HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

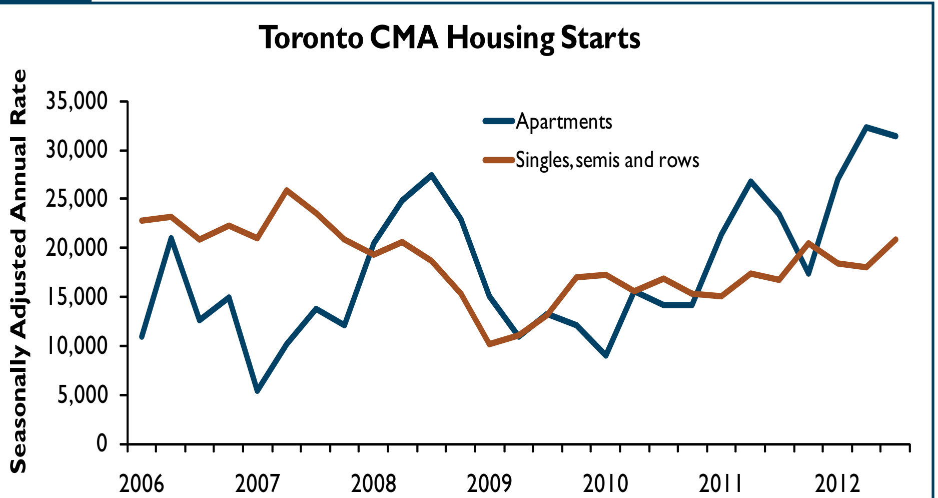
Date Released: October 2012

New Home Market

Construction stays strong but new home sales soften

New home construction remained strong during the third quarter, moving up to a seasonally-adjusted annualized pace of 52,000 units. Starts were lifted higher on account of increased low-rise (single, semi and row) construction, although apartments continued to account for the bulk of activity. Low-rise starts are benefitting from strong pre-construction sales centre traffic early in the year, while the large volume of condo foundations poured reflects sales that occurred at project openings as far back as two years ago. The speed of the development process appears to be slowing due to resource constraints associated with the record number of condos under construction (47,000 units at the end of the third quarter).

Figure 1



Source:CMHC

Table of Contents

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New home sales provided a signal that some moderation in construction lies ahead by declining considerably during the third quarter to a seasonally-adjusted annualized rate of roughly 25,000 units — half the recent pace of starts. This occurred even though new home purchases haven't likely been as affected by the recent tightening in mortgage rules. Due to their higher price point, new low-rise home sales are often drawn from repeat buyers with sufficient savings to avoid requiring mortgage insurance. Even in the new condo market, the deposits required by developers typically reach the 20 per cent threshold prior to closing. Instead, new home sales have likely been impacted more by rising resale supply levels and hesitation from buyers after strong increases to pricing earlier in the year. This has resulted in a rising inventory of unsold units at both low- and high-rise project sales offices.

Developers have introduced incentives to buyers and agents in an attempt to improve sales. It has been easier for them to do so following previous growth in selling prices that outstripped increases to construction costs. Five-to-seven per cent annual growth in new home prices compares to two per cent growth for Statistics Canada's apartment construction cost index and three per cent growth for its low-rise building material cost index. However, developers remain reluctant to reduce prices on unsold inventory as it may cause those who have already bought into the project to demand the same. Many are also working with tight margins due to high land prices and other rising development-related fees.

Resale Market

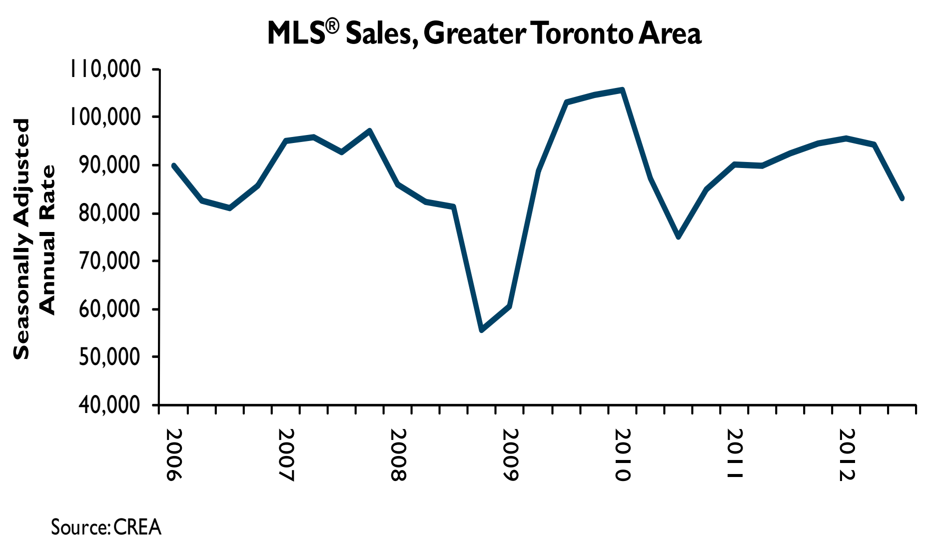
Fewer first-time buyers bring down sales

MLS® sales showed their first noticeable decline during the third quarter in two years. Seasonally-adjusted volumes were down by 12 per cent from the second quarter as the market reacted to a reduction in affordability caused by strong price growth during the first half of the year and tighter mortgage rules introduced in early July. Demand was also impacted by the lagged effect of weakened employment conditions that emerged during the second half of 2011. On the other hand, new listings held relatively steady in the third quarter at one of their highest levels in two years. Despite the greater balance in the market, average prices managed to grow by half of a per cent during the quarter. However, it appears that compositional changes to sales have disguised some downward pressure on prices.

Other indicators suggest that market values have actually begun to trend lower. Median prices were down from the second quarter (-0.7 per cent) while CREA's Housing Price Index for September showed a 0.9 per cent dip from July. Most of the weight on prices looks to be coming from the lower end of the market as demand from first-time buyers slows.

The market for resale condos — the primary form of housing for first-time buyers — is experiencing the softest conditions. Sales have declined to their lowest level since the first quarter of 2009 while active listings have reached a new high. The five months of supply on the market at the end of the third quarter signal that buyers' market conditions have emerged. However, the supply of listings has been adjusting to slower ownership demand, which is providing some degree of balance for the market. In fact, listings appear to diverting into the relatively stronger market for condo rentals. Units listed for rent

Figure 2



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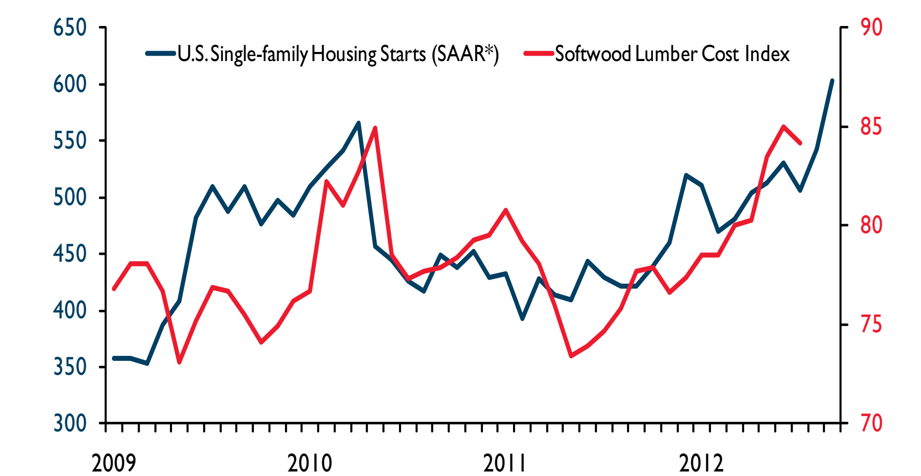
through the MLS system were up 18 per cent year-over-year during the third quarter.

Not surprisingly, sales in the City of Toronto have been declining the fastest given their high weighting towards condos (nearly 50 per cent). Recently, the York Region has been slowing just as quickly due to less activity from move-up buyers unable to sell their starter homes. It appears first-time buyers have been substituting away from higher-density areas and into lower-priced single-family markets in the GTA, as evidenced by better sales performances within the Halton and Durham Regions. The high-end of the market has also been holding up relatively well. Sales of homes over a million dollars were still up by nearly 10 per cent year-over-year during the third quarter.

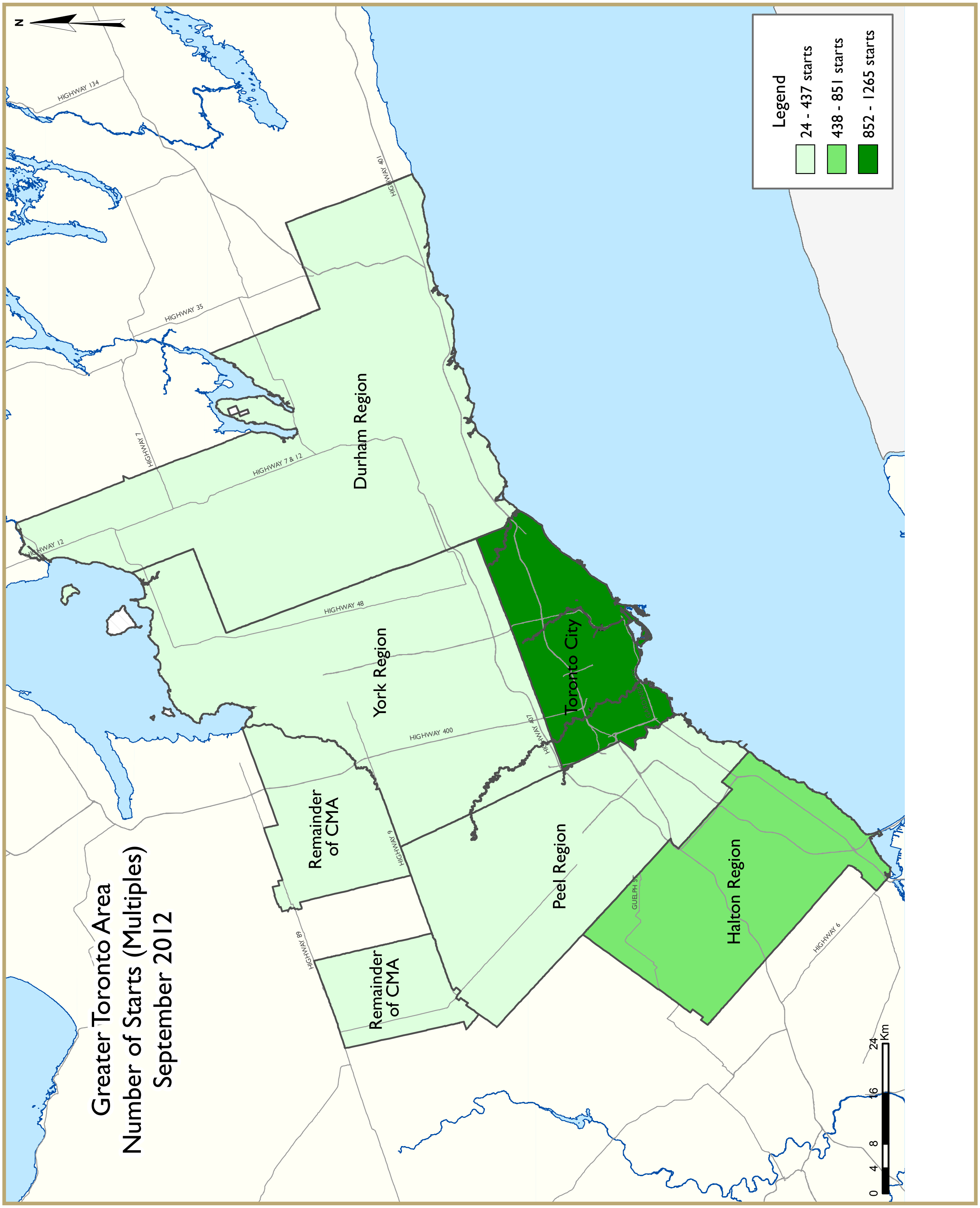
Rebounding U.S. Housing Market Increases Canadian Home Building Costs

