

HOUSING NOW

Greater Toronto Area



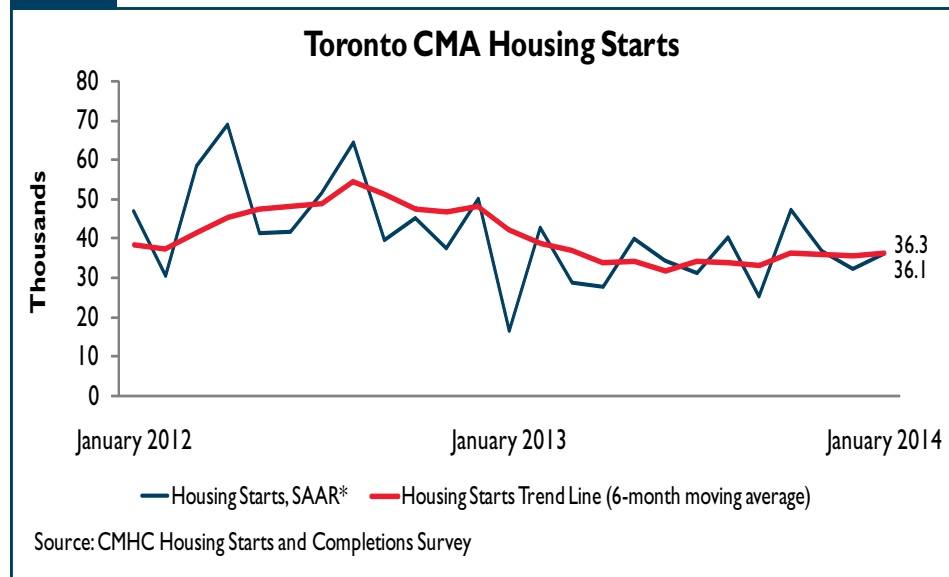
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2014

Highlights

- Seasonally-adjusted new housing starts started 2014 higher.
- Townhouses and apartments led the increase in housing starts while single-detached starts increased slightly.
- Full-time employment growth and low mortgage rates in 2013 continued to support home ownership in the Toronto CMA.

Figure 1



* SAAR¹: 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.

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New Home Construction Begins 2014 on a High Note

Seasonally-adjusted and annualized monthly housing starts in the Toronto CMA were trending ² at 36,080 in January compared to 32,280 in December. Multiples, particularly, apartments and townhouses increased significantly from December 2013. Single-detached homes also increased, but by a modest three per cent.

At the end of January 2014, there were over 71,500 homes under construction in the Greater Toronto Area (GTA) of which nearly 58,000

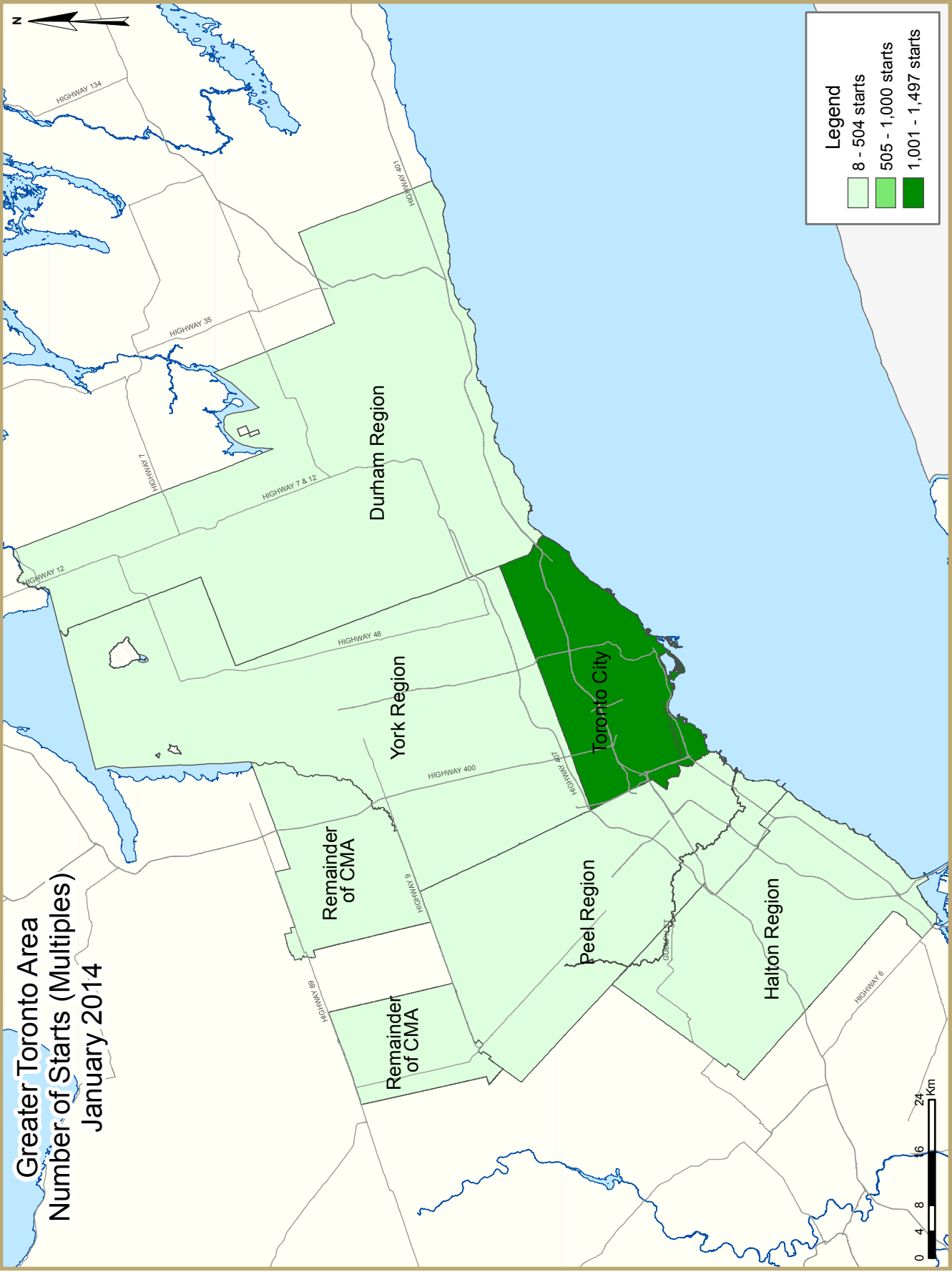
were apartments. Since January 2012 this was the highest number of homes under construction. Developers continue to bring new projects to the construction phase as they reach the sales targets which allow construction to begin.

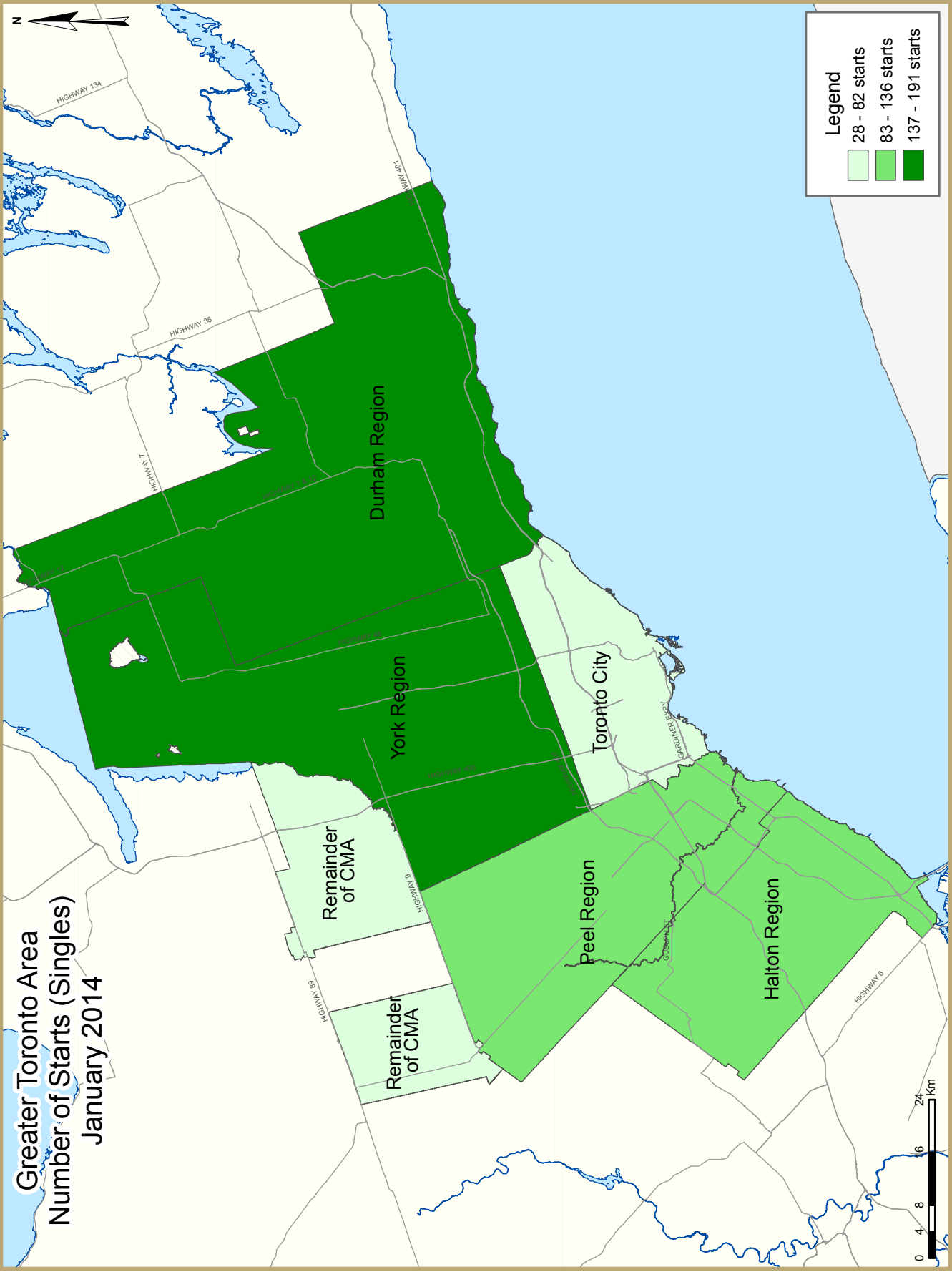
At the submarket level, housing starts in Durham, Peel, and Halton regions increased from December to January. In Peel region, semi-detached and apartment starts lifted the overall total. Meanwhile, in Halton and Durham regions, townhouse starts increased significantly from December 2013. Apartment starts also increased significantly in Halton region. Finally,

