HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

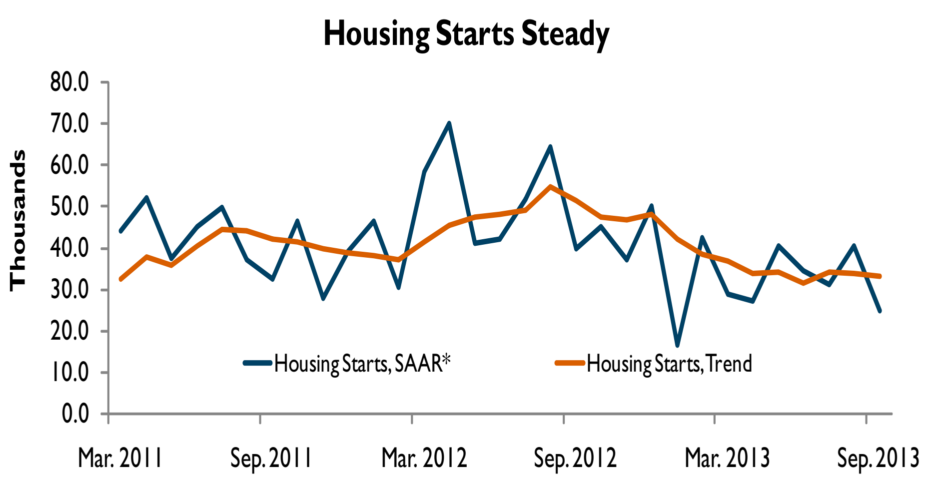
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2013

Highlights

- Starts match household formation.
- Strong third quarter recovery in existing home sales.
- Demand shifts to lower-priced existing homes.

Figure 1



Source: CMHC, Housing Starts and Completions Survey

* SAAR[1]: Seasonally Adjusted Annual Rate.

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels. The trend is a six-month moving average of the monthly SAAR.

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New Home Market

Rows and Apartments Propel New Construction

Seasonally adjusted and annualized (SAAR) monthly housing starts in the Toronto Census Metropolitan Area (CMA) were trending at 33,184 in September, roughly the same as in August. Total starts (SAAR) were 32,370 for the third quarter this year, down a little from the previous quarter. After the decline from 2012, housing starts have stabilized.

Growth in the number of households is a fundamental driver of new housing demand. The contribution to population growth in Ontario from international and interprovincial migration was down in the first half of 2013, implying some slowing in household formation in Toronto. On average, about 37,000 new households were formed annually in Toronto between 2006 and 2011. Some slowing from that rate implies that the current rate of starts roughly matches current household formation. New home sales are supported by both household formation and employment, and strong growth in the latter allowed the upward trend in sales (following adjustment for seasonal and irregular factors) to continue through the third quarter.

Although total starts stabilized in the third quarter, starts of rows and apartments increased. The increase in apartment starts was entirely related to condominiums. During the third quarter, 15 condominium apartment projects with more than 50 units per project completed their foundations. A slower pace of condominium apartment sales has meant that projects are taking longer to reach the sales targets associated with the start of construction. On average, the projects which started in the third quarter launched sales 27 months earlier, up from an average of 20 months a year earlier. However, the launch-to-start period was down from an average of 30 months in the previous quarter. The recovery underway in both row sales and starts reflects a longer-term shift in demand to this relatively accessible housing type.

The rapid growth of new single-detached homes began to slow in the third quarter. The year-over-year rate of increase in the average price for a new single slowed from 18 per cent in the second to about 12 per cent in the third. Homes priced well above the average continued to pull up the average price. Growth in the median price, a better indicator of how new singles prices are moving, slowed from nine per cent to 3.5 per cent. Despite this slowdown, the strong price growth of singles has contributed to the shift in demand to rows.

The usual geographic distribution of housing starts continued in the third quarter. The majority of apartment construction continued to happen in the York Region and the City of Toronto. Low-density housing such as singles, semis, and rows continued to occur mainly in Peel, Durham, and parts of York Region.

Resale Market

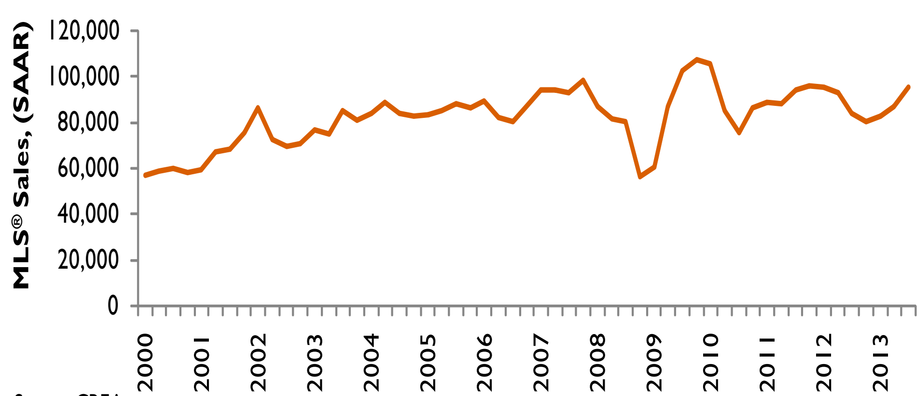
Sales Momentum Strengthens

MLS® sales in Toronto continued the upward movement experienced through the year, ultimately rebounding to the levels achieved in the first-half part of 2012. Steady employment gains registered through the year and positive migration created an optimistic environment for growth. The mortgage rate increase in Q3 induced potential buyers who were standing on the sidelines to rush to the market putting upward pressure on sales. In the third quarter of 2013 seasonally adjusted annualized sales, at 95,256 units, were up 10 per cent from the second quarter of the year.

At just under 40,000, new listings in the third quarter were relatively flat

Figure 2

Sales Continue to Increase



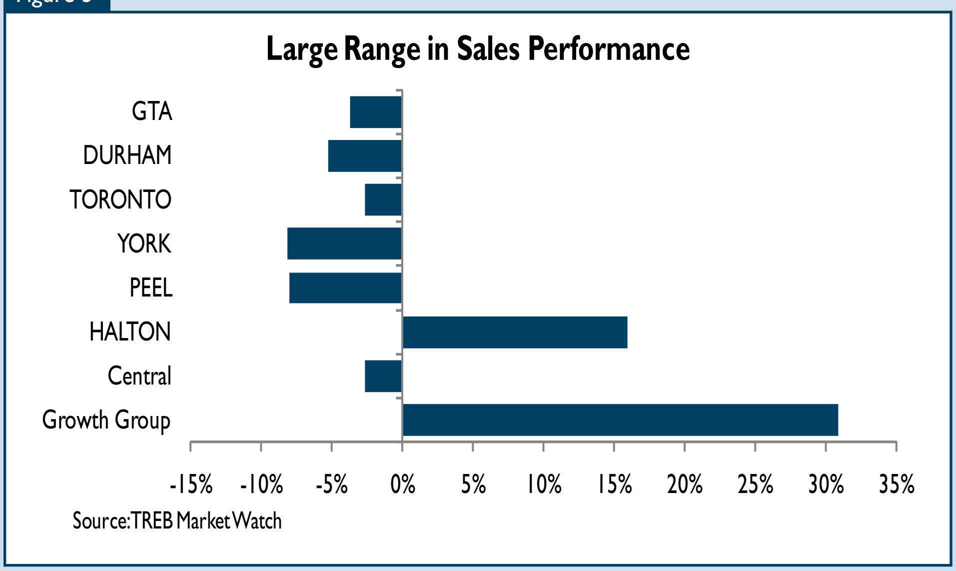
Source: CREA
MLS® is a registered trademark of CREA
Sales are seasonally adjusted and multiplied by four to show an annual rate

compared to the previous quarter when they slightly exceeded 40,000. Traditionally, new listings tend to rise when prices in the resale market rise, albeit with a lag. The subdued price growth of the previous few quarters contributed to the current stabilization. With more sales and fewer listings, the sales-to-new-listings ratio edged up closer to 60 per cent, indicating the market had tightened and was approaching a seller's market. With the tighter market, price growth accelerated following two consecutive quarters of relatively moderate housing price increases. The average price for condo townhomes increased by about 7.5 per cent compared to the same quarter last year, followed by the price increase for single-detached homes which increased by about 6.5 per cent over the same period.

Although both sales and prices indicate a shift in demand towards low-rise housing, demand also shifted towards the lower-priced homes, as the percentage of homes priced below $500k accounted for 63 per cent of the sales in the third quarter, up from 59 per cent in the second quarter. The largest shift occurred among semi-detached homes for which the share of sales in the same price range went from 66 per cent in the second quarter to 70 per cent in the third quarter. The share of sales of condominium apartments and single-detached each increased by two percentage points. Sales of homes priced $700k and over slowed compared to the previous quarter.