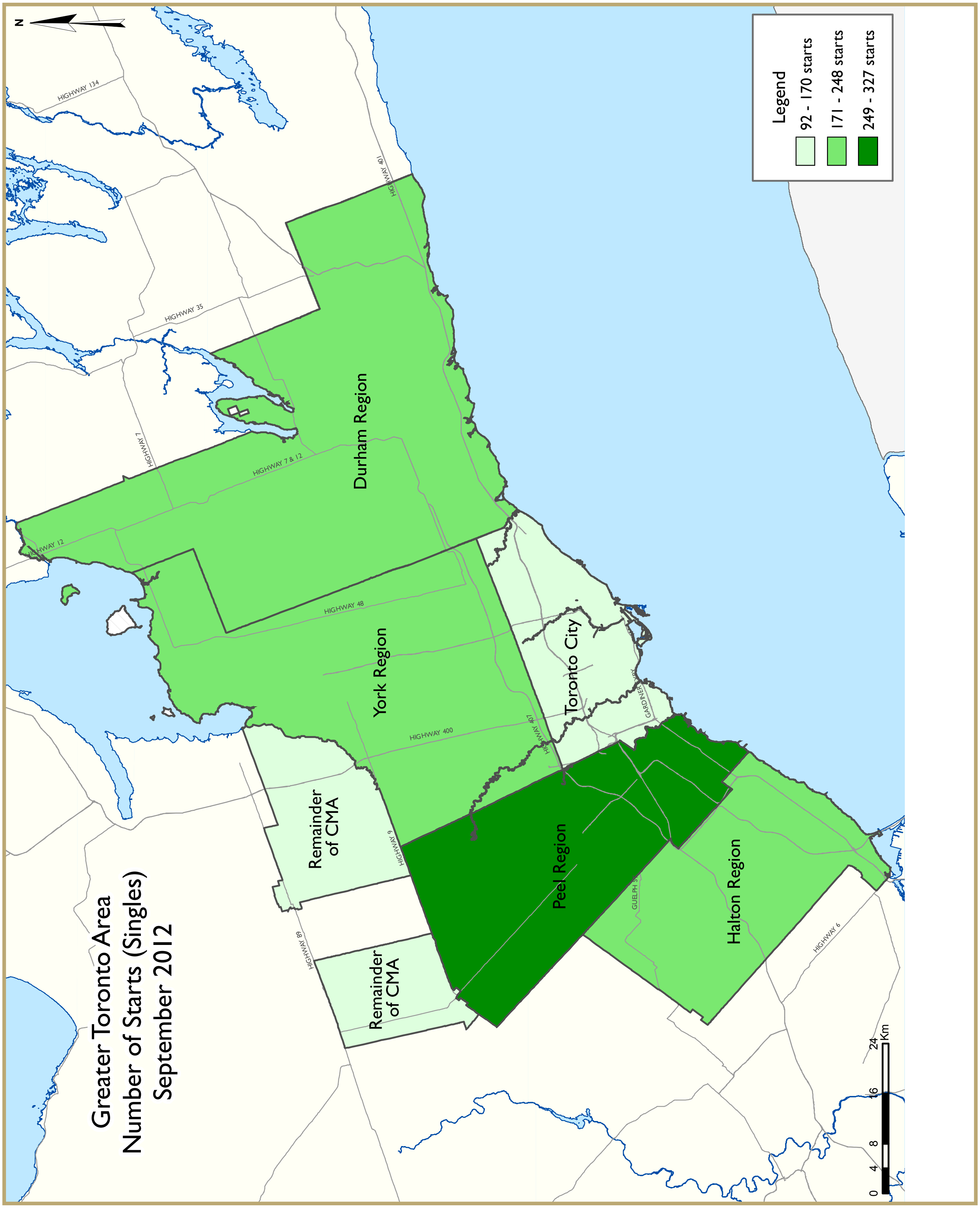
Construction costs for low-rise home building are being pushed higher due to rising prices for lumber products, which have seen double-digit growth this year. This can be tied to the recent rebound for housing construction in the U.S. – the largest export market for Canadian lumber. U.S. existing homes sales have been trending higher thanks to some positive developments in the labour market (1.3 million jobs added since the start of the year) as well as purchases from domestic and international investors and so-called "boomerang" buyers — those that are returning to the market after going through foreclosure. This has cut into excess inventory levels and brought the months of supply on the market for single-family homes down to its lowest level since 2006. As a result, housing prices are beginning to rise and U.S. home builder confidence is now at a six-year high.

Figure 3



*Seasonally-adjusted annual rate in thousands
Source: Statistics Canada, National Association of Home Builders


Greater Toronto Area
Number of Starts (Multiples)
September 2012
Legend
24 - 437 starts
438 - 851 starts
852 - 1265 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
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
September 2012
Legend
92 - 170 starts
171 - 248 starts
249 - 327 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
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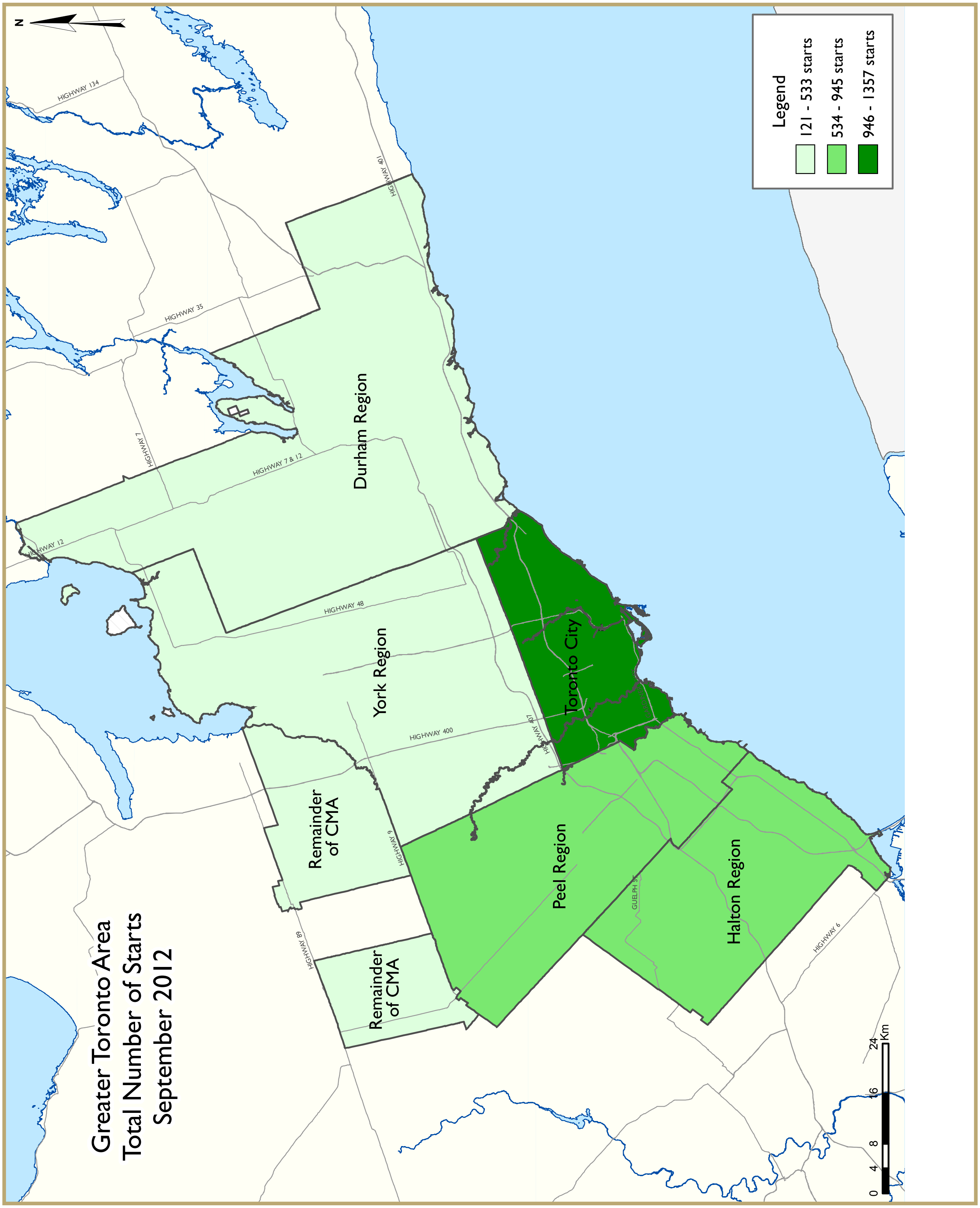
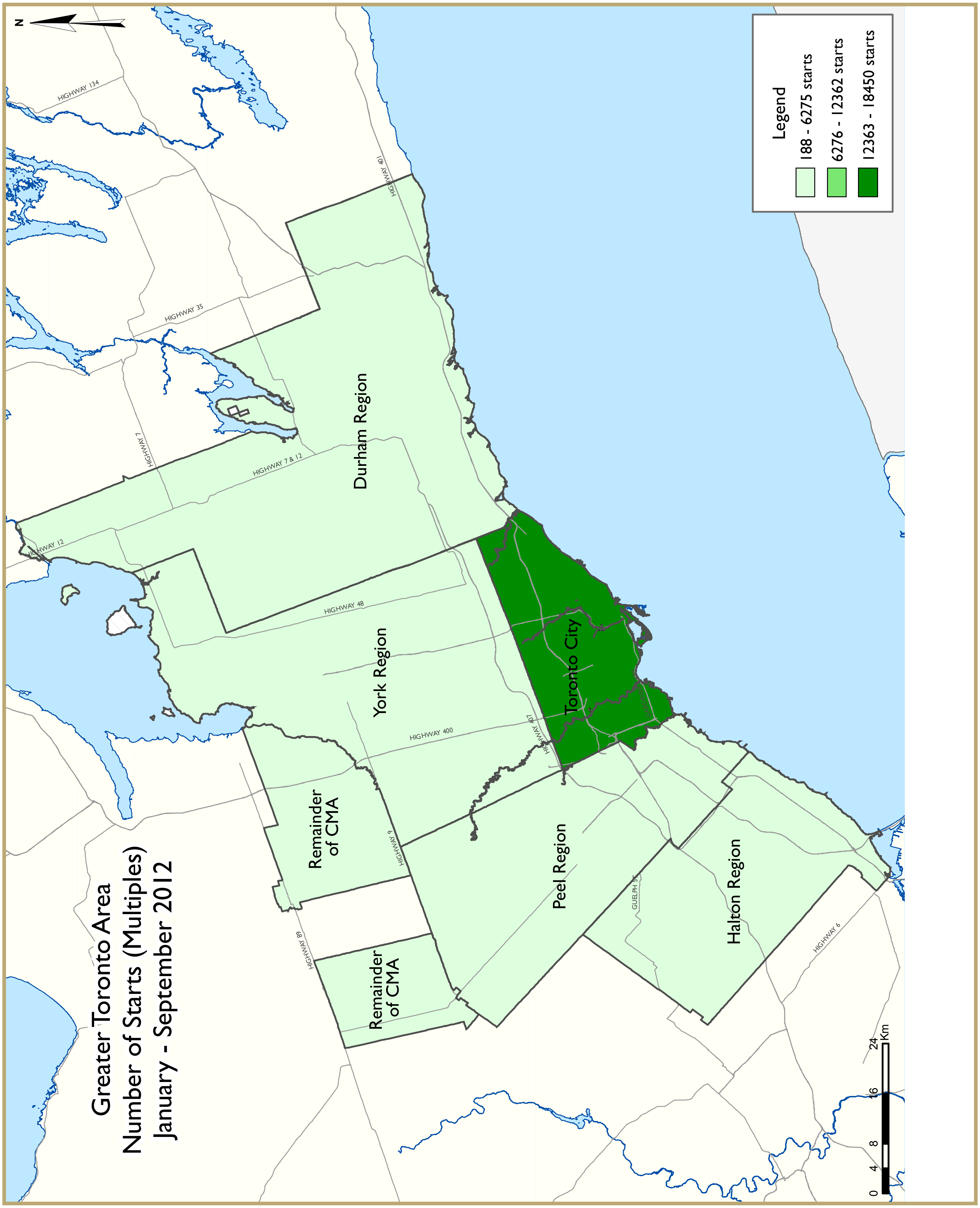
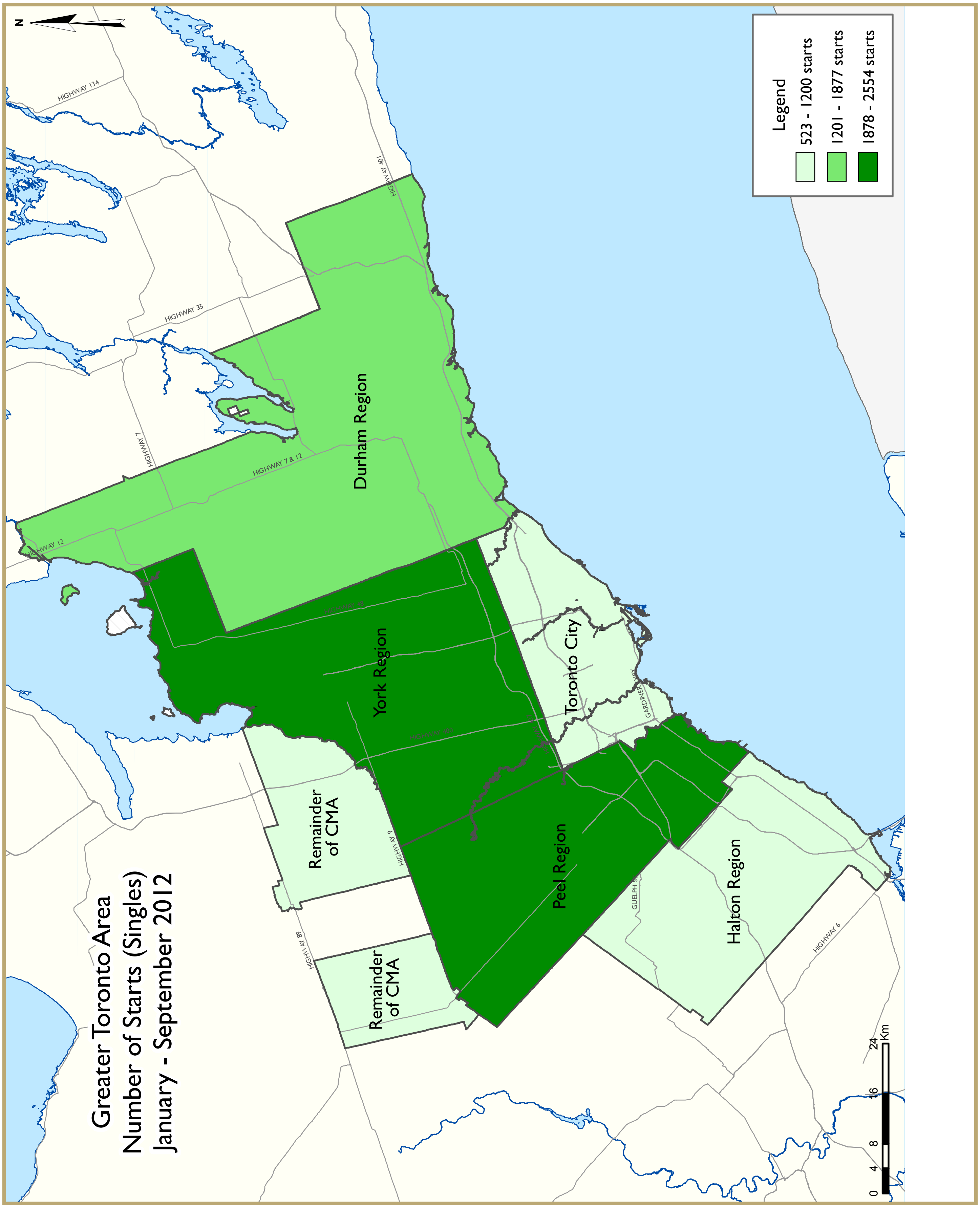
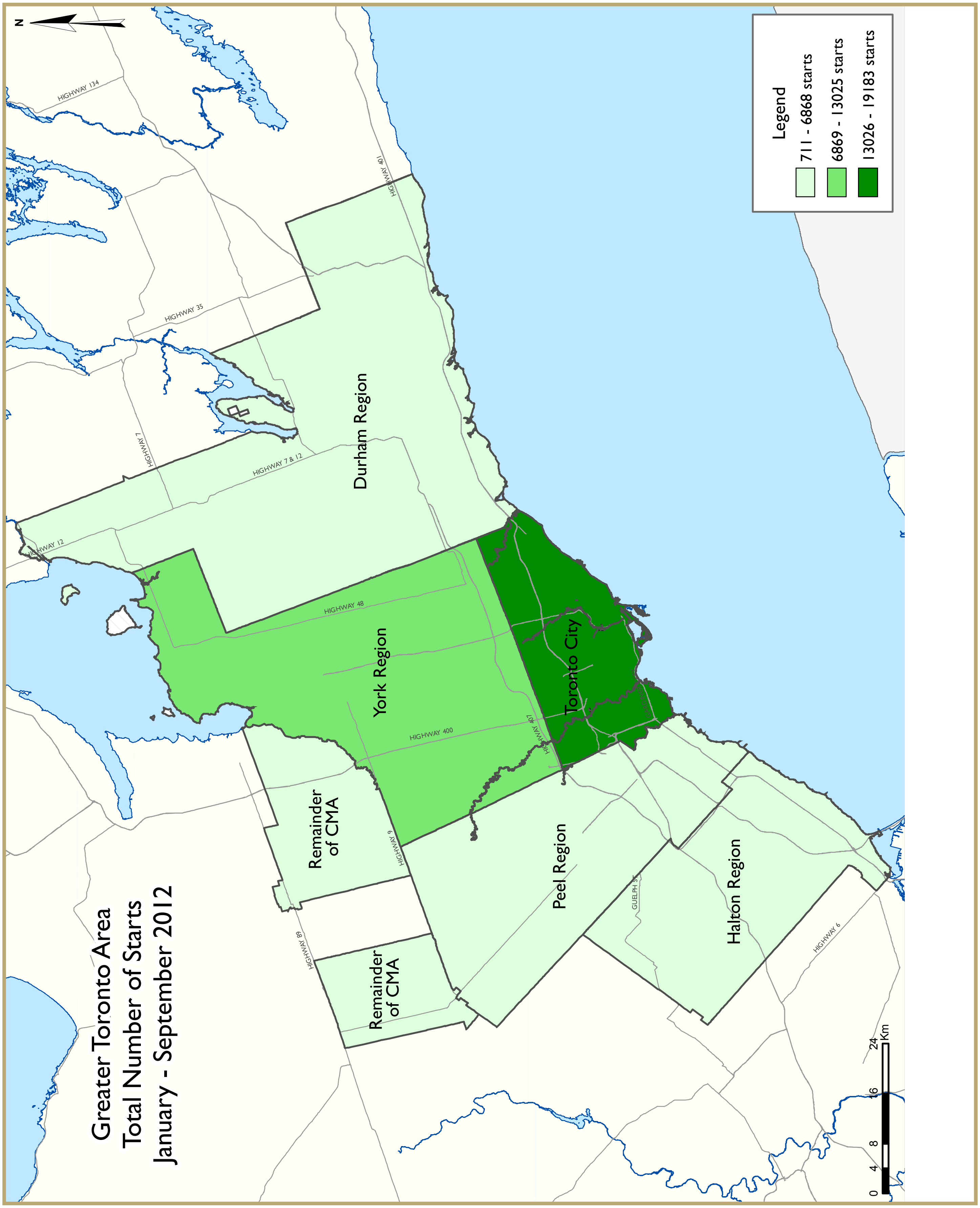
N
0 4 8 16 24 Km


