	5.2	77	269,900	304,603
Q1 2009	1	1.5	1	1.5	26	40.0	34	52.3	3	4.6	65	325,900	345,300
Year-to-date 2010	0	0.0	0	0.0	52	67.5	21	27.3	4	5.2	77	269,900	304,603
Year-to-date 2009	1	1.5	1	1.5	26	40.0	34	52.3	3	4.6	65	325,900	345,300
St. Catharines-Niagara CMA													
Q1 2010	6	4.2	3	2.1	43	30.3	72	50.7	18	12.7	142	339,900	386,473
Q1 2009	6	4.4	2	1.5	31	23.0	76	56.3	20	14.8	135	349,900	384,683
Year-to-date 2010	6	4.2	3	2.1	43	30.3	72	50.7	18	12.7	142	339,900	386,473
Year-to-date 2009	6	4.4	2	1.5	31	23.0	76	56.3	20	14.8	135	349,900	384,683
Thunder Bay CMA													
Q1 2010	0	0.0	0	0.0	5	45.5	6	54.5	0	0.0	11	309,900	301,145
Q1 2009	1	5.3	5	26.3	11	57.9	2	10.5	0	0.0	19	235,000	239,984
Year-to-date 2010	0	0.0	0	0.0	5	45.5	6	54.5	0	0.0	11	309,900	301,145
Year-to-date 2009	1	5.3	5	26.3	11	57.9	2	10.5	0	0.0	19	235,000	239,984
Toronto CMA													
Q1 2010	0	0.0	0	0.0	62	3.1	801	40.7	1,107	56.2	1,970	529,900	623,480
Q1 2009	1	0.0	0	0.0	18	0.8	1,193	50.7	1,142	48.5	2,354	496,990	570,553
Year-to-date 2010	0	0.0	0	0.0	62	3.1	801	40.7	1,107	56.2	1,970	529,900	623,480
Year-to-date 2009	1	0.0	0	0.0	18	0.8	1,193	50.7	1,142	48.5	2,354	496,990	570,553
Windsor CMA													
Q1 2010	3	3.4	0	0.0	36	41.4	42	48.3	6	6.9	87	300,000	333,156
Q1 2009	7	13.2	6	11.3	28	52.8	11	20.8	1	1.9	53	250,000	271,127
Year-to-date 2010	3	3.4	0	0.0	36	41.4	42	48.3	6	6.9	87	300,000	333,156
Year-to-date 2009	7	13.2	6	11.3	28	52.8	11	20.8	1	1.9	53	250,000	271,127
Total Urban Centres in Ontario (50,000+)													
Q1 2010	21	0.5	17	0.4	712	17.0	2,106	50.3	1,327	31.7	4,183	423,900	491,583
Q1 2009	58	1.1	55	1.1	848	16.8	2,661	52.7	1,425	28.2	5,047	411,110	461,468
Year-to-date 2010	21	0.5	17	0.4	712	17.0	2,106	50.3	1,327	31.7	4,183	423,900	491,583
Year-to-date 2009	58	1.1	55	1.1	848	16.8	2,661	52.7	1,425	28.2	5,047	411,110	461,468

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region First Quarter 2010										
		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
2009	January	6,556	-40.7	11,325	24,894	27,513	41.2	275,466	-8.8	282,967
	February	9,861	-29.2	12,527	24,659	27,371	45.8	284,843	-6.4	283,942
	March	14,051	-9.1	13,704	31,977	27,362	50.1	292,276	-3.5	299,225
	April	18,317	-9.2	14,892	31,971	25,122	59.3	311,098	-0.9	306,815
	May	21,235	-3.7	16,206	32,423	25,630	63.2	322,059	1.9	312,162
	June	23,710	15.7	17,523	31,518	25,851	67.8	325,364	3.3	316,943
	July	21,603	13.8	17,411	29,181	26,295	66.2	319,282	6.9	322,480
	August	18,067	15.9	17,735	25,504	26,658	66.5	313,512	7.5	325,197
	September	18,025	14.0	17,704	28,230	25,182	70.3	326,698	10.7	328,900
	October	17,847	42.1	18,555	25,301	26,077	71.2	337,410	19.8	330,269
	November	15,376	77.3	19,012	21,724	28,066	67.7	337,813	15.2	335,473
	December	11,192	79.4	19,252	12,585	28,843	66.7	331,410	18.3	342,499
2010	January	10,650	62.4	18,599	24,266	28,198	66.0	329,134	19.5	345,975
	February	15,286	55.0	19,389	27,686	30,678	63.2	347,097	21.9	353,145
	March	21,294	51.5	20,084	40,842	33,544	59.9	349,405	19.5	357,468
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	30,468	-24.6		81,530			286,253	-5.6	
	Q1 2010	47,230	55.0		92,794			344,087	20.2	
	YTD 2009	30,468	-24.6		81,530			286,253	-5.6	
	YTD 2010	10,650	-65.0		24,266			329,134	15.0	

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

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

Table 6: Level of Economic Indicators for Ontario Region
First Quarter 2010

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (1997=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortage Rates (%)								
			1 Yr. Term	5 Yr. Term							
2009	January - March	623	4.8	5.7	6,548.7	8.6	20,151	49.3	828	52,329,710	79.79
	April - June	607	3.9	5.5	6,500.0	9.2	32,007	66.3	830	54,551,058	87.01
	July - September	624	3.7	5.7	6,521.6	9.2	34,756	83.1	833	57,755,037	92.50
	October - December	619	3.7	5.6	6,536.4	9.1	4,694	81.4	839	58,721,331	94.09
2010	January - March	615	3.6	5.6	6,565.9	9.0		81.3	843		95.61
	April - June										
	July - September										
	October - December										

Table 6.1: Growth(1) of Economic Indicators for Ontario Region
First Quarter 2010

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortage Rates								
			1 Yr. Term	5 Yr. Term							
2009	January - March	-13.3	-2.4	-1.6	-1.8	2.3	-10.3	-43.4	3.0	-21.1	-19.8
	April - June	-12.7	-2.8	-1.5	-3.0	2.9	-8.8	21.6	2.0	-25.5	-12.4
	July - September	-10.5	-3.0	-1.2	-2.6	2.7	2.8	4.8	1.3	-17.8	-2.9
	October - December	-12.1	-2.4	-1.4	-2.0	2.1	-497.8	77.5	1.7	-8.6	14.8
2010	January - March	-1.3	-1.2	-0.1	0.3	0.4		64.9	1.8		19.8
	April - June										
	July - September										
	October - December										

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Canadian Housing Observer

Access current and previous editions of the Canadian Housing Observer publication as well as a variety of supporting data resources and improve your understanding of Canadian housing markets.

64143_2010_Q02