

HOUSING NOW

Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

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New Home Market

Condos keep construction high but gear up for a slowdown

Housing starts in the Toronto Census Metropolitan Area (CMA) pulled back a bit during the fourth quarter but maintained an elevated annualized pace of 44,400 units — above the five-year average of 37,000 units. New construction for low-rise housing types (singles, semis and rows) cooled

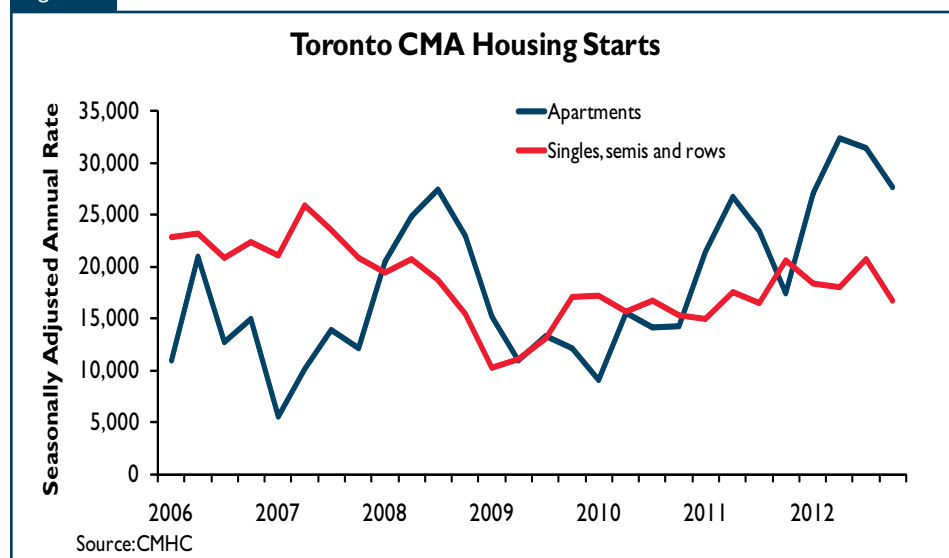
following a considerable slowdown in new home sales activity during the summer. Apartment starts remained strong as several condo projects that began pre-selling during the peak of market activity in 2011 poured their foundations.

The speed at which projects have been able to start construction has increased. Most condo projects that started during the fourth quarter had opened their sales offices within

Table of Contents

- I New Home Market
- 2 Resale Market
- 3 Migration Trends Can Help Explain Recent Housing Market Activity
- 4 Maps
- 10 Zone Descriptions
- 11 Tables

Figure 1



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18 months, down from roughly 30 months for projects started during the same period last year. However, some of the underlying factors that helped to support this faster movement to the construction phase will face headwinds going forward. Projects took longer to achieve pre-construction sales targets in 2012 — the share of units sold in pre-construction declined to 64 per cent from 73 per cent a year earlier, lending conditions to finance construction tightened, and labour and physical capital resources faced constraints due to a surge in the number of units under construction.

Developers have responded by becoming more disciplined in their offerings of new projects to the market. The number of project openings slowed significantly in the second half of 2012, asking prices on new units were lowered closer to resale comparables and the unit mixes were more diversified with a greater share of two-bedroom and larger suites. The location of new projects also became less concentrated in the City of Toronto as activity shifted towards Mississauga, which was the only area of the GTA where new condo sales increased in 2012. These efforts brought forth a positive outcome during the fourth quarter as sales and unsold inventory levels stabilized.

The Peel Region also saw an increased share of low-rise activity in 2012, with starts in Brampton up by over 50 per cent from 2011 and representing one quarter of all low-rise construction in the GTA. It appears that Brampton has benefited as development has shifted westward out of Vaughan. Across all areas, higher-end homes have been

driving the market, with absorptions of new single-detached homes priced above the GTA average of \$650,000 growing by over 50 per cent last year. However, demand appears to be slowing as new low-rise sales did not keep pace with the increased number of active sites during the fourth quarter, bringing the unsold inventory of homes available to build up to its highest level in two years.

Resale Market

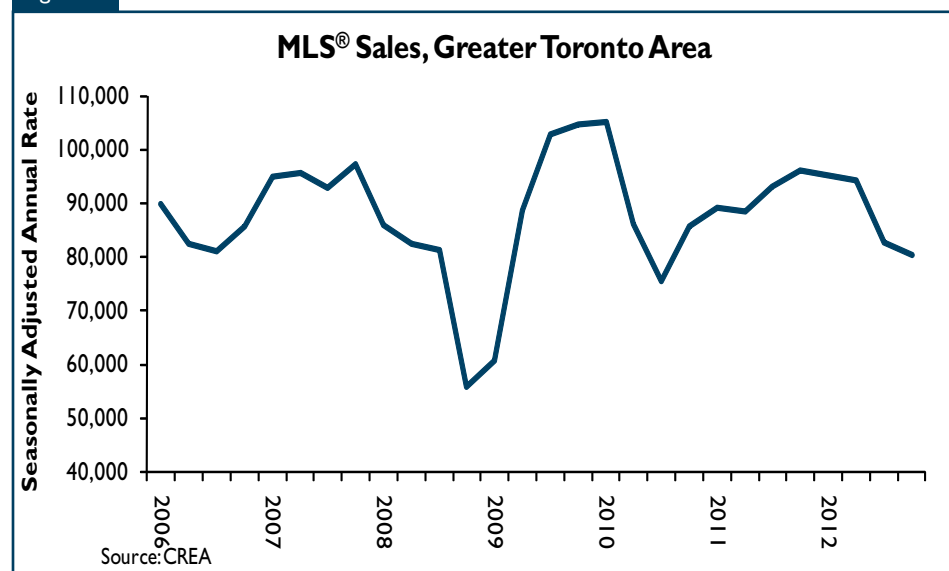
Prices dip in Q4 but remain higher than last year

Average MLS® selling prices in the Greater Toronto Area (GTA) registered their first notable decline in four years during the fourth quarter, slipping by nearly one per cent since the summer. However, the strength early in the year still managed to bring the average price for 2012 up seven per cent compared to 2011. Price growth decelerated during most of 2012 as demand softened, with sales

ending the year 16 per cent lower than in the fourth quarter of 2011. Sharp declines in price were avoided thanks to fewer new listings and more sellers opting to take their units off the market. GTA resale conditions ended the year firmly entrenched in a balanced market.

Softer market conditions were generally found in the condominium apartment segment. However, the amount of unsold supply didn't stray far from levels seen over the past several years and even began moving lower toward the end of 2012. The fact that condo completions fell below recent standards last year helped alleviate supply pressures and stabilize prices as demand weakened. Average condo selling prices registered growth of just under two per cent for the year, although second half weakness brought the fourth quarter average down by about one per cent from a year ago. Downward price adjustments were more noticeable in the central core of Toronto.

Figure 2



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Fewer condo owners willing or able to sell their units began to weigh on move-up buying activity. Fourth quarter sales of single-detached homes were down by 12 per cent from a year earlier (equal to half the decline for condo sales). Mid-to-lower priced detached homes experienced the largest decline in sales, particularly within the Peel Region. Meanwhile, detached homes in

the Durham region that compete well with Toronto condo prices held fairly steady. The biggest source of strength for the market last year remained in the high-end, where detached homes priced above \$700,000 grew by 23 per cent compared to 2011. Homes priced between \$700,000 and \$1 million were in particularly high demand, leading sales higher in 2012 in such areas as Oakville, Vaughan and

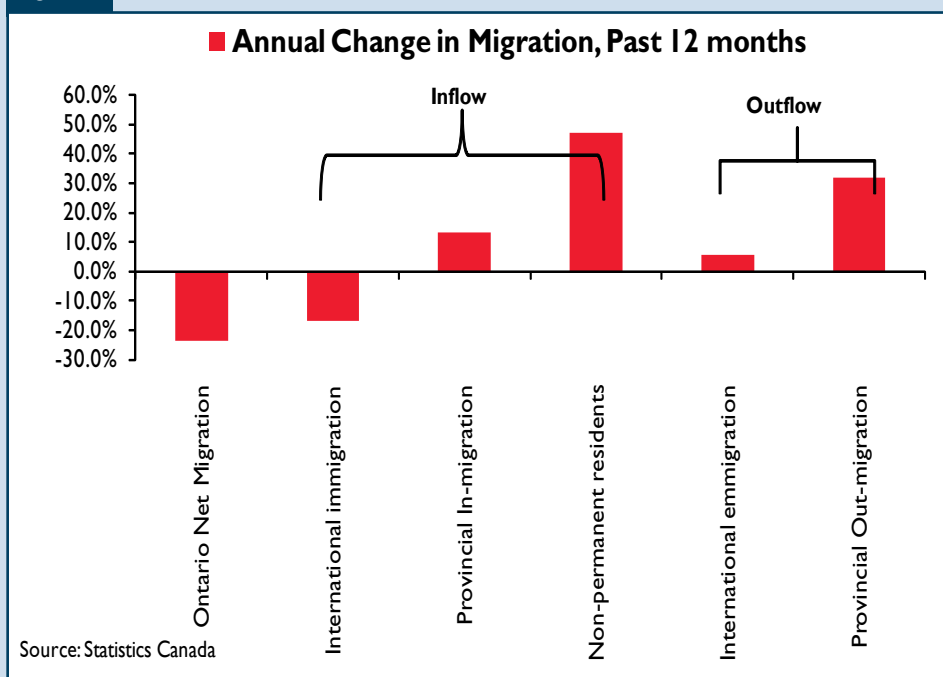
King. The tightest market conditions for detached homes were found in the west end of the City of Toronto, where average prices grew by 11 per cent last year.

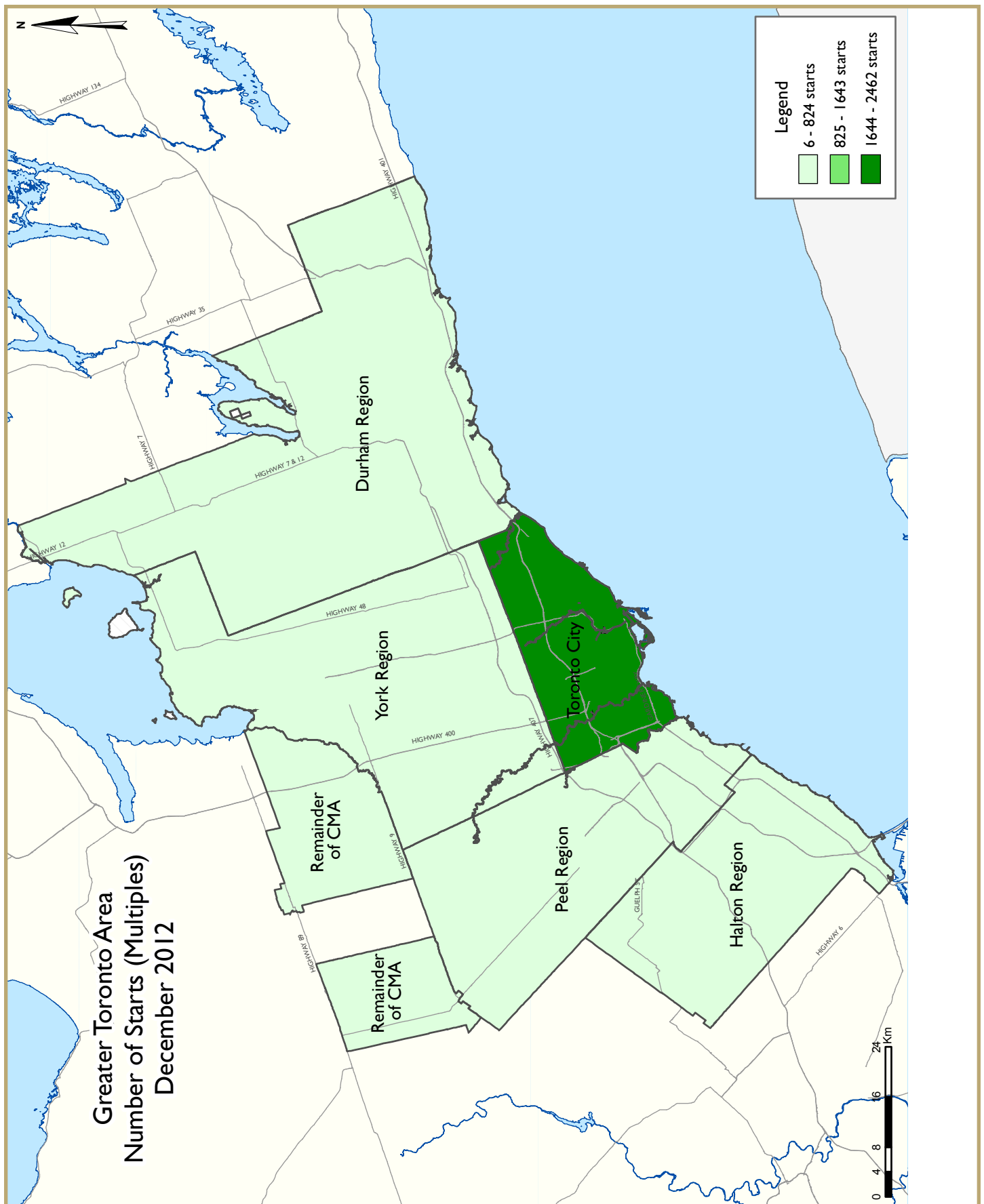
Migration Trends Can Help Explain Recent Housing Market Activity

