

HOUSING NOW

Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2011

New Home Market

Toronto Housing Starts Move Back Up in October

A total of 4,274 homes started in the Greater Toronto Area (GTA) in October, double the level seen in the same month a year prior. Results through the Fall bring year to date growth to 40 percent. A particularly strong condominium market was again largely to credit for the strong year-to-year growth in October with starts of almost four times their level in the

same month a year earlier.

While single detached starts face downward pressure and condominium apartment starts maintain their strong position in the new housing market, the row housing sector is emerging as an increasingly popular low-rise housing option. Starts for row homes in October were especially strong at 863 units, which was 64 percent above the same month a year earlier. Row home starts through the Fall months (September and October) were the strongest since 2003. The strength

Figure 1

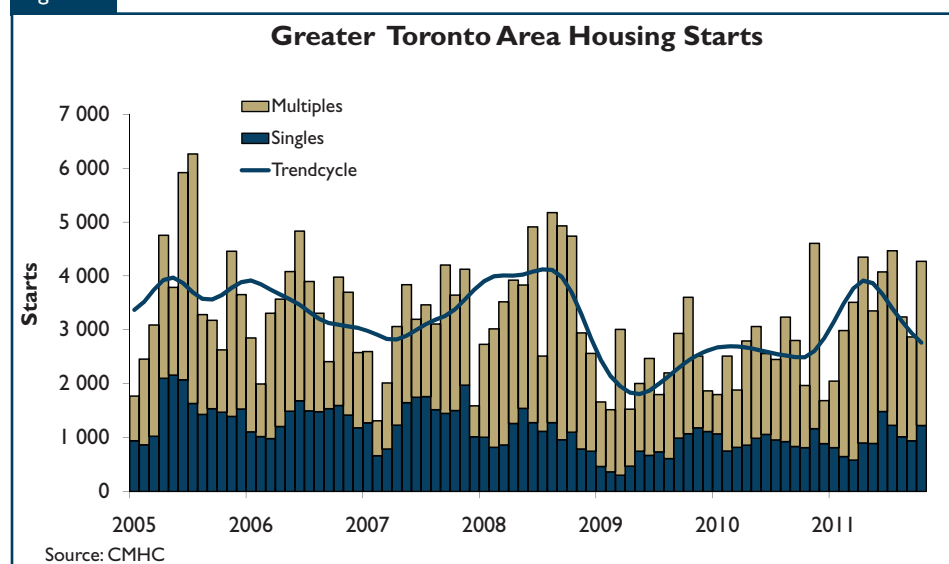


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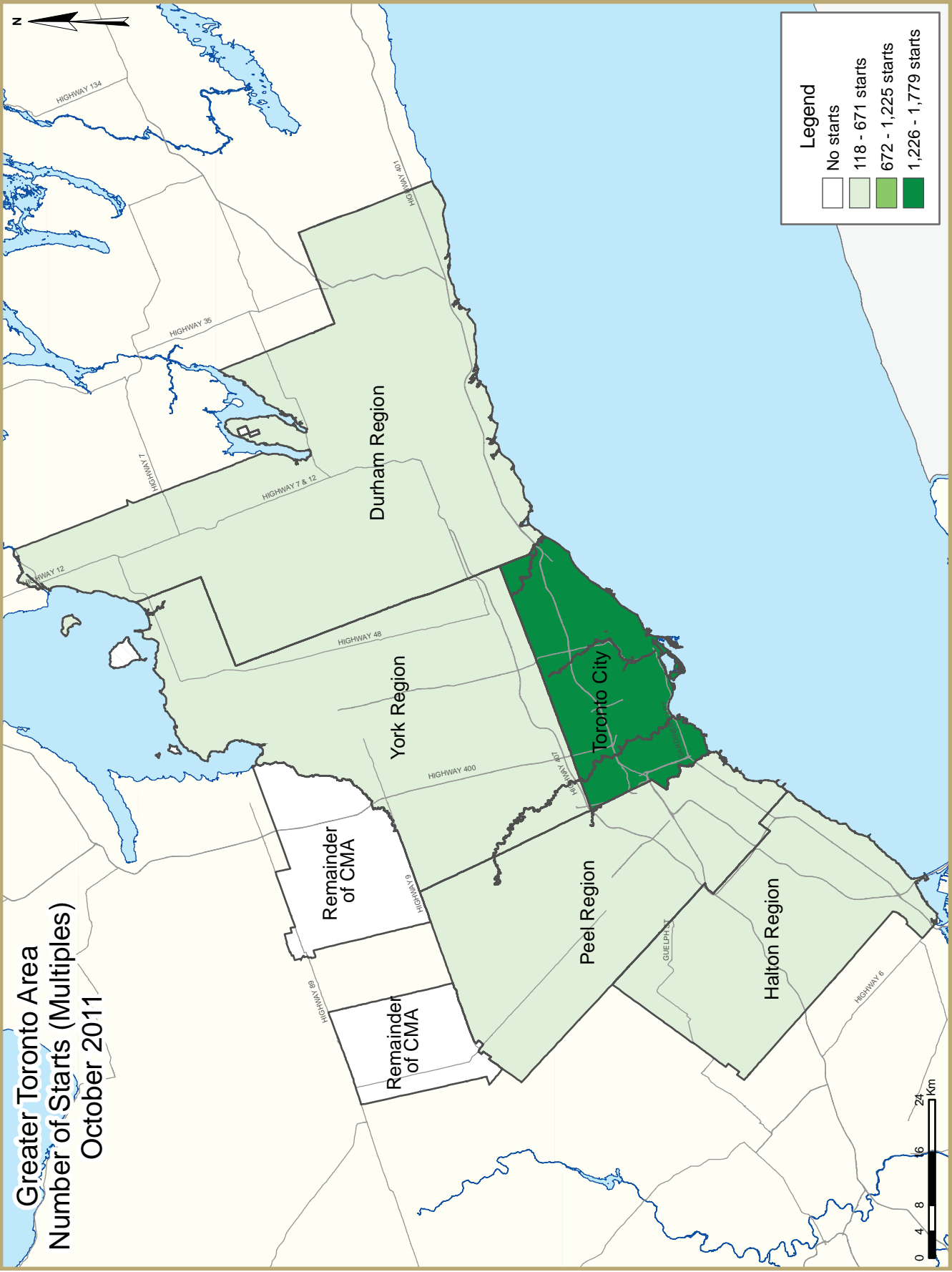
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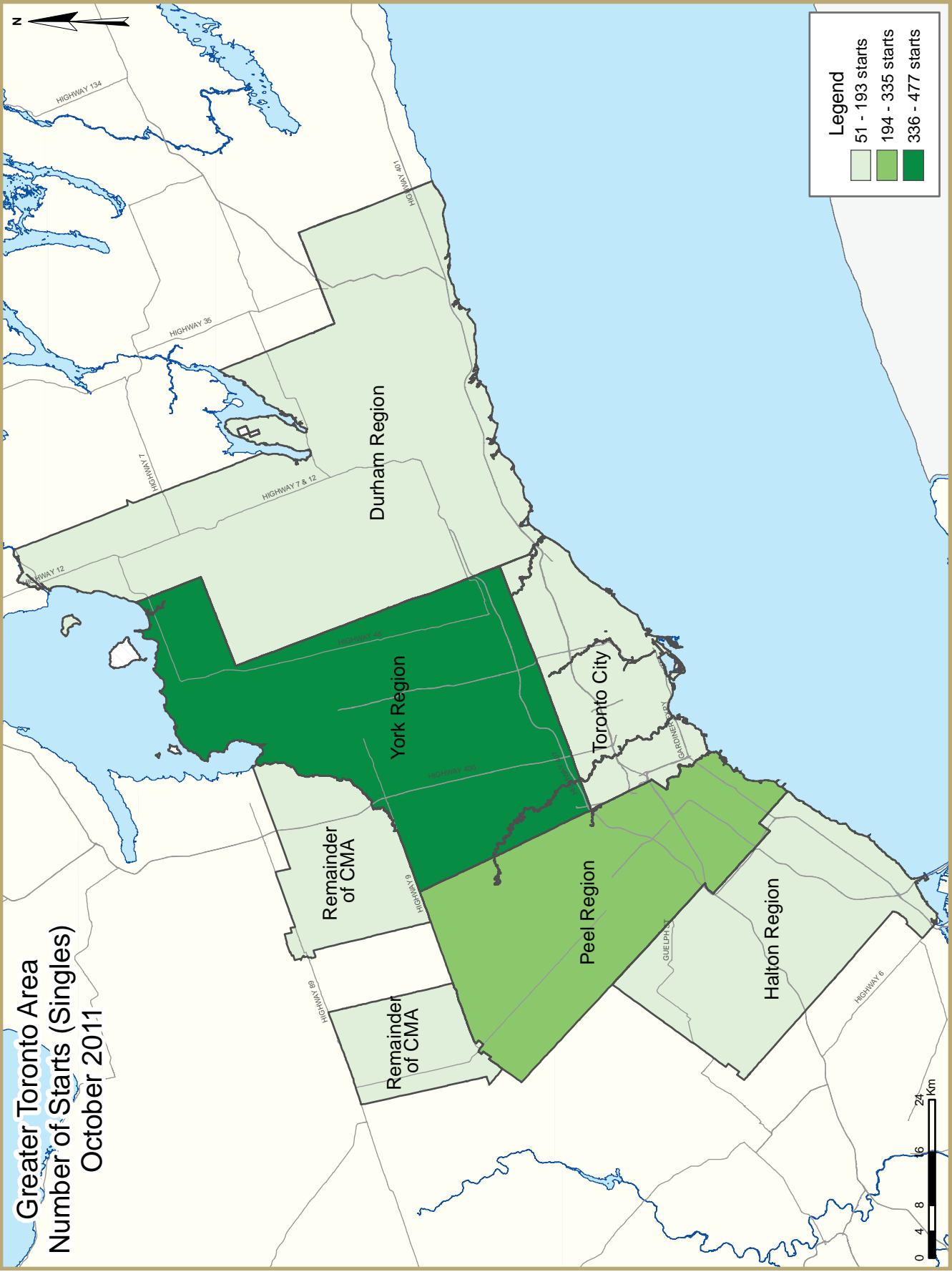
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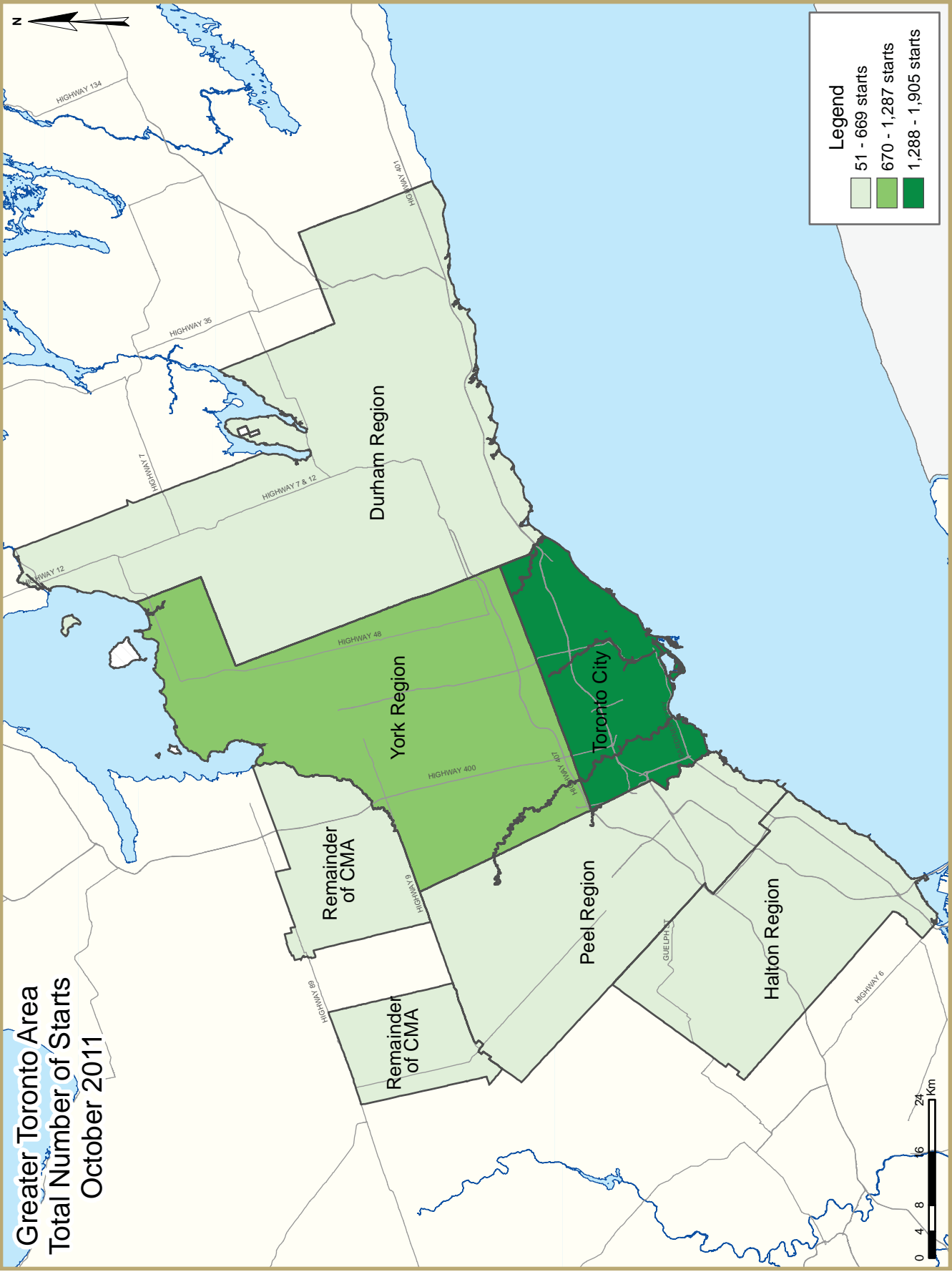
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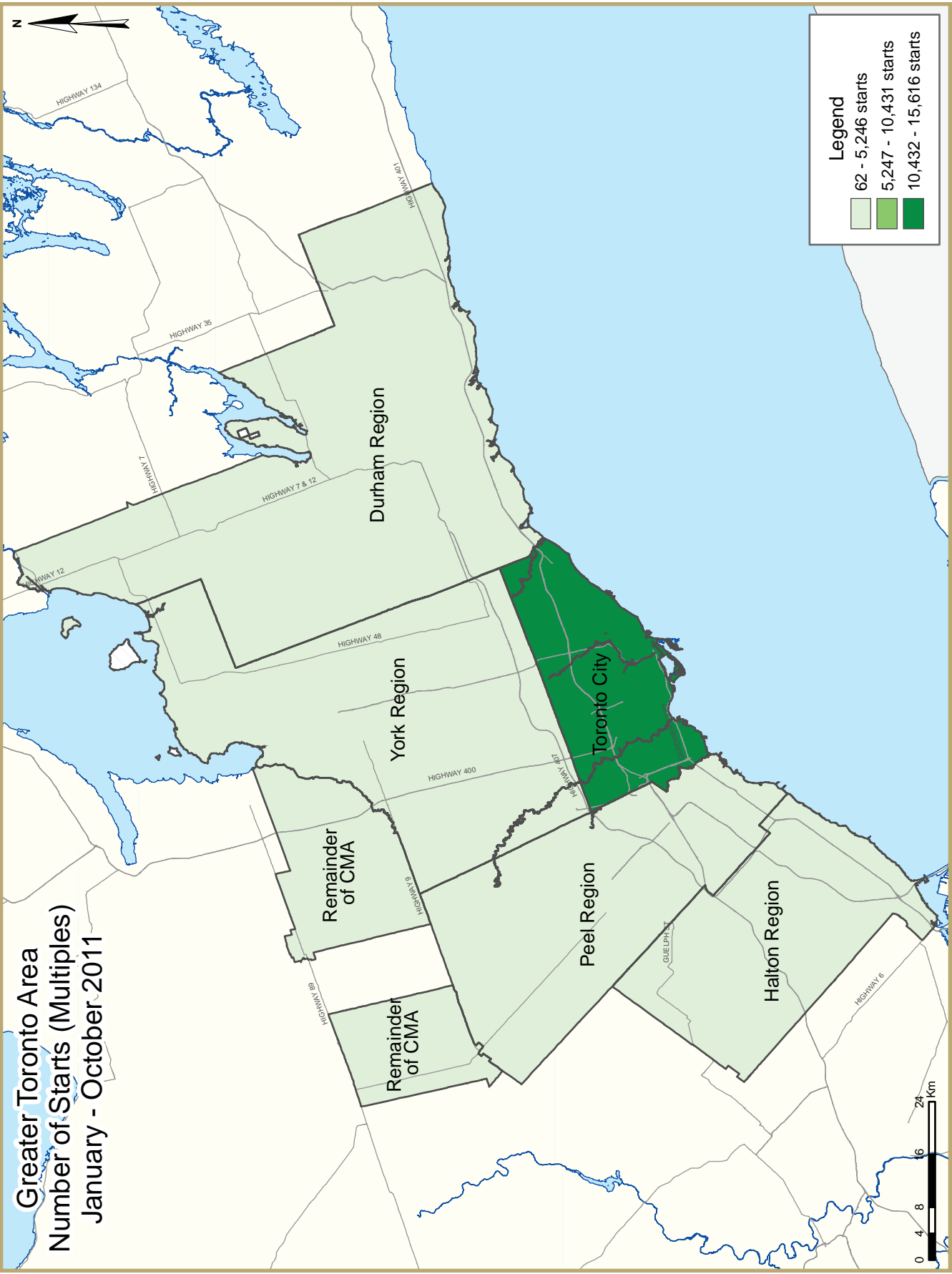
in starts came primarily from three markets: Scarborough, Markham and Brampton.

