HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

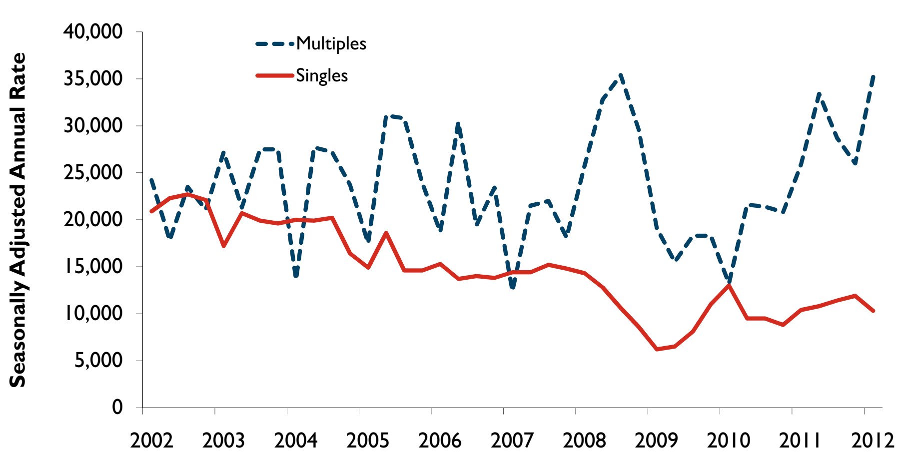
Condos drive construction, low-rise lead sales

New home construction starts jumped by 20 per cent during the first quarter to a seasonally-adjusted annual rate of 45,500 units — a post-recession high. Condominium apartments drove the increase, representing nearly 60 per cent of total activity. When excluding the apartment category, starts actually declined by 10 per cent during the quarter. However, the slowdown in single-detached and row home construction did little to prevent the current level of total housing units under construction from reaching a new high (55,000).

The recent strength in condominium apartment starts reflects the upswing in new project sales centre openings that began in 2010 and gained further momentum last year. The success of these pre-construction sales campaigns has helped to elevate the share of pre-sold condo units under

Figure 1

Toronto CMA Housing Starts



Source: CMHC

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construction to a new high of 90 percent, according to the most recent data published by Urbanation Inc.

Rising absorption rates have allowed the market to avoid any significant supply pressures while completions have trended higher. The level of completed and unoccupied units at the end of March represented less than five per cent of the 17,000-plus condos completed during the 12 months ending in Q1. Furthermore, the number of unsold condo units listed on the MLS® system remains consistent with a balanced market even as new project registrations bring more listings. The Toronto Real Estate Board also continues to report tight rental market conditions for condominiums despite seeing rental offerings on the rise.

Rising unsold condo inventory has, however, been reported at the pre-construction stage of development as new condo sales have slowed. First quarter new condo sales reported by RealNet Canada Inc. imply a seasonally-adjusted annual rate of roughly 18,500 units, down from the record pace of 28,500 sales achieved in 2011.

Meanwhile, sales of low-rise homes (singles, semis and towns) have been strengthening in recent months. For the first time since Q3 2009, builders actually sold a greater level of low rise than high rise homes during the first quarter. It appears the new home market is attracting more interest as competition amongst buyers in the resale market has driven prices up to a more comparable level to new builds. The average price of a resale single-detached home in the GTA has risen by 10 per cent over the past year to approximately $625,000, while Statistics Canada's New Home Price Index shows slower annual growth of roughly six per cent for new singles. Rising prices and declining availability of both new and resale singles has helped give a boost to row home development, which maintained one of its highest rates of starts in the first quarter since 2007.

Resale Market

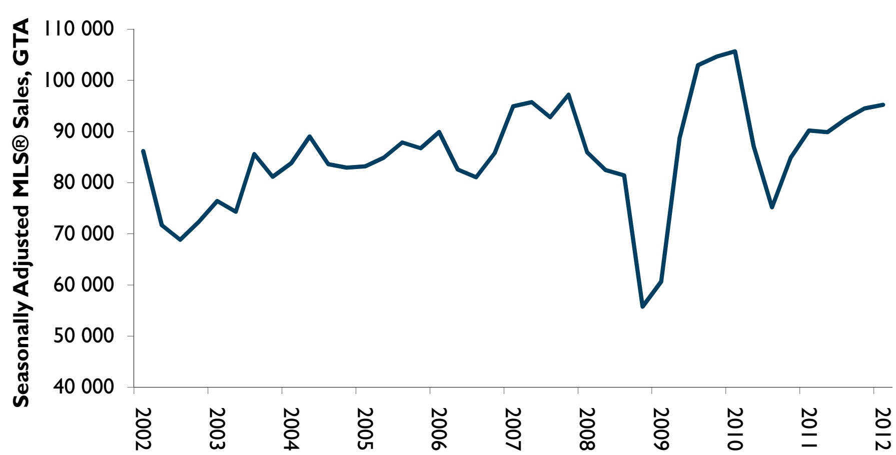
Price growth picks up speed

MLS® prices in the Greater Toronto Area (GTA) experienced their fastest quarterly rate of increase in Q1 since the recovery period in 2009. The average price nearly reached $500,000 after growing by a seasonally-adjusted rate of five per cent since the final months of 2011. Annual appreciation climbed back to the double-digits (10 percent). The acceleration in prices occurred even with minimal sales growth. In fact, sales moved in tandem with new listings, suggesting that the demand-supply balance saw little change during the first quarter. However, digging beneath the surface reveals some important submarket dynamics that are clearly influencing prices higher.

The discounting in fixed mortgages rates to below three per cent combined with further gains in home equity encouraged existing homeowners to move up in the market, setting the stage for increased activity in the high end. The share of single-detached home sales in the GTA rose by nearly three full percentage points during the first quarter (to 48.5 per cent), with sales of homes priced over $1.5 million growing by 50 per cent compared to the first quarter of 2011. The million-plus category of homes has been the fastest growing segment of the market over the past 12 months. This appears to reflect an increased level of recognition and confidence in the holding value of housing amongst higher net-worth buyers, as the recent run-up in activity has coincided with weaker and more volatile financial

Figure 2

MLS® Sales, Greater Toronto Area



Source: CREA

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

markets. (See sidebar article for more on repeat buying).

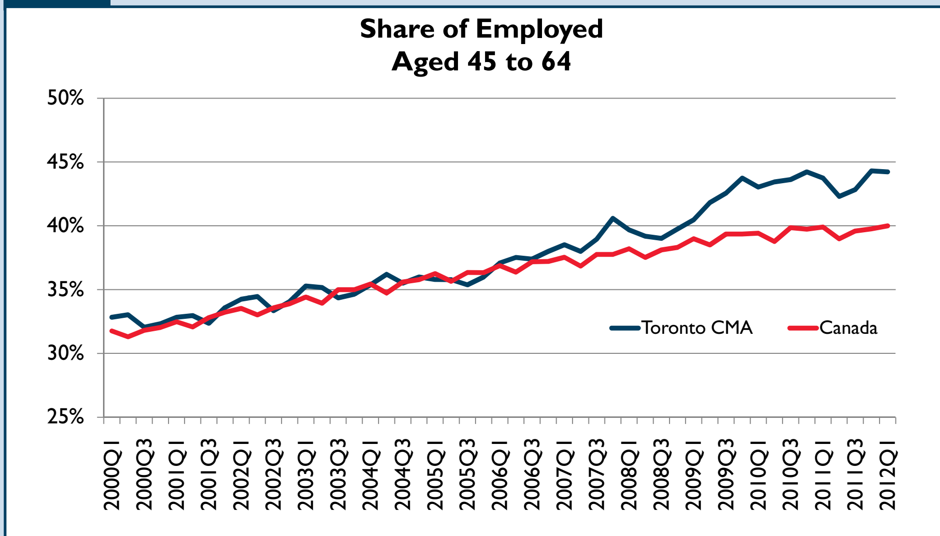
The dollar value of sales activity in the 12 months ending March 2012 grew the most within central locations with above-average prices such as Don Mills, Bayview Village, and Willowdale. Several relatively expensive areas in the York Region also ranked amongst the highest dollar volume growth leaders, as did Oakville — one of the highest-priced municipalities in Ontario.

Average prices for the GTA also received a boost from the bottom, as strong sales and price appreciation were recorded in some relatively affordable markets. Dollar volume growth has been among the highest in the western part of Scarborough, northern Etobicoke, and such 905 markets as Milton, Oshawa and Newmarket.