Condo sales growing in some GTA areas

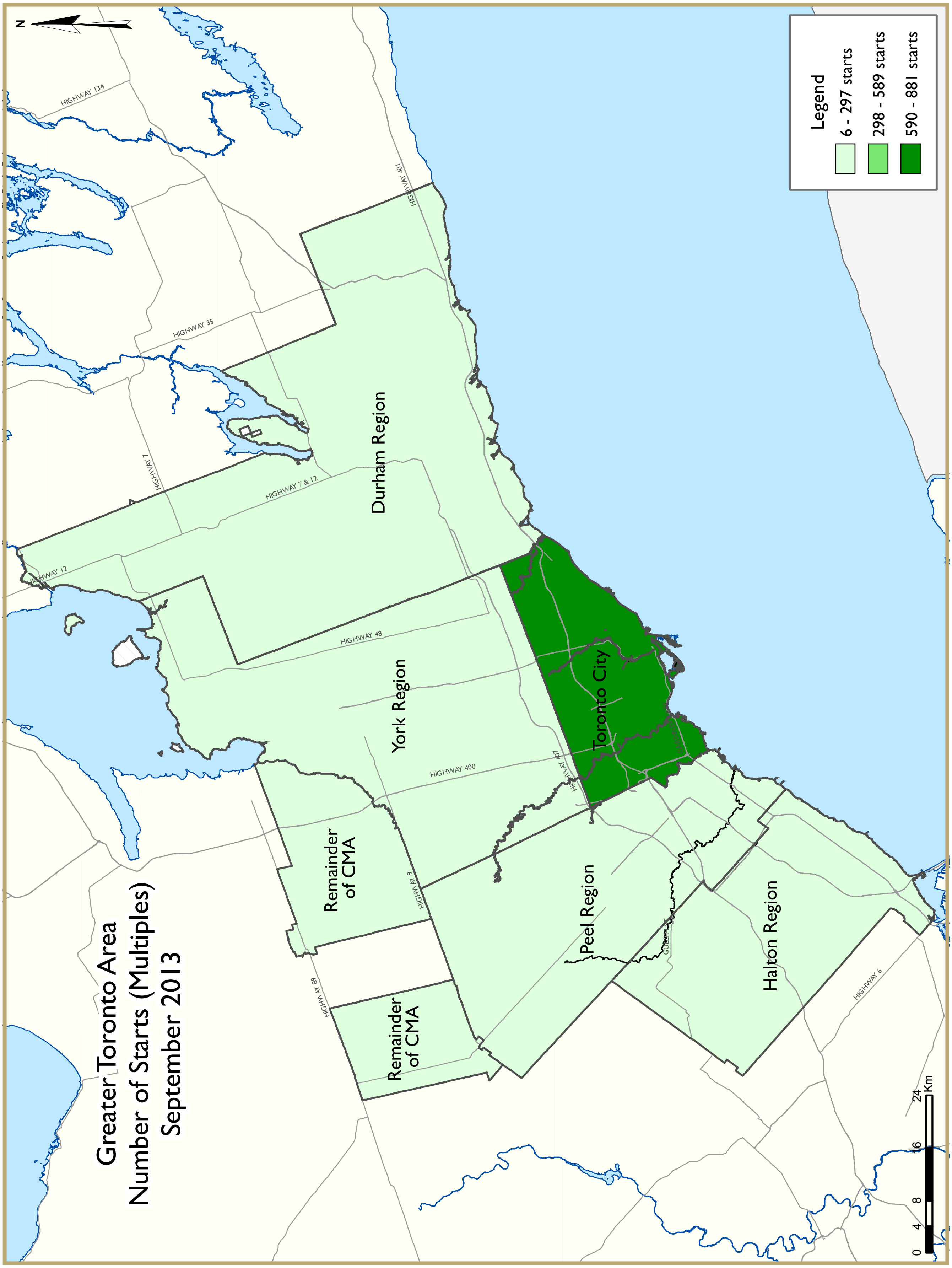
Figure 3

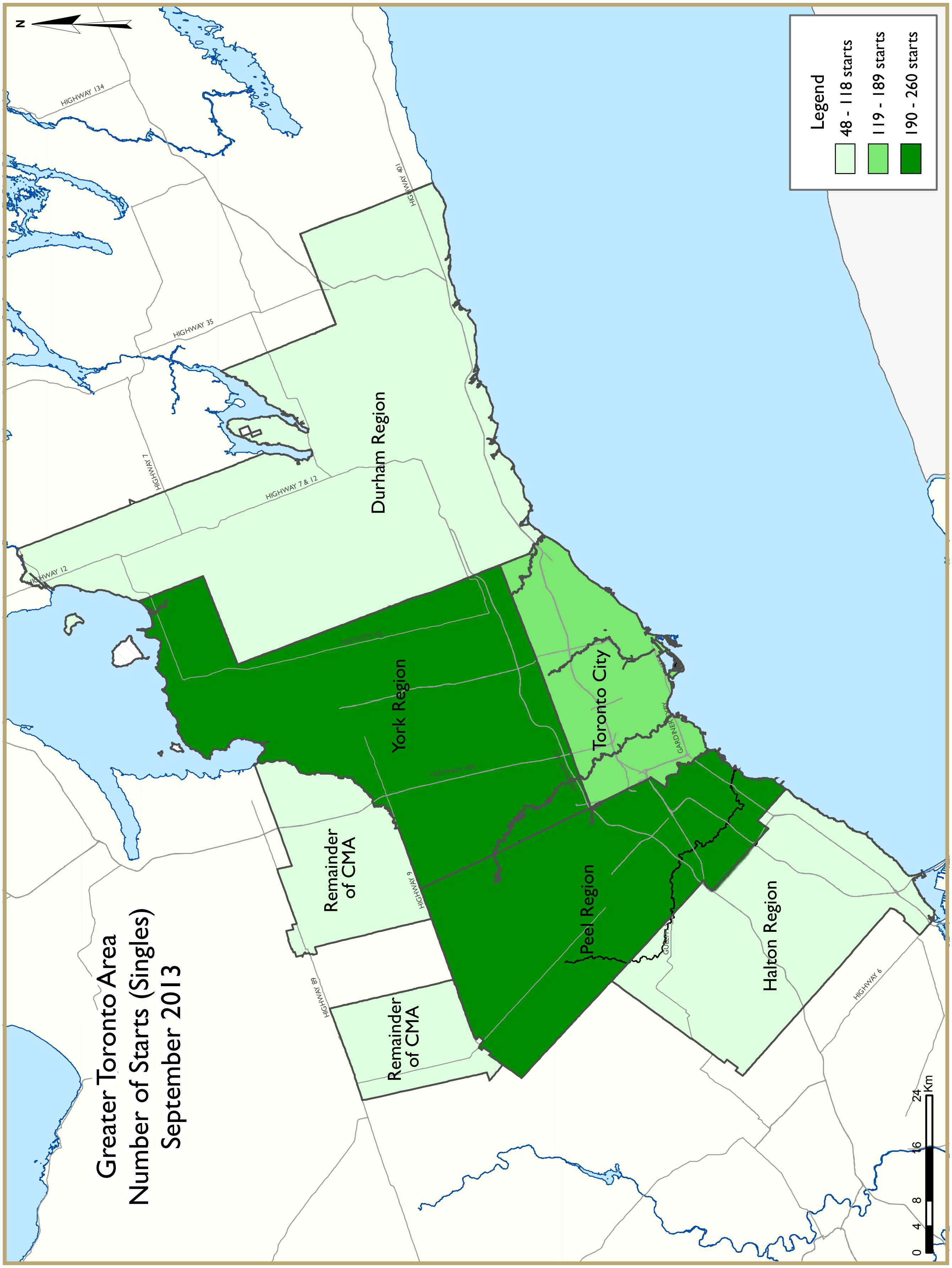


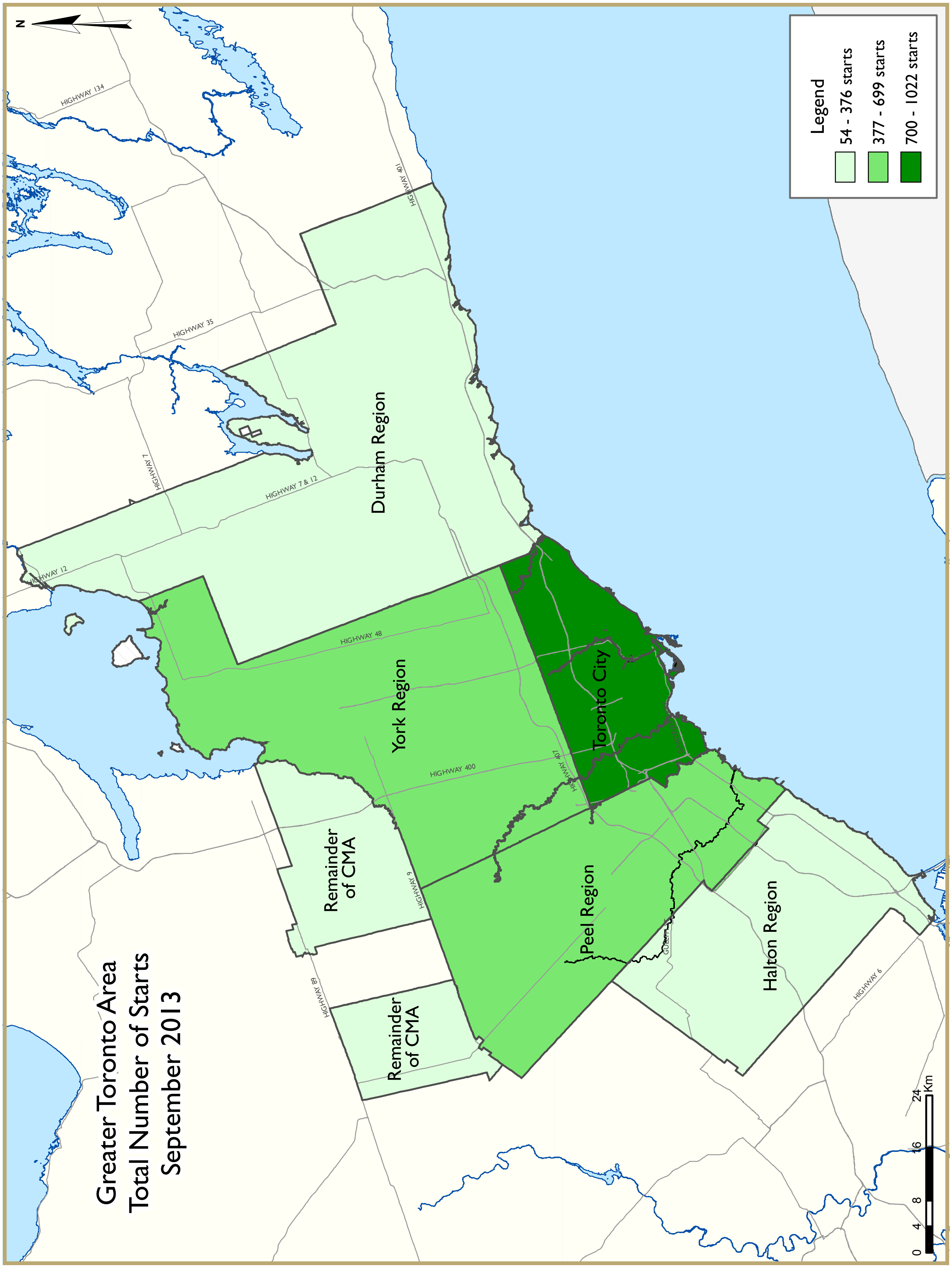
Sales of condominium apartments in the GTA resale market declined 3.7 per cent when comparing the first three quarters of this year to the same period last year. The overall decline masks considerable variation in sales performance across the area. Sales declined in most of the Regions making up the GTA, but in Halton Region, they were up nearly 16%.

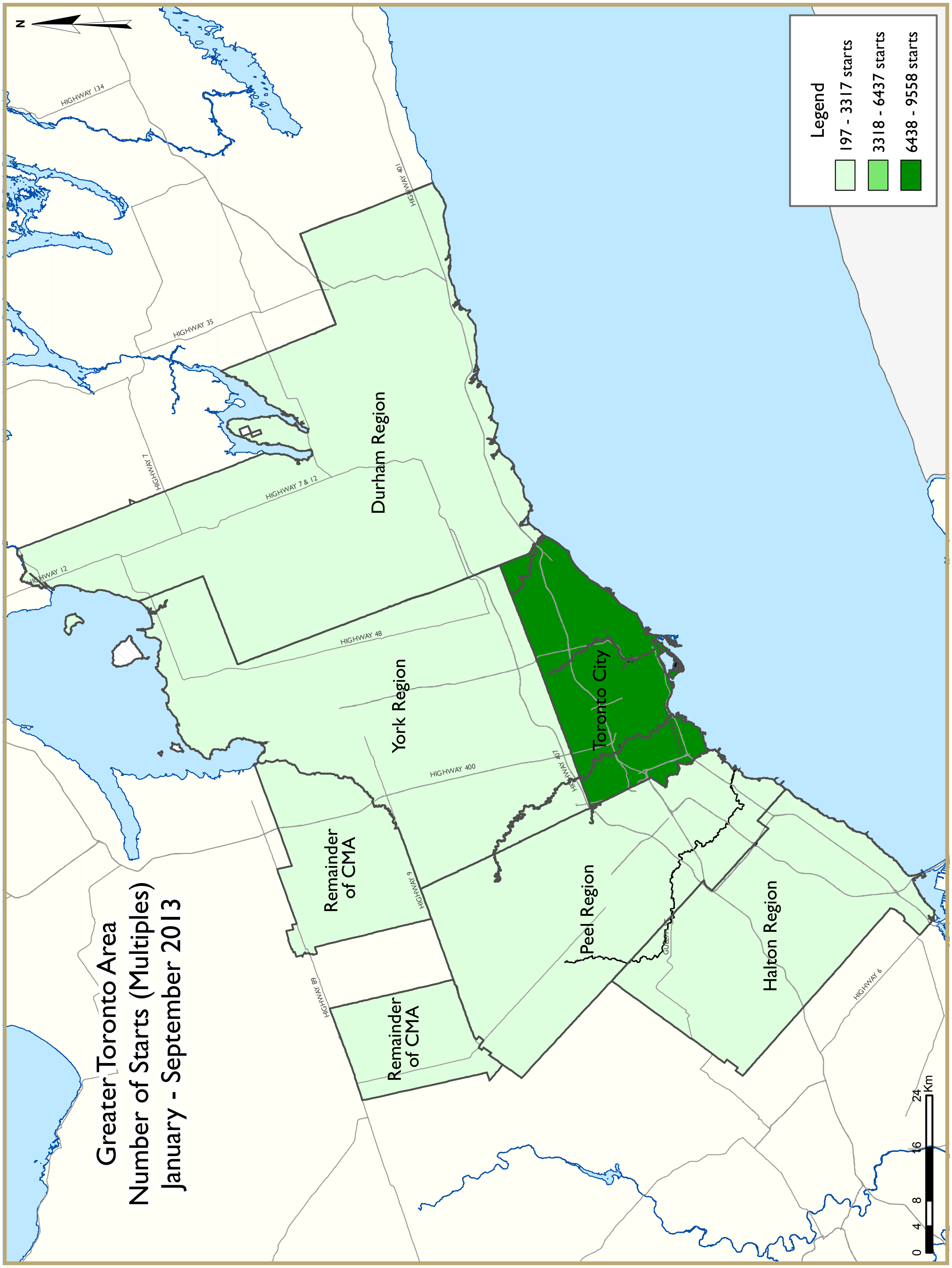
The variation was more pronounced across sub-markets. In the central region of the former city of Toronto, the largest condo apartment market in the GTA, the decline was 2.7%, less than in the overall market. In some sub-markets, sales quintupled while in others they dropped to less than half of what they had been.

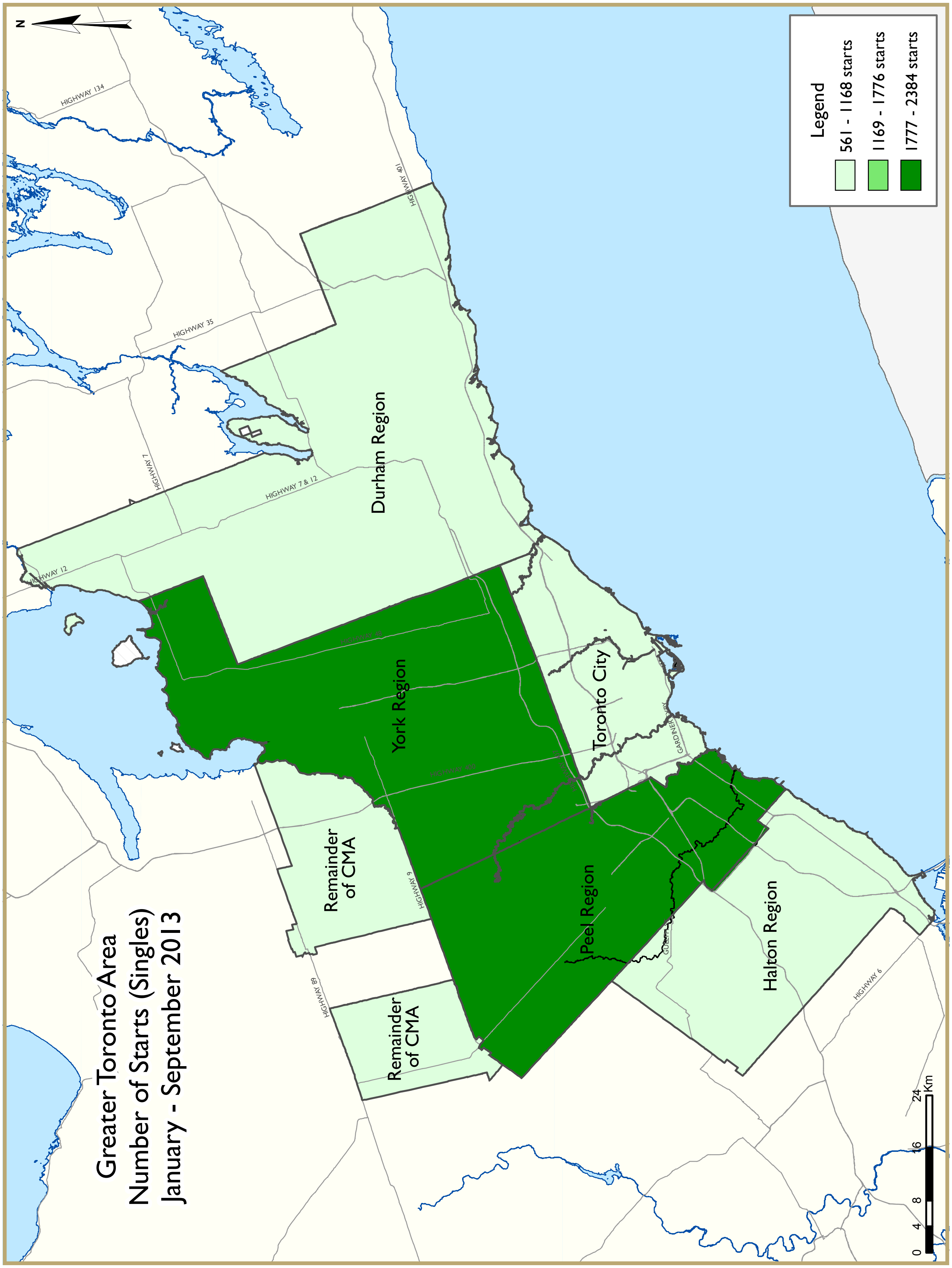
In a small group of sub-markets, which we'll refer to as the growth group , sales were up 31 per cent. The group collectively accounts for less than five per cent of GTA sales, but illustrates an interesting development. Most of these sub-markets are on the periphery of the GTA, but the group includes East York, which is close to the core. As in the broader GTA market, sales growth is associated to some degree with lower-than-average prices, but this group includes King and Caledon where condo apartment prices are among the highest in the GTA. What seems clear is that demand for condo apartments is spreading and even these small, traditionally low-rise housing markets cannot escape the trend.

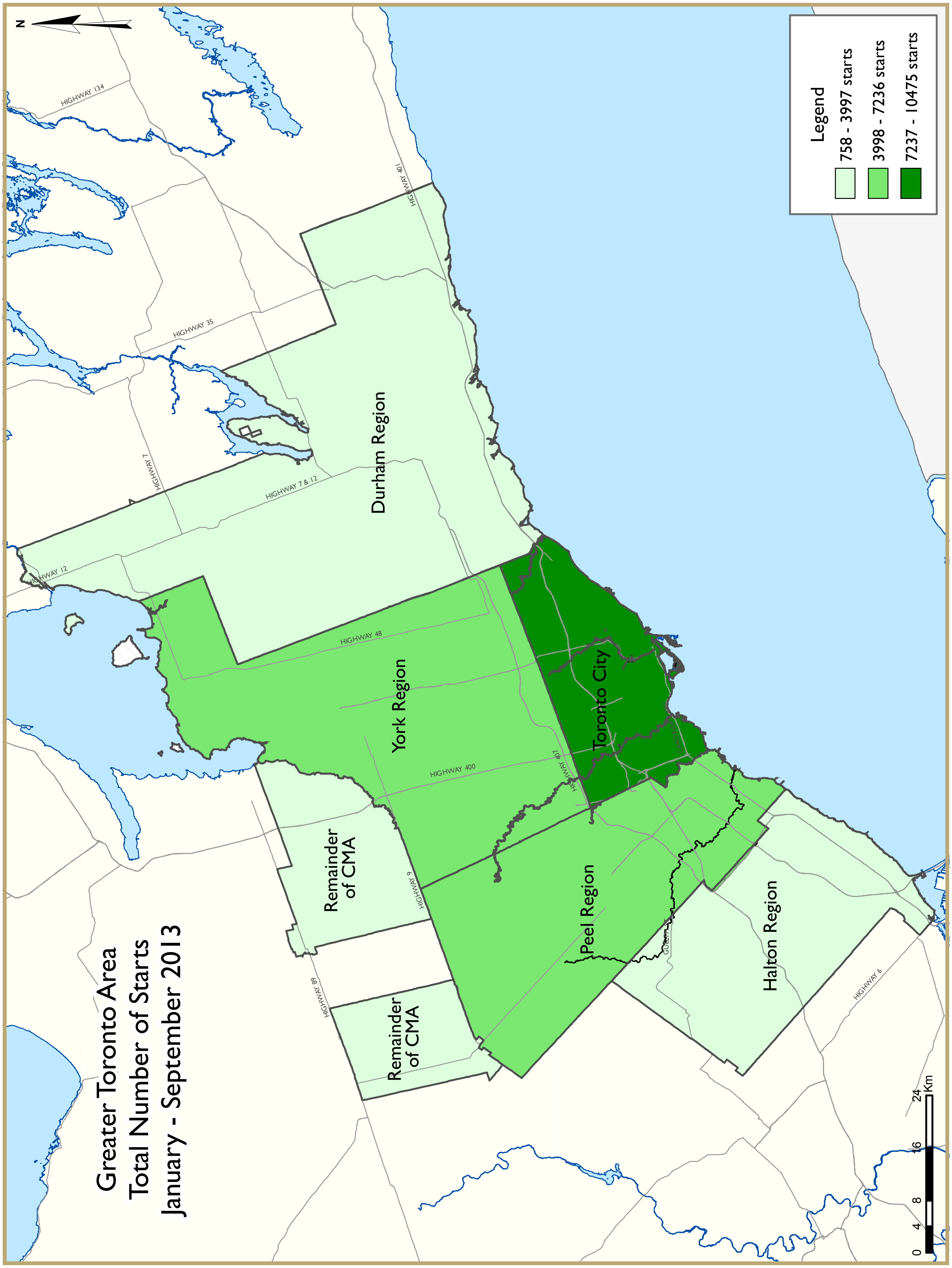

Greater Toronto Area
Number of Starts (Multiples)
September 2013
Legend
6 - 297 starts
298 - 589 starts
590 - 881 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