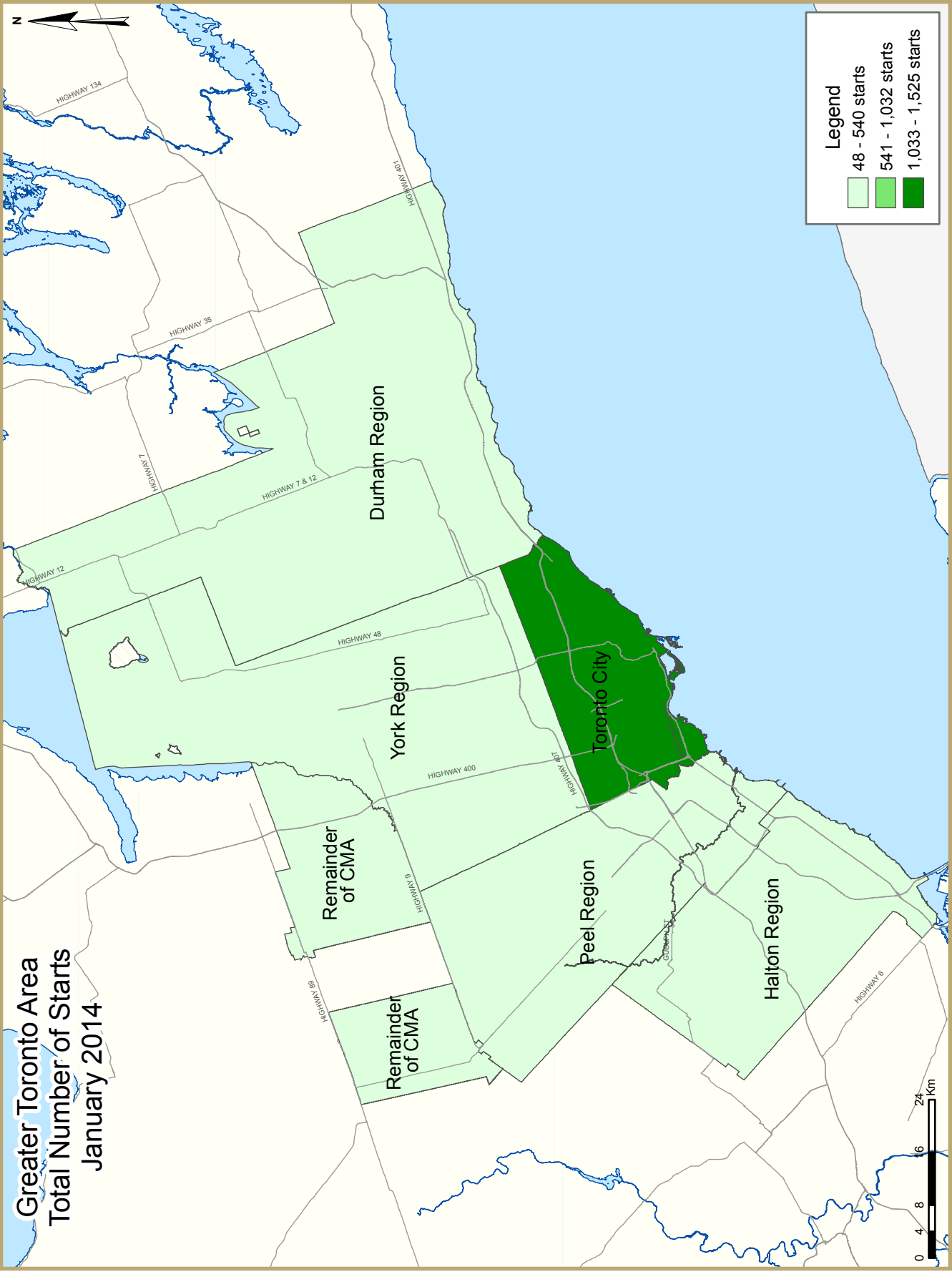
York region had significant new townhouse construction in January but not enough to offset the downward pressure from fewer starts across all other housing types.

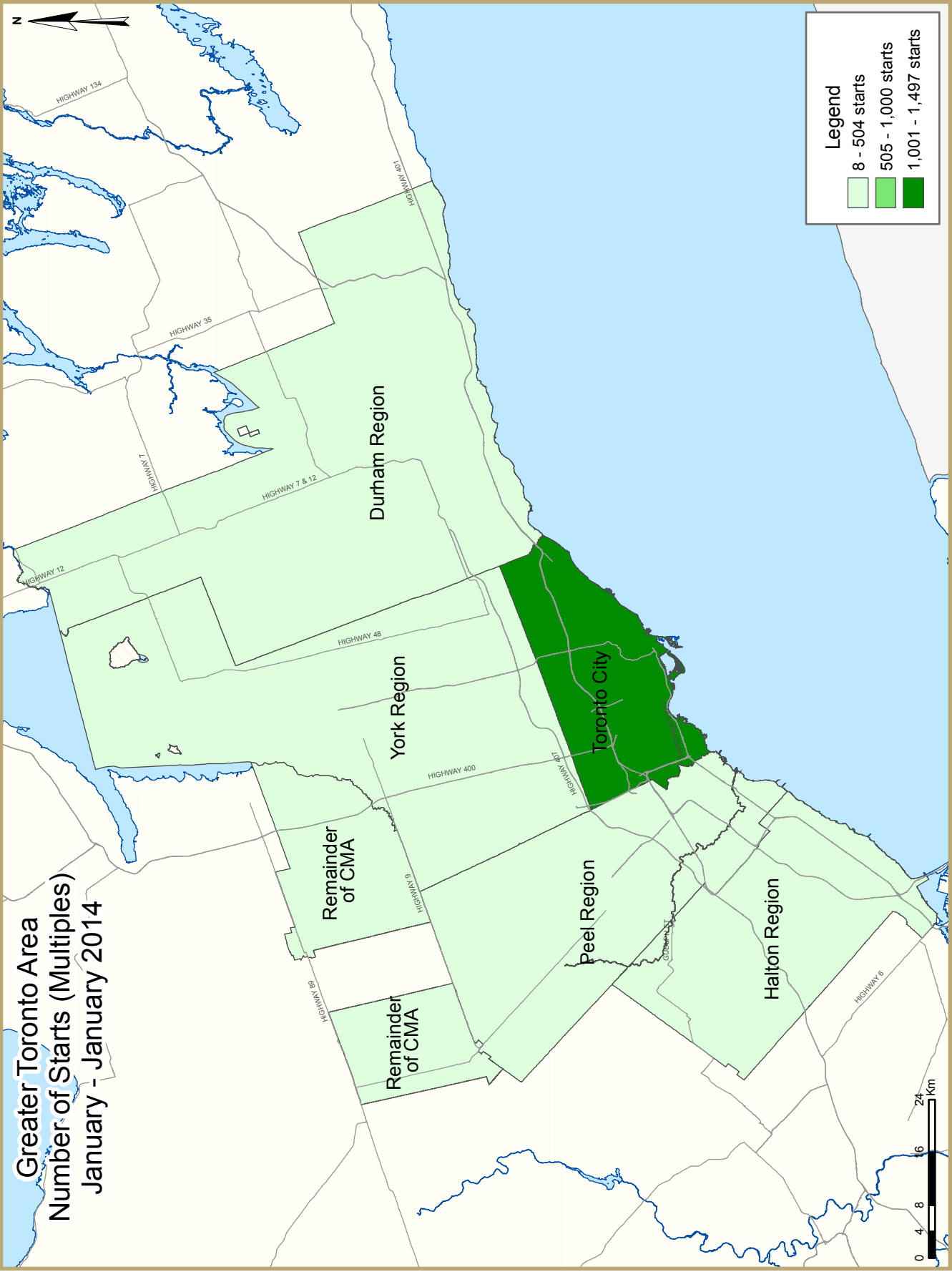
Employment gains throughout 2014 and mortgage rates that remain low continue to be supportive of household formation and new housing starts in Toronto.

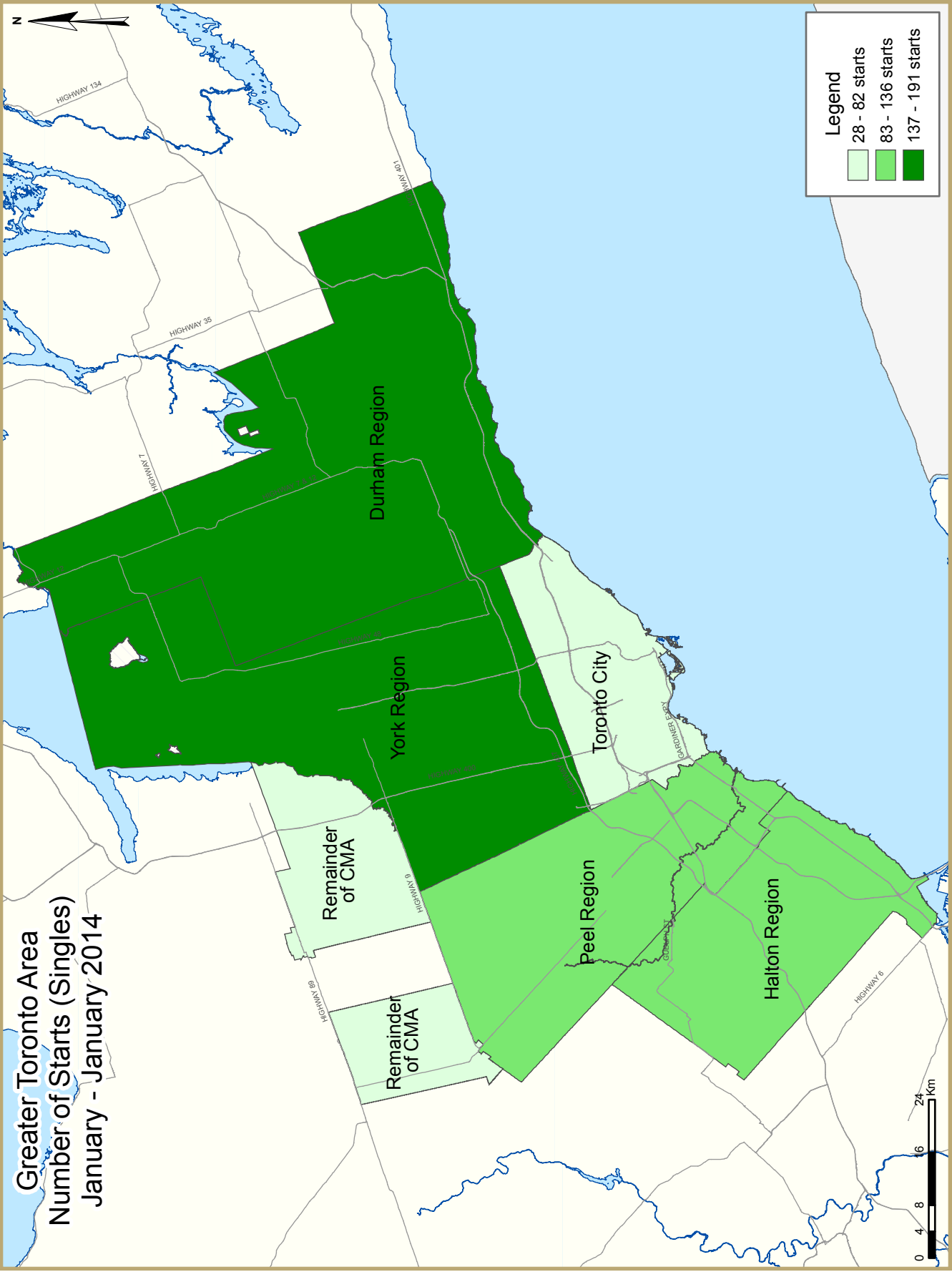
²The trend is a six-month moving average of seasonally adjusted annual rate.