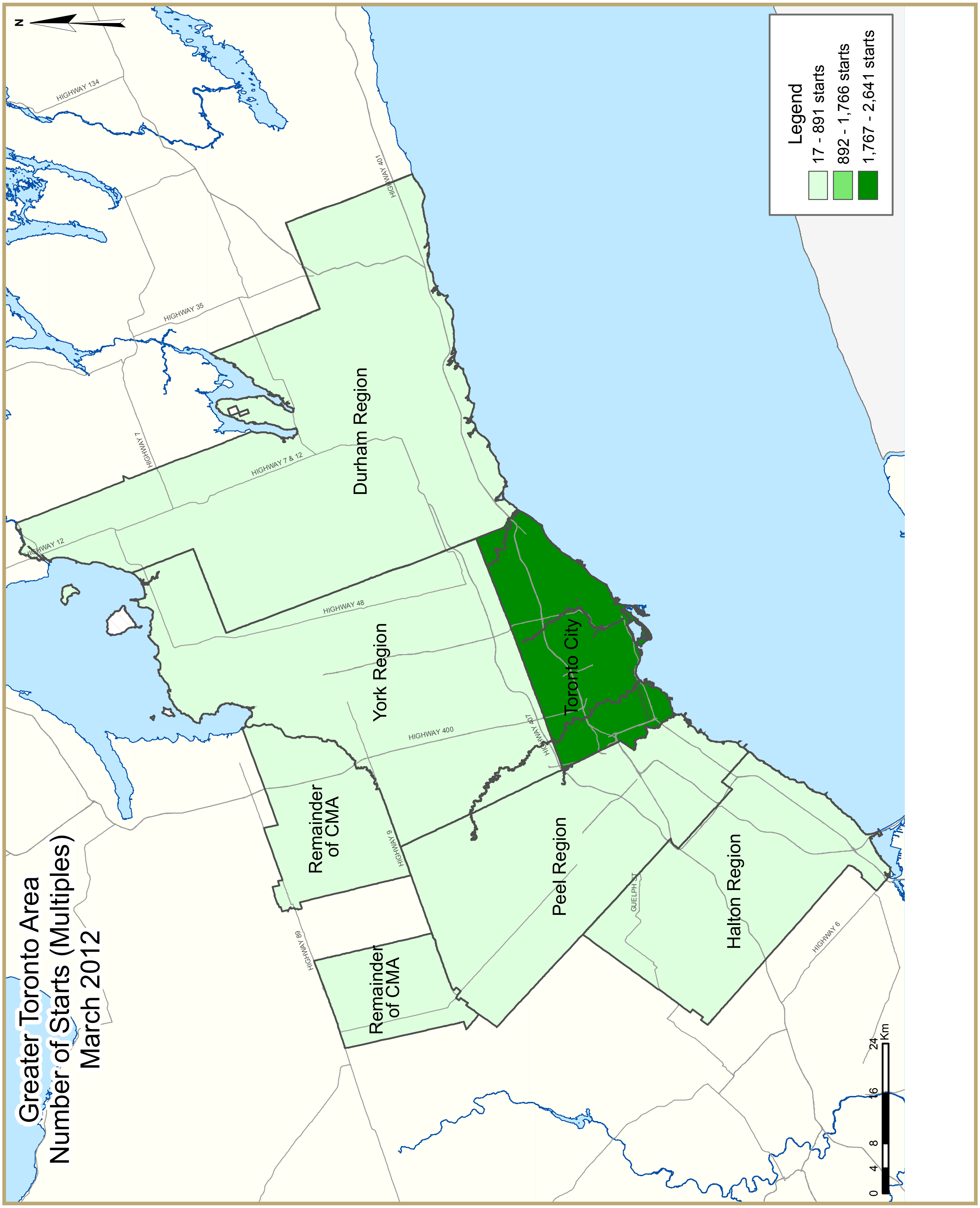
Repeat buyers power GTA market

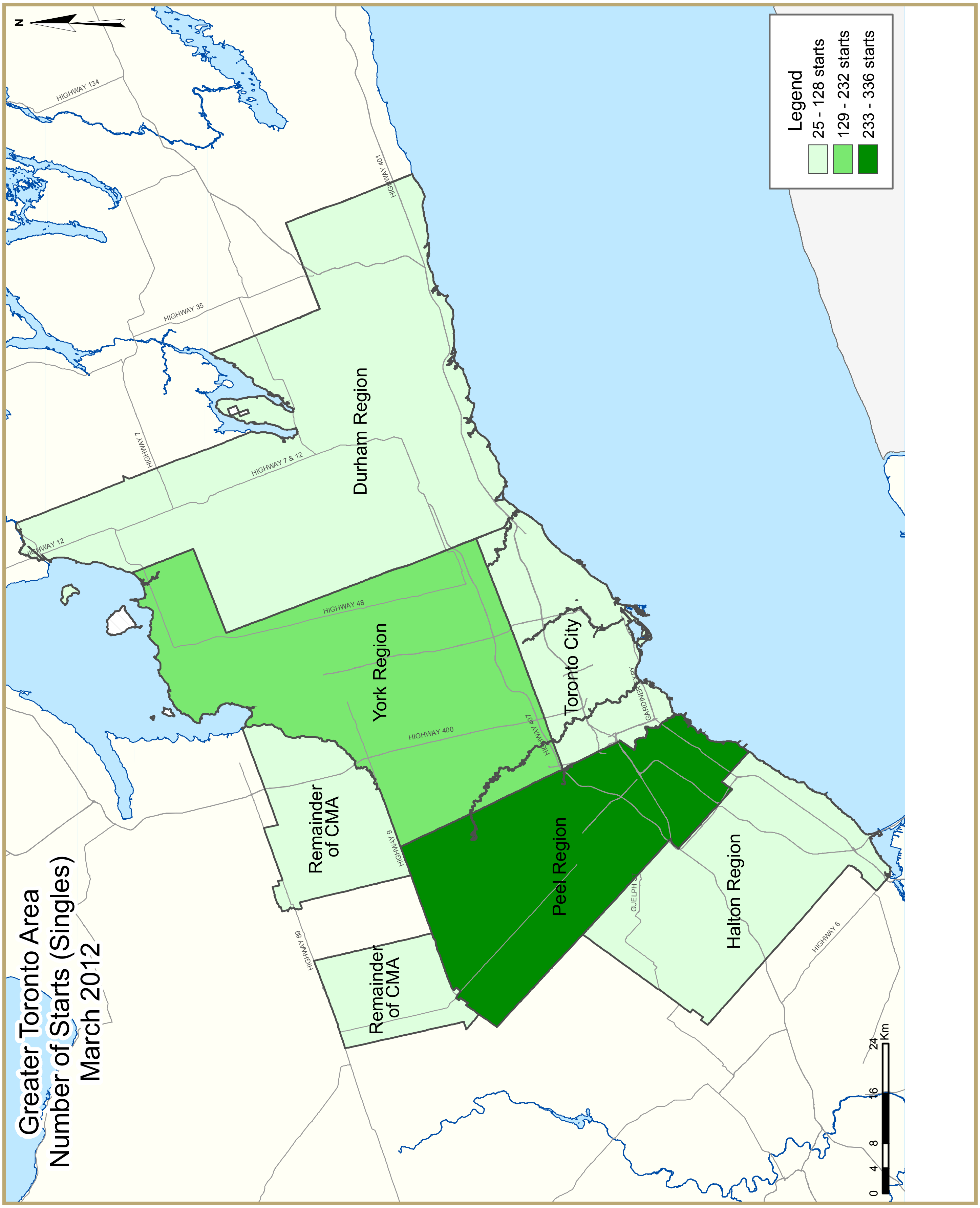
Housing market activity in the GTA continues to outperform other parts of the province and the country. On the surface, this seems counterintuitive given the area's higher rate of unemployment and lower level of affordability compared to most other centres. Also, the backbone to GTA housing demand — immigration — has slowed to its lowest level in over a decade. However, differences in the socio-economic makeup of the market indicate that activity from repeat home buyers is likely to be stronger in this part of the country, helping to keep sales elevated while first-time buying slows. For instance, the share of employed persons aged between 45 and 64 has grown noticeably higher in the GTA. There is also a larger concentration of high-income earners — 29 per cent of families earn over $100,000 a year in the GTA, compared to a 22 per cent share at the national level. And while the number of new immigrants has slowed, their wealth has increased as top origin nations of China and India experienced robust economic growth in recent years.

