HOUSING MARKET INFORMATION

HOUSING NOW
Ontario Region

CANADA MORTGAGE AND HOUSING CORPORATION

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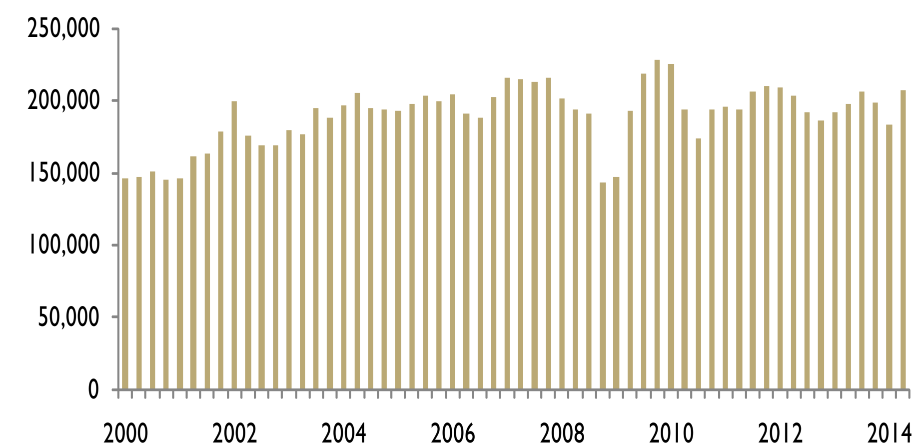
Date Released: Third Quarter 2014

Resale Market

Ontario existing home sales jumped to over 207,000 units in the second quarter of 2014, up 13 per cent from the previous quarter. This was one of the most active quarters in over two years. Much of this increase was due to a bounce back in construction from a slowdown caused by harsh winter weather. More buyers were visiting open houses while more vendors were eager to put their homes for sale as the weather became milder. Besides the weather, housing demand was supported by rising consumer confidence, as evidenced by growing retail sales, and an improving Ontario job market. A scan across the province shows that existing home sales in less expensive south western Ontario

Figure 1

Ontario Quarterly MLS® Sales, SAAR*



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

* 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.

markets grew the fastest during the second quarter.

Ontario resale inventories also grew during the second quarter as milder weather and rising prices encouraged more listings. The Ontario resale market remained in a balanced state during the second quarter. A market classified as balanced means prospective buyers had sufficient product to choose from. However, there were exceptions to this rule. Hamilton, Brantford and Oshawa are centers whose markets are tight thanks to incoming demand from households bypassing the more expensive GTA market. The pulse of the Thunder Bay market continued to remain high during the second quarter due in large part to lack of homes to choose from. Eastern Ontario markets, which include Ottawa and Kingston, remained the coolest.

While Ontario home prices grew during the second quarter, the pace of growth slowed from the previous quarter. According to CREA`s Home Price Index (HPI), major market prices for low density housing, particularly for Ottawa and Toronto, continue to outpace price gains for higher density housing. For the quarter, home prices grew the fastest in Guelph, Kitchener and Peterborough while posting more modest growth elsewhere.

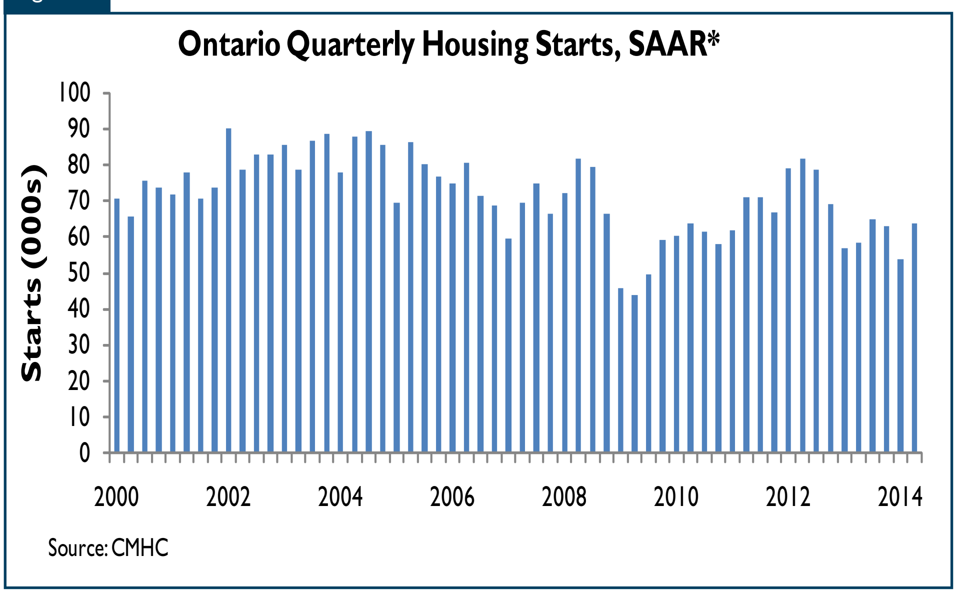
New Home Market

The province`s home starts followed the resale market higher during the second quarter. Starts rose to 63,936 units, up 18 per cent from 53,852 units in the first quarter. Both single and multi-unit home construction, which includes semi-detached, row and apartment units, contributed to the increase. Milder weather, stronger resale markets and a backlog of pre-sold condominiums that broke ground supported starts during the second quarter. Urban home starts June year-to-date are running three per cent above levels for the same period one year ago. For the year ending June, residential construction declined most in Thunder Bay and Sudbury while growing the fastest in Kitchener, Barrie and Oshawa. June year-to-date urban home starts are running are running two per cent higher year-to-date versus the same period one year ago.

Single detached home starts grew over 19 per cent to reach 24,130 SAAR units in the second quarter. This represents their highest level since the fourth quarter of 2012. Low unsold inventories of both new and resale single detached housing and continued low mortgage rates fuelled single starts during the quarter. Longer term however, demand for single detached homes has faced headwinds which include rising home prices, rising densification in urban centres, fewer sites for new home development and declining family sizes. Growth in one person households over the past decade has not been a supportive factor for new detached construction.

Ontario multi-unit home construction, which includes semi detached, row and apartment units, grew by over 18 per cent during the second quarter from the previous quarter. The strongest growth during the quarter was posted for semi detached and row housing. Semi detached homes are a less expensive home option to pricier singles. Both semi-detached and row home inventories have remained low in recent years allowing for further growth. Meanwhile, apartment construction, while posting more modest growth, also increased during the second quarter. Builders started more apartment projects as pre-construction inventories and inventories at completion declined early in 2014. Unsold apartment units dropped as builders channelled new demand towards existing inventories rather than new projects since the

Figure 2



[*] SAAR[1]: Seasonally Adjusted Annual Rate.

latter part of 2012. Apartment starts were not just registered in ownership but also rental tenure. Rental starts have moved higher as low vacancy rates and the rising cost of home ownership supported demand for rental accommodation.

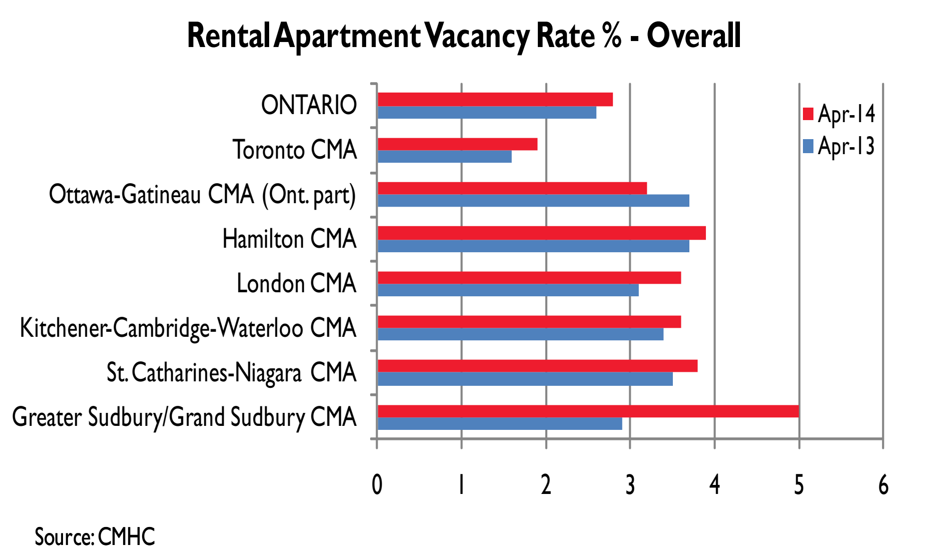
Ontario new home prices, as per Statistics Canada NHPI index, slowed in the second quarter. Both the land and house component of the NHPI moderated. CMHCs absorbed new detached home prices showed similar trends of moderating during the second quarter. Modest income growth and slower price growth in the resale market encouraged builders to hold the line on prices during the second quarter.

Ontario Rental Vacancy Rate Inches Higher in Spring 2014

According to Canada Mortgage and Housing Corporation's (CMHC) Spring Rental Market Survey, Ontario vacancy rates[2] edged higher in April 2014. Vacancy rates moved higher for two bedroom (3.0%) units but remained stable for smaller bedroom types. By market, vacancy rates remained stable in eight out of 15 CMAs across the province. Barrie (2.1%), Ottawa (3.2%) and Windsor (5.0%) were the only centres that registered lower vacancy rates while Toronto and London contributed most to the rise in the vacancy rate. The lowest vacancy rate was registered in Oshawa (1.6%), Guelph (1.7%) and Toronto (1.9%) while the highest vacancy rates were registered in Windsor (5.0%), Sudbury (5.0%) and Brantford (4.4%)

Less international migration and more condominium rental completions exerted upward pressure on vacancy rates. Meanwhile, less first time buyer demand and improving job prospects for young adults helped support rental demand during the spring of 2014.