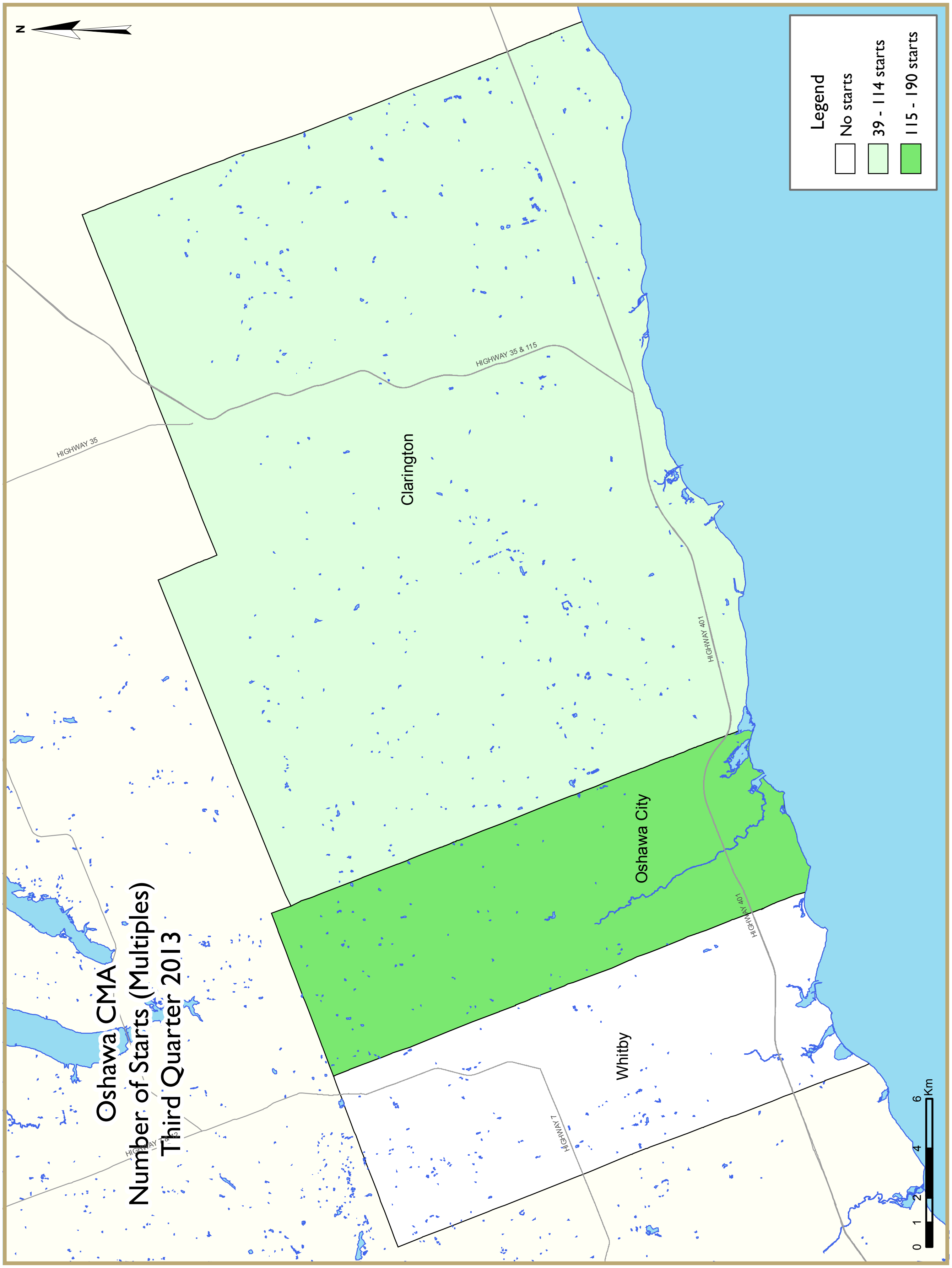

Greater Toronto Area
Number of Starts (Singles)
September 2013
Legend
48 - 118 starts
119 - 189 starts
190 - 260 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0 4 8 16 24 Km

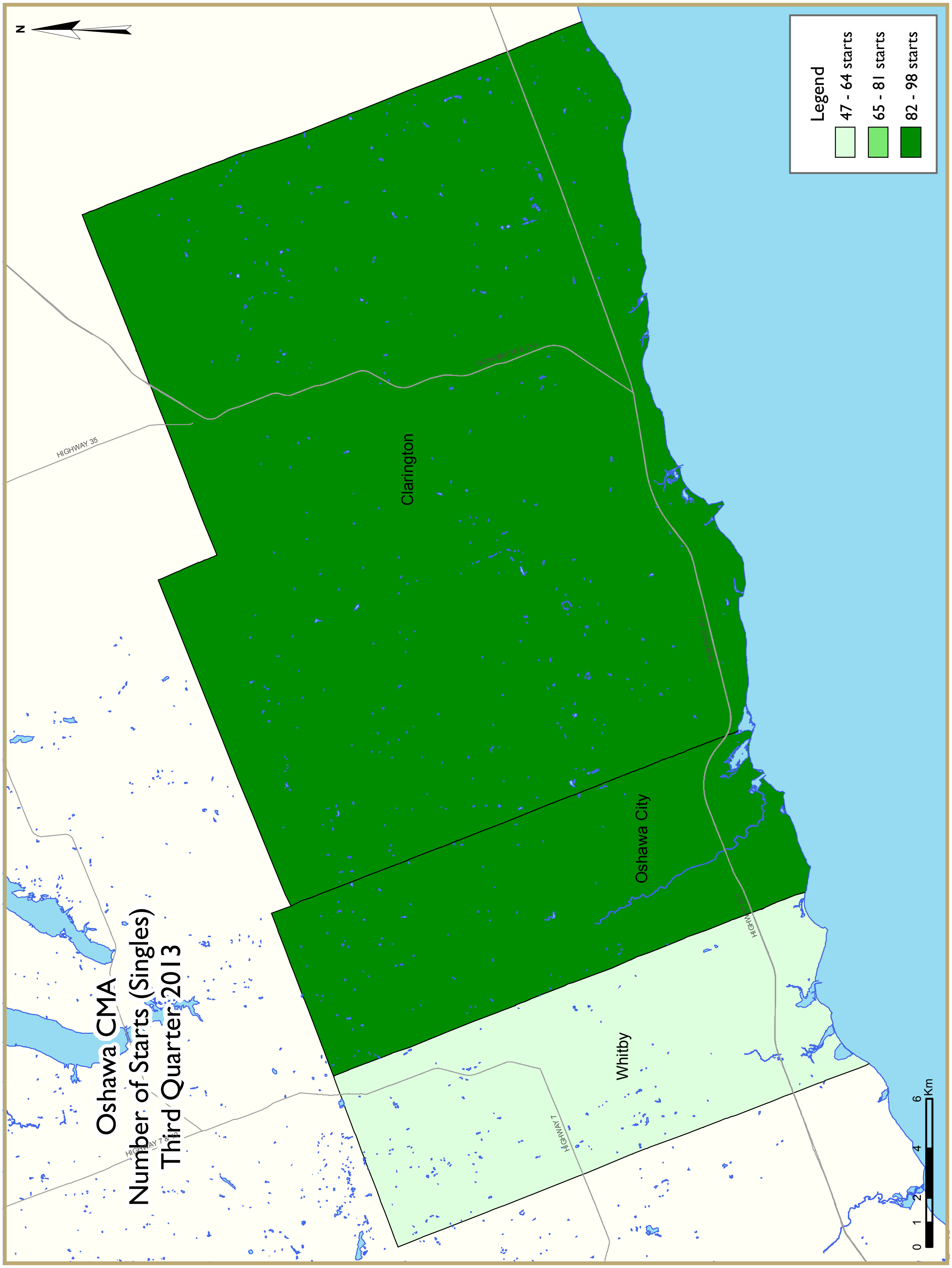

Greater Toronto Area
Total Number of Starts
September 2013
Legend
54 - 376 starts
377 - 699 starts
700 - 1022 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

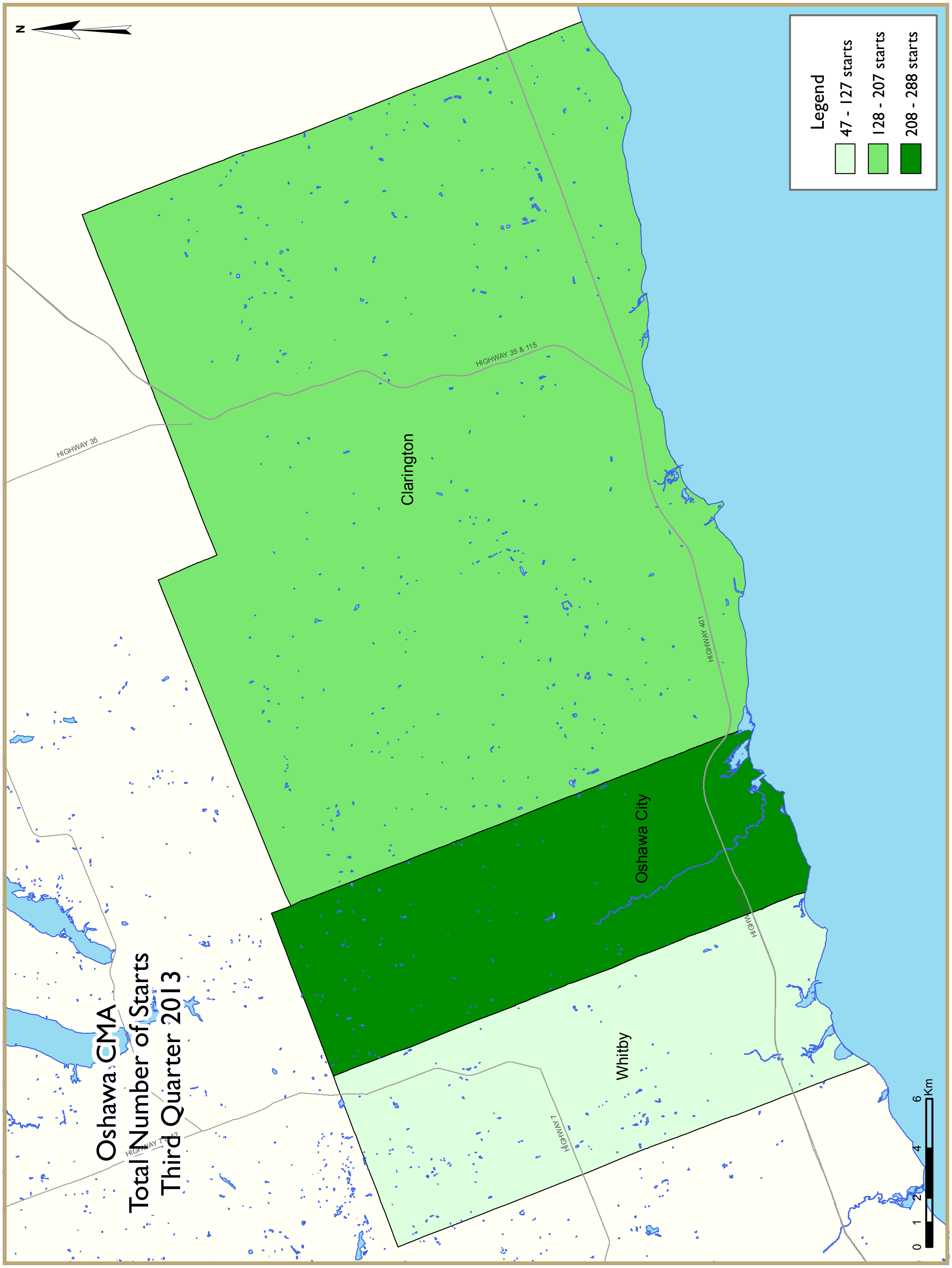

Greater Toronto Area
Number of Starts (Multiples)
January - September 2013
Legend
197 - 3317 starts
3318 - 6437 starts
6438 - 9558 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0 4 8 16 24 Km

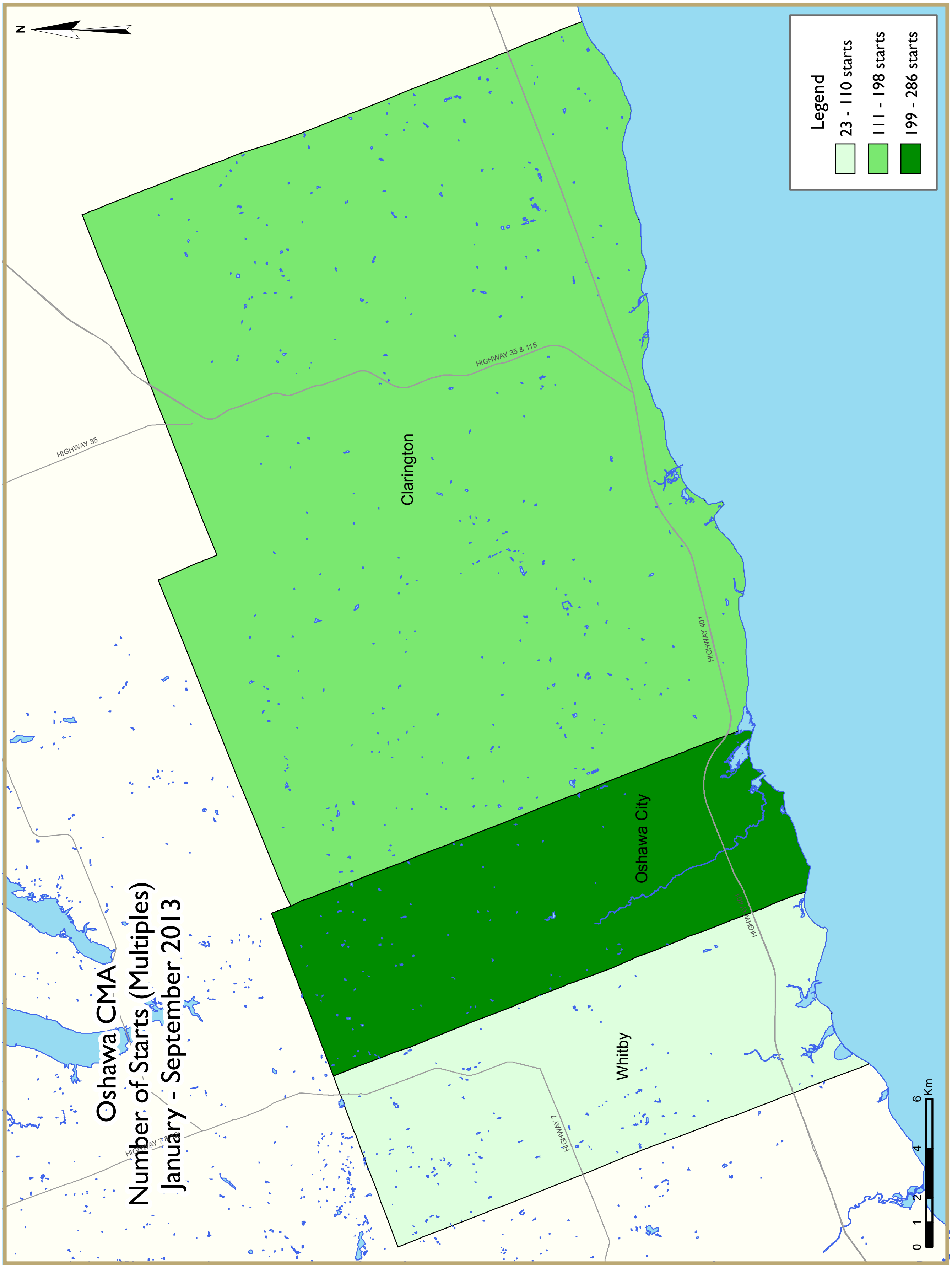

Greater Toronto Area
Number of Starts (Singles)
January - September 2013
Legend
561 - 1168 starts
1169 - 1776 starts
1777 - 2384 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0 4 8 16 24 Km