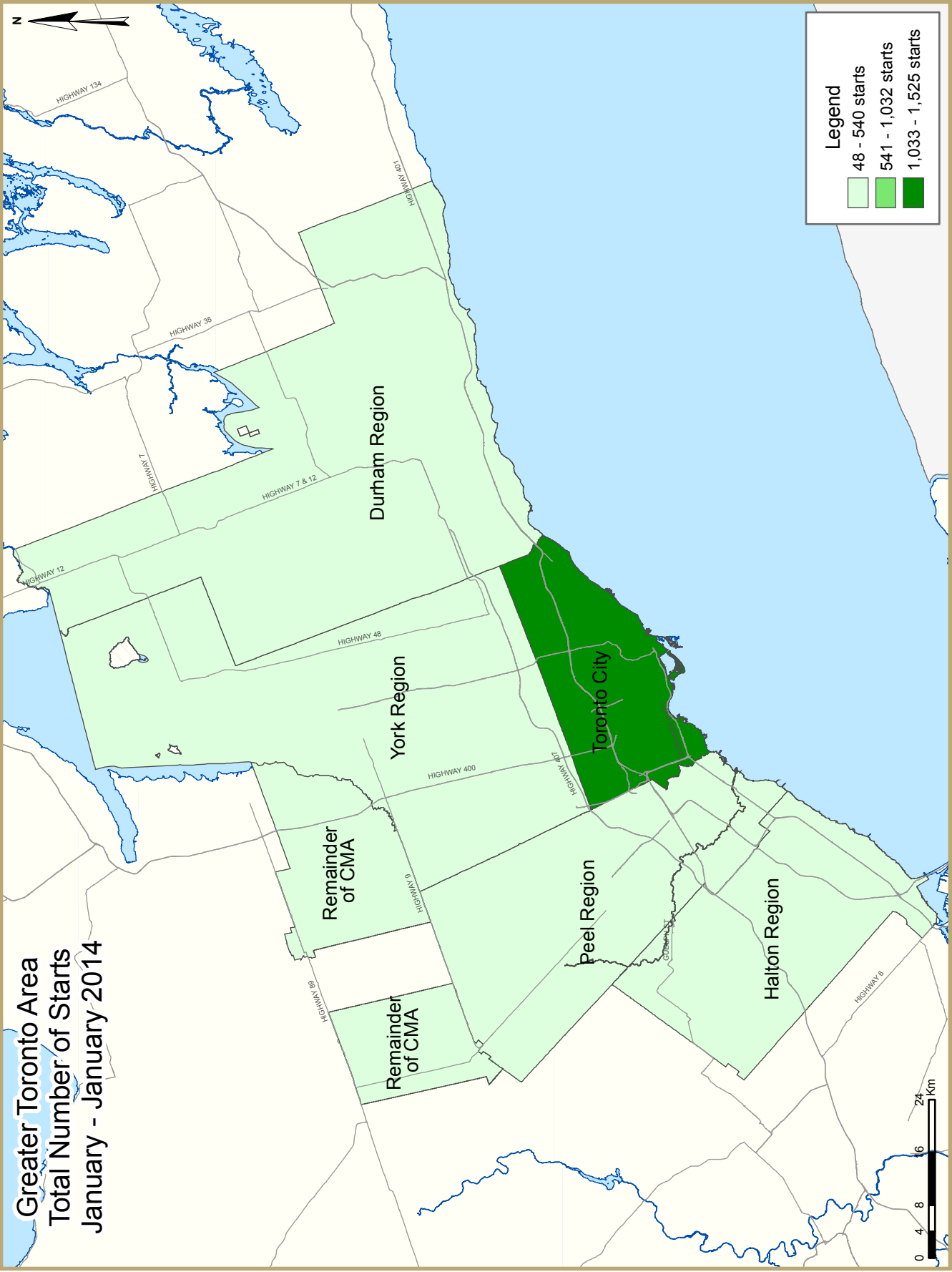


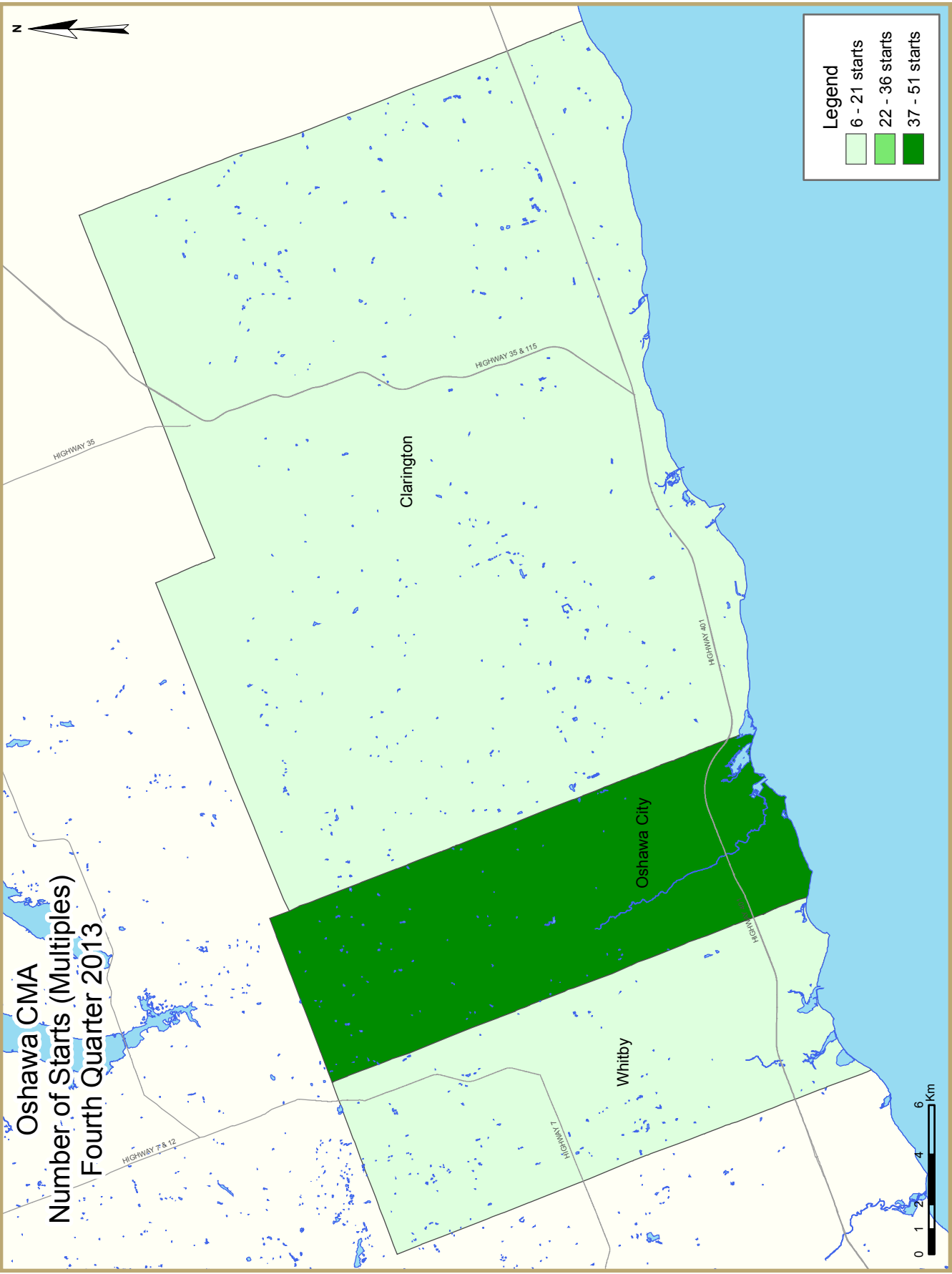


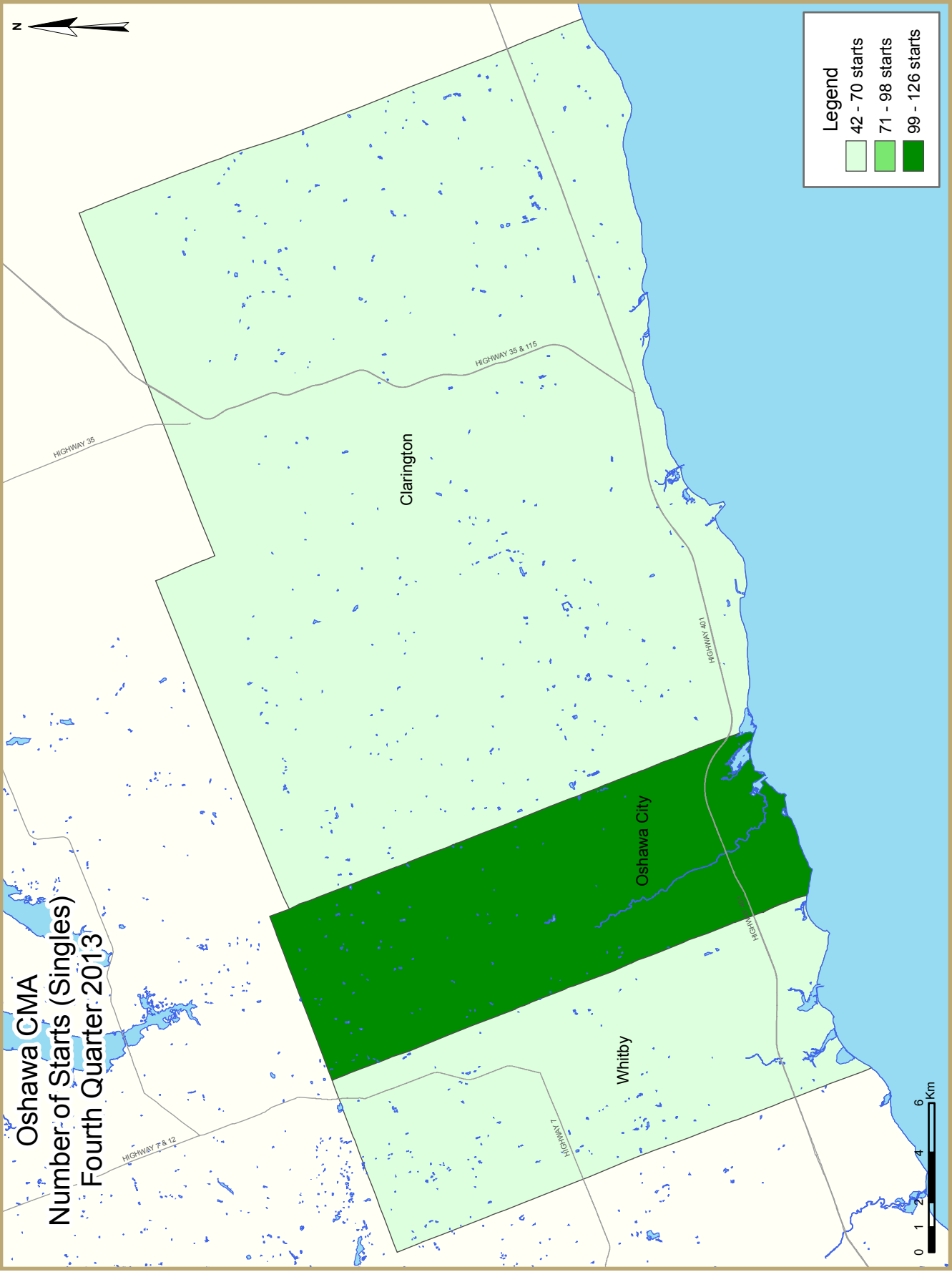


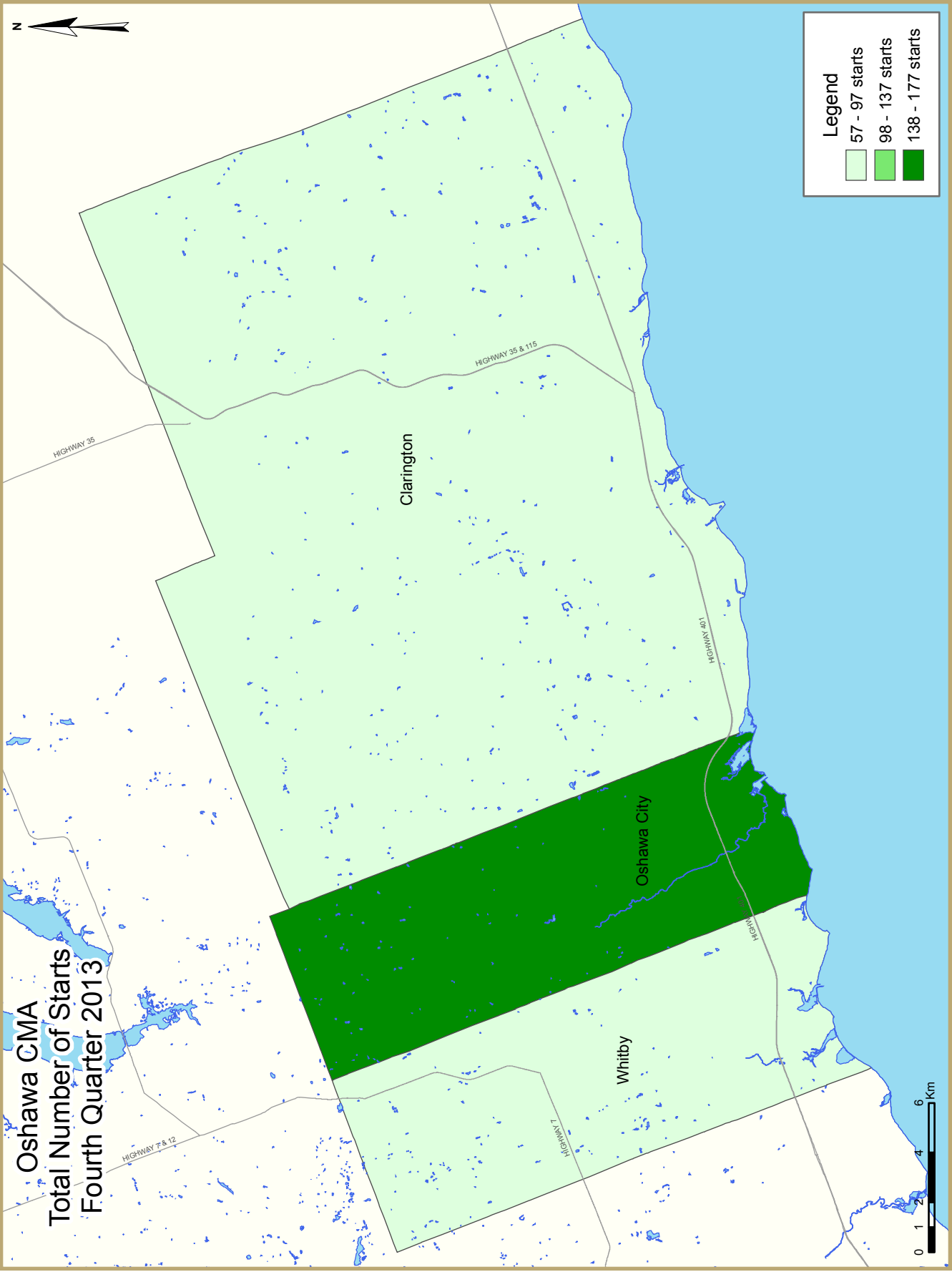


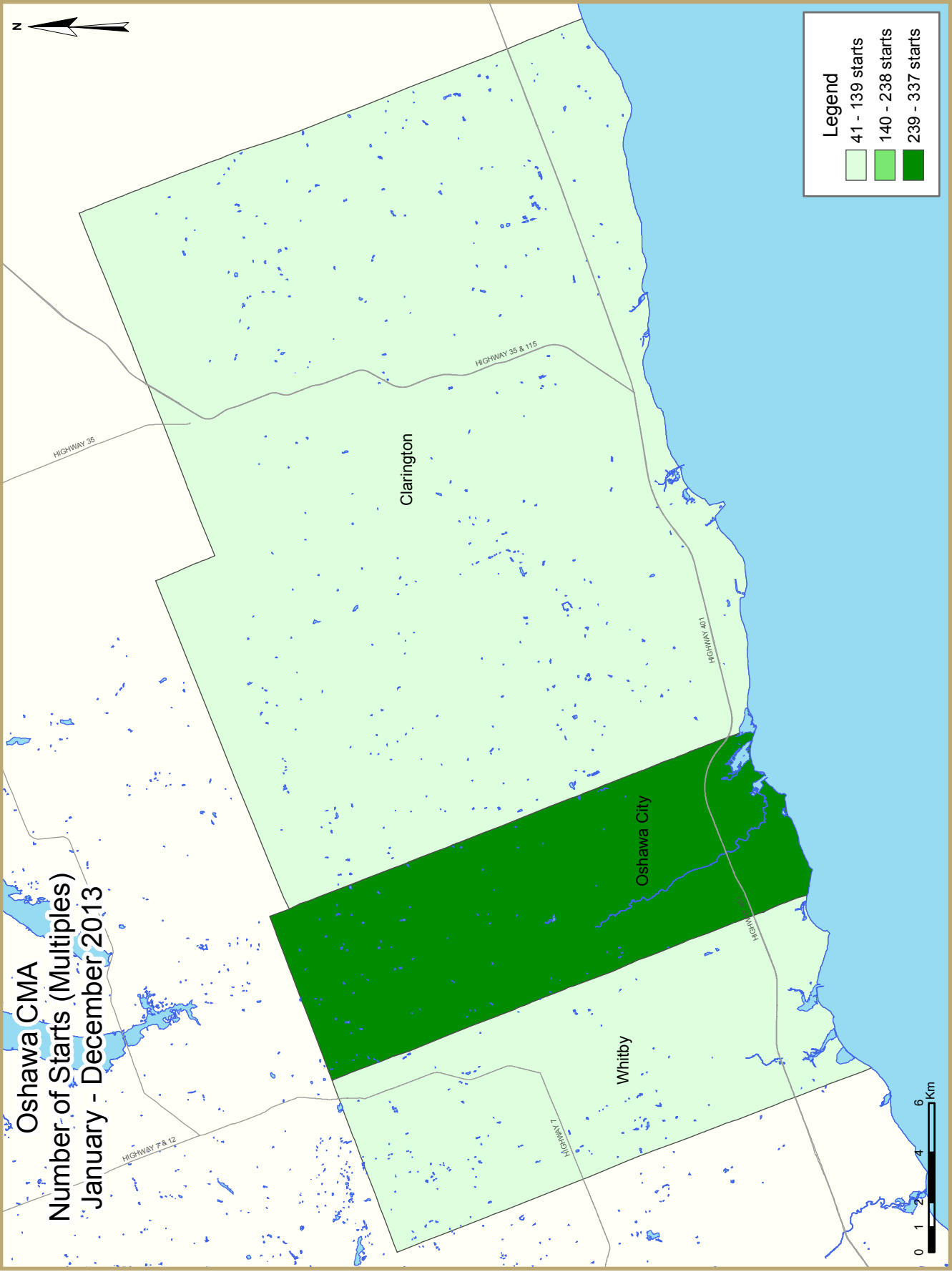


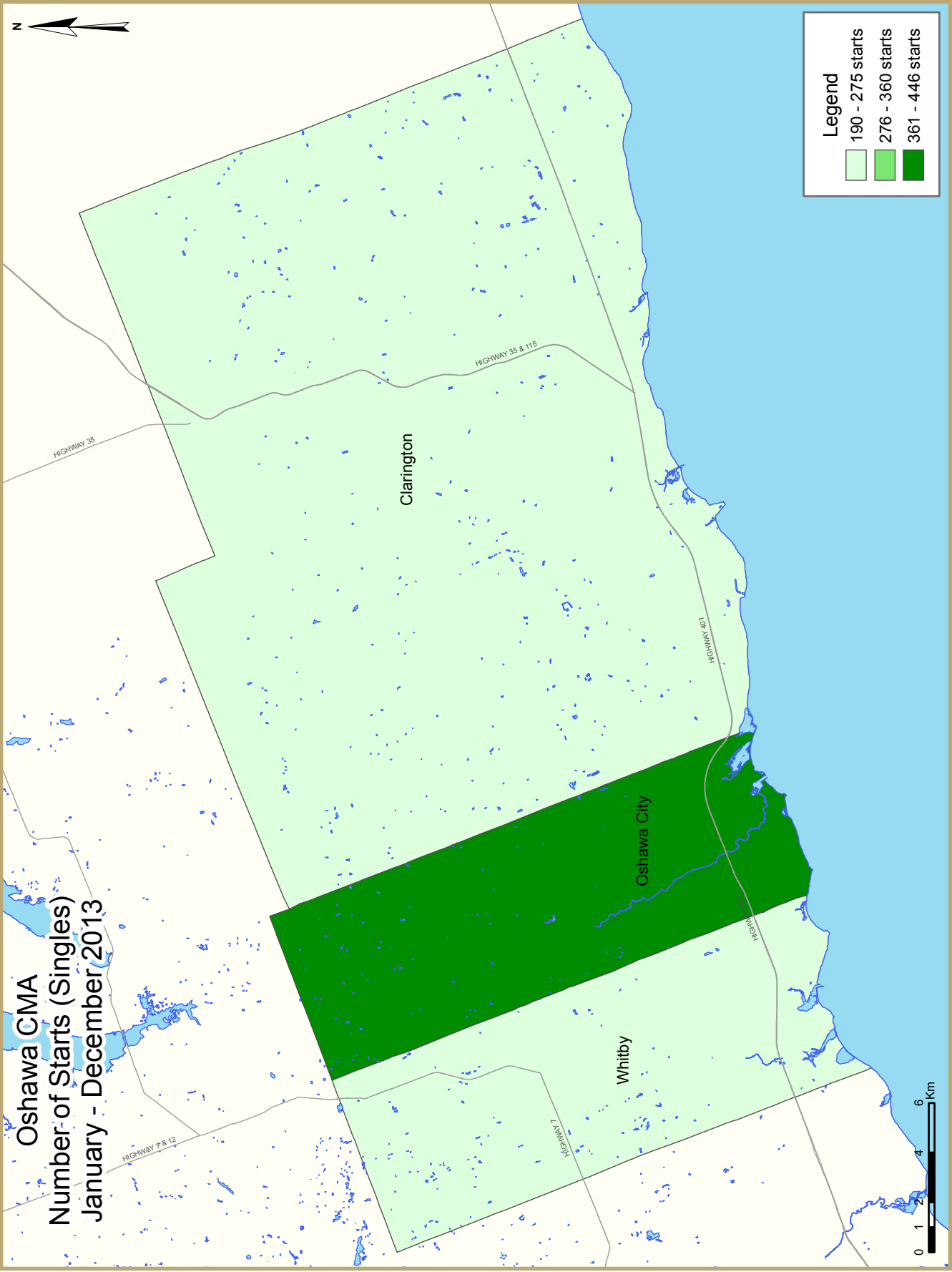


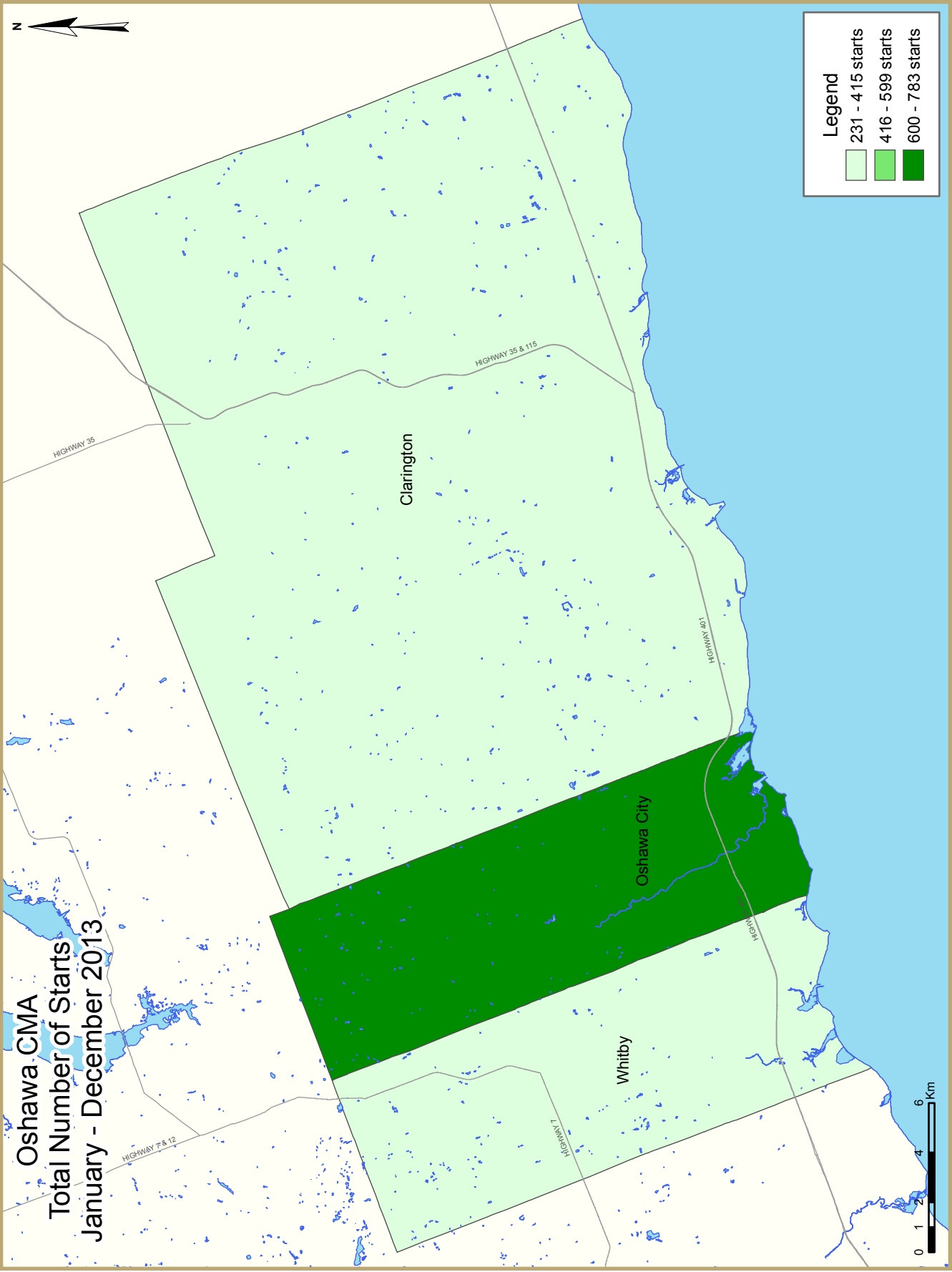












ZONE DESCRIPTIONS - GREATER TORONTO AREA

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

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 (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Brock, Pickering, Scugog, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA

Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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
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- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1a: Housing Starts (SAAR and Trend)		
January 2014		
Toronto CMA ¹	December 2013	January 2014
Trend ²	35,547	36,349
SAAR	32,280	36,080
	January 2013	January 2014
Actual		
January - Single-Detached	510	623
January - Multiples	802	2,259
January - Total	1,312	2,882
January to January - Single-Detached	510	623
January to January - Multiples	802	2,259
January to January - Total	1,312	2,882

Table 1b: Housing Starts (SAAR and Trend)		
January 2014		
Oshawa CMA ¹	December 2013	January 2014
Trend ²	1,490	1,461
SAAR	972	979
	January 2013	January 2014
Actual		
January - Single-Detached	68	45
January - Multiples	53	21
January - Total	121	66
January to January - Single-Detached	68	45
January to January - Multiples	53	21
January to January - Total	121	66

Source: CMHC

¹ Census Metropolitan Area² 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
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2014	620	52	246	3	90	1,660	0	211	2,882
January 2013	508	240	120	2	24	414	0	4	1,312
% Change	22.0	-78.3	105.0	50.0	**	**	n/a	**	119.7
Year-to-date 2014	620	52	246	3	90	1,660	0	211	2,882
Year-to-date 2013	508	240	120	2	24	414	0	4	1,312
% Change	22.0	-78.3	105.0	50.0	**	**	n/a	**	119.7
UNDER CONSTRUCTION									
January 2014	7,894	1,574	3,421	24	771	54,942	18	1,743	70,387
January 2013	8,198	2,055	3,577	30	960	49,954	22	2,790	67,587
% Change	-3.7	-23.4	-4.4	-20.0	-19.7	10.0	-18.2	-37.5	4.1
COMPLETIONS									
January 2014	632	156	248	1	9	318	0	177	1,541