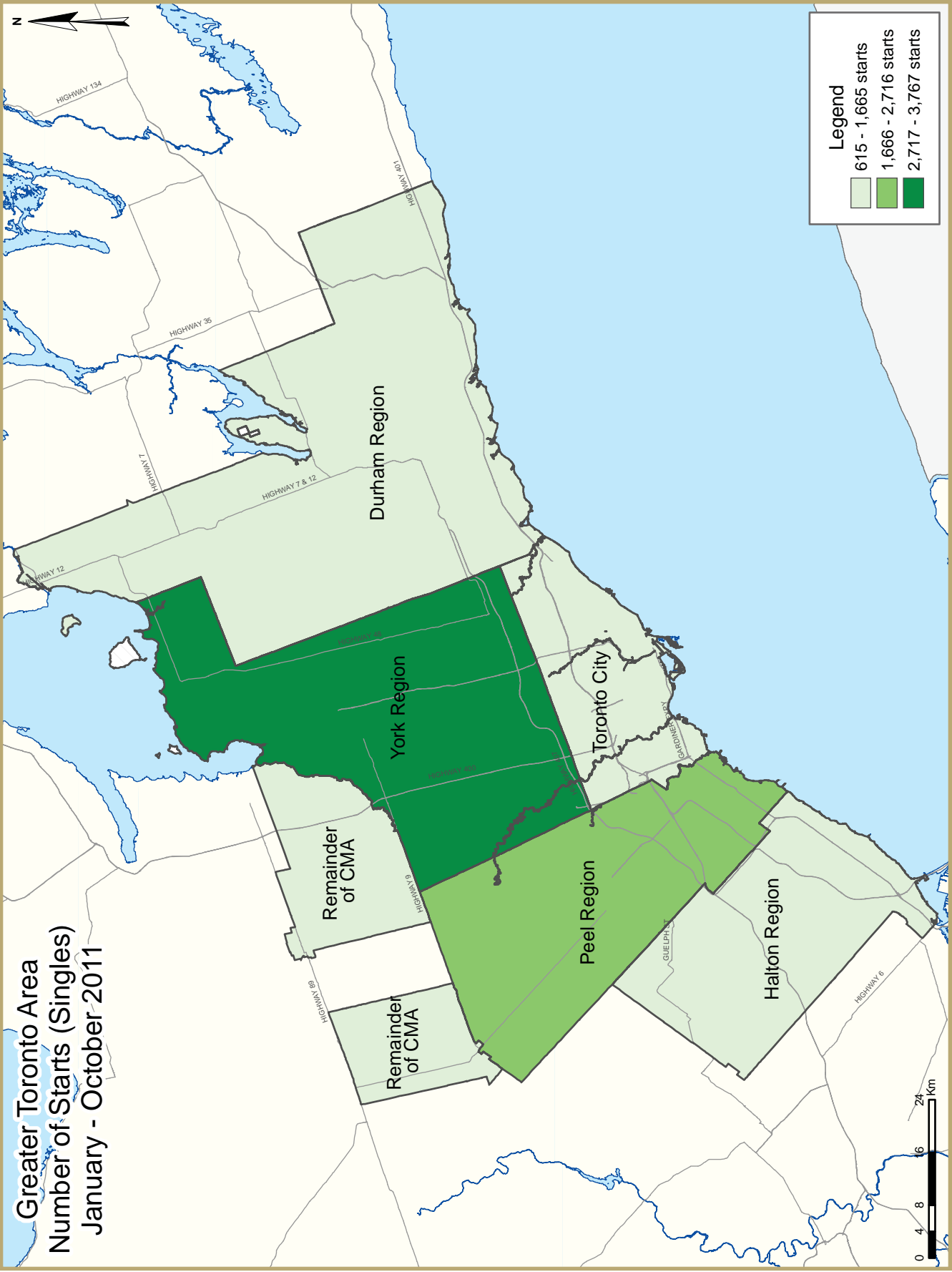
After slowing during much of the 2006-2010 period, row starts in Markham are showing a resurgence in 2011. The 372 starts to date this year amount to twice the total of 134 units in 2010. This growth in townhouse development is congruent with reduced availability of land, newly absorbed single detached prices approaching \$600,000 and the suitability of row homes for infill development.

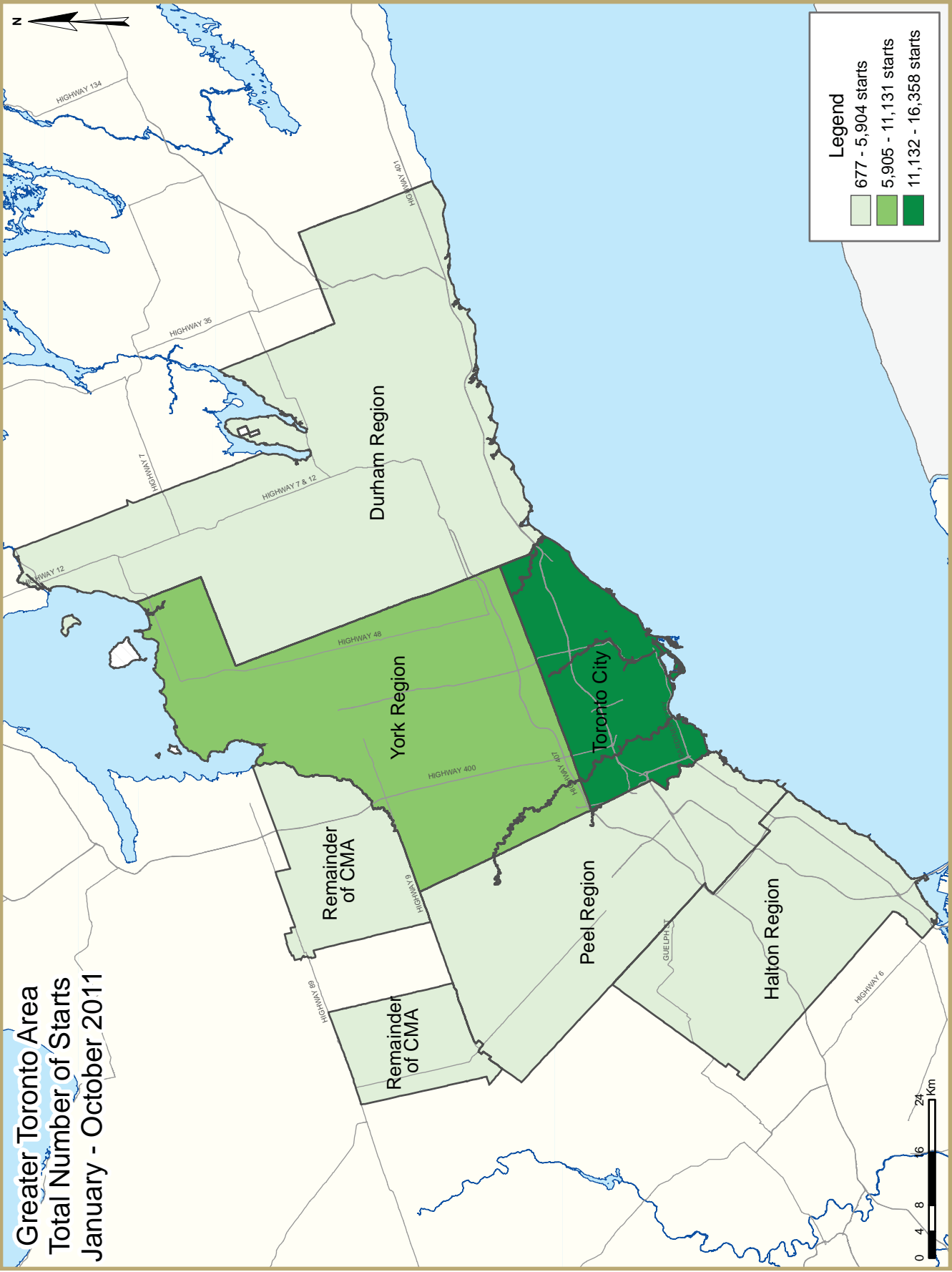












| ZONE DESCRIPTIONS - TORONTO CMA | |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Toronto City | Toronto, East York, Etobicoke, North York, Scarborough, York |
| York Region | Aurora,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

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1a: Housing Activity Summary of Toronto CMA
October 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| October 2011 | 1,120 | 222 | 693 | 9 | 125 | 1,872 | 0 | 6 | 4,047 |
| October 2010 | 703 | 104 | 434 | 2 | 22 | 511 | 6 | 0 | 1,782 |
| % Change | 59.3 | 113.5 | 59.7 | ** | ** | ** | -100.0 | n/a | 127.1 |
| Year-to-date 2011 | 8,888 | 1,638 | 3,740 | 36 | 865 | 16,926 | 8 | 1,712 | 33,813 |
| Year-to-date 2010 | 8,080 | 1,252 | 2,558 | 46 | 1,167 | 9,044 | 28 | 1,083 | 23,258 |
| % Change | 10.0 | 30.8 | 46.2 | -21.7 | -25.9 | 87.2 | -71.4 | 58.1 | 45.4 |
| UNDER CONSTRUCTION | | | | | | | | | |
| October 2011 | 8,312 | 1,690 | 3,667 | 40 | 1,165 | 33,239 | 12 | 3,515 | 51,640 |
| October 2010 | 6,409 | 1,056 | 2,763 | 70 | 1,147 | 30,808 | 44 | 2,480 | 44,806 |
| % Change | 29.7 | 60.0 | 32.7 | -42.9 | 1.6 | 7.9 | -72.7 | 41.7 | 15.3 |
| COMPLETIONS | | | | | | | | | |
| October 2011 | 738 | 136 | 425 | 0 | 65 | 772 | 0 | 0 | 2,136 |
| October 2010 | 759 | 176 | 340 | 2 | 115 | 1,690 | 0 | 0 | 3,082 |
| % Change | -2.8 | -22.7 | 25.0 | -100.0 | -43.5 | -54.3 | n/a | n/a | -30.7 |
| Year-to-date 2011 | 7,262 | 1,174 | 2,525 | 40 | 944 | 16,017 | 16 | 896 | 28,903 |
| Year-to-date 2010 | 8,192 | 1,538 | 2,027 | 65 | 862 | 13,193 | 0 | 1,305 | 27,182 |
| % Change | -11.4 | -23.7 | 24.6 | -38.5 | 9.5 | 21.4 | n/a | -31.3 | 6.3 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| October 2011 | 69 | 15 | 49 | 0 | 19 | 909 | 13 | 364 | 1,438 |
| October 2010 | 234 | 27 | 52 | 3 | 20 | 977 | 13 | 712 | 2,038 |
| % Change | -70.5 | -44.4 | -5.8 | -100.0 | -5.0 | -7.0 | 0.0 | -48.9 | -29.4 |
| ABSORBED | | | | | | | | | |
| October 2011 | 812 | 147 | 416 | 0 | 68 | 748 | 0 | 10 | 2,201 |
| October 2010 | 819 | 174 | 341 | 1 | 115 | 1,709 | 0 | 0 | 3,159 |
| % Change | -0.9 | -15.5 | 22.0 | -100.0 | -40.9 | -56.2 | n/a | n/a | -30.3 |
| Year-to-date 2011 | 7,384 | 1,182 | 2,518 | 41 | 931 | 15,165 | 16 | 593 | 27,830 |
| Year-to-date 2010 | 8,394 | 1,548 | 2,113 | 69 | 861 | 12,511 | 3 | 193 | 25,692 |
| % Change | -12.0 | -23.6 | 19.2 | -40.6 | 8.1 | 21.2 | ** | ** | 8.3 |

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

Table 1b: Housing Activity Summary of Oshawa CMA
October 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| October 2011 | 101 | 0 | 0 | 0 | 43 | 0 | 0 | 0 | 144 |
| October 2010 | 130 | 0 | 6 | 0 | 23 | 0 | 0 | 0 | 159 |
| % Change | -22.3 | n/a | -100.0 | n/a | 87.0 | n/a | n/a | n/a | -9.4 |
| Year-to-date 2011 | 1,087 | 40 | 194 | 0 | 147 | 0 | 10 | 32 | 1,510 |
| Year-to-date 2010 | 1,268 | 10 | 203 | 0 | 52 | 0 | 0 | 12 | 1,545 |
| % Change | -14.3 | ** | -4.4 | n/a | 182.7 | n/a | n/a | 166.7 | -2.3 |
| UNDER CONSTRUCTION | | | | | | | | | |
| October 2011 | 758 | 6 | 227 | 0 | 132 | 6 | 38 | 38 | 1,205 |
| October 2010 | 798 | 10 | 206 | 0 | 95 | 12 | 0 | 54 | 1,175 |
| % Change | -5.0 | -40.0 | 10.2 | n/a | 38.9 | -50.0 | n/a | -29.6 | 2.6 |
| COMPLETIONS | | | | | | | | | |
| October 2011 | 142 | 0 | 22 | 0 | 0 | 0 | 0 | 8 | 172 |
| October 2010 | 112 | 0 | 12 | 0 | 6 | 0 | 0 | 0 | 130 |
| % Change | 26.8 | n/a | 83.3 | n/a | -100.0 | n/a | n/a | n/a | 32.3 |
| Year-to-date 2011 | 1,144 | 42 | 142 | 0 | 129 | 6 | 0 | 54 | 1,517 |
| Year-to-date 2010 | 1,119 | 4 | 69 | 0 | 63 | 6 | 3 | 0 | 1,264 |
| % Change | 2.2 | ** | 105.8 | n/a | 104.8 | 0.0 | -100.0 | n/a | 20.0 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| October 2011 | 10 | 0 | 1 | 0 | 2 | 10 | 0 | 5 | 28 |
| October 2010 | 12 | 0 | 3 | 0 | 3 | 15 | 0 | 0 | 33 |
| % Change | -16.7 | n/a | -66.7 | n/a | -33.3 | -33.3 | n/a | n/a | -15.2 |
| ABSORBED | | | | | | | | | |
| October 2011 | 146 | 0 | 23 | 0 | 0 | 0 | 0 | 3 | 172 |
| October 2010 | 113 | 0 | 9 | 0 | 6 | 0 | 0 | 0 | 128 |
| % Change | 29.2 | n/a | 155.6 | n/a | -100.0 | n/a | n/a | n/a | 34.4 |
| Year-to-date 2011 | 1,163 | 42 | 143 | 0 | 130 | 11 | 0 | 7 | 1,496 |
| Year-to-date 2010 | 1,126 | 4 | 73 | 0 | 73 | 52 | 3 | 0 | 1,331 |
| % Change | 3.3 | ** | 95.9 | n/a | 78.1 | -78.8 | -100.0 | n/a | 12.4 |

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

Table 1c: Housing Activity Summary of Greater Toronto Area
October 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| October 2011 | 1,217 | 222 | 705 | 9 | 168 | 1,947 | 0 | 6 | 4,274 |
| October 2010 | 813 | 106 | 482 | 0 | 48 | 511 | 6 | 0 | 1,966 |
| % Change | 49.7 | 109.4 | 46.3 | n/a | ** | ** | -100.0 | n/a | 117.4 |
| Year-to-date 2011 | 9,715 | 1,634 | 3,940 | 16 | 1,035 | 17,076 | 18 | 1,744 | 35,178 |
| Year-to-date 2010 | 9,049 | 1,412 | 2,784 | 25 | 1,266 | 9,414 | 28 | 1,095 | 25,073 |
| % Change | 7.4 | 15.7 | 41.5 | -36.0 | -18.2 | 81.4 | -35.7 | 59.3 | 40.3 |
| UNDER CONSTRUCTION | | | | | | | | | |
| October 2011 | 8,952 | 1,648 | 3,907 | 29 | 1,322 | 33,539 | 50 | 3,628 | 53,075 |
| October 2010 | 7,074 | 1,140 | 2,973 | 44 | 1,257 | 31,291 | 44 | 2,716 | 46,568 |
| % Change | 26.5 | 44.6 | 31.4 | -34.1 | 5.2 | 7.2 | 13.6 | 33.6 | 14.0 |
| COMPLETIONS | | | | | | | | | |
| October 2011 | 844 | 136 | 447 | 0 | 77 | 815 | 0 | 190 | 2,509 |
| October 2010 | 814 | 192 | 348 | 0 | 121 | 1,690 | 0 | 0 | 3,165 |
| % Change | 3.7 | -29.2 | 28.4 | n/a | -36.4 | -51.8 | n/a | n/a | -20.7 |
| Year-to-date 2011 | 8,168 | 1,226 | 2,715 | 10 | 1,095 | 16,112 | 16 | 1,134 | 30,505 |
| Year-to-date 2010 | 9,098 | 1,678 | 2,025 | 21 | 1,003 | 13,365 | 3 | 1,357 | 28,550 |
| % Change | -10.2 | -26.9 | 34.1 | -52.4 | 9.2 | 20.6 | ** | -16.4 | 6.8 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| October 2011 | 80 | 15 | 50 | 0 | 24 | 918 | 13 | 386 | 1,486 |
| October 2010 | 245 | 27 | 60 | 2 | 28 | 981 | 13 | 712 | 2,068 |
| % Change | -67.3 | -44.4 | -16.7 | -100.0 | -14.3 | -6.4 | 0.0 | -45.8 | -28.1 |
| ABSORBED | | | | | | | | | |
| October 2011 | 921 | 147 | 439 | 0 | 80 | 791 | 0 | 178 | 2,556 |
| October 2010 | 880 | 194 | 346 | 0 | 123 | 1,709 | 0 | 0 | 3,252 |
| % Change | 4.7 | -24.2 | 26.9 | n/a | -35.0 | -53.7 | n/a | n/a | -21.4 |
| Year-to-date 2011 | 8,293 | 1,234 | 2,724 | 10 | 1,083 | 15,262 | 16 | 949 | 29,571 |
| Year-to-date 2010 | 9,250 | 1,688 | 2,114 | 24 | 1,012 | 12,753 | 6 | 193 | 27,040 |
| % Change | -10.3 | -26.9 | 28.9 | -58.3 | 7.0 | 19.7 | 166.7 | ** | 9.4 |

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

Table I.1: Housing Activity Summary by Submarket
October 2011

| | Ownership | | | | | | Rental | | Total* |
|----------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| Toronto City | | | | | | | | | |
| October 2011 | 126 | 26 | 192 | 0 | 0 | 1,561 | 0 | 0 | 1,905 |
| October 2010 | 71 | 0 | 204 | 0 | 0 | 307 | 6 | 0 | 588 |
| York Region | | | | | | | | | |
| October 2011 | 477 | 92 | 289 | 0 | 17 | 215 | 0 | 6 | 1,096 |
| October 2010 | 289 | 66 | 107 | 0 | 0 | 204 | 0 | 0 | 666 |
| Peel Region | | | | | | | | | |
| October 2011 | 249 | 92 | 183 | 9 | 6 | 0 | 0 | 0 | 539 |
| October 2010 | 264 | 24 | 64 | 0 | 22 | 0 | 0 | 0 | 374 |
| Halton Region | | | | | | | | | |
| October 2011 | 165 | 10 | 12 | 0 | 58 | 171 | 0 | 0 | 416 |
| October 2010 | 40 | 16 | 94 | 0 | 3 | 0 | 0 | 0 | 153 |
| Durham Region | | | | | | | | | |
| October 2011 | 200 | 2 | 29 | 0 | 87 | 0 | 0 | 0 | 318 |
| October 2010 | 149 | 0 | 13 | 0 | 23 | 0 | 0 | 0 | 185 |
| Toronto CMA | | | | | | | | | |
| October 2011 | 1,120 | 222 | 693 | 9 | 125 | 1,872 | 0 | 6 | 4,047 |
| October 2010 | 703 | 104 | 434 | 2 | 22 | 511 | 6 | 0 | 1,782 |
| Oshawa CMA | | | | | | | | | |
| October 2011 | 101 | 0 | 0 | 0 | 43 | 0 | 0 | 0 | 144 |
| October 2010 | 130 | 0 | 6 | 0 | 23 | 0 | 0 | 0 | 159 |
| Greater Toronto Area | | | | | | | | | |
| October 2011 | 1,217 | 222 | 705 | 9 | 168 | 1,947 | 0 | 6 | 4,274 |
| October 2010 | 813 | 106 | 482 | 0 | 48 | 511 | 6 | 0 | 1,966 |