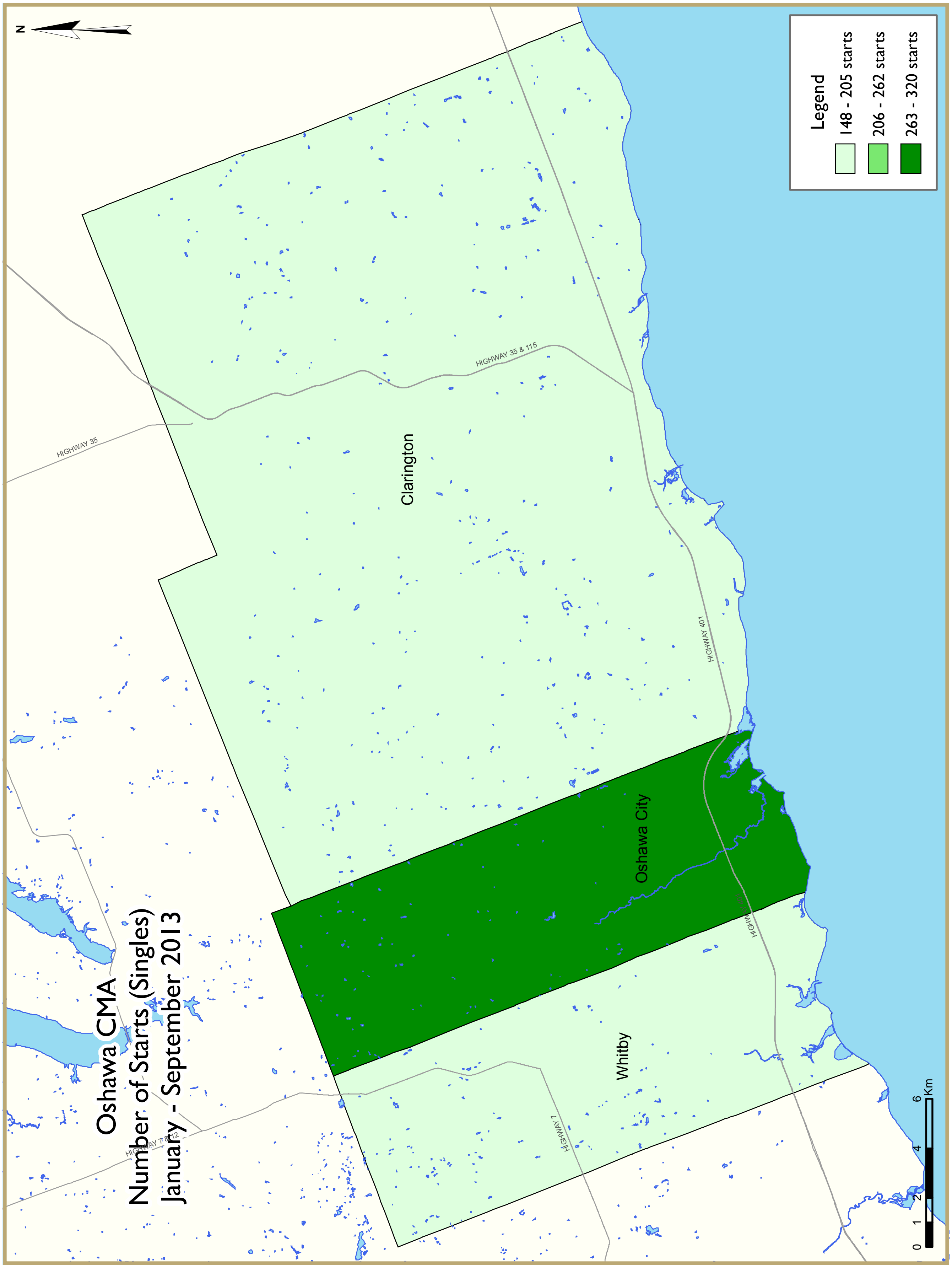

Greater Toronto Area
Total Number of Starts
January - September 2013
Legend
758 - 3997 starts
3998 - 7236 starts
7237 - 10475 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

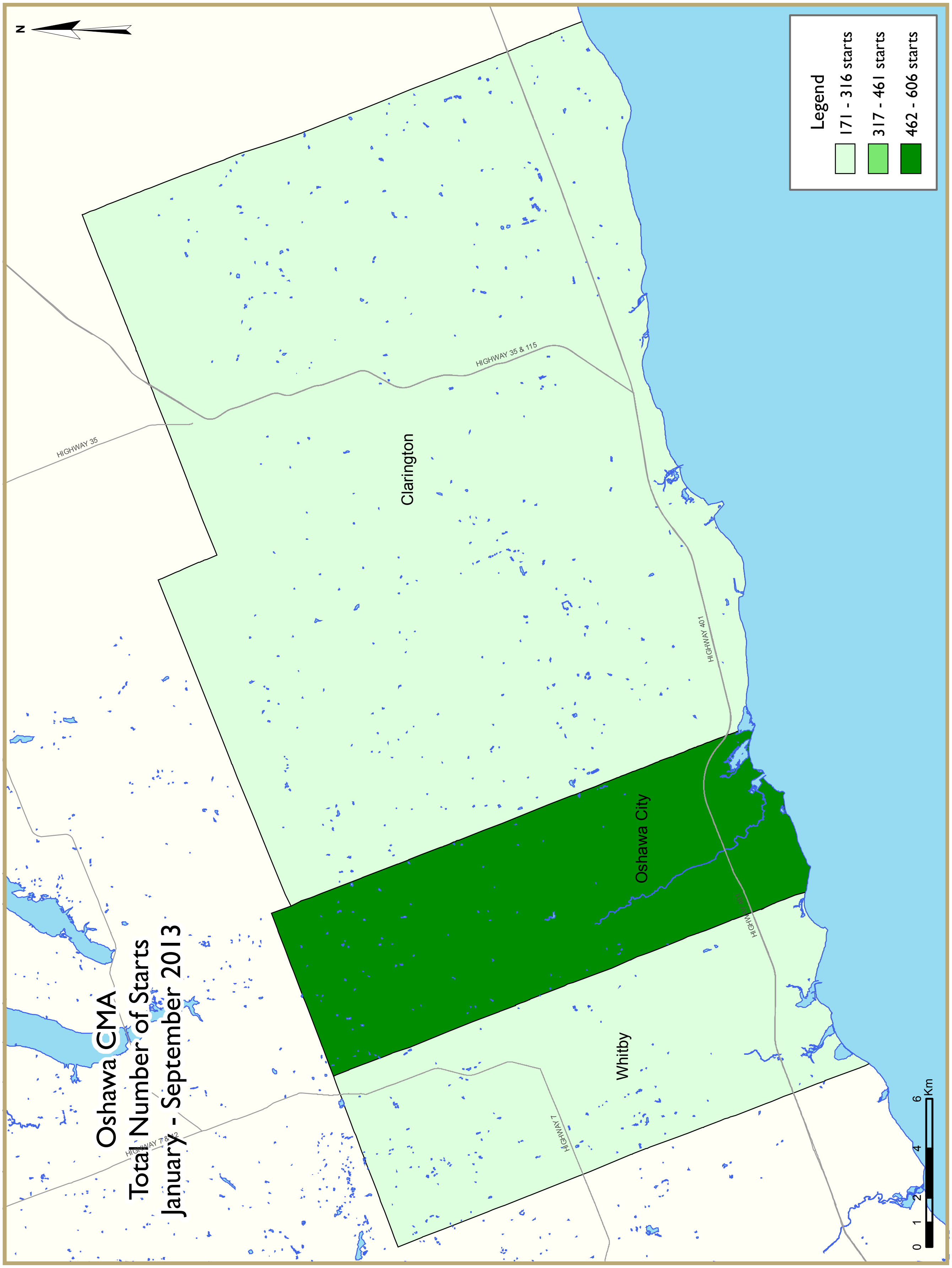

Oshawa CMA
Number of Starts (Multiples)
Third Quarter 2013
Legend
No starts
39 - 114 starts
115 - 190 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
N
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
Third Quarter 2013
Legend
47 - 64 starts
65 - 81 starts
82 - 98 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7
N
0 1 2 4 6
Km


Oshawa CMA
Total Number of Starts
Third Quarter 2013
Legend
47 - 127 starts
128 - 207 starts
208 - 288 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
N
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Multiples)
January - September 2013
Legend
23 - 110 starts
111 - 198 starts
199 - 286 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
N
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
January - September 2013
Legend
148 - 205 starts
206 - 262 starts
263 - 320 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
HIGHWAY 7
HIGHWAY 7 & 12
0 1 2 4 6 Km


Oshawa CMA
Total Number of Starts
January - September 2013
Legend
171 - 316 starts
317 - 461 starts
462 - 606 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6
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 Gwillimbury, Town of Mono, New Tecumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	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:

1.2	Housing Activity Summary by Submarket
1.3	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

Table 1a: Housing Starts (SAAR and Trend) September 2013		
Toronto CMA[1]	August 2013	September 2013
Trend[2]	33,807	33,184
SAAR	40,374	25,055
	September 2012	September 2013
Actual		
September - Single-Detached	981	790
September - Multiples	2,366	1,334
September - Total	3,347	2,124
January to September - Single-Detached	7,708	6,951
January to September - Multiples	28,909	16,560
January to September - Total	36,617	23,511

Table 1b: Housing Starts (SAAR and Trend) September 2013		
Oshawa CMA[1]	August 2013	September 2013
Trend[2]	1,300	1,444
SAAR	1,612	2,802
	September 2012	September 2013
Actual		
September - Single-Detached	107	40
September - Multiples	23	195
September - Total	130	235
January to September - Single-Detached	873	668
January to September - Multiples	544	422
January to September - Total	1,417	1,090

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA September 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2013	788	126	104	2	79	1,025	0	0	2,124
September 2012	972	94	450	7	219	1,593	5	6	3,347
% Change	-18.9	34.0	-76.9	-71.4	-63.9	-35.7	-100.0	-100.0	-36.5
Year-to-date 2013	6,922	1,450	2,579	29	410	11,667	4	450	23,511
Year-to-date 2012	7,674	1,689	3,957	31	808	20,608	28	1,821	36,617
% Change	-9.8	-14.2	-34.8	-6.5	-49.3	-43.4	-85.7	-75.3	-35.8
UNDER CONSTRUCTION									
September 2013	8,036	1,824	3,783	24	787	51,516	12	1,932	67,915
September 2012	8,199	1,945	4,383	42	1,072	46,766	28	3,504	65,940
% Change	-2.0	-6.2	-13.7	-42.9	-26.6	10.2	-57.1	-44.9	3.0
COMPLETIONS									
September 2013	778	128	341	2	58	677	0	3	1,987
September 2012	733	160	252	6	125	1,040	0	1	2,317
% Change	6.1	-20.0	35.3	-66.7	-53.6	-34.9	n/a	200.0	-14.2
Year-to-date 2013	7,315	1,617	2,656	44	640	10,766	14	1,825	24,877
Year-to-date 2012	8,271	1,432	2,358	25	689	8,775	16	1,889	23,455
% Change	-11.6	12.9	12.6	76.0	-7.1	22.7	-12.5	-3.4	6.1
COMPLETED & NOT ABSORBED									
September 2013	147	14	70	0	6	1,041	n/a	n/a	1,278
September 2012	130	10	48	0	6	804	n/a	n/a	998
% Change	13.1	40.0	45.8	n/a	0.0	29.5	n/a	n/a	28.1
ABSORBED									
September 2013	776	140	341	3	58	747	n/a	n/a	2,065
September 2012	724	160	237	6	125	1 132	n/a	n/a	2,384
% Change	7.2	-12.5	43.9	-50.0	-53.6	-34.0	n/a	n/a	-13.4
Year-to-date 2013	7,301	1,621	2,657	45	645	10,634	n/a	n/a	22,903
Year-to-date 2012	8,234	1,441	2,371	25	685	8,819	n/a	n/a	21,575
% Change	-11.3	12.5	12.1	80.0	-5.8	20.6	n/a	n/a	6.2

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

Table 1.1b: Housing Activity Summary of Oshawa CMA September 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2013	40	2	16	0	0	0	0	177	235
September 2012	107	6	4	0	13	0	0	0	130
% Change	-62.6	-66.7	**	n/a	-100.0	n/a	n/a	n/a	80.8
Year-to-date 2013	664	58	80	0	21	0	31	236	1,090
Year-to-date 2012	873	16	74	0	161	154	0	139	1,417
% Change	-23.9	**	8.1	n/a	-87.0	-100.0	n/a	69.8	-23.1
UNDER CONSTRUCTION									
September 2013	511	28	76	0	54	120	30	378	1,197
September 2012	667	12	76	0	175	190	1	175	1,296
% Change	-23.4	133.3	0.0	n/a	-69.1	-36.8	**	116.0	-7.6
COMPLETIONS									
September 2013	103	12	22	0	0	0	0	3	140
September 2012	132	2	18	0	23	0	1	0	176
% Change	-22.0	**	22.2	n/a	-100.0	n/a	-100.0	n/a	-20.5
Year-to-date 2013	791	72	94	0	124	70	12	18	1,181
Year-to-date 2012	1,002	4	201	0	93	0	49	14	1,363
% Change	-21.1	**	-53.2	n/a	33.3	n/a	-75.5	28.6	-13.4
COMPLETED & NOT ABSORBED									
September 2013	5	0	0	0	0	0	n/a	n/a	5
September 2012	7	0	0	0	3	9	n/a	n/a	19
% Change	-28.6	n/a	n/a	n/a	-100.0	-100.0	n/a	n/a	-73.7
ABSORBED									
September 2013	107	12	22	0	0	0	n/a	n/a	141
September 2012	132	2	18	0	23	0	n/a	n/a	175
% Change	-18.9	**	22.2	n/a	-100.0	n/a	n/a	n/a	-19.4
Year-to-date 2013	802	72	94	0	126	79	n/a	n/a	1,173
Year-to-date 2012	1,017	4	202	0	93	1	n/a	n/a	1,317
% Change	-21.1	**	-53.5	n/a	35.5	**	n/a	n/a	-10.9

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area September 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2013	793	122	120	0	95	1,033	0	177	2,340
September 2012	992	90	440	1	232	1,593	5	6	3,360
% Change	-20.1	35.6	-72.7	-100.0	-59.1	-35.2	-100.0	**	-30.4
Year-to-date 2013	7,147	1,474	2,550	1	532	11,907	35	956	24,602
Year-to-date 2012	8,147	1,647	4,005	3	955	21,100	28	1,960	37,846
% Change	-12.3	-10.5	-36.3	-66.7	-44.3	-43.6	25.0	-51.2	-35.0
UNDER CONSTRUCTION									
September 2013	8,217	1,802	3,691	2	943	52,214	42	2,580	69,492
September 2012	8,597	1,895	4,411	15	1,231	47,448	29	3,754	67,381
% Change	-4.4	-4.9	-16.3	-86.7	-23.4	10.0	44.8	-31.3	3.1
COMPLETIONS									
September 2013	835	140	366	0	88	677	0	6	2,112
September 2012	799	162	296	0	175	1,040	1	76	2,549
% Change	4.5	-13.6	23.6	n/a	-49.7	-34.9	-100.0	-92.1	-17.1
Year-to-date 2013	7,753	1,641	2,748	12	791	10,990	26	1,843	25,804
Year-to-date 2012	8,919	1,396	2,574	2	832	8,775	65	1,978	24,541
% Change	-13.1	17.6	6.8	**	-4.9	25.2	-60.0	-6.8	5.1
COMPLETED & NOT ABSORBED									
September 2013	162	12	65	0	6	1,023	n/a	n/a	1,268
September 2012	146	8	32	0	12	813	n/a	n/a	1,011
% Change	11.0	50.0	103.1	n/a	-50.0	25.8	n/a	n/a	25.4
ABSORBED									
September 2013	836	152	362	0	88	750	n/a	n/a	2,188
September 2012	791	162	297	0	175	1 132	n/a	n/a	2,557
% Change	5.7	-6.2	21.9	n/a	-49.7	-33.7	n/a	n/a	-14.4
Year-to-date 2013	7,737	1,645	2,738	12	798	10,885	n/a	n/a	23,815
Year-to-date 2012	8,876	1,407	2,604	2	828	8,829	n/a	n/a	22,546
% Change	-12.8	16.9	5.1	**	-3.6	23.3	n/a	n/a	5.6