Figure 3



[2] Based on privately-initiated rental apartments structures of three or more units,

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
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6	Economic Indicators
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1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
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3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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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 1: Housing Starts (SAAR and Trend) June 2014		
Ontario	May 2014	June 2014
Trend[1], urban centres[2]	56,001	56,209
SAAR, urban centres[2]	65,046	54,679
	June 2013	June 2014
Actual, urban centres[2]		
June - Single-Detached	2,219	2,430
June - Multiples	3,159	2,679
June - Total	5,378	5,109
January to June - Single-Detached	9,676	9,099
January to June - Multiples	16,553	17,800
January to June - Total	26,229	26,899

Source: CMHC

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

[2] Urban centres with a population of 10,000 and over.

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ontario Region
Second Quarter 2014

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2014	6,163	876	2,448	44	542	4,845	56	1,355	710	17,039
Q2 2013	6,207	925	1,907	34	557	4,556	44	1,027	510	15,767
% Change	-0.7	-5.3	28.4	29.4	-2.7	6.3	27.3	31.9	39.2	8.1
Year-to-date 2014	9,036	1,226	3,766	61	800	9,824	78	2,108	968	27,867
Year-to-date 2013	9,604	1,483	3,095	56	886	9,651	122	1,328	730	26,959
% Change	-5.9	-17.3	21.7	8.9	-9.7	1.8	-36.1	58.7	32.6	3.4
UNDER CONSTRUCTION										
Q2 2014	13,316	2,074	6,568	84	1,998	61,270	365	7,661	1,242	94,582
Q2 2013	14,263	2,653	6,728	84	2,278	55,833	400	6,214	979	89,437
% Change	-6.6	-21.8	-2.4	0.0	-12.3	9.7	-8.8	23.3	26.9	5.8
COMPLETIONS										
Q2 2014	5,215	880	1,819	35	517	5,969	46	333	483	15,297
Q2 2013	4,998	798	1,629	35	495	6,775	100	1,874	466	17,179
% Change	4.3	10.3	11.7	0.0	4.4	-11.9	-54.0	-82.2	3.6	-11.0
Year-to-date 2014	9,735	1,504	3,277	61	915	9,132	106	1,349	1,158	27,245
Year-to-date 2013	10,077	1,477	3,076	60	1,010	10,499	121	2,704	1,159	30,213
% Change	-3.4	1.8	6.5	1.7	-9.4	-13.0	-12.4	-50.1	-0.1	-9.8
COMPLETED & NOT ABSORBED										
Q2 2014	1,210	152	304	37	188	1,523	n/a	n/a	n/a	3,414
Q2 2013	1,026	174	272	25	157	1,559	n/a	n/a	n/a	3,213
% Change	17.9	-12.6	11.8	48.0	19.7	-2.3	n/a	n/a	n/a	6.3
ABSORBED										
Q2 2014	4,860	831	1,735	33	493	5,778	n/a	n/a	n/a	13,730
Q2 2013	4,805	725	1,549	36	487	6,615	n/a	n/a	n/a	14,217
% Change	1.1	14.6	12.0	-8.3	1.2	-12.7	n/a	n/a	n/a	-3.4
Year-to-date 2014	8,893	1,438	3,112	58	822	9,207	n/a	n/a	n/a	23,530
Year-to-date 2013	9,322	1,355	2,935	63	1,030	10,232	n/a	n/a	n/a	24,937
% Change	-4.6	6.1	6.0	-7.9	-20.2	-10.0	n/a	n/a	n/a	-5.6

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

Table 1.3: History of Housing Starts of Ontario Region 2004 - 2013

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2013	21,149	3,003	7,147	149	1,892	21,386	197	3,691	2,471	61,085
% Change	-9.6	-6.2	-13.9	-15.8	-21.4	-33.3	-21.2	-20.5	6.1	-20.4
2012	23,382	3,203	8,303	177	2,406	32,050	250	4,641	2,328	76,742
% Change	-5.4	11.6	5.5	0.6	4.2	42.6	3.3	2.2	-9.8	13.2
2011	24,724	2,869	7,873	176	2,309	22,474	242	4,543	2,581	67,821
% Change	-2.5	3.8	4.5	-10.7	-18.0	53.1	44.0	27.1	-22.5	12.2
2010	25,350	2,765	7,535	197	2,816	14,680	168	3,575	3,329	60,433
% Change	25.6	-2.5	38.5	-3.4	76.4	14.4	-27.3	-21.9	36.9	20.0
2009	20,186	2,835	5,439	204	1,596	12,837	231	4,580	2,431	50,370
% Change	-28.2	-11.8	-25.4	-2.4	-56.3	-49.8	29.1	24.2	-22.9	-32.9
2008	28,109	3,213	7,291	209	3,648	25,586	179	3,688	3,153	75,076
% Change	-15.3	-18.4	-14.1	44.1	30.8	128.0	32.6	29.0	-41.0	10.2
2007	33,198	3,936	8,492	145	2,789	11,221	135	2,859	5,348	68,123
% Change	0.2	-2.4	11.0	-21.6	-10.7	-27.7	-43.3	-26.6	-5.1	-7.2
2006	33,132	4,034	7,650	185	3,123	15,514	238	3,895	5,636	73,417
% Change	-9.2	-10.8	-9.0	-20.6	-8.7	-4.1	-62.8	21.6	0.3	-6.8
2005	36,475	4,520	8,405	233	3,420	16,183	640	3,203	5,618	78,795
% Change	-16.8	-9.2	-4.3	14.8	-0.1	7.7	6.5	6.0	7.6	-7.4
2004	43,845	4,976	8,786	203	3,424	15,031	601	3,023	5,220	85,114

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Ontario Region Second Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 100,000+											
Barrie	234	91	2	4	11	31	24	8	271	134	102.2
Brantford	79	65	2	4	34	81	30	0	145	150	-3.3
Greater Sudbury	48	74	4	6	0	0	4	2	56	82	-31.7
Guelph	69	52	16	28	45	74	25	18	155	172	-9.9
Hamilton	380	367	24	14	365	249	189	115	958	745	28.6
Kingston	82	103	4	0	40	16	115	115	241	234	3.0
Kitchener	204	205	6	8	184	103	802	219	1,196	535	123.6
London	322	395	16	8	56	88	237	315	631	806	-21.7
Oshawa	310	229	16	20	123	46	74	2	523	297	76.1
Ottawa	571	500	74	118	444	353	655	707	1,744	1,678	3.9
Peterborough	71	67	2	0	6	4	0	17	79	88	-10.2
St. Catharines-Niagara	192	192	30	31	108	51	6	5	336	279	20.4
Thunder Bay	41	59	0	2	4	9	18	51	63	121	-47.9
Toronto	2,551	2,870	600	620	1,362	1,140	4,045	3,952	8,558	8,582	-0.3
Windsor	154	154	30	12	34	39	1	0	219	205	6.8
Centres 50,000 - 99,999											
Belleville	76	58	0	0	0	7	0	0	76	65	16.9
Chatham-Kent	24	35	2	0	6	0	0	0	32	35	-8.6
Cornwall	29	21	4	0	10	0	0	50	43	71	-39.4
Kawartha Lakes	80	46	0	0	11	5	0	0	91	51	78.4
Norfolk	45	65	12	0	14	3	0	0	71	68	4.4
North Bay	11	18	0	2	0	0	0	4	11	24	-54.2
Sarnia	51	37	2	0	4	6	0	0	57	43	32.6
Sault Ste. Marie	25	25	8	2	3	8	0	0	36	35	2.9