Greater Toronto Area
Total Number of Starts
September 2012
Legend
121 - 533 starts
534 - 945 starts
946 - 1357 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
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 - September 2012
Legend
188 - 6275 starts
6276 - 12362 starts
12363 - 18450 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
GUELPH ST
HIGHWAY 6
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - September 2012
Legend
523 - 1200 starts
1201 - 1877 starts
1878 - 2554 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 9
HIGHWAY 89
HIGHWAY 6
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - September 2012
Legend
711 - 6868 starts
6869 - 13025 starts
13026 - 19183 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

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

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1a: Housing Activity Summary of Toronto CMA September 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2012	972	94	450	7	219	1,593	5	6	3,347
September 2011	895	136	522	5	0	939	0	246	2,743
% Change	8.6	-30.9	-13.8	40.0	n/a	69.6	n/a	-97.6	22.0
Year-to-date 2012	7,674	1,689	3,957	31	808	20,608	28	1,821	36,617
Year-to-date 2011	7,768	1,416	3,047	27	740	15,054	8	1,706	29,766
% Change	-1.2	19.3	29.9	14.8	9.2	36.9	**	6.7	23.0
UNDER CONSTRUCTION									
September 2012	8,199	1,945	4,383	42	1,072	46,766	28	3,504	65,940
September 2011	7,930	1,604	3,492	31	1,092	32,095	12	3,509	49,765
% Change	3.4	21.3	25.5	35.5	-1.8	45.7	133.3	-0.1	32.5
COMPLETIONS									
September 2012	733	160	252	6	125	1,040	0	1	2,317
September 2011	787	40	209	4	135	2,270	4	20	3,469
% Change	-6.9	**	20.6	50.0	-7.4	-54.2	-100.0	-95.0	-33.2
Year-to-date 2012	8,271	1,432	2,358	25	689	8,775	16	1,889	23,455
Year-to-date 2011	6,524	1,038	2,100	40	879	15,245	16	896	26,767
% Change	26.8	38.0	12.3	-37.5	-21.6	-42.4	0.0	110.8	-12.4
COMPLETED & NOT ABSORBED									
September 2012	130	10	48	0	6	804	13	587	1,598
September 2011	141	26	40	0	22	885	13	374	1,501
% Change	-7.8	-61.5	20.0	n/a	-72.7	-9.2	0.0	57.0	6.5
ABSORBED									
September 2012	724	160	237	6	125	1 132	0	1	2,385
September 2011	780	40	225	4	130	2 242	4	0	3,425
% Change	-7.2	**	5.3	50.0	-3.8	-49.5	-100.0	n/a	-30.4
Year-to-date 2012	8,234	1,441	2,371	25	685	8,819	16	665	22,256
Year-to-date 2011	6,572	1,035	2,102	41	863	14,417	16	583	25,629
% Change	25.3	39.2	12.8	-39.0	-20.6	-38.8	0.0	14.1	-13.2

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

Table 1b: Housing Activity Summary of Oshawa CMA September 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2012	107	6	4	0	13	0	0	0	130
September 2011	121	0	49	0	27	0	10	0	207
% Change	-11.6	n/a	-91.8	n/a	-51.9	n/a	-100.0	n/a	-37.2
Year-to-date 2012	873	16	74	0	161	154	0	139	1,417
Year-to-date 2011	986	40	194	0	104	0	10	32	1,366
% Change	-11.5	-60.0	-61.9	n/a	54.8	n/a	-100.0	**	3.7
UNDER CONSTRUCTION									
September 2012	667	12	76	0	175	190	1	175	1,296
September 2011	798	8	249	0	89	6	38	44	1,232
% Change	-16.4	50.0	-69.5	n/a	96.6	**	-97.4	**	5.2
COMPLETIONS									
September 2012	132	2	18	0	23	0	1	0	176
September 2011	173	4	0	0	12	0	0	0	189
% Change	-23.7	-50.0	n/a	n/a	91.7	n/a	n/a	n/a	-6.9
Year-to-date 2012	1,002	4	201	0	93	0	49	14	1,363
Year-to-date 2011	1,002	42	120	0	129	6	0	46	1,345
% Change	0.0	-90.5	67.5	n/a	-27.9	-100.0	n/a	-69.6	1.3
COMPLETED & NOT ABSORBED									
September 2012	7	0	0	0	3	9	7	5	31
September 2011	10	0	2	0	2	10	0	0	24
% Change	-30.0	n/a	-100.0	n/a	50.0	-10.0	n/a	n/a	29.2
ABSORBED									
September 2012	132	2	18	0	23	0	1	0	176
September 2011	175	4	0	0	11	0	0	0	190
% Change	-24.6	-50.0	n/a	n/a	109.1	n/a	n/a	n/a	-7.4
Year-to-date 2012	1,017	4	202	0	93	1	42	14	1,373
Year-to-date 2011	1,017	42	120	0	130	11	0	4	1,324
% Change	0.0	-90.5	68.3	n/a	-28.5	-90.9	n/a	**	3.7

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

Table 1c: Housing Activity Summary of Greater Toronto Area September 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2012	992	90	440	1	232	1,593	5	6	3,360
September 2011	941	134	571	1	27	939	10	246	2,869
% Change	5.4	-32.8	-22.9	0.0	**	69.6	-50.0	-97.6	17.1
Year-to-date 2012	8,147	1,647	4,005	3	955	21,100	28	1,960	37,846
Year-to-date 2011	8,498	1,412	3,235	7	867	15,129	18	1,738	30,904
% Change	-4.1	16.6	23.8	-57.1	10.1	39.5	55.6	12.8	22.5
UNDER CONSTRUCTION									
September 2012	8,597	1,895	4,411	15	1,231	47,448	29	3,754	67,381
September 2011	8,578	1,564	3,742	20	1,218	32,363	50	3,810	51,345
% Change	0.2	21.2	17.9	-25.0	1.1	46.6	-42.0	-1.5	31.2
COMPLETIONS									
September 2012	799	162	296	0	175	1,040	1	76	2,549
September 2011	916	44	217	0	157	2,316	4	22	3,676
% Change	-12.8	**	36.4	n/a	11.5	-55.1	-75.0	**	-30.7
Year-to-date 2012	8,919	1,396	2,574	2	832	8,775	65	1,978	24,541
Year-to-date 2011	7,324	1,090	2,268	10	1,018	15,297	16	944	27,996
% Change	21.8	28.1	13.5	-80.0	-18.3	-42.6	**	109.5	-12.3
COMPLETED & NOT ABSORBED									
September 2012	146	8	32	0	12	813	20	638	1,669
September 2011	152	26	42	0	27	894	13	374	1,528
% Change	-3.9	-69.2	-23.8	n/a	-55.6	-9.1	53.8	70.6	9.2
ABSORBED									
September 2012	791	162	297	0	175	1 132	1	47	2,605
September 2011	908	44	233	0	151	2 284	4	2	3,626
% Change	-12.9	**	27.5	n/a	15.9	-50.4	-75.0	**	-28.2
Year-to-date 2012	8,876	1,407	2,604	2	828	8,829	58	725	23,329
Year-to-date 2011	7,372	1,087	2,285	10	1,003	14,471	16	771	27,015
% Change	20.4	29.4	14.0	-80.0	-17.4	-39.0	**	-6.0	-13.6