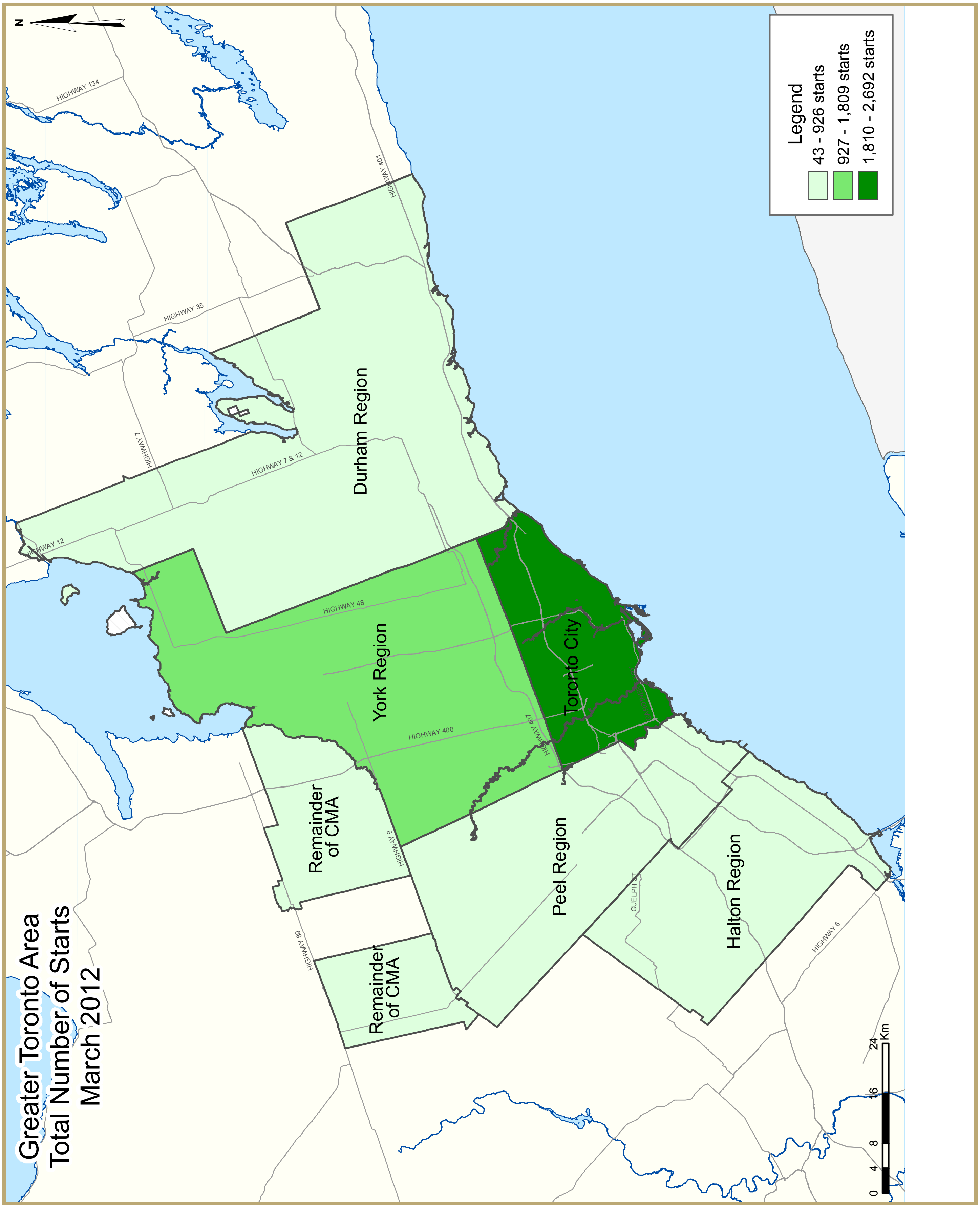
Figure 3

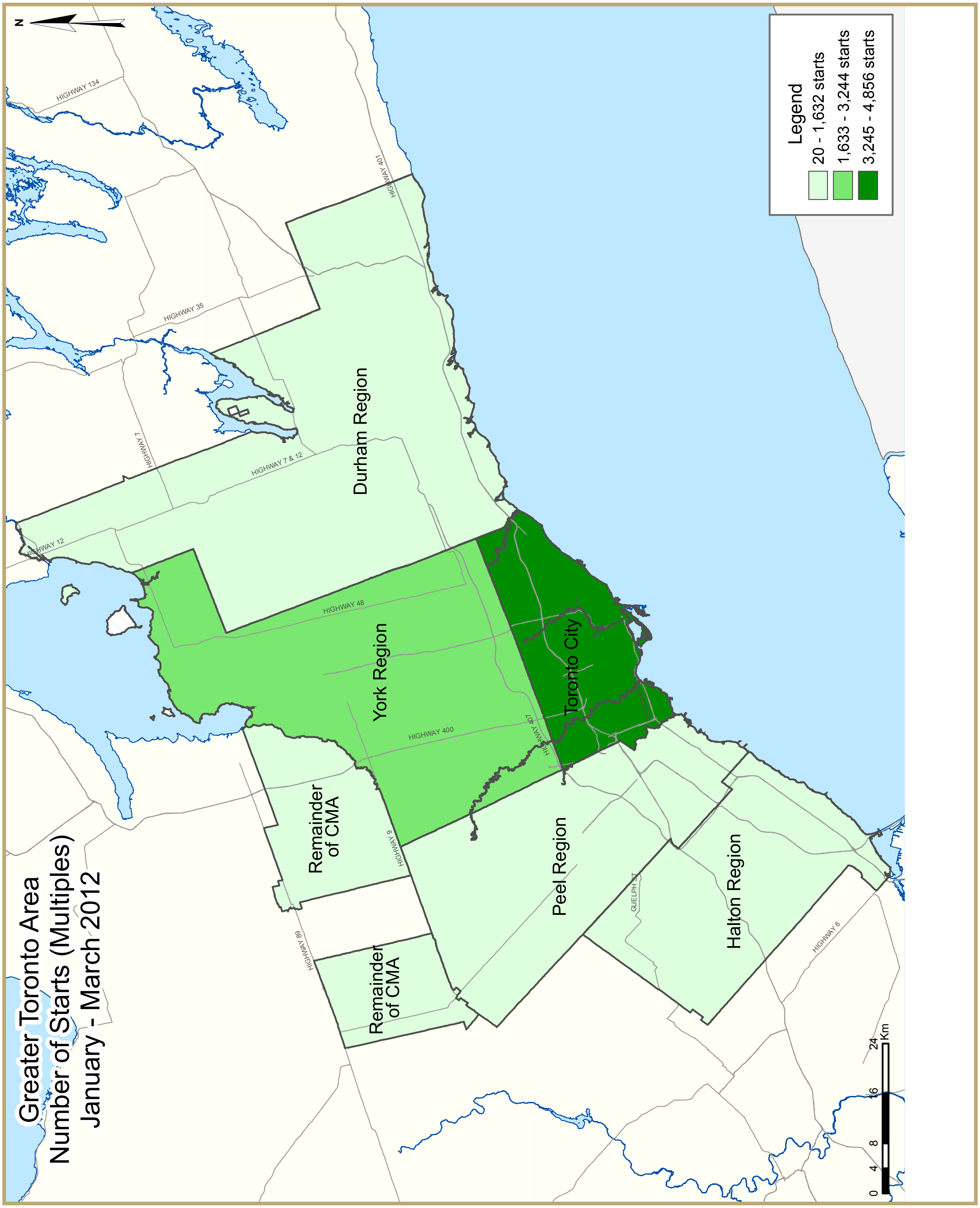


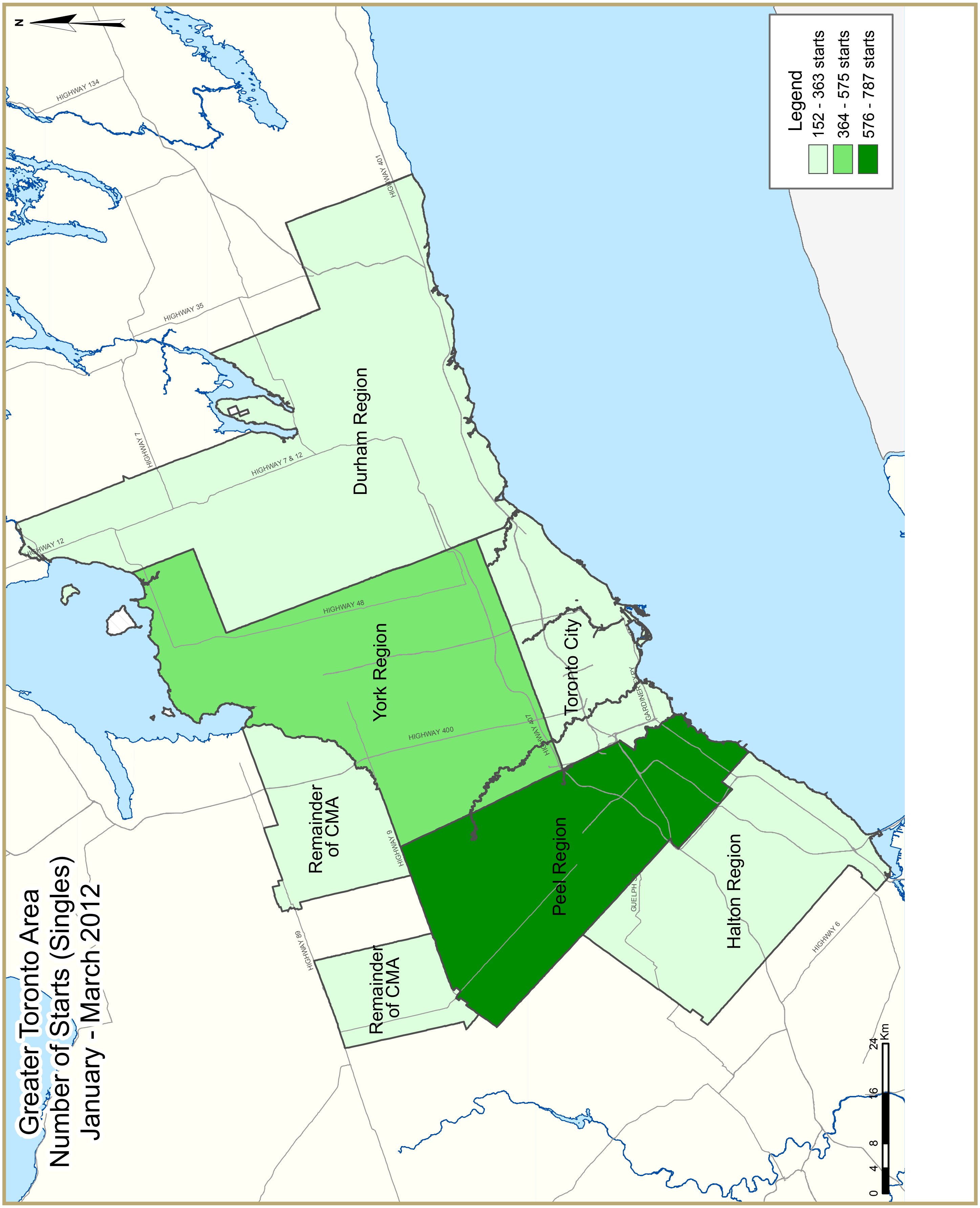
Source: Statistics Canada

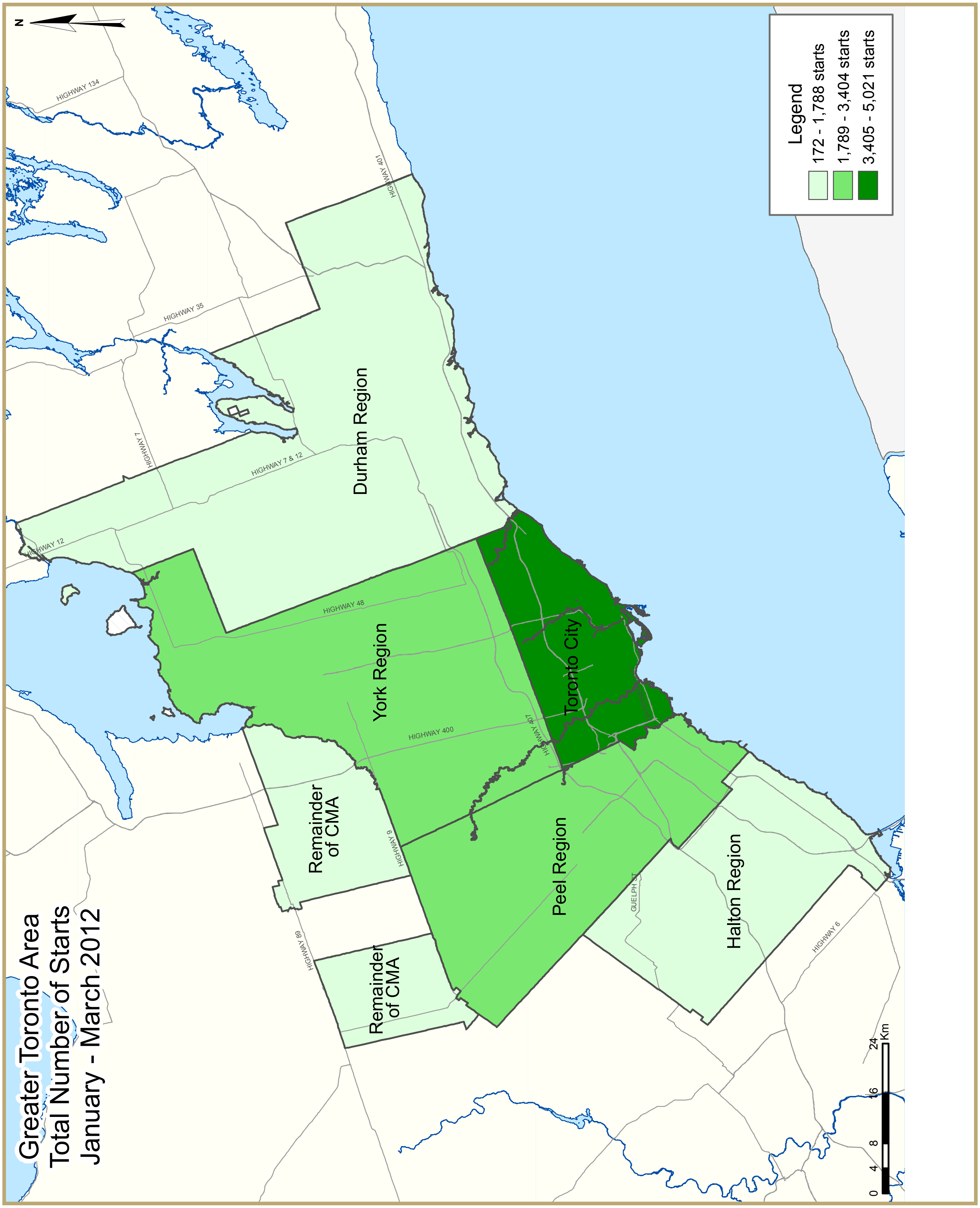

Greater Toronto Area
Number of Starts (Multiples)
March 2012
Legend
17 - 891 starts
892 - 1,766 starts
1,767 - 2,641 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GUELPH ST
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
March 2012
Legend
25 - 128 starts
129 - 232 starts
233 - 336 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
March 2012
Legend
43 - 926 starts
927 - 1,809 starts
1,810 - 2,692 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - March 2012
Legend
20 - 1,632 starts
1,633 - 3,244 starts
3,245 - 4,856 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GUELPH ST
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - March 2012
Legend
152 - 363 starts
364 - 575 starts
576 - 787 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 401
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
January - March 2012
Legend
172 - 1,788 starts
1,789 - 3,404 starts
3,405 - 5,021 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 401
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
GUELPH ST
HIGHWAY 6
0 4 8 16 24 Km

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

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1a: Housing Activity Summary of Toronto CMA March 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2012	605	182	543	0	158	2,905	0	179	4,572
March 2011	516	62	217	0	103	2,153	0	390	3,441
% Change	17.2	193.5	150.2	n/a	53.4	34.9	n/a	-54.1	32.9
Year-to-date 2012	1,884	606	1,302	0	275	6,181	22	412	10,682
Year-to-date 2011	1,903	410	1,129	8	232	4,064	4	627	8,377
% Change	-1.0	47.8	15.3	-100.0	18.5	52.1	**	-34.3	27.5
UNDER CONSTRUCTION									
March 2012	8,104	1,762	3,328	18	1,224	37,732	34	2,485	54,687
March 2011	6,671	1,342	3,152	40	1,111	32,270	32	2,785	47,432
% Change	21.5	31.3	5.6	-55.0	10.2	16.9	6.3	-10.8	15.3
COMPLETIONS									
March 2012	786	150	183	4	25	1,506	0	512	3,166
March 2011	649	140	184	3	104	573	0	124	1,777
% Change	21.1	7.1	-0.5	33.3	-76.0	162.8	n/a	**	78.2
Year-to-date 2012	2,610	548	795	6	103	3,108	4	1,500	8,674
Year-to-date 2011	1,929	292	640	10	300	3,729	12	534	7,446
% Change	35.3	87.7	24.2	-40.0	-65.7	-16.7	-66.7	180.9	16.5
COMPLETED & NOT ABSORBED									
March 2012	84	15	53	0	6	807	13	587	1,565
March 2011	119	13	38	0	21	390	13	587	1,181
% Change	-29.4	15.4	39.5	n/a	-71.4	106.9	0.0	0.0	32.5
ABSORBED									
March 2012	792	146	184	4	38	1 636	0	111	2,911
March 2011	692	139	184	3	104	916	0	123	2,161
% Change	14.5	5.0	0.0	33.3	-63.5	78.6	n/a	-9.8	34.7
Year-to-date 2012	2,618	558	803	6	107	3,149	4	658	7,903
Year-to-date 2011	1,988	302	646	9	297	3,740	12	366	7,360
% Change	31.7	84.8	24.3	-33.3	-64.0	-15.8	-66.7	79.8	7.4

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

Table 1b: Housing Activity Summary of Oshawa CMA
March 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2012	75	4	26	0	0	0	0	0	105
March 2011	66	2	0	0	0	0	0	8	76
% Change	13.6	100.0	n/a	n/a	n/a	n/a	n/a	-100.0	38.2
Year-to-date 2012	198	4	50	0	0	112	0	139	503
Year-to-date 2011	174	34	0	0	0	0	0	8	216
% Change	13.8	-88.2	n/a	n/a	n/a	n/a	n/a	**	132.9
UNDER CONSTRUCTION									
March 2012	741	4	190	0	95	148	8	187	1,373
March 2011	798	44	131	0	121	12	0	66	1,172
% Change	-7.1	-90.9	45.0	n/a	-21.5	**	n/a	183.3	17.2
COMPLETIONS									
March 2012	66	0	6	0	0	0	17	0	89
March 2011	80	0	24	0	8	0	0	0	112
% Change	-17.5	n/a	-75.0	n/a	-100.0	n/a	n/a	n/a	-20.5
Year-to-date 2012	247	0	63	0	13	0	38	2	363
Year-to-date 2011	199	2	44	0	21	0	0	0	266
% Change	24.1	-100.0	43.2	n/a	-38.1	n/a	n/a	n/a	36.5
COMPLETED & NOT ABSORBED									
March 2012	5	0	0	0	2	9	3	5	24
March 2011	10	0	1	0	2	7	0	0	20
% Change	-50.0	n/a	-100.0	n/a	0.0	28.6	n/a	n/a	20.0
ABSORBED									
March 2012	68	0	7	0	0	1	16	0	92
March 2011	77	0	25	0	8	7	0	0	117
% Change	-11.7	n/a	-72.0	n/a	-100.0	-85.7	n/a	n/a	-21.4
Year-to-date 2012	256	0	64	0	14	1	35	2	372
Year-to-date 2011	201	2	45	0	22	8	0	0	278
% Change	27.4	-100.0	42.2	n/a	-36.4	-87.5	n/a	n/a	33.8