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Ontario Region Second Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 10,000 - 49,999											
Bracebridge	5	1	0	0	0	6	0	0	5	7	-28.6
Brighton	22	22	0	n/a	0	n/a	0	n/a	22	22	0.0
Brock	4	4	0	n/a	0	n/a	0	n/a	4	4	0.0
Brockville	8	16	0	2	3	3	0	0	11	21	-47.6
Centre Wellington	30	34	0	0	11	6	0	1	41	41	0.0
Cobourg	33	28	4	12	0	3	0	0	37	43	-14.0
Collingwood	29	29	0	0	17	3	0	0	46	32	43.8
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	4	7	0	0	0	0	0	0	4	7	-42.9
Essex	8	9	0	n/a	7	n/a	0	n/a	15	9	66.7
Gravenhurst	3	1	0	0	0	0	0	6	3	7	-57.1
Greater Napanee	6	17	0	2	0	0	0	0	6	19	-68.4
Haldimand County	33	21	4	4	8	0	0	0	45	25	80.0
Hunstville	16	11	0	0	0	0	0	0	16	11	45.5
Ingersoll	8	11	0	0	4	0	0	0	12	11	9.1
Kenora	7	0	0	0	0	0	0	0	7	0	n/a
Kincardine	4	n/a	0	n/a	4	n/a	0	n/a	8	n/a	n/a
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	16	21	2	0	4	12	0	0	22	33	-33.3
Meaford	5	1	0	0	0	0	0	0	5	1	**
Midland	8	12	0	0	0	0	1	0	9	12	-25.0
Mississippi Mills	16	9	2	6	5	23	0	0	23	38	-39.5
North Grenville	6	13	0	6	0	6	0	n/a	6	25	-76.0
North Perth	14	14	0	0	4	0	0	0	18	14	28.6
Orillia	11	15	0	0	4	14	0	0	15	29	-48.3
Owen Sound	9	11	0	0	0	10	0	0	9	21	-57.1
Petawawa	24	14	0	0	4	6	0	0	28	20	40.0
Port Hope	29	0	2	0	0	0	0	0	31	0	n/a
Prince Edward County	6	11	0	2	0	0	0	0	6	13	-53.8
Saugeen Shores	11	30	4	0	3	6	0	0	18	36	-50.0
Scugog	6	5	0	n/a	0	n/a	0	n/a	6	5	20.0
Stratford	13	4	0	0	20	0	2	0	35	4	**
Temiskaming Shores	2	7	0	0	0	0	0	0	2	7	-71.4
The Nation	8	12	2	4	7	n/a	0	n/a	17	16	6.3
Tillsonburg	36	9	0	0	0	0	0	0	36	9	**
Timmins	3	3	0	0	0	0	0	0	3	3	0.0
Trent Hills	16	9	0	0	4	18	0	0	20	27	-25.9
Wasaga Beach	21	47	2	12	15	60	0	0	38	119	-68.1
West Grey	13	3	0	0	4	0	0	0	17	3	**
West Nipissing	6	3	0	0	0	0	0	0	6	3	100.0
Woodstock	54	48	6	0	12	0	0	0	72	48	50.0
Total Ontario (10,000+)	6,208	6,245	886	933	3,007	2,492	6,228	5,587	16,329	15,257	7.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type Ontario Region January - June 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Barrie	300	204	2	4	11	81	124	8	437	297	47.1
Brantford	111	87	2	4	47	102	30	0	190	193	-1.6
Greater Sudbury	48	77	4	8	0	4	8	2	60	91	-34.1
Guelph	99	93	22	32	56	130	33	102	210	357	-41.2
Hamilton	558	566	26	18	580	425	295	601	1,459	1,610	-9.4
Kingston	110	152	8	0	44	26	115	115	277	293	-5.5
Kitchener	339	344	10	14	301	146	1,054	295	1,704	799	113.3
London	490	544	16	12	100	116	237	347	843	1,019	-17.3
Oshawa	488	431	30	48	218	95	96	50	832	624	33.3
Ottawa	806	734	96	156	649	571	967	1,298	2,518	2,759	-8.7
Peterborough	86	80	2	0	6	27	0	17	94	124	-24.2
St. Catharines-Niagara	322	305	54	33	204	113	6	79	586	530	10.6
Thunder Bay	43	66	0	2	4	9	18	51	65	128	-49.2
Toronto	3,887	4,561	838	1,030	2,089	1,832	8,834	7,854	15,648	15,277	2.4
Windsor	219	209	36	16	38	43	9	0	302	268	12.7
Centres 50,000 - 99,999											
Belleville	87	70	0	0	0	19	0	0	87	89	-2.2
Chatham-Kent	30	49	2	2	13	0	132	0	177	51	**
Cornwall	44	28	8	4	10	3	3	71	65	106	-38.7
Kawartha Lakes	96	88	0	2	11	13	0	0	107	103	3.9
Norfolk	71	83	24	0	46	3	4	0	145	86	68.6
North Bay	21	23	0	2	0	0	0	4	21	29	-27.6
Sarnia	70	53	2	0	4	6	0	0	76	59	28.8
Sault Ste. Marie	32	33	10	2	3	8	0	0	45	43	4.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type Ontario Region January - June 2014												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 10,000 - 49,999											
Bracebridge	5	5	0	0	0	6	0	7	5	18	-72.2
Brighton	23	46	0	4	0	3	0	n/a	23	53	-56.6
Brock	10	8	0	n/a	0	n/a	0	n/a	10	8	25.0
Brockville	9	19	0	2	3	12	0	0	12	33	-63.6
Centre Wellington	38	43	0	2	15	6	0	15	53	66	-19.7
Cobourg	48	43	4	12	0	20	0	0	52	75	-30.7
Collingwood	39	48	4	0	17	3	0	0	60	51	17.6
Elliot Lake	0	0	0	0	0	0	0	0	0	0	n/a
Erin	5	11	0	0	0	0	0	0	5	11	-54.5
Essex	9	9	0	n/a	7	n/a	0	n/a	16	9	77.8
Gravenhurst	8	7	0	0	0	0	0	6	8	13	-38.5
Greater Napanee	8	26	0	2	0	0	0	0	8	28	-71.4
Haldimand County	38	26	6	8	8	0	0	0	52	34	52.9
Hunstville	19	19	0	0	0	0	0	0	19	19	0.0
Ingersoll	21	17	0	4	4	0	0	0	25	21	19.0
Kenora	12	0	0	0	0	0	0	0	12	0	n/a
Kincardine	7	2	0	2	7	6	0	n/a	14	10	40.0
Lambton Shores	0	0	0	0	0	0	0	0	0	0	n/a
Leamington	20	25	2	8	4	12	0	0	26	45	-42.2
Meaford	6	2	0	0	0	0	0	0	6	2	200.0
Midland	11	15	0	0	0	0	1	0	12	15	-20.0
Mississippi Mills	18	15	2	10	5	23	0	0	25	48	-47.9
North Grenville	12	27	0	10	0	6	0	68	12	111	-89.2
North Perth	18	16	0	0	4	16	0	0	22	32	-31.3
Orillia	14	24	0	0	4	14	0	0	18	38	-52.6
Owen Sound	14	12	0	0	0	10	0	0	14	22	-36.4
Petawawa	25	14	0	0	4	11	0	0	29	25	16.0
Port Hope	31	51	2	0	0	0	0	0	33	51	-35.3
Prince Edward County	11	19	2	4	0	0	0	0	13	23	-43.5
Saugeen Shores	24	34	4	0	3	6	0	0	31	40	-22.5
Scugog	8	6	0	n/a	0	n/a	0	n/a	8	6	33.3
Stratford	16	11	0	2	24	0	2	0	42	13	**
Temiskaming Shores	2	9	0	0	0	0	0	0	2	9	-77.8
The Nation	14	18	2	6	7	n/a	0	n/a	23	24	-4.2
Tillsonburg	38	16	0	0	0	0	0	0	38	16	137.5
Timmins	5	3	0	0	0	0	0	0	5	3	66.7
Trent Hills	31	11	2	0	8	18	0	0	41	29	41.4
Wasaga Beach	26	51	8	12	15	98	0	0	49	161	-69.6
West Grey	16	8	0	0	4	0	0	0	20	8	150.0
West Nipissing	6	5	0	6	0	4	0	0	6	15	-60.0
Woodstock	71	66	6	2	12	18	0	0	89	86	3.5
Total Ontario (10,000+)	9,099	9,672	1,240	1,493	4,592	4,067	11,968	10,993	26,899	26,225	2.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Barrie	11	31	0	0	0	8	24	0
Brantford	34	81	0	0	0	0	30	0
Greater Sudbury	0	0	0	0	0	2	4	0
Guelph	45	74	0	0	8	0	17	18
Hamilton	365	249	0	0	142	0	47	115
Kingston	40	16	0	0	0	115	115	0
Kitchener	180	91	4	12	259	26	543	193
London	39	88	17	0	86	0	151	315
Oshawa	123	46	0	0	0	0	74	2
Ottawa	436	353	8	0	625	630	30	77
Peterborough	6	4	0	0	0	0	0	17
St. Catharines-Niagara	108	51	0	0	0	2	6	3
Thunder Bay	4	9	0	0	0	51	18	0
Toronto	1,358	1,140	4	0	3,753	3,726	292	226
Windsor	28	39	6	0	0	0	1	0
Centres 50,000 - 99,999								
Belleville	0	7	0	0	0	0	0	0
Chatham-Kent	6	0	0	0	0	0	0	0
Cornwall	0	0	10	0	0	0	0	50
Kawartha Lakes	11	5	0	0	0	0	0	0
Norfolk	14	3	0	0	0	0	0	0
North Bay	0	0	0	0	0	0	0	4
Sarnia	4	6	0	0	0	0	0	0
Sault Ste. Marie	3	0	0	8	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 10,000 - 49,999								
Bracebridge	0	6	0	0	0	0	0	0
Brighton	0	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	3	3	0	0	0	0	0	0
Centre Wellington	11	6	0	0	0	0	0	1
Cobourg	0	3	0	0	0	0	0	0
Collingwood	17	3	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	7	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	6
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	8	0	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	4	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	4	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	4	12	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	1	0
Mississippi Mills	5	23	0	0	0	0	0	0
North Grenville	0	6	0	n/a	0	n/a	0	n/a
North Perth	4	0	0	0	0	0	0	0
Orillia	4	14	0	0	0	0	0	0
Owen Sound	0	10	0	0	0	0	0	0
Petawawa	4	6	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	3	6	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	20	0	0	0	0	0	2	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	7	n/a	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	4	0	0	18	0	0	0	0
Wasaga Beach	15	60	0	0	0	0	0	0
West Grey	4	0	0	0	0	0	0	0
West Nipissing	0	0	0	0	0	0	0	0
Woodstock	12	0	0	0	0	0	0	0
Total Ontario (10,000+)	2,958	2,454	49	38	4,873	4,560	1,355	1,027

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region January - June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Barrie	11	62	0	19	76	8	48	0
Brantford	39	102	8	0	0	0	30	0
Greater Sudbury	0	0	0	4	0	2	8	0
Guelph	56	130	0	0	16	78	17	24
Hamilton	580	411	0	14	175	331	120	270
Kingston	44	26	0	0	0	115	115	0
Kitchener	292	134	9	12	275	102	779	193
London	83	116	17	0	86	2	151	345
Oshawa	218	68	0	27	0	0	96	50
Ottawa	641	571	8	0	868	1,218	99	80
Peterborough	6	27	0	0	0	0	0	17
St. Catharines-Niagara	204	113	0	0	0	74	6	5
Thunder Bay	4	9	0	0	0	51	18	0
Toronto	2,085	1,832	4	0	8,232	7,616	602	238
Windsor	32	43	6	0	0	0	9	0
Centres 50,000 - 99,999								
Belleville	0	19	0	0	0	0	0	0
Chatham-Kent	13	0	0	0	132	0	0	0
Cornwall	0	3	10	0	0	0	3	71
Kawartha Lakes	11	13	0	0	0	0	0	0
Norfolk	46	3	0	0	0	0	4	0
North Bay	0	0	0	0	0	0	0	4
Sarnia	4	6	0	0	0	0	0	0
Sault Ste. Marie	3	0	0	8	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market Ontario Region January - June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 10,000 - 49,999								
Bracebridge	0	6	0	0	0	0	0	7
Brighton	0	3	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	3	12	0	0	0	0	0	0
Centre Wellington	15	6	0	0	0	0	0	15
Cobourg	0	20	0	0	0	0	0	0
Collingwood	17	3	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	7	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	6
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	8	0	0	0	0	0	0	0
Hunstville	0	0	0	0	0	0	0	0
Ingersoll	4	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0
Kincardine	7	6	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	4	12	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	0	0	0	0	0	0	1	0
Mississippi Mills	5	23	0	0	0	0	0	0
North Grenville	0	6	0	n/a	0	68	0	n/a
North Perth	4	16	0	0	0	0	0	0
Orillia	4	14	0	0	0	0	0	0
Owen Sound	0	10	0	0	0	0	0	0
Petawawa	4	11	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	0	0	0	0	0
Saugeen Shores	3	6	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	24	0	0	0	0	0	2	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	7	n/a	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	0	0
Timmins	0	0	0	0	0	0	0	0
Trent Hills	4	0	4	18	0	0	0	0
Wasaga Beach	15	98	0	0	0	0	0	0
West Grey	4	0	0	0	0	0	0	0
West Nipissing	0	0	0	4	0	0	0	0
Woodstock	12	18	0	0	0	0	0	0
Total Ontario (10,000+)	4,526	3,961	66	106	9,860	9,665	2,108	1,328