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2012	92	8	124	0	0	1,129	0	4	1,357
September 2011	103	4	374	0	0	529	0	242	1,252
York Region									
September 2012	209	4	133	1	0	165	5	2	519
September 2011	366	28	42	1	0	410	0	4	851
Peel Region									
September 2012	326	44	26	0	0	224	0	0	621
September 2011	215	60	29	0	0	0	0	0	304
Halton Region									
September 2012	192	28	127	0	219	75	0	0	641
September 2011	83	18	0	0	0	0	0	0	101
Durham Region									
September 2012	173	6	30	0	13	0	0	0	222
September 2011	174	24	126	0	27	0	10	0	361
Toronto CMA									
September 2012	972	94	450	7	219	1,593	5	6	3,347
September 2011	895	136	522	5	0	939	0	246	2,743
Oshawa CMA									
September 2012	107	6	4	0	13	0	0	0	130
September 2011	121	0	49	0	27	0	10	0	207
Greater Toronto Area									
September 2012	992	90	440	1	232	1,593	5	6	3,360
September 2011	941	134	571	1	27	939	10	246	2,869

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

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	Freehold			Condominium					
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UNDER CONSTRUCTION									
Toronto City									
September 2012	1,248	214	957	0	212	37,774	14	2,908	43,327
September 2011	1,095	222	1,730	0	81	25,884	0	3,341	32,353
York Region									
September 2012	2,246	296	1,472	5	215	5,554	6	146	9,940
September 2011	2,791	334	604	3	292	2,619	4	88	6,735
Peel Region									
September 2012	2,973	1,215	889	10	228	2,384	8	450	8,158
September 2011	2,380	826	511	17	512	2,534	8	0	6,788
Halton Region									
September 2012	947	128	863	0	325	1,546	0	75	3,884
September 2011	1,123	100	415	0	230	1,085	0	337	3,290
Durham Region									
September 2012	1,183	42	230	0	251	190	1	175	2,072
September 2011	1,189	82	482	0	103	241	38	44	2,179
Toronto CMA									
September 2012	8,199	1,945	4,383	42	1,072	46,766	28	3,504	65,940
September 2011	7,930	1,604	3,492	31	1,092	32,095	12	3,509	49,765
Oshawa CMA									
September 2012	667	12	76	0	175	190	1	175	1,296
September 2011	798	8	249	0	89	6	38	44	1,232
Greater Toronto Area									
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September 2011	8,578	1,564	3,742	20	1,218	32,363	50	3,810	51,345

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
September 2012	74	20	5	0	6	936	0	0	1,041
September 2011	75	0	0	0	28	1,003	0	20	1,126
York Region									
September 2012	269	14	118	0	52	0	0	1	454
September 2011	315	20	85	0	11	378	4	0	813
Peel Region									
September 2012	214	122	29	0	37	104	0	0	506
September 2011	207	0	47	0	70	845	0	0	1,169
Halton Region									
September 2012	67	0	126	0	49	0	0	75	317
September 2011	92	2	47	0	36	90	0	2	269
Durham Region									
September 2012	175	6	18	0	31	0	1	0	231
September 2011	227	22	38	0	12	0	0	0	299
Toronto CMA									
September 2012	733	160	252	6	125	1,040	0	1	2,317
September 2011	787	40	209	4	135	2,270	4	20	3,469
Oshawa CMA									
September 2012	132	2	18	0	23	0	1	0	176
September 2011	173	4	0	0	12	0	0	0	189
Greater Toronto Area									
September 2012	799	162	296	0	175	1,040	1	76	2,549
September 2011	916	44	217	0	157	2,316	4	22	3,676

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2012	52	3	13	0	4	696	11	390	1,169
September 2011	40	10	16	0	16	686	11	177	956
York Region									
September 2012	14	0	6	0	0	25	2	0	47
September 2011	13	0	12	0	1	111	2	0	139
Peel Region									
September 2012	27	5	0	0	2	74	0	197	305
September 2011	80	16	3	0	5	87	0	197	388
Halton Region									
September 2012	31	0	2	0	3	0	0	46	82
September 2011	9	0	8	0	3	0	0	0	20
Durham Region									
September 2012	22	0	11	0	3	18	7	5	66
September 2011	10	0	3	0	2	10	0	0	25
Toronto CMA									
September 2012	130	10	48	0	6	804	13	587	1,598
September 2011	141	26	40	0	22	885	13	374	1,501
Oshawa CMA									
September 2012	7	0	0	0	3	9	7	5	31
September 2011	10	0	2	0	2	10	0	0	24
Greater Toronto Area									
September 2012	146	8	32	0	12	813	20	638	1,669
September 2011	152	26	42	0	27	894	13	374	1,528

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

Table 1.1: Housing Activity Summary by Submarket
September 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									
September 2012	74	20	6	0	6	1,001	0	0	1,107
September 2011	71	0	0	0	24	990	0	0	1,085
York Region									
September 2012	270	14	118	0	52	6	0	1	461
September 2011	314	20	99	0	10	383	4	0	830
Peel Region									
September 2012	207	122	29	0	37	104	0	0	499
September 2011	198	0	49	0	70	821	0	0	1,138
Halton Region									
September 2012	66	0	126	0	49	0	0	46	287
September 2011	93	2	47	0	36	90	0	2	270
Durham Region									
September 2012	174	6	18	0	31	21	1	0	251
September 2011	232	22	38	0	11	0	0	0	303
Toronto CMA									
September 2012	724	160	237	6	125	1,132	0	1	2,385
September 2011	780	40	225	4	130	2,242	4	0	3,425
Oshawa CMA									
September 2012	132	2	18	0	23	0	1	0	176
September 2011	175	4	0	0	11	0	0	0	190
Greater Toronto Area									
September 2012	791	162	297	0	175	1,132	1	47	2,605
September 2011	908	44	233	0	151	2,284	4	2	3,626

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 September 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Toronto City	92	103	8	4	27	68	1,230	1,077	1,357	1,252	8.4
Toronto	14	16	0	2	0	3	1,133	846	1,147	867	32.3
East York	8	9	0	0	0	0	0	21	8	30	-73.3
Etobicoke	11	16	0	0	0	0	0	0	11	16	-31.3
North York	52	49	0	0	8	65	0	0	60	114	-47.4
Scarborough	5	12	8	0	19	0	97	210	129	222	-41.9
York	2	1	0	2	0	0	0	0	2	3	-33.3
York Region	211	367	4	28	137	42	167	414	519	851	-39.0
Aurora	5	3	0	0	41	0	87	0	133	3	**
East Gwillimbury	4	19	0	20	0	6	0	0	4	45	-91.1
Georgina Township	6	18	0	0	8	13	0	0	14	31	-54.8
King Township	17	7	0	0	0	0	0	0	17	7	142.9
Markham	76	68	2	6	21	0	2	410	101	484	-79.1
Newmarket	6	8	0	0	0	0	0	4	6	12	-50.0
Richmond Hill	10	110	2	2	9	12	0	0	21	124	-83.1
Vaughan	12	113	0	0	34	0	78	0	124	113	9.7
Whitchurch-Stouffville	75	21	0	0	24	11	0	0	99	32	**
Peel Region	327	215	44	60	26	29	224	0	621	304	104.3
Brampton	286	133	44	56	26	29	224	0	580	218	166.1
Caledon	25	65	0	4	0	0	0	0	25	69	-63.8
Mississauga	16	17	0	0	0	0	0	0	16	17	-5.9
Halton Region	192	83	28	18	346	0	75	0	641	101	**
Burlington	2	25	0	0	0	0	0	0	2	25	-92.0
Halton Hills	70	8	0	0	0	0	0	0	70	8	**
Milton	113	36	20	18	227	0	75	0	435	54	**
Oakville	7	14	8	0	119	0	0	0	134	14	**
Durham Region	173	174	6	24	43	163	0	0	222	361	-38.5
Ajax	56	37	0	24	26	72	0	0	82	133	-38.3
Brock	1	3	0	0	0	0	0	0	1	3	-66.7
Clarington	54	41	0	0	0	24	0	0	54	65	-16.9
Oshawa	35	14	6	0	11	10	0	0	52	24	116.7
Pickering	8	10	0	0	0	5	0	0	8	15	-46.7
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	0	3	0	0	0	0	0	0	0	3	-100.0
Whitby	18	66	0	0	6	52	0	0	24	118	-79.7
Remainder of Toronto CMA	97	107	10	2	14	0	0	0	121	109	11.0
Bradford West Gwillimbury	81	62	10	2	0	0	0	0	91	64	42.2
Town of Mono	5	6	0	0	0	0	0	0	5	6	-16.7
New Tecumseth	2	39	0	0	0	0	0	0	2	39	-94.9
Orangeville	9	0	0	0	14	0	0	0	23	0	n/a
Toronto CMA	981	900	94	136	576	216	1,696	1,491	3,347	2,743	22.0
Oshawa CMA	107	121	6	0	17	86	0	0	130	207	-37.2
Greater Toronto Area (GTA)	995	942	90	134	579	302	1,696	1,491	3,360	2,869	17.1

Source: CMHC (Starts and Completions Survey)

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	733	616	152	142	571	266	17,727	13,429	19,183	14,453	32.7
Toronto	108	97	16	14	73	8	10,544	9,201	10,741	9,320	15.2
East York	67	39	6	0	0	0	105	384	178	423	-57.9
Etobicoke	119	98	74	2	68	0	2,258	744	2,519	844	198.5
North York	295	283	10	116	261	149	4,137	1,797	4,703	2,345	100.6
Scarborough	119	89	34	4	166	109	97	586	416	788	-47.2
York	25	9	12	6	3	0	586	0	626	15	**
York Region	2,542	3,290	368	472	1,741	856	3,451	2,269	8,102	6,887	17.6
Aurora	70	39	0	0	41	0	244	0	355	39	**
East Gwillimbury	80	83	32	38	0	38	0	0	112	159	-29.6
Georgina Township	83	134	0	0	15	13	0	0	98	147	-33.3
King Township	193	64	4	2	83	0	127	137	407	203	100.5
Markham	677	1,026	254	146	938	158	1,819	1,377	3,688	2,707	36.2
Newmarket	293	128	0	6	60	0	0	4	353	138	155.8
Richmond Hill	291	431	12	6	246	321	764	148	1,313	906	44.9
Vaughan	507	837	46	184	230	226	497	499	1,280	1,746	-26.7
Whitchurch-Stouffville	348	548	20	90	128	100	0	104	496	842	-41.1
Peel Region	2,554	1,861	945	610	647	735	1,112	1,751	5,258	4,957	6.1
Brampton	2,138	1,568	854	478	531	202	224	49	3,747	2,297	63.1
Caledon	260	200	41	56	107	89	0	0	408	345	18.3
Mississauga	156	93	50	76	9	444	888	1,702	1,103	2,315	-52.4
Halton Region	891	1,350	124	72	1,300	563	758	291	3,073	2,276	35.0
Burlington	75	265	0	4	90	31	338	75	503	375	34.1
Halton Hills	126	66	0	2	25	9	0	0	151	77	96.1
Milton	515	620	116	34	839	251	152	216	1,622	1,121	44.7
Oakville	175	399	8	32	346	272	268	0	797	703	13.4
Durham Region	1,433	1,388	58	116	446	560	293	267	2,230	2,331	-4.3
Ajax	266	235	42	76	170	205	0	0	478	516	-7.4
Brock	8	10	0	0	0	0	0	0	8	10	-20.0
Clarington	469	389	6	0	59	102	82	0	616	491	25.5
Oshawa	214	229	10	40	51	61	0	32	275	362	-24.0
Pickering	236	105	0	0	41	47	0	235	277	387	-28.4
Scugog	12	13	0	0	0	0	0	0	12	13	-7.7
Uxbridge	38	39	0	0	0	0	0	0	38	39	-2.6
Whitby	190	368	0	0	125	145	211	0	526	513	2.5
Remainder of Toronto CMA	523	564	78	56	110	6	0	0	711	626	13.6
Bradford West Gwillimbury	274	366	58	38	22	0	0	0	354	404	-12.4
Town of Mono	35	27	0	0	0	0	0	0	35	27	29.6
New Tecumseth	171	154	20	18	25	6	0	0	216	178	21.3
Orangeville	43	17	0	0	63	0	0	0	106	17	**
Toronto CMA	7,708	7,795	1,709	1,424	4,490	2,647	22,710	17,900	36,617	29,766	23.0
Oshawa CMA	873	986	16	40	235	308	293	32	1,417	1,366	3.7
Greater Toronto Area (GTA)	8,153	8,505	1,647	1,412	4,705	2,980	23,341	18,007	37,846	30,904	22.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market September 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Toronto City	27	68	0	0	1,226	835	4	242
Toronto	0	3	0	0	1,129	814	4	32
East York	0	0	0	0	0	21	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	8	65	0	0	0	0	0	0
Scarborough	19	0	0	0	97	0	0	210
York	0	0	0	0	0	0	0	0
York Region	133	42	4	0	165	410	2	4
Aurora	41	0	0	0	87	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	8	13	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	21	0	0	0	0	410	2	0
Newmarket	0	0	0	0	0	0	0	4
Richmond Hill	9	12	0	0	0	0	0	0
Vaughan	30	0	4	0	78	0	0	0
Whitchurch-Stouffville	24	11	0	0	0	0	0	0
Peel Region	26	29	0	0	224	0	0	0
Brampton	26	29	0	0	224	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	346	0	0	0	75	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	227	0	0	0	75	0	0	0
Oakville	119	0	0	0	0	0	0	0
Durham Region	43	153	0	10	0	0	0	0
Ajax	26	72	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	24	0	0	0	0	0	0
Oshawa	11	0	0	10	0	0	0	0
Pickering	0	5	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	52	0	0	0	0	0	0
Remainder of Toronto CMA	14	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	14	0	0	0	0	0	0	0
Toronto CMA	572	216	4	0	1,690	1,245	6	246
Oshawa CMA	17	76	0	10	0	0	0	0
Greater Toronto Area (GTA)	575	292	4	10	1,690	1,245	6	246