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

Table 1c: Housing Activity Summary of Greater Toronto Area March 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2012	655	186	552	0	158	2,905	0	179	4,635
March 2011	582	64	217	0	97	2,153	0	398	3,511
% Change	12.5	190.6	154.4	n/a	62.9	34.9	n/a	-55.0	32.0
Year-to-date 2012	1,967	610	1,372	0	275	6,431	22	551	11,228
Year-to-date 2011	2,039	444	1,129	4	226	4,064	4	635	8,545
% Change	-3.5	37.4	21.5	-100.0	21.7	58.2	**	-13.2	31.4
UNDER CONSTRUCTION									
March 2012	8,530	1,744	3,554	13	1,332	38,172	42	2,822	56,209
March 2011	7,385	1,384	3,354	27	1,250	32,774	32	2,851	49,086
% Change	15.5	26.0	6.0	-51.9	6.6	16.5	31.3	-1.0	14.5
COMPLETIONS									
March 2012	851	150	189	0	29	1,506	17	512	3,254
March 2011	700	140	203	0	112	573	0	124	1,852
% Change	21.6	7.1	-6.9	n/a	-74.1	162.8	n/a	**	75.7
Year-to-date 2012	2,819	526	858	1	128	3,108	42	1,502	8,984
Year-to-date 2011	2,076	302	668	0	321	3,729	12	534	7,642
% Change	35.8	74.2	28.4	n/a	-60.1	-16.7	**	181.3	17.6
COMPLETED & NOT ABSORBED									
March 2012	99	15	53	0	11	841	16	609	1,644
March 2011	130	13	39	0	26	383	13	769	1,373
% Change	-23.8	15.4	35.9	n/a	-57.7	119.6	23.1	-20.8	19.7
ABSORBED									
March 2012	855	146	191	0	42	1 637	16	111	2,998
March 2011	732	139	209	0	112	934	0	123	2,249
% Change	16.8	5.0	-8.6	n/a	-62.5	75.3	n/a	-9.8	33.3
Year-to-date 2012	2,826	536	867	1	133	3,159	39	660	8,221
Year-to-date 2011	2,129	312	690	0	319	3,758	12	366	7,586
% Change	32.7	71.8	25.7	n/a	-58.3	-15.9	**	80.3	8.4

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

Table 1.1: Housing Activity Summary by Submarket March 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
March 2012	51	6	198	0	0	2,258	0	179	2,692
March 2011	26	0	0	0	0	1,253	0	306	1,585
York Region									
March 2012	132	2	161	0	8	627	0	0	930
March 2011	221	0	144	0	0	118	0	84	567
Peel Region									
March 2012	336	164	144	0	0	0	0	0	644
March 2011	167	62	11	0	28	782	0	0	1,050
Halton Region									
March 2012	25	2	23	0	150	20	0	0	220
March 2011	88	0	62	0	69	0	0	0	219
Durham Region									
March 2012	111	12	26	0	0	0	0	0	149
March 2011	80	2	0	0	0	0	0	8	90
Toronto CMA									
March 2012	605	182	543	0	158	2,905	0	179	4,572
March 2011	516	62	217	0	103	2,153	0	390	3,441
Oshawa CMA									
March 2012	75	4	26	0	0	0	0	0	105
March 2011	66	2	0	0	0	0	0	8	76
Greater Toronto Area									
March 2012	655	186	552	0	158	2,905	0	179	4,635
March 2011	582	64	217	0	97	2,153	0	398	3,511

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

Table 1.1: Housing Activity Summary by Submarket March 2012									
	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									
March 2012	1,134	188	759	0	135	29,443	14	2,201	33,874
March 2011	958	116	1,375	0	104	25,703	20	2,621	30,926
York Region									
March 2012	2,304	254	937	3	316	4,620	12	84	8,530
March 2011	2,478	448	597	0	218	1,966	4	84	5,795
Peel Region									
March 2012	2,605	1,124	975	10	388	2,806	8	200	8,116
March 2011	2,263	608	531	27	505	3,603	8	0	7,545
Halton Region									
March 2012	1,272	108	491	0	325	920	0	150	3,266
March 2011	683	140	581	0	302	1,255	0	80	3,041
Durham Region									
March 2012	1,215	70	392	0	168	383	8	187	2,423
March 2011	1,003	72	270	0	121	247	0	66	1,779
Toronto CMA									
March 2012	8,104	1,762	3,328	18	1,224	37,732	34	2,485	54,687
March 2011	6,671	1,342	3,152	40	1,111	32,270	32	2,785	47,432
Oshawa CMA									
March 2012	741	4	190	0	95	148	8	187	1,373
March 2011	798	44	131	0	121	12	0	66	1,172
Greater Toronto Area									
March 2012	8,530	1,744	3,554	13	1,332	38,172	42	2,822	56,209
March 2011	7,385	1,384	3,354	27	1,250	32,774	32	2,851	49,086

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

Table 1.1: Housing Activity Summary by Submarket March 2012									
	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									
March 2012	45	2	8	0	0	1,367	0	511	1,933
March 2011	63	8	28	0	0	549	0	98	746
York Region									
March 2012	324	26	91	0	0	0	0	1	442
March 2011	233	46	43	0	0	0	0	0	322
Peel Region									
March 2012	243	100	42	0	6	0	0	0	391
March 2011	183	78	20	0	104	24	0	26	435
Halton Region									
March 2012	129	4	23	0	23	139	0	0	318
March 2011	124	8	72	0	0	0	0	0	204
Durham Region									
March 2012	110	18	25	0	0	0	17	0	170
March 2011	97	0	40	0	8	0	0	0	145
Toronto CMA									
March 2012	786	150	183	4	25	1,506	0	512	3,166
March 2011	649	140	184	3	104	573	0	124	1,777
Oshawa CMA									
March 2012	66	0	6	0	0	0	17	0	89
March 2011	80	0	24	0	8	0	0	0	112
Greater Toronto Area									
March 2012	851	150	189	0	29	1,506	17	512	3,254
March 2011	700	140	203	0	112	573	0	124	1,852

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

Table 1.1: Housing Activity Summary by Submarket March 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
March 2012	45	1	34	0	4	687	11	390	1,172
March 2011	43	8	22	0	12	284	11	390	770
York Region									
March 2012	10	2	11	0	0	46	2	0	71
March 2011	20	2	9	0	2	36	2	0	71
Peel Region									
March 2012	18	12	0	0	2	74	0	197	303
March 2011	37	3	3	0	6	56	0	197	302
Halton Region									
March 2012	16	0	2	0	3	25	0	17	63
March 2011	16	0	2	0	3	0	0	182	203
Durham Region									
March 2012	10	0	6	0	2	9	3	5	35
March 2011	14	0	3	0	3	7	0	0	27
Toronto CMA									
March 2012	84	15	53	0	6	807	13	587	1,565
March 2011	119	13	38	0	21	390	13	587	1,181
Oshawa CMA									
March 2012	5	0	0	0	2	9	3	5	24
March 2011	10	0	1	0	2	7	0	0	20
Greater Toronto Area									
March 2012	99	15	53	0	11	841	16	609	1,644
March 2011	130	13	39	0	26	383	13	769	1,373

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

Table 1.1: Housing Activity Summary by Submarket March 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
March 2012	42	4	9	0	4	1,432	0	110	1,601
March 2011	68	7	28	0	0	886	0	123	1,112
York Region									
March 2012	327	28	91	0	9	65	0	1	521
March 2011	227	46	43	0	0	2	0	0	318
Peel Region									
March 2012	250	92	42	0	6	0	0	0	390
March 2011	217	78	20	0	104	28	0	0	447
Halton Region									
March 2012	126	4	23	0	23	139	0	0	315
March 2011	122	8	77	0	0	11	0	0	218
Durham Region									
March 2012	110	18	26	0	0	1	16	0	171
March 2011	98	0	41	0	8	7	0	0	154
Toronto CMA									
March 2012	792	146	184	4	38	1,636	0	111	2,911
March 2011	692	139	184	3	104	916	0	123	2,161
Oshawa CMA									
March 2012	68	0	7	0	0	1	16	0	92
March 2011	77	0	25	0	8	7	0	0	117
Greater Toronto Area									
March 2012	855	146	191	0	42	1,637	16	111	2,998
March 2011	732	139	209	0	112	934	0	123	2,249

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

Table 1.2a: History of Housing Starts of Toronto CMA 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
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

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
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

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	% Change
Toronto City	51	26	6	0	16	0	2,619	1,559	2,692	1,585	69.8
Toronto	7	8	0	0	0	0	1,742	1,196	1,749	1,204	45.3
East York	6	5	0	0	0	0	105	363	111	368	-69.8
Etobicoke	6	4	0	0	0	0	484	0	490	4	**
North York	18	6	0	0	0	0	288	0	306	6	**
Scarborough	12	3	6	0	16	0	0	0	34	3	**
York	2	0	0	0	0	0	0	0	2	0	n/a
York Region	132	221	2	0	169	144	627	202	930	567	64.0
Aurora	6	0	0	0	0	0	0	0	6	0	n/a
East Gwillimbury	2	16	0	0	0	0	0	0	2	16	-87.5
Georgina Township	12	9	0	0	0	0	0	0	12	9	33.3
King Township	7	2	0	0	16	0	0	0	23	2	**
Markham	22	79	0	0	90	0	0	0	112	79	41.8
Newmarket	11	4	0	0	0	0	0	0	11	4	175.0
Richmond Hill	31	26	2	0	35	43	208	0	276	69	**
Vaughan	37	26	0	0	28	87	419	202	484	315	53.7
Whitchurch-Stouffville	4	59	0	0	0	14	0	0	4	73	-94.5
Peel Region	336	167	164	62	144	39	0	782	644	1,050	-38.7
Brampton	297	161	112	62	115	0	0	0	524	223	135.0
Caledon	20	6	26	0	29	11	0	0	75	17	**
Mississauga	19	0	26	0	0	28	0	782	45	810	-94.4
Halton Region	25	88	2	0	171	131	22	0	220	219	0.5
Burlington	1	16	0	0	0	0	0	0	1	16	-93.8
Halton Hills	0	0	0	0	0	0	0	0	0	0	n/a
Milton	15	66	2	0	21	44	2	0	40	110	-63.6
Oakville	9	6	0	0	150	87	20	0	179	93	92.5
Durham Region	111	80	12	2	26	0	0	8	149	90	65.6
Ajax	36	12	8	0	0	0	0	0	44	12	**
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	41	16	4	0	11	0	0	0	56	16	**
Oshawa	13	13	0	2	0	0	0	8	13	23	-43.5
Pickering	0	0	0	0	0	0	0	0	0	0	n/a
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	0	1	0	0	0	0	0	0	0	1	-100.0
Whitby	21	37	0	0	15	0	0	0	36	37	-2.7
Remainder of Toronto CMA	26	17	0	6	17	0	0	0	43	23	87.0
Bradford West Gwillimbury	14	11	0	0	0	0	0	0	14	11	27.3
Town of Mono	0	1	0	0	0	0	0	0	0	1	-100.0
New Tecumseth	11	5	0	6	0	0	0	0	11	11	0.0
Orangeville	1	0	0	0	17	0	0	0	18	0	n/a
Toronto CMA	605	516	182	68	517	314	3,268	2,543	4,572	3,441	32.9
Oshawa CMA	75	66	4	2	26	0	0	8	105	76	38.2
Greater Toronto Area (GTA)	655	582	186	64	526	314	3,268	2,551	4,635	3,511	32.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	165	99	88	10	232	48	4,536	3,276	5,021	3,433	46.3
Toronto	20	19	6	4	10	0	3,090	2,362	3,126	2,385	31.1
East York	12	6	0	0	0	0	105	363	117	369	-68.3
Etobicoke	21	8	62	0	68	0	484	0	635	8	**
North York	45	48	10	2	100	29	857	237	1,012	316	**
Scarborough	60	18	8	4	54	19	0	314	122	355	-65.6
York	7	0	2	0	0	0	0	0	9	0	n/a
York Region	542	807	68	212	517	273	1,862	499	2,989	1,791	66.9
Aurora	25	15	0	0	0	0	0	0	25	15	66.7
East Gwillimbury	30	22	0	14	0	5	0	0	30	41	-26.8
Georgina Township	34	31	0	0	0	0	0	0	34	31	9.7
King Township	58	20	0	0	44	0	127	0	229	20	**
Markham	84	200	64	8	321	7	1,108	0	1,577	215	**
Newmarket	89	15	0	0	60	0	0	0	149	15	**
Richmond Hill	104	128	4	4	47	97	208	0	363	229	58.5
Vaughan	90	214	0	130	37	124	419	499	546	967	-43.5
Whitchurch-Stouffville	28	162	0	56	8	40	0	0	36	258	-86.0
Peel Region	787	568	420	182	336	192	321	1,279	1,864	2,221	-16.1
Brampton	663	537	362	170	284	54	0	49	1,309	810	61.6
Caledon	87	18	28	6	52	11	0	0	167	35	**
Mississauga	37	13	30	6	0	127	321	1,230	388	1,376	-71.8
Halton Region	182	312	2	6	313	192	196	56	693	566	22.4
Burlington	36	39	0	4	40	0	138	0	214	43	**
Halton Hills	11	9	0	2	0	0	0	0	11	11	0.0
Milton	97	247	2	0	123	101	2	56	224	404	-44.6
Oakville	38	17	0	0	150	91	56	0	244	108	125.9
Durham Region	291	257	32	34	87	0	251	243	661	534	23.8
Ajax	82	53	28	0	37	0	0	0	147	53	177.4
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	113	63	4	0	17	0	40	0	174	63	176.2
Oshawa	35	51	0	34	0	0	0	8	35	93	-62.4
Pickering	10	22	0	0	0	0	0	235	10	257	-96.1
Scugog	1	3	0	0	0	0	0	0	1	3	-66.7
Uxbridge	0	5	0	0	0	0	0	0	0	5	-100.0
Whitby	50	60	0	0	33	0	211	0	294	60	**
Remainder of Toronto CMA	152	84	0	10	20	0	0	0	172	94	83.0
Bradford West Gwillimbury	76	62	0	0	0	0	0	0	76	62	22.6
Town of Mono	4	4	0	0	0	0	0	0	4	4	0.0
New Tecumseth	65	12	0	10	0	0	0	0	65	22	195.5
Orangeville	7	6	0	0	20	0	0	0	27	6	**
Toronto CMA	1,884	1,911	606	416	1,415	705	6,777	5,345	10,682	8,377	27.5
Oshawa CMA	198	174	4	34	50	0	251	8	503	216	132.9
Greater Toronto Area (GTA)	1,967	2,043	610	444	1,485	705	7,166	5,353	11,228	8,545	31.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Toronto City	16	0	0	0	2,440	1,253	179	306
Toronto	0	0	0	0	1,563	890	179	306
East York	0	0	0	0	105	363	0	0
Etobicoke	0	0	0	0	484	0	0	0
North York	0	0	0	0	288	0	0	0
Scarborough	16	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	169	144	0	0	627	118	0	84
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	16	0	0	0	0	0	0	0
Markham	90	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	35	43	0	0	208	0	0	0
Vaughan	28	87	0	0	419	118	0	84
Whitchurch-Stouffville	0	14	0	0	0	0	0	0
Peel Region	144	39	0	0	0	782	0	0
Brampton	115	0	0	0	0	0	0	0
Caledon	29	11	0	0	0	0	0	0
Mississauga	0	28	0	0	0	782	0	0
Halton Region	171	131	0	0	22	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	21	44	0	0	2	0	0	0
Oakville	150	87	0	0	20	0	0	0
Durham Region	26	0	0	0	0	0	0	8
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	11	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	8
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	15	0	0	0	0	0	0	0
Remainder of Toronto CMA	17	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	17	0	0	0	0	0	0	0
Toronto CMA	517	314	0	0	3,089	2,153	179	390
Oshawa CMA	26	0	0	0	0	0	0	8
Greater Toronto Area (GTA)	526	314	0	0	3,089	2,153	179	398