January 2013	763	176	417	6	95	943	0	181	2,581
% Change	-17.2	-11.4	-40.5	-83.3	-90.5	-66.3	n/a	-2.2	-40.3
Year-to-date 2014	632	156	248	1	9	318	0	177	1,541
Year-to-date 2013	763	176	417	6	95	943	0	181	2,581
% Change	-17.2	-11.4	-40.5	-83.3	-90.5	-66.3	n/a	-2.2	-40.3
COMPLETED & NOT ABSORBED									
January 2014	147	14	90	0	12	989	n/a	n/a	1,252
January 2013	138	15	93	0	11	958	n/a	n/a	1,215
% Change	6.5	-6.7	-3.2	n/a	9.1	3.2	n/a	n/a	3.0
ABSORBED									
January 2014	630	158	252	1	9	417	n/a	n/a	1,467
January 2013	757	179	395	6	95	894	n/a	n/a	2,326
% Change	-16.8	-11.7	-36.2	-83.3	-90.5	-53.4	n/a	n/a	-36.9
Year-to-date 2014	630	158	252	1	9	417	n/a	n/a	1,467
Year-to-date 2013	757	179	395	6	95	894	n/a	n/a	2,326
% Change	-16.8	-11.7	-36.2	-83.3	-90.5	-53.4	n/a	n/a	-36.9

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

Table 1.1b: Housing Activity Summary of Oshawa CMA
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2014	45	0	21	0	0	0	0	0	66
January 2013	68	26	0	0	0	0	27	0	121
% Change	-33.8	-100.0	n/a	n/a	n/a	n/a	-100.0	n/a	-45.5
Year-to-date 2014	45	0	21	0	0	0	0	0	66
Year-to-date 2013	68	26	0	0	0	0	27	0	121
% Change	-33.8	-100.0	n/a	n/a	n/a	n/a	-100.0	n/a	-45.5
UNDER CONSTRUCTION									
January 2014	472	14	107	0	23	0	2	354	972
January 2013	629	66	81	0	149	190	38	152	1,305
% Change	-25.0	-78.8	32.1	n/a	-84.6	-100.0	-94.7	132.9	-25.5
COMPLETIONS									
January 2014	58	4	6	0	12	0	0	0	80
January 2013	79	6	9	0	8	0	0	0	102
% Change	-26.6	-33.3	-33.3	n/a	50.0	n/a	n/a	n/a	-21.6
Year-to-date 2014	58	4	6	0	12	0	0	0	80
Year-to-date 2013	79	6	9	0	8	0	0	0	102
% Change	-26.6	-33.3	-33.3	n/a	50.0	n/a	n/a	n/a	-21.6
COMPLETED & NOT ABSORBED									
January 2014	4	0	0	0	1	0	n/a	n/a	5
January 2013	7	0	0	0	2	9	n/a	n/a	18
% Change	-42.9	n/a	n/a	n/a	-50.0	-100.0	n/a	n/a	-72.2
ABSORBED									
January 2014	60	4	7	0	11	0	n/a	n/a	82
January 2013	79	6	9	0	8	0	n/a	n/a	102
% Change	-24.1	-33.3	-22.2	n/a	37.5	n/a	n/a	n/a	-19.6
Year-to-date 2014	60	4	7	0	11	0	n/a	n/a	82
Year-to-date 2013	79	6	9	0	8	0	n/a	n/a	102
% Change	-24.1	-33.3	-22.2	n/a	37.5	n/a	n/a	n/a	-19.6

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area
January 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2014	631	52	259	1	90	1,660	0	211	2,904