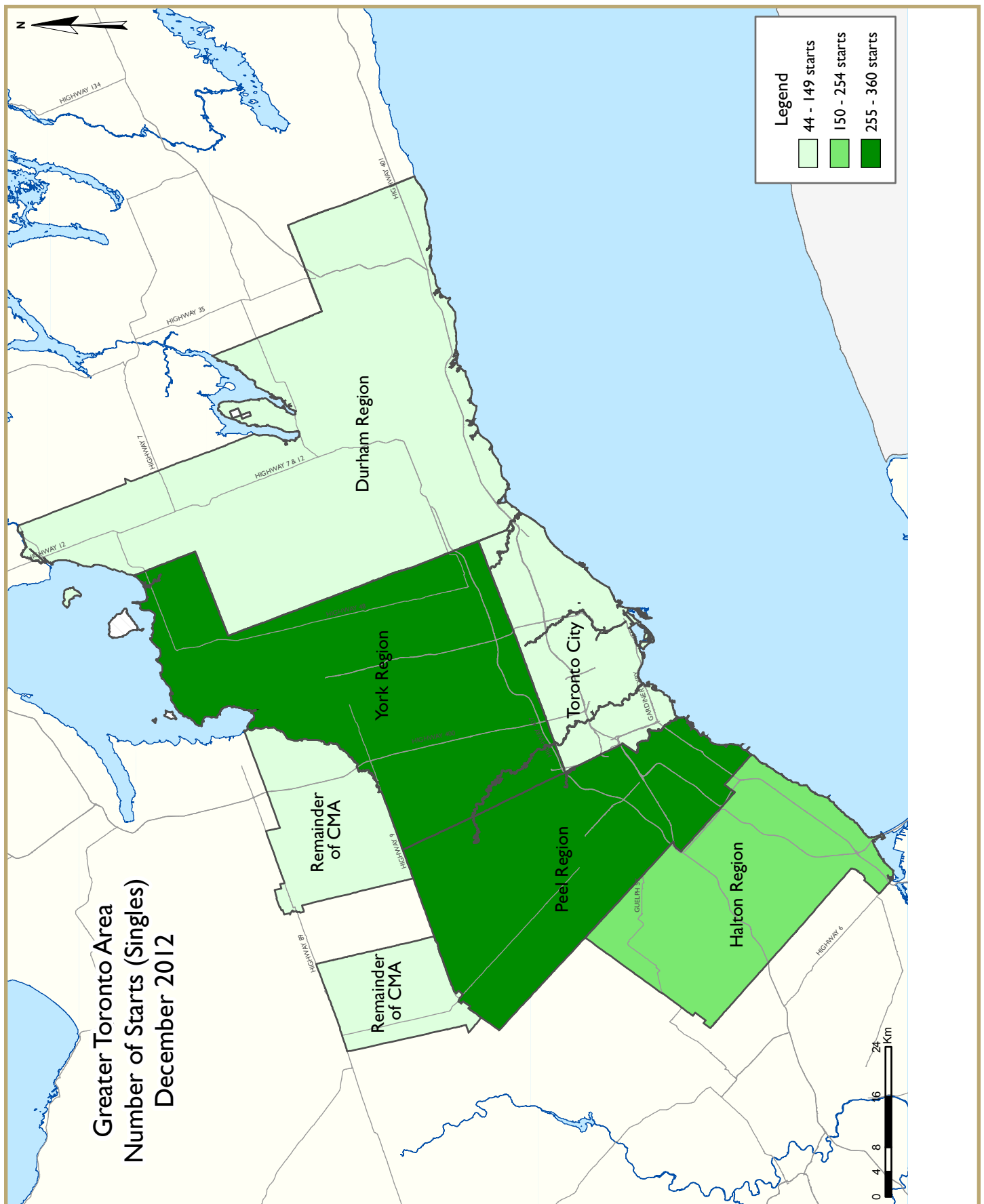
At least part of the reduction in ownership demand over the second half of 2012 can be linked to weaker migratory flows into the region. Net migration for Ontario over the past year ending in September 2012 declined by more than 20 per cent as a decreased number of people from other countries came to live in the province and an increased number of Ontarians migrated out. This suggests that the GTA (which doesn't have updated data for 2012 but represents roughly 70 per cent of the province's migration flows), saw the number of net new people decline to below 60,000 for the first time since the late 1990s. However, one area of strength for population inflows to the region has been the growth in non-permanent residents. Many from this group are foreign students

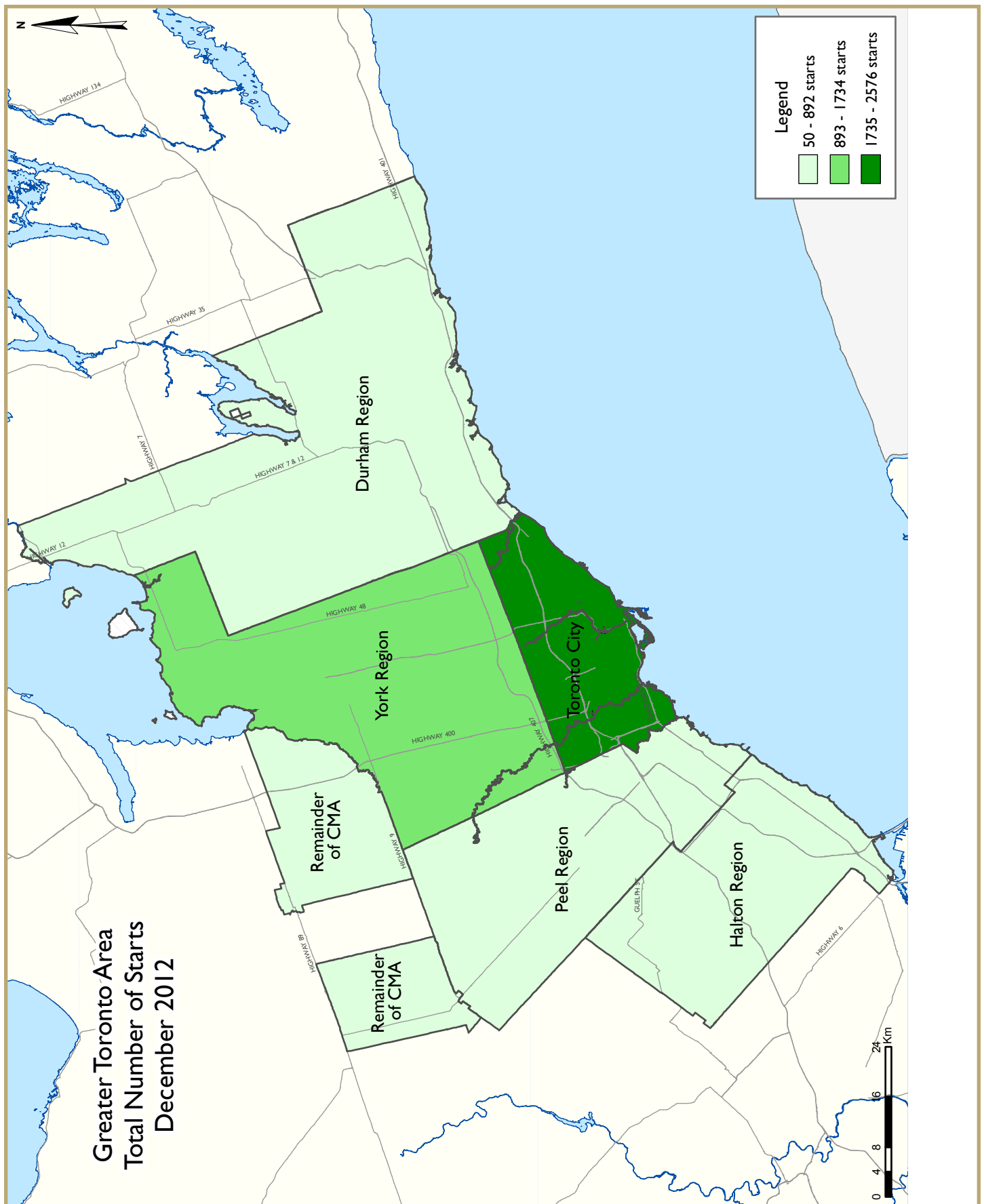
who reside in the City of Toronto, which can help explain the continued strength in demand for rental apartments.