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Ontario Region Second Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Barrie	241	126	6	8	24	0	271	134
Brantford	81	112	34	38	30	0	145	150
Greater Sudbury	52	82	0	0	4	0	56	82
Guelph	125	85	13	69	17	18	155	172
Hamilton	639	563	272	67	47	115	958	745
Kingston	126	119	0	115	115	0	241	234
Kitchener	307	243	342	87	547	205	1,196	535
London	331	376	131	115	169	315	631	806
Oshawa	400	272	49	21	74	4	523	297
Ottawa	1,071	966	629	635	44	77	1,744	1,678
Peterborough	79	67	0	4	0	17	79	88
St. Catharines-Niagara	309	263	21	11	6	5	336	279
Thunder Bay	45	70	0	51	18	0	63	121
Toronto	4,376	4,468	3,886	3,888	296	226	8,558	8,582
Windsor	212	177	0	28	7	0	219	205
Centres 50,000 - 99,999								
Belleville	76	65	0	0	0	0	76	65
Chatham-Kent	32	35	0	0	0	0	32	35
Cornwall	33	21	0	0	10	50	43	71
Kawartha Lakes	91	51	0	0	0	0	91	51
Norfolk	57	65	14	3	0	0	71	68
North Bay	11	20	0	0	0	4	11	24
Sarnia	57	43	0	0	0	0	57	43
Sault Ste. Marie	36	27	0	0	0	8	36	35

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Ontario Region Second Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 10,000 - 49,999								
Bracebridge	5	7	0	0	0	0	5	7
Brighton	22	22	0	n/a	0	n/a	22	22
Brock	4	4	0	n/a	0	n/a	4	4
Brockville	11	21	0	0	0	0	11	21
Centre Wellington	30	40	11	0	0	1	41	41
Cobourg	37	39	0	4	0	0	37	43
Collingwood	29	29	17	3	0	0	46	32
Elliot Lake	0	0	0	0	0	0	0	0
Erin	4	7	0	0	0	0	4	7
Essex	15	9	0	n/a	0	n/a	15	9
Gravenhurst	3	1	0	0	0	6	3	7
Greater Napanee	6	19	0	0	0	0	6	19
Haldimand County	45	25	0	0	0	0	45	25
Hunstville	16	11	0	0	0	0	16	11
Ingersoll	12	11	0	0	0	0	12	11
Kenora	7	0	0	0	0	0	7	0
Kincardine	8	n/a	0	n/a	0	n/a	8	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	22	33	0	0	0	0	22	33
Meaford	5	1	0	0	0	0	5	1
Midland	8	12	0	0	1	0	9	12
Mississippi Mills	23	38	0	0	0	0	23	38
North Grenville	6	25	0	n/a	0	n/a	6	25
North Perth	18	14	0	0	0	0	18	14
Orillia	15	29	0	0	0	0	15	29
Owen Sound	9	21	0	0	0	0	9	21
Petawawa	28	20	0	0	0	0	28	20
Port Hope	31	0	0	0	0	0	31	0
Prince Edward County	6	13	0	0	0	0	6	13
Saugeen Shores	18	36	0	0	0	0	18	36
Scugog	6	5	0	n/a	0	n/a	6	5
Stratford	33	4	0	0	2	0	35	4
Temiskaming Shores	2	7	0	0	0	0	2	7
The Nation	17	14	0	n/a	0	2	17	16
Tillsonburg	36	9	0	0	0	0	36	9
Timmins	3	3	0	0	0	0	3	3
Trent Hills	20	9	0	0	0	18	20	27
Wasaga Beach	32	119	6	0	0	0	38	119
West Grey	17	3	0	0	0	0	17	3
West Nipissing	6	3	0	0	0	0	6	3
Woodstock	72	48	0	0	0	0	72	48
Total Ontario (10,000+)	9,487	9,039	5,431	5,147	1,411	1,071	16,329	15,257

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
Ontario Region
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Barrie	307	255	82	23	48	19	437	297
Brantford	118	155	34	38	38	0	190	193
Greater Sudbury	52	87	0	0	8	4	60	91
Guelph	172	127	21	201	17	29	210	357
Hamilton	1,005	832	334	494	120	284	1,459	1,610
Kingston	162	178	0	115	115	0	277	293
Kitchener	554	399	361	195	789	205	1,704	799
London	488	518	186	156	169	345	843	1,019
Oshawa	673	524	63	21	96	79	832	624
Ottawa	1,531	1,464	872	1,215	115	80	2,518	2,759
Peterborough	94	85	0	22	0	17	94	124
St. Catharines-Niagara	558	438	22	83	6	9	586	530
Thunder Bay	47	77	0	51	18	0	65	128
Toronto	6,545	7,197	8,497	7,842	606	238	15,648	15,277
Windsor	283	236	4	32	15	0	302	268
Centres 50,000 - 99,999								
Belleville	87	89	0	0	0	0	87	89
Chatham-Kent	45	51	132	0	0	0	177	51
Cornwall	52	35	0	0	13	71	65	106
Kawartha Lakes	107	103	0	0	0	0	107	103
Norfolk	98	83	43	3	4	0	145	86
North Bay	21	25	0	0	0	4	21	29
Sarnia	76	59	0	0	0	0	76	59
Sault Ste. Marie	45	35	0	0	0	8	45	43

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market Ontario Region January - June 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 10,000 - 49,999								
Bracebridge	5	11	0	0	0	7	5	18
Brighton	23	50	0	3	0	n/a	23	53
Brock	10	8	0	n/a	0	n/a	10	8
Brockville	12	33	0	0	0	0	12	33
Centre Wellington	42	50	11	0	0	16	53	66
Cobourg	52	71	0	4	0	0	52	75
Collingwood	43	48	17	3	0	0	60	51
Elliot Lake	0	0	0	0	0	0	0	0
Erin	5	11	0	0	0	0	5	11
Essex	16	9	0	n/a	0	n/a	16	9
Gravenhurst	8	7	0	0	0	6	8	13
Greater Napanee	8	28	0	0	0	0	8	28
Haldimand County	52	34	0	0	0	0	52	34
Hunstville	19	19	0	0	0	0	19	19
Ingersoll	25	21	0	0	0	0	25	21
Kenora	12	0	0	0	0	0	12	0
Kincardine	14	4	0	6	0	n/a	14	10
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	26	45	0	0	0	0	26	45
Meaford	6	2	0	0	0	0	6	2
Midland	11	15	0	0	1	0	12	15
Mississippi Mills	25	48	0	0	0	0	25	48
North Grenville	12	43	0	68	0	n/a	12	111
North Perth	22	32	0	0	0	0	22	32
Orillia	18	38	0	0	0	0	18	38
Owen Sound	14	22	0	0	0	0	14	22
Petawawa	29	25	0	0	0	0	29	25
Port Hope	33	51	0	0	0	0	33	51
Prince Edward County	13	23	0	0	0	0	13	23
Saugeen Shores	31	40	0	0	0	0	31	40
Scugog	8	6	0	n/a	0	n/a	8	6
Stratford	40	13	0	0	2	0	42	13
Temiskaming Shores	2	9	0	0	0	0	2	9
The Nation	23	22	0	n/a	0	2	23	24
Tillsonburg	38	16	0	0	0	0	38	16
Timmins	5	3	0	0	0	0	5	3
Trent Hills	35	11	0	0	6	18	41	29
Wasaga Beach	43	161	6	0	0	0	49	161
West Grey	20	8	0	0	0	0	20	8
West Nipissing	6	9	0	0	0	6	6	15
Woodstock	89	68	0	18	0	0	89	86
Total Ontario (10,000+)	14,028	14,182	10,685	10,593	2,186	1,450	26,899	26,225

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region Second Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 100,000+											
Barrie	152	92	0	6	19	96	22	73	193	267	-27.7
Brantford	63	76	2	2	21	33	0	0	86	111	-22.5
Greater Sudbury	61	54	10	6	8	4	0	29	79	93	-15.1
Guelph	38	62	22	6	36	53	0	105	96	226	-57.5
Hamilton	227	294	34	28	131	148	218	0	610	470	29.8
Kingston	69	80	6	0	42	7	0	113	117	200	-41.5
Kitchener	176	151	8	8	145	95	150	327	479	581	-17.6
London	265	246	4	4	94	54	4	323	367	627	-41.5
Oshawa	225	247	0	6	69	84	13	9	307	346	-11.3
Ottawa	481	311	88	74	480	336	258	578	1,307	1,299	0.6
Peterborough	72	48	0	2	14	17	0	30	86	97	-11.3
St. Catharines-Niagara	175	200	20	14	74	84	2	43	271	341	-20.5
Thunder Bay	43	40	0	2	4	0	4	4	51	46	10.9
Toronto	2,487	2,395	618	536	1,045	1,046	5,559	6,871	9,709	10,848	-10.5
Windsor	113	85	26	10	28	26	4	0	171	121	41.3
Centres 50,000 - 99,999											
Belleville	38	32	4	0	16	0	0	0	58	32	81.3
Chatham-Kent	19	28	0	2	6	3	0	0	25	33	-24.2
Cornwall	30	45	10	34	3	3	40	21	83	103	-19.4
Kawartha Lakes	36	39	0	0	0	3	0	0	36	42	-14.3
Norfolk	60	59	4	4	9	0	0	0	73	63	15.9
North Bay	12	14	2	6	0	3	0	0	14	23	-39.1
Sarnia	38	30	2	0	0	4	57	0	97	34	185.3
Sault Ste. Marie	9	24	2	0	6	0	0	0	17	24	-29.2