January 2013	563	266	107	0	24	414	27	4	1,405
% Change	12.1	-80.5	142.1	n/a	**	**	-100.0	**	106.7
Year-to-date 2014	631	52	259	1	90	1,660	0	211	2,904
Year-to-date 2013	563	266	107	0	24	414	27	4	1,405
% Change	12.1	-80.5	142.1	n/a	**	**	-100.0	**	106.7
UNDER CONSTRUCTION									
January 2014	8,014	1,534	3,339	11	830	55,378	20	2,404	71,530
January 2013	8,646	2,067	3,591	13	1,143	50,636	60	2,942	69,099
% Change	-7.3	-25.8	-7.0	-15.4	-27.4	9.4	-66.7	-18.3	3.5
COMPLETIONS									
January 2014	670	160	254	0	29	318	0	177	1,608
January 2013	760	170	419	0	99	943	0	181	2,572
% Change	-11.8	-5.9	-39.4	n/a	-70.7	-66.3	n/a	-2.2	-37.5
Year-to-date 2014	670	160	254	0	29	318	0	177	1,608
Year-to-date 2013	760	170	419	0	99	943	0	181	2,572
% Change	-11.8	-5.9	-39.4	n/a	-70.7	-66.3	n/a	-2.2	-37.5
COMPLETED & NOT ABSORBED									
January 2014	160	12	74	0	15	971	n/a	n/a	1,232
January 2013	154	13	77	0	13	967	n/a	n/a	1,224
% Change	3.9	-7.7	-3.9	n/a	15.4	0.4	n/a	n/a	0.7
ABSORBED									
January 2014	663	162	259	0	28	417	n/a	n/a	1,529
January 2013	752	173	397	0	99	894	n/a	n/a	2,315
% Change	-11.8	-6.4	-34.8	n/a	-71.7	-53.4	n/a	n/a	-34.0
Year-to-date 2014	663	162	259	0	28	417	n/a	n/a	1,529
Year-to-date 2013	752	173	397	0	99	894	n/a	n/a	2,315
% Change	-11.8	-6.4	-34.8	n/a	-71.7	-53.4	n/a	n/a	-34.0

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

Table 1.2: Housing Activity Summary by Submarket
January 2014

	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									
January 2014	27	6	12	1	9	1,259	0	211	1,525
January 2013	61	52	17	0	19	414	0	2	565
York Region									
January 2014	190	18	100	0	0	0	0	0	308
January 2013	221	38	86	0	0	0	0	2	347
Peel Region									
January 2014	127	24	27	0	75	253	0	0	506
January 2013	175	150	4	0	0	0	0	0	329
Halton Region									
January 2014	92	0	52	0	0	148	0	0	292
January 2013	28	0	0	0	5	0	0	0	33
Durham Region									
January 2014	195	4	68	0	6	0	0	0	273
January 2013	78	26	0	0	0	0	27	0	131
Toronto CMA									
January 2014	620	52	246	3	90	1,660	0	211	2,882
January 2013	508	240	120	2	24	414	0	4	1,312
Oshawa CMA									
January 2014	45	0	21	0	0	0	0	0	66
January 2013	68	26	0	0	0	0	27	0	121
Greater Toronto Area									
January 2014	631	52	259	1	90	1,660	0	211	2,904
January 2013	563	266	107	0	24	414	27	4	1,405