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	218	48	14	0	4,124	2,733	412	543
Toronto	10	0	0	0	2,769	2,056	321	306
East York	0	0	0	0	105	363	0	0
Etobicoke	68	0	0	0	484	0	0	0
North York	86	29	14	0	766	0	91	237
Scarborough	54	19	0	0	0	314	0	0
York	0	0	0	0	0	0	0	0
York Region	509	269	8	4	1,862	415	0	84
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	5	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	44	0	0	0	127	0	0	0
Markham	321	7	0	0	1,108	0	0	0
Newmarket	60	0	0	0	0	0	0	0
Richmond Hill	47	97	0	0	208	0	0	0
Vaughan	37	124	0	0	419	415	0	84
Whitchurch-Stouffville	0	36	8	4	0	0	0	0
Peel Region	336	192	0	0	321	1,279	0	0
Brampton	284	54	0	0	0	49	0	0
Caledon	52	11	0	0	0	0	0	0
Mississauga	0	127	0	0	321	1,230	0	0
Halton Region	313	192	0	0	196	56	0	0
Burlington	40	0	0	0	138	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	123	101	0	0	2	56	0	0
Oakville	150	91	0	0	56	0	0	0
Durham Region	87	0	0	0	112	235	139	8
Ajax	37	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	17	0	0	0	40	0	0	0
Oshawa	0	0	0	0	0	0	0	8
Pickering	0	0	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	33	0	0	0	72	0	139	0
Remainder of Toronto CMA	20	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	20	0	0	0	0	0	0	0
Toronto CMA	1,393	701	22	4	6,365	4,718	412	627
Oshawa CMA	50	0	0	0	112	0	139	8
Greater Toronto Area (GTA)	1,463	701	22	4	6,615	4,718	551	635

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Toronto City	255	26	2,258	1,253	179	306	2,692	1,585
Toronto	7	8	1,563	890	179	306	1,749	1,204
East York	6	5	105	363	0	0	111	368
Etobicoke	6	4	484	0	0	0	490	4
North York	200	6	106	0	0	0	306	6
Scarborough	34	3	0	0	0	0	34	3
York	2	0	0	0	0	0	2	0
York Region	295	365	635	118	0	84	930	567
Aurora	6	0	0	0	0	0	6	0
East Gwillimbury	2	16	0	0	0	0	2	16
Georgina Township	12	9	0	0	0	0	12	9
King Township	23	2	0	0	0	0	23	2
Markham	112	79	0	0	0	0	112	79
Newmarket	11	4	0	0	0	0	11	4
Richmond Hill	60	69	216	0	0	0	276	69
Vaughan	65	113	419	118	0	84	484	315
Whitchurch-Stouffville	4	73	0	0	0	0	4	73
Peel Region	644	240	0	810	0	0	644	1,050
Brampton	524	223	0	0	0	0	524	223
Caledon	75	17	0	0	0	0	75	17
Mississauga	45	0	0	810	0	0	45	810
Halton Region	50	150	170	69	0	0	220	219
Burlington	1	16	0	0	0	0	1	16
Halton Hills	0	0	0	0	0	0	0	0
Milton	40	110	0	0	0	0	40	110
Oakville	9	24	170	69	0	0	179	93
Durham Region	149	82	0	0	0	8	149	90
Ajax	44	12	0	0	0	0	44	12
Brock	0	0	0	0	0	0	0	0
Clarington	56	16	0	0	0	0	56	16
Oshawa	13	15	0	0	0	8	13	23
Pickering	0	0	0	0	0	0	0	0
Scugog	0	1	0	0	0	0	0	1
Uxbridge	0	1	0	0	0	0	0	1
Whitby	36	37	0	0	0	0	36	37
Remainder of Toronto CMA	43	17	0	6	0	0	43	23
Bradford West Gwillimbury	14	11	0	0	0	0	14	11
Town of Mono	0	1	0	0	0	0	0	1
New Tecumseth	11	5	0	6	0	0	11	11
Orangeville	18	0	0	0	0	0	18	0
Toronto CMA	1,330	795	3,063	2,256	179	390	4,572	3,441
Oshawa CMA	105	68	0	0	0	8	105	76
Greater Toronto Area (GTA)	1,393	863	3,063	2,250	179	398	4,635	3,511

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	565	560	4,030	2,330	426	543	5,021	3,433
Toronto	36	430	2,769	1,649	321	306	3,126	2,385
East York	12	6	105	363	0	0	117	369
Etobicoke	83	8	552	0	0	0	635	8
North York	303	79	604	0	105	237	1,012	316
Scarborough	122	37	0	318	0	0	122	355
York	9	0	0	0	0	0	9	0
York Region	1,111	1,245	1,870	458	8	88	2,989	1,791
Aurora	25	15	0	0	0	0	25	15
East Gwillimbury	30	41	0	0	0	0	30	41
Georgina Township	34	31	0	0	0	0	34	31
King Township	102	20	127	0	0	0	229	20
Markham	469	215	1,108	0	0	0	1,577	215
Newmarket	149	15	0	0	0	0	149	15
Richmond Hill	147	186	216	43	0	0	363	229
Vaughan	127	468	419	415	0	84	546	967
Whitchurch-Stouffville	28	254	0	0	8	4	36	258
Peel Region	1,543	840	321	1,381	0	0	1,864	2,221
Brampton	1,309	757	0	53	0	0	1,309	810
Caledon	167	35	0	0	0	0	167	35
Mississauga	67	48	321	1,328	0	0	388	1,376
Halton Region	349	441	344	125	0	0	693	566
Burlington	76	43	138	0	0	0	214	43
Halton Hills	11	11	0	0	0	0	11	11
Milton	224	348	0	56	0	0	224	404
Oakville	38	39	206	69	0	0	244	108
Durham Region	381	526	141	0	139	8	661	534
Ajax	118	53	29	0	0	0	147	53
Brock	0	0	0	0	0	0	0	0
Clarington	134	63	40	0	0	0	174	63
Oshawa	35	85	0	0	0	8	35	93
Pickering	10	257	0	0	0	0	10	257
Scugog	1	3	0	0	0	0	1	3
Uxbridge	0	5	0	0	0	0	0	5
Whitby	83	60	72	0	139	0	294	60
Remainder of Toronto CMA	172	84	0	10	0	0	172	94
Bradford West Gwillimbury	76	62	0	0	0	0	76	62
Town of Mono	4	3	0	1	0	0	4	4
New Tecumseth	65	13	0	9	0	0	65	22
Orangeville	27	6	0	0	0	0	27	6
Toronto CMA	3,792	3,442	6,456	4,304	434	631	10,682	8,377
Oshawa CMA	252	208	112	0	139	8	503	216
Greater Toronto Area (GTA)	3,949	3,612	6,706	4,294	573	639	11,228	8,545