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

Table 1.1: Housing Activity Summary by Submarket
October 2011

| | Ownership | | | | | | Rental | | Total* |
|----------------------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| UNDER CONSTRUCTION | | | | | | | | | |
| Toronto City | | | | | | | | | |
| October 2011 | 1,153 | 220 | 1,654 | 0 | 69 | 26,810 | 0 | 3,341 | 33,247 |
| October 2010 | 1,056 | 54 | 845 | 0 | 133 | 24,951 | 20 | 2,429 | 29,517 |
| York Region | | | | | | | | | |
| October 2011 | 2,918 | 334 | 693 | 3 | 304 | 2,741 | 4 | 94 | 7,091 |
| October 2010 | 2,134 | 268 | 632 | 0 | 261 | 1,698 | 16 | 25 | 5,034 |
| Peel Region | | | | | | | | | |
| October 2011 | 2,483 | 906 | 653 | 26 | 506 | 2,534 | 8 | 0 | 7,116 |
| October 2010 | 1,946 | 558 | 519 | 44 | 616 | 3,443 | 8 | 26 | 7,160 |
| Halton Region | | | | | | | | | |
| October 2011 | 1,186 | 106 | 418 | 0 | 253 | 1,213 | 0 | 155 | 3,331 |
| October 2010 | 871 | 210 | 520 | 0 | 144 | 1,187 | 0 | 182 | 3,114 |
| Durham Region | | | | | | | | | |
| October 2011 | 1,212 | 82 | 489 | 0 | 190 | 241 | 38 | 38 | 2,290 |
| October 2010 | 1,067 | 50 | 457 | 0 | 103 | 12 | 0 | 54 | 1,743 |
| Toronto CMA | | | | | | | | | |
| October 2011 | 8,312 | 1,690 | 3,667 | 40 | 1,165 | 33,239 | 12 | 3,515 | 51,640 |
| October 2010 | 6,409 | 1,056 | 2,763 | 70 | 1,147 | 30,808 | 44 | 2,480 | 44,806 |
| Oshawa CMA | | | | | | | | | |
| October 2011 | 758 | 6 | 227 | 0 | 132 | 6 | 38 | 38 | 1,205 |
| October 2010 | 798 | 10 | 206 | 0 | 95 | 12 | 0 | 54 | 1,175 |
| Greater Toronto Area | | | | | | | | | |
| October 2011 | 8,952 | 1,648 | 3,907 | 29 | 1,322 | 33,539 | 50 | 3,628 | 53,075 |
| October 2010 | 7,074 | 1,140 | 2,973 | 44 | 1,257 | 31,291 | 44 | 2,716 | 46,568 |

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

Table 1.1: Housing Activity Summary by Submarket
October 2011

| | 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 | | | | | | | | | |
| October 2011 | 68 | 28 | 184 | 0 | 19 | 679 | 0 | 0 | 978 |
| October 2010 | 69 | 24 | 33 | 0 | 3 | 1,305 | 0 | 0 | 1,434 |
| York Region | | | | | | | | | |
| October 2011 | 350 | 92 | 200 | 0 | 5 | 93 | 0 | 0 | 740 |
| October 2010 | 310 | 90 | 130 | 0 | 5 | 385 | 0 | 0 | 920 |
| Peel Region | | | | | | | | | |
| October 2011 | 146 | 12 | 41 | 0 | 12 | 0 | 0 | 0 | 211 |
| October 2010 | 104 | 48 | 6 | 0 | 54 | 0 | 0 | 0 | 212 |
| Halton Region | | | | | | | | | |
| October 2011 | 102 | 4 | 0 | 0 | 41 | 43 | 0 | 182 | 372 |
| October 2010 | 155 | 16 | 45 | 0 | 53 | 0 | 0 | 0 | 269 |
| Durham Region | | | | | | | | | |
| October 2011 | 178 | 0 | 22 | 0 | 0 | 0 | 0 | 8 | 208 |
| October 2010 | 176 | 14 | 134 | 0 | 6 | 0 | 0 | 0 | 330 |
| Toronto CMA | | | | | | | | | |
| October 2011 | 738 | 136 | 425 | 0 | 65 | 772 | 0 | 0 | 2,136 |
| October 2010 | 759 | 176 | 340 | 2 | 115 | 1,690 | 0 | 0 | 3,082 |
| Oshawa CMA | | | | | | | | | |
| October 2011 | 142 | 0 | 22 | 0 | 0 | 0 | 0 | 8 | 172 |
| October 2010 | 112 | 0 | 12 | 0 | 6 | 0 | 0 | 0 | 130 |
| Greater Toronto Area | | | | | | | | | |
| October 2011 | 844 | 136 | 447 | 0 | 77 | 815 | 0 | 190 | 2,509 |
| October 2010 | 814 | 192 | 348 | 0 | 121 | 1,690 | 0 | 0 | 3,165 |

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

Table I.1: Housing Activity Summary by Submarket
October 2011

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Toronto City | | | | | | | | | |
| October 2011 | 38 | 11 | 25 | 0 | 16 | 710 | 11 | 167 | 978 |
| October 2010 | 51 | 9 | 33 | 0 | 11 | 879 | 11 | 515 | 1,509 |
| York Region | | | | | | | | | |
| October 2011 | 13 | 0 | 12 | 0 | 1 | 111 | 2 | 0 | 139 |
| October 2010 | 13 | 11 | 8 | 0 | 2 | 47 | 2 | 0 | 83 |
| Peel Region | | | | | | | | | |
| October 2011 | 13 | 4 | 3 | 0 | 2 | 87 | 0 | 197 | 306 |
| October 2010 | 145 | 4 | 4 | 2 | 6 | 29 | 0 | 197 | 387 |
| Halton Region | | | | | | | | | |
| October 2011 | 6 | 0 | 8 | 0 | 3 | 0 | 0 | 17 | 34 |
| October 2010 | 17 | 0 | 10 | 0 | 5 | 11 | 0 | 0 | 43 |
| Durham Region | | | | | | | | | |
| October 2011 | 10 | 0 | 2 | 0 | 2 | 10 | 0 | 5 | 29 |
| October 2010 | 19 | 3 | 5 | 0 | 4 | 15 | 0 | 0 | 46 |
| Toronto CMA | | | | | | | | | |
| October 2011 | 69 | 15 | 49 | 0 | 19 | 909 | 13 | 364 | 1,438 |
| October 2010 | 234 | 27 | 52 | 3 | 20 | 977 | 13 | 712 | 2,038 |
| Oshawa CMA | | | | | | | | | |
| October 2011 | 10 | 0 | 1 | 0 | 2 | 10 | 0 | 5 | 28 |
| October 2010 | 12 | 0 | 3 | 0 | 3 | 15 | 0 | 0 | 33 |
| Greater Toronto Area | | | | | | | | | |
| October 2011 | 80 | 15 | 50 | 0 | 24 | 918 | 13 | 386 | 1,486 |
| October 2010 | 245 | 27 | 60 | 2 | 28 | 981 | 13 | 712 | 2,068 |

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

Table 1.1: Housing Activity Summary by Submarket
October 2011

| | Ownership | | | | | | Rental | | Total ^{1*} |
|-----------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|---------------------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| ABSORBED | | | | | | | | | |
| Toronto City | | | | | | | | | |
| October 2011 | 70 | 27 | 175 | 0 | 19 | 655 | 0 | 10 | 956 |
| October 2010 | 75 | 24 | 32 | 0 | 3 | 1,343 | 0 | 0 | 1,477 |
| York Region | | | | | | | | | |
| October 2011 | 352 | 92 | 200 | 0 | 5 | 93 | 0 | 0 | 742 |
| October 2010 | 310 | 81 | 130 | 0 | 5 | 366 | 0 | 0 | 892 |
| Peel Region | | | | | | | | | |
| October 2011 | 213 | 24 | 41 | 0 | 15 | 0 | 0 | 0 | 293 |
| October 2010 | 160 | 55 | 6 | 0 | 54 | 0 | 0 | 0 | 275 |
| Halton Region | | | | | | | | | |
| October 2011 | 105 | 4 | 0 | 0 | 41 | 43 | 0 | 165 | 358 |
| October 2010 | 160 | 20 | 45 | 0 | 55 | 0 | 0 | 0 | 280 |
| Durham Region | | | | | | | | | |
| October 2011 | 181 | 0 | 23 | 0 | 0 | 0 | 0 | 3 | 207 |
| October 2010 | 175 | 14 | 133 | 0 | 6 | 0 | 0 | 0 | 328 |
| Toronto CMA | | | | | | | | | |
| October 2011 | 812 | 147 | 416 | 0 | 68 | 748 | 0 | 10 | 2,201 |
| October 2010 | 819 | 174 | 341 | 1 | 115 | 1,709 | 0 | 0 | 3,159 |
| Oshawa CMA | | | | | | | | | |
| October 2011 | 146 | 0 | 23 | 0 | 0 | 0 | 0 | 3 | 172 |
| October 2010 | 113 | 0 | 9 | 0 | 6 | 0 | 0 | 0 | 128 |
| Greater Toronto Area | | | | | | | | | |
| October 2011 | 921 | 147 | 439 | 0 | 80 | 791 | 0 | 178 | 2,556 |
| October 2010 | 880 | 194 | 346 | 0 | 123 | 1,709 | 0 | 0 | 3,252 |

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

Table 1.2a: History of Housing Starts of Toronto CMA
2001 - 2010

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2010 | 9,887 | 1,636 | 3,327 | 49 | 1,372 | 11,586 | 28 | 1,310 | 29,195 |
| % Change | 22.9 | -18.8 | 37.8 | -39.5 | 132.1 | 5.8 | ** | -27.5 | 12.5 |
| 2009 | 8,048 | 2,014 | 2,415 | 81 | 591 | 10,954 | 8 | 1,808 | 25,949 |
| % Change | -28.4 | -14.4 | -12.9 | 17.4 | -68.0 | -50.8 | -60.0 | 8.2 | -38.5 |
| 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 |

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2001 - 2010

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2010 | 1,540 | 16 | 231 | 0 | 89 | 0 | 0 | 12 | 1,888 |
| % Change | 84.2 | ** | ** | n/a | 140.5 | n/a | -100.0 | -71.4 | 92.7 |
| 2009 | 836 | 4 | 58 | 0 | 37 | 0 | 3 | 42 | 980 |
| % Change | -44.3 | 0.0 | -77.3 | n/a | -79.1 | -100.0 | n/a | 55.6 | -50.7 |
| 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 |

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
2001 - 2010**

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2010 | 11,079 | 1,760 | 3,587 | 25 | 1,519 | 12,021 | 28 | 1,322 | 31,341 |
| % Change | 27.9 | -15.4 | 51.5 | ** | 129.1 | 8.8 | 154.5 | -36.6 | 16.3 |
| 2009 | 8,663 | 2,080 | 2,367 | 3 | 663 | 11,044 | 11 | 2,084 | 26,945 |
| % Change | -31.4 | -14.6 | -21.9 | -95.9 | -70.3 | -51.1 | -45.0 | 23.0 | -39.7 |
| 2008 | 12,633 | 2,436 | 3,030 | 73 | 2,231 | 22,585 | 20 | 1,694 | 44,702 |
| % Change | -23.7 | -15.7 | -35.2 | ** | 39.0 | 134.9 | ** | 111.0 | 23.6 |
| 2007 | 16,550 | 2,890 | 4,674 | 18 | 1,605 | 9,615 | 4 | 803 | 36,159 |
| % Change | 2.3 | -0.1 | 9.0 | 50.0 | -4.1 | -30.4 | -76.5 | -50.6 | -10.7 |
| 2006 | 16,179 | 2,894 | 4,287 | 12 | 1,673 | 13,824 | 17 | 1,626 | 40,512 |
| % Change | -10.7 | -14.5 | -15.3 | -65.7 | -16.0 | -6.6 | -90.0 | -3.9 | -10.5 |
| 2005 | 18,127 | 3,383 | 5,059 | 35 | 1,992 | 14,800 | 170 | 1,692 | 45,258 |
| % Change | -15.3 | -7.5 | -0.2 | -12.5 | 23.9 | 13.5 | 120.8 | 27.9 | -2.1 |
| 2004 | 21,413 | 3,656 | 5,068 | 40 | 1,608 | 13,041 | 77 | 1,323 | 46,226 |
| % Change | -5.4 | -27.1 | -3.6 | ** | 14.0 | -3.3 | -50.6 | -29.1 | -7.7 |
| 2003 | 22,627 | 5,014 | 5,259 | 1 | 1,411 | 13,482 | 156 | 1,865 | 50,062 |
| % Change | -9.6 | -6.1 | 7.1 | -96.3 | -28.4 | 47.1 | -52.1 | 54.9 | 4.2 |
| 2002 | 25,035 | 5,342 | 4,911 | 27 | 1,970 | 9,168 | 326 | 1,204 | 48,032 |
| % Change | 31.8 | -6.6 | 26.4 | 17.4 | 18.7 | -30.2 | 49.5 | 58.4 | 8.0 |
| 2001 | 18,990 | 5,722 | 3,884 | 23 | 1,659 | 13,141 | 218 | 760 | 44,483 |

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
October 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|-----------------------------------|----------|----------|----------|----------|----------|----------|--------------|----------|----------|----------|----------|
| | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | % Change |
| Toronto City | 126 | 71 | 26 | 0 | 192 | 200 | 1,561 | 317 | 1,905 | 588 | ** |
| Toronto | 24 | 5 | 0 | 0 | 0 | 7 | 1,197 | 0 | 1,221 | 12 | ** |
| East York | 6 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 5 | 20.0 |
| Etobicoke | 12 | 15 | 0 | 0 | 0 | 93 | 0 | 263 | 12 | 371 | -96.8 |
| North York | 45 | 33 | 0 | 0 | 29 | 11 | 364 | 0 | 438 | 44 | ** |
| Scarborough | 38 | 9 | 26 | 0 | 163 | 83 | 0 | 0 | 227 | 92 | 146.7 |
| York | 1 | 3 | 0 | 0 | 0 | 6 | 0 | 0 | 1 | 9 | -88.9 |
| York Region | 477 | 289 | 92 | 66 | 306 | 107 | 221 | 204 | 1,096 | 666 | 64.6 |
| Aurora | 5 | 4 | 0 | 8 | 0 | 0 | 0 | 0 | 5 | 12 | -58.3 |
| East Gwillimbury | 12 | 4 | 0 | 0 | 0 | 5 | 0 | 0 | 12 | 9 | 33.3 |
| Georgina Township | 7 | 10 | 0 | 0 | 0 | 6 | 0 | 0 | 7 | 16 | -56.3 |
| King Township | 1 | 21 | 0 | 0 | 26 | 0 | 0 | 0 | 27 | 21 | 28.6 |
| Markham | 193 | 34 | 88 | 58 | 214 | 66 | 221 | 0 | 716 | 158 | ** |
| Newmarket | 9 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 18 | -50.0 |
| Richmond Hill | 18 | 89 | 2 | 0 | 17 | 5 | 0 | 20 | 37 | 114 | -67.5 |
| Vaughan | 180 | 108 | 0 | 0 | 41 | 25 | 0 | 184 | 221 | 317 | -30.3 |
| Whitchurch-Stouffville | 52 | 1 | 2 | 0 | 8 | 0 | 0 | 0 | 62 | 1 | ** |
| Peel Region | 258 | 264 | 98 | 24 | 183 | 86 | 0 | 0 | 539 | 374 | 44.1 |
| Brampton | 177 | 254 | 84 | 24 | 174 | 71 | 0 | 0 | 435 | 349 | 24.6 |
| Caledon | 61 | 4 | 0 | 0 | 4 | 10 | 0 | 0 | 65 | 14 | ** |
| Mississauga | 20 | 6 | 14 | 0 | 5 | 5 | 0 | 0 | 39 | 11 | ** |
| Halton Region | 165 | 40 | 14 | 16 | 66 | 97 | 171 | 0 | 416 | 153 | 171.9 |
| Burlington | 40 | 5 | 0 | 2 | 12 | 45 | 75 | 0 | 127 | 52 | 144.2 |
| Halton Hills | 4 | 11 | 4 | 0 | 13 | 0 | 0 | 0 | 21 | 11 | 90.9 |
| Milton | 103 | 8 | 10 | 14 | 0 | 0 | 96 | 0 | 209 | 22 | ** |
| Oakville | 18 | 16 | 0 | 0 | 41 | 52 | 0 | 0 | 59 | 68 | -13.2 |
| Durham Region | 200 | 149 | 2 | 0 | 116 | 36 | 0 | 0 | 318 | 185 | 71.9 |
| Ajax | 67 | 10 | 2 | 0 | 44 | 7 | 0 | 0 | 113 | 17 | ** |
| Brock | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | n/a |
| Clarington | 29 | 28 | 0 | 0 | 23 | 23 | 0 | 0 | 52 | 51 | 2.0 |
| Oshawa | 45 | 77 | 0 | 0 | 16 | 0 | 0 | 0 | 61 | 77 | -20.8 |
| Pickering | 20 | 6 | 0 | 0 | 29 | 0 | 0 | 0 | 49 | 6 | ** |
| Scugog | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| Uxbridge | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 | ** |
| Whitby | 27 | 25 | 0 | 0 | 4 | 6 | 0 | 0 | 31 | 31 | 0.0 |
| Remainder of Toronto CMA | 51 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 51 | 29 | 75.9 |
| Bradford West Gwillimbury | 10 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 12 | -16.7 |
| Town of Mono | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | -66.7 |
| New Tecumseth | 33 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 12 | 175.0 |
| Orangeville | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 2 | ** |
| Toronto CMA | 1,129 | 705 | 232 | 104 | 808 | 452 | 1,878 | 521 | 4,047 | 1,782 | 127.1 |
| Oshawa CMA | 101 | 130 | 0 | 0 | 43 | 29 | 0 | 0 | 144 | 159 | -9.4 |
| Greater Toronto Area (GTA) | 1,226 | 813 | 232 | 106 | 863 | 526 | 1,953 | 521 | 4,274 | 1,966 | 117.4 |