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

Table 1.2: Housing Activity Summary by Submarket September 2013									
	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 2013	141	12	33	0	72	764	0	0	1,022
September 2012	92	8	124	0	0	1,129	0	4	1,357
York Region									
September 2013	260	0	32	0	0	201	0	0	493
September 2012	209	4	133	1	0	165	5	2	519
Peel Region									
September 2013	235	108	28	0	7	60	0	0	438
September 2012	326	44	26	0	0	224	0	0	621
Halton Region									
September 2013	89	0	11	0	16	8	0	0	124
September 2012	192	28	127	0	219	75	0	0	641
Durham Region									
September 2013	68	2	16	0	0	0	0	177	263
September 2012	173	6	30	0	13	0	0	0	222
Toronto CMA									
September 2013	788	126	104	2	79	1,025	0	0	2,124
September 2012	972	94	450	7	219	1,593	5	6	3,347
Oshawa CMA									
September 2013	40	2	16	0	0	0	0	177	235
September 2012	107	6	4	0	13	0	0	0	130
Greater Toronto Area									
September 2013	793	122	120	0	95	1,033	0	177	2,340
September 2012	992	90	440	1	232	1,593	5	6	3,360

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

Table 1.2: Housing Activity Summary by Submarket September 2013									
	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									
September 2013	1,540	208	653	0	357	41,092	4	1,818	45,672
September 2012	1,248	214	957	0	212	37,774	14	2,908	43,327
York Region									
September 2013	2,212	220	987	1	60	6,936	0	110	10,526
September 2012	2,246	296	1,472	5	215	5,554	6	146	9,940
Peel Region									
September 2013	2,974	1,256	859	1	141	2,400	8	4	7,644
September 2012	2,973	1,215	889	10	228	2,384	8	450	8,158
Halton Region									
September 2013	628	68	860	0	325	1,666	0	270	3,817
September 2012	947	128	863	0	325	1,546	0	75	3,884
Durham Region									
September 2013	863	50	332	0	60	120	30	378	1,833
September 2012	1,183	42	230	0	251	190	1	175	2,072
Toronto CMA									
September 2013	8,036	1,824	3,783	24	787	51,516	12	1,932	67,915
September 2012	8,199	1,945	4,383	42	1,072	46,766	28	3,504	65,940
Oshawa CMA									
September 2013	511	28	76	0	54	120	30	378	1,197
September 2012	667	12	76	0	175	190	1	175	1,296
Greater Toronto Area									
September 2013	8,217	1,802	3,691	2	943	52,214	42	2,580	69,492
September 2012	8,597	1,895	4,411	15	1,231	47,448	29	3,754	67,381

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

Table 1.2: Housing Activity Summary by Submarket September 2013									
	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 2013	74	2	44	0	0	470	0	0	590
September 2012	74	20	5	0	6	936	0	0	1,041
York Region									
September 2013	274	46	111	0	30	207	0	3	671
September 2012	269	14	118	0	52	0	0	1	454
Peel Region									
September 2013	282	60	19	0	0	0	0	0	361
September 2012	214	122	29	0	37	104	0	0	506
Halton Region									
September 2013	39	16	160	0	58	0	0	0	273
September 2012	67	0	126	0	49	0	0	75	317
Durham Region									
September 2013	166	16	32	0	0	0	0	3	217
September 2012	175	6	18	0	31	0	1	0	231
Toronto CMA									
September 2013	778	128	341	2	58	677	0	3	1,987
September 2012	733	160	252	6	125	1,040	0	1	2,317
Oshawa CMA									
September 2013	103	12	22	0	0	0	0	3	140
September 2012	132	2	18	0	23	0	1	0	176
Greater Toronto Area									
September 2013	835	140	366	0	88	677	0	6	2,112
September 2012	799	162	296	0	175	1,040	1	76	2,549

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

Table 1.2: Housing Activity Summary by Submarket September 2013									
	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 2013	69	4	19	0	4	896	n/a	n/a	992
September 2012	52	3	13	0	4	696	n/a	n/a	768
York Region									
September 2013	20	6	35	0	0	98	n/a	n/a	159
September 2012	14	0	6	0	0	25	n/a	n/a	45
Peel Region									
September 2013	31	2	0	0	2	25	n/a	n/a	60
September 2012	27	5	0	0	2	74	n/a	n/a	108
Halton Region									
September 2013	26	0	11	0	0	4	n/a	n/a	41
September 2012	31	0	2	0	3	0	n/a	n/a	36
Durham Region									
September 2013	16	0	0	0	0	0	n/a	n/a	16
September 2012	22	0	11	0	3	18	n/a	n/a	54
Toronto CMA									
September 2013	147	14	70	0	6	1,041	n/a	n/a	1,278
September 2012	130	10	48	0	6	804	n/a	n/a	998
Oshawa CMA									
September 2013	5	0	0	0	0	0	n/a	n/a	5
September 2012	7	0	0	0	3	9	n/a	n/a	19
Greater Toronto Area									
September 2013	162	12	65	0	6	1,023	n/a	n/a	1,268
September 2012	146	8	32	0	12	813	n/a	n/a	1,011

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

Table 1.2: Housing Activity Summary by Submarket September 2013									
	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 2013	83	0	44	0	0	538	n/a	n/a	665
September 2012	74	20	6	0	6	1,001	n/a	n/a	1,107
York Region									
September 2013	274	60	111	0	30	184	n/a	n/a	659
September 2012	270	14	118	0	52	6	n/a	n/a	460
Peel Region									
September 2013	276	60	19	0	0	8	n/a	n/a	363
September 2012	207	122	29	0	37	104	n/a	n/a	499
Halton Region									
September 2013	36	16	156	0	58	20	n/a	n/a	286
September 2012	66	0	126	0	49	0	n/a	n/a	241
Durham Region									
September 2013	167	16	32	0	0	0	n/a	n/a	215
September 2012	174	6	18	0	31	21	n/a	n/a	250
Toronto CMA									
September 2013	776	140	341	3	58	747	n/a	n/a	2,065
September 2012	724	160	237	6	125	1,132	n/a	n/a	2,384
Oshawa CMA									
September 2013	107	12	22	0	0	0	n/a	n/a	141
September 2012	132	2	18	0	23	0	n/a	n/a	175
Greater Toronto Area									
September 2013	836	152	362	0	88	750	n/a	n/a	2,188
September 2012	791	162	297	0	175	1,132	n/a	n/a	2,557

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

Table 1.3a: 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 1.3b: 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 1.3c: 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 September 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	% Change
Toronto City	141	92	12	8	105	27	764	1,230	1,022	1,357	-24.7
Toronto	15	14	2	0	4	0	764	1,133	785	1,147	-31.6
East York	17	8	0	0	5	0	0	0	22	8	175.0
Etobicoke	25	12	0	0	0	0	0	0	25	12	108.3
North York	63	51	0	0	72	8	0	0	135	59	128.8
Scarborough	20	5	6	8	24	19	0	97	50	129	-61.2
York	1	2	4	0	0	0	0	0	5	2	150.0
York Region	260	211	0	4	32	137	201	167	493	519	-5.0
Aurora	2	5	0	0	0	41	0	87	2	133	-98.5
East Gwillimbury	6	4	0	0	0	0	0	0	6	4	50.0
Georgina Township	8	6	0	0	0	8	0	0	8	14	-42.9
King Township	9	17	0	0	0	0	0	0	9	17	-47.1
Markham	38	76	0	2	12	21	3	2	53	101	-47.5
Newmarket	28	6	0	0	0	0	0	0	28	6	**
Richmond Hill	62	10	0	2	7	9	130	0	199	21	**
Vaughan	95	12	0	0	13	34	68	78	176	124	41.9
Whitchurch-Stouffville	12	75	0	0	0	24	0	0	12	99	-87.9
Peel Region	235	327	108	44	35	26	60	224	438	621	-29.5
Brampton	190	286	106	44	35	26	0	224	331	580	-42.9
Caledon	25	25	2	0	0	0	0	0	27	25	8.0
Mississauga	20	16	0	0	0	0	60	0	80	16	**
Halton Region	89	192	0	28	27	346	8	75	124	641	-80.7
Burlington	7	2	0	0	16	0	8	0	31	2	**
Halton Hills	3	70	0	0	0	0	0	0	3	70	-95.7
Milton	0	113	0	20	0	227	0	75	0	435	-100.0
Oakville	79	7	0	8	11	119	0	0	90	134	-32.8
Durham Region	68	173	2	6	16	43	177	0	263	222	18.5
Ajax	18	56	0	0	0	26	0	0	18	82	-78.0
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	16	54	0	0	16	0	0	0	32	54	-40.7
Oshawa	8	35	2	6	0	11	177	0	187	52	**
Pickering	0	8	0	0	0	0	0	0	0	8	-100.0
Scugog	3	1	0	0	0	0	0	0	3	1	200.0
Uxbridge	6	0	0	0	0	0	0	0	6	0	n/a
Whitby	16	18	0	0	0	6	0	0	16	24	-33.3
Remainder of Toronto CMA	48	97	6	10	0	14	0	0	54	121	-55.4
Bradford West Gwillimbury	25	81	0	10	0	0	0	0	25	91	-72.5
Town of Mono	2	5	0	0	0	0	0	0	2	5	-60.0
New Tecumseth	18	2	6	0	0	0	0	0	24	2	**
Orangeville	3	9	0	0	0	14	0	0	3	23	-87.0
Toronto CMA	790	981	126	94	183	576	1,025	1,696	2,124	3,347	-36.5
Oshawa CMA	40	107	2	6	16	17	177	0	235	130	80.8
Greater Toronto Area (GTA)	793	995	122	90	215	579	1,210	1,696	2,340	3,360	-30.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	917	733	150	152	513	571	8,895	17,727	10,475	19,183	-45.4
Toronto	133	108	20	12	22	73	6,940	10,544	7,115	10,737	-33.7
East York	53	71	0	6	5	0	0	105	58	182	-68.1
Etobicoke	159	120	36	74	16	68	460	2,258	671	2,520	-73.4
North York	393	294	70	10	272	261	995	4,137	1,730	4,702	-63.2
Scarborough	161	119	16	34	198	166	500	97	875	416	110.3
York	18	21	8	16	0	3	0	586	26	626	-95.8
York Region	2,384	2,542	220	368	705	1,741	1,936	3,451	5,245	8,102	-35.3
Aurora	9	70	0	0	0	41	0	244	9	355	-97.5
East Gwillimbury	28	80	8	32	0	0	0	0	36	112	-67.9
Georgina Township	99	83	2	0	19	15	0	0	120	98	22.4
King Township	221	193	4	4	77	83	0	127	302	407	-25.8
Markham	730	677	138	254	378	938	780	1,819	2,026	3,688	-45.1
Newmarket	363	293	40	0	0	60	0	0	403	353	14.2
Richmond Hill	317	291	4	12	85	246	136	764	542	1,313	-58.7
Vaughan	449	507	24	46	139	230	1,020	497	1,632	1,280	27.5
Whitchurch-Stouffville	168	348	0	20	7	128	0	0	175	496	-64.7
Peel Region	2,198	2,554	936	945	733	647	847	1,112	4,714	5,258	-10.3
Brampton	1,709	2,138	624	854	518	531	320	224	3,171	3,747	-15.4
Caledon	250	260	50	41	67	107	0	0	367	408	-10.0
Mississauga	239	156	262	50	148	9	527	888	1,176	1,103	6.6
Halton Region	605	891	82	124	767	1,300	949	758	2,403	3,073	-21.8
Burlington	59	75	2	0	153	90	510	338	724	503	43.9
Halton Hills	170	126	0	0	154	25	0	0	324	151	114.6
Milton	169	515	58	116	345	839	96	152	668	1,622	-58.8
Oakville	207	175	22	8	115	346	343	268	687	797	-13.8
Durham Region	1,048	1,433	92	58	389	446	236	293	1,765	2,230	-20.9
Ajax	254	266	12	42	91	170	0	0	357	478	-25.3
Brock	15	8	0	0	0	0	0	0	15	8	87.5
Clarington	200	469	30	6	83	59	0	82	313	616	-49.2
Oshawa	320	214	28	10	24	51	234	0	606	275	120.4
Pickering	60	236	22	0	170	41	0	0	252	277	-9.0
Scugog	20	12	0	0	0	0	0	0	20	12	66.7
Uxbridge	31	38	0	0	0	0	0	0	31	38	-18.4
Whitby	148	190	0	0	21	125	2	211	171	526	-67.5
Remainder of Toronto CMA	561	523	40	78	157	110	0	0	758	711	6.6
Bradford West Gwillimbury	272	274	12	58	144	22	0	0	428	354	20.9
Town of Mono	28	35	0	0	0	0	0	0	28	35	-20.0
New Tecumseth	197	171	28	20	13	25	0	0	238	216	10.2
Orangeville	64	43	0	0	0	63	0	0	64	106	-39.6
Toronto CMA	6,951	7,708	1,460	1,709	2,983	4,490	12,117	22,710	23,511	36,617	-35.8
Oshawa CMA	668	873	58	16	128	235	236	293	1,090	1,417	-23.1
Greater Toronto Area (GTA)	7,152	8,153	1,480	1,647	3,107	4,705	12,863	23,341	24,602	37,846	-35.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market September 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Toronto City	105	27	0	0	764	1,226	0	4
Toronto	4	0	0	0	764	1,129	0	4
East York	5	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	72	8	0	0	0	0	0	0
Scarborough	24	19	0	0	0	97	0	0
York	0	0	0	0	0	0	0	0
York Region	32	133	0	4	201	165	0	2
Aurora	0	41	0	0	0	87	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	8	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	12	21	0	0	3	0	0	2
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	7	9	0	0	130	0	0	0
Vaughan	13	30	0	4	68	78	0	0
Whitchurch-Stouffville	0	24	0	0	0	0	0	0
Peel Region	35	26	0	0	60	224	0	0
Brampton	35	26	0	0	0	224	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	60	0	0	0
Halton Region	27	346	0	0	8	75	0	0
Burlington	16	0	0	0	8	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	227	0	0	0	75	0	0
Oakville	11	119	0	0	0	0	0	0
Durham Region	16	43	0	0	0	0	177	0
Ajax	0	26	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	16	0	0	0	0	0	0	0
Oshawa	0	11	0	0	0	0	177	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	0	6	0	0	0	0	0	0
Remainder of Toronto CMA	0	14	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	14	0	0	0	0	0	0
Toronto CMA	183	572	0	4	1,025	1,690	0	6
Oshawa CMA	16	17	0	0	0	0	177	0
Greater Toronto Area (GTA)	215	575	0	4	1,033	1,690	177	6

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	513	557	0	14	8,687	16,310	208	1,417
Toronto	22	73	0	0	6,918	9,804	22	740
East York	5	0	0	0	0	105	0	0
Etobicoke	16	68	0	0	458	2,258	2	0
North York	272	247	0	14	995	4,046	0	91
Scarborough	198	166	0	0	316	97	184	0
York	0	3	0	0	0	0	0	586
York Region	705	1,729	0	12	1,923	3,297	13	154
Aurora	0	41	0	0	0	244	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	19	15	0	0	0	0	0	0
King Township	77	83	0	0	0	127	0	0
Markham	378	938	0	0	773	1,805	7	14
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	85	246	0	0	130	624	6	140
Vaughan	139	226	0	4	1,020	497	0	0
Whitchurch-Stouffville	7	120	0	8	0	0	0	0
Peel Region	733	647	0	0	618	862	229	250
Brampton	518	531	0	0	95	224	225	0
Caledon	67	107	0	0	0	0	0	0
Mississauga	148	9	0	0	523	638	4	250
Halton Region	767	1,300	0	0	679	758	270	0
Burlington	153	90	0	0	240	338	270	0
Halton Hills	154	25	0	0	0	0	0	0
Milton	345	839	0	0	96	152	0	0
Oakville	115	346	0	0	343	268	0	0
Durham Region	362	446	27	0	0	154	236	139
Ajax	91	170	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	56	59	27	0	0	82	0	0
Oshawa	24	51	0	0	0	0	234	0
Pickering	170	41	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	21	125	0	0	0	72	2	139
Remainder of Toronto CMA	157	110	0	0	0	0	0	0
Bradford West Gwillimbury	144	22	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	13	25	0	0	0	0	0	0
Orangeville	0	63	0	0	0	0	0	0
Toronto CMA	2,983	4,464	0	26	11,667	20,889	450	1,821
Oshawa CMA	101	235	27	0	0	154	236	139
Greater Toronto Area (GTA)	3,080	4,679	27	26	11,907	21,381	956	1,960