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	557	266	14	0	16,310	11,811	1,417	1,618
Toronto	73	8	0	0	9,804	8,400	740	801
East York	0	0	0	0	105	384	0	0
Etobicoke	68	0	0	0	2,258	508	0	236
North York	247	149	14	0	4,046	1,426	91	371
Scarborough	166	109	0	0	97	376	0	210
York	3	0	0	0	0	0	586	0
York Region	1,729	848	12	8	3,297	2,181	154	88
Aurora	41	0	0	0	244	0	0	0
East Gwillimbury	0	38	0	0	0	0	0	0
Georgina Township	15	13	0	0	0	0	0	0
King Township	83	0	0	0	127	137	0	0
Markham	938	158	0	0	1,805	1,377	14	0
Newmarket	60	0	0	0	0	0	0	4
Richmond Hill	246	321	0	0	624	148	140	0
Vaughan	226	226	4	0	497	415	0	84
Whitchurch-Stouffville	120	92	8	8	0	104	0	0
Peel Region	647	735	0	0	862	1,751	250	0
Brampton	531	202	0	0	224	49	0	0
Caledon	107	89	0	0	0	0	0	0
Mississauga	9	444	0	0	638	1,702	250	0
Halton Region	1,300	563	0	0	758	291	0	0
Burlington	90	31	0	0	338	75	0	0
Halton Hills	25	9	0	0	0	0	0	0
Milton	839	251	0	0	152	216	0	0
Oakville	346	272	0	0	268	0	0	0
Durham Region	446	550	0	10	154	235	139	32
Ajax	170	205	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	59	102	0	0	82	0	0	0
Oshawa	51	51	0	10	0	0	0	32
Pickering	41	47	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	125	145	0	0	72	0	139	0
Remainder of Toronto CMA	110	6	0	0	0	0	0	0
Bradford West Gwillimbury	22	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	25	6	0	0	0	0	0	0
Orangeville	63	0	0	0	0	0	0	0
Toronto CMA	4,464	2,639	26	8	20,889	16,194	1,821	1,706
Oshawa CMA	235	298	0	10	154	0	139	32
Greater Toronto Area (GTA)	4,679	2,962	26	18	21,381	16,269	1,960	1,738

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Toronto City	224	481	1,129	529	4	242	1,357	1,252
Toronto	14	327	1,129	508	4	32	1,147	867
East York	8	9	0	21	0	0	8	30
Etobicoke	11	16	0	0	0	0	11	16
North York	60	114	0	0	0	0	60	114
Scarborough	129	12	0	0	0	210	129	222
York	2	3	0	0	0	0	2	3
York Region	346	436	166	411	7	4	519	851
Aurora	45	2	88	1	0	0	133	3
East Gwillimbury	4	45	0	0	0	0	4	45
Georgina Township	14	31	0	0	0	0	14	31
King Township	17	7	0	0	0	0	17	7
Markham	99	74	0	410	2	0	101	484
Newmarket	6	8	0	0	0	4	6	12
Richmond Hill	21	124	0	0	0	0	21	124
Vaughan	42	113	78	0	4	0	124	113
Whitchurch-Stouffville	98	32	0	0	1	0	99	32
Peel Region	396	304	224	0	0	0	621	304
Brampton	355	218	224	0	0	0	580	218
Caledon	25	69	0	0	0	0	25	69
Mississauga	16	17	0	0	0	0	16	17
Halton Region	347	101	294	0	0	0	641	101
Burlington	2	25	0	0	0	0	2	25
Halton Hills	70	8	0	0	0	0	70	8
Milton	219	54	216	0	0	0	435	54
Oakville	56	14	78	0	0	0	134	14
Durham Region	209	324	13	27	0	10	222	361
Ajax	82	133	0	0	0	0	82	133
Brock	1	3	0	0	0	0	1	3
Clarington	54	59	0	6	0	0	54	65
Oshawa	45	14	7	0	0	10	52	24
Pickering	8	15	0	0	0	0	8	15
Scugog	1	0	0	0	0	0	1	0
Uxbridge	0	3	0	0	0	0	0	3
Whitby	18	97	6	21	0	0	24	118
Remainder of Toronto CMA	115	105	6	4	0	0	121	109
Bradford West Gwillimbury	91	64	0	0	0	0	91	64
Town of Mono	0	2	5	4	0	0	5	6
New Tecumseth	1	39	1	0	0	0	2	39
Orangeville	23	0	0	0	0	0	23	0
Toronto CMA	1,516	1,553	1,819	944	11	246	3,347	2,743
Oshawa CMA	117	170	13	27	0	10	130	207
Greater Toronto Area (GTA)	1,522	1,646	1,826	967	11	256	3,360	2,869

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - September 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,563	1,716	16,189	11,119	1,431	1,618	19,183	14,453
Toronto	197	832	9,804	7,687	740	801	10,741	9,320
East York	73	39	105	384	0	0	178	423
Etobicoke	193	100	2,326	508	0	236	2,519	844
North York	644	548	3,954	1,426	105	371	4,703	2,345
Scarborough	416	181	0	397	0	210	416	788
York	40	15	0	0	586	0	626	15
York Region	4,588	4,437	3,346	2,354	168	96	8,102	6,887
Aurora	108	36	247	3	0	0	355	39
East Gwillimbury	112	159	0	0	0	0	112	159
Georgina Township	98	147	0	0	0	0	98	147
King Township	280	66	127	137	0	0	407	203
Markham	1,845	1,302	1,829	1,405	14	0	3,688	2,707
Newmarket	353	134	0	0	0	4	353	138
Richmond Hill	527	616	646	290	140	0	1,313	906
Vaughan	779	1,247	497	415	4	84	1,280	1,746
Whitchurch-Stouffville	486	730	0	104	10	8	496	842
Peel Region	4,084	2,967	923	1,990	250	0	5,258	4,957
Brampton	3,470	2,244	276	53	0	0	3,747	2,297
Caledon	408	345	0	0	0	0	408	345
Mississauga	206	378	647	1,937	250	0	1,103	2,315
Halton Region	1,865	1,861	1,208	415	0	0	3,073	2,276
Burlington	159	269	344	106	0	0	503	375
Halton Hills	151	77	0	0	0	0	151	77
Milton	1,331	905	291	216	0	0	1,622	1,121
Oakville	224	610	573	93	0	0	797	703
Durham Region	1,699	2,164	392	125	139	42	2,230	2,331
Ajax	401	495	77	21	0	0	478	516
Brock	8	10	0	0	0	0	8	10
Clarington	504	465	112	26	0	0	616	491
Oshawa	228	269	47	51	0	42	275	362
Pickering	277	387	0	0	0	0	277	387
Scugog	12	13	0	0	0	0	12	13
Uxbridge	38	39	0	0	0	0	38	39
Whitby	231	486	156	27	139	0	526	513
Remainder of Toronto CMA	663	598	48	28	0	0	711	626
Bradford West Gwillimbury	354	404	0	0	0	0	354	404
Town of Mono	19	11	16	16	0	0	35	27
New Tecumseth	184	166	32	12	0	0	216	178
Orangeville	106	17	0	0	0	0	106	17
Toronto CMA	13,320	12,231	21,447	15,821	1,849	1,714	36,617	29,766
Oshawa CMA	963	1,220	315	104	139	42	1,417	1,366
Greater Toronto Area (GTA)	13,799	13,145	22,058	16,003	1,988	1,756	37,846	30,904

Source: CMHC (Starts and Completions Survey)