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | % Change |
| Toronto City | 742 | 789 | 168 | 46 | 458 | 593 | 14,990 | 8,827 | 16,358 | 10,255 | 59.5 |
| Toronto | 121 | 100 | 14 | 4 | 8 | 87 | 10,398 | 5,364 | 10,541 | 5,555 | 89.8 |
| East York | 45 | 44 | 0 | 2 | 0 | 0 | 384 | 0 | 429 | 46 | ** |
| Etobicoke | 110 | 129 | 2 | 16 | 0 | 93 | 744 | 2,615 | 856 | 2,853 | -70.0 |
| North York | 328 | 323 | 116 | 0 | 178 | 138 | 2,161 | 623 | 2,783 | 1,084 | 156.7 |
| Scarborough | 127 | 167 | 30 | 20 | 272 | 254 | 586 | 171 | 1,015 | 612 | 65.8 |
| York | 10 | 23 | 6 | 4 | 0 | 12 | 0 | 0 | 16 | 39 | -59.0 |
| York Region | 3,767 | 3,615 | 564 | 410 | 1,162 | 1,000 | 2,490 | 659 | 7,983 | 5,684 | 40.4 |
| Aurora | 44 | 260 | 0 | 18 | 0 | 0 | 0 | 0 | 44 | 278 | -84.2 |
| East Gwillimbury | 95 | 85 | 38 | 0 | 38 | 56 | 0 | 0 | 171 | 141 | 21.3 |
| Georgina Township | 141 | 106 | 0 | 0 | 13 | 17 | 0 | 0 | 154 | 123 | 25.2 |
| King Township | 65 | 207 | 2 | 16 | 26 | 28 | 137 | 0 | 230 | 251 | -8.4 |
| Markham | 1,219 | 183 | 234 | 142 | 372 | 83 | 1,598 | 430 | 3,423 | 838 | ** |
| Newmarket | 137 | 189 | 6 | 30 | 0 | 5 | 4 | 0 | 147 | 224 | -34.4 |
| Richmond Hill | 449 | 685 | 8 | 10 | 338 | 218 | 148 | 45 | 943 | 958 | -1.6 |
| Vaughan | 1,017 | 1,414 | 184 | 114 | 267 | 439 | 499 | 184 | 1,967 | 2,151 | -8.6 |
| Whitchurch-Stouffville | 600 | 486 | 92 | 80 | 108 | 154 | 104 | 0 | 904 | 720 | 25.6 |
| Peel Region | 2,119 | 1,651 | 708 | 616 | 918 | 1,055 | 1,751 | 229 | 5,496 | 3,551 | 54.8 |
| Brampton | 1,745 | 1,243 | 562 | 406 | 376 | 632 | 49 | 26 | 2,732 | 2,307 | 18.4 |
| Caledon | 261 | 191 | 56 | 38 | 93 | 45 | 0 | 0 | 410 | 274 | 49.6 |
| Mississauga | 113 | 217 | 90 | 172 | 449 | 378 | 1,702 | 203 | 2,354 | 970 | 142.7 |
| Halton Region | 1,515 | 1,377 | 86 | 304 | 629 | 785 | 462 | 862 | 2,692 | 3,328 | -19.1 |
| Burlington | 305 | 235 | 4 | 178 | 43 | 118 | 150 | 370 | 502 | 901 | -44.3 |
| Halton Hills | 70 | 89 | 6 | 0 | 22 | 23 | 0 | 0 | 98 | 112 | -12.5 |
| Milton | 723 | 778 | 44 | 124 | 251 | 362 | 312 | 160 | 1,330 | 1,424 | -6.6 |
| Oakville | 417 | 275 | 32 | 2 | 313 | 282 | 0 | 332 | 762 | 891 | -14.5 |
| Durham Region | 1,588 | 1,642 | 118 | 42 | 676 | 559 | 267 | 12 | 2,649 | 2,255 | 17.5 |
| Ajax | 302 | 256 | 78 | 32 | 249 | 264 | 0 | 0 | 629 | 552 | 13.9 |
| Brock | 15 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 7 | 114.3 |
| Clarington | 418 | 424 | 0 | 0 | 125 | 101 | 0 | 12 | 543 | 537 | 1.1 |
| Oshawa | 274 | 545 | 40 | 2 | 77 | 16 | 32 | 0 | 423 | 563 | -24.9 |
| Pickering | 125 | 59 | 0 | 0 | 76 | 40 | 235 | 0 | 436 | 99 | ** |
| Scugog | 15 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 13 | 15.4 |
| Uxbridge | 44 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 44 | 39 | 12.8 |
| Whitby | 395 | 299 | 0 | 8 | 149 | 138 | 0 | 0 | 544 | 445 | 22.2 |
| Remainder of Toronto CMA | 615 | 575 | 56 | 36 | 6 | 40 | 0 | 0 | 677 | 651 | 4.0 |
| Bradford West Gwillimbury | 376 | 374 | 38 | 4 | 0 | 25 | 0 | 0 | 414 | 403 | 2.7 |
| Town of Mono | 28 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 43 | -34.9 |
| New Tecumseth | 187 | 60 | 18 | 10 | 6 | 0 | 0 | 0 | 211 | 70 | ** |
| Orangeville | 24 | 98 | 0 | 22 | 0 | 15 | 0 | 0 | 24 | 135 | -82.2 |
| Toronto CMA | 8,924 | 8,126 | 1,656 | 1,266 | 3,455 | 3,659 | 19,778 | 10,207 | 33,813 | 23,258 | 45.4 |
| Oshawa CMA | 1,087 | 1,268 | 40 | 10 | 351 | 255 | 32 | 12 | 1,510 | 1,545 | -2.3 |
| Greater Toronto Area (GTA) | 9,731 | 9,074 | 1,644 | 1,418 | 3,843 | 3,992 | 19,960 | 10,589 | 35,178 | 25,073 | 40.3 |

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2011

| Submarket | Row | | | | Apt. & Other | | | |
|-----------------------------------|--------------------------|----------|----------|----------|--------------------------|----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 |
| Toronto City | 192 | 194 | 0 | 6 | 1,561 | 317 | 0 | 0 |
| Toronto | 0 | 7 | 0 | 0 | 1,197 | 0 | 0 | 0 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 0 | 93 | 0 | 0 | 0 | 263 | 0 | 0 |
| North York | 29 | 11 | 0 | 0 | 364 | 0 | 0 | 0 |
| Scarborough | 163 | 83 | 0 | 0 | 0 | 0 | 0 | 0 |
| York | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 0 |
| York Region | 306 | 107 | 0 | 0 | 215 | 204 | 6 | 0 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 214 | 66 | 0 | 0 | 215 | 0 | 6 | 0 |
| Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 17 | 5 | 0 | 0 | 0 | 20 | 0 | 0 |
| Vaughan | 41 | 25 | 0 | 0 | 0 | 184 | 0 | 0 |
| Whitchurch-Stouffville | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Peel Region | 183 | 86 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brampton | 174 | 71 | 0 | 0 | 0 | 0 | 0 | 0 |
| Caledon | 4 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 5 | 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| Halton Region | 66 | 97 | 0 | 0 | 171 | 0 | 0 | 0 |
| Burlington | 12 | 45 | 0 | 0 | 75 | 0 | 0 | 0 |
| Halton Hills | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 0 | 0 | 0 | 0 | 96 | 0 | 0 | 0 |
| Oakville | 41 | 52 | 0 | 0 | 0 | 0 | 0 | 0 |
| Durham Region | 116 | 36 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ajax | 44 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 23 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oshawa | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Pickering | 29 | 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 | 4 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of Toronto CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 808 | 446 | 0 | 6 | 1,872 | 521 | 6 | 0 |
| Oshawa CMA | 43 | 29 | 0 | 0 | 0 | 0 | 0 | 0 |
| Greater Toronto Area (GTA) | 863 | 520 | 0 | 6 | 1,947 | 521 | 6 | 0 |

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2011

| Submarket | Row | | | | Apt. & Other | | | |
|-----------------------------------|--------------------------|----------|----------|----------|--------------------------|----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Toronto City | 458 | 581 | 0 | 12 | 13,372 | 7,795 | 1,618 | 1,032 |
| Toronto | 8 | 87 | 0 | 0 | 9,597 | 4,986 | 801 | 378 |
| East York | 0 | 0 | 0 | 0 | 384 | 0 | 0 | 0 |
| Etobicoke | 0 | 93 | 0 | 0 | 508 | 2,114 | 236 | 501 |
| North York | 178 | 138 | 0 | 0 | 1,790 | 623 | 371 | 0 |
| Scarborough | 272 | 254 | 0 | 0 | 376 | 18 | 210 | 153 |
| York | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 |
| York Region | 1,154 | 992 | 8 | 8 | 2,396 | 634 | 94 | 25 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 38 | 56 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 13 | 17 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 26 | 28 | 0 | 0 | 137 | 0 | 0 | 0 |
| Markham | 372 | 83 | 0 | 0 | 1,592 | 430 | 6 | 0 |
| Newmarket | 0 | 5 | 0 | 0 | 0 | 0 | 4 | 0 |
| Richmond Hill | 338 | 218 | 0 | 0 | 148 | 20 | 0 | 25 |
| Vaughan | 267 | 439 | 0 | 0 | 415 | 184 | 84 | 0 |
| Whitchurch-Stouffville | 100 | 146 | 8 | 8 | 104 | 0 | 0 | 0 |
| Peel Region | 918 | 1,047 | 0 | 8 | 1,751 | 203 | 0 | 26 |
| Brampton | 376 | 624 | 0 | 8 | 49 | 0 | 0 | 26 |
| Caledon | 93 | 45 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 449 | 378 | 0 | 0 | 1,702 | 203 | 0 | 0 |
| Halton Region | 629 | 785 | 0 | 0 | 462 | 862 | 0 | 0 |
| Burlington | 43 | 118 | 0 | 0 | 150 | 370 | 0 | 0 |
| Halton Hills | 22 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 251 | 362 | 0 | 0 | 312 | 160 | 0 | 0 |
| Oakville | 313 | 282 | 0 | 0 | 0 | 332 | 0 | 0 |
| Durham Region | 666 | 559 | 10 | 0 | 235 | 0 | 32 | 12 |
| Ajax | 249 | 264 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 125 | 101 | 0 | 0 | 0 | 0 | 0 | 12 |
| Oshawa | 67 | 16 | 10 | 0 | 0 | 0 | 32 | 0 |
| Pickering | 76 | 40 | 0 | 0 | 235 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 149 | 138 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of Toronto CMA | 6 | 40 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 3,447 | 3,631 | 8 | 28 | 18,066 | 9,124 | 1,712 | 1,083 |
| Oshawa CMA | 341 | 255 | 10 | 0 | 0 | 0 | 32 | 12 |
| Greater Toronto Area (GTA) | 3,825 | 3,964 | 18 | 28 | 18,216 | 9,494 | 1,744 | 1,095 |

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
October 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 |
| Toronto City | 344 | 275 | 1,561 | 307 | 0 | 6 | 1,905 | 588 |
| Toronto | 24 | 12 | 1,197 | 0 | 0 | 0 | 1,221 | 12 |
| East York | 6 | 5 | 0 | 0 | 0 | 0 | 6 | 5 |
| Etobicoke | 12 | 118 | 0 | 253 | 0 | 0 | 12 | 371 |
| North York | 74 | 44 | 364 | 0 | 0 | 0 | 438 | 44 |
| Scarborough | 227 | 92 | 0 | 0 | 0 | 0 | 227 | 92 |
| York | 1 | 3 | 0 | 0 | 0 | 6 | 1 | 9 |
| York Region | 858 | 462 | 232 | 204 | 6 | 0 | 1,096 | 666 |
| Aurora | 5 | 12 | 0 | 0 | 0 | 0 | 5 | 12 |
| East Gwillimbury | 12 | 9 | 0 | 0 | 0 | 0 | 12 | 9 |
| Georgina Township | 7 | 16 | 0 | 0 | 0 | 0 | 7 | 16 |
| King Township | 27 | 21 | 0 | 0 | 0 | 0 | 27 | 21 |
| Markham | 495 | 158 | 215 | 0 | 6 | 0 | 716 | 158 |
| Newmarket | 9 | 18 | 0 | 0 | 0 | 0 | 9 | 18 |
| Richmond Hill | 37 | 94 | 0 | 20 | 0 | 0 | 37 | 114 |
| Vaughan | 204 | 133 | 17 | 184 | 0 | 0 | 221 | 317 |
| Whitchurch-Stouffville | 62 | 1 | 0 | 0 | 0 | 0 | 62 | 1 |
| Peel Region | 524 | 352 | 15 | 22 | 0 | 0 | 539 | 374 |
| Brampton | 420 | 327 | 15 | 22 | 0 | 0 | 435 | 349 |
| Caledon | 65 | 14 | 0 | 0 | 0 | 0 | 65 | 14 |
| Mississauga | 39 | 11 | 0 | 0 | 0 | 0 | 39 | 11 |
| Halton Region | 187 | 150 | 229 | 3 | 0 | 0 | 416 | 153 |
| Burlington | 52 | 49 | 75 | 3 | 0 | 0 | 127 | 52 |
| Halton Hills | 4 | 11 | 17 | 0 | 0 | 0 | 21 | 11 |
| Milton | 113 | 22 | 96 | 0 | 0 | 0 | 209 | 22 |
| Oakville | 18 | 68 | 41 | 0 | 0 | 0 | 59 | 68 |
| Durham Region | 231 | 162 | 87 | 23 | 0 | 0 | 318 | 185 |
| Ajax | 69 | 17 | 44 | 0 | 0 | 0 | 113 | 17 |
| Brock | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Clarington | 29 | 28 | 23 | 23 | 0 | 0 | 52 | 51 |
| Oshawa | 45 | 77 | 16 | 0 | 0 | 0 | 61 | 77 |
| Pickering | 49 | 6 | 0 | 0 | 0 | 0 | 49 | 6 |
| Scugog | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| Uxbridge | 5 | 1 | 0 | 0 | 0 | 0 | 5 | 1 |
| Whitby | 27 | 31 | 4 | 0 | 0 | 0 | 31 | 31 |
| Remainder of Toronto CMA | 51 | 27 | 0 | 2 | 0 | 0 | 51 | 29 |
| Bradford West Gwillimbury | 10 | 12 | 0 | 0 | 0 | 0 | 10 | 12 |
| Town of Mono | 1 | 1 | 0 | 2 | 0 | 0 | 1 | 3 |
| New Tecumseth | 33 | 12 | 0 | 0 | 0 | 0 | 33 | 12 |
| Orangeville | 7 | 2 | 0 | 0 | 0 | 0 | 7 | 2 |
| Toronto CMA | 2,035 | 1,241 | 2,006 | 535 | 6 | 6 | 4,047 | 1,782 |
| Oshawa CMA | 101 | 136 | 43 | 23 | 0 | 0 | 144 | 159 |
| Greater Toronto Area (GTA) | 2,144 | 1,401 | 2,124 | 559 | 6 | 6 | 4,274 | 1,966 |