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Toronto City	186	224	836	1,129	0	4	1,022	1,357
Toronto	21	14	764	1,129	0	4	785	1,147
East York	22	8	0	0	0	0	22	8
Etobicoke	25	12	0	0	0	0	25	12
North York	63	59	72	0	0	0	135	59
Scarborough	50	129	0	0	0	0	50	129
York	5	2	0	0	0	0	5	2
York Region	292	346	201	166	0	7	493	519
Aurora	2	45	0	88	0	0	2	133
East Gwillimbury	6	4	0	0	0	0	6	4
Georgina Township	8	14	0	0	0	0	8	14
King Township	9	17	0	0	0	0	9	17
Markham	50	99	3	0	0	2	53	101
Newmarket	28	6	0	0	0	0	28	6
Richmond Hill	69	21	130	0	0	0	199	21
Vaughan	108	42	68	78	0	4	176	124
Whitchurch-Stouffville	12	98	0	0	0	1	12	99
Peel Region	371	396	67	224	0	0	438	621
Brampton	324	355	7	224	0	0	331	580
Caledon	27	25	0	0	0	0	27	25
Mississauga	20	16	60	0	0	0	80	16
Halton Region	100	347	24	294	0	0	124	641
Burlington	7	2	24	0	0	0	31	2
Halton Hills	3	70	0	0	0	0	3	70
Milton	0	219	0	216	0	0	0	435
Oakville	90	56	0	78	0	0	90	134
Durham Region	86	209	0	13	177	0	263	222
Ajax	18	82	0	0	0	0	18	82
Brock	1	1	0	0	0	0	1	1
Clarington	32	54	0	0	0	0	32	54
Oshawa	10	45	0	7	177	0	187	52
Pickering	0	8	0	0	0	0	0	8
Scugog	3	1	0	0	0	0	3	1
Uxbridge	6	0	0	0	0	0	6	0
Whitby	16	18	0	6	0	0	16	24
Remainder of Toronto CMA	52	115	2	6	0	0	54	121
Bradford West Gwillimbury	25	91	0	0	0	0	25	91
Town of Mono	0	0	2	5	0	0	2	5
New Tecumseth	24	1	0	1	0	0	24	2
Orangeville	3	23	0	0	0	0	3	23
Toronto CMA	1,018	1,516	1,106	1,819	0	11	2,124	3,347
Oshawa CMA	58	117	0	13	177	0	235	130
Greater Toronto Area (GTA)	1,035	1,522	1,128	1,826	177	11	2,340	3,360

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	1,349	1,563	8,914	16,189	212	1,431	10,475	19,183
Toronto	175	193	6,918	9,804	22	740	7,115	10,737
East York	58	77	0	105	0	0	58	182
Etobicoke	211	194	458	2,326	2	0	671	2,520
North York	504	643	1,222	3,954	4	105	1,730	4,702
Scarborough	375	416	316	0	184	0	875	416
York	26	40	0	0	0	586	26	626
York Region	3,289	4,588	1,943	3,346	13	168	5,245	8,102
Aurora	9	108	0	247	0	0	9	355
East Gwillimbury	36	112	0	0	0	0	36	112
Georgina Township	120	98	0	0	0	0	120	98
King Township	302	280	0	127	0	0	302	407
Markham	1,246	1,845	773	1,829	7	14	2,026	3,688
Newmarket	403	353	0	0	0	0	403	353
Richmond Hill	399	527	137	646	6	140	542	1,313
Vaughan	599	779	1,033	497	0	4	1,632	1,280
Whitchurch-Stouffville	175	486	0	0	0	10	175	496
Peel Region	3,786	4,084	699	923	229	250	4,714	5,258
Brampton	2,771	3,470	175	276	225	0	3,171	3,747
Caledon	367	408	0	0	0	0	367	408
Mississauga	648	206	524	647	4	250	1,176	1,103
Halton Region	1,286	1,865	847	1,208	270	0	2,403	3,073
Burlington	103	159	351	344	270	0	724	503
Halton Hills	324	151	0	0	0	0	324	151
Milton	558	1,331	110	291	0	0	668	1,622
Oakville	301	224	386	573	0	0	687	797
Durham Region	1,461	1,699	37	392	267	139	1,765	2,230
Ajax	341	401	16	77	0	0	357	478
Brock	15	8	0	0	0	0	15	8
Clarington	286	504	0	112	27	0	313	616
Oshawa	368	228	0	47	238	0	606	275
Pickering	252	277	0	0	0	0	252	277
Scugog	20	12	0	0	0	0	20	12
Uxbridge	31	38	0	0	0	0	31	38
Whitby	148	231	21	156	2	139	171	526
Remainder of Toronto CMA	720	663	38	48	0	0	758	711
Bradford West Gwillimbury	428	354	0	0	0	0	428	354
Town of Mono	7	19	21	16	0	0	28	35
New Tecumseth	221	184	17	32	0	0	238	216
Orangeville	64	106	0	0	0	0	64	106
Toronto CMA	10,951	13,320	12,106	21,447	454	1,849	23,511	36,617
Oshawa CMA	802	963	21	315	267	139	1,090	1,417
Greater Toronto Area (GTA)	11,171	13,799	12,440	22,058	991	1,988	24,602	37,846

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type September 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	% Change
Toronto City	74	74	2	20	44	11	470	936	590	1,041	-43.3
Toronto	11	8	2	2	37	0	470	256	520	266	95.5
East York	11	2	0	2	0	0	0	0	11	4	175.0
Etobicoke	15	15	0	0	0	6	0	680	15	701	-97.9
North York	31	32	0	0	0	0	0	0	31	32	-3.1
Scarborough	5	13	0	16	7	5	0	0	12	34	-64.7
York	1	4	0	0	0	0	0	0	1	4	-75.0
York Region	274	269	46	14	141	170	210	1	671	454	47.8
Aurora	5	18	0	0	0	0	0	0	5	18	-72.2
East Gwillimbury	5	14	8	0	0	0	0	0	13	14	-7.1
Georgina Township	7	9	0	0	0	0	0	0	7	9	-22.2
King Township	21	5	0	0	0	11	0	0	21	16	31.3
Markham	92	53	38	14	92	92	210	1	432	160	170.0
Newmarket	42	11	0	0	0	4	0	0	42	15	180.0
Richmond Hill	48	72	0	0	13	0	0	0	61	72	-15.3
Vaughan	25	69	0	0	30	63	0	0	55	132	-58.3
Whitchurch-Stouffville	29	18	0	0	6	0	0	0	35	18	94.4
Peel Region	282	214	60	122	19	66	0	104	361	506	-28.7
Brampton	212	115	48	94	19	20	0	0	279	229	21.8
Caledon	15	79	12	20	0	9	0	0	27	108	-75.0
Mississauga	55	20	0	8	0	37	0	104	55	169	-67.5
Halton Region	39	67	16	0	218	175	0	75	273	317	-13.9
Burlington	7	4	0	0	47	75	0	75	54	154	-64.9
Halton Hills	5	8	0	0	22	0	0	0	27	8	**
Milton	20	8	0	0	94	33	0	0	114	41	178.0
Oakville	7	47	16	0	55	67	0	0	78	114	-31.6
Durham Region	166	176	16	6	32	49	3	0	217	231	-6.1
Ajax	34	12	2	4	0	8	0	0	36	24	50.0
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	25	59	12	2	10	19	0	0	47	80	-41.3
Oshawa	64	27	0	0	12	16	3	0	79	43	83.7
Pickering	27	17	2	0	10	0	0	0	39	17	129.4
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	14	0	0	0	0	0	0	1	14	-92.9
Whitby	14	47	0	0	0	6	0	0	14	53	-73.6
Remainder of Toronto CMA	56	76	0	0	14	22	0	0	70	98	-28.6
Bradford West Gwillimbury	40	61	0	0	8	0	0	0	48	61	-21.3
Town of Mono	4	6	0	0	0	0	0	0	4	6	-33.3
New Tecumseth	8	7	0	0	0	0	0	0	8	7	14.3
Orangeville	4	2	0	0	6	22	0	0	10	24	-58.3
Toronto CMA	780	739	128	160	399	377	680	1,041	1,987	2,317	-14.2
Oshawa CMA	103	133	12	2	22	41	3	0	140	176	-20.5
Greater Toronto Area (GTA)	835	800	140	162	454	471	683	1,116	2,112	2,549	-17.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	718	641	122	188	446	425	9,630	8,415	10,916	9,669	12.9
Toronto	130	85	12	10	52	28	6,460	4,060	6,654	4,183	59.1
East York	64	36	0	2	0	0	363	62	427	100	**
Etobicoke	145	91	70	4	68	11	806	2,596	1,089	2,702	-59.7
North York	276	263	10	148	193	252	1,477	1,004	1,956	1,667	17.3
Scarborough	76	152	16	24	133	134	524	693	749	1,003	-25.3
York	27	14	14	0	0	0	0	0	41	14	192.9
York Region	2,264	3,181	468	350	1,228	1,131	1,434	600	5,394	5,262	2.5
Aurora	28	61	20	0	41	0	0	0	89	61	45.9
East Gwillimbury	49	81	20	18	6	20	0	0	75	119	-37.0
Georgina Township	89	99	2	0	0	0	0	0	91	99	-8.1
King Township	231	51	0	0	37	42	264	0	532	93	**
Markham	674	982	318	260	567	610	497	11	2,056	1,863	10.4
Newmarket	218	177	86	4	34	4	0	4	338	189	78.8
Richmond Hill	171	546	8	18	176	199	429	20	784	783	0.1
Vaughan	419	903	14	30	255	180	140	565	828	1,678	-50.7
Whitchurch-Stouffville	385	281	0	20	112	76	104	0	601	377	59.4
Peel Region	2,642	2,134	737	632	736	624	1,257	963	5,372	4,353	23.4
Brampton	2,274	1,718	718	408	551	277	225	0	3,768	2,403	56.8
Caledon	209	292	15	98	58	77	0	0	282	467	-39.6
Mississauga	159	124	4	126	127	270	1,032	963	1,322	1,483	-10.9
Halton Region	909	1,341	214	132	729	637	424	558	2,276	2,668	-14.7
Burlington	87	239	2	0	78	102	186	75	353	416	-15.1
Halton Hills	133	33	0	4	53	19	0	0	186	56	**
Milton	544	645	176	100	400	254	98	344	1,218	1,343	-9.3
Oakville	145	424	36	28	198	262	140	139	519	853	-39.2
Durham Region	1,235	1,627	106	98	417	615	88	249	1,846	2,589	-28.7
Ajax	244	284	24	94	156	208	0	0	424	586	-27.6
Brock	7	6	0	0	0	0	0	0	7	6	16.7
Clarington	274	417	24	4	68	93	44	0	410	514	-20.2
Oshawa	342	223	46	0	71	69	14	14	473	306	54.6
Pickering	162	288	10	0	34	67	0	235	206	590	-65.1
Scugog	7	8	0	0	0	0	0	0	7	8	-12.5
Uxbridge	21	36	0	0	0	0	0	0	21	36	-41.7
Whitby	178	365	2	0	88	178	30	0	298	543	-45.1
Remainder of Toronto CMA	486	630	66	44	37	33	32	0	621	707	-12.2
Bradford West Gwillimbury	237	358	48	26	20	0	0	0	305	384	-20.6
Town of Mono	32	32	0	0	0	0	0	0	32	32	0.0
New Tecumseth	145	202	18	12	4	0	32	0	199	214	-7.0
Orangeville	72	38	0	6	13	33	0	0	85	77	10.4
Toronto CMA	7,359	8,296	1,639	1,440	3,288	3,023	12,591	10,696	24,877	23,455	6.1
Oshawa CMA	794	1,005	72	4	227	340	88	14	1,181	1,363	-13.4
Greater Toronto Area (GTA)	7,768	8,924	1,647	1,400	3,556	3,432	12,833	10,785	25,804	24,541	5.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Toronto City	44	11	0	0	470	936	0	0
Toronto	37	0	0	0	470	256	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	6	0	0	0	680	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	7	5	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	141	170	0	0	207	0	3	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	0	11	0	0	0	0	0	0
Markham	92	92	0	0	207	0	3	1
Newmarket	0	4	0	0	0	0	0	0
Richmond Hill	13	0	0	0	0	0	0	0
Vaughan	30	63	0	0	0	0	0	0
Whitchurch-Stouffville	6	0	0	0	0	0	0	0
Peel Region	19	66	0	0	0	104	0	0
Brampton	19	20	0	0	0	0	0	0
Caledon	0	9	0	0	0	0	0	0
Mississauga	0	37	0	0	0	104	0	0
Halton Region	218	175	0	0	0	0	0	75
Burlington	47	75	0	0	0	0	0	75
Halton Hills	22	0	0	0	0	0	0	0
Milton	94	33	0	0	0	0	0	0
Oakville	55	67	0	0	0	0	0	0
Durham Region	32	49	0	0	0	0	3	0
Ajax	0	8	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	10	19	0	0	0	0	0	0
Oshawa	12	16	0	0	0	0	3	0
Pickering	10	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	0	6	0	0	0	0	0	0
Remainder of Toronto CMA	14	22	0	0	0	0	0	0
Bradford West Gwillimbury	8	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	6	22	0	0	0	0	0	0
Toronto CMA	399	377	0	0	677	1,040	3	1
Oshawa CMA	22	41	0	0	0	0	3	0
Greater Toronto Area (GTA)	454	471	0	0	677	1,040	6	76

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	432	425	14	0	8,426	6,705	1,204	1,710
Toronto	52	28	0	0	5,557	3,290	903	770
East York	0	0	0	0	363	0	0	62
Etobicoke	68	11	0	0	806	1,871	0	725
North York	179	252	14	0	1,386	1,004	91	0
Scarborough	133	134	0	0	314	540	210	153
York	0	0	0	0	0	0	0	0
York Region	1,228	1,115	0	16	1,290	501	144	99
Aurora	41	0	0	0	0	0	0	0
East Gwillimbury	6	20	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	37	42	0	0	264	0	0	0
Markham	567	610	0	0	493	0	4	11
Newmarket	34	4	0	0	0	0	0	4
Richmond Hill	176	199	0	0	289	20	140	0
Vaughan	255	180	0	0	140	481	0	84
Whitchurch-Stouffville	112	60	0	16	104	0	0	0
Peel Region	736	624	0	0	782	963	475	0
Brampton	551	277	0	0	0	0	225	0
Caledon	58	77	0	0	0	0	0	0
Mississauga	127	270	0	0	782	963	250	0
Halton Region	729	637	0	0	422	403	2	155
Burlington	78	102	0	0	186	0	0	75
Halton Hills	53	19	0	0	0	0	0	0
Milton	400	254	0	0	96	264	2	80
Oakville	198	262	0	0	140	139	0	0
Durham Region	408	569	9	46	70	235	18	14
Ajax	156	208	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	59	85	9	8	40	0	4	0
Oshawa	71	31	0	38	0	0	14	14
Pickering	34	67	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	88	178	0	0	30	0	0	0
Remainder of Toronto CMA	37	33	0	0	32	0	0	0
Bradford West Gwillimbury	20	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	4	0	0	0	32	0	0	0
Orangeville	13	33	0	0	0	0	0	0
Toronto CMA	3,274	3,007	14	16	10,766	8,807	1,825	1,889
Oshawa CMA	218	294	9	46	70	0	18	14
Greater Toronto Area (GTA)	3,533	3,370	23	62	10,990	8,807	1,843	1,978