Submarket	Single Sept 2012	Single Sept 2011	Semi Sept 2012	Semi Sept 2011	Row Sept 2012	Row Sept 2011	Apt. & Other Sept 2012	Apt. & Other Sept 2011	Total Sept 2012	Total Sept 2011	Total % Change
Table 3: Completions by Submarket and by Dwelling Type September 2012											
Toronto City	74	75	20	0	11	28	936	1,023	1,041	1,126	-7.5
Toronto	5	8	2	0	0	0	256	352	263	360	-26.9
East York	2	2	2	0	0	0	0	0	4	2	100.0
Etobicoke	15	10	0	0	6	0	680	0	701	10	**
North York	35	41	0	0	0	28	0	651	35	720	-95.1
Scarborough	13	3	16	0	5	0	0	0	34	3	**
York	4	11	0	0	0	0	0	20	4	31	-87.1
York Region	269	315	14	20	170	100	1	378	454	813	-44.2
Aurora	18	1	0	0	0	0	0	0	18	1	**
East Gwillimbury	14	4	0	4	0	0	0	0	14	8	75.0
Georgina Township	9	9	0	0	0	0	0	0	9	9	0.0
King Township	5	14	0	0	11	0	0	0	16	14	14.3
Markham	53	78	14	0	92	7	1	145	160	230	-30.4
Newmarket	11	26	0	0	4	0	0	0	15	26	-42.3
Richmond Hill	72	59	0	0	0	29	0	0	72	88	-18.2
Vaughan	69	71	0	8	63	56	0	233	132	368	-64.1
Whitchurch-Stouffville	18	53	0	8	0	8	0	0	18	69	-73.9
Peel Region	214	207	122	0	66	117	104	845	506	1,169	-56.7
Brampton	115	160	94	0	20	11	0	301	229	472	-51.5
Caledon	79	24	20	0	9	10	0	0	108	34	**
Mississauga	20	23	8	0	37	96	104	544	169	663	-74.5
Halton Region	67	92	0	2	175	83	75	92	317	269	17.8
Burlington	4	12	0	2	75	20	75	92	154	126	22.2
Halton Hills	8	7	0	0	0	16	0	0	8	23	-65.2
Milton	8	55	0	0	33	23	0	0	41	78	-47.4
Oakville	47	18	0	0	67	24	0	0	114	42	171.4
Durham Region	176	227	6	22	49	50	0	0	231	299	-22.7
Ajax	12	51	4	18	8	20	0	0	24	89	-73.0
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	59	51	2	0	19	12	0	0	80	63	27.0
Oshawa	27	59	0	4	16	0	0	0	43	63	-31.7
Pickering	17	2	0	0	0	18	0	0	17	20	-15.0
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	14	0	0	0	0	0	0	0	14	0	n/a
Whitby	47	63	0	0	6	0	0	0	53	63	-15.9
Remainder of Toronto CMA	76	61	0	4	22	0	0	44	98	109	-10.1
Bradford West Gwillimbury	61	42	0	2	0	0	0	0	61	44	38.6
Town of Mono	6	3	0	0	0	0	0	0	6	3	100.0
New Tecumseth	7	16	0	2	0	0	0	0	7	18	-61.1
Orangeville	2	0	0	0	22	0	0	44	24	44	-45.5
Toronto CMA	739	791	160	42	377	346	1,041	2,290	2,317	3,469	-33.2
Oshawa CMA	133	173	2	4	41	12	0	0	176	189	-6.9
Greater Toronto Area (GTA)	800	916	162	44	471	378	1,116	2,338	2,549	3,676	-30.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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	641	540	188	44	425	226	8,415	12,814	9,669	13,624	-29.0
Toronto	80	94	10	22	28	35	4,060	6,320	4,178	6,471	-35.4
East York	36	27	2	2	0	0	0	44	38	73	-47.9
Etobicoke	91	62	4	14	11	0	2,596	994	2,702	1,070	152.5
North York	269	224	148	0	252	50	1,066	2,974	1,735	3,248	-46.6
Scarborough	151	110	24	4	134	141	693	2,462	1,002	2,717	-63.1
York	14	23	0	2	0	0	0	20	14	45	-68.9
York Region	3,181	2,950	350	452	1,131	766	600	1,321	5,262	5,489	-4.1
Aurora	61	97	0	8	0	0	0	153	61	258	-76.4
East Gwillimbury	81	65	18	14	20	30	0	0	119	109	9.2
Georgina Township	99	74	0	0	0	17	0	0	99	91	8.8
King Township	51	127	0	0	42	36	0	0	93	163	-42.9
Markham	982	445	260	146	610	153	11	880	1,863	1,624	14.7
Newmarket	177	131	4	4	4	0	4	0	189	135	40.0
Richmond Hill	546	603	18	10	199	166	20	25	783	804	-2.6
Vaughan	903	1,085	30	212	180	246	565	263	1,678	1,806	-7.1
Whitchurch-Stouffville	281	323	20	58	76	118	0	0	377	499	-24.4
Peel Region	2,134	1,697	632	340	624	1,030	963	1,922	4,353	4,989	-12.7
Brampton	1,718	1,409	408	242	277	686	0	375	2,403	2,712	-11.4
Caledon	292	126	98	30	77	51	0	0	467	207	125.6
Mississauga	124	162	126	68	270	293	963	1,547	1,483	2,070	-28.4
Halton Region	1,341	909	132	152	637	733	558	201	2,668	1,995	33.7
Burlington	239	188	0	56	102	96	75	92	416	432	-3.7
Halton Hills	33	60	4	0	19	24	0	53	56	137	-59.1
Milton	645	495	100	96	254	357	344	56	1,343	1,004	33.8
Oakville	424	166	28	0	262	256	139	0	853	422	102.1
Durham Region	1,627	1,238	98	102	615	507	249	52	2,589	1,899	36.3
Ajax	284	181	94	60	208	215	0	0	586	456	28.5
Brock	6	5	0	0	0	0	0	0	6	5	20.0
Clarington	417	341	4	0	93	54	0	6	514	401	28.2
Oshawa	223	343	0	34	69	63	14	46	306	486	-37.0
Pickering	288	25	0	0	67	43	235	0	590	68	**
Scugog	8	8	0	0	0	0	0	0	8	8	0.0
Uxbridge	36	17	0	0	0	0	0	0	36	17	111.8
Whitby	365	318	0	8	178	132	0	0	543	458	18.6
Remainder of Toronto CMA	630	433	44	58	33	26	0	44	707	561	26.0
Bradford West Gwillimbury	358	328	26	44	0	23	0	0	384	395	-2.8
Town of Mono	32	24	0	0	0	0	0	0	32	24	33.3
New Tecumseth	202	64	12	12	0	0	0	0	214	76	181.6
Orangeville	38	17	6	2	33	3	0	44	77	66	16.7
Toronto CMA	8,296	6,564	1,440	1,050	3,023	2,943	10,696	16,210	23,455	26,767	-12.4
Oshawa CMA	1,005	1,002	4	42	340	249	14	52	1,363	1,345	1.3
Greater Toronto Area (GTA)	8,924	7,334	1,400	1,090	3,432	3,262	10,785	16,310	24,541	27,996	-12.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Toronto City	11	28	0	0	936	1,003	0	20
Toronto	0	0	0	0	256	352	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	6	0	0	0	680	0	0	0
North York	0	28	0	0	0	651	0	0
Scarborough	5	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	20
York Region	170	96	0	4	0	378	1	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	11	0	0	0	0	0	0	0
Markham	92	7	0	0	0	145	1	0
Newmarket	4	0	0	0	0	0	0	0
Richmond Hill	0	29	0	0	0	0	0	0
Vaughan	63	56	0	0	0	233	0	0
Whitchurch-Stouffville	0	4	0	4	0	0	0	0
Peel Region	66	117	0	0	104	845	0	0
Brampton	20	11	0	0	0	301	0	0
Caledon	9	10	0	0	0	0	0	0
Mississauga	37	96	0	0	104	544	0	0
Halton Region	175	83	0	0	0	90	75	2
Burlington	75	20	0	0	0	90	75	2
Halton Hills	0	16	0	0	0	0	0	0
Milton	33	23	0	0	0	0	0	0
Oakville	67	24	0	0	0	0	0	0
Durham Region	49	50	0	0	0	0	0	0
Ajax	8	20	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	19	12	0	0	0	0	0	0
Oshawa	16	0	0	0	0	0	0	0
Pickering	0	18	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	0	0	0	0	0	0	0
Remainder of Toronto CMA	22	0	0	0	0	44	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	22	0	0	0	0	44	0	0
Toronto CMA	377	342	0	4	1,040	2,270	1	20
Oshawa CMA	41	12	0	0	0	0	0	0
Greater Toronto Area (GTA)	471	374	0	4	1,040	2,316	76	22

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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	425	226	0	0	6,705	11,993	1,710	792
Toronto	28	35	0	0	3,290	5,895	770	396
East York	0	0	0	0	0	0	0	44
Etobicoke	11	0	0	0	1,871	994	725	0
North York	252	50	0	0	1,004	2,642	62	332
Scarborough	134	141	0	0	540	2,462	153	0
York	0	0	0	0	0	0	0	20
York Region	1,115	750	16	16	501	1,296	99	25
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	20	30	0	0	0	0	0	0
Georgina Township	0	17	0	0	0	0	0	0
King Township	42	36	0	0	0	0	0	0
Markham	610	153	0	0	0	880	11	0
Newmarket	4	0	0	0	0	0	4	0
Richmond Hill	199	166	0	0	20	0	0	25
Vaughan	180	246	0	0	481	263	84	0
Whitchurch-Stouffville	60	102	16	16	0	0	0	0
Peel Region	624	1,030	0	0	963	1,896	0	26
Brampton	277	686	0	0	0	349	0	26
Caledon	77	51	0	0	0	0	0	0
Mississauga	270	293	0	0	963	1,547	0	0
Halton Region	637	733	0	0	403	146	155	55
Burlington	102	96	0	0	0	90	75	2
Halton Hills	19	24	0	0	0	0	0	53
Milton	254	357	0	0	264	56	80	0
Oakville	262	256	0	0	139	0	0	0
Durham Region	569	507	46	0	235	6	14	46
Ajax	208	215	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	85	54	8	0	0	6	0	0
Oshawa	31	63	38	0	0	0	14	46
Pickering	67	43	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	178	132	0	0	0	0	0	0
Remainder of Toronto CMA	33	26	0	0	0	44	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	33	3	0	0	0	44	0	0
Toronto CMA	3,007	2,927	16	16	8,807	15,285	1,889	896
Oshawa CMA	294	249	46	0	0	6	14	46
Greater Toronto Area (GTA)	3,370	3,246	62	16	8,807	15,337	1,978	944

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Toronto City	99	75	942	1,031	0	20	1,041	1,126
Toronto	7	8	256	352	0	0	263	360
East York	4	2	0	0	0	0	4	2
Etobicoke	15	10	686	0	0	0	701	10
North York	35	41	0	679	0	0	35	720
Scarborough	34	3	0	0	0	0	34	3
York	4	11	0	0	0	20	4	31
York Region	401	420	52	389	1	4	454	813
Aurora	18	1	0	0	0	0	18	1
East Gwillimbury	14	8	0	0	0	0	14	8
Georgina Township	9	9	0	0	0	0	9	9
King Township	16	14	0	0	0	0	16	14
Markham	107	85	52	145	1	0	160	230
Newmarket	15	26	0	0	0	0	15	26
Richmond Hill	72	77	0	11	0	0	72	88
Vaughan	132	135	0	233	0	0	132	368
Whitchurch-Stouffville	18	65	0	0	0	4	18	69
Peel Region	365	254	141	915	0	0	506	1,169
Brampton	229	160	0	312	0	0	229	472
Caledon	108	34	0	0	0	0	108	34
Mississauga	28	60	141	603	0	0	169	663
Halton Region	193	141	49	126	75	2	317	269
Burlington	52	22	27	102	75	2	154	126
Halton Hills	8	23	0	0	0	0	8	23
Milton	41	72	0	6	0	0	41	78
Oakville	92	24	22	18	0	0	114	42
Durham Region	199	287	31	12	1	0	231	299
Ajax	16	89	8	0	0	0	24	89
Brock	0	0	0	0	0	0	0	0
Clarington	73	51	7	12	0	0	80	63
Oshawa	26	63	16	0	1	0	43	63
Pickering	17	20	0	0	0	0	17	20
Scugog	0	1	0	0	0	0	0	1
Uxbridge	14	0	0	0	0	0	14	0
Whitby	53	63	0	0	0	0	53	63
Remainder of Toronto CMA	92	59	6	50	0	0	98	109
Bradford West Gwillimbury	61	44	0	0	0	0	61	44
Town of Mono	1	1	5	2	0	0	6	3
New Tecumseth	6	14	1	4	0	0	7	18
Orangeville	24	0	0	44	0	0	24	44
Toronto CMA	1,145	1,036	1,171	2,409	1	24	2,317	3,469
Oshawa CMA	152	177	23	12	1	0	176	189
Greater Toronto Area (GTA)	1,257	1,177	1,215	2,473	77	26	2,549	3,676

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - September 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,235	745	6,724	12,058	1,710	792	9,669	13,624
Toronto	139	151	3,269	5,895	770	396	4,178	6,471
East York	38	29	0	0	0	44	38	73
Etobicoke	100	116	1,877	954	725	0	2,702	1,070
North York	668	230	1,005	2,686	62	332	1,735	3,248
Scarborough	276	194	573	2,523	153	0	1,002	2,717
York	14	25	0	0	0	20	14	45
York Region	4,492	4,031	655	1,417	115	41	5,262	5,489
Aurora	59	105	2	153	0	0	61	258
East Gwillimbury	119	109	0	0	0	0	119	109
Georgina Township	99	91	0	0	0	0	99	91
King Township	93	163	0	0	0	0	93	163
Markham	1,800	735	52	889	11	0	1,863	1,624
Newmarket	185	135	0	0	4	0	189	135
Richmond Hill	684	708	99	71	0	25	783	804
Vaughan	1,092	1,502	502	304	84	0	1,678	1,806
Whitchurch-Stouffville	361	483	0	0	16	16	377	499
Peel Region	3,150	2,575	1,203	2,388	0	26	4,353	4,989
Brampton	2,403	2,029	0	657	0	26	2,403	2,712
Caledon	467	201	0	6	0	0	467	207
Mississauga	280	345	1,203	1,725	0	0	1,483	2,070
Halton Region	1,859	1,620	654	320	155	55	2,668	1,995
Burlington	287	318	54	112	75	2	416	432
Halton Hills	33	84	23	0	0	53	56	137
Milton	910	942	353	62	80	0	1,343	1,004
Oakville	629	276	224	146	0	0	853	422
Durham Region	2,153	1,711	373	142	63	46	2,589	1,899
Ajax	541	449	45	7	0	0	586	456
Brock	6	5	0	0	0	0	6	5
Clarington	479	362	27	39	8	0	514	401
Oshawa	220	377	31	63	55	46	306	486
Pickering	355	68	235	0	0	0	590	68
Scugog	8	8	0	0	0	0	8	8
Uxbridge	36	17	0	0	0	0	36	17
Whitby	508	425	35	33	0	0	543	458
Remainder of Toronto CMA	680	475	27	86	0	0	707	561
Bradford West Gwillimbury	384	395	0	0	0	0	384	395
Town of Mono	11	13	21	11	0	0	32	24
New Tecumseth	208	45	6	31	0	0	214	76
Orangeville	77	22	0	44	0	0	77	66
Toronto CMA	12,061	9,662	9,489	16,164	1,905	912	23,455	26,767
Oshawa CMA	1,207	1,164	93	135	63	46	1,363	1,345
Greater Toronto Area (GTA)	12,889	10,682	9,609	16,325	2,043	960	24,541	27,996