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 2011

| Submarket | Freehold | | Condominium | | Rental | | Total ¹ * | |
|-----------------------------------|----------|----------|-------------|----------|----------|----------|----------------------|----------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Toronto City | 2,060 | 1,397 | 12,680 | 7,814 | 1,618 | 1,044 | 16,358 | 10,255 |
| Toronto | 856 | 261 | 8,884 | 4,916 | 801 | 378 | 10,541 | 5,555 |
| East York | 45 | 46 | 384 | 0 | 0 | 0 | 429 | 46 |
| Etobicoke | 112 | 248 | 508 | 2,104 | 236 | 501 | 856 | 2,853 |
| North York | 622 | 423 | 1,790 | 661 | 371 | 0 | 2,783 | 1,084 |
| Scarborough | 408 | 380 | 397 | 79 | 210 | 153 | 1,015 | 612 |
| York | 16 | 27 | 0 | 0 | 0 | 12 | 16 | 39 |
| York Region | 5,295 | 4,739 | 2,586 | 912 | 102 | 33 | 7,983 | 5,684 |
| Aurora | 41 | 278 | 3 | 0 | 0 | 0 | 44 | 278 |
| East Gwillimbury | 171 | 141 | 0 | 0 | 0 | 0 | 171 | 141 |
| Georgina Township | 154 | 123 | 0 | 0 | 0 | 0 | 154 | 123 |
| King Township | 93 | 251 | 137 | 0 | 0 | 0 | 230 | 251 |
| Markham | 1,797 | 399 | 1,620 | 439 | 6 | 0 | 3,423 | 838 |
| Newmarket | 143 | 219 | 0 | 5 | 4 | 0 | 147 | 224 |
| Richmond Hill | 653 | 847 | 290 | 86 | 0 | 25 | 943 | 958 |
| Vaughan | 1,451 | 1,824 | 432 | 327 | 84 | 0 | 1,967 | 2,151 |
| Whitchurch-Stouffville | 792 | 657 | 104 | 55 | 8 | 8 | 904 | 720 |
| Peel Region | 3,491 | 2,691 | 2,005 | 826 | 0 | 34 | 5,496 | 3,551 |
| Brampton | 2,664 | 1,911 | 68 | 362 | 0 | 34 | 2,732 | 2,307 |
| Caledon | 410 | 262 | 0 | 12 | 0 | 0 | 410 | 274 |
| Mississauga | 417 | 518 | 1,937 | 452 | 0 | 0 | 2,354 | 970 |
| Halton Region | 2,048 | 2,235 | 644 | 1,093 | 0 | 0 | 2,692 | 3,328 |
| Burlington | 321 | 474 | 181 | 427 | 0 | 0 | 502 | 901 |
| Halton Hills | 81 | 112 | 17 | 0 | 0 | 0 | 98 | 112 |
| Milton | 1,018 | 1,224 | 312 | 200 | 0 | 0 | 1,330 | 1,424 |
| Oakville | 628 | 425 | 134 | 466 | 0 | 0 | 762 | 891 |
| Durham Region | 2,395 | 2,183 | 212 | 60 | 42 | 12 | 2,649 | 2,255 |
| Ajax | 564 | 544 | 65 | 8 | 0 | 0 | 629 | 552 |
| Brock | 15 | 7 | 0 | 0 | 0 | 0 | 15 | 7 |
| Clarington | 494 | 481 | 49 | 44 | 0 | 12 | 543 | 537 |
| Oshawa | 314 | 555 | 67 | 8 | 42 | 0 | 423 | 563 |
| Pickering | 436 | 99 | 0 | 0 | 0 | 0 | 436 | 99 |
| Scugog | 15 | 13 | 0 | 0 | 0 | 0 | 15 | 13 |
| Uxbridge | 44 | 39 | 0 | 0 | 0 | 0 | 44 | 39 |
| Whitby | 513 | 445 | 31 | 0 | 0 | 0 | 544 | 445 |
| Remainder of Toronto CMA | 649 | 620 | 28 | 31 | 0 | 0 | 677 | 651 |
| Bradford West Gwillimbury | 414 | 403 | 0 | 0 | 0 | 0 | 414 | 403 |
| Town of Mono | 12 | 32 | 16 | 11 | 0 | 0 | 28 | 43 |
| New Tecumseth | 199 | 50 | 12 | 20 | 0 | 0 | 211 | 70 |
| Orangeville | 24 | 135 | 0 | 0 | 0 | 0 | 24 | 135 |
| Toronto CMA | 14,266 | 11,890 | 17,827 | 10,257 | 1,720 | 1,111 | 33,813 | 23,258 |
| Oshawa CMA | 1,321 | 1,481 | 147 | 52 | 42 | 12 | 1,510 | 1,545 |
| Greater Toronto Area (GTA) | 15,289 | 13,245 | 18,127 | 10,705 | 1,762 | 1,123 | 35,178 | 25,073 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
October 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|-----------------------------------|----------|----------|----------|----------|----------|----------|--------------|----------|----------|----------|----------|
| | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | % Change |
| Toronto City | 68 | 69 | 28 | 24 | 203 | 36 | 679 | 1,305 | 978 | 1,434 | -31.8 |
| Toronto | 11 | 5 | 0 | 2 | 16 | 3 | 577 | 995 | 604 | 1,005 | -39.9 |
| East York | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 5 | -20.0 |
| Etobicoke | 24 | 17 | 0 | 2 | 0 | 0 | 0 | 0 | 24 | 19 | 26.3 |
| North York | 12 | 21 | 0 | 0 | 0 | 26 | 0 | 310 | 12 | 357 | -96.6 |
| Scarborough | 16 | 19 | 26 | 14 | 187 | 7 | 102 | 0 | 331 | 40 | ** |
| York | 1 | 2 | 2 | 6 | 0 | 0 | 0 | 0 | 3 | 8 | -62.5 |
| York Region | 350 | 310 | 92 | 90 | 205 | 135 | 93 | 385 | 740 | 920 | -19.6 |
| Aurora | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | -100.0 |
| East Gwillimbury | 16 | 6 | 2 | 0 | 0 | 0 | 0 | 0 | 18 | 6 | 200.0 |
| Georgina Township | 21 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 6 | ** |
| King Township | 10 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 1 | ** |
| Markham | 4 | 11 | 48 | 38 | 124 | 0 | 0 | 0 | 176 | 49 | ** |
| Newmarket | 35 | 11 | 0 | 14 | 0 | 0 | 0 | 0 | 35 | 25 | 40.0 |
| Richmond Hill | 88 | 78 | 6 | 0 | 30 | 31 | 0 | 0 | 124 | 109 | 13.8 |
| Vaughan | 71 | 114 | 4 | 6 | 51 | 77 | 93 | 385 | 219 | 582 | -62.4 |
| Whitchurch-Stouffville | 105 | 66 | 32 | 32 | 0 | 27 | 0 | 0 | 137 | 125 | 9.6 |
| Peel Region | 146 | 104 | 12 | 48 | 53 | 60 | 0 | 0 | 211 | 212 | -0.5 |
| Brampton | 128 | 72 | 4 | 12 | 16 | 37 | 0 | 0 | 148 | 121 | 22.3 |
| Caledon | 2 | 26 | 0 | 10 | 16 | 0 | 0 | 0 | 18 | 36 | -50.0 |
| Mississauga | 16 | 6 | 8 | 26 | 21 | 23 | 0 | 0 | 45 | 55 | -18.2 |
| Halton Region | 102 | 155 | 4 | 16 | 41 | 98 | 225 | 0 | 372 | 269 | 38.3 |
| Burlington | 32 | 27 | 4 | 16 | 12 | 0 | 225 | 0 | 273 | 43 | ** |
| Halton Hills | 6 | 21 | 0 | 0 | 0 | 15 | 0 | 0 | 6 | 36 | -83.3 |
| Milton | 55 | 77 | 0 | 0 | 0 | 17 | 0 | 0 | 55 | 94 | -41.5 |
| Oakville | 9 | 30 | 0 | 0 | 29 | 66 | 0 | 0 | 38 | 96 | -60.4 |
| Durham Region | 178 | 176 | 0 | 14 | 22 | 140 | 8 | 0 | 208 | 330 | -37.0 |
| Ajax | 18 | 52 | 0 | 14 | 0 | 122 | 0 | 0 | 18 | 188 | -90.4 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Clarington | 47 | 32 | 0 | 0 | 6 | 5 | 8 | 0 | 61 | 37 | 64.9 |
| Oshawa | 42 | 51 | 0 | 0 | 0 | 6 | 0 | 0 | 42 | 57 | -26.3 |
| Pickering | 2 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 11 | -81.8 |
| Scugog | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Uxbridge | 15 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 1 | ** |
| Whitby | 53 | 29 | 0 | 0 | 16 | 7 | 0 | 0 | 69 | 36 | 91.7 |
| Remainder of Toronto CMA | 69 | 86 | 4 | 0 | 0 | 4 | 0 | 0 | 73 | 90 | -18.9 |
| Bradford West Gwillimbury | 44 | 70 | 4 | 0 | 0 | 0 | 0 | 0 | 48 | 70 | -31.4 |
| Town of Mono | 3 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 4 | -25.0 |
| New Tecumseth | 20 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 5 | ** |
| Orangeville | 2 | 7 | 0 | 0 | 0 | 4 | 0 | 0 | 2 | 11 | -81.8 |
| Toronto CMA | 738 | 761 | 136 | 176 | 490 | 455 | 772 | 1,690 | 2,136 | 3,082 | -30.7 |
| Oshawa CMA | 142 | 112 | 0 | 0 | 22 | 18 | 8 | 0 | 172 | 130 | 32.3 |
| Greater Toronto Area (GTA) | 844 | 814 | 136 | 192 | 524 | 469 | 1,005 | 1,690 | 2,509 | 3,165 | -20.7 |

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2011

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|-----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|--------------|-------------|-------------|-------------|-------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | % Change |
| Toronto City | 608 | 679 | 72 | 164 | 429 | 217 | 13,493 | 10,625 | 14,602 | 11,685 | 25.0 |
| Toronto | 105 | 56 | 22 | 2 | 51 | 45 | 6,897 | 8,391 | 7,075 | 8,494 | -16.7 |
| East York | 31 | 27 | 2 | 4 | 0 | 18 | 44 | 198 | 77 | 247 | -68.8 |
| Etobicoke | 86 | 94 | 14 | 12 | 0 | 4 | 994 | 127 | 1,094 | 237 | ** |
| North York | 236 | 291 | 0 | 108 | 50 | 56 | 2,974 | 1,594 | 3,260 | 2,049 | 59.1 |
| Scarborough | 126 | 195 | 30 | 26 | 328 | 59 | 2,564 | 311 | 3,048 | 591 | ** |
| York | 24 | 11 | 4 | 12 | 0 | 35 | 20 | 4 | 48 | 62 | -22.6 |
| York Region | 3,300 | 4,330 | 544 | 696 | 971 | 1,093 | 1,414 | 2,260 | 6,229 | 8,379 | -25.7 |
| Aurora | 97 | 269 | 8 | 86 | 0 | 0 | 153 | 0 | 258 | 355 | -27.3 |
| East Gwillimbury | 81 | 57 | 16 | 24 | 30 | 58 | 0 | 0 | 127 | 139 | -8.6 |
| Georgina Township | 95 | 71 | 0 | 0 | 17 | 25 | 0 | 0 | 112 | 96 | 16.7 |
| King Township | 137 | 88 | 0 | 16 | 36 | 0 | 0 | 0 | 173 | 104 | 66.3 |
| Markham | 449 | 434 | 194 | 130 | 277 | 111 | 880 | 942 | 1,800 | 1,617 | 11.3 |
| Newmarket | 166 | 233 | 4 | 36 | 0 | 79 | 0 | 0 | 170 | 348 | -51.1 |
| Richmond Hill | 691 | 648 | 16 | 38 | 196 | 168 | 25 | 456 | 928 | 1,310 | -29.2 |
| Vaughan | 1,156 | 1,982 | 216 | 200 | 297 | 434 | 356 | 862 | 2,025 | 3,478 | -41.8 |
| Whitchurch-Stouffville | 428 | 548 | 90 | 166 | 118 | 218 | 0 | 0 | 636 | 932 | -31.8 |
| Peel Region | 1,843 | 944 | 352 | 418 | 1,083 | 620 | 1,922 | 1,510 | 5,200 | 3,492 | 48.9 |
| Brampton | 1,537 | 582 | 246 | 146 | 702 | 127 | 375 | 907 | 2,860 | 1,762 | 62.3 |
| Caledon | 128 | 146 | 30 | 40 | 67 | 58 | 0 | 0 | 225 | 244 | -7.8 |
| Mississauga | 178 | 216 | 76 | 232 | 314 | 435 | 1,547 | 603 | 2,115 | 1,486 | 42.3 |
| Halton Region | 1,011 | 1,468 | 156 | 334 | 774 | 617 | 426 | 377 | 2,367 | 2,796 | -15.3 |
| Burlington | 220 | 195 | 60 | 192 | 108 | 106 | 317 | 306 | 705 | 799 | -11.8 |
| Halton Hills | 66 | 80 | 0 | 0 | 24 | 40 | 53 | 0 | 143 | 120 | 19.2 |
| Milton | 550 | 973 | 96 | 142 | 357 | 243 | 56 | 71 | 1,059 | 1,429 | -25.9 |
| Oakville | 175 | 220 | 0 | 0 | 285 | 228 | 0 | 0 | 460 | 448 | 2.7 |
| Durham Region | 1,416 | 1,698 | 102 | 74 | 529 | 420 | 60 | 6 | 2,107 | 2,198 | -4.1 |
| Ajax | 199 | 436 | 60 | 70 | 215 | 271 | 0 | 0 | 474 | 777 | -39.0 |
| Brock | 5 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 51 | -90.2 |
| Clarington | 388 | 336 | 0 | 2 | 60 | 9 | 14 | 6 | 462 | 353 | 30.9 |
| Oshawa | 385 | 432 | 34 | 2 | 63 | 77 | 46 | 0 | 528 | 511 | 3.3 |
| Pickering | 27 | 61 | 0 | 0 | 43 | 8 | 0 | 0 | 70 | 69 | 1.4 |
| Scugog | 9 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 11 | -18.2 |
| Uxbridge | 32 | 20 | 0 | 0 | 0 | 6 | 0 | 0 | 32 | 26 | 23.1 |
| Whitby | 371 | 351 | 8 | 0 | 148 | 49 | 0 | 0 | 527 | 400 | 31.8 |
| Remainder of Toronto CMA | 502 | 514 | 62 | 66 | 26 | 89 | 44 | 88 | 634 | 757 | -16.2 |
| Bradford West Gwillimbury | 372 | 282 | 48 | 20 | 23 | 49 | 0 | 0 | 443 | 351 | 26.2 |
| Town of Mono | 27 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 27 | 46 | -41.3 |
| New Tecumseth | 84 | 99 | 12 | 18 | 0 | 0 | 0 | 0 | 96 | 117 | -17.9 |
| Orangeville | 19 | 87 | 2 | 28 | 3 | 40 | 44 | 88 | 68 | 243 | -72.0 |
| Toronto CMA | 7,302 | 8,257 | 1,186 | 1,556 | 3,433 | 2,815 | 16,982 | 14,554 | 28,903 | 27,182 | 6.3 |
| Oshawa CMA | 1,144 | 1,119 | 42 | 4 | 271 | 135 | 60 | 6 | 1,517 | 1,264 | 20.0 |
| Greater Toronto Area (GTA) | 8,178 | 9,119 | 1,226 | 1,686 | 3,786 | 2,967 | 17,315 | 14,778 | 30,505 | 28,550 | 6.8 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2011**

| Submarket | Row | | | | Apt. & Other | | | |
|-----------------------------------|--------------------------|----------|----------|----------|--------------------------|----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 |
| Toronto City | 203 | 36 | 0 | 0 | 679 | 1,305 | 0 | 0 |
| Toronto | 16 | 3 | 0 | 0 | 577 | 995 | 0 | 0 |
| East York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Etobicoke | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North York | 0 | 26 | 0 | 0 | 0 | 310 | 0 | 0 |
| Scarborough | 187 | 7 | 0 | 0 | 102 | 0 | 0 | 0 |
| York | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| York Region | 205 | 135 | 0 | 0 | 93 | 385 | 0 | 0 |
| Aurora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| East Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 124 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Newmarket | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 30 | 31 | 0 | 0 | 0 | 0 | 0 | 0 |
| Vaughan | 51 | 77 | 0 | 0 | 93 | 385 | 0 | 0 |
| Whitchurch-Stouffville | 0 | 27 | 0 | 0 | 0 | 0 | 0 | 0 |
| Peel Region | 53 | 60 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brampton | 16 | 37 | 0 | 0 | 0 | 0 | 0 | 0 |
| Caledon | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 21 | 23 | 0 | 0 | 0 | 0 | 0 | 0 |
| Halton Region | 41 | 98 | 0 | 0 | 43 | 0 | 182 | 0 |
| Burlington | 12 | 0 | 0 | 0 | 43 | 0 | 182 | 0 |
| Halton Hills | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Milton | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 |
| Oakville | 29 | 66 | 0 | 0 | 0 | 0 | 0 | 0 |
| Durham Region | 22 | 140 | 0 | 0 | 0 | 0 | 8 | 0 |
| Ajax | 0 | 122 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 6 | 5 | 0 | 0 | 0 | 0 | 8 | 0 |
| Oshawa | 0 | 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 | 16 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of Toronto CMA | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Bradford West Gwillimbury | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Town of Mono | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| New Tecumseth | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orangeville | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto CMA | 490 | 455 | 0 | 0 | 772 | 1,690 | 0 | 0 |
| Oshawa CMA | 22 | 18 | 0 | 0 | 0 | 0 | 8 | 0 |
| Greater Toronto Area (GTA) | 524 | 469 | 0 | 0 | 815 | 1,690 | 190 | 0 |

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2011

| Submarket | Row | | | | Apt. & Other | | | |
|-----------------------------------|--------------------------|----------|----------|----------|--------------------------|----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Toronto City | 429 | 217 | 0 | 0 | 12,672 | 9,894 | 792 | 731 |
| Toronto | 51 | 45 | 0 | 0 | 6,472 | 7,816 | 396 | 575 |
| East York | 0 | 18 | 0 | 0 | 0 | 198 | 44 | 0 |
| Etobicoke | 0 | 4 | 0 | 0 | 994 | 127 | 0 | 0 |
| North York | 50 | 56 | 0 | 0 | 2,642 | 1,438 | 332 | 156 |
| Scarborough | 328 | 59 | 0 | 0 | 2,564 | 311 | 0 | 0 |
| York | 0 | 35 | 0 | 0 | 0 | 4 | 20 | 0 |
| York Region | 955 | 1,093 | 16 | 0 | 1,389 | 2,140 | 25 | 120 |
| Aurora | 0 | 0 | 0 | 0 | 153 | 0 | 0 | 0 |
| East Gwillimbury | 30 | 58 | 0 | 0 | 0 | 0 | 0 | 0 |
| Georgina Township | 17 | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| King Township | 36 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Markham | 277 | 111 | 0 | 0 | 880 | 822 | 0 | 120 |
| Newmarket | 0 | 79 | 0 | 0 | 0 | 0 | 0 | 0 |
| Richmond Hill | 196 | 168 | 0 | 0 | 0 | 456 | 25 | 0 |
| Vaughan | 297 | 434 | 0 | 0 | 356 | 862 | 0 | 0 |
| Whitchurch-Stouffville | 102 | 218 | 16 | 0 | 0 | 0 | 0 | 0 |
| Peel Region | 1,083 | 620 | 0 | 0 | 1,896 | 1,086 | 26 | 424 |
| Brampton | 702 | 127 | 0 | 0 | 349 | 677 | 26 | 230 |
| Caledon | 67 | 58 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississauga | 314 | 435 | 0 | 0 | 1,547 | 409 | 0 | 194 |
| Halton Region | 774 | 617 | 0 | 0 | 189 | 295 | 237 | 82 |
| Burlington | 108 | 106 | 0 | 0 | 133 | 224 | 184 | 82 |
| Halton Hills | 24 | 40 | 0 | 0 | 0 | 0 | 53 | 0 |
| Milton | 357 | 243 | 0 | 0 | 56 | 71 | 0 | 0 |
| Oakville | 285 | 228 | 0 | 0 | 0 | 0 | 0 | 0 |
| Durham Region | 529 | 417 | 0 | 3 | 6 | 6 | 54 | 0 |
| Ajax | 215 | 271 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 60 | 9 | 0 | 0 | 6 | 6 | 8 | 0 |
| Oshawa | 63 | 74 | 0 | 3 | 0 | 0 | 46 | 0 |
| Pickering | 43 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Uxbridge | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Whitby | 148 | 49 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of Toronto CMA | 26 | 89 | 0 | 0 | 44 | 58 | 0 | 30 |
| Bradford West Gwillimbury | 23 | 49 | 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 | 3 | 40 | 0 | 0 | 44 | 58 | 0 | 30 |
| Toronto CMA | 3,417 | 2,815 | 16 | 0 | 16,057 | 13,249 | 896 | 1,305 |
| Oshawa CMA | 271 | 132 | 0 | 3 | 6 | 6 | 54 | 0 |
| Greater Toronto Area (GTA) | 3,770 | 2,964 | 16 | 3 | 16,152 | 13,421 | 1,134 | 1,357 |