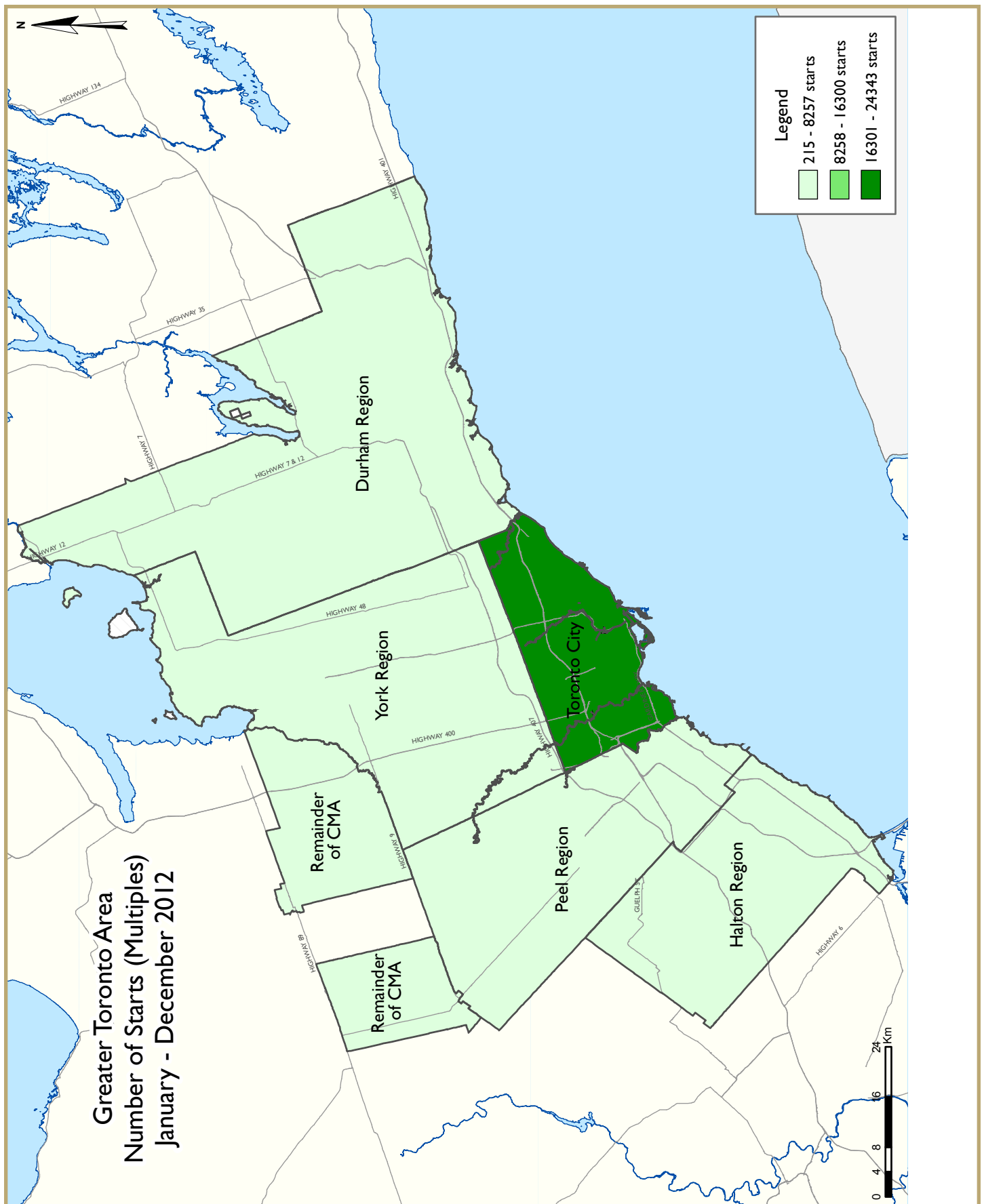
Figure 3

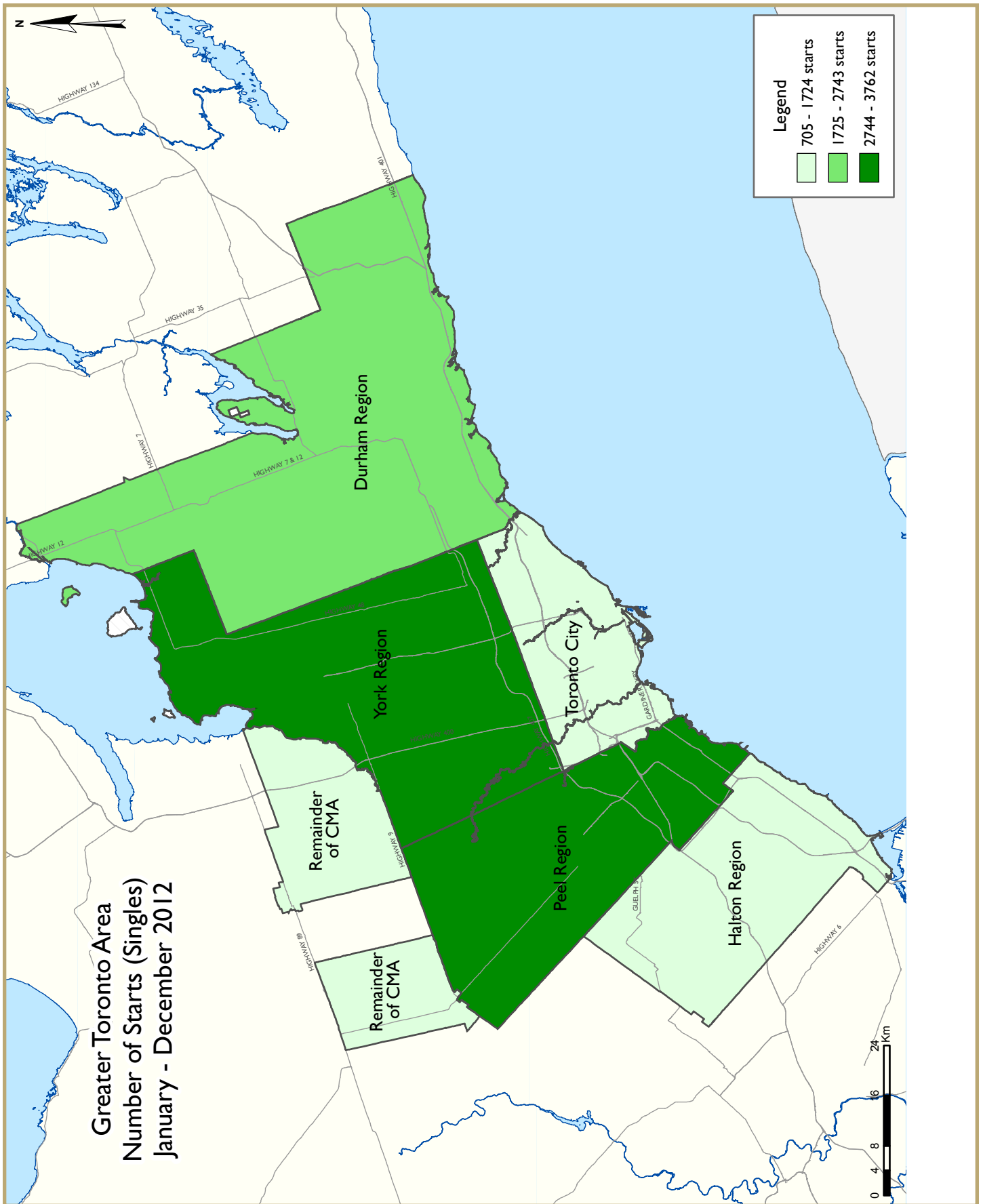


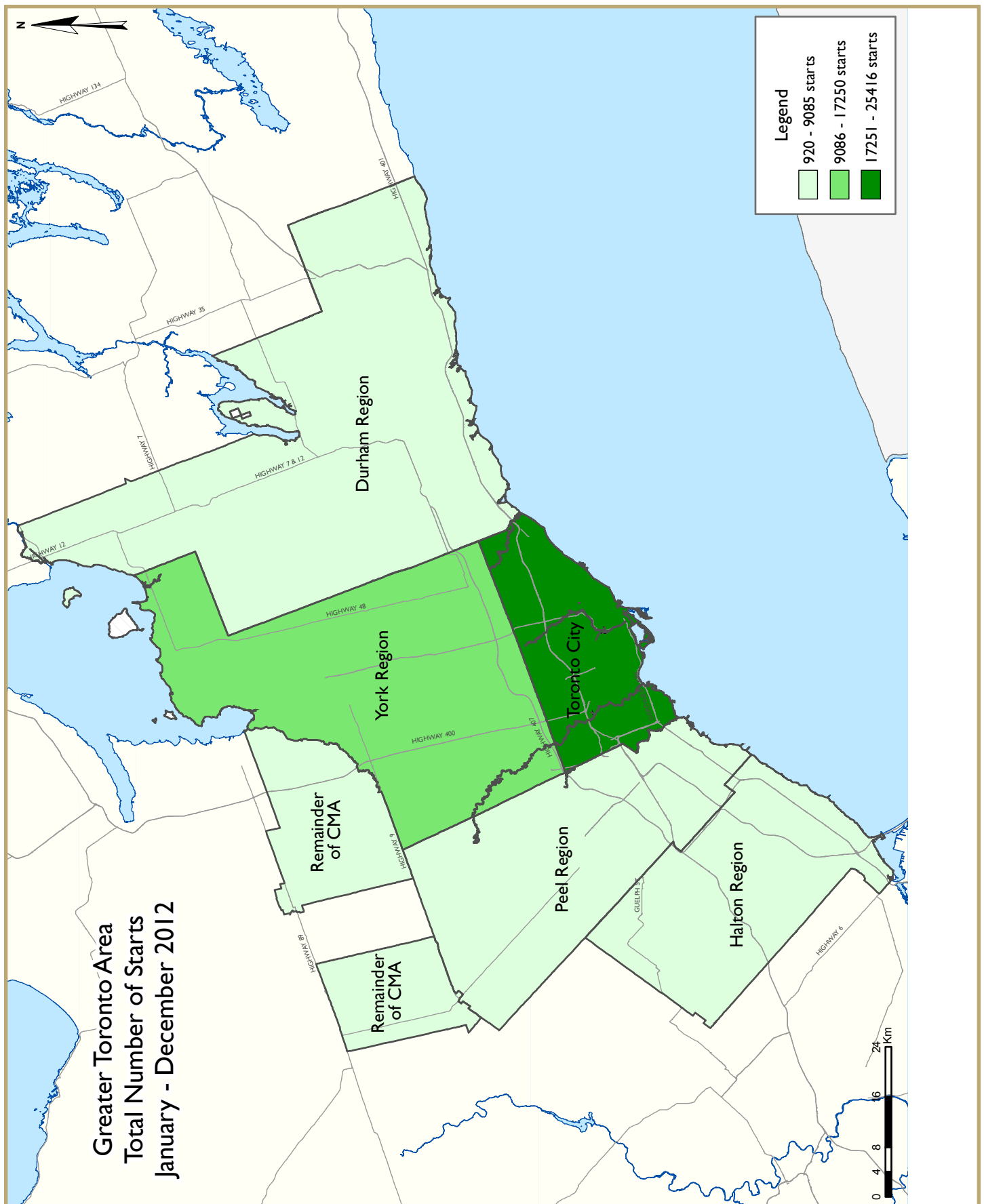












ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region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

HOUSING NOW REPORT TABLES

Available in **ALL** reports:

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

Available in **SELECTED** Reports:

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

SYMBOLS

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

Table 1a: Housing Activity Summary of Toronto CMA
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2012	973	158	273	3	22	2,834	0	4	4,267
December 2011	1,074	208	175	0	60	1,648	0	200	3,365
% Change	-9.4	-24.0	56.0	n/a	-63.3	72.0	n/a	-98.0	26.8
Year-to-date 2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
Year-to-date 2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
UNDER CONSTRUCTION									
December 2012	8,456	2,003	4,326	34	1,031	49,974	22	2,965	68,812
December 2011	8,851	1,704	3,332	24	1,021	33,934	16	3,707	52,589
% Change	-4.5	17.5	29.8	41.7	1.0	47.3	37.5	-20.0	30.8
COMPLETIONS									
December 2012	845	158	270	7	57	810	6	239	2,392
December 2011	802	132	118	1	53	682	0	1	1,789
% Change	5.4	19.7	128.8	**	7.5	18.8	n/a	**	33.7
Year-to-date 2012	10,992	1,916	3,274	42	905	12,389	24	2,365	31,907
Year-to-date 2011	9,044	1,502	3,157	62	1,232	17,878	16	911	33,831
% Change	21.5	27.6	3.7	-32.3	-26.5	-30.7	50.0	159.6	-5.7
COMPLETED & NOT ABSORBED									
December 2012	134	18	71	0	11	909	13	587	1,743
December 2011	87	25	61	0	19	848	13	365	1,418
% Change	54.0	-28.0	16.4	n/a	-42.1	7.2	0.0	60.8	22.9
ABSORBED									
December 2012	850	151	245	7	57	903	0	2	2,215
December 2011	814	120	124	1	47	753	0	0	1,859
% Change	4.4	25.8	97.6	**	21.3	19.9	n/a	n/a	19.2
Year-to-date 2012	10,953	1,917	3,264	41	896	12,328	20	672	30,091
Year-to-date 2011	9,147	1,500	3,138	63	1,219	17,087	16	607	32,777
% Change	19.7	27.8	4.0	-34.9	-26.5	-27.9	25.0	10.7	-8.2

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2012	94	8	12	0	16	0	2	0	132
December 2011	87	0	0	0	0	30	0	0	117
% Change	8.0	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	12.8
Year-to-date 2012	1,153	50	111	0	185	154	2	148	1,803
Year-to-date 2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
UNDER CONSTRUCTION									
December 2012	640	46	90	0	166	190	2	152	1,286
December 2011	790	0	201	0	108	36	46	50	1,231
% Change	-19.0	n/a	-55.2	n/a	53.7	**	-95.7	**	4.5
COMPLETIONS									
December 2012	112	2	0	0	3	0	0	16	133
December 2011	141	0	13	0	0	0	0	0	154
% Change	-20.6	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-13.6
Year-to-date 2012	1,305	8	224	0	126	0	50	46	1,759
Year-to-date 2011	1,409	46	173	0	150	6	0	54	1,838
% Change	-7.4	-82.6	29.5	n/a	-16.0	-100.0	n/a	-14.8	-4.3
COMPLETED & NOT ABSORBED									
December 2012	6	0	0	0	2	9	7	5	29
December 2011	11	0	1	0	3	10	0	5	30
% Change	-45.5	n/a	-100.0	n/a	-33.3	-10.0	n/a	0.0	-3.3
ABSORBED									
December 2012	113	2	0	0	3	0	0	0	118
December 2011	142	0	13	0	3	0	0	0	158
% Change	-20.4	n/a	-100.0	n/a	0.0	n/a	n/a	n/a	-25.3
Year-to-date 2012	1,323	8	225	0	127	1	43	14	1,741
Year-to-date 2011	1,427	46	174	0	150	11	0	7	1,815
% Change	-7.3	-82.6	29.3	n/a	-15.3	-90.9	n/a	100.0	-4.1

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

Table 1c: Housing Activity Summary of Greater Toronto Area
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2012	1,041	160	285	0	58	2,834	2	4	4,384
December 2011	1,021	206	206	0	60	1,678	0	200	3,371
% Change	2.0	-22.3	38.3	n/a	-3.3	68.9	n/a	-98.0	30.1
Year-to-date 2012	11,311	2,219	4,919	3	1,204	27,905	30	2,071	49,663
Year-to-date 2011	12,137	1,984	4,576	16	1,216	19,375	22	1,966	41,292
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
UNDER CONSTRUCTION									
December 2012	8,846	1,983	4,355	13	1,227	50,656	24	3,117	70,222
December 2011	9,404	1,660	3,549	14	1,154	34,199	62	3,832	53,874
% Change	-5.9	19.5	22.7	-7.1	6.3	48.1	-61.3	-18.7	30.3
COMPLETIONS									
December 2012	933	160	269	0	66	810	6	255	2,499
December 2011	863	124	131	1	57	747	0	1	1,924
% Change	8.1	29.0	105.3	-100.0	15.8	8.4	n/a	**	29.9
Year-to-date 2012	11,826	1,882	3,532	4	1,085	12,389	74	2,561	33,353
Year-to-date 2011	10,141	1,550	3,406	26	1,408	18,038	16	1,149	35,763
% Change	16.6	21.4	3.7	-84.6	-22.9	-31.3	**	122.9	-6.7
COMPLETED & NOT ABSORBED									
December 2012	151	16	55	0	13	918	20	713	1,886
December 2011	100	25	62	0	25	892	13	387	1,504
% Change	51.0	-36.0	-11.3	n/a	-48.0	2.9	53.8	84.2	25.4
ABSORBED									
December 2012	938	153	244	0	69	903	0	2	2,309
December 2011	874	112	137	1	54	783	0	0	1,961
% Change	7.3	36.6	78.1	-100.0	27.8	15.3	n/a	n/a	17.7
Year-to-date 2012	11,774	1,885	3,539	4	1,080	12,338	63	732	31,415
Year-to-date 2011	10,242	1,548	3,403	26	1,395	17,214	16	963	34,807
% Change	15.0	21.8	4.0	-84.6	-22.6	-28.3	**	-24.0	-9.7