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2012	1	1.4	0	0.0	2	2.7	6	8.1	65	87.8	74	979,450	1,183,291
September 2011	2	2.8	0	0.0	9	12.7	4	5.6	56	78.9	71	1,290,950	1,304,225
Year-to-date 2012	8	1.3	89	14.1	52	8.2	56	8.8	428	67.6	633	977,990	1,100,683
Year-to-date 2011	64	11.8	28	5.2	47	8.7	38	7.0	366	67.4	543	1,088,950	1,252,976
Toronto													
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
September 2011	1	12.5	0	0.0	0	0.0	0	0.0	7	87.5	8	--	--
Year-to-date 2012	0	0.0	0	0.0	1	1.3	0	0.0	75	98.7	76	1,285,000	1,683,527
Year-to-date 2011	2	2.2	3	3.2	2	2.2	6	6.5	80	86.0	93	1,365,000	1,706,656
East York													
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	9	25.0	27	75.0	36	995,438	1,242,677
Year-to-date 2011	0	0.0	1	3.6	1	3.6	5	17.9	21	75.0	28	945,450	1,112,618
Etobicoke													
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	890,900	1,056,838
September 2011	0	0.0	0	0.0	0	0.0	3	37.5	5	62.5	8	--	--
Year-to-date 2012	0	0.0	1	1.1	5	5.3	18	19.1	70	74.5	94	1,037,695	1,160,032
Year-to-date 2011	0	0.0	0	0.0	5	8.3	15	25.0	40	66.7	60	1,465,350	1,441,355
North York													
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	33	100.0	33	1,400,000	1,434,293
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	39	100.0	39	1,411,200	1,489,475
Year-to-date 2012	5	1.8	22	8.1	5	1.8	11	4.0	229	84.2	272	1,019,375	1,167,706
Year-to-date 2011	3	1.3	2	0.9	5	2.2	7	3.1	209	92.5	226	1,284,950	1,440,907
Scarborough													
September 2012	1	6.3	0	0.0	2	12.5	3	18.8	10	62.5	16	850,000	815,811
September 2011	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2012	3	2.1	66	46.8	37	26.2	14	9.9	21	14.9	141	550,000	607,921
Year-to-date 2011	59	52.2	22	19.5	21	18.6	0	0.0	11	9.7	113	446,990	525,930
York													
September 2012	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
September 2011	0	0.0	0	0.0	9	81.8	1	9.1	1	9.1	11	629,000	670,773
Year-to-date 2012	0	0.0	0	0.0	4	28.6	4	28.6	6	42.9	14	793,570	833,737
Year-to-date 2011	0	0.0	0	0.0	13	56.5	5	21.7	5	21.7	23	640,900	823,355

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2012	30	11.2	32	11.9	34	12.6	97	36.1	76	28.3	269	719,990	717,403
September 2011	74	23.6	74	23.6	54	17.3	64	20.4	47	15.0	313	580,990	619,500
Year-to-date 2012	410	12.9	676	21.3	664	20.9	870	27.4	558	17.6	3,178	628,490	675,412
Year-to-date 2011	419	14.2	706	23.9	942	32.0	544	18.5	337	11.4	2,948	588,990	619,893
Aurora													
September 2012	0	0.0	0	0.0	0	0.0	3	16.7	15	83.3	18	859,990	853,323
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	1	1.6	2	3.2	1	1.6	8	12.9	50	80.6	62	874,990	1,007,103
Year-to-date 2011	6	5.8	24	23.3	41	39.8	7	6.8	25	24.3	103	614,900	724,607
East Gwillimbury													
September 2012	13	92.9	1	7.1	0	0.0	0	0.0	0	0.0	14	439,990	436,847
September 2011	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	68	84.0	12	14.8	0	0.0	1	1.2	0	0.0	81	440,990	440,088
Year-to-date 2011	39	60.0	15	23.1	10	15.4	0	0.0	1	1.5	65	444,990	465,126
Georgina Township													
September 2012	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
September 2011	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2012	84	84.8	5	5.1	2	2.0	0	0.0	8	8.1	99	345,990	431,862
Year-to-date 2011	61	82.4	1	1.4	2	2.7	4	5.4	6	8.1	74	329,990	401,638
King Township													
September 2012	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
September 2011	0	0.0	4	28.6	0	0.0	1	7.1	9	64.3	14	849,990	768,561
Year-to-date 2012	0	0.0	1	2.0	0	0.0	27	54.0	22	44.0	50	768,990	869,232
Year-to-date 2011	16	13.0	31	25.2	5	4.1	41	33.3	30	24.4	123	705,990	659,696
Markham													
September 2012	4	7.7	7	13.5	13	25.0	5	9.6	23	44.2	52	672,575	720,484
September 2011	25	32.1	18	23.1	20	25.6	15	19.2	0	0.0	78	468,990	511,106
Year-to-date 2012	164	16.8	392	40.1	260	26.6	89	9.1	72	7.4	977	535,990	569,399
Year-to-date 2011	68	15.3	150	33.7	135	30.3	55	12.4	37	8.3	445	559,900	582,205
Newmarket													
September 2012	3	27.3	4	36.4	2	18.2	2	18.2	0	0.0	11	507,990	516,238
September 2011	12	48.0	13	52.0	0	0.0	0	0.0	0	0.0	25	453,990	453,605
Year-to-date 2012	33	18.6	67	37.9	47	26.6	30	16.9	0	0.0	177	546,900	547,085
Year-to-date 2011	57	43.8	45	34.6	26	20.0	2	1.5	0	0.0	130	469,990	488,565
Richmond Hill													
September 2012	1	1.4	6	8.1	13	17.6	43	58.1	11	14.9	74	719,990	711,994
September 2011	0	0.0	2	3.4	10	17.2	27	46.6	19	32.8	58	710,900	850,620
Year-to-date 2012	2	0.4	44	8.1	183	33.7	219	40.3	95	17.5	543	660,990	750,834
Year-to-date 2011	35	5.9	78	13.2	230	38.8	178	30.0	72	12.1	593	638,900	670,734
Vaughan													
September 2012	0	0.0	0	0.0	4	5.8	41	59.4	24	34.8	69	752,990	867,563
September 2011	0	0.0	9	12.7	23	32.4	21	29.6	18	25.4	71	661,900	741,019
Year-to-date 2012	6	0.7	16	1.8	114	12.5	491	54.0	282	31.0	909	745,900	812,957
Year-to-date 2011	35	3.2	230	21.1	417	38.3	246	22.6	161	14.8	1,089	614,990	666,941
Whitchurch-Stouffville													
September 2012	0	0.0	14	82.4	2	11.8	0	0.0	1	5.9	17	487,900	521,565
September 2011	28	52.8	24	45.3	1	1.9	0	0.0	0	0.0	53	446,990	451,754
Year-to-date 2012	52	18.6	137	48.9	57	20.4	5	1.8	29	10.4	280	499,900	579,775
Year-to-date 2011	102	31.3	132	40.5	76	23.3	11	3.4	5	1.5	326	499,900	506,363

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2012	32	15.5	74	35.7	60	29.0	21	10.1	20	9.7	207	549,900	604,308
September 2011	46	23.2	55	27.8	50	25.3	28	14.1	19	9.6	198	545,445	569,018
Year-to-date 2012	360	16.9	618	29.1	568	26.7	436	20.5	142	6.7	2,124	561,900	586,469
Year-to-date 2011	498	29.2	437	25.7	398	23.4	261	15.3	109	6.4	1,703	533,900	559,432
Brampton													
September 2012	21	18.1	52	44.8	30	25.9	13	11.2	0	0.0	116	514,900	526,939
September 2011	44	28.8	42	27.5	41	26.8	26	17.0	0	0.0	153	521,990	527,973
Year-to-date 2012	336	19.5	550	32.0	420	24.4	357	20.8	56	3.3	1,719	547,900	557,213
Year-to-date 2011	489	34.5	373	26.3	332	23.4	213	15.0	11	0.8	1,418	509,900	518,433
Caledon													
September 2012	11	15.5	22	31.0	30	42.3	8	11.3	0	0.0	71	564,990	546,859
September 2011	2	9.1	13	59.1	3	13.6	1	4.5	3	13.6	22	510,400	569,109
Year-to-date 2012	24	8.5	67	23.8	119	42.3	62	22.1	9	3.2	281	594,990	608,265
Year-to-date 2011	8	6.5	57	46.3	31	25.2	10	8.1	17	13.8	123	539,900	604,326
Mississauga													
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,250,000	1,257,000
September 2011	0	0.0	0	0.0	6	26.1	1	4.3	16	69.6	23	890,000	841,970
Year-to-date 2012	0	0.0	1	0.8	29	23.4	17	13.7	77	62.1	124	850,000	942,644
Year-to-date 2011	1	0.6	7	4.3	35	21.6	38	23.5	81	50.0	162	805,400	884,214
Halton Region													
September 2012	7	10.6	8	12.1	3	4.5	9	13.6	39	59.1	66	859,000	1,085,255
September 2011	46	50.0	18	19.6	9	9.8	2	2.2	17	18.5	92	450,490	726,729
Year-to-date 2012	284	21.6	436	33.1	255	19.4	90	6.8	251	19.1	1,316	529,900	712,069
Year-to-date 2011	322	35.0	290	31.5	84	9.1	58	6.3	167	18.1	921	485,900	783,790
Burlington													
September 2012	0	0.0	3	60.0	0	0.0	0	0.0	2	40.0	5	--	--
September 2011	7	58.3	4	33.3	0	0.0	0	0.0	1	8.3	12	445,990	506,741
Year-to-date 2012	17	7.3	127	54.7	64	27.6	2	0.9	22	9.5	232	523,995	627,472
Year-to-date 2011	44	23.4	99	52.7	14	7.4	3	1.6	28	14.9	188	496,490	802,156
Halton Hills													
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
September 2011	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
Year-to-date 2012	0	0.0	0	0.0	2	6.1	5	15.2	26	78.8	33	890,900	980,021
Year-to-date 2011	3	5.0	8	13.3	3	5.0	11	18.3	35	58.3	60	869,900	1,056,888
Milton													
September 2012	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	--	--
September 2011	39	70.9	14	25.5	1	1.8	1	1.8	0	0.0	55	434,990	445,589
Year-to-date 2012	262	40.6	237	36.7	138	21.4	4	0.6	4	0.6	645	469,900	489,918
Year-to-date 2011	272	54.9	174	35.2	41	8.3	5	1.0	3	0.6	495	440,900	462,312
Oakville													
September 2012	0	0.0	4	8.9	3	6.7	9	20.0	29	64.4	45	859,000	1,205,819
September 2011	0	0.0	0	0.0	7	38.9	0	0.0	11	61.1	18	1,350,000	1,597,222
Year-to-date 2012	5	1.2	72	17.7	51	12.6	79	19.5	199	49.0	406	795,000	1,091,555
Year-to-date 2011	3	1.7	9	5.1	26	14.6	39	21.9	101	56.7	178	900,000	1,566,336

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2012	97	55.7	40	23.0	15	8.6	14	8.0	8	4.6	174	426,490	461,894
September 2011	171	73.7	36	15.5	13	5.6	7	3.0	5	2.2	232	361,490	401,006
Year-to-date 2012	878	54.5	371	23.0	217	13.5	99	6.1	45	2.8	1,610	435,270	455,432
Year-to-date 2011	880	70.5	233	18.7	82	6.6	31	2.5	22	1.8	1,248	364,990	404,444
Ajax													
September 2012	4	33.3	2	16.7	4	33.3	1	8.3	1	8.3	12	556,630	556,778
September 2011	29	52.7	11	20.0	8	14.5	7	12.7	0	0.0	55	401,100	452,148
Year-to-date 2012	93	34.2	60	22.1	62	22.8	48	17.6	9	3.3	272	510,945	523,154
Year-to-date 2011	62	32.6	74	38.9	39	20.5	13	6.8	2	1.1	190	498,800	508,834
Brock													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2012	47	79.7	11	18.6	0	0.0	1	1.7	0	0.0	59	362,990	382,984
September 2011	50	96.2	2	3.8	0	0.0	0	0.0	0	0.0	52	329,945	332,123
Year-to-date 2012	352	82.6	57	13.4	10	2.3	5	1.2	2	0.5	426	353,445	371,419
Year-to-date 2011	296	86.5	33	9.6	6	1.8	3	0.9	4	1.2	342	339,945	356,869
Oshawa													
September 2012	19	73.1	5	19.2	0	0.0	2	7.7	0	0.0	26	399,900	417,855
September 2011	49	79.0	13	21.0	0	0.0	0	0.0	0	0.0	62	363,490	379,900
Year-to-date 2012	168	76.4	46	20.9	1	0.5	4	1.8	1	0.5	220	373,945	386,161
Year-to-date 2011	290	79.9	64	17.6	7	1.9	2	0.6	0	0.0	363	348,900	369,437
Pickering													
September 2012	8	50.0	3	18.8	0	0.0	2	12.5	3	18.8	16	451,990	545,169
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	86	30.1	92	32.2	78	27.3	11	3.8	19	6.6	286	491,990	537,638
Year-to-date 2011	0	0.0	1	4.0	12	48.0	6	24.0	6	24.0	25	641,100	711,831
Scugog													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2012	3	21.4	0	0.0	3	21.4	5	35.7	3	21.4	14	663,925	643,489
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	7	18.9	6	16.2	9	24.3	10	27.0	5	13.5	37	592,000	647,571
Year-to-date 2011	8	47.1	6	35.3	1	5.9	0	0.0	2	11.8	17	491,100	522,519
Whitby													
September 2012	16	34.0	19	40.4	8	17.0	3	6.4	1	2.1	47	475,990	478,645
September 2011	43	70.5	10	16.4	5	8.2	0	0.0	3	4.9	61	380,000	418,290
Year-to-date 2012	172	46.6	110	29.8	57	15.4	21	5.7	9	2.4	369	455,990	460,822
Year-to-date 2011	224	72.0	55	17.7	17	5.5	7	2.3	8	2.6	311	359,990	402,682