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
October 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 | Oct 2011 | Oct 2010 |
| Toronto City | 280 | 126 | 698 | 1,308 | 0 | 0 | 978 | 1,434 |
| Toronto | 27 | 7 | 577 | 998 | 0 | 0 | 604 | 1,005 |
| East York | 4 | 5 | 0 | 0 | 0 | 0 | 4 | 5 |
| Etobicoke | 24 | 19 | 0 | 0 | 0 | 0 | 24 | 19 |
| North York | 12 | 47 | 0 | 310 | 0 | 0 | 12 | 357 |
| Scarborough | 210 | 40 | 121 | 0 | 0 | 0 | 331 | 40 |
| York | 3 | 8 | 0 | 0 | 0 | 0 | 3 | 8 |
| York Region | 642 | 530 | 98 | 390 | 0 | 0 | 740 | 920 |
| Aurora | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 17 |
| East Gwillimbury | 18 | 6 | 0 | 0 | 0 | 0 | 18 | 6 |
| Georgina Township | 21 | 6 | 0 | 0 | 0 | 0 | 21 | 6 |
| King Township | 10 | 1 | 0 | 0 | 0 | 0 | 10 | 1 |
| Markham | 176 | 49 | 0 | 0 | 0 | 0 | 176 | 49 |
| Newmarket | 35 | 25 | 0 | 0 | 0 | 0 | 35 | 25 |
| Richmond Hill | 119 | 109 | 5 | 0 | 0 | 0 | 124 | 109 |
| Vaughan | 126 | 197 | 93 | 385 | 0 | 0 | 219 | 582 |
| Whitchurch-Stouffville | 137 | 120 | 0 | 5 | 0 | 0 | 137 | 125 |
| Peel Region | 199 | 158 | 12 | 54 | 0 | 0 | 211 | 212 |
| Brampton | 142 | 90 | 6 | 31 | 0 | 0 | 148 | 121 |
| Caledon | 18 | 36 | 0 | 0 | 0 | 0 | 18 | 36 |
| Mississauga | 39 | 32 | 6 | 23 | 0 | 0 | 45 | 55 |
| Halton Region | 106 | 216 | 84 | 53 | 182 | 0 | 372 | 269 |
| Burlington | 36 | 43 | 55 | 0 | 182 | 0 | 273 | 43 |
| Halton Hills | 6 | 36 | 0 | 0 | 0 | 0 | 6 | 36 |
| Milton | 55 | 94 | 0 | 0 | 0 | 0 | 55 | 94 |
| Oakville | 9 | 43 | 29 | 53 | 0 | 0 | 38 | 96 |
| Durham Region | 200 | 324 | 0 | 6 | 8 | 0 | 208 | 330 |
| Ajax | 18 | 188 | 0 | 0 | 0 | 0 | 18 | 188 |
| Brock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarington | 53 | 37 | 0 | 0 | 8 | 0 | 61 | 37 |
| Oshawa | 42 | 51 | 0 | 6 | 0 | 0 | 42 | 57 |
| Pickering | 2 | 11 | 0 | 0 | 0 | 0 | 2 | 11 |
| Scugog | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Uxbridge | 15 | 1 | 0 | 0 | 0 | 0 | 15 | 1 |
| Whitby | 69 | 36 | 0 | 0 | 0 | 0 | 69 | 36 |
| Remainder of Toronto CMA | 73 | 88 | 0 | 2 | 0 | 0 | 73 | 90 |
| Bradford West Gwillimbury | 48 | 70 | 0 | 0 | 0 | 0 | 48 | 70 |
| Town of Mono | 3 | 2 | 0 | 2 | 0 | 0 | 3 | 4 |
| New Tecumseth | 20 | 5 | 0 | 0 | 0 | 0 | 20 | 5 |
| Orangeville | 2 | 11 | 0 | 0 | 0 | 0 | 2 | 11 |
| Toronto CMA | 1,299 | 1,275 | 837 | 1,807 | 0 | 0 | 2,136 | 3,082 |
| Oshawa CMA | 164 | 124 | 0 | 6 | 8 | 0 | 172 | 130 |
| Greater Toronto Area (GTA) | 1,427 | 1,354 | 892 | 1,811 | 190 | 0 | 2,509 | 3,165 |

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - October 2011

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|-----------------------------------|----------|----------|-------------|----------|----------|----------|----------|----------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Toronto City | 1,025 | 1,097 | 12,756 | 9,857 | 792 | 731 | 14,602 | 11,685 |
| Toronto | 178 | 152 | 6,472 | 7,767 | 396 | 575 | 7,075 | 8,494 |
| East York | 33 | 49 | 0 | 198 | 44 | 0 | 77 | 247 |
| Etobicoke | 140 | 110 | 954 | 127 | 0 | 0 | 1,094 | 237 |
| North York | 242 | 455 | 2,686 | 1,438 | 332 | 156 | 3,260 | 2,049 |
| Scarborough | 404 | 264 | 2,644 | 327 | 0 | 0 | 3,048 | 591 |
| York | 28 | 62 | 0 | 0 | 20 | 0 | 48 | 62 |
| York Region | 4,673 | 5,869 | 1,515 | 2,390 | 41 | 120 | 6,229 | 8,379 |
| Aurora | 105 | 355 | 153 | 0 | 0 | 0 | 258 | 355 |
| East Gwillimbury | 127 | 139 | 0 | 0 | 0 | 0 | 127 | 139 |
| Georgina Township | 112 | 96 | 0 | 0 | 0 | 0 | 112 | 96 |
| King Township | 173 | 104 | 0 | 0 | 0 | 0 | 173 | 104 |
| Markham | 911 | 675 | 889 | 822 | 0 | 120 | 1,800 | 1,617 |
| Newmarket | 170 | 348 | 0 | 0 | 0 | 0 | 170 | 348 |
| Richmond Hill | 827 | 838 | 76 | 472 | 25 | 0 | 928 | 1,310 |
| Vaughan | 1,628 | 2,554 | 397 | 924 | 0 | 0 | 2,025 | 3,478 |
| Whitchurch-Stouffville | 620 | 760 | 0 | 172 | 16 | 0 | 636 | 932 |
| Peel Region | 2,774 | 1,598 | 2,400 | 1,470 | 26 | 424 | 5,200 | 3,492 |
| Brampton | 2,171 | 777 | 663 | 755 | 26 | 230 | 2,860 | 1,762 |
| Caledon | 219 | 232 | 6 | 12 | 0 | 0 | 225 | 244 |
| Mississauga | 384 | 589 | 1,731 | 703 | 0 | 194 | 2,115 | 1,486 |
| Halton Region | 1,726 | 2,121 | 404 | 593 | 237 | 82 | 2,367 | 2,796 |
| Burlington | 354 | 403 | 167 | 314 | 184 | 82 | 705 | 799 |
| Halton Hills | 90 | 111 | 0 | 9 | 53 | 0 | 143 | 120 |
| Milton | 997 | 1,275 | 62 | 154 | 0 | 0 | 1,059 | 1,429 |
| Oakville | 285 | 332 | 175 | 116 | 0 | 0 | 460 | 448 |
| Durham Region | 1,911 | 2,116 | 142 | 79 | 54 | 3 | 2,107 | 2,198 |
| Ajax | 467 | 773 | 7 | 4 | 0 | 0 | 474 | 777 |
| Brock | 5 | 51 | 0 | 0 | 0 | 0 | 5 | 51 |
| Clarington | 415 | 347 | 39 | 6 | 8 | 0 | 462 | 353 |
| Oshawa | 419 | 464 | 63 | 44 | 46 | 3 | 528 | 511 |
| Pickering | 70 | 69 | 0 | 0 | 0 | 0 | 70 | 69 |
| Scugog | 9 | 11 | 0 | 0 | 0 | 0 | 9 | 11 |
| Uxbridge | 32 | 20 | 0 | 6 | 0 | 0 | 32 | 26 |
| Whitby | 494 | 381 | 33 | 19 | 0 | 0 | 527 | 400 |
| Remainder of Toronto CMA | 548 | 613 | 86 | 114 | 0 | 30 | 634 | 757 |
| Bradford West Gwillimbury | 443 | 351 | 0 | 0 | 0 | 0 | 443 | 351 |
| Town of Mono | 16 | 32 | 11 | 14 | 0 | 0 | 27 | 46 |
| New Tecumseth | 65 | 75 | 31 | 42 | 0 | 0 | 96 | 117 |
| Orangeville | 24 | 155 | 44 | 58 | 0 | 30 | 68 | 243 |
| Toronto CMA | 10,961 | 11,757 | 17,001 | 14,120 | 912 | 1,305 | 28,903 | 27,182 |
| Oshawa CMA | 1,328 | 1,192 | 135 | 69 | 54 | 3 | 1,517 | 1,264 |
| Greater Toronto Area (GTA) | 12,109 | 12,801 | 17,217 | 14,389 | 1,150 | 1,360 | 30,505 | 28,550 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|-------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$400,000 | | \$400,000 - \$449,999 | | \$450,000 - \$499,999 | | \$500,000 - \$749,999 | | \$750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Toronto City | | | | | | | | | | | | | |
| October 2011 | 5 | 7.2 | 0 | 0.0 | 0 | 0.0 | 12 | 17.4 | 52 | 75.4 | 69 | 1,149,900 | 1,323,860 |
| October 2010 | 1 | 1.3 | 3 | 4.0 | 2 | 2.7 | 12 | 16.0 | 57 | 76.0 | 75 | 1,395,000 | 1,465,184 |
| Year-to-date 2011 | 58 | 9.5 | 11 | 1.8 | 8 | 1.3 | 104 | 17.0 | 431 | 70.4 | 612 | 1,089,225 | 1,260,967 |
| Year-to-date 2010 | 26 | 3.8 | 14 | 2.0 | 45 | 6.5 | 142 | 20.5 | 466 | 67.2 | 693 | 959,000 | 1,210,452 |
| Toronto | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 10.0 | 9 | 90.0 | 10 | 1,097,500 | 1,661,500 |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| Year-to-date 2011 | 2 | 1.9 | 0 | 0.0 | 0 | 0.0 | 10 | 9.7 | 91 | 88.3 | 103 | 1,329,000 | 1,702,272 |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 3.8 | 51 | 96.2 | 53 | 1,400,000 | 1,655,808 |
| East York | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 16.7 | 5 | 83.3 | 6 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 3.1 | 4 | 12.5 | 27 | 84.4 | 32 | 972,500 | 1,097,603 |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 10.7 | 25 | 89.3 | 28 | 1,050,000 | 1,119,032 |
| Etobicoke | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 4.0 | 24 | 96.0 | 25 | 1,529,900 | 1,633,231 |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 20 | 100.0 | 20 | 1,547,750 | 1,646,725 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 16 | 18.8 | 69 | 81.2 | 85 | 1,490,800 | 1,497,789 |
| Year-to-date 2010 | 2 | 1.9 | 0 | 0.0 | 0 | 0.0 | 6 | 5.7 | 97 | 92.4 | 105 | 1,489,000 | 1,601,894 |
| North York | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 13 | 100.0 | 13 | 1,399,500 | 1,626,050 |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 23 | 100.0 | 23 | 1,740,800 | 1,715,574 |
| Year-to-date 2011 | 3 | 1.3 | 0 | 0.0 | 2 | 0.8 | 10 | 4.2 | 224 | 93.7 | 239 | 1,289,900 | 1,450,977 |
| Year-to-date 2010 | 1 | 0.3 | 0 | 0.0 | 2 | 0.7 | 19 | 6.4 | 277 | 92.6 | 299 | 1,340,000 | 1,465,929 |
| Scarborough | | | | | | | | | | | | | |
| October 2011 | 5 | 31.3 | 0 | 0.0 | 0 | 0.0 | 9 | 56.3 | 2 | 12.5 | 16 | 525,000 | 510,122 |
| October 2010 | 1 | 5.9 | 3 | 17.6 | 2 | 11.8 | 11 | 64.7 | 0 | 0.0 | 17 | 554,990 | 521,985 |
| Year-to-date 2011 | 53 | 41.1 | 11 | 8.5 | 5 | 3.9 | 47 | 36.4 | 13 | 10.1 | 129 | 457,990 | 523,969 |
| Year-to-date 2010 | 22 | 11.5 | 14 | 7.3 | 43 | 22.5 | 105 | 55.0 | 7 | 3.7 | 191 | 512,990 | 525,494 |
| York | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 17 | 70.8 | 7 | 29.2 | 24 | 635,450 | 815,298 |
| Year-to-date 2010 | 1 | 8.3 | 0 | 0.0 | 0 | 0.0 | 4 | 33.3 | 7 | 58.3 | 12 | 770,400 | 770,104 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$400,000 | | \$400,000 - \$449,999 | | \$450,000 - \$499,999 | | \$500,000 - \$749,999 | | \$750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| York Region | | | | | | | | | | | | | |
| October 2011 | 40 | 11.5 | 34 | 9.8 | 35 | 10.1 | 199 | 57.3 | 39 | 11.2 | 347 | 585,990 | 606,957 |
| October 2010 | 40 | 13.1 | 32 | 10.5 | 24 | 7.9 | 177 | 58.0 | 32 | 10.5 | 305 | 561,990 | 580,666 |
| Year-to-date 2011 | 202 | 6.1 | 291 | 8.8 | 368 | 11.2 | 1,983 | 60.2 | 451 | 13.7 | 3,295 | 588,990 | 618,531 |
| Year-to-date 2010 | 422 | 9.8 | 644 | 14.9 | 547 | 12.7 | 2,338 | 54.2 | 360 | 8.4 | 4,311 | 548,990 | 565,062 |
| Aurora | | | | | | | | | | | | | |
| October 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 4 | 23.5 | 13 | 76.5 | 0 | 0.0 | 17 | 515,990 | 554,076 |
| Year-to-date 2011 | 1 | 1.0 | 5 | 4.9 | 5 | 4.9 | 64 | 62.1 | 28 | 27.2 | 103 | 614,900 | 724,607 |
| Year-to-date 2010 | 1 | 0.4 | 18 | 6.7 | 42 | 15.6 | 151 | 56.1 | 57 | 21.2 | 269 | 568,990 | 646,017 |
| East Gwillimbury | | | | | | | | | | | | | |
| October 2011 | 4 | 25.0 | 11 | 68.8 | 1 | 6.3 | 0 | 0.0 | 0 | 0.0 | 16 | 434,990 | 424,178 |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 4 | 66.7 | 1 | 16.7 | 1 | 16.7 | 6 | -- | -- |
| Year-to-date 2011 | 16 | 19.8 | 38 | 46.9 | 14 | 17.3 | 12 | 14.8 | 1 | 1.2 | 81 | 439,990 | 457,038 |
| Year-to-date 2010 | 33 | 57.9 | 16 | 28.1 | 4 | 7.0 | 1 | 1.8 | 3 | 5.3 | 57 | 389,990 | 429,370 |
| Georgina Township | | | | | | | | | | | | | |
| October 2011 | 13 | 61.9 | 0 | 0.0 | 0 | 0.0 | 4 | 19.0 | 4 | 19.0 | 21 | 329,990 | 503,038 |
| October 2010 | 6 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2011 | 70 | 73.7 | 4 | 4.2 | 1 | 1.1 | 8 | 8.4 | 12 | 12.6 | 95 | 329,990 | 424,053 |
| Year-to-date 2010 | 59 | 83.1 | 0 | 0.0 | 1 | 1.4 | 4 | 5.6 | 7 | 9.9 | 71 | 322,990 | 423,170 |
| King Township | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 12.5 | 7 | 87.5 | 8 | -- | -- |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2011 | 13 | 9.9 | 3 | 2.3 | 17 | 13.0 | 50 | 38.2 | 48 | 36.6 | 131 | 718,990 | 668,241 |
| Year-to-date 2010 | 28 | 37.8 | 32 | 43.2 | 5 | 6.8 | 6 | 8.1 | 3 | 4.1 | 74 | 406,990 | 448,383 |
| Markham | | | | | | | | | | | | | |
| October 2011 | 4 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| October 2010 | 0 | 0.0 | 1 | 9.1 | 0 | 0.0 | 4 | 36.4 | 6 | 54.5 | 11 | 888,990 | 843,966 |
| Year-to-date 2011 | 27 | 6.0 | 45 | 10.0 | 106 | 23.6 | 230 | 51.2 | 41 | 9.1 | 449 | 559,900 | 580,225 |
| Year-to-date 2010 | 7 | 1.6 | 52 | 12.0 | 81 | 18.6 | 268 | 61.6 | 27 | 6.2 | 435 | 543,990 | 571,206 |
| Newmarket | | | | | | | | | | | | | |
| October 2011 | 3 | 8.3 | 19 | 52.8 | 3 | 8.3 | 11 | 30.6 | 0 | 0.0 | 36 | 438,200 | 472,435 |
| October 2010 | 1 | 9.1 | 3 | 27.3 | 4 | 36.4 | 3 | 27.3 | 0 | 0.0 | 11 | 463,900 | 475,363 |
| Year-to-date 2011 | 14 | 8.4 | 65 | 39.2 | 25 | 15.1 | 61 | 36.7 | 1 | 0.6 | 166 | 463,990 | 485,067 |
| Year-to-date 2010 | 62 | 27.0 | 74 | 32.2 | 41 | 17.8 | 51 | 22.2 | 2 | 0.9 | 230 | 439,900 | 456,573 |
| Richmond Hill | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 1.2 | 73 | 84.9 | 12 | 14.0 | 86 | 653,445 | 742,062 |
| October 2010 | 4 | 5.2 | 0 | 0.0 | 0 | 0.0 | 73 | 94.8 | 0 | 0.0 | 77 | 572,990 | 563,415 |
| Year-to-date 2011 | 1 | 0.1 | 34 | 5.0 | 27 | 4.0 | 516 | 76.0 | 101 | 14.9 | 679 | 639,990 | 679,769 |
| Year-to-date 2010 | 53 | 8.2 | 83 | 12.8 | 76 | 11.7 | 397 | 61.3 | 39 | 6.0 | 648 | 539,445 | 554,393 |
| Vaughan | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 1.4 | 56 | 77.8 | 15 | 20.8 | 72 | 696,900 | 713,165 |
| October 2010 | 0 | 0.0 | 1 | 0.9 | 6 | 5.5 | 79 | 71.8 | 24 | 21.8 | 110 | 648,490 | 692,559 |
| Year-to-date 2011 | 1 | 0.1 | 34 | 2.9 | 76 | 6.5 | 839 | 72.3 | 211 | 18.2 | 1,161 | 616,990 | 669,807 |
| Year-to-date 2010 | 17 | 0.9 | 173 | 8.7 | 169 | 8.5 | 1,412 | 71.0 | 218 | 11.0 | 1,989 | 599,900 | 617,530 |
| Whitchurch-Stouffville | | | | | | | | | | | | | |
| October 2011 | 16 | 15.4 | 4 | 3.8 | 29 | 27.9 | 54 | 51.9 | 1 | 1.0 | 104 | 507,490 | 512,053 |
| October 2010 | 29 | 43.9 | 27 | 40.9 | 6 | 9.1 | 4 | 6.1 | 0 | 0.0 | 66 | 425,990 | 413,787 |
| Year-to-date 2011 | 59 | 13.7 | 63 | 14.7 | 97 | 22.6 | 203 | 47.2 | 8 | 1.9 | 430 | 499,990 | 507,739 |
| Year-to-date 2010 | 162 | 30.1 | 196 | 36.4 | 128 | 23.8 | 48 | 8.9 | 4 | 0.7 | 538 | 429,990 | 434,021 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|-------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$400,000 | | \$400,000 - \$449,999 | | \$450,000 - \$499,999 | | \$500,000 - \$749,999 | | \$750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Peel Region | | | | | | | | | | | | | |
| October 2011 | 26 | 12.2 | 36 | 16.9 | 35 | 16.4 | 99 | 46.5 | 17 | 8.0 | 213 | 510,900 | 544,637 |
| October 2010 | 24 | 15.0 | 27 | 16.9 | 40 | 25.0 | 66 | 41.3 | 3 | 1.9 | 160 | 471,450 | 495,029 |
| Year-to-date 2011 | 286 | 14.9 | 274 | 14.3 | 257 | 13.4 | 929 | 48.5 | 170 | 8.9 | 1,916 | 531,990 | 557,787 |
| Year-to-date 2010 | 150 | 13.5 | 194 | 17.4 | 284 | 25.5 | 386 | 34.6 | 100 | 9.0 | 1,114 | 484,400 | 543,395 |
| Brampton | | | | | | | | | | | | | |
| October 2011 | 26 | 13.4 | 36 | 18.6 | 34 | 17.5 | 95 | 49.0 | 3 | 1.5 | 194 | 501,900 | 509,800 |
| October 2010 | 24 | 19.0 | 20 | 15.9 | 32 | 25.4 | 50 | 39.7 | 0 | 0.0 | 126 | 464,900 | 480,878 |
| Year-to-date 2011 | 286 | 17.7 | 265 | 16.4 | 219 | 13.6 | 799 | 49.6 | 43 | 2.7 | 1,612 | 506,945 | 517,394 |
| Year-to-date 2010 | 150 | 20.1 | 161 | 21.6 | 181 | 24.3 | 245 | 32.8 | 9 | 1.2 | 746 | 465,900 | 479,219 |
| Caledon | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 2 | 66.7 | 3 | -- | -- |
| October 2010 | 0 | 0.0 | 7 | 25.0 | 5 | 17.9 | 13 | 46.4 | 3 | 10.7 | 28 | 509,990 | 556,346 |
| Year-to-date 2011 | 0 | 0.0 | 8 | 6.3 | 34 | 27.0 | 63 | 50.0 | 21 | 16.7 | 126 | 544,900 | 608,468 |
| Year-to-date 2010 | 0 | 0.0 | 29 | 19.1 | 45 | 29.6 | 67 | 44.1 | 11 | 7.2 | 152 | 505,945 | 560,036 |
| Mississauga | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 25.0 | 12 | 75.0 | 16 | 950,000 | 923,219 |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 3 | 50.0 | 3 | 50.0 | 0 | 0.0 | 6 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 1 | 0.6 | 4 | 2.2 | 67 | 37.6 | 106 | 59.6 | 178 | 850,000 | 887,720 |
| Year-to-date 2010 | 0 | 0.0 | 4 | 1.9 | 58 | 26.9 | 74 | 34.3 | 80 | 37.0 | 216 | 583,400 | 753,331 |
| Halton Region | | | | | | | | | | | | | |
| October 2011 | 10 | 9.5 | 32 | 30.5 | 21 | 20.0 | 22 | 21.0 | 20 | 19.0 | 105 | 474,900 | 688,379 |
| October 2010 | 6 | 3.8 | 46 | 28.8 | 46 | 28.8 | 44 | 27.5 | 18 | 11.3 | 160 | 469,900 | 601,017 |
| Year-to-date 2011 | 102 | 9.9 | 262 | 25.5 | 222 | 21.6 | 241 | 23.5 | 199 | 19.4 | 1,026 | 485,900 | 774,026 |
| Year-to-date 2010 | 249 | 16.8 | 501 | 33.8 | 308 | 20.8 | 301 | 20.3 | 122 | 8.2 | 1,481 | 445,990 | 560,871 |
| Burlington | | | | | | | | | | | | | |
| October 2011 | 1 | 3.1 | 6 | 18.8 | 7 | 21.9 | 16 | 50.0 | 2 | 6.3 | 32 | 506,990 | 641,710 |
| October 2010 | 0 | 0.0 | 14 | 43.8 | 12 | 37.5 | 6 | 18.8 | 0 | 0.0 | 32 | 452,990 | 462,522 |
| Year-to-date 2011 | 10 | 4.5 | 41 | 18.6 | 67 | 30.5 | 70 | 31.8 | 32 | 14.5 | 220 | 499,990 | 778,819 |
| Year-to-date 2010 | 6 | 3.0 | 66 | 32.7 | 82 | 40.6 | 38 | 18.8 | 10 | 5.0 | 202 | 456,990 | 566,299 |
| Halton Hills | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 100.0 | 6 | -- | -- |
| October 2010 | 0 | 0.0 | 1 | 4.8 | 3 | 14.3 | 9 | 42.9 | 8 | 38.1 | 21 | 690,900 | 780,898 |
| Year-to-date 2011 | 0 | 0.0 | 3 | 4.5 | 5 | 7.6 | 13 | 19.7 | 45 | 68.2 | 66 | 887,900 | 1,058,535 |
| Year-to-date 2010 | 1 | 1.3 | 3 | 3.8 | 9 | 11.3 | 40 | 50.0 | 27 | 33.8 | 80 | 650,450 | 719,261 |
| Milton | | | | | | | | | | | | | |
| October 2011 | 9 | 16.4 | 26 | 47.3 | 14 | 25.5 | 6 | 10.9 | 0 | 0.0 | 55 | 435,990 | 446,984 |
| October 2010 | 6 | 7.8 | 31 | 40.3 | 31 | 40.3 | 8 | 10.4 | 1 | 1.3 | 77 | 450,900 | 462,849 |
| Year-to-date 2011 | 91 | 16.5 | 216 | 39.3 | 148 | 26.9 | 91 | 16.5 | 4 | 0.7 | 550 | 439,990 | 460,779 |
| Year-to-date 2010 | 242 | 24.9 | 432 | 44.5 | 206 | 21.2 | 80 | 8.2 | 11 | 1.1 | 971 | 420,900 | 439,551 |
| Oakville | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 12 | 100.0 | 12 | 1,700,000 | 1,725,915 |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 21 | 70.0 | 9 | 30.0 | 30 | 674,490 | 977,460 |
| Year-to-date 2011 | 1 | 0.5 | 2 | 1.1 | 2 | 1.1 | 67 | 35.3 | 118 | 62.1 | 190 | 1,005,495 | 1,576,414 |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 11 | 4.8 | 143 | 62.7 | 74 | 32.5 | 228 | 673,990 | 1,017,164 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|-------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$400,000 | | \$400,000 - \$449,999 | | \$450,000 - \$499,999 | | \$500,000 - \$749,999 | | \$750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Durham Region | | | | | | | | | | | | | |
| October 2011 | 129 | 71.3 | 20 | 11.0 | 12 | 6.6 | 18 | 9.9 | 2 | 1.1 | 181 | 350,990 | 372,155 |
| October 2010 | 96 | 54.9 | 25 | 14.3 | 15 | 8.6 | 35 | 20.0 | 4 | 2.3 | 175 | 389,900 | 405,160 |
| Year-to-date 2011 | 866 | 60.6 | 163 | 11.4 | 150 | 10.5 | 223 | 15.6 | 27 | 1.9 | 1,429 | 361,990 | 400,354 |
| Year-to-date 2010 | 838 | 51.0 | 199 | 12.1 | 203 | 12.3 | 374 | 22.7 | 30 | 1.8 | 1,644 | 399,900 | 423,728 |
| Ajax | | | | | | | | | | | | | |
| October 2011 | 12 | 66.7 | 1 | 5.6 | 1 | 5.6 | 4 | 22.2 | 0 | 0.0 | 18 | 365,700 | 406,341 |
| October 2010 | 9 | 18.0 | 11 | 22.0 | 10 | 20.0 | 20 | 40.0 | 0 | 0.0 | 50 | 468,850 | 469,268 |
| Year-to-date 2011 | 47 | 22.6 | 28 | 13.5 | 41 | 19.7 | 89 | 42.8 | 3 | 1.4 | 208 | 491,100 | 499,964 |
| Year-to-date 2010 | 97 | 22.1 | 49 | 11.2 | 81 | 18.5 | 211 | 48.1 | 1 | 0.2 | 439 | 499,990 | 486,708 |
| Brock | | | | | | | | | | | | | |
| October 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Clarington | | | | | | | | | | | | | |
| October 2011 | 38 | 82.6 | 6 | 13.0 | 2 | 4.3 | 0 | 0.0 | 0 | 0.0 | 46 | 342,990 | 336,722 |
| October 2010 | 25 | 75.8 | 2 | 6.1 | 2 | 6.1 | 3 | 9.1 | 1 | 3.0 | 33 | 348,900 | 365,063 |
| Year-to-date 2011 | 305 | 78.6 | 35 | 9.0 | 24 | 6.2 | 20 | 5.2 | 4 | 1.0 | 388 | 339,990 | 354,480 |
| Year-to-date 2010 | 270 | 80.8 | 32 | 9.6 | 10 | 3.0 | 14 | 4.2 | 8 | 2.4 | 334 | 334,990 | 360,560 |
| Oshawa | | | | | | | | | | | | | |
| October 2011 | 27 | 64.3 | 6 | 14.3 | 2 | 4.8 | 7 | 16.7 | 0 | 0.0 | 42 | 352,490 | 385,863 |
| October 2010 | 36 | 72.0 | 11 | 22.0 | 1 | 2.0 | 2 | 4.0 | 0 | 0.0 | 50 | 312,990 | 343,016 |
| Year-to-date 2011 | 272 | 67.2 | 51 | 12.6 | 37 | 9.1 | 45 | 11.1 | 0 | 0.0 | 405 | 348,900 | 371,141 |
| Year-to-date 2010 | 324 | 74.0 | 57 | 13.0 | 27 | 6.2 | 30 | 6.8 | 0 | 0.0 | 438 | 346,695 | 355,690 |
| Pickering | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 2 | -- | -- |
| October 2010 | 1 | 9.1 | 0 | 0.0 | 0 | 0.0 | 8 | 72.7 | 2 | 18.2 | 11 | 691,100 | 644,671 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 19 | 70.4 | 8 | 29.6 | 27 | 641,100 | 708,569 |
| Year-to-date 2010 | 1 | 1.6 | 0 | 0.0 | 2 | 3.3 | 49 | 80.3 | 9 | 14.8 | 61 | 625,500 | 648,034 |
| Scugog | | | | | | | | | | | | | |
| October 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| October 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Uxbridge | | | | | | | | | | | | | |
| October 2011 | 13 | 86.7 | 1 | 6.7 | 0 | 0.0 | 1 | 6.7 | 0 | 0.0 | 15 | 340,900 | 349,140 |
| October 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2011 | 18 | 56.3 | 4 | 12.5 | 2 | 6.3 | 6 | 18.8 | 2 | 6.3 | 32 | 365,435 | 441,248 |
| Year-to-date 2010 | 2 | 10.0 | 5 | 25.0 | 4 | 20.0 | 7 | 35.0 | 2 | 10.0 | 20 | 488,880 | 571,885 |
| Whitby | | | | | | | | | | | | | |
| October 2011 | 39 | 67.2 | 6 | 10.3 | 7 | 12.1 | 5 | 8.6 | 1 | 1.7 | 58 | 350,490 | 375,479 |
| October 2010 | 25 | 83.3 | 1 | 3.3 | 2 | 6.7 | 1 | 3.3 | 1 | 3.3 | 30 | 339,990 | 354,017 |
| Year-to-date 2011 | 224 | 60.7 | 45 | 12.2 | 46 | 12.5 | 44 | 11.9 | 10 | 2.7 | 369 | 355,900 | 398,406 |
| Year-to-date 2010 | 144 | 40.9 | 56 | 15.9 | 79 | 22.4 | 63 | 17.9 | 10 | 2.8 | 352 | 432,945 | 442,490 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2011