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

Table I.1: Housing Activity Summary by Submarket
December 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									
December 2012	114	14	31	0	8	2,409	0	0	2,576
December 2011	97	30	7	0	6	1,648	0	0	1,788
York Region									
December 2012	279	96	192	0	0	425	0	4	996
December 2011	320	66	57	0	54	0	0	0	497
Peel Region									
December 2012	360	20	50	0	0	0	0	0	430
December 2011	257	94	68	0	0	0	0	200	619
Halton Region									
December 2012	151	22	0	0	20	0	0	0	193
December 2011	231	10	68	0	0	0	0	0	309
Durham Region									
December 2012	137	8	12	0	30	0	2	0	189
December 2011	116	6	6	0	0	30	0	0	158
Toronto CMA									
December 2012	973	158	273	3	22	2,834	0	4	4,267
December 2011	1,074	208	175	0	60	1,648	0	200	3,365
Oshawa CMA									
December 2012	94	8	12	0	16	0	2	0	132
December 2011	87	0	0	0	0	30	0	0	117
Greater Toronto Area									
December 2012	1,041	160	285	0	58	2,834	2	4	4,384
December 2011	1,021	206	206	0	60	1,678	0	200	3,371

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

Table 1.1: Housing Activity Summary by Submarket
December 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									
December 2012	1,351	194	1,002	0	209	40,356	14	2,474	45,600
December 2011	1,183	250	1,221	0	75	27,504	0	3,335	33,568
York Region									
December 2012	2,097	470	1,421	3	165	6,314	0	241	10,711
December 2011	2,900	292	764	4	299	2,791	8	92	7,150
Peel Region									
December 2012	3,410	1,051	995	10	194	2,384	8	250	8,303
December 2011	2,554	902	687	10	407	2,485	8	200	7,253
Halton Region									
December 2012	933	200	730	0	419	1,412	0	0	3,694
December 2011	1,400	132	426	0	221	1,148	0	155	3,482
Durham Region									
December 2012	1,055	68	207	0	240	190	2	152	1,914
December 2011	1,367	84	451	0	152	271	46	50	2,421
Toronto CMA									
December 2012	8,456	2,003	4,326	34	1,031	49,974	22	2,965	68,812
December 2011	8,851	1,704	3,332	24	1,021	33,934	16	3,707	52,589
Oshawa CMA									
December 2012	640	46	90	0	166	190	2	152	1,286
December 2011	790	0	201	0	108	36	46	50	1,231
Greater Toronto Area									
December 2012	8,846	1,983	4,355	13	1,227	50,656	24	3,117	70,222
December 2011	9,404	1,660	3,549	14	1,154	34,199	62	3,832	53,874

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

Table I.1: Housing Activity Summary by Submarket
December 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									
December 2012	73	10	0	0	0	599	6	237	925
December 2011	101	6	33	0	0	682	0	0	822
York Region									
December 2012	269	70	184	0	54	0	0	2	579
December 2011	347	34	58	0	11	0	0	1	451
Peel Region									
December 2012	336	78	28	0	0	0	0	0	442
December 2011	123	72	0	1	0	0	0	0	196
Halton Region									
December 2012	87	0	57	0	6	211	0	0	361
December 2011	114	8	21	0	32	65	0	0	240
Durham Region									
December 2012	168	2	0	0	6	0	0	16	192
December 2011	178	4	19	0	14	0	0	0	215
Toronto CMA									
December 2012	845	158	270	7	57	810	6	239	2,392
December 2011	802	132	118	1	53	682	0	1	1,789
Oshawa CMA									
December 2012	112	2	0	0	3	0	0	16	133
December 2011	141	0	13	0	0	0	0	0	154
Greater Toronto Area									
December 2012	933	160	269	0	66	810	6	255	2,499
December 2011	863	124	131	1	57	747	0	1	1,924

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

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
December 2012	66	9	15	0	6	777	13	390	1,276
December 2011	52	7	40	0	8	662	11	167	947
York Region									
December 2012	15	3	5	0	0	25	0	0	48
December 2011	12	0	9	0	9	111	2	1	144
Peel Region									
December 2012	22	4	28	0	2	74	0	197	327
December 2011	17	18	3	0	2	74	0	197	311
Halton Region									
December 2012	29	0	0	0	0	24	0	121	174
December 2011	7	0	2	0	3	35	0	17	64
Durham Region									
December 2012	19	0	7	0	5	18	7	5	61
December 2011	12	0	8	0	3	10	0	5	38
Toronto CMA									
December 2012	134	18	71	0	11	909	13	587	1,743
December 2011	87	25	61	0	19	848	13	365	1,418
Oshawa CMA									
December 2012	6	0	0	0	2	9	7	5	29
December 2011	11	0	1	0	3	10	0	5	30
Greater Toronto Area									
December 2012	151	16	55	0	13	918	20	713	1,886
December 2011	100	25	62	0	25	892	13	387	1,504

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

Table I.1: Housing Activity Summary by Submarket
December 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									
December 2012	67	6	0	0	0	691	0	0	764
December 2011	100	8	40	0	0	740	0	0	888
York Region									
December 2012	270	67	185	0	54	0	0	2	578
December 2011	349	34	57	0	5	0	0	0	445
Peel Region									
December 2012	336	78	0	0	0	0	0	0	414
December 2011	134	58	0	1	0	13	0	0	206
Halton Region									
December 2012	96	0	59	0	9	212	0	0	376
December 2011	113	8	21	0	32	30	0	0	204
Durham Region									
December 2012	169	2	0	0	6	0	0	0	177
December 2011	178	4	19	0	17	0	0	0	218
Toronto CMA									
December 2012	850	151	245	7	57	903	0	2	2,215
December 2011	814	120	124	1	47	753	0	0	1,859
Oshawa CMA									
December 2012	113	2	0	0	3	0	0	0	118
December 2011	142	0	13	0	3	0	0	0	158
Greater Toronto Area									
December 2012	938	153	244	0	69	903	0	2	2,309
December 2011	874	112	137	1	54	783	0	0	1,961

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

**Table 1.2a: History of Housing Starts of Toronto CMA
2003 - 2012**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
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

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
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

Source: CMHC (Starts and Completions Survey)

**Table 1.2c: History of Housing Starts in the Greater Toronto Area
2003 - 2012**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	% Change
Toronto City	114	97	14	30	39	13	2,409	1,648	2,576	1,788	44.1
Toronto	17	19	2	2	20	0	962	297	1,001	318	**
East York	15	8	0	2	0	0	0	0	15	10	50.0
Etobicoke	13	8	0	10	8	6	1,427	0	1,448	24	**
North York	46	27	0	0	0	7	0	1,351	46	1,385	-96.7
Scarborough	22	33	12	16	11	0	20	0	65	49	32.7
York	1	2	0	0	0	0	0	0	1	2	-50.0
York Region	279	320	96	66	192	111	429	0	996	497	100.4
Aurora	3	8	0	0	0	0	0	0	3	8	-62.5
East Gwillimbury	5	11	0	2	0	0	0	0	5	13	-61.5
Georgina Township	23	9	0	0	0	0	0	0	23	9	155.6
King Township	51	17	0	0	18	0	0	0	69	17	**
Markham	81	59	46	58	124	21	4	0	255	138	84.8
Newmarket	5	10	50	0	0	0	0	0	55	10	**
Richmond Hill	36	66	0	0	50	16	125	0	211	82	157.3
Vaughan	46	120	0	6	0	66	300	0	346	192	80.2
Whitchurch-Stouffville	29	20	0	0	0	8	0	0	29	28	3.6
Peel Region	360	257	20	94	50	68	0	200	430	619	-30.5
Brampton	278	174	6	50	50	68	0	200	334	492	-32.1
Caledon	13	64	12	22	0	0	0	0	25	86	-70.9
Mississauga	69	19	2	22	0	0	0	0	71	41	73.2
Halton Region	151	231	22	10	20	68	0	0	193	309	-37.5
Burlington	14	29	0	0	20	31	0	0	34	60	-43.3
Halton Hills	5	5	0	0	0	0	0	0	5	5	0.0
Milton	126	153	22	10	0	37	0	0	148	200	-26.0
Oakville	6	44	0	0	0	0	0	0	6	44	-86.4
Durham Region	139	116	8	6	42	6	0	30	189	158	19.6
Ajax	34	21	0	6	14	6	0	0	48	33	45.5
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	9	22	6	0	15	0	0	0	30	22	36.4
Oshawa	73	19	2	0	6	0	0	0	81	19	**
Pickering	5	3	0	0	0	0	0	0	5	3	66.7
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	3	5	0	0	0	0	0	0	3	5	-40.0
Whitby	14	46	0	0	7	0	0	30	21	76	-72.4
Remainder of Toronto CMA	44	169	6	2	0	0	0	0	50	171	-70.8
Bradford West Gwillimbury	10	123	0	0	0	0	0	0	10	123	-91.9
Town of Mono	10	3	0	0	0	0	0	0	10	3	**
New Tecumseth	16	37	6	2	0	0	0	0	22	39	-43.6
Orangeville	8	6	0	0	0	0	0	0	8	6	33.3
Toronto CMA	976	1,074	158	208	295	235	2,838	1,848	4,267	3,365	26.8
Oshawa CMA	96	87	8	0	28	0	0	30	132	117	12.8
Greater Toronto Area (GTA)	1,043	1,021	160	206	343	266	2,838	1,878	4,384	3,371	30.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	1,073	1,030	174	208	645	491	23,524	17,243	25,416	18,972	34.0
Toronto	171	156	20	22	122	8	14,215	10,823	14,528	11,009	32.0
East York	92	57	6	2	0	0	105	384	203	443	-54.2
Etobicoke	174	146	76	14	76	6	3,757	1,067	4,083	1,233	**
North York	444	395	10	116	261	205	4,692	3,640	5,407	4,356	24.1
Scarborough	159	252	50	46	183	272	169	606	561	1,176	-52.3
York	33	23	12	8	3	0	586	6	634	37	**
York Region	3,365	4,484	660	682	2,238	1,591	4,307	2,516	10,570	9,273	14.0
Aurora	75	53	20	0	41	0	244	0	380	53	**
East Gwillimbury	89	119	32	44	0	38	0	0	121	201	-39.8
Georgina Township	132	160	0	0	23	13	97	0	252	173	45.7
King Township	375	89	4	2	101	36	127	137	607	264	129.9
Markham	856	1,383	456	338	1,289	536	2,153	1,602	4,754	3,859	23.2
Newmarket	375	163	70	6	60	0	0	4	505	173	191.9
Richmond Hill	356	658	12	8	310	366	889	148	1,567	1,180	32.8
Vaughan	638	1,222	46	192	286	482	797	521	1,767	2,417	-26.9
Whitchurch-Stouffville	469	637	20	92	128	120	0	104	617	953	-35.3
Peel Region	3,762	2,581	1,081	850	848	1,041	1,112	1,951	6,803	6,423	5.9
Brampton	3,209	2,052	976	658	713	496	224	249	5,122	3,455	48.2
Caledon	312	386	53	80	126	96	0	0	491	562	-12.6
Mississauga	241	143	52	112	9	449	888	1,702	1,190	2,406	-50.5
Halton Region	1,298	1,943	212	120	1,581	849	1,012	462	4,103	3,374	21.6
Burlington	144	354	2	4	165	78	338	150	649	586	10.8
Halton Hills	148	76	0	6	25	22	0	0	173	104	66.3
Milton	756	1,041	190	78	1,045	436	152	312	2,143	1,867	14.8
Oakville	250	472	20	32	346	313	522	0	1,138	817	39.3
Durham Region	1,821	2,115	92	134	556	692	302	309	2,771	3,250	-14.7
Ajax	344	366	42	94	214	255	0	0	600	715	-16.1
Brock	8	16	0	0	0	0	0	0	8	16	-50.0
Clarington	540	524	20	0	93	125	82	0	735	649	13.3
Oshawa	333	340	28	40	63	77	9	44	433	501	-13.6
Pickering	252	280	0	0	46	76	0	235	298	591	-49.6
Scugog	18	16	0	0	0	0	0	0	18	16	12.5
Uxbridge	44	53	0	0	0	0	0	0	44	53	-17.0
Whitby	282	520	2	0	140	159	211	30	635	709	-10.4
Remainder of Toronto CMA	705	864	86	60	129	6	0	0	920	930	-1.1
Bradford West Gwillimbury	326	529	60	38	34	0	0	0	420	567	-25.9
Town of Mono	53	38	0	0	0	0	0	0	53	38	39.5
New Tecumseth	253	253	26	20	25	6	0	0	304	279	9.0
Orangeville	73	44	0	2	70	0	0	0	143	46	**
Toronto CMA	10,699	11,247	2,253	2,010	5,536	4,231	29,617	22,257	48,105	39,745	21.0
Oshawa CMA	1,155	1,384	50	40	296	361	302	74	1,803	1,859	-3.0
Greater Toronto Area (GTA)	11,319	12,153	2,219	1,994	5,868	4,664	30,257	22,481	49,663	41,292	20.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Toronto City	39	13	0	0	2,409	1,648	0	0
Toronto	20	0	0	0	962	297	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	8	6	0	0	1,427	0	0	0
North York	0	7	0	0	0	1,351	0	0
Scarborough	11	0	0	0	20	0	0	0
York	0	0	0	0	0	0	0	0
York Region	192	111	0	0	425	0	4	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	18	0	0	0	0	0	0	0
Markham	124	21	0	0	0	0	4	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	50	16	0	0	125	0	0	0
Vaughan	0	66	0	0	300	0	0	0
Whitchurch-Stouffville	0	8	0	0	0	0	0	0
Peel Region	50	68	0	0	0	0	0	200
Brampton	50	68	0	0	0	0	0	200
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	20	68	0	0	0	0	0	0
Burlington	20	31	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	37	0	0	0	0	0	0
Oakville	0	0	0	0	0	0	0	0
Durham Region	42	6	0	0	0	30	0	0
Ajax	14	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	15	0	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	7	0	0	0	0	30	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	295	235	0	0	2,834	1,648	4	200
Oshawa CMA	28	0	0	0	0	30	0	0
Greater Toronto Area (GTA)	343	266	0	0	2,834	1,678	4	200