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012	Sept 2013	Sept 2012
Toronto City	120	99	470	942	0	0	590	1,041
Toronto	50	10	470	256	0	0	520	266
East York	11	4	0	0	0	0	11	4
Etobicoke	15	15	0	686	0	0	15	701
North York	31	32	0	0	0	0	31	32
Scarborough	12	34	0	0	0	0	12	34
York	1	4	0	0	0	0	1	4
York Region	431	401	237	52	3	1	671	454
Aurora	5	18	0	0	0	0	5	18
East Gwillimbury	13	14	0	0	0	0	13	14
Georgina Township	7	9	0	0	0	0	7	9
King Township	21	16	0	0	0	0	21	16
Markham	222	107	207	52	3	1	432	160
Newmarket	42	15	0	0	0	0	42	15
Richmond Hill	61	72	0	0	0	0	61	72
Vaughan	25	132	30	0	0	0	55	132
Whitchurch-Stouffville	35	18	0	0	0	0	35	18
Peel Region	361	365	0	141	0	0	361	506
Brampton	279	229	0	0	0	0	279	229
Caledon	27	108	0	0	0	0	27	108
Mississauga	55	28	0	141	0	0	55	169
Halton Region	215	193	58	49	0	75	273	317
Burlington	24	52	30	27	0	75	54	154
Halton Hills	27	8	0	0	0	0	27	8
Milton	114	41	0	0	0	0	114	41
Oakville	50	92	28	22	0	0	78	114
Durham Region	214	199	0	31	3	1	217	231
Ajax	36	16	0	8	0	0	36	24
Brock	1	0	0	0	0	0	1	0
Clarington	47	73	0	7	0	0	47	80
Oshawa	76	26	0	16	3	1	79	43
Pickering	39	17	0	0	0	0	39	17
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	14	0	0	0	0	1	14
Whitby	14	53	0	0	0	0	14	53
Remainder of Toronto CMA	68	92	2	6	0	0	70	98
Bradford West Gwillimbury	48	61	0	0	0	0	48	61
Town of Mono	2	1	2	5	0	0	4	6
New Tecumseth	8	6	0	1	0	0	8	7
Orangeville	10	24	0	0	0	0	10	24
Toronto CMA	1,247	1,145	737	1,171	3	1	1,987	2,317
Oshawa CMA	137	152	0	23	3	1	140	176
Greater Toronto Area (GTA)	1,341	1,257	765	1,215	6	77	2,112	2,549

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - September 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	1,193	1,235	8,505	6,724	1,218	1,710	10,916	9,669
Toronto	194	144	5,557	3,269	903	770	6,654	4,183
East York	64	38	363	0	0	62	427	100
Etobicoke	215	100	874	1,877	0	725	1,089	2,702
North York	460	662	1,391	1,005	105	0	1,956	1,667
Scarborough	219	277	320	573	210	153	749	1,003
York	41	14	0	0	0	0	41	14
York Region	3,833	4,492	1,417	655	144	115	5,394	5,262
Aurora	87	59	2	2	0	0	89	61
East Gwillimbury	75	119	0	0	0	0	75	119
Georgina Township	91	99	0	0	0	0	91	99
King Township	268	93	264	0	0	0	532	93
Markham	1,559	1,800	493	52	4	11	2,056	1,863
Newmarket	338	185	0	0	0	4	338	189
Richmond Hill	343	684	301	99	140	0	784	783
Vaughan	575	1,092	253	502	0	84	828	1,678
Whitchurch-Stouffville	497	361	104	0	0	16	601	377
Peel Region	3,973	3,150	924	1,203	475	0	5,372	4,353
Brampton	3,528	2,403	15	0	225	0	3,768	2,403
Caledon	282	467	0	0	0	0	282	467
Mississauga	163	280	909	1,203	250	0	1,322	1,483
Halton Region	1,605	1,859	669	654	2	155	2,276	2,668
Burlington	124	287	229	54	0	75	353	416
Halton Hills	186	33	0	23	0	0	186	56
Milton	1,063	910	153	353	2	80	1,218	1,343
Oakville	232	629	287	224	0	0	519	853
Durham Region	1,538	2,153	278	373	30	63	1,846	2,589
Ajax	340	541	84	45	0	0	424	586
Brock	7	6	0	0	0	0	7	6
Clarington	333	479	64	27	13	8	410	514
Oshawa	409	220	47	31	17	55	473	306
Pickering	206	355	0	235	0	0	206	590
Scugog	7	8	0	0	0	0	7	8
Uxbridge	21	36	0	0	0	0	21	36
Whitby	215	508	83	35	0	0	298	543
Remainder of Toronto CMA	541	680	80	27	0	0	621	707
Bradford West Gwillimbury	305	384	0	0	0	0	305	384
Town of Mono	9	11	23	21	0	0	32	32
New Tecumseth	142	208	57	6	0	0	199	214
Orangeville	85	77	0	0	0	0	85	77
Toronto CMA	11,588	12,061	11,450	9,489	1,839	1,905	24,877	23,455
Oshawa CMA	957	1,207	194	93	30	63	1,181	1,363
Greater Toronto Area (GTA)	12,142	12,889	11,793	9,609	1,869	2,043	25,804	24,541

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2013

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 2013	1	1.3	0	0.0	0	0.0	7	8.9	71	89.9	79	1,369,000	2,034,237
September 2012	1	1.4	0	0.0	2	2.7	6	8.1	65	87.8	74	979,450	1,183,291
Year-to-date 2013	5	0.8	8	1.2	8	1.2	52	7.8	592	89.0	665	1,377,690	1,635,339
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
Toronto													
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	1,229,000	1,593,909
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	4.6	103	95.4	108	1,495,000	1,926,744
Year-to-date 2012	0	0.0	0	0.0	1	1.3	0	0.0	79	98.8	80	1,295,000	1,713,931
East York													
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	14.3	48	85.7	56	925,000	1,120,143
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
Etobicoke													
September 2013	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	1,978,450	3,161,469
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	890,900	1,056,838
Year-to-date 2013	0	0.0	0	0.0	0	0.0	22	15.2	123	84.8	145	1,527,900	1,706,318
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
North York													
September 2013	1	2.6	0	0.0	0	0.0	1	2.6	37	94.9	39	1,499,900	2,015,496
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	1,330,800	1,347,925
Year-to-date 2013	4	1.4	0	0.0	0	0.0	3	1.1	269	97.5	276	1,574,450	1,824,824
Year-to-date 2012	5	1.9	22	8.2	5	1.9	11	4.1	224	83.9	267	998,500	1,151,948
Scarborough													
September 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
September 2012	1	6.3	0	0.0	2	12.5	3	18.8	10	62.5	16	850,000	815,811
Year-to-date 2013	1	1.9	8	15.4	8	15.4	6	11.5	29	55.8	52	812,500	756,476
Year-to-date 2012	3	2.1	66	46.5	37	26.1	14	9.9	22	15.5	142	550,000	609,834
York													
September 2013	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
September 2012	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	28.6	20	71.4	28	869,945	938,554
Year-to-date 2012	0	0.0	0	0.0	4	28.6	4	28.6	6	42.9	14	793,570	833,737

Source: CMHC (Market Absorption Survey)

Submarket	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
September 2013	40	14.6	20	7.3	45	16.4	46	16.8	123	44.9	274	767,990	932,396
September 2012	30	11.2	32	11.9	34	12.6	97	36.1	76	28.3	269	719,990	717,403
Year-to-date 2013	177	7.8	160	7.1	510	22.6	815	36.1	593	26.3	2,255	695,990	774,314
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
Aurora													
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
September 2012	0	0.0	0	0.0	0	0.0	3	16.7	15	83.3	18	859,990	853,323
Year-to-date 2013	0	0.0	2	7.7	3	11.5	2	7.7	19	73.1	26	889,990	1,022,112
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
East Gwillimbury													
September 2013	4	80.0	0	0.0	1	20.0	0	0.0	0	0.0	5	--	--
September 2012	13	92.9	1	7.1	0	0.0	0	0.0	0	0.0	14	439,990	436,847
Year-to-date 2013	38	77.6	7	14.3	1	2.0	2	4.1	1	2.0	49	440,990	465,419
Year-to-date 2012	68	84.0	12	14.8	0	0.0	1	1.2	0	0.0	81	440,990	440,088
Georgina Township													
September 2013	6	85.7	0	0.0	0	0.0	1	14.3	0	0.0	7	--	--
September 2012	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2013	71	79.8	4	4.5	3	3.4	6	6.7	5	5.6	89	349,990	437,944
Year-to-date 2012	84	84.8	5	5.1	2	2.0	0	0.0	8	8.1	99	345,990	431,862
King Township													
September 2013	0	0.0	0	0.0	0	0.0	5	23.8	16	76.2	21	1,320,000	1,261,331
September 2012	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	1	0.4	93	40.6	135	59.0	229	822,990	939,672
Year-to-date 2012	0	0.0	1	2.0	0	0.0	27	54.0	22	44.0	50	768,990	869,232
Markham													
September 2013	1	1.1	2	2.2	27	29.3	24	26.1	38	41.3	92	759,990	870,800
September 2012	4	7.7	7	13.5	13	25.0	5	9.6	23	44.2	52	672,575	720,484
Year-to-date 2013	9	1.3	38	5.7	191	28.4	258	38.4	176	26.2	672	699,990	763,346
Year-to-date 2012	164	16.8	392	40.1	260	26.6	89	9.1	72	7.4	977	535,990	569,399
Newmarket													
September 2013	27	64.3	15	35.7	0	0.0	0	0.0	0	0.0	42	423,900	445,179
September 2012	3	27.3	4	36.4	2	18.2	2	18.2	0	0.0	11	507,990	516,238
Year-to-date 2013	45	20.7	48	22.1	67	30.9	57	26.3	0	0.0	217	568,900	564,782
Year-to-date 2012	33	18.6	67	37.9	47	26.6	30	16.9	0	0.0	177	546,900	547,085
Richmond Hill													
September 2013	0	0.0	0	0.0	2	4.2	10	20.8	36	75.0	48	1,209,500	1,328,452
September 2012	1	1.4	6	8.1	13	17.6	43	58.1	11	14.9	74	719,990	711,994
Year-to-date 2013	0	0.0	2	1.2	7	4.1	61	35.9	100	58.8	170	836,995	1,079,972
Year-to-date 2012	2	0.4	44	8.1	183	33.7	219	40.3	95	17.5	543	660,990	750,834
Vaughan													
September 2013	0	0.0	0	0.0	0	0.0	4	16.0	21	84.0	25	939,990	1,323,511
September 2012	0	0.0	0	0.0	4	5.8	41	59.4	24	34.8	69	752,990	867,563
Year-to-date 2013	1	0.2	0	0.0	26	6.2	254	60.8	137	32.8	418	759,995	904,168
Year-to-date 2012	6	0.7	16	1.8	114	12.5	491	54.0	282	31.0	909	745,900	812,957
Whitchurch-Stouffville													
September 2013	2	6.9	3	10.3	15	51.7	2	6.9	7	24.1	29	562,900	749,523
September 2012	0	0.0	14	82.4	2	11.8	0	0.0	1	5.9	17	487,900	521,565
Year-to-date 2013	13	3.4	59	15.3	211	54.8	82	21.3	20	5.2	385	602,900	637,587
Year-to-date 2012	52	18.6	137	48.9	57	20.4	5	1.8	29	10.4	280	499,900	579,775

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 2013													
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 2013	32	11.6	48	17.4	75	27.2	98	35.5	23	8.3	276	623,445	634,043
September 2012	32	15.5	74	35.7	60	29.0	21	10.1	20	9.7	207	549,900	604,308
Year-to-date 2013	423	16.0	725	27.5	679	25.7	617	23.4	193	7.3	2,637	575,900	604,573
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
Brampton													
September 2013	32	15.5	48	23.3	70	34.0	43	20.9	13	6.3	206	588,490	591,180
September 2012	21	18.1	52	44.8	30	25.9	13	11.2	0	0.0	116	514,900	526,939
Year-to-date 2013	410	18.1	674	29.7	594	26.2	504	22.2	85	3.7	2,267	560,990	574,821
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
Caledon													
September 2013	0	0.0	0	0.0	5	33.3	5	33.3	5	33.3	15	686,900	773,107
September 2012	11	15.5	22	31.0	30	42.3	8	11.3	0	0.0	71	564,990	546,859
Year-to-date 2013	13	6.2	46	21.8	77	36.5	54	25.6	21	10.0	211	606,900	632,759
Year-to-date 2012	24	8.5	67	23.8	119	42.3	62	22.1	9	3.2	281	594,990	608,265
Mississauga													
September 2013	0	0.0	0	0.0	0	0.0	50	90.9	5	9.1	55	749,900	756,658
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,250,000	1,257,000
Year-to-date 2013	0	0.0	5	3.1	8	5.0	59	37.1	87	54.7	159	850,000	991,372
Year-to-date 2012	0	0.0	1	0.8	29	23.4	17	13.7	77	62.1	124	850,000	942,644
Halton Region													
September 2013	0	0.0	12	33.3	11	30.6	1	2.8	12	33.3	36	594,995	794,285
September 2012	7	10.6	8	12.1	3	4.5	9	13.6	39	59.1	66	859,000	1,085,255
Year-to-date 2013	256	28.1	227	24.9	196	21.5	78	8.6	154	16.9	911	539,900	719,187
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
Burlington													
September 2013	0	0.0	0	0.0	5	71.4	0	0.0	2	28.6	7	--	--
September 2012	0	0.0	3	60.0	0	0.0	0	0.0	2	40.0	5	--	--
Year-to-date 2013	0	0.0	1	1.1	39	43.8	22	24.7	27	30.3	89	694,990	937,524
Year-to-date 2012	17	7.3	127	54.7	64	27.6	2	0.9	22	9.5	232	523,995	627,472
Halton Hills													
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2013	2	1.5	22	16.5	51	38.3	33	24.8	25	18.8	133	620,900	688,317
Year-to-date 2012	0	0.0	0	0.0	2	6.1	5	15.2	26	78.8	33	890,900	980,021
Milton													
September 2013	0	0.0	12	60.0	6	30.0	1	5.0	1	5.0	20	522,450	550,120
September 2012	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2013	253	46.2	203	37.0	63	11.5	9	1.6	20	3.6	548	457,400	485,612
Year-to-date 2012	262	40.6	237	36.7	138	21.4	4	0.6	4	0.6	645	469,900	489,918
Oakville													
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
September 2012	0	0.0	4	8.9	3	6.7	9	20.0	29	64.4	45	859,000	1,205,819
Year-to-date 2013	1	0.7	1	0.7	43	30.5	14	9.9	82	58.2	141	1,400,000	1,518,282
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