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Ontario Region Second Quarter 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	% Change
Centres 10,000 - 49,999											
Bracebridge	4	4	0	0	4	6	0	7	8	17	-52.9
Brighton	8	17	2	2	0	n/a	0	n/a	10	19	-47.4
Brock	1	2	0	n/a	0	n/a	0	n/a	1	2	-50.0
Brockville	1	7	0	2	0	6	0	0	1	15	-93.3
Centre Wellington	14	18	0	2	0	9	0	7	14	36	-61.1
Cobourg	20	18	4	4	0	0	0	0	24	22	9.1
Collingwood	13	24	2	2	0	13	0	0	15	39	-61.5
Elliot Lake	0	1	0	0	0	0	0	0	0	1	-100.0
Erin	3	7	0	0	0	0	0	0	3	7	-57.1
Essex	5	3	0	n/a	0	n/a	0	n/a	5	3	66.7
Gravenhurst	4	4	0	0	0	0	0	0	4	4	0.0
Greater Napanee	8	8	0	0	0	0	0	0	8	8	0.0
Haldimand County	15	12	8	2	0	3	0	0	23	17	35.3
Hunstville	11	8	0	0	7	5	0	0	18	13	38.5
Ingersoll	12	8	0	0	0	3	0	2	12	13	-7.7
Kenora	5	3	0	0	0	0	0	0	5	3	66.7
Kincardine	4	2	0	n/a	0	n/a	0	n/a	4	2	100.0
Lambton Shores	0	1	0	0	0	0	0	0	0	1	-100.0
Leamington	10	15	0	8	0	0	0	0	10	23	-56.5
Meaford	4	0	0	0	0	0	0	0	4	0	n/a
Midland	5	9	0	0	5	0	1	0	11	9	22.2
Mississippi Mills	11	13	6	4	12	0	0	0	29	17	70.6
North Grenville	12	28	0	8	0	10	0	40	12	86	-86.0
North Perth	10	9	0	0	0	8	0	0	10	17	-41.2
Orillia	11	11	0	0	0	0	8	0	19	11	72.7
Owen Sound	9	2	0	0	0	0	0	0	9	2	**
Petawawa	9	9	0	0	9	9	0	0	18	18	0.0
Port Hope	9	21	0	0	0	0	0	0	9	21	-57.1
Prince Edward County	13	4	0	2	0	5	0	0	13	11	18.2
Saugeen Shores	10	10	2	0	0	0	0	0	12	10	20.0
Scugog	8	3	0	n/a	0	n/a	0	n/a	8	3	166.7
Stratford	5	6	0	2	0	0	2	0	7	8	-12.5
Temiskaming Shores	1	5	0	0	0	0	0	0	1	5	-80.0
The Nation	7	14	2	6	0	6	0	n/a	9	26	-65.4
Tillsonburg	16	4	0	0	0	0	0	64	16	68	-76.5
Timmins	1	5	0	0	12	0	0	0	13	5	160.0
Trent Hills	16	6	0	0	4	4	0	0	20	10	100.0
Wasaga Beach	18	32	6	6	21	0	0	0	45	38	18.4
West Grey	4	6	0	0	0	0	0	0	4	6	-33.3
West Nipissing	6	7	0	6	0	4	0	0	6	17	-64.7
Woodstock	35	30	2	2	0	0	0	0	37	32	15.6
Total Ontario (10,000+)	5,250	5,051	898	814	2,324	2,190	6,342	8,649	14,814	16,704	-11.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 100,000+											
Barrie	269	302	0	10	41	218	247	89	557	619	-10.0
Brantford	107	140	6	8	40	36	0	0	153	184	-16.8
Greater Sudbury	93	113	14	10	8	4	36	29	151	156	-3.2
Guelph	79	108	32	8	82	74	29	105	222	295	-24.7
Hamilton	499	515	60	40	297	289	218	219	1,074	1,063	1.0
Kingston	128	159	6	2	50	19	0	113	184	293	-37.2
Kitchener	293	275	16	16	256	137	317	553	882	981	-10.1
London	450	440	10	12	158	61	6	323	624	836	-25.4
Oshawa	375	462	8	22	103	167	13	39	499	690	-27.7
Ottawa	840	674	174	144	770	685	1,105	870	2,889	2,373	21.7
Peterborough	114	100	0	2	28	41	29	30	171	173	-1.2
St. Catharines-Niagara	344	358	38	18	123	120	120	47	625	543	15.1
Thunder Bay	99	79	0	2	16	5	4	160	119	246	-51.6
Toronto	4,618	4,751	1,020	1,047	1,953	2,085	8,056	10,386	15,647	18,269	-14.4
Windsor	204	210	38	24	36	29	4	2	282	265	6.4
Centres 50,000 - 99,999											
Belleville	70	74	4	2	32	5	0	0	106	81	30.9
Chatham-Kent	48	45	2	2	6	6	0	0	56	53	5.7
Cornwall	42	89	16	34	9	3	44	21	111	147	-24.5
Kawartha Lakes	86	123	2	0	0	3	0	0	88	126	-30.2
Norfolk	98	86	10	4	21	0	0	0	129	90	43.3
North Bay	31	39	2	6	0	3	0	0	33	48	-31.3
Sarnia	69	43	2	0	0	4	168	0	239	47	**
Sault Ste. Marie	25	59	4	0	9	0	0	0	38	59	-35.6

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
Ontario Region
January - June 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Centres 10,000 - 49,999											
Bracebridge	6	15	0	0	4	6	0	7	10	28	-64.3
Brighton	21	30	4	4	0	n/a	0	n/a	25	34	-26.5
Brock	4	6	0	n/a	0	n/a	0	n/a	4	6	-33.3
Brockville	14	20	0	4	0	6	0	90	14	120	-88.3
Centre Wellington	22	38	4	2	3	9	0	7	29	56	-48.2
Cobourg	36	28	10	6	0	0	0	0	46	34	35.3
Collingwood	32	58	2	4	0	29	0	0	34	91	-62.6
Elliot Lake	1	2	0	0	0	0	0	0	1	2	-50.0
Erin	7	12	0	0	0	0	0	0	7	12	-41.7
Essex	17	11	0	n/a	0	n/a	0	n/a	17	11	54.5
Gravenhurst	10	15	0	0	0	0	0	0	10	15	-33.3
Greater Napanee	19	19	0	0	0	0	0	0	19	19	0.0
Haldimand County	29	25	8	4	0	9	0	0	37	38	-2.6
Hunstville	26	33	2	0	7	5	0	0	35	38	-7.9
Ingersoll	23	21	0	2	0	3	0	2	23	28	-17.9
Kenora	11	6	0	0	0	0	0	0	11	6	83.3
Kincardine	12	4	0	2	0	n/a	8	n/a	20	6	**
Lambton Shores	0	1	0	0	0	0	49	0	49	1	**
Leamington	18	26	2	10	0	0	0	0	20	36	-44.4
Meaford	7	6	0	0	0	0	0	0	7	6	16.7
Midland	16	29	0	0	5	4	1	2	22	35	-37.1
Mississippi Mills	23	28	8	4	38	11	0	0	69	43	60.5
North Grenville	39	51	2	12	0	10	0	40	41	113	-63.7
North Perth	14	17	2	0	0	8	11	0	27	25	8.0
Orillia	21	23	0	0	8	4	8	0	37	27	37.0
Owen Sound	18	10	0	0	0	0	35	0	53	10	**
Petawawa	16	27	0	0	15	15	0	0	31	42	-26.2
Port Hope	30	40	2	0	0	0	0	0	32	40	-20.0
Prince Edward County	28	21	0	6	0	5	0	0	28	32	-12.5
Saugeen Shores	25	27	2	0	0	0	28	0	55	27	103.7
Scugog	14	5	0	n/a	0	n/a	0	n/a	14	5	180.0
Stratford	10	10	0	2	0	0	4	0	14	12	16.7
Temiskaming Shores	8	13	0	0	0	0	0	0	8	13	-38.5
The Nation	17	26	6	8	0	16	0	n/a	23	50	-54.0
Tillsonburg	26	15	0	0	0	0	0	64	26	79	-67.1
Timmins	13	20	0	0	12	0	0	0	25	20	25.0
Trent Hills	32	14	2	0	12	4	0	0	46	18	155.6
Wasaga Beach	34	57	8	8	58	9	0	0	100	74	35.1
West Grey	10	18	0	0	0	0	0	0	10	18	-44.4
West Nipissing	25	13	2	6	0	4	0	4	27	27	0.0
Woodstock	73	61	4	4	0	0	0	0	77	65	18.5
Total Ontario (10,000+)	9,797	10,159	1,538	1,509	4,204	4,151	10,540	13,205	26,079	29,024	-10.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Barrie	19	69	0	27	22	73	0	0
Brantford	21	33	0	0	0	0	0	0
Greater Sudbury	8	0	0	4	0	0	0	29
Guelph	36	53	0	0	0	99	0	6
Hamilton	131	148	0	0	216	0	2	0
Kingston	42	7	0	0	0	0	0	113
Kitchener	136	95	9	0	41	0	109	327
London	94	35	0	19	4	0	0	323
Oshawa	69	79	0	5	2	0	11	9
Ottawa	480	336	0	0	175	533	83	45
Peterborough	14	17	0	0	0	30	0	0
St. Catharines-Niagara	71	84	3	0	0	39	2	4
Thunder Bay	4	0	0	0	0	0	4	4
Toronto	1,045	1,032	0	14	5,549	5,961	10	910
Windsor	28	26	0	0	0	0	4	0
Centres 50,000 - 99,999								
Belleville	16	0	0	0	0	0	0	0
Chatham-Kent	6	3	0	0	0	0	0	0
Cornwall	3	3	0	0	0	0	40	21
Kawartha Lakes	0	3	0	0	0	0	0	0
Norfolk	3	0	6	0	0	0	0	0
North Bay	0	3	0	0	0	0	0	0
Sarnia	0	4	0	0	0	0	57	0
Sault Ste. Marie	6	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region Second Quarter 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 10,000 - 49,999								
Bracebridge	4	6	0	0	0	0	0	7
Brighton	0	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	6	0	0	0	0	0	0
Centre Wellington	0	9	0	0	0	0	0	7
Cobourg	0	0	0	0	0	0	0	0
Collingwood	0	13	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	3	0	0	0	0	0	0
Hunstville	7	5	0	0	0	0	0	0
Ingersoll	0	3	0	0	0	0	0	2
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	n/a	0	n/a	0	n/a	0	n/a
Lambton Shores	0	0	0	0	0	0	0	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	5	0	0	0	0	0	1	0
Mississippi Mills	12	0	0	0	0	0	0	0
North Grenville	0	10	0	n/a	0	40	0	n/a
North Perth	0	8	0	0	0	0	0	0
Orillia	0	0	0	0	0	0	8	0
Owen Sound	0	0	0	0	0	0	0	0
Petawawa	9	9	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	5	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	0	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	0	0	0	0	0	0	2	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	6	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	0	64
Timmins	0	0	12	0	0	0	0	0
Trent Hills	4	4	0	0	0	0	0	0
Wasaga Beach	21	0	0	0	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	4	0	0	0	0	0	0
Woodstock	0	0	0	0	0	0	0	0
Total Ontario (10,000+)	2,294	2,116	30	74	6,009	6,775	333	1,874