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|---------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$400,000 | | \$400,000 - \$449,999 | | \$450,000 - \$499,999 | | \$500,000 - \$749,999 | | \$750,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Remainder of Toronto CMA | | | | | | | | | | | | | |
| October 2011 | 31 | 44.9 | 27 | 39.1 | 7 | 10.1 | 2 | 2.9 | 2 | 2.9 | 69 | 405,990 | 409,177 |
| October 2010 | 43 | 50.6 | 17 | 20.0 | 5 | 5.9 | 18 | 21.2 | 2 | 2.4 | 85 | 399,990 | 434,902 |
| Year-to-date 2011 | 217 | 43.0 | 177 | 35.0 | 65 | 12.9 | 36 | 7.1 | 10 | 2.0 | 505 | 414,990 | 420,287 |
| Year-to-date 2010 | 392 | 75.8 | 59 | 11.4 | 21 | 4.1 | 42 | 8.1 | 3 | 0.6 | 517 | 364,900 | 375,887 |
| Bradford West Gwillimbury | | | | | | | | | | | | | |
| October 2011 | 11 | 25.0 | 26 | 59.1 | 7 | 15.9 | 0 | 0.0 | 0 | 0.0 | 44 | 435,990 | 425,967 |
| October 2010 | 32 | 45.7 | 16 | 22.9 | 5 | 7.1 | 17 | 24.3 | 0 | 0.0 | 70 | 401,990 | 436,073 |
| Year-to-date 2011 | 120 | 32.3 | 166 | 44.6 | 63 | 16.9 | 21 | 5.6 | 2 | 0.5 | 372 | 424,990 | 428,492 |
| Year-to-date 2010 | 199 | 70.6 | 50 | 17.7 | 12 | 4.3 | 21 | 7.4 | 0 | 0.0 | 282 | 379,990 | 382,718 |
| Town of Mono | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 2 | 66.7 | 3 | -- | -- |
| October 2010 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 1 | 33.3 | 1 | 33.3 | 3 | -- | -- |
| Year-to-date 2011 | 5 | 17.9 | 5 | 17.9 | 1 | 3.6 | 10 | 35.7 | 7 | 25.0 | 28 | 607,400 | 595,982 |
| Year-to-date 2010 | 14 | 28.6 | 3 | 6.1 | 9 | 18.4 | 21 | 42.9 | 2 | 4.1 | 49 | 489,900 | 512,850 |
| New Tecumseth | | | | | | | | | | | | | |
| October 2011 | 20 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 20 | 299,990 | 299,290 |
| October 2010 | 3 | 60.0 | 1 | 20.0 | 0 | 0.0 | 0 | 0.0 | 1 | 20.0 | 5 | -- | -- |
| Year-to-date 2011 | 77 | 91.7 | 2 | 2.4 | 1 | 1.2 | 3 | 3.6 | 1 | 1.2 | 84 | 300,445 | 331,500 |
| Year-to-date 2010 | 94 | 94.9 | 4 | 4.0 | 0 | 0.0 | 0 | 0.0 | 1 | 1.0 | 99 | 295,000 | 307,962 |
| Orangeville | | | | | | | | | | | | | |
| October 2011 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 2 | -- | -- |
| October 2010 | 7 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2011 | 15 | 71.4 | 4 | 19.0 | 0 | 0.0 | 2 | 9.5 | 0 | 0.0 | 21 | 381,900 | 395,820 |
| Year-to-date 2010 | 85 | 97.7 | 2 | 2.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 87 | 355,900 | 353,902 |
| Toronto CMA | | | | | | | | | | | | | |
| October 2011 | 136 | 16.9 | 125 | 15.5 | 92 | 11.4 | 324 | 40.2 | 129 | 16.0 | 806 | 525,000 | 635,029 |
| October 2010 | 124 | 15.2 | 122 | 15.0 | 115 | 14.1 | 340 | 41.7 | 114 | 14.0 | 815 | 518,990 | 632,650 |
| Year-to-date 2011 | 920 | 12.4 | 1,006 | 13.6 | 896 | 12.1 | 3,337 | 45.1 | 1,242 | 16.8 | 7,401 | 555,900 | 655,424 |
| Year-to-date 2010 | 1,333 | 15.8 | 1,400 | 16.6 | 1,210 | 14.3 | 3,438 | 40.8 | 1,053 | 12.5 | 8,434 | 514,990 | 599,406 |
| Oshawa CMA | | | | | | | | | | | | | |
| October 2011 | 104 | 71.2 | 18 | 12.3 | 11 | 7.5 | 12 | 8.2 | 1 | 0.7 | 146 | 349,490 | 366,255 |
| October 2010 | 86 | 76.1 | 14 | 12.4 | 5 | 4.4 | 6 | 5.3 | 2 | 1.8 | 113 | 331,990 | 352,375 |
| Year-to-date 2011 | 801 | 68.9 | 131 | 11.3 | 107 | 9.2 | 109 | 9.4 | 14 | 1.2 | 1,162 | 347,945 | 374,236 |
| Year-to-date 2010 | 738 | 65.7 | 145 | 12.9 | 116 | 10.3 | 107 | 9.5 | 18 | 1.6 | 1,124 | 359,990 | 384,320 |
| Greater Toronto Area | | | | | | | | | | | | | |
| October 2011 | 210 | 23.0 | 122 | 13.3 | 103 | 11.3 | 350 | 38.3 | 130 | 14.2 | 915 | 508,990 | 609,407 |
| October 2010 | 167 | 19.1 | 133 | 15.2 | 127 | 14.5 | 334 | 38.2 | 114 | 13.0 | 875 | 504,900 | 609,443 |
| Year-to-date 2011 | 1,514 | 18.3 | 1,001 | 12.1 | 1,005 | 12.1 | 3,480 | 42.0 | 1,278 | 15.4 | 8,278 | 532,990 | 633,577 |
| Year-to-date 2010 | 1,685 | 18.2 | 1,552 | 16.8 | 1,387 | 15.0 | 3,541 | 38.3 | 1,078 | 11.7 | 9,243 | 499,990 | 585,029 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2011**