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type March 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	% Change
Toronto City	45	63	2	8	8	28	1,878	647	1,933	746	159.1
Toronto	10	10	0	2	0	0	890	364	900	376	139.4
East York	3	2	0	0	0	0	0	0	3	2	50.0
Etobicoke	10	6	0	6	0	0	760	209	770	221	**
North York	20	14	2	0	8	0	75	74	105	88	19.3
Scarborough	2	31	0	0	0	28	153	0	155	59	162.7
York	0	0	0	0	0	0	0	0	0	0	n/a
York Region	324	233	26	46	91	43	1	0	442	322	37.3
Aurora	2	11	0	0	0	0	0	0	2	11	-81.8
East Gwillimbury	3	6	0	0	0	6	0	0	3	12	-75.0
Georgina Township	5	8	0	0	0	0	0	0	5	8	-37.5
King Township	6	26	0	0	0	7	0	0	6	33	-81.8
Markham	93	26	14	36	79	3	1	0	187	65	187.7
Newmarket	3	21	0	4	0	0	0	0	3	25	-88.0
Richmond Hill	50	40	2	0	0	5	0	0	52	45	15.6
Vaughan	111	79	6	4	12	22	0	0	129	105	22.9
Whitchurch-Stouffville	51	16	4	2	0	0	0	0	55	18	**
Peel Region	243	183	100	78	48	124	0	50	391	435	-10.1
Brampton	223	162	92	68	32	124	0	50	347	404	-14.1
Caledon	9	13	8	0	0	0	0	0	17	13	30.8
Mississauga	11	8	0	10	16	0	0	0	27	18	50.0
Halton Region	129	124	4	8	46	72	139	0	318	204	55.9
Burlington	22	29	0	2	4	0	0	0	26	31	-16.1
Halton Hills	3	6	0	0	9	0	0	0	12	6	100.0
Milton	84	44	0	6	26	42	0	0	110	92	19.6
Oakville	20	45	4	0	7	30	139	0	170	75	126.7
Durham Region	110	97	18	0	42	48	0	0	170	145	17.2
Ajax	20	4	18	0	13	16	0	0	51	20	155.0
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	27	23	0	0	0	0	0	0	27	23	17.4
Oshawa	14	36	0	0	17	8	0	0	31	44	-29.5
Pickering	23	2	0	0	6	0	0	0	29	2	**
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	0	8	0	0	0	0	0	0	0	8	-100.0
Whitby	25	21	0	0	6	24	0	0	31	45	-31.1
Remainder of Toronto CMA	28	64	0	2	0	5	0	0	28	71	-60.6
Bradford West Gwillimbury	15	53	0	0	0	5	0	0	15	58	-74.1
Town of Mono	4	2	0	0	0	0	0	0	4	2	100.0
New Tecumseth	9	7	0	0	0	0	0	0	9	7	28.6
Orangeville	0	2	0	2	0	0	0	0	0	4	-100.0
Toronto CMA	790	652	150	140	208	288	2,018	697	3,166	1,777	78.2
Oshawa CMA	66	80	0	0	23	32	0	0	89	112	-20.5
Greater Toronto Area (GTA)	851	700	150	140	235	315	2,018	697	3,254	1,852	75.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	195	165	150	16	301	140	4,184	3,441	4,830	3,762	28.4
Toronto	30	27	0	8	18	15	2,763	2,325	2,811	2,375	18.4
East York	12	8	0	0	0	0	0	0	12	8	50.0
Etobicoke	28	24	2	8	5	0	978	249	1,013	281	**
North York	117	43	146	0	234	16	278	867	775	926	-16.3
Scarborough	5	62	2	0	44	109	165	0	216	171	26.3
York	3	1	0	0	0	0	0	0	3	1	200.0
York Region	1,139	784	106	78	333	264	8	208	1,586	1,334	18.9
Aurora	10	41	0	0	0	0	0	153	10	194	-94.8
East Gwillimbury	11	27	4	0	4	10	0	0	19	37	-48.6
Georgina Township	31	23	0	0	0	11	0	0	31	34	-8.8
King Township	14	51	0	0	0	14	0	0	14	65	-78.5
Markham	499	89	78	64	214	15	4	0	795	168	**
Newmarket	29	47	4	4	0	0	4	0	37	51	-27.5
Richmond Hill	122	155	4	0	25	75	0	25	151	255	-40.8
Vaughan	271	312	12	6	45	106	0	30	328	454	-27.8
Whitchurch-Stouffville	152	39	4	4	45	33	0	0	201	76	164.5
Peel Region	736	511	198	130	67	294	0	561	1,001	1,496	-33.1
Brampton	637	419	116	92	32	264	0	74	785	849	-7.5
Caledon	43	42	8	8	6	6	0	0	57	56	1.8
Mississauga	56	50	74	30	29	24	0	487	159	591	-73.1
Halton Region	307	314	26	46	146	124	427	53	906	537	68.7
Burlington	89	74	0	10	12	10	0	0	101	94	7.4
Halton Hills	15	17	0	0	9	8	0	53	24	78	-69.2
Milton	119	142	22	36	93	55	288	0	522	233	124.0
Oakville	84	81	4	0	32	51	139	0	259	132	96.2
Durham Region	443	302	46	32	170	179	2	0	661	513	28.8
Ajax	95	78	46	30	38	114	0	0	179	222	-19.4
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	90	69	0	0	18	13	0	0	108	82	31.7
Oshawa	53	93	0	2	45	8	2	0	100	103	-2.9
Pickering	90	9	0	0	18	0	0	0	108	9	**
Scugog	1	5	0	0	0	0	0	0	1	5	-80.0
Uxbridge	9	10	0	0	0	0	0	0	9	10	-10.0
Whitby	104	37	0	0	51	44	0	0	155	81	91.4
Remainder of Toronto CMA	134	142	22	2	0	26	0	0	156	170	-8.2
Bradford West Gwillimbury	76	112	20	0	0	23	0	0	96	135	-28.9
Town of Mono	5	6	0	0	0	0	0	0	5	6	-16.7
New Tecumseth	53	16	2	0	0	0	0	0	55	16	**
Orangeville	0	8	0	2	0	3	0	0	0	13	-100.0
Toronto CMA	2,616	1,939	548	292	891	952	4,619	4,263	8,674	7,446	16.5
Oshawa CMA	247	199	0	2	114	65	2	0	363	266	36.5
Greater Toronto Area (GTA)	2,820	2,076	526	302	1,017	1,001	4,621	4,263	8,984	7,642	17.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Toronto City	8	28	0	0	1,367	549	511	98
Toronto	0	0	0	0	803	266	87	98
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	489	209	271	0
North York	8	0	0	0	75	74	0	0
Scarborough	0	28	0	0	0	0	153	0
York	0	0	0	0	0	0	0	0
York Region	91	43	0	0	0	0	1	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	7	0	0	0	0	0	0
Markham	79	3	0	0	0	0	1	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	5	0	0	0	0	0	0
Vaughan	12	22	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	48	124	0	0	0	24	0	26
Brampton	32	124	0	0	0	24	0	26
Caledon	0	0	0	0	0	0	0	0
Mississauga	16	0	0	0	0	0	0	0
Halton Region	46	72	0	0	139	0	0	0
Burlington	4	0	0	0	0	0	0	0
Halton Hills	9	0	0	0	0	0	0	0
Milton	26	42	0	0	0	0	0	0
Oakville	7	30	0	0	139	0	0	0
Durham Region	25	48	17	0	0	0	0	0
Ajax	13	16	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	8	17	0	0	0	0	0
Pickering	6	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	6	24	0	0	0	0	0	0
Remainder of Toronto CMA	0	5	0	0	0	0	0	0
Bradford West Gwillimbury	0	5	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	208	288	0	0	1,506	573	512	124
Oshawa CMA	6	32	17	0	0	0	0	0
Greater Toronto Area (GTA)	218	315	17	0	1,506	573	512	124

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	301	140	0	0	2,772	3,011	1,412	430
Toronto	18	15	0	0	1,993	2,227	770	98
East York	0	0	0	0	0	0	0	0
Etobicoke	5	0	0	0	489	249	489	0
North York	234	16	0	0	278	535	0	332
Scarborough	44	109	0	0	12	0	153	0
York	0	0	0	0	0	0	0	0
York Region	329	252	4	12	0	183	8	25
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	4	10	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	14	0	0	0	0	0	0
Markham	214	15	0	0	0	0	4	0
Newmarket	0	0	0	0	0	0	4	0
Richmond Hill	25	75	0	0	0	0	0	25
Vaughan	45	106	0	0	0	30	0	0
Whitchurch-Stouffville	41	21	4	12	0	0	0	0
Peel Region	67	294	0	0	0	535	0	26
Brampton	32	264	0	0	0	48	0	26
Caledon	6	6	0	0	0	0	0	0
Mississauga	29	24	0	0	0	487	0	0
Halton Region	146	124	0	0	347	0	80	53
Burlington	12	10	0	0	0	0	0	0
Halton Hills	9	8	0	0	0	0	0	53
Milton	93	55	0	0	208	0	80	0
Oakville	32	51	0	0	139	0	0	0
Durham Region	132	179	38	0	0	0	2	0
Ajax	38	114	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	18	13	0	0	0	0	0	0
Oshawa	7	8	38	0	0	0	2	0
Pickering	18	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	51	44	0	0	0	0	0	0
Remainder of Toronto CMA	0	26	0	0	0	0	0	0
Bradford West Gwillimbury	0	23	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	3	0	0	0	0	0	0
Toronto CMA	887	940	4	12	3,119	3,729	1,500	534
Oshawa CMA	76	65	38	0	0	0	2	0
Greater Toronto Area (GTA)	975	989	42	12	3,119	3,729	1,502	534

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011	March 2012	March 2011
Toronto City	55	99	1,367	549	511	98	1,933	746
Toronto	10	12	803	266	87	98	900	376
East York	3	2	0	0	0	0	3	2
Etobicoke	10	12	489	209	271	0	770	221
North York	30	14	75	74	0	0	105	88
Scarborough	2	59	0	0	153	0	155	59
York	0	0	0	0	0	0	0	0
York Region	441	322	0	0	1	0	442	322
Aurora	2	11	0	0	0	0	2	11
East Gwillimbury	3	12	0	0	0	0	3	12
Georgina Township	5	8	0	0	0	0	5	8
King Township	6	33	0	0	0	0	6	33
Markham	186	65	0	0	1	0	187	65
Newmarket	3	25	0	0	0	0	3	25
Richmond Hill	52	45	0	0	0	0	52	45
Vaughan	129	105	0	0	0	0	129	105
Whitchurch-Stouffville	55	18	0	0	0	0	55	18
Peel Region	385	281	6	128	0	26	391	435
Brampton	347	250	0	128	0	26	347	404
Caledon	17	13	0	0	0	0	17	13
Mississauga	21	18	6	0	0	0	27	18
Halton Region	156	204	162	0	0	0	318	204
Burlington	22	31	4	0	0	0	26	31
Halton Hills	3	6	9	0	0	0	12	6
Milton	100	92	10	0	0	0	110	92
Oakville	31	75	139	0	0	0	170	75
Durham Region	153	137	0	8	17	0	170	145
Ajax	51	20	0	0	0	0	51	20
Brock	1	1	0	0	0	0	1	1
Clarington	27	23	0	0	0	0	27	23
Oshawa	14	36	0	8	17	0	31	44
Pickering	29	2	0	0	0	0	29	2
Scugog	0	2	0	0	0	0	0	2
Uxbridge	0	8	0	0	0	0	0	8
Whitby	31	45	0	0	0	0	31	45
Remainder of Toronto CMA	24	68	4	3	0	0	28	71
Bradford West Gwillimbury	15	58	0	0	0	0	15	58
Town of Mono	1	2	3	0	0	0	4	2
New Tecumseth	8	4	1	3	0	0	9	7
Orangeville	0	4	0	0	0	0	0	4
Toronto CMA	1,119	973	1,535	680	512	124	3,166	1,777
Oshawa CMA	72	104	0	8	17	0	89	112
Greater Toronto Area (GTA)	1,190	1,043	1,535	685	529	124	3,254	1,852

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - March 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	620	256	2,798	3,076	1,412	430	4,830	3,762
Toronto	48	50	1,993	2,227	770	98	2,811	2,375
East York	12	8	0	0	0	0	12	8
Etobicoke	35	32	489	249	489	0	1,013	281
North York	496	43	279	551	0	332	775	926
Scarborough	26	122	37	49	153	0	216	171
York	3	1	0	0	0	0	3	1
York Region	1,560	1,051	14	246	12	37	1,586	1,334
Aurora	9	41	1	153	0	0	10	194
East Gwillimbury	19	37	0	0	0	0	19	37
Georgina Township	31	34	0	0	0	0	31	34
King Township	14	65	0	0	0	0	14	65
Markham	791	168	0	0	4	0	795	168
Newmarket	33	51	0	0	4	0	37	51
Richmond Hill	138	204	13	26	0	25	151	255
Vaughan	328	387	0	67	0	0	328	454
Whitchurch-Stouffville	197	64	0	0	4	12	201	76
Peel Region	982	763	19	707	0	26	1,001	1,496
Brampton	785	617	0	206	0	26	785	849
Caledon	57	50	0	6	0	0	57	56
Mississauga	140	96	19	495	0	0	159	591
Halton Region	433	484	393	0	80	53	906	537
Burlington	89	94	12	0	0	0	101	94
Halton Hills	15	25	9	0	0	53	24	78
Milton	224	233	218	0	80	0	522	233
Oakville	105	132	154	0	0	0	259	132
Durham Region	608	492	13	21	40	0	661	513
Ajax	179	222	0	0	0	0	179	222
Brock	1	1	0	0	0	0	1	1
Clarington	102	69	6	13	0	0	108	82
Oshawa	53	95	7	8	40	0	100	103
Pickering	108	9	0	0	0	0	108	9
Scugog	1	5	0	0	0	0	1	5
Uxbridge	9	10	0	0	0	0	9	10
Whitby	155	81	0	0	0	0	155	81
Remainder of Toronto CMA	151	160	5	10	0	0	156	170
Bradford West Gwillimbury	96	135	0	0	0	0	96	135
Town of Mono	1	5	4	1	0	0	5	6
New Tecumseth	54	7	1	9	0	0	55	16
Orangeville	0	13	0	0	0	0	0	13
Toronto CMA	3,953	2,861	3,217	4,039	1,504	546	8,674	7,446
Oshawa CMA	310	245	13	21	40	0	363	266
Greater Toronto Area (GTA)	4,203	3,046	3,237	4,050	1,544	546	8,984	7,642