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 2013													
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 2013	73	43.7	48	28.7	26	15.6	12	7.2	8	4.8	167	475,000	492,599
September 2012	97	55.7	40	23.0	15	8.6	14	8.0	8	4.6	174	426,490	461,894
Year-to-date 2013	538	43.8	280	22.8	196	15.9	155	12.6	60	4.9	1,229	474,990	501,708
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
Ajax													
September 2013	7	21.9	12	37.5	6	18.8	4	12.5	3	9.4	32	507,450	531,136
September 2012	4	33.3	2	16.7	4	33.3	1	8.3	1	8.3	12	556,630	556,778
Year-to-date 2013	16	6.6	80	32.8	96	39.3	48	19.7	4	1.6	244	583,300	571,340
Year-to-date 2012	93	34.2	60	22.1	62	22.8	48	17.6	9	3.3	272	510,945	523,154
Brock													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	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	--	--
Clarington													
September 2013	12	46.2	6	23.1	4	15.4	1	3.8	3	11.5	26	468,490	493,916
September 2012	47	79.7	11	18.6	0	0.0	1	1.7	0	0.0	59	362,990	382,984
Year-to-date 2013	219	79.3	32	11.6	11	4.0	5	1.8	9	3.3	276	345,945	392,884
Year-to-date 2012	352	82.6	57	13.4	10	2.3	5	1.2	2	0.5	426	353,445	371,419
Oshawa													
September 2013	46	69.7	16	24.2	4	6.1	0	0.0	0	0.0	66	408,945	422,030
September 2012	19	73.1	5	19.2	0	0.0	2	7.7	0	0.0	26	399,900	417,855
Year-to-date 2013	219	63.8	81	23.6	27	7.9	16	4.7	0	0.0	343	412,990	433,700
Year-to-date 2012	168	76.4	46	20.9	1	0.5	4	1.8	1	0.5	220	373,945	386,161
Pickering													
September 2013	1	3.7	12	44.4	9	33.3	4	14.8	1	3.7	27	566,600	585,767
September 2012	8	50.0	3	18.8	0	0.0	2	12.5	3	18.8	16	451,990	545,169
Year-to-date 2013	13	8.0	29	17.9	29	17.9	62	38.3	29	17.9	162	680,000	674,257
Year-to-date 2012	86	30.1	92	32.2	78	27.3	11	3.8	19	6.6	286	491,990	537,638
Scugog													
September 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	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	--	--
Uxbridge													
September 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 2012	3	21.4	0	0.0	3	21.4	5	35.7	3	21.4	14	663,925	643,489
Year-to-date 2013	4	19.0	1	4.8	2	9.5	6	28.6	8	38.1	21	700,000	786,905
Year-to-date 2012	7	18.9	6	16.2	9	24.3	10	27.0	5	13.5	37	592,000	647,571
Whitby													
September 2013	7	46.7	2	13.3	3	20.0	3	20.0	0	0.0	15	462,990	517,740
September 2012	16	34.0	19	40.4	8	17.0	3	6.4	1	2.1	47	475,990	478,645
Year-to-date 2013	67	36.6	57	31.1	31	16.9	18	9.8	10	5.5	183	485,990	514,989
Year-to-date 2012	172	46.6	110	29.8	57	15.4	21	5.7	9	2.4	369	455,990	460,822

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 2013													
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 2013	46	80.7	10	17.5	0	0.0	1	1.8	0	0.0	57	387,990	399,486
September 2012	58	76.3	16	21.1	2	2.6	0	0.0	0	0.0	76	416,900	418,389
Year-to-date 2013	445	91.0	31	6.3	4	0.8	2	0.4	7	1.4	489	389,990	391,004
Year-to-date 2012	523	83.0	94	14.9	5	0.8	5	0.8	3	0.5	630	397,990	395,603
Bradford West Gwillimbury													
September 2013	32	80.0	8	20.0	0	0.0	0	0.0	0	0.0	40	387,990	400,412
September 2012	44	72.1	15	24.6	2	3.3	0	0.0	0	0.0	61	424,990	430,284
Year-to-date 2013	214	90.3	18	7.6	1	0.4	1	0.4	3	1.3	237	395,990	403,601
Year-to-date 2012	270	75.4	84	23.5	2	0.6	1	0.3	1	0.3	358	424,990	432,720
Town of Mono													
September 2013	2	40.0	2	40.0	0	0.0	1	20.0	0	0.0	5	--	--
September 2012	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2013	21	63.6	5	15.2	2	6.1	1	3.0	4	12.1	33	429,900	492,048
Year-to-date 2012	25	78.1	3	9.4	0	0.0	2	6.3	2	6.3	32	418,650	448,688
New Tecumseth													
September 2013	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
September 2012	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2013	144	99.3	1	0.7	0	0.0	0	0.0	0	0.0	145	339,990	345,700
Year-to-date 2012	202	100.0	0	0.0	0	0.0	0	0.0	0	0.0	202	305,990	314,079
Orangeville													
September 2013	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
September 2012	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	66	89.2	7	9.5	1	1.4	0	0.0	0	0.0	74	383,900	394,369
Year-to-date 2012	26	68.4	7	18.4	3	7.9	2	5.3	0	0.0	38	414,900	434,582
Toronto CMA													
September 2013	127	16.4	114	14.7	141	18.2	161	20.8	232	29.9	775	651,990	866,345
September 2012	143	19.6	132	18.1	108	14.8	141	19.3	205	28.1	729	624,990	725,856
Year-to-date 2013	1,339	18.4	1,260	17.3	1,485	20.4	1,658	22.7	1,553	21.3	7,295	610,990	747,901
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
Oshawa CMA													
September 2013	65	60.7	24	22.4	11	10.3	4	3.7	3	2.8	107	429,900	452,915
September 2012	82	62.1	35	26.5	8	6.1	6	4.5	1	0.8	132	399,945	423,913
Year-to-date 2013	505	63.0	170	21.2	69	8.6	39	4.9	19	2.4	802	401,990	438,202
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
Greater Toronto Area													
September 2013	146	17.5	128	15.4	157	18.9	164	19.7	237	28.5	832	631,990	843,792
September 2012	167	21.1	154	19.5	114	14.4	147	18.6	208	26.3	790	604,990	705,865
Year-to-date 2013	1,399	18.2	1,400	18.2	1,589	20.6	1,717	22.3	1,592	20.7	7,697	607,900	740,498
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

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2013						
Submarket	Sept 2013	Sept 2012	% Change	YTD 2013	YTD 2012	% Change
Toronto City	2,034,237	1,183,291	71.9	1,635,339	1,100,683	48.6
Toronto	1,593,909	--	n/a	1,926,744	1,713,931	12.4
East York	--	--	n/a	1,120,143	1,242,677	-9.9
Etobicoke	3,161,469	1,056,838	199.1	1,706,318	1,160,032	47.1
North York	2,015,496	1,347,925	49.5	1,824,824	1,151,948	58.4
Scarborough	--	815,811	n/a	756,476	609,834	24.0
York	--	--	n/a	938,554	833,737	12.6
York Region	932,396	717,403	30.0	774,314	675,412	14.6
Aurora	--	853,323	n/a	1,022,112	1,007,103	1.5
East Gwillimbury	--	436,847	n/a	465,419	440,088	5.8
Georgina Township	--	--	n/a	437,944	431,862	1.4
King Township	1,261,331	--	n/a	939,672	869,232	8.1
Markham	870,800	720,484	20.9	763,346	569,399	34.1
Newmarket	445,179	516,238	-13.8	564,782	547,085	3.2
Richmond Hill	1,328,452	711,994	86.6	1,079,972	750,834	43.8
Vaughan	1,323,511	867,563	52.6	904,168	812,957	11.2
Whitchurch-Stouffville	749,523	521,565	43.7	637,587	579,775	10.0
Peel Region	634,043	604,308	4.9	604,573	586,469	3.1
Brampton	591,180	526,939	12.2	574,821	557,213	3.2
Caledon	773,107	546,859	41.4	632,759	608,265	4.0
Mississauga	756,658	1,257,000	-39.8	991,372	942,644	5.2
Halton Region	794,285	1,085,255	-26.8	719,187	712,069	1.0
Burlington	--	--	n/a	937,524	627,472	49.4
Halton Hills	--	--	n/a	688,317	980,021	-29.8
Milton	550,120	--	n/a	485,612	489,918	-0.9
Oakville	--	1,205,819	n/a	1,518,282	1,091,555	39.1
Durham Region	492,599	461,894	6.6	501,708	455,432	10.2
Ajax	531,136	556,778	-4.6	571,340	523,154	9.2
Brock	--	--	n/a	--	--	n/a
Clarington	493,916	382,984	29.0	392,884	371,419	5.8
Oshawa	422,030	417,855	1.0	433,700	386,161	12.3
Pickering	585,767	545,169	7.4	674,257	537,638	25.4
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	643,489	n/a	786,905	647,571	21.5
Whitby	517,740	478,645	8.2	514,989	460,822	11.8
Remainder of Toronto CMA	399,486	418,389	-4.5	391,004	395,603	-1.2
Bradford West Gwillimbury	400,412	430,284	-6.9	403,601	432,720	-6.7
Town of Mono	--	--	n/a	492,048	448,688	9.7
New Tecumseth	--	--	n/a	345,700	314,079	10.1
Orangeville	--	--	n/a	394,369	434,582	-9.3
Toronto CMA	866,345	725,856	19.4	747,901	661,040	13.1
Oshawa CMA	452,915	423,913	6.8	438,202	407,116	7.6
Greater Toronto Area (GTA)	843,792	705,865	19.5	740,498	649,947	13.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
September 2013

		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
2012	January	4,567	5.2	7,835	9,655	12,391	63.2	463,534	8.5	483,574
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	495,614
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	496,264
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	499,114
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	492,910
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	495,493
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	485,803
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	498,753
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	509,284
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	498,238
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	488,113
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	497,214
2013	January	4,375	-4.2	6,937	10,624	12,746	54.4	482,648	4.1	503,667
	February	5,759	-18.1	6,864	11,052	12,471	55.0	510,580	1.6	503,165
	March	7,765	-19.9	6,927	14,728	13,095	52.9	519,879	3.1	511,024
	April	9,811	-5.2	7,143	18,270	13,420	53.2	526,335	1.7	506,953
	May	10,182	-6.2	7,236	19,216	13,488	53.6	542,174	4.9	516,599
	June	9,061	-3.8	7,326	15,564	13,329	55.0	531,374	4.5	518,056
	July	8,544	12.9	7,678	14,132	13,116	58.5	513,246	7.6	522,103
	August	7,569	17.9	7,970	12,208	13,305	59.9	503,094	5.0	524,586
	September	7,411	26.1	8,165	14,938	13,090	62.4	533,797	6.0	536,354
	October									
	November									
	December									
	Q3 2012	19,867	-14.1		40,856			485,547	5.8	
	Q3 2013	23,524	18.4		41,278			516,454	6.4	
	YTD 2012	71,778	-0.7		131,795			500,681	7.7	
	YTD 2013	70,477	-1.8		130,732			521,262	4.1	

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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 2013										
		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
2012	January	556	10.1	886	1,073	1,248	71.0	316,394	4.7	323,846
	February	809	24.1	905	1,327	1,368	66.2	323,592	7.1	325,686
	March	1,128	15.0	907	1,722	1,333	68.0	327,630	8.6	328,515
	April	1,167	23.0	892	1,655	1,270	70.2	337,401	5.1	329,436
	May	1,183	13.8	885	1,749	1,297	68.2	339,086	7.3	332,901
	June	1,051	0.5	839	1,509	1,300	64.5	339,032	5.0	330,861
	July	925	9.0	861	1,306	1,325	65.0	334,783	3.0	328,487
	August	854	11.8	874	1,208	1,264	69.1	335,783	8.0	335,699
	September	729	-12.5	778	1,335	1,234	63.1	334,870	5.1	336,553
	October	797	5.0	850	1,140	1,247	68.1	335,818	5.7	335,836
	November	699	-4.8	820	909	1,201	68.3	335,697	6.8	341,257
	December	390	-20.7	697	416	1,107	63.0	324,743	4.7	336,637
2013	January	488	-12.2	775	989	1,168	66.3	331,514	4.8	339,089
	February	716	-11.5	801	1,072	1,103	72.6	348,474	7.7	350,708
	March	899	-20.3	719	1,412	1,093	65.8	346,697	5.8	347,461
	April	1,145	-1.9	872	1,682	1,289	67.7	353,291	4.7	344,378
	May	1,122	-5.2	840	1,837	1,355	62.0	354,968	4.7	348,612
	June	1,028	-2.2	827	1,402	1,212	68.2	358,692	5.8	350,120
	July	948	2.5	889	1,334	1,351	65.8	359,090	7.3	352,627
	August	896	4.9	916	1,235	1,290	71.0	357,105	6.3	356,790
	September	804	10.3	859	1,341	1,238	69.4	351,669	5.0	353,340
	October									
	November									
	December									
	Q3 2012	2,508	2.5		3,849			335,149	5.3	
	Q3 2013	2,648	5.6		3,910			356,165	6.3	
	YTD 2012	8,402	10.3		12,884			333,138	6.0	
	YTD 2013	8,046	-4.2		12,304			352,675	5.9	

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

Table 6a: Economic Indicators Toronto CMA September 2013											
		Inteterest 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						
2012	January	598	3.50	5.29	114.2	120.7	2,941	8.7	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.7	66.6	895
	March	595	3.20	5.24	115.4	122.0	2,947	8.6	66.5	895
	April	607	3.20	5.44	115.8	122.4	2,956	8.5	66.5	898
	May	601	3.20	5.34	116.4	122.4	2,967	8.6	66.7	908
	June	595	3.20	5.24	116.8	121.7	2,982	8.7	67.0	910
	July	595	3.10	5.24	116.8	121.6	3,000	8.5	67.2	914
	August	595	3.10	5.24	117.2	121.8	3,016	8.5	67.4	912
	September	595	3.10	5.24	117.9	122.1	3,034	8.5	67.7	915
	October	595	3.10	5.24	118.2	122.3	3,049	8.6	68.0	913
	November	595	3.10	5.24	118.5	122.0	3,068	8.4	68.2	905
	December	595	3.00	5.24	118.7	121.4	3,075	8.3	68.2	900
2013	January	595	3.00	5.24	119.0	121.5	3,076	8.2	68.1	894
	February	595	3.00	5.24	119.0	122.9	3,074	8.4	68.0	895
	March	590	3.00	5.14	119.1	123.3	3,067	8.4	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,080	8.4	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,100	8.0	68.0	918
	June	590	3.14	5.14	119.4	123.4	3,129	7.8	68.4	927
	July	590	3.14	5.14	119.8	123.6	3,136	7.8	68.4	920
	August	601	3.14	5.34	119.8	123.7	3,150	7.8	68.6	918
	September	601	3.14	5.34		123.8	3,155	7.9	68.6	916
	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 2013											
		Inteterest 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						
2012	January	598	3.50	5.29	114.2	120.7	197.6	7.4	69.6	891
	February	595	3.20	5.24	114.7	121.5	200.0	7.5	70.3	889
	March	595	3.20	5.24	115.4	122.0	199.6	8.0	70.5	896
	April	607	3.20	5.44	115.8	122.4	197.8	8.3	69.9	902
	May	601	3.20	5.34	116.4	122.4	195.1	8.5	69.1	910
	June	595	3.20	5.24	116.8	121.7	192.9	8.4	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.3	8.6	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.7	9.0	66.9	936
	September	595	3.10	5.24	117.9	122.1	188.2	9.1	66.7	950
	October	595	3.10	5.24	118.2	122.3	188.7	9.3	66.9	962
	November	595	3.10	5.24	118.5	122.0	191.8	9.2	67.9	958
	December	595	3.00	5.24	118.7	121.4	193.0	9.6	68.6	959
2013	January	595	3.00	5.24	119.0	121.5	194.2	9.6	68.9	949
	February	595	3.00	5.24	119.0	122.9	194.8	9.4	68.9	942
	March	590	3.00	5.14	119.1	123.3	196.8	8.6	68.9	935
	April	590	3.00	5.14	119.2	123.1	197.0	8.3	68.6	941
	May	590	3.00	5.14	119.4	123.2	197.9	7.4	68.2	945
	June	590	3.14	5.14	119.4	123.4	198.4	7.2	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.7	6.4	68.3	954
	August	601	3.14	5.34	119.8	123.7	201.3	6.5	68.4	955
	September	601	3.14	5.34		123.8	200.3	6.3	67.8	946
	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 2011 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 modeled 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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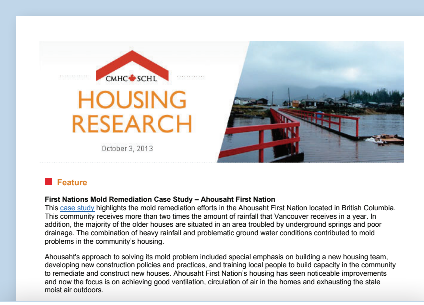
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October 3, 2013

Feature

First Nations Mold Remediation Case Study – Ahousaht First Nation
This case study highlights the mold remediation efforts in the Ahousaht First Nation located in British Columbia. This community receives more than two times the amount of rainfall that Vancouver receives in a year. In addition, the majority of the older houses are situated in an area troubled by underground springs and poor drainage. The combination of heavy rainfall and problematic ground water conditions contributed to mold problems in the community's housing.

Ahousaht's approach to solving its mold problem included special emphasis on building a new housing team, developing new construction policies and practices, and training local people to build capacity in the community to remediate and construct new houses. Ahousaht First Nation's housing has seen noticeable improvements and now the focus is on achieving good ventilation, circulation of air in the homes and exhausting the stale moist air outdoors.

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