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

Table 1.2: Housing Activity Summary by Submarket
January 2014

	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									
January 2014	1,499	194	494	9	303	43,912	10	1,640	48,061
January 2013	1,336	220	594	0	228	40,246	14	2,297	44,935
York Region									
January 2014	2,166	252	1,018	1	20	7,211	0	99	10,767
January 2013	2,023	446	1,369	3	153	6,314	0	243	10,551
Peel Region									
January 2014	2,494	1,002	981	1	237	2,607	8	4	7,334
January 2013	3,365	1,135	780	10	166	2,564	8	250	8,279
Halton Region									
January 2014	861	46	537	0	212	1,648	0	307	3,611
January 2013	909	178	650	0	373	1,322	0	0	3,432
Durham Region									
January 2014	994	40	309	0	58	0	2	354	1,757
January 2013	1,013	88	198	0	223	190	38	152	1,902
Toronto CMA									
January 2014	7,894	1,574	3,421	24	771	54,942	18	1,743	70,387
January 2013	8,198	2,055	3,577	30	960	49,954	22	2,790	67,587
Oshawa CMA									
January 2014	472	14	107	0	23	0	2	354	972
January 2013	629	66	81	0	149	190	38	152	1,305
Greater Toronto Area									
January 2014	8,014	1,534	3,339	11	830	55,378	20	2,404	71,530
January 2013	8,646	2,067	3,591	13	1,143	50,636	60	2,942	69,099

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

Table 1.2: Housing Activity Summary by Submarket
January 2014

	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									
January 2014	67	2	18	0	0	318	0	177	582
January 2013	73	14	155	0	0	853	0	179	1,274
York Region									
January 2014	241	32	92	0	0	0	0	0	365
January 2013	295	62	138	0	12	0	0	0	507
Peel Region									
January 2014	267	112	81	0	9	0	0	0	469
January 2013	220	66	39	0	28	0	0	0	353
Halton Region									
January 2014	19	10	57	0	8	0	0	0	94
January 2013	52	22	78	0	51	90	0	2	295
Durham Region									
January 2014	76	4	6	0	12	0	0	0	98
January 2013	120	6	9	0	8	0	0	0	143
Toronto CMA									
January 2014	632	156	248	1	9	318	0	177	1,541
January 2013	763	176	417	6	95	943	0	181	2,581
Oshawa CMA									
January 2014	58	4	6	0	12	0	0	0	80
January 2013	79	6	9	0	8	0	0	0	102
Greater Toronto Area									
January 2014	670	160	254	0	29	318	0	177	1,608
January 2013	760	170	419	0	99	943	0	181	2,572

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

Table 1.2: Housing Activity Summary by Submarket
January 2014

	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									
January 2014	99	2	60	0	10	850	n/a	n/a	1,021
January 2013	71	7	37	0	6	826	n/a	n/a	947
York Region									
January 2014	18	6	13	0	0	92	n/a	n/a	129
January 2013	15	2	5	0	0	25	n/a	n/a	47
Peel Region									
January 2014	8	2	1	0	2	25	n/a	n/a	38
January 2013	20	4	28	0	2	74	n/a	n/a	128
Halton Region									
January 2014	21	2	0	0	2	4	n/a	n/a	29
January 2013	26	0	0	0	0	24	n/a	n/a	50
Durham Region									
January 2014	14	0	0	0	1	0	n/a	n/a	15
January 2013	22	0	7	0	5	18	n/a	n/a	52
Toronto CMA									
January 2014	147	14	90	0	12	989	n/a	n/a	1,252
January 2013	138	15	93	0	11	958	n/a	n/a	1,215
Oshawa CMA									
January 2014	4	0	0	0	1	0	n/a	n/a	5
January 2013	7	0	0	0	2	9	n/a	n/a	18
Greater Toronto Area									
January 2014	160	12	74	0	15	971	n/a	n/a	1,232
January 2013	154	13	77	0	13	967	n/a	n/a	1,224

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

Table 1.2: Housing Activity Summary by Submarket
January 2014

	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									
January 2014	74	4	17	0	0	417	n/a	n/a	512
January 2013	66	16	133	0	0	804	n/a	n/a	1,019
York Region									
January 2014	236	32	98	0	0	0	n/a	n/a	366
January 2013	295	63	138	0	12	0	n/a	n/a	508
Peel Region									
January 2014	262	112	80	0	9	0	n/a	n/a	463
January 2013	222	66	39	0	28	0	n/a	n/a	355
Halton Region									
January 2014	19	10	57	0	8	0	n/a	n/a	94
January 2013	55	22	78	0	51	90	n/a	n/a	296
Durham Region									
January 2014	72	4	7	0	11	0	n/a	n/a	94
January 2013	114	6	9	0	8	0	n/a	n/a	137
Toronto CMA									
January 2014	630	158	252	1	9	417	n/a	n/a	1,467
January 2013	757	179	395	6	95	894	n/a	n/a	2,326
Oshawa CMA									
January 2014	60	4	7	0	11	0	n/a	n/a	82
January 2013	79	6	9	0	8	0	n/a	n/a	102
Greater Toronto Area									
January 2014	663	162	259	0	28	417	n/a	n/a	1,529
January 2013	752	173	397	0	99	894	n/a	n/a	2,315

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

**Table 1.3a: History of Housing Starts of Toronto CMA
2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
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

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area
2004 - 2013**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	% Change
Toronto City	28	61	6	52	21	36	1,470	416	1,525	565	169.9
Toronto	9	8	4	4	4	12	1,160	286	1,177	310	**
East York	0	8	2	0	0	0	0	0	2	8	-75.0
Etobicoke	5	5	0	0	0	0	0	110	5	115	-95.7
North York	11	36	0	48	9	19	310	0	330	103	**
Scarborough	3	3	0	0	8	5	0	20	11	28	-60.7
York	0	1	0	0	0	0	0	0	0	1	-100.0
York Region	190	221	18	38	100	86	0	2	308	347	-11.2
Aurora	4	0	0	0	0	0	0	0	4	0	n/a
East Gwillimbury	7	3	0	0	6	0	0	0	13	3	**
Georgina Township	25	16	0	0	0	0	0	0	25	16	56.3
King Township	24	20	0	0	0	4	0	0	24	24	0.0
Markham	22	52	18	16	53	82	0	2	93	152	-38.8
Newmarket	17	61	0	22	0	0	0	0	17	83	-79.5
Richmond Hill	21	12	0	0	35	0	0	0	56	12	**
Vaughan	51	18	0	0	6	0	0	0	57	18	**
Whitchurch-Stouffville	19	39	0	0	0	0	0	0	19	39	-51.3
Peel Region	127	175	24	150	102	4	253	0	506	329	53.8
Brampton	98	139	10	124	7	4	103	0	218	267	-18.4
Caledon	20	18	14	10	12	0	0	0	46	28	64.3
Mississauga	9	18	0	16	83	0	150	0	242	34	**
Halton Region	92	28	0	0	52	5	148	0	292	33	**
Burlington	0	5	0	0	0	0	0	0	0	5	-100.0
Halton Hills	8	2	0	0	0	0	0	0	8	2	**
Milton	22	17	0	0	40	0	148	0	210	17	**
Oakville	62	4	0	0	12	5	0	0	74	9	**
Durham Region	195	78	4	26	74	27	0	0	273	131	108.4
Ajax	142	6	0	0	30	0	0	0	172	6	**
Brock	2	2	0	0	0	0	0	0	2	2	0.0
Clarington	26	7	0	2	21	27	0	0	47	36	30.6
Oshawa	7	51	0	24	0	0	0	0	7	75	-90.7
Pickering	3	1	4	0	23	0	0	0	30	1	**
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	12	10	0	0	0	0	0	0	12	10	20.0
Remainder of Toronto CMA	40	22	0	0	8	13	0	0	48	35	37.1
Bradford West Gwillimbury	8	9	0	0	0	13	0	0	8	22	-63.6
Town of Mono	2	4	0	0	0	0	0	0	2	4	-50.0
New Tecumseth	29	5	0	0	0	0	0	0	29	5	**
Orangeville	1	4	0	0	8	0	0	0	9	4	125.0
Toronto CMA	623	510	52	240	336	144	1,871	418	2,882	1,312	119.7
Oshawa CMA	45	68	0	26	21	27	0	0	66	121	-45.5
Greater Toronto Area (GTA)	632	563	52	266	349	158	1,871	418	2,904	1,405	106.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 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
Toronto City	28	61	6	52	21	36	1,470	416	1,525	565	169.9
Toronto	9	8	4	4	4	12	1,160	286	1,177	310	**
East York	0	8	2	0	0	0	0	0	2	8	-75.0
Etobicoke	5	5	0	0	0	0	0	110	5	115	-95.7
North York	11	36	0	48	9	19	310	0	330	103	**
Scarborough	3	3	0	0	8	5	0	20	11	28	-60.7
York	0	1	0	0	0	0	0	0	0	1	-100.0
York Region	190	221	18	38	100	86	0	2	308	347	-11.2
Aurora	4	0	0	0	0	0	0	0	4	0	n/a
East Gwillimbury	7	3	0	0	6	0	0	0	13	3	**
Georgina Township	25	16	0	0	0	0	0	0	25	16	56.3
King Township	24	20	0	0	0	4	0	0	24	24	0.0
Markham	22	52	18	16	53	82	0	2	93	152	-38.8
Newmarket	17	61	0	22	0	0	0	0	17	83	-79.5
Richmond Hill	21	12	0	0	35	0	0	0	56	12	**
Vaughan	51	18	0	0	6	0	0	0	57	18	**
Whitchurch-Stouffville	19	39	0	0	0	0	0	0	19	39	-51.3
Peel Region	127	175	24	150	102	4	253	0	506	329	53.8
Brampton	98	139	10	124	7	4	103	0	218	267	-18.4
Caledon	20	18	14	10	12	0	0	0	46	28	64.3
Mississauga	9	18	0	16	83	0	150	0	242	34	**
Halton Region	92	28	0	0	52	5	148	0	292	33	**
Burlington	0	5	0	0	0	0	0	0	0	5	-100.0
Halton Hills	8	2	0	0	0	0	0	0	8	2	**
Milton	22	17	0	0	40	0	148	0	210	17	**
Oakville	62	4	0	0	12	5	0	0	74	9	**
Durham Region	195	78	4	26	74	27	0	0	273	131	108.4
Ajax	142	6	0	0	30	0	0	0	172	6	**
Brock	2	2	0	0	0	0	0	0	2	2	0.0
Clarington	26	7	0	2	21	27	0	0	47	36	30.6
Oshawa	7	51	0	24	0	0	0	0	7	75	-90.7
Pickering	3	1	4	0	23	0	0	0	30	1	**
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	12	10	0	0	0	0	0	0	12	10	20.0
Remainder of Toronto CMA	40	22	0	0	8	13	0	0	48	35	37.1
Bradford West Gwillimbury	8	9	0	0	0	13	0	0	8	22	-63.6
Town of Mono	2	4	0	0	0	0	0	0	2	4	-50.0
New Tecumseth	29	5	0	0	0	0	0	0	29	5	**
Orangeville	1	4	0	0	8	0	0	0	9	4	125.0
Toronto CMA	623	510	52	240	336	144	1,871	418	2,882	1,312	119.7
Oshawa CMA	45	68	0	26	21	27	0	0	66	121	-45.5
Greater Toronto Area (GTA)	632	563	52	266	349	158	1,871	418	2,904	1,405	106.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Toronto City	21	36	0	0	1,259	414	211	2
Toronto	4	12	0	0	949	284	211	2
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	110	0	0
North York	9	19	0	0	310	0	0	0
Scarborough	8	5	0	0	0	20	0	0
York	0	0	0	0	0	0	0	0
York Region	100	86	0	0	0	0	0	2
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	4	0	0	0	0	0	0
Markham	53	82	0	0	0	0	0	2
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	35	0	0	0	0	0	0	0
Vaughan	6	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	102	4	0	0	253	0	0	0
Brampton	7	4	0	0	103	0	0	0
Caledon	12	0	0	0	0	0	0	0
Mississauga	83	0	0	0	150	0	0	0
Halton Region	52	5	0	0	148	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	40	0	0	0	148	0	0	0
Oakville	12	5	0	0	0	0	0	0
Durham Region	74	0	0	27	0	0	0	0
Ajax	30	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	21	0	0	27	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	23	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	0	0	0	0	0	0	0
Remainder of Toronto CMA	8	13	0	0	0	0	0	0
Bradford West Gwillimbury	0	13	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	8	0	0	0	0	0	0	0
Toronto CMA	336	144	0	0	1,660	414	211	4
Oshawa CMA	21	0	0	27	0	0	0	0
Greater Toronto Area (GTA)	349	131	0	27	1,660	414	211	4