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	631	491	14	0	22,107	15,619	1,417	1,624
Toronto	122	8	0	0	13,475	10,022	740	801
East York	0	0	0	0	105	384	0	0
Etobicoke	76	6	0	0	3,757	831	0	236
North York	247	205	14	0	4,601	3,269	91	371
Scarborough	183	272	0	0	169	396	0	210
York	3	0	0	0	0	0	586	6
York Region	2,226	1,579	12	12	4,051	2,418	256	98
Aurora	41	0	0	0	244	0	0	0
East Gwillimbury	0	38	0	0	0	0	0	0
Georgina Township	23	13	0	0	0	0	97	0
King Township	101	36	0	0	127	137	0	0
Markham	1,289	536	0	0	2,134	1,592	19	10
Newmarket	60	0	0	0	0	0	0	4
Richmond Hill	310	366	0	0	749	148	140	0
Vaughan	282	482	4	0	797	437	0	84
Whitchurch-Stouffville	120	108	8	12	0	104	0	0
Peel Region	848	1,041	0	0	862	1,751	250	200
Brampton	713	496	0	0	224	49	0	200
Caledon	126	96	0	0	0	0	0	0
Mississauga	9	449	0	0	638	1,702	250	0
Halton Region	1,581	849	0	0	1,012	462	0	0
Burlington	165	78	0	0	338	150	0	0
Halton Hills	25	22	0	0	0	0	0	0
Milton	1,045	436	0	0	152	312	0	0
Oakville	346	313	0	0	522	0	0	0
Durham Region	556	682	0	10	154	265	148	44
Ajax	214	255	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	93	125	0	0	82	0	0	0
Oshawa	63	67	0	10	0	0	9	44
Pickering	46	76	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	140	159	0	0	72	30	139	0
Remainder of Toronto CMA	129	6	0	0	0	0	0	0
Bradford West Gwillimbury	34	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	70	0	0	0	0	0	0	0
Toronto CMA	5,510	4,219	26	12	27,694	20,335	1,923	1,922
Oshawa CMA	296	351	0	10	154	30	148	44
Greater Toronto Area (GTA)	5,842	4,642	26	22	28,186	20,515	2,071	1,966

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Toronto City	159	134	2,417	1,654	0	0	2,576	1,788
Toronto	39	21	962	297	0	0	1,001	318
East York	15	10	0	0	0	0	15	10
Etobicoke	13	18	1,435	6	0	0	1,448	24
North York	46	34	0	1,351	0	0	46	1,385
Scarborough	45	49	20	0	0	0	65	49
York	1	2	0	0	0	0	1	2
York Region	567	443	425	54	4	0	996	497
Aurora	3	8	0	0	0	0	3	8
East Gwillimbury	5	13	0	0	0	0	5	13
Georgina Township	23	9	0	0	0	0	23	9
King Township	69	17	0	0	0	0	69	17
Markham	251	138	0	0	4	0	255	138
Newmarket	55	10	0	0	0	0	55	10
Richmond Hill	86	82	125	0	0	0	211	82
Vaughan	46	138	300	54	0	0	346	192
Whitchurch-Stouffville	29	28	0	0	0	0	29	28
Peel Region	430	419	0	0	0	200	430	619
Brampton	334	292	0	0	0	200	334	492
Caledon	25	86	0	0	0	0	25	86
Mississauga	71	41	0	0	0	0	71	41
Halton Region	173	309	20	0	0	0	193	309
Burlington	14	60	20	0	0	0	34	60
Halton Hills	5	5	0	0	0	0	5	5
Milton	148	200	0	0	0	0	148	200
Oakville	6	44	0	0	0	0	6	44
Durham Region	157	128	30	30	2	0	189	158
Ajax	34	33	14	0	0	0	48	33
Brock	0	0	0	0	0	0	0	0
Clarington	21	22	9	0	0	0	30	22
Oshawa	79	19	0	0	2	0	81	19
Pickering	5	3	0	0	0	0	5	3
Scugog	1	0	0	0	0	0	1	0
Uxbridge	3	5	0	0	0	0	3	5
Whitby	14	46	7	30	0	0	21	76
Remainder of Toronto CMA	47	171	3	0	0	0	50	171
Bradford West Gwillimbury	10	123	0	0	0	0	10	123
Town of Mono	7	3	3	0	0	0	10	3
New Tecumseth	22	39	0	0	0	0	22	39
Orangeville	8	6	0	0	0	0	8	6
Toronto CMA	1,404	1,457	2,859	1,708	4	200	4,267	3,365
Oshawa CMA	114	87	16	30	2	0	132	117
Greater Toronto Area (GTA)	1,486	1,433	2,892	1,738	6	200	4,384	3,371

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,991	2,415	21,994	14,933	1,431	1,624	25,416	18,972
Toronto	313	899	13,475	9,309	740	801	14,528	11,009
East York	98	59	105	384	0	0	203	443
Etobicoke	250	160	3,833	837	0	236	4,083	1,233
North York	793	716	4,509	3,269	105	371	5,407	4,356
Scarborough	489	549	72	417	0	210	561	1,176
York	48	31	0	0	586	6	634	37
York Region	6,149	6,455	4,151	2,708	270	110	10,570	9,273
Aurora	133	50	247	3	0	0	380	53
East Gwillimbury	121	201	0	0	0	0	121	201
Georgina Township	155	173	0	0	97	0	252	173
King Township	480	127	127	137	0	0	607	264
Markham	2,577	2,211	2,158	1,638	19	10	4,754	3,859
Newmarket	505	169	0	0	0	4	505	173
Richmond Hill	656	878	771	302	140	0	1,567	1,180
Vaughan	915	1,809	848	524	4	84	1,767	2,417
Whitchurch-Stouffville	607	837	0	104	10	12	617	953
Peel Region	5,629	4,218	923	2,005	250	200	6,803	6,423
Brampton	4,845	3,187	276	68	0	200	5,122	3,455
Caledon	491	562	0	0	0	0	491	562
Mississauga	293	469	647	1,937	250	0	1,190	2,406
Halton Region	2,519	2,660	1,584	714	0	0	4,103	3,374
Burlington	255	401	394	185	0	0	649	586
Halton Hills	173	87	0	17	0	0	173	104
Milton	1,780	1,489	363	378	0	0	2,143	1,867
Oakville	311	683	827	134	0	0	1,138	817
Durham Region	2,161	2,949	460	247	150	54	2,771	3,250
Ajax	479	650	121	65	0	0	600	715
Brock	8	16	0	0	0	0	8	16
Clarington	614	600	121	49	0	0	735	649
Oshawa	375	380	47	67	11	54	433	501
Pickering	298	591	0	0	0	0	298	591
Scugog	18	16	0	0	0	0	18	16
Uxbridge	44	53	0	0	0	0	44	53
Whitby	325	643	171	66	139	0	635	709
Remainder of Toronto CMA	864	898	56	32	0	0	920	930
Bradford West Gwillimbury	420	567	0	0	0	0	420	567
Town of Mono	29	18	24	20	0	0	53	38
New Tecumseth	272	267	32	12	0	0	304	279
Orangeville	143	46	0	0	0	0	143	46
Toronto CMA	17,718	17,539	28,435	20,272	1,951	1,934	48,105	39,745
Oshawa CMA	1,314	1,623	339	182	150	54	1,803	1,859
Greater Toronto Area (GTA)	18,449	18,697	29,112	20,607	2,101	1,988	49,663	41,292

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	% Change
Toronto City	73	101	16	6	0	5	836	710	925	822	12.5
Toronto	16	21	4	2	0	0	555	710	575	733	-21.6
East York	16	13	6	0	0	0	0	0	22	13	69.2
Etobicoke	6	9	6	0	0	0	0	0	12	9	33.3
North York	25	37	0	0	0	0	237	0	262	37	**
Scarborough	8	21	0	0	0	5	44	0	52	26	100.0
York	2	0	0	4	0	0	0	0	2	4	-50.0
York Region	269	347	70	34	238	69	2	1	579	451	28.4
Aurora	8	2	0	0	0	0	0	0	8	2	**
East Gwillimbury	19	27	12	0	0	0	0	0	31	27	14.8
Georgina Township	8	20	0	0	0	0	0	0	8	20	-60.0
King Township	21	16	2	2	15	0	0	0	38	18	111.1
Markham	60	121	34	8	117	0	2	1	213	130	63.8
Newmarket	32	1	0	0	0	0	0	0	32	1	**
Richmond Hill	27	43	2	6	24	25	0	0	53	74	-28.4
Vaughan	64	85	20	14	82	44	0	0	166	143	16.1
Whitchurch-Stouffville	30	32	0	4	0	0	0	0	30	36	-16.7
Peel Region	336	124	78	72	28	0	0	0	442	196	125.5
Brampton	303	113	78	50	0	0	0	0	381	163	133.7
Caledon	23	0	0	0	28	0	0	0	51	0	n/a
Mississauga	10	11	0	22	0	0	0	0	10	33	-69.7
Halton Region	87	114	0	8	63	53	211	65	361	240	50.4
Burlington	12	42	0	0	26	4	0	65	38	111	-65.8
Halton Hills	9	18	0	2	0	0	0	0	9	20	-55.0
Milton	49	51	0	6	37	15	0	0	86	72	19.4
Oakville	17	3	0	0	0	34	211	0	228	37	**
Durham Region	168	178	2	4	6	33	16	0	192	215	-10.7
Ajax	13	16	0	4	3	20	0	0	16	40	-60.0
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	55	54	2	0	0	6	0	0	57	60	-5.0
Oshawa	35	25	0	0	0	0	16	0	51	25	104.0
Pickering	38	8	0	0	0	0	0	0	38	8	**
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	5	12	0	0	0	0	0	0	5	12	-58.3
Whitby	22	62	0	0	3	7	0	0	25	69	-63.8
Remainder of Toronto CMA	43	123	0	8	21	0	0	0	64	131	-51.1
Bradford West Gwillimbury	20	77	0	8	0	0	0	0	20	85	-76.5
Town of Mono	5	0	0	0	0	0	0	0	5	0	n/a
New Tecumseth	8	46	0	0	0	0	0	0	8	46	-82.6
Orangeville	10	0	0	0	21	0	0	0	31	0	n/a
Toronto CMA	852	803	164	132	327	143	1,049	711	2,392	1,789	33.7
Oshawa CMA	112	141	2	0	3	13	16	0	133	154	-13.6
Greater Toronto Area (GTA)	933	864	166	124	335	160	1,065	776	2,499	1,924	29.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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	877	865	230	82	457	558	11,910	15,345	13,474	16,850	-20.0
Toronto	116	131	14	24	28	51	6,157	7,607	6,315	7,813	-19.2
East York	71	51	8	2	0	0	21	44	100	97	3.1
Etobicoke	124	128	10	16	11	0	3,264	1,016	3,409	1,160	193.9
North York	373	341	154	2	284	61	1,731	4,094	2,542	4,498	-43.5
Scarborough	175	190	42	30	134	446	737	2,564	1,088	3,230	-66.3
York	18	24	2	8	0	0	0	20	20	52	-61.5
York Region	4,154	4,039	470	692	1,726	1,302	607	1,417	6,957	7,450	-6.6
Aurora	76	105	0	8	0	0	0	153	76	266	-71.4
East Gwillimbury	119	117	36	16	20	46	0	0	175	179	-2.2
Georgina Township	133	127	0	0	13	17	0	0	146	144	1.4
King Township	147	156	4	2	82	36	0	0	233	194	20.1
Markham	1,199	763	312	282	857	374	18	883	2,386	2,302	3.6
Newmarket	344	184	4	6	26	0	4	0	378	190	98.9
Richmond Hill	657	786	20	22	311	266	20	25	1,008	1,099	-8.3
Vaughan	1,095	1,279	70	256	333	401	565	356	2,063	2,292	-10.0
Whitchurch-Stouffville	384	522	24	100	84	162	0	0	492	784	-37.2
Peel Region	2,905	2,250	932	498	753	1,271	1,163	1,971	5,753	5,990	-4.0
Brampton	2,379	1,875	674	370	344	809	200	424	3,597	3,478	3.4
Caledon	368	164	112	30	105	67	0	0	585	261	124.1
Mississauga	158	211	146	98	304	395	963	1,547	1,571	2,251	-30.2
Halton Region	1,762	1,225	148	164	957	1,018	1,021	491	3,888	2,898	34.2
Burlington	298	287	0	60	154	140	150	382	602	869	-30.7
Halton Hills	50	88	4	2	19	24	0	53	73	167	-56.3
Milton	868	659	114	102	500	476	400	56	1,882	1,293	45.6
Oakville	546	191	30	0	284	378	471	0	1,331	569	133.9
Durham Region	2,138	1,788	112	114	750	613	281	60	3,281	2,575	27.4
Ajax	394	261	102	68	271	241	0	0	767	570	34.6
Brock	9	7	0	0	0	0	0	0	9	7	28.6
Clarington	576	502	8	0	122	93	0	14	706	609	15.9
Oshawa	302	436	0	38	69	63	46	46	417	583	-28.5
Pickering	371	57	2	0	83	49	235	0	691	106	**
Scugog	13	10	0	0	0	0	0	0	13	10	30.0
Uxbridge	42	44	0	0	0	0	0	0	42	44	-4.5
Whitby	431	471	0	8	205	167	0	0	636	646	-1.5
Remainder of Toronto CMA	829	652	48	70	60	26	0	44	937	792	18.3
Bradford West Gwillimbury	456	463	28	56	0	23	0	0	484	542	-10.7
Town of Mono	47	34	0	0	0	0	0	0	47	34	38.2
New Tecumseth	258	134	14	12	6	0	0	0	278	146	90.4
Orangeville	68	21	6	2	54	3	0	44	128	70	82.9
Toronto CMA	11,036	9,106	1,932	1,514	4,153	4,325	14,786	18,886	31,907	33,831	-5.7
Oshawa CMA	1,309	1,409	8	46	396	323	46	60	1,759	1,838	-4.3
Greater Toronto Area (GTA)	11,836	10,167	1,892	1,550	4,643	4,762	14,982	19,284	33,353	35,763	-6.7