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
March 2012	0	0.0	0	0.0	1	2.4	4	9.5	37	88.1	42	1,100,030	1,327,199
March 2011	27	39.7	2	2.9	6	8.8	3	4.4	30	44.1	68	581,490	1,105,243
Year-to-date 2012	4	2.0	23	11.4	11	5.4	18	8.9	146	72.3	202	1,120,500	1,192,675
Year-to-date 2011	42	25.0	7	4.2	15	8.9	8	4.8	96	57.1	168	1,050,745	1,230,293
Toronto													
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,524,000	1,727,680
March 2011	1	11.1	1	11.1	0	0.0	0	0.0	7	77.8	9	--	--
Year-to-date 2012	0	0.0	0	0.0	1	3.3	0	0.0	29	96.7	30	1,285,000	1,545,411
Year-to-date 2011	1	4.2	1	4.2	0	0.0	0	0.0	22	91.7	24	1,475,000	2,078,517
East York													
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
March 2011	0	0.0	1	20.0	0	0.0	1	20.0	3	60.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,475,000	1,307,260
Year-to-date 2011	0	0.0	1	12.5	1	12.5	1	12.5	5	62.5	8	--	--
Etobicoke													
March 2012	0	0.0	0	0.0	0	0.0	4	40.0	6	60.0	10	1,187,125	1,246,412
March 2011	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2012	0	0.0	0	0.0	4	12.9	6	19.4	21	67.7	31	1,489,740	1,354,557
Year-to-date 2011	0	0.0	0	0.0	0	0.0	6	24.0	19	76.0	25	1,599,500	1,598,182
North York													
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	993,895	1,202,080
March 2011	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,320,899	1,522,912
Year-to-date 2012	4	3.3	22	18.2	5	4.1	8	6.6	82	67.8	121	1,059,900	1,073,661
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	2.2	45	97.8	46	1,419,750	1,596,721
Scarborough													
March 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
March 2011	26	81.3	0	0.0	6	18.8	0	0.0	0	0.0	32	353,990	400,141
Year-to-date 2012	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2011	41	64.1	5	7.8	14	21.9	0	0.0	4	6.3	64	383,990	512,005
York													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
March 2012	32	9.8	77	23.7	58	17.8	94	28.9	64	19.7	325	642,990	704,545
March 2011	57	25.2	44	19.5	76	33.6	39	17.3	10	4.4	226	570,990	574,327
Year-to-date 2012	168	14.7	294	25.8	313	27.5	229	20.1	135	11.9	1,139	574,990	628,696
Year-to-date 2011	89	11.5	164	21.2	289	37.4	126	16.3	105	13.6	773	593,900	632,602
Aurora													
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2011	1	9.1	3	27.3	5	45.5	0	0.0	2	18.2	11	614,900	687,100
Year-to-date 2012	1	8.3	2	16.7	1	8.3	0	0.0	8	66.7	12	1,077,500	1,025,158
Year-to-date 2011	2	4.4	9	20.0	22	48.9	4	8.9	8	17.8	45	624,990	682,296
East Gwillimbury													
March 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
March 2011	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2012	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	427,990	433,073
Year-to-date 2011	11	40.7	7	25.9	8	29.6	0	0.0	1	3.7	27	454,990	505,651
Georgina Township													
March 2012	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
March 2011	5	62.5	1	12.5	1	12.5	1	12.5	0	0.0	8	--	--
Year-to-date 2012	25	80.6	3	9.7	0	0.0	0	0.0	3	9.7	31	329,990	485,475
Year-to-date 2011	19	82.6	1	4.3	2	8.7	1	4.3	0	0.0	23	329,990	371,294
King Township													
March 2012	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
March 2011	5	19.2	7	26.9	1	3.8	12	46.2	1	3.8	26	620,990	594,259
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	46.2	7	53.8	13	849,990	883,375
Year-to-date 2011	10	20.8	14	29.2	1	2.1	21	43.8	2	4.2	48	570,490	588,657
Markham													
March 2012	10	10.6	38	40.4	26	27.7	16	17.0	4	4.3	94	548,990	579,563
March 2011	8	30.8	15	57.7	2	7.7	1	3.8	0	0.0	26	507,990	492,991
Year-to-date 2012	83	16.7	195	39.3	167	33.7	39	7.9	12	2.4	496	535,495	549,318
Year-to-date 2011	9	10.1	41	46.1	20	22.5	8	9.0	11	12.4	89	532,990	591,496
Newmarket													
March 2012	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
March 2011	9	60.0	0	0.0	5	33.3	1	6.7	0	0.0	15	440,900	493,659
Year-to-date 2012	13	44.8	5	17.2	11	37.9	0	0.0	0	0.0	29	513,900	502,846
Year-to-date 2011	13	31.7	13	31.7	13	31.7	2	4.9	0	0.0	41	524,900	518,870
Richmond Hill													
March 2012	0	0.0	6	12.2	16	32.7	14	28.6	13	26.5	49	655,990	835,712
March 2011	17	42.5	2	5.0	11	27.5	9	22.5	1	2.5	40	572,400	565,362
Year-to-date 2012	0	0.0	8	6.7	41	34.5	46	38.7	24	20.2	119	656,990	784,106
Year-to-date 2011	17	11.3	6	4.0	62	41.1	38	25.2	28	18.5	151	638,900	692,770
Vaughan													
March 2012	0	0.0	2	1.8	11	9.8	60	53.6	39	34.8	112	759,990	821,210
March 2011	1	1.3	8	10.3	49	62.8	14	17.9	6	7.7	78	629,445	640,244
Year-to-date 2012	4	1.5	11	4.0	49	17.8	135	49.1	76	27.6	275	719,990	765,429
Year-to-date 2011	1	0.3	53	17.2	156	50.5	49	15.9	50	16.2	309	612,900	667,209
Whitchurch-Stouffville													
March 2012	13	25.5	30	58.8	5	9.8	1	2.0	2	3.9	51	479,900	547,105
March 2011	5	31.3	8	50.0	2	12.5	1	6.3	0	0.0	16	499,900	491,880
Year-to-date 2012	33	21.6	68	44.4	44	28.8	3	2.0	5	3.3	153	499,900	533,594
Year-to-date 2011	7	17.5	20	50.0	5	12.5	3	7.5	5	12.5	40	499,990	578,940

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
March 2012	67	26.8	69	27.6	45	18.0	55	22.0	14	5.6	250	529,400	562,637
March 2011	71	32.7	68	31.3	55	25.3	19	8.8	4	1.8	217	504,990	525,564
Year-to-date 2012	127	17.3	200	27.2	223	30.3	148	20.1	38	5.2	736	561,900	576,667
Year-to-date 2011	180	32.1	159	28.4	125	22.3	65	11.6	31	5.5	560	509,990	551,926
Brampton													
March 2012	66	28.7	69	30.0	42	18.3	51	22.2	2	0.9	230	513,900	529,605
March 2011	71	36.2	63	32.1	44	22.4	17	8.7	1	0.5	196	499,900	501,661
Year-to-date 2012	126	19.8	192	30.1	171	26.8	138	21.7	10	1.6	637	551,900	553,048
Year-to-date 2011	177	37.8	134	28.6	99	21.2	56	12.0	2	0.4	468	497,900	503,605
Caledon													
March 2012	1	11.1	0	0.0	3	33.3	4	44.4	1	11.1	9	--	--
March 2011	0	0.0	5	38.5	6	46.2	2	15.4	0	0.0	13	600,000	586,721
Year-to-date 2012	1	2.3	7	16.3	23	53.5	10	23.3	2	4.7	43	619,990	623,183
Year-to-date 2011	2	4.8	23	54.8	12	28.6	3	7.1	2	4.8	42	537,445	562,810
Mississauga													
March 2012	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,100,000	1,177,273
March 2011	0	0.0	0	0.0	5	62.5	0	0.0	3	37.5	8	--	--
Year-to-date 2012	0	0.0	1	1.8	29	51.8	0	0.0	26	46.4	56	589,900	809,614
Year-to-date 2011	1	2.0	2	4.0	14	28.0	6	12.0	27	54.0	50	850,000	995,072
Halton Region													
March 2012	63	50.0	41	32.5	5	4.0	9	7.1	8	6.3	126	450,400	584,080
March 2011	27	22.1	43	35.2	5	4.1	6	4.9	41	33.6	122	516,990	1,057,980
Year-to-date 2012	81	27.2	98	32.9	38	12.8	24	8.1	57	19.1	298	520,000	791,307
Year-to-date 2011	86	27.0	137	42.9	17	5.3	22	6.9	57	17.9	319	490,900	801,232
Burlington													
March 2012	1	5.3	17	89.5	1	5.3	0	0.0	0	0.0	19	500,000	504,255
March 2011	5	19.2	17	65.4	2	7.7	0	0.0	2	7.7	26	506,990	696,683
Year-to-date 2012	13	16.0	46	56.8	18	22.2	1	1.2	3	3.7	81	503,990	583,448
Year-to-date 2011	13	18.1	48	66.7	4	5.6	0	0.0	7	9.7	72	503,490	757,783
Halton Hills													
March 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
March 2011	1	16.7	3	50.0	0	0.0	0	0.0	2	33.3	6	--	--
Year-to-date 2012	0	0.0	0	0.0	1	6.7	5	33.3	9	60.0	15	850,000	869,760
Year-to-date 2011	3	17.6	7	41.2	1	5.9	0	0.0	6	35.3	17	510,900	1,161,395
Milton													
March 2012	61	72.6	19	22.6	3	3.6	1	1.2	0	0.0	84	415,900	440,221
March 2011	20	45.5	23	52.3	1	2.3	0	0.0	0	0.0	44	450,900	453,445
Year-to-date 2012	67	56.3	35	29.4	15	12.6	2	1.7	0	0.0	119	430,900	463,984
Year-to-date 2011	67	47.2	73	51.4	1	0.7	0	0.0	1	0.7	142	450,900	453,309
Oakville													
March 2012	1	5.0	5	25.0	1	5.0	7	35.0	6	30.0	20	715,000	1,229,790
March 2011	1	2.2	0	0.0	2	4.3	6	13.0	37	80.4	46	2,000,000	1,880,338
Year-to-date 2012	1	1.2	17	20.5	4	4.8	16	19.3	45	54.2	83	846,990	1,449,274
Year-to-date 2011	3	3.4	9	10.2	11	12.5	22	25.0	43	48.9	88	784,995	1,328,626

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
March 2012	62	56.4	21	19.1	15	13.6	7	6.4	5	4.5	110	423,392	459,567
March 2011	70	71.4	21	21.4	3	3.1	2	2.0	2	2.0	98	348,490	389,459
Year-to-date 2012	230	51.7	101	22.7	70	15.7	26	5.8	18	4.0	445	446,900	463,602
Year-to-date 2011	202	67.3	64	21.3	25	8.3	6	2.0	3	1.0	300	380,450	402,637
Ajax													
March 2012	10	52.6	5	26.3	1	5.3	3	15.8	0	0.0	19	449,900	467,021
March 2011	2	18.2	6	54.5	2	18.2	0	0.0	1	9.1	11	498,800	525,008
Year-to-date 2012	20	22.0	19	20.9	29	31.9	16	17.6	7	7.7	91	575,900	566,970
Year-to-date 2011	27	33.8	35	43.8	16	20.0	1	1.3	1	1.3	80	491,100	487,074
Brock													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	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	--	--
Clarington													
March 2012	21	75.0	5	17.9	1	3.6	1	3.6	0	0.0	28	336,995	376,334
March 2011	17	73.9	5	21.7	0	0.0	1	4.3	0	0.0	23	332,990	374,263
Year-to-date 2012	77	81.9	11	11.7	3	3.2	1	1.1	2	2.1	94	338,990	369,447
Year-to-date 2011	58	82.9	9	12.9	2	2.9	1	1.4	0	0.0	70	332,990	358,259
Oshawa													
March 2012	14	100.0	0	0.0	0	0.0	0	0.0	0	0.0	14	331,990	331,006
March 2011	30	90.9	3	9.1	0	0.0	0	0.0	0	0.0	33	319,900	336,797
Year-to-date 2012	43	79.6	10	18.5	0	0.0	0	0.0	1	1.9	54	361,490	372,674
Year-to-date 2011	83	89.2	10	10.8	0	0.0	0	0.0	0	0.0	93	319,900	339,940
Pickering													
March 2012	3	13.0	6	26.1	6	26.1	3	13.0	5	21.7	23	594,400	642,723
March 2011	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2012	26	28.9	36	40.0	19	21.1	4	4.4	5	5.6	90	489,990	523,392
Year-to-date 2011	0	0.0	1	11.1	6	66.7	2	22.2	0	0.0	9	--	--
Scugog													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	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	--	--
Uxbridge													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	2	25.0	6	75.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2012	3	30.0	3	30.0	1	10.0	2	20.0	1	10.0	10	509,245	542,939
Year-to-date 2011	3	30.0	6	60.0	0	0.0	0	0.0	1	10.0	10	505,500	513,309
Whitby													
March 2012	14	53.8	5	19.2	7	26.9	0	0.0	0	0.0	26	423,392	450,957
March 2011	19	90.5	1	4.8	0	0.0	0	0.0	1	4.8	21	338,990	363,220
Year-to-date 2012	61	57.5	22	20.8	18	17.0	3	2.8	2	1.9	106	423,945	446,430
Year-to-date 2011	31	81.6	3	7.9	1	2.6	2	5.3	1	2.6	38	339,990	381,608