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2012	58	76.3	16	21.1	2	2.6	0	0.0	0	0.0	76	416,900	418,389
September 2011	52	82.5	9	14.3	1	1.6	1	1.6	0	0.0	63	429,990	400,629
Year-to-date 2012	523	83.0	94	14.9	5	0.8	5	0.8	3	0.5	630	397,990	395,603
Year-to-date 2011	336	77.1	78	17.9	12	2.8	6	1.4	4	0.9	436	414,990	422,045
Bradford West Gwillimbury													
September 2012	44	72.1	15	24.6	2	3.3	0	0.0	0	0.0	61	424,990	430,284
September 2011	34	81.0	8	19.0	0	0.0	0	0.0	0	0.0	42	434,990	429,752
Year-to-date 2012	270	75.4	84	23.5	2	0.6	1	0.3	1	0.3	358	424,990	432,720
Year-to-date 2011	249	75.9	75	22.9	2	0.6	2	0.6	0	0.0	328	422,990	428,831
Town of Mono													
September 2012	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
September 2011	2	50.0	0	0.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2012	25	78.1	3	9.4	0	0.0	2	6.3	2	6.3	32	418,650	448,688
Year-to-date 2011	10	40.0	1	4.0	8	32.0	3	12.0	3	12.0	25	594,900	569,500
New Tecumseth													
September 2012	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
September 2011	16	100.0	0	0.0	0	0.0	0	0.0	0	0.0	16	275,495	280,491
Year-to-date 2012	202	100.0	0	0.0	0	0.0	0	0.0	0	0.0	202	305,990	314,079
Year-to-date 2011	59	92.2	1	1.6	2	3.1	1	1.6	1	1.6	64	305,990	341,566
Orangeville													
September 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
September 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	26	68.4	7	18.4	3	7.9	2	5.3	0	0.0	38	414,900	434,582
Year-to-date 2011	18	94.7	1	5.3	0	0.0	0	0.0	0	0.0	19	379,900	381,965
Toronto CMA													
September 2012	143	19.6	132	18.1	108	14.8	141	19.3	205	28.1	729	624,990	725,856
September 2011	242	30.9	163	20.8	131	16.8	106	13.6	140	17.9	782	537,990	654,578
Year-to-date 2012	1,754	21.3	1,944	23.6	1,629	19.8	1,524	18.5	1,393	16.9	8,244	569,990	661,040
Year-to-date 2011	1,665	25.2	1,521	23.1	1,521	23.1	923	14.0	965	14.6	6,595	558,990	657,916
Oshawa CMA													
September 2012	82	62.1	35	26.5	8	6.1	6	4.5	1	0.8	132	399,945	423,913
September 2011	142	81.1	25	14.3	5	2.9	0	0.0	3	1.7	175	350,000	379,085
Year-to-date 2012	692	68.2	213	21.0	68	6.7	30	3.0	12	1.2	1,015	379,990	407,116
Year-to-date 2011	810	79.7	152	15.0	30	3.0	12	1.2	12	1.2	1,016	347,900	375,383
Greater Toronto Area													
September 2012	167	21.1	154	19.5	114	14.4	147	18.6	208	26.3	790	604,990	705,865
September 2011	339	37.4	183	20.2	135	14.9	105	11.6	144	15.9	906	505,990	617,066
Year-to-date 2012	1,940	21.9	2,190	24.7	1,756	19.8	1,551	17.5	1,424	16.1	8,861	564,900	649,947
Year-to-date 2011	2,183	29.6	1,694	23.0	1,553	21.1	932	12.7	1,001	13.6	7,363	537,990	636,580

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2012						
Submarket	Sept 2012	Sept 2011	% Change	YTD 2012	YTD 2011	% Change
Toronto City	1,183,291	1,304,225	-9.3	1,100,683	1,252,976	-12.2
Toronto	--	--	n/a	1,683,527	1,706,656	-1.4
East York	--	--	n/a	1,242,677	1,112,618	11.7
Etobicoke	1,056,838	--	n/a	1,160,032	1,441,355	-19.5
North York	1,434,293	1,489,475	-3.7	1,167,706	1,440,907	-19.0
Scarborough	815,811	--	n/a	607,921	525,930	15.6
York	--	670,773	n/a	833,737	823,355	1.3
York Region	717,403	619,500	15.8	675,412	619,893	9.0
Aurora	853,323	--	n/a	1,007,103	724,607	39.0
East Gwillimbury	436,847	--	n/a	440,088	465,126	-5.4
Georgina Township	--	--	n/a	431,862	401,638	7.5
King Township	--	768,561	n/a	869,232	659,696	31.8
Markham	720,484	511,106	41.0	569,399	582,205	-2.2
Newmarket	516,238	453,605	13.8	547,085	488,565	12.0
Richmond Hill	711,994	850,620	-16.3	750,834	670,734	11.9
Vaughan	867,563	741,019	17.1	812,957	666,941	21.9
Whitchurch-Stouffville	521,565	451,754	15.5	579,775	506,363	14.5
Peel Region	604,308	569,018	6.2	586,469	559,432	4.8
Brampton	526,939	527,973	-0.2	557,213	518,433	7.5
Caledon	546,859	569,109	-3.9	608,265	604,326	0.7
Mississauga	1,257,000	841,970	49.3	942,644	884,214	6.6
Halton Region	1,085,255	726,729	49.3	712,069	783,790	-9.2
Burlington	--	506,741	n/a	627,472	802,156	-21.8
Halton Hills	--	--	n/a	980,021	1,056,888	-7.3
Milton	--	445,589	n/a	489,918	462,312	6.0
Oakville	1,205,819	1,597,222	-24.5	1,091,555	1,566,336	-30.3
Durham Region	461,894	401,006	15.2	455,432	404,444	12.6
Ajax	556,778	452,148	23.1	523,154	508,834	2.8
Brock	--	--	n/a	--	--	n/a
Clarington	382,984	332,123	15.3	371,419	356,869	4.1
Oshawa	417,855	379,900	10.0	386,161	369,437	4.5
Pickering	545,169	--	n/a	537,638	711,831	-24.5
Scugog	--	--	n/a	--	--	n/a
Uxbridge	643,489	--	n/a	647,571	522,519	23.9
Whitby	478,645	418,290	14.4	460,822	402,682	14.4
Remainder of Toronto CMA	418,389	400,629	4.4	395,603	422,045	-6.3
Bradford West Gwillimbury	430,284	429,752	0.1	432,720	428,831	0.9
Town of Mono	--	--	n/a	448,688	569,500	-21.2
New Tecumseth	--	280,491	n/a	314,079	341,566	-8.0
Orangeville	--	--	n/a	434,582	381,965	13.8
Toronto CMA	725,856	654,578	10.9	661,040	657,916	0.5
Oshawa CMA	423,913	379,085	11.8	407,116	375,383	8.5
Greater Toronto Area (GTA)	705,865	617,066	14.4	649,947	636,580	2.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto September 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	8,289	16,308	12,957	64.0	504,117	10.5	503,090
	April	10,350	14.5	8,346	16,436	12,971	64.3	517,556	8.4	503,555
	May	10,850	8.0	7,709	19,177	13,412	57.5	516,787	6.4	497,286
	June	9,422	-7.9	7,481	16,679	14,166	52.8	508,622	6.8	496,804
	July	7,570	-4.4	7,274	13,888	13,599	53.5	476,947	3.9	493,647
	August	6,418	-14.9	6,670	11,748	12,344	54.0	479,095	6.1	501,655
	September	5,879	-23.2	6,839	15,220	14,129	48.4	503,662	8.2	509,787
	October									
	November									
	December									
	Q3 2011	23,122	21.0		39,744			458,758	9.3	
	Q3 2012	19,867	-14.1		40,856			485,547	5.8	
	YTD 2011	72,308	2.4		121,046			464,700	7.9	
	YTD 2012	71,778	-0.7		131,795			500,681	7.7	

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

Table 5b: MLS® Residential Activity for Oshawa
September 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	798	1,074	1,192	67.0	302,326	4.5	308,509
	February	652	-20.4	729	1,248	1,257	58.0	302,068	5.4	305,420
	March	981	-11.7	793	1,666	1,265	62.7	301,668	-1.5	302,663
	April	949	-19.8	750	1,601	1,238	60.5	321,042	5.4	314,248
	May	1,040	1.3	775	1,728	1,312	59.1	316,057	4.8	309,893
	June	1,046	13.7	815	1,587	1,348	60.4	322,947	6.1	314,901
	July	849	19.9	774	1,250	1,314	58.9	324,983	10.0	320,598
	August	764	15.6	784	1,305	1,396	56.1	310,852	-0.6	313,110
	September	833	17.8	876	1,516	1,417	61.8	318,523	7.5	319,661
	October	759	10.3	819	1,270	1,392	58.9	317,779	5.1	317,319
	November	734	11.0	888	1,000	1,339	66.3	314,260	6.3	318,353
	December	492	6.7	867	522	1,352	64.1	310,267	5.4	318,438
2012	January	556	10.1	880	1,073	1,206	73.0	316,394	4.7	322,396
	February	809	24.1	906	1,327	1,328	68.2	323,592	7.1	327,286
	March	1,128	15.0	898	1,722	1,299	69.1	327,630	8.6	328,769
	April	1,167	23.0	920	1,655	1,280	71.8	337,401	5.1	329,478
	May	1,183	13.8	883	1,749	1,325	66.6	339,086	7.3	332,834
	June	1,051	0.5	821	1,509	1,282	64.0	339,032	5.0	330,806
	July	925	9.0	855	1,306	1,382	61.8	334,783	3.0	330,379
	August	854	11.8	882	1,208	1,290	68.3	335,783	8.0	338,298
	September	729	-12.5	765	1,335	1,249	61.2	334,870	5.1	335,942
	October									
	November									
	December									
	Q3 2011	2,446	17.8		4,071			318,369	5.7	
	Q3 2012	2,508	2.5		3,849			335,149	5.3	
	YTD 2011	7,619	-0.7		12,975			314,406	4.6	
	YTD 2012	8,402	10.3		12,884			333,138	6.0	

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

Table 6a: Economic Indicators Toronto CMA September 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	115.4	122.0	2,944	8.6	66.4	895
	April	607	3.20	5.44	115.8	122.4	2,952	8.4	66.4	898
	May	601	3.20	5.34	116.4	122.4	2,962	8.6	66.6	908
	June	595	3.20	5.24	116.8	121.7	2,977	8.6	66.9	910
	July	595	3.10	5.24	116.8	121.6	2,994	8.5	67.1	914
	August	595	3.10	5.24	117.2	121.8	3,010	8.5	67.3	912
	September	595	3.10	5.24		122.1	3,029	8.5	67.6	915
	October									
	November									
	December									

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

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

Table 6b: Economic Indicators Oshawa CMA
September 2012

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	115.4	122.0	201.2	7.8	71.0	896
	April	607	3.20	5.44	115.8	122.4	199.9	7.9	70.5	902
	May	601	3.20	5.34	116.4	122.4	196.3	8.2	69.3	910
	June	595	3.20	5.24	116.8	121.7	193.6	8.2	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.5	8.4	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.8	8.9	66.8	936
	September	595	3.10	5.24		122.1	188.1	9.0	66.6	950
	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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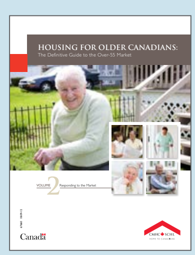

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