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Toronto City	0	5	0	0	599	710	237	0
Toronto	0	0	0	0	555	710	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	237	0
Scarborough	0	5	0	0	44	0	0	0
York	0	0	0	0	0	0	0	0
York Region	238	69	0	0	0	0	2	1
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	15	0	0	0	0	0	0	0
Markham	117	0	0	0	0	0	2	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	24	25	0	0	0	0	0	0
Vaughan	82	44	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	28	0	0	0	0	0	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	28	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	63	53	0	0	211	65	0	0
Burlington	26	4	0	0	0	65	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	37	15	0	0	0	0	0	0
Oakville	0	34	0	0	211	0	0	0
Durham Region	6	33	0	0	0	0	16	0
Ajax	3	20	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	16	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	3	7	0	0	0	0	0	0
Remainder of Toronto CMA	21	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	21	0	0	0	0	0	0	0
Toronto CMA	327	143	0	0	810	710	239	1
Oshawa CMA	3	13	0	0	0	0	16	0
Greater Toronto Area (GTA)	335	160	0	0	810	775	255	1

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	457	558	0	0	9,931	14,512	1,979	804
Toronto	28	51	0	0	5,355	7,182	802	396
East York	0	0	0	0	21	0	0	44
Etobicoke	11	0	0	0	2,539	1,004	725	12
North York	284	61	0	0	1,432	3,762	299	332
Scarborough	134	446	0	0	584	2,564	153	0
York	0	0	0	0	0	0	0	20
York Region	1,710	1,286	16	16	501	1,389	106	28
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	20	46	0	0	0	0	0	0
Georgina Township	13	17	0	0	0	0	0	0
King Township	82	36	0	0	0	0	0	0
Markham	857	374	0	0	0	880	18	3
Newmarket	26	0	0	0	0	0	4	0
Richmond Hill	311	266	0	0	20	0	0	25
Vaughan	333	401	0	0	481	356	84	0
Whitchurch-Stouffville	68	146	16	16	0	0	0	0
Peel Region	753	1,271	0	0	963	1,945	200	26
Brampton	344	809	0	0	0	398	200	26
Caledon	105	67	0	0	0	0	0	0
Mississauga	304	395	0	0	963	1,547	0	0
Halton Region	957	1,018	0	0	791	254	230	237
Burlington	154	140	0	0	0	198	150	184
Halton Hills	19	24	0	0	0	0	0	53
Milton	500	476	0	0	320	56	80	0
Oakville	284	378	0	0	471	0	0	0
Durham Region	704	613	46	0	235	6	46	54
Ajax	271	241	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	114	93	8	0	0	6	0	8
Oshawa	31	63	38	0	0	0	46	46
Pickering	83	49	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	205	167	0	0	0	0	0	0
Remainder of Toronto CMA	60	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	6	0	0	0	0	0	0	0
Orangeville	54	3	0	0	0	44	0	0
Toronto CMA	4,137	4,309	16	16	12,421	17,946	2,365	911
Oshawa CMA	350	323	46	0	0	6	46	54
Greater Toronto Area (GTA)	4,581	4,746	62	16	12,421	18,106	2,561	1,149

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Toronto City	83	140	599	682	243	0	925	822
Toronto	20	51	555	682	0	0	575	733
East York	22	13	0	0	0	0	22	13
Etobicoke	6	9	0	0	6	0	12	9
North York	25	37	0	0	237	0	262	37
Scarborough	8	26	44	0	0	0	52	26
York	2	4	0	0	0	0	2	4
York Region	523	439	54	11	2	1	579	451
Aurora	8	2	0	0	0	0	8	2
East Gwillimbury	31	27	0	0	0	0	31	27
Georgina Township	8	20	0	0	0	0	8	20
King Township	38	18	0	0	0	0	38	18
Markham	211	129	0	0	2	1	213	130
Newmarket	32	1	0	0	0	0	32	1
Richmond Hill	53	74	0	0	0	0	53	74
Vaughan	112	132	54	11	0	0	166	143
Whitchurch-Stouffville	30	36	0	0	0	0	30	36
Peel Region	442	195	0	1	0	0	442	196
Brampton	381	163	0	0	0	0	381	163
Caledon	51	0	0	0	0	0	51	0
Mississauga	10	32	0	1	0	0	10	33
Halton Region	144	143	217	97	0	0	361	240
Burlington	32	42	6	69	0	0	38	111
Halton Hills	9	20	0	0	0	0	9	20
Milton	86	72	0	0	0	0	86	72
Oakville	17	9	211	28	0	0	228	37
Durham Region	170	201	6	14	16	0	192	215
Ajax	13	26	3	14	0	0	16	40
Brock	0	0	0	0	0	0	0	0
Clarington	57	60	0	0	0	0	57	60
Oshawa	35	25	0	0	16	0	51	25
Pickering	38	8	0	0	0	0	38	8
Scugog	0	1	0	0	0	0	0	1
Uxbridge	5	12	0	0	0	0	5	12
Whitby	22	69	3	0	0	0	25	69
Remainder of Toronto CMA	57	131	7	0	0	0	64	131
Bradford West Gwillimbury	20	85	0	0	0	0	20	85
Town of Mono	0	0	5	0	0	0	5	0
New Tecumseth	6	46	2	0	0	0	8	46
Orangeville	31	0	0	0	0	0	31	0
Toronto CMA	1,273	1,052	874	736	245	1	2,392	1,789
Oshawa CMA	114	154	3	0	16	0	133	154
Greater Toronto Area (GTA)	1,362	1,118	876	805	261	1	2,499	1,924

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	1,528	1,449	9,961	14,568	1,985	804	13,474	16,850
Toronto	179	234	5,334	7,154	802	396	6,315	7,813
East York	79	53	21	0	0	44	100	97
Etobicoke	133	184	2,545	964	731	12	3,409	1,160
North York	799	360	1,444	3,806	299	332	2,542	4,498
Scarborough	318	586	617	2,644	153	0	1,088	3,230
York	20	32	0	0	0	20	20	52
York Region	6,075	5,814	758	1,592	124	44	6,957	7,450
Aurora	72	113	4	153	0	0	76	266
East Gwillimbury	175	179	0	0	0	0	175	179
Georgina Township	146	144	0	0	0	0	146	144
King Township	233	194	0	0	0	0	233	194
Markham	2,316	1,392	52	907	18	3	2,386	2,302
Newmarket	374	190	0	0	4	0	378	190
Richmond Hill	868	966	140	108	0	25	1,008	1,099
Vaughan	1,417	1,868	562	424	84	0	2,063	2,292
Whitchurch-Stouffville	474	768	0	0	18	16	492	784
Peel Region	4,316	3,400	1,237	2,564	200	26	5,753	5,990
Brampton	3,397	2,690	0	762	200	26	3,597	3,478
Caledon	585	255	0	6	0	0	585	261
Mississauga	334	455	1,237	1,796	0	0	1,571	2,251
Halton Region	2,588	2,090	1,070	571	230	237	3,888	2,898
Burlington	392	449	60	236	150	184	602	869
Halton Hills	50	114	23	0	0	53	73	167
Milton	1,393	1,220	409	73	80	0	1,882	1,293
Oakville	753	307	578	262	0	0	1,331	569
Durham Region	2,733	2,344	452	177	96	54	3,281	2,575
Ajax	676	549	91	21	0	0	767	570
Brock	9	7	0	0	0	0	9	7
Clarington	665	541	33	60	8	8	706	609
Oshawa	298	474	31	63	88	46	417	583
Pickering	456	106	235	0	0	0	691	106
Scugog	13	10	0	0	0	0	13	10
Uxbridge	42	44	0	0	0	0	42	44
Whitby	574	613	62	33	0	0	636	646
Remainder of Toronto CMA	893	700	44	92	0	0	937	792
Bradford West Gwillimbury	484	542	0	0	0	0	484	542
Town of Mono	13	17	34	17	0	0	47	34
New Tecumseth	268	115	10	31	0	0	278	146
Orangeville	128	26	0	44	0	0	128	70
Toronto CMA	16,182	13,703	13,336	19,172	2,389	927	31,907	33,831
Oshawa CMA	1,537	1,628	126	156	96	54	1,759	1,838
Greater Toronto Area (GTA)	17,240	15,097	13,478	19,472	2,635	1,165	33,353	35,763

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2012	1	1.5	1	1.5	4	6.0	7	10.4	54	80.6	67	1,099,400	1,397,030
December 2011	2	2.0	5	5.0	6	6.0	11	11.0	76	76.0	100	1,195,000	1,353,415
Year-to-date 2012	9	1.1	95	11.1	57	6.7	80	9.4	613	71.8	854	995,000	1,202,158
Year-to-date 2011	81	9.5	47	5.5	73	8.5	65	7.6	589	68.9	855	1,095,000	1,252,512
Toronto													
December 2012	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	2,150,000	2,140,927
December 2011	0	0.0	0	0.0	0	0.0	4	19.0	17	81.0	21	1,195,000	1,883,952
Year-to-date 2012	0	0.0	0	0.0	1	0.9	2	1.8	111	97.4	114	1,337,500	1,741,684
Year-to-date 2011	2	1.6	3	2.3	3	2.3	10	7.8	111	86.0	129	1,295,000	1,749,851
East York													
December 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,099,500	1,285,667
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,295,000	1,327,643
Year-to-date 2012	0	0.0	0	0.0	0	0.0	20	29.4	48	70.6	68	995,000	1,294,225
Year-to-date 2011	1	1.9	1	1.9	1	1.9	5	9.4	45	84.9	53	1,189,000	1,170,758
Etobicoke													
December 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
December 2011	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,250,100	1,266,073
Year-to-date 2012	0	0.0	1	0.8	5	4.0	21	16.7	99	78.6	126	1,075,275	1,234,657
Year-to-date 2011	0	0.0	0	0.0	6	4.8	26	20.6	94	74.6	126	1,479,900	1,424,480
North York													
December 2012	1	3.7	0	0.0	2	7.4	4	14.8	20	74.1	27	1,099,400	1,291,504
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	36	100.0	36	1,409,459	1,488,898
Year-to-date 2012	6	1.6	22	6.0	7	1.9	15	4.1	318	86.4	368	1,100,000	1,274,420
Year-to-date 2011	3	0.9	2	0.6	5	1.5	7	2.1	320	95.0	337	1,300,000	1,435,144
Scarborough													
December 2012	0	0.0	1	14.3	2	28.6	1	14.3	3	42.9	7	--	--
December 2011	2	10.5	5	26.3	6	31.6	6	31.6	0	0.0	19	594,900	575,286
Year-to-date 2012	3	1.9	72	44.7	40	24.8	16	9.9	30	18.6	161	550,000	629,243
Year-to-date 2011	75	40.3	41	22.0	44	23.7	12	6.5	14	7.5	186	516,990	539,902
York													
December 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
December 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	4	23.5	6	35.3	7	41.2	17	789,590	836,601
Year-to-date 2011	0	0.0	0	0.0	14	58.3	5	20.8	5	20.8	24	635,450	815,298