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 2012													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
March 2012	20	71.4	7	25.0	0	0.0	1	3.6	0	0.0	28	392,490	409,331
March 2011	46	69.7	16	24.2	3	4.5	1	1.5	0	0.0	66	423,995	435,438
Year-to-date 2012	113	84.3	20	14.9	0	0.0	1	0.7	0	0.0	134	392,490	383,587
Year-to-date 2011	108	76.6	27	19.1	4	2.8	2	1.4	0	0.0	141	414,990	421,410
Bradford West Gwillimbury													
March 2012	8	53.3	7	46.7	0	0.0	0	0.0	0	0.0	15	439,990	458,723
March 2011	37	69.8	16	30.2	0	0.0	0	0.0	0	0.0	53	429,990	438,613
Year-to-date 2012	56	73.7	20	26.3	0	0.0	0	0.0	0	0.0	76	424,990	433,924
Year-to-date 2011	84	75.0	27	24.1	0	0.0	1	0.9	0	0.0	112	419,990	430,238
Town of Mono													
March 2012	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
March 2011	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
Year-to-date 2012	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
New Tecumseth													
March 2012	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
March 2011	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2012	53	100.0	0	0.0	0	0.0	0	0.0	0	0.0	53	304,990	305,235
Year-to-date 2011	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	299,990	314,740
Orangeville													
March 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
Toronto CMA													
March 2012	194	24.4	188	23.7	115	14.5	169	21.3	128	16.1	794	563,945	660,591
March 2011	227	32.7	168	24.2	146	21.0	69	9.9	84	12.1	694	519,900	676,538
Year-to-date 2012	529	20.2	647	24.7	616	23.5	441	16.8	386	14.7	2,619	565,990	658,844
Year-to-date 2011	522	26.3	488	24.5	468	23.5	226	11.4	284	14.3	1,988	549,900	661,377
Oshawa CMA													
March 2012	49	72.1	10	14.7	8	11.8	1	1.5	0	0.0	68	355,445	395,534
March 2011	66	85.7	9	11.7	0	0.0	1	1.3	1	1.3	77	332,990	355,195
Year-to-date 2012	181	71.3	43	16.9	21	8.3	4	1.6	5	2.0	254	369,990	402,260
Year-to-date 2011	172	85.6	22	10.9	3	1.5	3	1.5	1	0.5	201	332,990	354,197
Greater Toronto Area													
March 2012	224	26.3	208	24.4	124	14.5	169	19.8	128	15.0	853	547,900	644,227
March 2011	252	34.5	178	24.4	145	19.8	69	9.4	87	11.9	731	510,900	665,174
Year-to-date 2012	610	21.6	716	25.4	655	23.2	445	15.8	394	14.0	2,820	560,900	646,647
Year-to-date 2011	599	28.3	531	25.0	471	22.2	227	10.7	292	13.8	2,120	535,490	651,487

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2012						
Submarket	March 2012	March 2011	% Change	YTD 2012	YTD 2011	% Change
Toronto City	1,327,199	1,105,243	20.1	1,192,675	1,230,293	-3.1
Toronto	1,727,680	--	n/a	1,545,411	2,078,517	-25.6
East York	--	--	n/a	1,307,260	--	n/a
Etobicoke	1,246,412	--	n/a	1,354,557	1,598,182	-15.2
North York	1,202,080	1,522,912	-21.1	1,073,661	1,596,721	-32.8
Scarborough	--	400,141	n/a	--	512,005	n/a
York	--	--	n/a	--	--	n/a
York Region	704,545	574,327	22.7	628,696	632,602	-0.6
Aurora	--	687,100	n/a	1,025,158	682,296	50.3
East Gwillimbury	--	--	n/a	433,073	505,651	-14.4
Georgina Township	--	--	n/a	485,475	371,294	30.8
King Township	--	594,259	n/a	883,375	588,657	50.1
Markham	579,563	492,991	17.6	549,318	591,496	-7.1
Newmarket	--	493,659	n/a	502,846	518,870	-3.1
Richmond Hill	835,712	565,362	47.8	784,106	692,770	13.2
Vaughan	821,210	640,244	28.3	765,429	667,209	14.7
Whitchurch-Stouffville	547,105	491,880	11.2	533,594	578,940	-7.8
Peel Region	562,637	525,564	7.1	576,667	551,926	4.5
Brampton	529,605	501,661	5.6	553,048	503,605	9.8
Caledon	--	586,721	n/a	623,183	562,810	10.7
Mississauga	1,177,273	--	n/a	809,614	995,072	-18.6
Halton Region	584,080	1,057,980	-44.8	791,307	801,232	-1.2
Burlington	504,255	696,683	-27.6	583,448	757,783	-23.0
Halton Hills	--	--	n/a	869,760	1,161,395	-25.1
Milton	440,221	453,445	-2.9	463,984	453,309	2.4
Oakville	1,229,790	1,880,338	-34.6	1,449,274	1,328,626	9.1
Durham Region	459,567	389,459	18.0	463,602	402,637	15.1
Ajax	467,021	525,008	-11.0	566,970	487,074	16.4
Brock	--	--	n/a	--	--	n/a
Clarington	376,334	374,263	0.6	369,447	358,259	3.1
Oshawa	331,006	336,797	-1.7	372,674	339,940	9.6
Pickering	642,723	--	n/a	523,392	--	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	542,939	513,309	5.8
Whitby	450,957	363,220	24.2	446,430	381,608	17.0
Remainder of Toronto CMA	409,331	435,438	-6.0	383,587	421,410	-9.0
Bradford West Gwillimbury	458,723	438,613	4.6	433,924	430,238	0.9
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	--	--	n/a	305,235	314,740	-3.0
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	660,591	676,538	-2.4	658,844	661,377	-0.4
Oshawa CMA	395,534	355,195	11.4	402,260	354,197	13.6
Greater Toronto Area (GTA)	644,227	665,174	-3.1	646,647	651,487	-0.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto March 2012										
		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
2011	January	4,340	-13.0	7,410	9,025	11,436	64.8	427,159	4.4	447,426
	February	6,265	-14.1	7,445	11,536	12,844	58.0	454,470	5.3	452,526
	March	9,262	-11.2	7,698	15,315	11,656	66.0	456,147	4.9	460,014
	April	9,040	-17.0	7,369	14,495	11,706	63.0	477,406	9.1	462,146
	May	10,045	6.1	7,555	16,076	11,848	63.8	485,520	8.7	469,947
	June	10,234	21.4	7,541	14,855	12,219	61.7	476,386	9.5	468,636
	July	7,922	20.6	7,485	12,508	12,695	59.0	459,122	9.2	470,179
	August	7,542	21.0	7,638	12,509	12,889	59.3	451,663	9.9	471,307
	September	7,658	21.3	7,991	14,727	12,949	61.7	465,369	8.9	472,600
	October	7,642	14.3	8,022	12,405	12,966	61.9	478,137	7.8	471,181
	November	7,092	8.9	7,743	9,786	12,373	62.6	480,421	9.7	479,850
	December	4,718	7.4	7,864	4,811	12,466	63.1	451,436	4.0	468,695
2012	January	4,567	5.2	7,676	9,655	12,062	63.6	463,534	8.5	488,963
	February	7,032	12.2	7,911	12,684	12,996	60.9	502,508	10.6	499,354
	March	9,690	4.6	8,223	16,308	12,985	63.3	504,117	10.5	503,998
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	19,867	-12.5		35,876			449,286	5.0	
	Q1 2012	21,289	7.2		38,647			494,879	10.1	
	YTD 2011	19,867	-12.5		35,876			449,286	5.0	
	YTD 2012	21,289	7.2		38,647			494,879	10.1	

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

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

Table 5b: MLS® Residential Activity for Oshawa March 2012										
		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
2011	January	505	-5.1	806	1,074	1,191	67.7	302,326	4.5	308,388
	February	652	-20.4	737	1,248	1,251	58.9	302,068	5.4	305,625
	March	981	-11.7	799	1,666	1,257	63.5	301,668	-1.5	302,073
	April	949	-19.8	766	1,601	1,233	62.2	321,042	5.4	315,544
	May	1,040	1.3	773	1,728	1,322	58.5	316,057	4.8	310,201
	June	1,046	13.7	796	1,587	1,340	59.4	322,947	6.1	314,563
	July	849	19.9	752	1,250	1,339	56.2	324,983	10.0	319,401
	August	764	15.6	786	1,305	1,401	56.1	310,852	-0.6	314,215
	September	833	17.8	863	1,516	1,409	61.2	318,523	7.5	319,725
	October	759	10.3	824	1,270	1,395	59.1	317,779	5.1	317,039
	November	734	11.0	896	1,000	1,338	66.9	314,260	6.3	318,031
	December	492	6.7	877	522	1,347	65.1	310,267	5.4	318,211
2012	January	556	10.1	891	1,073	1,204	74.1	316,394	4.7	322,237
	February	809	24.1	918	1,327	1,321	69.5	323,592	7.1	327,506
	March	1,128	15.0	908	1,722	1,290	70.4	327,630	8.6	328,038
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	2,138	-13.2		3,988			301,945	2.0	
	Q1 2012	2,493	16.6		4,122			323,814	7.2	
	YTD 2011	2,138	-13.2		3,988			301,945	2.0	
	YTD 2012	2,493	16.6		4,122			323,814	7.2	

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

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

Table 6a: Economic Indicators Toronto CMA March 2012											
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
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	2,959	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8	896
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6	887
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3	884
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2	881
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1	886
	December	598	3.50	5.29	114.2	120.2	2,946	8.6	66.8	894
2012	January	598	3.50	5.29	114.2	120.7	2,944	8.6	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.6	66.5	895
	March	595	3.20	5.24		122.0	2,944	8.6	66.4	895
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

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

Table 6b: Economic Indicators Oshawa CMA March 2012											
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market				
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)	
			1 Yr. Term	5 Yr. Term							
2011	January	592	3.35	5.19	107.8	117.5	191.4	8.8	69.7	877	
	February	607	3.50	5.44	108.4	117.9	188.7	8.8	68.7	889	
	March	601	3.50	5.34	108.7	119.4	187.9	8.8	68.2	893	
	April	621	3.70	5.69	109.3	119.8	186.0	9.8	68.2	889	
	May	616	3.70	5.59	110.3	120.8	187.7	9.8	68.7	879	
	June	604	3.50	5.39	111.2	120.2	191.2	9.3	69.5	878	
	July	604	3.50	5.39	111.7	120.4	195.0	8.0	69.8	884	
	August	604	3.50	5.39	111.9	120.5	196.8	7.4	69.8	887	
	September	592	3.50	5.19	112.2	121.2	197.4	7.1	69.7	890	
	October	598	3.50	5.29	112.7	121.1	197.8	7.1	69.7	874	
	November	598	3.50	5.29	113.8	120.9	197.2	7.2	69.5	877	
	December	598	3.50	5.29	114.2	120.2	197.3	7.3	69.5	877	
2012	January	598	3.50	5.29	114.2	120.7	198.3	7.4	69.8	891	
	February	595	3.20	5.24	114.7	121.5	201.1	7.4	70.7	889	
	March	595	3.20	5.24		122.0	201.2	7.8	71.0	896	
	April										
	May										
	June										
	July										
	August										
	September										
	October										
	November										
	December										

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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