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 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
Toronto City	21	36	0	0	1,259	414	211	2
Toronto	4	12	0	0	949	284	211	2
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	110	0	0
North York	9	19	0	0	310	0	0	0
Scarborough	8	5	0	0	0	20	0	0
York	0	0	0	0	0	0	0	0
York Region	100	86	0	0	0	0	0	2
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	4	0	0	0	0	0	0
Markham	53	82	0	0	0	0	0	2
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	35	0	0	0	0	0	0	0
Vaughan	6	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	102	4	0	0	253	0	0	0
Brampton	7	4	0	0	103	0	0	0
Caledon	12	0	0	0	0	0	0	0
Mississauga	83	0	0	0	150	0	0	0
Halton Region	52	5	0	0	148	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	40	0	0	0	148	0	0	0
Oakville	12	5	0	0	0	0	0	0
Durham Region	74	0	0	27	0	0	0	0
Ajax	30	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	21	0	0	27	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	23	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	0	0	0	0	0	0	0
Remainder of Toronto CMA	8	13	0	0	0	0	0	0
Bradford West Gwillimbury	0	13	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	8	0	0	0	0	0	0	0
Toronto CMA	336	144	0	0	1,660	414	211	4
Oshawa CMA	21	0	0	27	0	0	0	0
Greater Toronto Area (GTA)	349	131	0	27	1,660	414	211	4

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Toronto City	45	130	1,269	433	211	2	1,525	565
Toronto	17	24	949	284	211	2	1,177	310
East York	2	8	0	0	0	0	2	8
Etobicoke	5	5	0	110	0	0	5	115
North York	10	84	320	19	0	0	330	103
Scarborough	11	8	0	20	0	0	11	28
York	0	1	0	0	0	0	0	1
York Region	308	345	0	0	0	2	308	347
Aurora	4	0	0	0	0	0	4	0
East Gwillimbury	13	3	0	0	0	0	13	3
Georgina Township	25	16	0	0	0	0	25	16
King Township	24	24	0	0	0	0	24	24
Markham	93	150	0	0	0	2	93	152
Newmarket	17	83	0	0	0	0	17	83
Richmond Hill	56	12	0	0	0	0	56	12
Vaughan	57	18	0	0	0	0	57	18
Whitchurch-Stouffville	19	39	0	0	0	0	19	39
Peel Region	178	329	328	0	0	0	506	329
Brampton	115	267	103	0	0	0	218	267
Caledon	46	28	0	0	0	0	46	28
Mississauga	17	34	225	0	0	0	242	34
Halton Region	144	28	148	5	0	0	292	33
Burlington	0	5	0	0	0	0	0	5
Halton Hills	8	2	0	0	0	0	8	2
Milton	62	17	148	0	0	0	210	17
Oakville	74	4	0	5	0	0	74	9
Durham Region	267	104	6	0	0	27	273	131
Ajax	172	6	0	0	0	0	172	6
Brock	2	2	0	0	0	0	2	2
Clarington	47	9	0	0	0	27	47	36
Oshawa	7	75	0	0	0	0	7	75
Pickering	24	1	6	0	0	0	30	1
Scugog	2	0	0	0	0	0	2	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	12	10	0	0	0	0	12	10
Remainder of Toronto CMA	46	33	2	2	0	0	48	35
Bradford West Gwillimbury	8	22	0	0	0	0	8	22
Town of Mono	0	2	2	2	0	0	2	4
New Tecumseth	29	5	0	0	0	0	29	5
Orangeville	9	4	0	0	0	0	9	4
Toronto CMA	918	868	1,753	440	211	4	2,882	1,312
Oshawa CMA	66	94	0	0	0	27	66	121
Greater Toronto Area (GTA)	942	936	1,751	438	211	31	2,904	1,405

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	45	130	1,269	433	211	2	1,525	565
Toronto	17	24	949	284	211	2	1,177	310
East York	2	8	0	0	0	0	2	8
Etobicoke	5	5	0	110	0	0	5	115
North York	10	84	320	19	0	0	330	103
Scarborough	11	8	0	20	0	0	11	28
York	0	1	0	0	0	0	0	1
York Region	308	345	0	0	0	2	308	347
Aurora	4	0	0	0	0	0	4	0
East Gwillimbury	13	3	0	0	0	0	13	3
Georgina Township	25	16	0	0	0	0	25	16
King Township	24	24	0	0	0	0	24	24
Markham	93	150	0	0	0	2	93	152
Newmarket	17	83	0	0	0	0	17	83
Richmond Hill	56	12	0	0	0	0	56	12
Vaughan	57	18	0	0	0	0	57	18
Whitchurch-Stouffville	19	39	0	0	0	0	19	39
Peel Region	178	329	328	0	0	0	506	329
Brampton	115	267	103	0	0	0	218	267
Caledon	46	28	0	0	0	0	46	28
Mississauga	17	34	225	0	0	0	242	34
Halton Region	144	28	148	5	0	0	292	33
Burlington	0	5	0	0	0	0	0	5
Halton Hills	8	2	0	0	0	0	8	2
Milton	62	17	148	0	0	0	210	17
Oakville	74	4	0	5	0	0	74	9
Durham Region	267	104	6	0	0	27	273	131
Ajax	172	6	0	0	0	0	172	6
Brock	2	2	0	0	0	0	2	2
Clarington	47	9	0	0	0	27	47	36
Oshawa	7	75	0	0	0	0	7	75
Pickering	24	1	6	0	0	0	30	1
Scugog	2	0	0	0	0	0	2	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	12	10	0	0	0	0	12	10
Remainder of Toronto CMA	46	33	2	2	0	0	48	35
Bradford West Gwillimbury	8	22	0	0	0	0	8	22
Town of Mono	0	2	2	2	0	0	2	4
New Tecumseth	29	5	0	0	0	0	29	5
Orangeville	9	4	0	0	0	0	9	4
Toronto CMA	918	868	1,753	440	211	4	2,882	1,312
Oshawa CMA	66	94	0	0	0	27	66	121
Greater Toronto Area (GTA)	942	936	1,751	438	211	31	2,904	1,405

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	% Change
Toronto City	67	73	2	14	18	155	495	1,032	582	1,274	-54.3
Toronto	20	18	0	0	4	12	495	549	519	579	-10.4
East York	3	7	0	0	0	0	0	0	3	7	-57.1
Etobicoke	10	11	2	2	0	0	0	483	12	496	-97.6
North York	21	28	0	10	0	143	0	0	21	181	-88.4
Scarborough	13	5	0	0	14	0	0	0	27	5	**
York	0	4	0	2	0	0	0	0	0	6	-100.0
York Region	241	295	32	62	92	150	0	0	365	507	-28.0
Aurora	0	6	0	0	0	0	0	0	0	6	-100.0
East Gwillimbury	5	2	2	2	0	0	0	0	7	4	75.0
Georgina Township	13	15	0	0	6	0	0	0	19	15	26.7
King Township	38	22	0	0	7	6	0	0	45	28	60.7
Markham	63	77	20	54	32	46	0	0	115	177	-35.0
Newmarket	42	3	8	0	0	34	0	0	50	37	35.1
Richmond Hill	29	22	0	0	26	28	0	0	55	50	10.0
Vaughan	36	61	2	6	14	29	0	0	52	96	-45.8
Whitchurch-Stouffville	15	87	0	0	7	7	0	0	22	94	-76.6
Peel Region	267	220	112	66	90	67	0	0	469	353	32.9
Brampton	225	145	54	64	81	0	0	0	360	209	72.2
Caledon	20	43	0	0	0	39	0	0	20	82	-75.6
Mississauga	22	32	58	2	9	28	0	0	89	62	43.5
Halton Region	19	52	10	22	65	129	0	92	94	295	-68.1
Burlington	7	4	0	0	8	0	0	0	15	4	**
Halton Hills	2	0	0	0	0	0	0	0	2	0	n/a
Milton	0	36	10	22	57	78	0	50	67	186	-64.0
Oakville	10	12	0	0	0	51	0	42	10	105	-90.5
Durham Region	76	120	4	6	18	17	0	0	98	143	-31.5
Ajax	6	17	0	0	0	0	0	0	6	17	-64.7
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	19	31	4	0	6	0	0	0	29	31	-6.5
Oshawa	20	34	0	6	0	0	0	0	20	40	-50.0
Pickering	4	18	0	0	0	0	0	0	4	18	-77.8
Scugog	5	2	0	0	0	0	0	0	5	2	150.0
Uxbridge	2	2	0	0	0	0	0	0	2	2	0.0
Whitby	19	14	0	0	12	17	0	0	31	31	0.0
Remainder of Toronto CMA	34	96	0	16	0	7	0	0	34	119	-71.4
Bradford West Gwillimbury	18	45	0	10	0	0	0	0	18	55	-67.3
Town of Mono	1	4	0	0	0	0	0	0	1	4	-75.0
New Tecumseth	12	37	0	6	0	0	0	0	12	43	-72.1
Orangeville	3	10	0	0	0	7	0	0	3	17	-82.4
Toronto CMA	633	769	156	180	257	508	495	1,124	1,541	2,581	-40.3
Oshawa CMA	58	79	4	6	18	17	0	0	80	102	-21.6
Greater Toronto Area (GTA)	670	760	160	170	283	518	495	1,124	1,608	2,572	-37.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 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
Toronto City	67	73	2	14	18	155	495	1,032	582	1,274	-54.3
Toronto	20	18	0	0	4	12	495	549	519	579	-10.4
East York	3	7	0	0	0	0	0	0	3	7	-57.1
Etobicoke	10	11	2	2	0	0	0	483	12	496	-97.6
North York	21	28	0	10	0	143	0	0	21	181	-88.4
Scarborough	13	5	0	0	14	0	0	0	27	5	**
York	0	4	0	2	0	0	0	0	0	6	-100.0
York Region	241	295	32	62	92	150	0	0	365	507	-28.0
Aurora	0	6	0	0	0	0	0	0	0	6	-100.0
East Gwillimbury	5	2	2	2	0	0	0	0	7	4	75.0
Georgina Township	13	15	0	0	6	0	0	0	19	15	26.7
King Township	38	22	0	0	7	6	0	0	45	28	60.7
Markham	63	77	20	54	32	46	0	0	115	177	-35.0
Newmarket	42	3	8	0	0	34	0	0	50	37	35.1
Richmond Hill	29	22	0	0	26	28	0	0	55	50	10.0
Vaughan	36	61	2	6	14	29	0	0	52	96	-45.8
Whitchurch-Stouffville	15	87	0	0	7	7	0	0	22	94	-76.6
Peel Region	267	220	112	66	90	67	0	0	469	353	32.9
Brampton	225	145	54	64	81	0	0	0	360	209	72.2
Caledon	20	43	0	0	0	39	0	0	20	82	-75.6
Mississauga	22	32	58	2	9	28	0	0	89	62	43.5
Halton Region	19	52	10	22	65	129	0	92	94	295	-68.1
Burlington	7	4	0	0	8	0	0	0	15	4	**
Halton Hills	2	0	0	0	0	0	0	0	2	0	n/a
Milton	0	36	10	22	57	78	0	50	67	186	-64.0
Oakville	10	12	0	0	0	51	0	42	10	105	-90.5
Durham Region	76	120	4	6	18	17	0	0	98	143	-31.5
Ajax	6	17	0	0	0	0	0	0	6	17	-64.7
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	19	31	4	0	6	0	0	0	29	31	-6.5
Oshawa	20	34	0	6	0	0	0	0	20	40	-50.0
Pickering	4	18	0	0	0	0	0	0	4	18	-77.8
Scugog	5	2	0	0	0	0	0	0	5	2	150.0
Uxbridge	2	2	0	0	0	0	0	0	2	2	0.0
Whitby	19	14	0	0	12	17	0	0	31	31	0.0
Remainder of Toronto CMA	34	96	0	16	0	7	0	0	34	119	-71.4
Bradford West Gwillimbury	18	45	0	10	0	0	0	0	18	55	-67.3
Town of Mono	1	4	0	0	0	0	0	0	1	4	-75.0
New Tecumseth	12	37	0	6	0	0	0	0	12	43	-72.1
Orangeville	3	10	0	0	0	7	0	0	3	17	-82.4
Toronto CMA	633	769	156	180	257	508	495	1,124	1,541	2,581	-40.3
Oshawa CMA	58	79	4	6	18	17	0	0	80	102	-21.6
Greater Toronto Area (GTA)	670	760	160	170	283	518	495	1,124	1,608	2,572	-37.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Toronto City	18	155	0	0	318	853	177	179
Toronto	4	12	0	0	318	370	177	179
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	483	0	0
North York	0	143	0	0	0	0	0	0
Scarborough	14	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	92	150	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	7	6	0	0	0	0	0	0
Markham	32	46	0	0	0	0	0	0
Newmarket	0	34	0	0	0	0	0	0
Richmond Hill	26	28	0	0	0	0	0	0
Vaughan	14	29	0	0	0	0	0	0
Whitchurch-Stouffville	7	7	0	0	0	0	0	0
Peel Region	90	67	0	0	0	0	0	0
Brampton	81	0	0	0	0	0	0	0
Caledon	0	39	0	0	0	0	0	0
Mississauga	9	28	0	0	0	0	0	0
Halton Region	65	129	0	0	0	90	0	2
Burlington	8	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	57	78	0	0	0	48	0	2
Oakville	0	51	0	0	0	42	0	0
Durham Region	18	17	0	0	0	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	12	17	0	0	0	0	0	0
Remainder of Toronto CMA	0	7	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	7	0	0	0	0	0	0
Toronto CMA	257	508	0	0	318	943	177	181
Oshawa CMA	18	17	0	0	0	0	0	0
Greater Toronto Area (GTA)	283	518	0	0	318	943	177	181