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2012	21	7.8	29	10.7	42	15.6	98	36.3	80	29.6	270	711,900	758,198
December 2011	75	21.6	76	21.9	67	19.3	95	27.4	34	9.8	347	570,990	593,781
Year-to-date 2012	479	11.6	837	20.2	816	19.7	1,211	29.2	804	19.4	4,147	644,900	686,438
Year-to-date 2011	646	16.0	949	23.5	1,213	30.1	803	19.9	420	10.4	4,031	585,990	614,230
Aurora													
December 2012	1	11.1	1	11.1	0	0.0	0	0.0	7	77.8	9	--	--
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	2	2.6	3	3.8	1	1.3	8	10.3	64	82.1	78	879,990	1,078,979
Year-to-date 2011	6	5.4	24	21.6	41	36.9	8	7.2	32	28.8	111	618,990	757,807
East Gwillimbury													
December 2012	13	68.4	4	21.1	1	5.3	1	5.3	0	0.0	19	449,990	456,358
December 2011	16	59.3	11	40.7	0	0.0	0	0.0	0	0.0	27	440,990	448,434
Year-to-date 2012	94	79.0	22	18.5	1	0.8	2	1.7	0	0.0	119	442,990	442,880
Year-to-date 2011	78	66.7	28	23.9	10	8.5	0	0.0	1	0.9	117	439,990	453,057
Georgina Township													
December 2012	6	75.0	2	25.0	0	0.0	0	0.0	0	0.0	8	--	--
December 2011	20	100.0	0	0.0	0	0.0	0	0.0	0	0.0	20	313,490	327,190
Year-to-date 2012	113	85.0	7	5.3	2	1.5	2	1.5	9	6.8	133	345,990	423,338
Year-to-date 2011	105	82.7	1	0.8	5	3.9	7	5.5	9	7.1	127	329,990	403,533
King Township													
December 2012	0	0.0	0	0.0	0	0.0	10	47.6	11	52.4	21	807,990	880,610
December 2011	0	0.0	0	0.0	0	0.0	7	50.0	7	50.0	14	793,990	829,769
Year-to-date 2012	0	0.0	1	0.7	0	0.0	73	50.3	71	49.0	145	788,990	868,426
Year-to-date 2011	16	10.8	31	20.9	6	4.1	54	36.5	41	27.7	148	731,490	691,867
Markham													
December 2012	1	1.7	4	6.7	5	8.3	16	26.7	34	56.7	60	857,990	818,838
December 2011	32	26.4	49	40.5	24	19.8	16	13.2	0	0.0	121	486,990	515,371
Year-to-date 2012	168	14.1	404	33.8	296	24.8	146	12.2	180	15.1	1,194	561,990	608,807
Year-to-date 2011	138	18.1	245	32.1	242	31.7	101	13.2	37	4.8	763	548,900	564,458
Newmarket													
December 2012	0	0.0	9	28.1	7	21.9	16	50.0	0	0.0	32	651,445	618,053
December 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	38	11.0	162	47.1	93	27.0	51	14.8	0	0.0	344	546,900	552,108
Year-to-date 2011	95	51.6	53	28.8	34	18.5	2	1.1	0	0.0	184	445,990	480,031
Richmond Hill													
December 2012	0	0.0	6	22.2	1	3.7	7	25.9	13	48.1	27	782,000	949,514
December 2011	0	0.0	0	0.0	12	27.9	28	65.1	3	7.0	43	677,900	700,592
Year-to-date 2012	2	0.3	68	10.4	201	30.8	258	39.5	124	19.0	653	664,990	754,759
Year-to-date 2011	35	4.5	80	10.3	287	37.1	285	36.9	86	11.1	773	649,900	681,767
Vaughan													
December 2012	0	0.0	0	0.0	15	23.4	34	53.1	15	23.4	64	749,945	818,646
December 2011	0	0.0	7	8.0	15	17.2	43	49.4	22	25.3	87	729,900	737,013
Year-to-date 2012	6	0.5	16	1.5	134	12.2	621	56.5	323	29.4	1,100	749,990	808,960
Year-to-date 2011	35	2.7	246	19.2	462	36.0	333	25.9	208	16.2	1,284	625,445	679,904
Whitchurch-Stouffville													
December 2012	0	0.0	3	10.0	13	43.3	14	46.7	0	0.0	30	649,990	644,623
December 2011	6	18.8	9	28.1	16	50.0	1	3.1	0	0.0	32	554,945	527,848
Year-to-date 2012	56	14.7	154	40.4	88	23.1	50	13.1	33	8.7	381	528,990	598,460
Year-to-date 2011	138	26.3	241	46.0	126	24.0	13	2.5	6	1.1	524	504,900	507,983

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2012	32	9.5	112	33.3	96	28.6	81	24.1	15	4.5	336	571,900	590,385
December 2011	26	19.3	43	31.9	28	20.7	26	19.3	12	8.9	135	543,900	610,206
Year-to-date 2012	438	15.1	868	29.9	817	28.2	607	20.9	171	5.9	2,901	563,900	586,200
Year-to-date 2011	635	27.4	632	27.3	533	23.0	360	15.5	159	6.9	2,319	535,900	563,772
Brampton													
December 2012	31	10.2	103	34.0	87	28.7	77	25.4	5	1.7	303	568,900	577,159
December 2011	26	21.0	43	34.7	28	22.6	26	21.0	1	0.8	124	525,900	573,289
Year-to-date 2012	408	17.2	772	32.5	617	26.0	508	21.4	70	2.9	2,375	551,900	562,491
Year-to-date 2011	623	32.0	546	28.1	454	23.3	308	15.8	15	0.8	1,946	519,400	524,958
Caledon													
December 2012	1	4.3	9	39.1	9	39.1	4	17.4	0	0.0	23	599,990	577,829
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	30	8.2	92	25.0	159	43.2	77	20.9	10	2.7	368	594,990	601,873
Year-to-date 2011	11	6.8	76	46.9	43	26.5	12	7.4	20	12.3	162	535,945	598,334
Mississauga													
December 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,050,000	1,020,000
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	950,000	1,026,364
Year-to-date 2012	0	0.0	4	2.5	41	25.9	22	13.9	91	57.6	158	850,000	906,094
Year-to-date 2011	1	0.5	10	4.7	36	17.1	40	19.0	124	58.8	211	850,000	895,205
Halton Region													
December 2012	31	32.3	19	19.8	1	1.0	7	7.3	38	39.6	96	525,400	886,094
December 2011	27	23.9	28	24.8	22	19.5	21	18.6	15	13.3	113	550,000	709,760
Year-to-date 2012	385	22.1	550	31.6	337	19.4	130	7.5	338	19.4	1,740	540,000	715,248
Year-to-date 2011	431	34.8	386	31.2	127	10.3	80	6.5	215	17.4	1,239	489,990	760,634
Burlington													
December 2012	0	0.0	1	11.1	1	11.1	0	0.0	7	77.8	9	--	--
December 2011	10	24.4	17	41.5	10	24.4	1	2.4	3	7.3	41	503,990	824,944
Year-to-date 2012	17	5.9	143	49.8	82	28.6	3	1.0	42	14.6	287	525,000	707,597
Year-to-date 2011	69	24.1	143	50.0	36	12.6	4	1.4	34	11.9	286	499,990	764,964
Halton Hills													
December 2012	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
December 2011	0	0.0	0	0.0	0	0.0	15	83.3	3	16.7	18	760,400	759,011
Year-to-date 2012	0	0.0	0	0.0	2	4.0	9	18.0	39	78.0	50	937,000	975,892
Year-to-date 2011	3	3.4	8	9.1	4	4.5	27	30.7	46	52.3	88	813,400	988,947
Milton													
December 2012	31	63.3	18	36.7	0	0.0	0	0.0	0	0.0	49	420,900	443,206
December 2011	17	33.3	10	19.6	11	21.6	5	9.8	8	15.7	51	530,900	583,588
Year-to-date 2012	363	41.8	312	35.9	185	21.3	4	0.5	4	0.5	868	469,900	487,081
Year-to-date 2011	356	54.0	223	33.8	59	9.0	10	1.5	11	1.7	659	440,900	469,555
Oakville													
December 2012	0	0.0	0	0.0	0	0.0	5	17.2	24	82.8	29	890,000	1,372,000
December 2011	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	--	--
Year-to-date 2012	5	0.9	95	17.8	68	12.7	114	21.3	253	47.3	535	785,000	1,065,177
Year-to-date 2011	3	1.5	12	5.8	28	13.6	39	18.9	124	60.2	206	1,050,990	1,588,261

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2012	113	66.9	25	14.8	7	4.1	16	9.5	8	4.7	169	408,990	455,851
December 2011	116	65.2	37	20.8	13	7.3	8	4.5	4	2.2	178	394,240	428,252
Year-to-date 2012	1,159	54.7	462	21.8	276	13.0	154	7.3	66	3.1	2,117	434,990	461,524
Year-to-date 2011	1,254	69.9	342	19.1	120	6.7	49	2.7	30	1.7	1,795	369,900	406,652
Ajax													
December 2012	6	46.2	5	38.5	0	0.0	2	15.4	0	0.0	13	451,600	479,962
December 2011	5	29.4	7	41.2	3	17.6	2	11.8	0	0.0	17	459,900	515,170
Year-to-date 2012	124	32.5	77	20.2	85	22.3	79	20.7	17	4.5	382	534,400	533,152
Year-to-date 2011	90	33.2	105	38.7	54	19.9	20	7.4	2	0.7	271	498,800	502,159
Brock													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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													
December 2012	48	87.3	4	7.3	2	3.6	0	0.0	1	1.8	55	339,990	360,158
December 2011	48	88.9	4	7.4	1	1.9	1	1.9	0	0.0	54	334,990	350,554
Year-to-date 2012	486	83.1	77	13.2	13	2.2	6	1.0	3	0.5	585	351,990	370,093
Year-to-date 2011	438	88.0	43	8.6	8	1.6	5	1.0	4	0.8	498	339,990	354,502
Oshawa													
December 2012	26	74.3	8	22.9	1	2.9	0	0.0	0	0.0	35	408,990	418,944
December 2011	24	92.3	2	7.7	0	0.0	0	0.0	0	0.0	26	342,490	356,538
Year-to-date 2012	219	73.0	71	23.7	4	1.3	5	1.7	1	0.3	300	393,900	398,311
Year-to-date 2011	369	80.7	77	16.8	9	2.0	2	0.4	0	0.0	457	348,900	370,253
Pickering													
December 2012	20	52.6	2	5.3	0	0.0	10	26.3	6	15.8	38	441,990	591,482
December 2011	0	0.0	4	50.0	1	12.5	2	25.0	1	12.5	8	--	--
Year-to-date 2012	118	31.8	102	27.5	95	25.6	26	7.0	30	8.1	371	513,330	561,051
Year-to-date 2011	5	8.8	13	22.8	17	29.8	11	19.3	11	19.3	57	599,990	654,521
Scugog													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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													
December 2012	1	20.0	1	20.0	1	20.0	2	40.0	0	0.0	5	--	--
December 2011	0	0.0	3	27.3	5	45.5	1	9.1	2	18.2	11	566,600	640,573
Year-to-date 2012	9	20.9	7	16.3	10	23.3	12	27.9	5	11.6	43	591,100	628,697
Year-to-date 2011	22	51.2	9	20.9	7	16.3	1	2.3	4	9.3	43	449,900	492,238
Whitby													
December 2012	12	52.2	5	21.7	3	13.0	2	8.7	1	4.3	23	448,990	480,177
December 2011	39	62.9	17	27.4	3	4.8	2	3.2	1	1.6	62	415,990	433,447
Year-to-date 2012	203	46.6	128	29.4	69	15.8	26	6.0	10	2.3	436	455,990	463,764
Year-to-date 2011	330	70.4	95	20.3	25	5.3	10	2.1	9	1.9	469	369,900	404,335