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
January - June 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Barrie	41	191	0	27	78	89	169	0
Brantford	40	36	0	0	0	0	0	0
Greater Sudbury	8	0	0	4	0	0	36	29
Guelph	82	74	0	0	28	99	1	6
Hamilton	297	289	0	0	216	219	2	0
Kingston	50	19	0	0	0	0	0	113
Kitchener	235	137	21	0	128	14	189	539
London	154	38	4	23	4	0	2	323
Oshawa	103	162	0	5	2	30	11	9
Ottawa	770	685	0	0	848	825	257	45
Peterborough	18	41	10	0	0	30	29	0
St. Catharines-Niagara	120	120	3	0	0	39	120	8
Thunder Bay	16	5	0	0	0	24	4	136
Toronto	1,953	2,071	0	14	7,868	9,000	188	1,386
Windsor	36	29	0	0	0	2	4	0
Centres 50,000 - 99,999								
Belleville	32	5	0	0	0	0	0	0
Chatham-Kent	6	6	0	0	0	0	0	0
Cornwall	9	3	0	0	0	0	44	21
Kawartha Lakes	0	3	0	0	0	0	0	0
Norfolk	6	0	15	0	0	0	0	0
North Bay	0	3	0	0	0	0	0	0
Sarnia	0	4	0	0	0	0	168	0
Sault Ste. Marie	9	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market Ontario Region January - June 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 10,000 - 49,999								
Bracebridge	4	6	0	0	0	0	0	7
Brighton	0	n/a	0	n/a	0	n/a	0	n/a
Brock	0	n/a	0	n/a	0	n/a	0	n/a
Brockville	0	6	0	0	0	90	0	0
Centre Wellington	3	9	0	0	0	0	0	7
Cobourg	0	0	0	0	0	0	0	0
Collingwood	0	29	0	0	0	0	0	0
Elliot Lake	0	0	0	0	0	0	0	0
Erin	0	0	0	0	0	0	0	0
Essex	0	n/a	0	n/a	0	n/a	0	n/a
Gravenhurst	0	0	0	0	0	0	0	0
Greater Napanee	0	0	0	0	0	0	0	0
Haldimand County	0	9	0	0	0	0	0	0
Hunstville	7	5	0	0	0	0	0	0
Ingersoll	0	3	0	0	0	0	0	2
Kenora	0	0	0	0	0	0	0	0
Kincardine	0	n/a	0	n/a	0	n/a	8	n/a
Lambton Shores	0	0	0	0	0	0	49	0
Leamington	0	0	0	0	0	0	0	0
Meaford	0	0	0	0	0	0	0	0
Midland	5	4	0	0	0	0	1	2
Mississippi Mills	38	11	0	0	0	0	0	0
North Grenville	0	10	0	n/a	0	40	0	n/a
North Perth	0	8	0	0	8	0	3	0
Orillia	8	4	0	0	0	0	8	0
Owen Sound	0	0	0	0	11	0	24	0
Petawawa	15	15	0	0	0	0	0	0
Port Hope	0	0	0	0	0	0	0	0
Prince Edward County	0	0	0	5	0	0	0	0
Saugeen Shores	0	0	0	0	0	0	28	0
Scugog	0	n/a	0	n/a	0	n/a	0	n/a
Stratford	0	0	0	0	0	0	4	0
Temiskaming Shores	0	0	0	0	0	0	0	0
The Nation	0	16	0	n/a	0	n/a	0	n/a
Tillsonburg	0	0	0	0	0	0	0	64
Timmins	0	0	12	0	0	0	0	0
Trent Hills	4	4	8	0	0	0	0	0
Wasaga Beach	58	4	0	5	0	0	0	0
West Grey	0	0	0	0	0	0	0	0
West Nipissing	0	4	0	0	0	0	0	4
Woodstock	0	0	0	0	0	0	0	0
Total Ontario (10,000+)	4,127	4,068	77	83	9,191	10,501	1,349	2,704

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
Second Quarter 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 100,000+								
Barrie	166	128	27	112	0	27	193	267
Brantford	68	90	18	21	0	0	86	111
Greater Sudbury	69	60	8	0	2	33	79	93
Guelph	64	80	32	133	0	13	96	226
Hamilton	312	368	296	102	2	0	610	470
Kingston	117	87	0	0	0	113	117	200
Kitchener	318	228	43	26	118	327	479	581
London	253	230	114	54	0	343	367	627
Oshawa	282	264	14	66	11	16	307	346
Ottawa	1,043	721	175	533	89	45	1,307	1,299
Peterborough	72	48	14	49	0	0	86	97
St. Catharines-Niagara	236	267	30	62	5	12	271	341
Thunder Bay	47	40	0	0	4	6	51	46
Toronto	3,983	3,855	5,716	6,069	10	924	9,709	10,848
Windsor	145	111	20	10	6	0	171	121
Centres 50,000 - 99,999								
Belleville	56	32	0	0	2	0	58	32
Chatham-Kent	25	33	0	0	0	0	25	33
Cornwall	39	80	0	0	44	23	83	103
Kawartha Lakes	36	39	0	3	0	0	36	42
Norfolk	64	62	3	1	6	0	73	63
North Bay	14	23	0	0	0	0	14	23
Sarnia	40	34	0	0	57	0	97	34
Sault Ste. Marie	17	24	0	0	0	0	17	24

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Ontario Region Second Quarter 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013	Q2 2014	Q2 2013
Centres 10,000 - 49,999								
Bracebridge	8	10	0	0	0	7	8	17
Brighton	10	19	0	n/a	0	n/a	10	19
Brock	1	2	0	n/a	0	n/a	1	2
Brockville	1	15	0	0	0	0	1	15
Centre Wellington	14	29	0	0	0	7	14	36
Cobourg	22	20	2	2	0	0	24	22
Collingwood	15	26	0	13	0	0	15	39
Elliot Lake	0	1	0	0	0	0	0	1
Erin	3	7	0	0	0	0	3	7
Essex	5	3	0	n/a	0	n/a	5	3
Gravenhurst	4	4	0	0	0	0	4	4
Greater Napanee	8	8	0	0	0	0	8	8
Haldimand County	23	17	0	0	0	0	23	17
Hunstville	18	8	0	5	0	0	18	13
Ingersoll	12	11	0	0	0	2	12	13
Kenora	5	3	0	0	0	0	5	3
Kincardine	4	2	0	n/a	0	n/a	4	2
Lambton Shores	0	1	0	0	0	0	0	1
Leamington	10	23	0	0	0	0	10	23
Meaford	4	0	0	0	0	0	4	0
Midland	5	9	5	0	1	0	11	9
Mississippi Mills	29	17	0	0	0	0	29	17
North Grenville	12	46	0	40	0	n/a	12	86
North Perth	10	17	0	0	0	0	10	17
Orillia	11	11	0	0	8	0	19	11
Owen Sound	9	2	0	0	0	0	9	2
Petawawa	18	18	0	0	0	0	18	18
Port Hope	9	21	0	0	0	0	9	21
Prince Edward County	13	6	0	0	0	5	13	11
Saugeen Shores	12	10	0	0	0	0	12	10
Scugog	8	3	0	n/a	0	n/a	8	3
Stratford	5	8	0	0	2	0	7	8
Temiskaming Shores	1	5	0	0	0	0	1	5
The Nation	9	24	0	n/a	0	2	9	26
Tillsonburg	16	4	0	0	0	64	16	68
Timmins	1	5	0	0	12	0	13	5
Trent Hills	20	6	0	4	0	0	20	10
Wasaga Beach	41	38	4	0	0	0	45	38
West Grey	4	6	0	0	0	0	4	6
West Nipissing	6	15	0	0	0	2	6	17
Woodstock	37	32	0	0	0	0	37	32
Total Ontario (10,000+)	7,914	7,425	6,521	7,305	379	1,974	14,814	16,704