| Submarket | Oct 2011 | Oct 2010 | % Change | YTD 2011 | YTD 2010 | % Change |
|-----------------------------------|-----------|-----------|----------|-----------|-----------|----------|
| Toronto City | 1,323,860 | 1,465,184 | -9.6 | 1,260,967 | 1,210,452 | 4.2 |
| Toronto | 1,661,500 | -- | n/a | 1,702,272 | 1,655,808 | 2.8 |
| East York | -- | -- | n/a | 1,097,603 | 1,119,032 | -1.9 |
| Etobicoke | 1,633,231 | 1,646,725 | -0.8 | 1,497,789 | 1,601,894 | -6.5 |
| North York | 1,626,050 | 1,715,574 | -5.2 | 1,450,977 | 1,465,929 | -1.0 |
| Scarborough | 510,122 | 521,985 | -2.3 | 523,969 | 525,494 | -0.3 |
| York | -- | -- | n/a | 815,298 | 770,104 | 5.9 |
| York Region | 606,957 | 580,666 | 4.5 | 618,531 | 565,062 | 9.5 |
| Aurora | -- | 554,076 | n/a | 724,607 | 646,017 | 12.2 |
| East Gwillimbury | 424,178 | -- | n/a | 457,038 | 429,370 | 6.4 |
| Georgina Township | 503,038 | -- | n/a | 424,053 | 423,170 | 0.2 |
| King Township | -- | -- | n/a | 668,241 | 448,383 | 49.0 |
| Markham | -- | 843,966 | n/a | 580,225 | 571,206 | 1.6 |
| Newmarket | 472,435 | 475,363 | -0.6 | 485,067 | 456,573 | 6.2 |
| Richmond Hill | 742,062 | 563,415 | 31.7 | 679,769 | 554,393 | 22.6 |
| Vaughan | 713,165 | 692,559 | 3.0 | 669,807 | 617,530 | 8.5 |
| Whitchurch-Stouffville | 512,053 | 413,787 | 23.7 | 507,739 | 434,021 | 17.0 |
| Peel Region | 544,637 | 495,029 | 10.0 | 557,787 | 543,395 | 2.6 |
| Brampton | 509,800 | 480,878 | 6.0 | 517,394 | 479,219 | 8.0 |
| Caledon | -- | 556,346 | n/a | 608,468 | 560,036 | 8.6 |
| Mississauga | 923,219 | -- | n/a | 887,720 | 753,331 | 17.8 |
| Halton Region | 688,379 | 601,017 | 14.5 | 774,026 | 560,871 | 38.0 |
| Burlington | 641,710 | 462,522 | 38.7 | 778,819 | 566,299 | 37.5 |
| Halton Hills | -- | 780,898 | n/a | 1,058,535 | 719,261 | 47.2 |
| Milton | 446,984 | 462,849 | -3.4 | 460,779 | 439,551 | 4.8 |
| Oakville | 1,725,915 | 977,460 | 76.6 | 1,576,414 | 1,017,164 | 55.0 |
| Durham Region | 372,155 | 405,160 | -8.1 | 400,354 | 423,728 | -5.5 |
| Ajax | 406,341 | 469,268 | -13.4 | 499,964 | 486,708 | 2.7 |
| Brock | -- | -- | n/a | -- | -- | n/a |
| Clarington | 336,722 | 365,063 | -7.8 | 354,480 | 360,560 | -1.7 |
| Oshawa | 385,863 | 343,016 | 12.5 | 371,141 | 355,690 | 4.3 |
| Pickering | -- | 644,671 | n/a | 708,569 | 648,034 | 9.3 |
| Scugog | -- | -- | n/a | -- | -- | n/a |
| Uxbridge | 349,140 | -- | n/a | 441,248 | 571,885 | -22.8 |
| Whitby | 375,479 | 354,017 | 6.1 | 398,406 | 442,490 | -10.0 |
| Remainder of Toronto CMA | 409,177 | 434,902 | -5.9 | 420,287 | 375,887 | 11.8 |
| Bradford West Gwillimbury | 425,967 | 436,073 | -2.3 | 428,492 | 382,718 | 12.0 |
| Town of Mono | -- | -- | n/a | 595,982 | 512,850 | 16.2 |
| New Tecumseth | 299,290 | -- | n/a | 331,500 | 307,962 | 7.6 |
| Orangeville | -- | -- | n/a | 395,820 | 353,902 | 11.8 |
| Toronto CMA | 635,029 | 632,650 | 0.4 | 655,424 | 599,406 | 9.3 |
| Oshawa CMA | 366,255 | 352,375 | 3.9 | 374,236 | 384,320 | -2.6 |
| Greater Toronto Area (GTA) | 609,407 | 609,443 | 0.0 | 633,577 | 585,029 | 8.3 |

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
October 2011

| | | 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 |
|------|-----------|---------------------------------|------------------------|-----------------------|-------------------------------------------|---------------------------------|----------------------------------------------|------------------------------------|------------------------|---------------------------------------|
| 2010 | January | 4,986 | 86.7 | 8,429 | 10,021 | 12,202 | 69.1 | 409,058 | 19.0 | 424,815 |
| | February | 7,291 | 77.1 | 8,742 | 12,726 | 14,241 | 61.4 | 431,509 | 19.4 | 427,977 |
| | March | 10,434 | 69.1 | 9,438 | 18,937 | 15,744 | 59.9 | 434,693 | 20.1 | 430,971 |
| | April | 10,897 | 34.4 | 8,252 | 20,689 | 15,471 | 53.3 | 437,566 | 13.5 | 438,583 |
| | May | 9,470 | -1.2 | 7,226 | 18,940 | 14,613 | 49.4 | 446,593 | 12.9 | 433,866 |
| | June | 8,432 | -23.0 | 6,136 | 15,082 | 13,065 | 47.0 | 435,064 | 7.7 | 426,107 |
| | July | 6,567 | -34.1 | 5,710 | 10,833 | 11,246 | 50.8 | 420,455 | 6.3 | 429,097 |
| | August | 6,235 | -22.5 | 6,421 | 10,502 | 12,153 | 52.8 | 410,995 | 6.0 | 431,204 |
| | September | 6,313 | -23.0 | 6,453 | 12,917 | 11,704 | 55.1 | 427,269 | 5.0 | 433,497 |
| | October | 6,683 | -20.9 | 6,906 | 10,593 | 11,704 | 59.0 | 443,633 | 4.8 | 434,476 |
| | November | 6,513 | -12.6 | 7,332 | 8,642 | 11,230 | 65.3 | 437,999 | 4.7 | 435,052 |
| | December | 4,393 | -20.7 | 7,171 | 4,285 | 10,796 | 66.4 | 433,887 | 5.3 | 441,588 |
| 2011 | January | 4,340 | -13.0 | 7,442 | 9,025 | 11,436 | 65.1 | 427,159 | 4.4 | 445,353 |
| | February | 6,265 | -14.1 | 7,508 | 11,536 | 12,739 | 58.9 | 454,470 | 5.3 | 455,172 |
| | March | 9,262 | -11.2 | 7,658 | 15,315 | 11,534 | 66.4 | 456,147 | 4.9 | 457,372 |
| | April | 9,040 | -17.0 | 7,353 | 14,495 | 11,606 | 63.4 | 477,406 | 9.1 | 466,975 |
| | May | 10,045 | 6.1 | 7,531 | 16,076 | 11,764 | 64.0 | 485,520 | 8.7 | 469,281 |
| | June | 10,234 | 21.4 | 7,457 | 14,855 | 12,180 | 61.2 | 476,386 | 9.5 | 465,684 |
| | July | 7,922 | 20.6 | 7,413 | 12,508 | 12,683 | 58.4 | 459,122 | 9.2 | 469,721 |
| | August | 7,542 | 21.0 | 7,628 | 12,509 | 12,891 | 59.2 | 451,663 | 9.9 | 472,009 |
| | September | 7,658 | 21.3 | 8,016 | 14,727 | 13,000 | 61.7 | 465,369 | 8.9 | 469,914 |
| | October | 7,642 | 14.3 | 8,093 | 12,405 | 13,060 | 62.0 | 478,137 | 7.8 | 470,350 |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q3 2010 | 19,115 | -27.1 | | 34,252 | | | 419,619 | 5.8 | |
| | Q3 2011 | 23,122 | 21.0 | | 39,744 | | | 458,758 | 9.3 | |
| | YTD 2010 | 77,308 | 1.4 | | 141,240 | | | 431,688 | 9.9 | |
| | YTD 2011 | 79,950 | 3.4 | | 133,451 | | | 465,984 | 7.9 | |

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

¹Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa
October 2011

| | | 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 |
|------|-----------|---------------------------------|------------------------|-----------------------|-------------------------------------------|---------------------------------|----------------------------------------------|------------------------------------|------------------------|---------------------------------------|
| 2010 | January | 532 | 52.0 | 838 | 1,120 | 1,170 | 71.6 | 289,195 | 12.5 | 295,640 |
| | February | 819 | 61.9 | 925 | 1,481 | 1,513 | 61.1 | 286,635 | 8.6 | 290,059 |
| | March | 1,111 | 60.1 | 935 | 2,019 | 1,552 | 60.3 | 306,171 | 16.0 | 306,724 |
| | April | 1,184 | 40.5 | 950 | 2,052 | 1,577 | 60.2 | 304,451 | 12.9 | 299,604 |
| | May | 1,027 | 0.1 | 756 | 1,879 | 1,433 | 52.7 | 301,568 | 8.2 | 295,770 |
| | June | 920 | -17.5 | 694 | 1,614 | 1,373 | 50.6 | 304,278 | 8.0 | 296,238 |
| | July | 708 | -31.5 | 621 | 1,198 | 1,278 | 48.6 | 295,445 | 3.6 | 290,692 |
| | August | 661 | -24.5 | 666 | 1,206 | 1,295 | 51.5 | 312,692 | 12.3 | 316,022 |
| | September | 707 | -14.3 | 725 | 1,390 | 1,301 | 55.7 | 296,395 | 5.0 | 297,610 |
| | October | 688 | -19.8 | 739 | 1,088 | 1,196 | 61.8 | 302,490 | 4.7 | 302,089 |
| | November | 661 | -4.9 | 837 | 974 | 1,310 | 63.9 | 295,698 | 3.2 | 297,815 |
| | December | 461 | -9.1 | 861 | 471 | 1,240 | 69.4 | 294,305 | 2.6 | 301,085 |
| 2011 | January | 505 | -5.1 | 801 | 1,074 | 1,127 | 71.1 | 302,326 | 4.5 | 308,859 |
| | February | 652 | -20.4 | 741 | 1,248 | 1,269 | 58.4 | 302,068 | 5.4 | 306,198 |
| | March | 981 | -11.7 | 818 | 1,666 | 1,272 | 64.3 | 301,668 | -1.5 | 302,655 |
| | April | 949 | -19.8 | 761 | 1,601 | 1,229 | 61.9 | 321,042 | 5.4 | 315,360 |
| | May | 1,040 | 1.3 | 766 | 1,728 | 1,322 | 58.0 | 316,057 | 4.8 | 310,080 |
| | June | 1,046 | 13.7 | 786 | 1,587 | 1,342 | 58.6 | 322,947 | 6.1 | 314,509 |
| | July | 849 | 19.9 | 747 | 1,250 | 1,341 | 55.7 | 324,983 | 10.0 | 319,341 |
| | August | 764 | 15.6 | 776 | 1,305 | 1,406 | 55.2 | 310,852 | -0.6 | 314,346 |
| | September | 833 | 17.8 | 852 | 1,516 | 1,418 | 60.1 | 318,523 | 7.5 | 320,035 |
| | October | 759 | 10.3 | 816 | 1,270 | 1,411 | 57.8 | 317,779 | 5.1 | 317,258 |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q3 2010 | 2,076 | -24.1 | | 3,794 | | | 301,260 | 6.8 | |
| | Q3 2011 | 2,446 | 17.8 | | 4,071 | | | 318,369 | 5.7 | |
| | YTD 2010 | 8,357 | 2.8 | | 15,047 | | | 300,635 | 8.4 | |
| | YTD 2011 | 8,378 | 0.3 | | 14,245 | | | 314,712 | 4.7 | |

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¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA
October 2011

| | | Intetereest Rates | | | NHPI, Total, Toronto CMA 2007=100 | CPI, 2002 =100 | Toronto Labour Market | | | |
|------|-----------|---------------------------|--------------------|---------------|-----------------------------------------------|----------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2010 | January | 610 | 3.60 | 5.49 | 105.6 | 114.5 | 2,874 | 9.5 | 68.3 | 854 |
| | February | 604 | 3.60 | 5.39 | 104.8 | 115.1 | 2,873 | 9.5 | 68.2 | 858 |
| | March | 631 | 3.60 | 5.85 | 104.9 | 115.3 | 2,879 | 9.4 | 68.2 | 859 |
| | April | 655 | 3.80 | 6.25 | 105.1 | 115.8 | 2,876 | 9.5 | 68.0 | 862 |
| | May | 639 | 3.70 | 5.99 | 105.8 | 116.3 | 2,881 | 9.5 | 68.0 | 859 |
| | June | 633 | 3.60 | 5.89 | 106.2 | 116.1 | 2,895 | 9.3 | 68.2 | 861 |
| | July | 627 | 3.50 | 5.79 | 106.2 | 117.1 | 2,916 | 9.0 | 68.3 | 861 |
| | August | 604 | 3.30 | 5.39 | 106.5 | 117.1 | 2,939 | 9.0 | 68.7 | 865 |
| | September | 604 | 3.30 | 5.39 | 106.5 | 117.3 | 2,946 | 9.1 | 68.8 | 873 |
| | October | 598 | 3.20 | 5.29 | 106.7 | 117.7 | 2,950 | 9.1 | 68.8 | 883 |
| | November | 607 | 3.35 | 5.44 | 107.2 | 117.8 | 2,945 | 8.7 | 68.3 | 891 |
| | December | 592 | 3.35 | 5.19 | 107.4 | 117.6 | 2,959 | 8.3 | 68.2 | 886 |
| 2011 | January | 592 | 3.35 | 5.19 | 107.8 | 117.5 | 2,971 | 8.3 | 68.4 | 884 |
| | February | 607 | 3.50 | 5.44 | 108.4 | 117.9 | 2,976 | 8.3 | 68.4 | 879 |
| | March | 601 | 3.50 | 5.34 | 108.7 | 119.4 | 2,960 | 8.5 | 68.1 | 884 |
| | April | 621 | 3.70 | 5.69 | 109.3 | 119.8 | 2,954 | 8.5 | 67.8 | 892 |
| | May | 616 | 3.70 | 5.59 | 110.3 | 120.8 | 2,958 | 8.6 | 67.9 | 896 |
| | June | 604 | 3.50 | 5.39 | 111.2 | 120.2 | 2,973 | 8.4 | 68.0 | 892 |
| | July | 604 | 3.50 | 5.39 | 111.7 | 120.4 | 2,969 | 8.3 | 67.7 | 887 |
| | August | 604 | 3.50 | 5.39 | 111.9 | 120.5 | 2,966 | 8.1 | 67.4 | 884 |
| | September | 592 | 3.50 | 5.19 | 112.2 | 121.2 | 2,967 | 7.9 | 67.2 | 884 |
| | October | 598 | 3.50 | 5.29 | | 121.1 | 2,962 | 8.3 | 67.2 | 881 |
| | 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
October 2011

| | | Intetereest Rates | | | NHPI, Total, Toronto CMA 2007=100 | CPI, 2002 =100 | Oshawa Labour Market | | | |
|------|-----------|---------------------------|-----------------------|---------------|-----------------------------------------------|-------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2010 | January | 610 | 3.60 | 5.49 | 105.6 | 114.5 | 178.7 | 10.4 | 67.7 | 890 |
| | February | 604 | 3.60 | 5.39 | 104.8 | 115.1 | 181.3 | 10.3 | 68.5 | 876 |
| | March | 631 | 3.60 | 5.85 | 104.9 | 115.3 | 183.1 | 10.2 | 68.9 | 874 |
| | April | 655 | 3.80 | 6.25 | 105.1 | 115.8 | 185.0 | 9.8 | 69.2 | 869 |
| | May | 639 | 3.70 | 5.99 | 105.8 | 116.3 | 185.9 | 9.8 | 69.5 | 877 |
| | June | 633 | 3.60 | 5.89 | 106.2 | 116.1 | 187.0 | 10.1 | 70.0 | 879 |
| | July | 627 | 3.50 | 5.79 | 106.2 | 117.1 | 188.3 | 10.4 | 70.6 | 877 |
| | August | 604 | 3.30 | 5.39 | 106.5 | 117.1 | 189.8 | 10.4 | 71.0 | 873 |
| | September | 604 | 3.30 | 5.39 | 106.5 | 117.3 | 191.0 | 10.3 | 71.2 | 871 |
| | October | 598 | 3.20 | 5.29 | 106.7 | 117.7 | 191.3 | 10.1 | 71.0 | 877 |
| | November | 607 | 3.35 | 5.44 | 107.2 | 117.8 | 192.1 | 9.7 | 70.9 | 875 |
| | December | 592 | 3.35 | 5.19 | 107.4 | 117.6 | 191.2 | 9.4 | 70.2 | 872 |
| 2011 | January | 592 | 3.35 | 5.19 | 107.8 | 117.5 | 191.2 | 8.9 | 69.7 | 877 |
| | February | 607 | 3.50 | 5.44 | 108.4 | 117.9 | 188.5 | 8.9 | 68.6 | 889 |
| | March | 601 | 3.50 | 5.34 | 108.7 | 119.4 | 187.2 | 8.9 | 68.0 | 893 |
| | April | 621 | 3.70 | 5.69 | 109.3 | 119.8 | 185.0 | 9.9 | 68.0 | 889 |
| | May | 616 | 3.70 | 5.59 | 110.3 | 120.8 | 186.7 | 10.1 | 68.6 | 879 |
| | June | 604 | 3.50 | 5.39 | 111.2 | 120.2 | 190.8 | 9.7 | 69.6 | 878 |
| | July | 604 | 3.50 | 5.39 | 111.7 | 120.4 | 194.8 | 8.4 | 70.0 | 884 |
| | August | 604 | 3.50 | 5.39 | 111.9 | 120.5 | 196.9 | 7.6 | 70.0 | 887 |
| | September | 592 | 3.50 | 5.19 | 112.2 | 121.2 | 197.4 | 7.2 | 69.8 | 890 |
| | October | 598 | 3.50 | 5.29 | | 121.1 | 197.7 | 7.2 | 69.7 | 874 |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions.

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