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2012	38	92.7	2	4.9	1	2.4	0	0.0	0	0.0	41	419,900	398,587
December 2011	103	83.7	19	15.4	1	0.8	0	0.0	0	0.0	123	397,990	384,787
Year-to-date 2012	698	84.5	112	13.6	6	0.7	6	0.7	4	0.5	826	397,990	394,516
Year-to-date 2011	521	79.5	105	16.0	14	2.1	8	1.2	7	1.1	655	410,990	414,047
Bradford West Gwillimbury													
December 2012	18	90.0	2	10.0	0	0.0	0	0.0	0	0.0	20	427,490	421,540
December 2011	57	74.0	19	24.7	1	1.3	0	0.0	0	0.0	77	439,990	437,821
Year-to-date 2012	354	77.6	98	21.5	2	0.4	1	0.2	1	0.2	456	424,990	427,958
Year-to-date 2011	356	76.9	102	22.0	3	0.6	2	0.4	0	0.0	463	424,990	429,614
Town of Mono													
December 2012	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	38	82.6	3	6.5	0	0.0	2	4.3	3	6.5	46	419,900	450,493
Year-to-date 2011	16	45.7	1	2.9	8	22.9	4	11.4	6	17.1	35	559,900	575,577
New Tecumseth													
December 2012	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
December 2011	46	100.0	0	0.0	0	0.0	0	0.0	0	0.0	46	297,990	296,012
Year-to-date 2012	256	99.2	1	0.4	0	0.0	1	0.4	0	0.0	258	309,990	319,368
Year-to-date 2011	128	95.5	1	0.7	3	2.2	1	0.7	1	0.7	134	300,445	321,489
Orangeville													
December 2012	7	87.5	0	0.0	1	12.5	0	0.0	0	0.0	8	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	50	75.8	10	15.2	4	6.1	2	3.0	0	0.0	66	398,950	418,213
Year-to-date 2011	21	91.3	1	4.3	0	0.0	1	4.3	0	0.0	23	379,900	394,136
Toronto CMA													
December 2012	150	17.5	170	19.8	144	16.8	207	24.2	186	21.7	857	629,990	718,330
December 2011	228	28.0	168	20.7	123	15.1	157	19.3	137	16.9	813	557,900	662,516
Year-to-date 2012	2,243	20.4	2,505	22.8	2,141	19.5	2,148	19.6	1,940	17.7	10,977	577,900	672,318
Year-to-date 2011	2,362	25.7	2,103	22.9	2,002	21.8	1,344	14.6	1,373	14.9	9,184	557,990	658,063
Oshawa CMA													
December 2012	86	76.1	17	15.0	6	5.3	2	1.8	2	1.8	113	372,900	402,795
December 2011	111	78.2	23	16.2	4	2.8	3	2.1	1	0.7	142	364,337	387,842
Year-to-date 2012	908	68.7	276	20.9	86	6.5	37	2.8	14	1.1	1,321	377,990	407,418
Year-to-date 2011	1,137	79.8	215	15.1	42	2.9	17	1.2	13	0.9	1,424	349,990	375,970
Greater Toronto Area													
December 2012	198	21.1	186	19.8	150	16.0	209	22.3	195	20.8	938	609,945	702,332
December 2011	246	28.2	189	21.6	136	15.6	161	18.4	141	16.2	873	550,000	664,597
Year-to-date 2012	2,470	21.0	2,812	23.9	2,303	19.6	2,182	18.6	1,992	16.9	11,759	569,990	662,934
Year-to-date 2011	3,047	29.8	2,356	23.0	2,066	20.2	1,357	13.3	1,413	13.8	10,239	536,900	637,427

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
December 2012**

Submarket	Dec 2012	Dec 2011	% Change	YTD 2012	YTD 2011	% Change
Toronto City	1,397,030	1,353,415	3.2	1,202,158	1,252,512	-4.0
Toronto	2,140,927	1,883,952	13.6	1,741,684	1,749,851	-0.5
East York	1,285,667	1,327,643	-3.2	1,294,225	1,170,758	10.5
Etobicoke	--	1,266,073	n/a	1,234,657	1,424,480	-13.3
North York	1,291,504	1,488,898	-13.3	1,274,420	1,435,144	-11.2
Scarborough	--	575,286	n/a	629,243	539,902	16.5
York	--	--	n/a	836,601	815,298	2.6
York Region	758,198	593,781	27.7	686,438	614,230	11.8
Aurora	--	--	n/a	1,078,979	757,807	42.4
East Gwillimbury	456,358	448,434	1.8	442,880	453,057	-2.2
Georgina Township	--	327,190	n/a	423,338	403,533	4.9
King Township	880,610	829,769	6.1	868,426	691,867	25.5
Markham	818,838	515,371	58.9	608,807	564,458	7.9
Newmarket	618,053	--	n/a	552,108	480,031	15.0
Richmond Hill	949,514	700,592	35.5	754,759	681,767	10.7
Vaughan	818,646	737,013	11.1	808,960	679,904	19.0
Whitchurch-Stouffville	644,623	527,848	22.1	598,460	507,983	17.8
Peel Region	590,385	610,206	-3.2	586,200	563,772	4.0
Brampton	577,159	573,289	0.7	562,491	524,958	7.1
Caledon	577,829	--	n/a	601,873	598,334	0.6
Mississauga	1,020,000	1,026,364	-0.6	906,094	895,205	1.2
Halton Region	886,094	709,760	24.8	715,248	760,634	-6.0
Burlington	--	824,944	n/a	707,597	764,964	-7.5
Halton Hills	--	759,011	n/a	975,892	988,947	-1.3
Milton	443,206	583,588	-24.1	487,081	469,555	3.7
Oakville	1,372,000	--	n/a	1,065,177	1,588,261	-32.9
Durham Region	455,851	428,252	6.4	461,524	406,652	13.5
Ajax	479,962	515,170	-6.8	533,152	502,159	6.2
Brock	--	--	n/a	--	--	n/a
Clarington	360,158	350,554	2.7	370,093	354,502	4.4
Oshawa	418,944	356,538	17.5	398,311	370,253	7.6
Pickering	591,482	--	n/a	561,051	654,521	-14.3
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	640,573	n/a	628,697	492,238	27.7
Whitby	480,177	433,447	10.8	463,764	404,335	14.7
Remainder of Toronto CMA	398,587	384,787	3.6	394,516	414,047	-4.7
Bradford West Gwillimbury	421,540	437,821	-3.7	427,958	429,614	-0.4
Town of Mono	--	--	n/a	450,493	575,577	-21.7
New Tecumseth	--	296,012	n/a	319,368	321,489	-0.7
Orangeville	--	--	n/a	418,213	394,136	6.1
Toronto CMA	718,330	662,516	8.4	672,318	658,063	2.2
Oshawa CMA	402,795	387,842	3.9	407,418	375,970	8.4
Greater Toronto Area (GTA)	702,332	664,597	5.7	662,934	637,427	4.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
December 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	7,481	9,025	11,698	64.0	427,159	4.4	446,406
	February	6,265	-14.1	7,370	11,536	12,826	57.5	454,470	5.3	450,131
	March	9,262	-11.2	7,449	15,315	11,538	64.6	456,147	4.9	455,322
	April	9,040	-17.0	7,159	14,495	11,843	60.4	477,406	9.1	462,451
	May	10,045	6.1	7,445	16,076	11,773	63.2	485,520	8.7	468,106
	June	10,234	21.4	7,501	14,855	11,926	62.9	476,386	9.5	465,865
	July	7,922	20.6	7,477	12,508	12,389	60.4	459,122	9.2	472,631
	August	7,542	21.0	7,701	12,509	12,882	59.8	451,663	9.9	474,814
	September	7,658	21.3	8,126	14,727	12,582	64.6	465,369	8.9	470,625
	October	7,642	14.3	8,088	12,405	13,024	62.1	478,137	7.8	471,435
	November	7,092	8.9	7,940	9,786	12,551	63.3	480,421	9.7	484,121
	December	4,718	7.4	8,023	4,811	13,016	61.6	451,436	4.0	471,388
2012	January	4,567	5.2	7,788	9,655	12,473	62.4	463,534	8.5	488,564
	February	7,032	12.2	7,888	12,684	13,311	59.3	502,508	10.6	498,240
	March	9,690	4.6	8,138	16,308	13,305	61.2	504,117	10.5	502,422
	April	10,350	14.5	8,440	16,436	13,258	63.7	517,556	8.4	502,916
	May	10,850	8.0	7,690	19,177	13,516	56.9	516,787	6.4	497,476
	June	9,422	-7.9	7,419	16,679	14,220	52.2	508,622	6.8	497,880
	July	7,570	-4.4	7,299	13,888	13,771	53.0	476,947	3.9	494,027
	August	6,418	-14.9	6,589	11,748	12,398	53.1	479,095	6.1	506,199
	September	5,879	-23.2	6,809	15,220	14,074	48.4	503,662	8.2	507,702
	October	6,896	-9.8	6,883	13,054	13,133	52.4	503,479	5.3	499,344
	November	5,793	-18.3	6,570	9,838	13,105	50.1	485,328	1.0	492,314
	December	3,690	-21.8	6,643	4,295	12,420	53.5	478,739	6.0	501,361
	Q4 2011	19,452	10.6		27,002			472,494	7.6	
	Q4 2012	16,379	-15.8		27,187			491,486	4.0	
	YTD 2011	91,760	4.0		148,048			466,352	7.9	
	YTD 2012	88,157	-3.9		158,982			498,973	7.0	

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

¹Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa
December 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	799	1,074	1,191	67.1	302,326	4.5	308,988
	February	652	-20.4	728	1,248	1,258	57.8	302,068	5.4	304,680
	March	981	-11.7	791	1,666	1,266	62.4	301,668	-1.5	302,761
	April	949	-19.8	746	1,601	1,239	60.2	321,042	5.4	314,211
	May	1,040	1.3	775	1,728	1,312	59.1	316,057	4.8	309,783
	June	1,046	13.7	818	1,587	1,349	60.6	322,947	6.1	314,787
	July	849	19.9	785	1,250	1,315	59.7	324,983	10.0	318,786
	August	764	15.6	789	1,305	1,394	56.6	310,852	-0.6	312,947
	September	833	17.8	875	1,516	1,411	62.0	318,523	7.5	319,893
	October	759	10.3	810	1,270	1,393	58.2	317,779	5.1	317,835
	November	734	11.0	866	1,000	1,328	65.2	314,260	6.3	318,602
	December	492	6.7	882	522	1,375	64.1	310,267	5.4	320,394
2012	January	556	10.1	882	1,073	1,205	73.2	316,394	4.7	322,881
	February	809	24.1	905	1,327	1,330	68.1	323,592	7.1	326,314
	March	1,128	15.0	897	1,722	1,301	69.0	327,630	8.6	328,814
	April	1,167	23.0	916	1,655	1,281	71.5	337,401	5.1	329,386
	May	1,183	13.8	884	1,749	1,325	66.7	339,086	7.3	332,664
	June	1,051	0.5	825	1,509	1,283	64.3	339,032	5.0	330,641
	July	925	9.0	868	1,306	1,382	62.8	334,783	3.0	328,281
	August	854	11.8	890	1,208	1,289	69.1	335,783	8.0	338,115
	September	729	-12.5	764	1,335	1,242	61.5	334,870	5.1	336,215
	October	797	5.0	849	1,140	1,256	67.6	335,818	5.7	335,603
	November	699	-4.8	814	909	1,202	67.8	335,697	6.8	340,756
	December	390	-20.7	693	416	1,097	63.2	324,743	4.7	335,922
	Q4 2011	1,985	9.7		2,792			314,616	5.5	
	Q4 2012	1,886	-5.0		2,465			333,483	6.0	
	YTD 2011	9,604	1.3		15,767			314,450	4.8	
	YTD 2012	10,288	7.1		15,349			333,202	6.0	

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¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA
December 2012

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
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	117.9	122.1	3,029	8.5	67.6	915
	October	595	3.10	5.24	118.2	122.3	3,045	8.6	67.9	913
	November	595	3.10	5.24	118.5	122.0	3,066	8.4	68.2	905
	December	595	3.00	5.24		121.4	3,073	8.3	68.2	900

"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
December 2012

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
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	117.9	122.1	188.1	9.0	66.6	950
	October	595	3.10	5.24	118.2	122.3	188.4	9.1	66.7	962
	November	595	3.10	5.24	118.5	122.0	191.5	9.0	67.7	958
	December	595	3.00	5.24		121.4	192.9	9.5	68.5	959

"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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