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
Ontario Region
January - June 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 100,000+								
Barrie	291	389	97	203	169	27	557	619
Brantford	126	163	27	21	0	0	153	184
Greater Sudbury	105	123	8	0	38	33	151	156
Guelph	114	134	107	147	1	14	222	295
Hamilton	725	694	347	369	2	0	1,074	1,063
Kingston	184	180	0	0	0	113	184	293
Kitchener	486	392	186	50	210	539	882	981
London	435	422	182	67	7	347	624	836
Oshawa	453	536	35	138	11	16	499	690
Ottawa	1,770	1,499	848	825	271	49	2,889	2,373
Peterborough	114	114	18	59	39	0	171	173
St. Catharines-Niagara	444	445	58	80	123	18	625	543
Thunder Bay	103	84	12	24	4	138	119	246
Toronto	7,333	7,477	8,126	9,392	188	1,400	15,647	18,269
Windsor	252	248	24	15	6	2	282	265
Centres 50,000 - 99,999								
Belleville	104	79	0	0	2	2	106	81
Chatham-Kent	56	53	0	0	0	0	56	53
Cornwall	63	124	0	0	48	23	111	147
Kawartha Lakes	86	123	0	3	2	0	88	126
Norfolk	108	88	6	2	15	0	129	90
North Bay	33	48	0	0	0	0	33	48
Sarnia	71	47	0	0	168	0	239	47
Sault Ste. Marie	38	59	0	0	0	0	38	59

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market Ontario Region January - June 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Centres 10,000 - 49,999								
Bracebridge	10	21	0	0	0	7	10	28
Brighton	25	34	0	n/a	0	n/a	25	34
Brock	4	6	0	n/a	0	n/a	4	6
Brockville	14	30	0	90	0	0	14	120
Centre Wellington	29	48	0	0	0	8	29	56
Cobourg	42	32	4	2	0	0	46	34
Collingwood	34	62	0	29	0	0	34	91
Elliot Lake	1	2	0	0	0	0	1	2
Erin	7	12	0	0	0	0	7	12
Essex	17	11	0	n/a	0	n/a	17	11
Gravenhurst	10	15	0	0	0	0	10	15
Greater Napanee	19	19	0	0	0	0	19	19
Haldimand County	37	38	0	0	0	0	37	38
Hunstville	35	33	0	5	0	0	35	38
Ingersoll	23	26	0	0	0	2	23	28
Kenora	11	6	0	0	0	0	11	6
Kincardine	12	6	0	n/a	8	n/a	20	6
Lambton Shores	0	1	0	0	49	0	49	1
Leamington	20	36	0	0	0	0	20	36
Meaford	7	6	0	0	0	0	7	6
Midland	16	33	5	0	1	2	22	35
Mississippi Mills	69	43	0	0	0	0	69	43
North Grenville	41	73	0	40	0	n/a	41	113
North Perth	24	25	0	0	3	0	27	25
Orillia	29	27	0	0	8	0	37	27
Owen Sound	29	10	0	0	24	0	53	10
Petawawa	31	42	0	0	0	0	31	42
Port Hope	32	40	0	0	0	0	32	40
Prince Edward County	28	27	0	0	0	5	28	32
Saugeen Shores	27	27	0	0	28	0	55	27
Scugog	14	5	0	n/a	0	n/a	14	5
Stratford	10	12	0	0	4	0	14	12
Temiskaming Shores	8	13	0	0	0	0	8	13
The Nation	23	48	0	n/a	0	2	23	50
Tillsonburg	26	15	0	0	0	64	26	79
Timmins	13	20	0	0	12	0	25	20
Trent Hills	36	14	0	4	10	0	46	18
Wasaga Beach	82	65	18	4	0	5	100	74
West Grey	10	18	0	0	0	0	10	18
West Nipissing	27	21	0	0	0	6	27	27
Woodstock	77	65	0	0	0	0	77	65
Total Ontario (10,000+)	14,516	14,630	10,108	11,569	1,455	2,825	26,079	29,024

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region Second Quarter 2014													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Belleville													
Q2 2014	0	0.0	0	0.0	19	67.9	9	32.1	0	0.0	28	270,900	280,286
Q2 2013	0	0.0	0	0.0	12	44.4	14	51.9	1	3.7	27	319,900	315,170
Year-to-date 2014	0	0.0	2	3.8	32	61.5	18	34.6	0	0.0	52	270,900	287,094
Year-to-date 2013	0	0.0	1	1.8	24	43.6	28	50.9	2	3.6	55	319,900	320,375
Chatham-Kent													
Q2 2014	2	10.5	0	0.0	6	31.6	10	52.6	1	5.3	19	329,000	455,389
Q2 2013	0	0.0	3	13.0	4	17.4	14	60.9	2	8.7	23	386,000	351,122
Year-to-date 2014	4	8.9	4	8.9	13	28.9	18	40.0	6	13.3	45	329,000	392,938
Year-to-date 2013	1	2.8	3	8.3	5	13.9	20	55.6	7	19.4	36	387,500	376,217
Cornwall													
Q2 2014	0	0.0	2	13.3	10	66.7	3	20.0	0	0.0	15	209,870	239,839
Q2 2013	0	0.0	2	10.5	12	63.2	4	21.1	1	5.3	19	246,198	279,635
Year-to-date 2014	0	0.0	2	8.7	18	78.3	3	13.0	0	0.0	23	220,738	239,086
Year-to-date 2013	1	2.7	3	8.1	21	56.8	11	29.7	1	2.7	37	254,000	281,571
Kawartha Lakes													
Q2 2014	0	0.0	0	0.0	1	20.0	3	60.0	1	20.0	5	--	--
Q2 2013	0	0.0	1	2.8	16	44.4	17	47.2	2	5.6	36	319,950	322,991
Year-to-date 2014	1	3.4	0	0.0	11	37.9	15	51.7	2	6.9	29	349,000	342,600
Year-to-date 2013	0	0.0	5	4.2	82	68.9	30	25.2	2	1.7	119	262,900	283,702
Norfolk													
Q2 2014	0	0.0	0	0.0	9	15.5	33	56.9	16	27.6	58	385,000	426,176
Q2 2013	0	0.0	0	0.0	24	40.7	25	42.4	10	16.9	59	349,900	387,710
Year-to-date 2014	0	0.0	0	0.0	18	18.8	56	58.3	22	22.9	96	365,000	416,185
Year-to-date 2013	0	0.0	0	0.0	40	46.0	30	34.5	17	19.5	87	340,000	388,876
North Bay													
Q2 2014	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	--	--
Q2 2013	0	0.0	0	0.0	0	0.0	7	100.0	0	0.0	7	--	--
Year-to-date 2014	0	0.0	0	0.0	3	37.5	5	62.5	0	0.0	8	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	19	100.0	0	0.0	19	389,000	386,653
Sarnia													
Q2 2014	0	0.0	2	5.7	17	48.6	16	45.7	0	0.0	35	284,000	300,000
Q2 2013	0	0.0	4	14.8	12	44.4	10	37.0	1	3.7	27	294,900	327,952
Year-to-date 2014	0	0.0	4	7.1	23	41.1	29	51.8	0	0.0	56	302,450	311,157
Year-to-date 2013	0	0.0	4	9.1	21	47.7	18	40.9	1	2.3	44	292,400	327,561
Sault Ste. Marie													
Q2 2014	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Q2 2013	0	0.0	0	0.0	6	50.0	3	25.0	3	25.0	12	304,450	353,942
Year-to-date 2014	0	0.0	1	14.3	0	0.0	5	71.4	1	14.3	7	--	--
Year-to-date 2013	0	0.0	0	0.0	12	57.1	6	28.6	3	14.3	21	299,000	337,843
Barrie CMA													
Q2 2014	1	0.6	0	0.0	8	4.8	139	82.7	20	11.9	168	404,000	423,275
Q2 2013	0	0.0	0	0.0	7	8.8	50	62.5	23	28.8	80	389,395	520,166
Year-to-date 2014	1	0.3	0	0.0	15	4.8	249	80.3	45	14.5	310	401,028	433,592
Year-to-date 2013	2	0.7	0	0.0	26	9.7	196	73.1	44	16.4	268	375,900	444,811

Source: CMHC (Market Absorption Survey)

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brantford CMA													
Q2 2014	0	0.0	0	0.0	4	6.6	43	70.5	14	23.0	61	382,000	428,297
Q2 2013	0	0.0	0	0.0	26	31.3	39	47.0	18	21.7	83	345,000	412,837
Year-to-date 2014	0	0.0	0	0.0	15	13.0	67	58.3	33	28.7	115	385,000	435,748
Year-to-date 2013	0	0.0	0	0.0	42	28.2	81	54.4	26	17.4	149	347,900	404,381
Greater Sudbury CMA													
Q2 2014	0	0.0	0	0.0	2	6.1	26	78.8	5	15.2	33	439,900	429,593
Q2 2013	0	0.0	0	0.0	2	4.9	32	78.0	7	17.1	41	439,900	448,228
Year-to-date 2014	0	0.0	0	0.0	3	7.3	28	68.3	10	24.4	41	439,900	446,826
Year-to-date 2013	0	0.0	1	1.3	2	2.6	58	75.3	16	20.8	77	410,000	435,122
Guelph CMA													
Q2 2014	0	0.0	0	0.0	0	0.0	20	60.6	13	39.4	33	450,990	573,515
Q2 2013	0	0.0	0	0.0	0	0.0	42	85.7	7	14.3	49	418,884	449,415
Year-to-date 2014	0	0.0	0	0.0	2	2.9	48	70.6	18	26.5	68	430,934	495,382
Year-to-date 2013	0	0.0	1	1.1	0	0.0	73	81.1	16	17.8	90	415,835	446,153
Hamilton CMA													
Q2 2014	0	0.0	0	0.0	12	5.6	117	54.4	86	40.0	215	470,000	597,320
Q2 2013	0	0.0	0	0.0	13	4.6	143	50.4	128	45.1	284	486,250	521,231
Year-to-date 2014	0	0.0	1	0.2	30	6.3	264	55.2	183	38.3	478	468,403	554,685
Year-to-date 2013	0	0.0	0	0.0	23	4.6	266	53.5	208	41.9	497	475,000	537,261
Kingston CMA													
Q2 2014	0	0.0	0	0.0	31	49.2	31	49.2	1	1.6	63	300,000	308,522
Q2 2013	0	0.0	0	0.0	23	43.4	30	56.6	0	0.0	53	300,000	307,591
Year-to-date 2014	0	0.0	0	0.0	50	53.2	42	44.7	2	2.1	94	299,900	306,588
Year-to-date 2013	0	0.0	0	0.0	46	46.5	52	52.5	1	1.0	99	300,000	306,253
Kitchener CMA													
Q2 2014	0	0.0	0	0.0	3	1.8	124	75.2	38	23.0	165	429,000	460,883
Q2 2013	0	0.0	0	0.0	0	0.0	113	72.9	42	27.1	155	429,900	489,391
Year-to-date 2014	0	0.0	0	0.0	4	1.5	197	73.0	69	25.6	270	432,219	470,422
Year-to-date 2013	0	0.0	0	0.0	2	0.7	207	72.4	77	26.9	286	430,000	485,904
London CMA													
Q2 2014	2	0.8	4	1.6	41	16.2	181	71.5	25	9.9	253	362,000	382,672
Q2 2013	2	0.7	0	0.0	79	28.3	168	60.2	30	10.8	279	340,000	369,047
Year-to-date 2014	2	0.5	5	1.2	79	18.5	294	69.0	46	10.8	426	361,350	387,815
Year-to-date 2013	2	0.5	1	0.2	123	28.0	263	59.9	50	11.4	439	336,270	367,644
Oshawa CMA													
Q2 2014	0	0.0	0	0.0	10	4.5	152	67.9	62	27.7	224	405,490	463,448
Q2 2013	0	0.0	0	0.0	23	9.2	157	62.8	70	28.0	250	414,945	448,909
Year-to-date 2014	0	0.0	0	0.0	17	4.5	251	66.9	107	28.5	375	437,900	468,966
Year-to-date 2013	0	0.0	0	0.0	40	8.6	310	66.5	116	24.9	466	399,990	437,938
Ottawa CMA													
Q2 2014	0	0.0	0	0.0	3	0.7	263	60.2	171	39.1	437	471,900	495,909
Q2 2013	0	0.0	0	0.0	3	1.3	136	56.9	100	41.8	239	472,900	506,979
Year-to-date 2014	0	0.0	0	0.0	4	0.6	391	54.4	324	45.1	719	486,990	516,787
Year-to-date 2013	0	0.0	0	0.0	6	1.2	306	59.2	205	39.7	517	462,900	495,858

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
Second Quarter 2014

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region Second Quarter 2014													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $175,000		$175,000 - $199,999		$200,000 - $299,999		$300,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peterborough CMA													
Q2 2014	0	0.0	0	0.0	22	43.1	27	52.9	2	3.9	51	320,000	318,354
Q2 2013	0	0.0	0	0.0	15	33.3	26	57.8	4	8.9	45	323,900	338,166
Year-to-date 2014	0	0.0	0	0.0	43	50.0	41	47.7	2	2.3	86	299,500	306,818
Year-to-date 2013	0	0.0	0	0.0	40	42.1	47	49.5	8	8.4	95	323,900	339,125
St. Catharines-Niagara CMA													
Q2 2014	0	0.0	0	0.0	33	21.2	104	66.7	19	12.2	156	363,995	394,659
Q2 2013	0	0.0	1	0.6	17	9.8	123	71.1	32	18.5	173	380,636	420,278
Year-to-date 2014	0	0.0	0	0.0	61	21.2	189	65.6	38	13.2	288	371,495	400,747
Year-to-date 2013	1	0.3	5	1.7	37	12.2	206	68.0	54	17.8	303	389,900	419,715
Thunder Bay CMA													
Q2 2014	0	0.0	0	0.0	0	0.0	6	85.7	1	14.3	7	--	--
Q2 2013	0	0.0	0	0.0	0	0.0	6	100.0	0	0.0	6	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	23	92.0	2	8.0	25	379,900	409,508
Year-to-date 2013	0	0.0	0	0.0	0	0.0	13	100.0	0	0.0	13	419,900	404,838
Toronto CMA													
Q2 2014	2	0.1	0	0.0	2	0.1	438	18.0	1,989	81.8	2,431	689,990	791,671
Q2 2013	0	0.0	0	0.0	12	0.5	606	25.4	1,764	74.1	2,382	610,900	740,588
Year-to-date 2014	3	0.1	0	0.0	9	0.2	892	19.7	3,630	80.1	4,534	683,645	799,290
Year-to-date 2013	0	0.0	1	0.0	28	0.6	1,314	27.9	3,359	71.4	4,702	607,450	727,239
Windsor CMA													
Q2 2014	1	1.3	1	1.3	27	36.0	37	49.3	9	12.0	75	349,900	360,144
Q2 2013	0	0.0	5	2.4	96	45.9	100	47.8	8	3.8	209	302,639	325,552
Year-to-date 2014	1	0.6	1	0.6	64	41.6	76	49.4	12	7.8	154	321,938	343,670
Year-to-date 2013	3	0.9	12	3.7	133	41.3	161	50.0	13	4.0	322	302,420	324,330
Total Urban Centres in Ontario (50,000+)													
Q2 2014	8	0.2	9	0.2	262	5.8	1,787	39.4	2,473	54.5	4,539	526,990	630,859
Q2 2013	2	0.0	16	0.4	402	8.9	1,865	41.1	2,253	49.6	4,538	499,900	592,302
Year-to-date 2014	12	0.1	20	0.2	514	6.2	3,201	38.6	4,552	54.8	8,299	529,900	639,858
Year-to-date 2013	10	0.1	37	0.4	753	8.6	3,715	42.5	4,226	48.3	8,741	489,990	587,788

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ontario Region Second Quarter 2014										
		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
2013	January	9,905	-4.3	16,035	25,961	30,907	51.9	372,330	4.1	387,833
	February	12,842	-15.2	15,886	25,595	29,203	54.4	392,962	0.8	387,734
	March	16,583	-17.2	16,081	33,976	30,721	52.3	405,780	3.2	393,189
	April	21,306	-3.4	16,061	41,477	30,459	52.7	409,192	1.1	391,785
	May	23,083	-2.1	16,580	43,628	31,148	53.2	418,430	4.2	396,887
	June	20,635	-1.0	16,799	35,477	30,747	54.6	407,210	3.5	396,168
	July	19,572	8.6	16,791	33,437	30,349	55.3	393,984	7.4	400,577
	August	17,627	10.6	17,393	29,145	30,481	57.1	386,444	5.7	403,590
	September	16,776	18.5	17,452	32,696	30,116	57.9	403,347	7.0	408,836
	October	17,141	7.8	16,736	29,171	29,982	55.8	413,408	8.1	411,713
	November	13,958	5.6	16,644	21,156	29,642	56.2	408,251	8.6	414,080
	December	9,247	10.2	16,206	10,330	28,296	57.3	395,698	7.6	414,643
2014	January	9,242	-6.7	14,979	22,938	27,874	53.7	402,785	8.2	418,315
	February	12,374	-3.6	15,266	24,545	27,935	54.6	423,691	7.8	419,004
	March	16,843	1.6	15,606	33,380	28,571	54.6	434,739	7.1	421,736
	April	20,482	-3.9	16,397	40,042	30,714	53.4	446,441	9.1	425,705
	May	24,216	4.9	17,760	45,195	31,876	55.7	447,682	7.0	424,516
	June	22,689	10.0	17,655	39,156	31,909	55.3	436,620	7.2	425,992
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2013	65,024	-2.2	49,440	120,582	92,354	53.5	411,842	3.0	394,985
	Q2 2014	67,387	3.6	51,812	124,393	94,499	54.8	443,580	7.7	425,395
	YTD 2013	104,354	-6.8		206,114			404,805	2.9	
	YTD 2014	105,846	1.4		205,256			436,286	7.8	

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

Table 6: Level of Economic Indicators for Ontario Region
Second Quarter 2014

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2013	January - March	593	3.0	5.2	6,843.7	7.7	15,098	76.3	883	64,412,878	98.53
	April - June	590	3.0	5.1	6,877.4	7.5	27,011	75.6	907	69,914,253	96.90
	July - September	597	3.1	5.3	6,902.3	7.5	32,321	82.8	904	67,219,411	96.45
	October - December	601	3.1	5.3	6,894.2	7.5	1,828	69.4	909	68,968,163	94.69
2014	January - March	591	3.1	5.2	6,891.3	7.4	14,849	85.1	908	67,344,031	90.18
	April - June	570	3.1	4.8	6,918.5	7.4		80.6	909		92.39
	July - September										
	October - December										

Table 6.1: Growth(1) of Economic Indicators for Ontario Region
Second Quarter 2014

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2013	January - March	-0.5	-0.3	0.0	1.2	0.0	-14.1	10.4	0.5	-2.9	-1.8
	April - June	-1.9	-0.2	-0.2	1.6	-0.3	-10.6	27.4	1.8	-1.7	-1.8
	July - September	0.3	0.0	0.0	1.8	-0.5	10.3	22.2	1.2	1.4	-4.5
	October - December	1.0	0.1	0.1	1.0	-0.4	-68.9	1.4	2.2	3.4	-5.7
2014	January - March	-0.5	0.1	0.0	0.7	-0.2	-1.6	11.5	2.7	4.6	-8.5
	April - June	-3.4	0.1	-0.4	0.6	0.0		6.6	0.2		-4.7
	July - September										
	October - 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
(1) Growth year over year expressed in percentage

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

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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