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 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
Toronto City	18	155	0	0	318	853	177	179
Toronto	4	12	0	0	318	370	177	179
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	483	0	0
North York	0	143	0	0	0	0	0	0
Scarborough	14	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	92	150	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	7	6	0	0	0	0	0	0
Markham	32	46	0	0	0	0	0	0
Newmarket	0	34	0	0	0	0	0	0
Richmond Hill	26	28	0	0	0	0	0	0
Vaughan	14	29	0	0	0	0	0	0
Whitchurch-Stouffville	7	7	0	0	0	0	0	0
Peel Region	90	67	0	0	0	0	0	0
Brampton	81	0	0	0	0	0	0	0
Caledon	0	39	0	0	0	0	0	0
Mississauga	9	28	0	0	0	0	0	0
Halton Region	65	129	0	0	0	90	0	2
Burlington	8	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	57	78	0	0	0	48	0	2
Oakville	0	51	0	0	0	42	0	0
Durham Region	18	17	0	0	0	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	12	17	0	0	0	0	0	0
Remainder of Toronto CMA	0	7	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	7	0	0	0	0	0	0
Toronto CMA	257	508	0	0	318	943	177	181
Oshawa CMA	18	17	0	0	0	0	0	0
Greater Toronto Area (GTA)	283	518	0	0	318	943	177	181

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013	Jan 2014	Jan 2013
Toronto City	87	242	318	853	177	179	582	1,274
Toronto	24	30	318	370	177	179	519	579
East York	3	7	0	0	0	0	3	7
Etobicoke	12	13	0	483	0	0	12	496
North York	21	181	0	0	0	0	21	181
Scarborough	27	5	0	0	0	0	27	5
York	0	6	0	0	0	0	0	6
York Region	365	495	0	12	0	0	365	507
Aurora	0	6	0	0	0	0	0	6
East Gwillimbury	7	4	0	0	0	0	7	4
Georgina Township	19	15	0	0	0	0	19	15
King Township	45	28	0	0	0	0	45	28
Markham	115	177	0	0	0	0	115	177
Newmarket	50	37	0	0	0	0	50	37
Richmond Hill	55	38	0	12	0	0	55	50
Vaughan	52	96	0	0	0	0	52	96
Whitchurch-Stouffville	22	94	0	0	0	0	22	94
Peel Region	460	325	9	28	0	0	469	353
Brampton	360	209	0	0	0	0	360	209
Caledon	20	82	0	0	0	0	20	82
Mississauga	80	34	9	28	0	0	89	62
Halton Region	86	152	8	141	0	2	94	295
Burlington	7	4	8	0	0	0	15	4
Halton Hills	2	0	0	0	0	0	2	0
Milton	67	136	0	48	0	2	67	186
Oakville	10	12	0	93	0	0	10	105
Durham Region	86	135	12	8	0	0	98	143
Ajax	6	17	0	0	0	0	6	17
Brock	1	2	0	0	0	0	1	2
Clarington	29	31	0	0	0	0	29	31
Oshawa	20	40	0	0	0	0	20	40
Pickering	4	18	0	0	0	0	4	18
Scugog	5	2	0	0	0	0	5	2
Uxbridge	2	2	0	0	0	0	2	2
Whitby	19	23	12	8	0	0	31	31
Remainder of Toronto CMA	33	109	1	10	0	0	34	119
Bradford West Gwillimbury	18	55	0	0	0	0	18	55
Town of Mono	0	2	1	2	0	0	1	4
New Tecumseth	12	35	0	8	0	0	12	43
Orangeville	3	17	0	0	0	0	3	17
Toronto CMA	1,036	1,356	328	1,044	177	181	1,541	2,581
Oshawa CMA	68	94	12	8	0	0	80	102
Greater Toronto Area (GTA)	1,084	1,349	347	1,042	177	181	1,608	2,572

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	87	242	318	853	177	179	582	1,274
Toronto	24	30	318	370	177	179	519	579
East York	3	7	0	0	0	0	3	7
Etobicoke	12	13	0	483	0	0	12	496
North York	21	181	0	0	0	0	21	181
Scarborough	27	5	0	0	0	0	27	5
York	0	6	0	0	0	0	0	6
York Region	365	495	0	12	0	0	365	507
Aurora	0	6	0	0	0	0	0	6
East Gwillimbury	7	4	0	0	0	0	7	4
Georgina Township	19	15	0	0	0	0	19	15
King Township	45	28	0	0	0	0	45	28
Markham	115	177	0	0	0	0	115	177
Newmarket	50	37	0	0	0	0	50	37
Richmond Hill	55	38	0	12	0	0	55	50
Vaughan	52	96	0	0	0	0	52	96
Whitchurch-Stouffville	22	94	0	0	0	0	22	94
Peel Region	460	325	9	28	0	0	469	353
Brampton	360	209	0	0	0	0	360	209
Caledon	20	82	0	0	0	0	20	82
Mississauga	80	34	9	28	0	0	89	62
Halton Region	86	152	8	141	0	2	94	295
Burlington	7	4	8	0	0	0	15	4
Halton Hills	2	0	0	0	0	0	2	0
Milton	67	136	0	48	0	2	67	186
Oakville	10	12	0	93	0	0	10	105
Durham Region	86	135	12	8	0	0	98	143
Ajax	6	17	0	0	0	0	6	17
Brock	1	2	0	0	0	0	1	2
Clarington	29	31	0	0	0	0	29	31
Oshawa	20	40	0	0	0	0	20	40
Pickering	4	18	0	0	0	0	4	18
Scugog	5	2	0	0	0	0	5	2
Uxbridge	2	2	0	0	0	0	2	2
Whitby	19	23	12	8	0	0	31	31
Remainder of Toronto CMA	33	109	1	10	0	0	34	119
Bradford West Gwillimbury	18	55	0	0	0	0	18	55
Town of Mono	0	2	1	2	0	0	1	4
New Tecumseth	12	35	0	8	0	0	12	43
Orangeville	3	17	0	0	0	0	3	17
Toronto CMA	1,036	1,356	328	1,044	177	181	1,541	2,581
Oshawa CMA	68	94	12	8	0	0	80	102
Greater Toronto Area (GTA)	1,084	1,349	347	1,042	177	181	1,608	2,572

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

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													
January 2014	0	0.0	1	1.4	0	0.0	12	16.7	59	81.9	72	1,022,000	1,337,460
January 2013	0	0.0	0	0.0	1	1.6	8	12.9	53	85.5	62	1,545,745	1,719,461
Year-to-date 2014	0	0.0	1	1.4	0	0.0	12	16.7	59	81.9	72	1,022,000	1,337,460
Year-to-date 2013	0	0.0	0	0.0	1	1.6	8	12.9	53	85.5	62	1,545,745	1,719,461
Toronto													
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	970,000	1,274,625
January 2013	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	1,562,000	2,224,681
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	970,000	1,274,625
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	1,562,000	2,224,681
East York													
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
January 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Etobicoke													
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,220,000	1,385,650
January 2013	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	1,655,650	1,626,641
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,220,000	1,385,650
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	1,655,650	1,626,641
North York													
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,875,000	1,977,994
January 2013	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,734,450	1,810,234
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,875,000	1,977,994
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,734,450	1,810,234
Scarborough													
January 2014	0	0.0	1	5.9	0	0.0	12	70.6	4	23.5	17	716,000	742,612
January 2013	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2014	0	0.0	1	5.9	0	0.0	12	70.6	4	23.5	17	716,000	742,612
Year-to-date 2013	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
York													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$450,000		\$450,000 - \$549,999		\$550,000 - \$649,999		\$650,000 - \$799,999		\$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
January 2014	23	9.8	15	6.4	27	11.5	61	26.0	109	46.4	235	794,990	877,182
January 2013	19	6.4	33	11.2	82	27.8	124	42.0	37	12.5	295	665,990	680,067
Year-to-date 2014	23	9.8	15	6.4	27	11.5	61	26.0	109	46.4	235	794,990	877,182
Year-to-date 2013	19	6.4	33	11.2	82	27.8	124	42.0	37	12.5	295	665,990	680,067
Aurora													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
East Gwillimbury													
January 2014	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
January 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Georgina Township													
January 2014	11	84.6	0	0.0	0	0.0	1	7.7	1	7.7	13	369,990	426,067
January 2013	11	73.3	3	20.0	1	6.7	0	0.0	0	0.0	15	369,990	385,323
Year-to-date 2014	11	84.6	0	0.0	0	0.0	1	7.7	1	7.7	13	369,990	426,067
Year-to-date 2013	11	73.3	3	20.0	1	6.7	0	0.0	0	0.0	15	369,990	385,323
King Township													
January 2014	0	0.0	0	0.0	1	2.9	7	20.0	27	77.1	35	848,990	929,130
January 2013	0	0.0	0	0.0	1	4.5	13	59.1	8	36.4	22	774,490	796,354
Year-to-date 2014	0	0.0	0	0.0	1	2.9	7	20.0	27	77.1	35	848,990	929,130
Year-to-date 2013	0	0.0	0	0.0	1	4.5	13	59.1	8	36.4	22	774,490	796,354
Markham													
January 2014	0	0.0	0	0.0	3	4.8	20	31.7	40	63.5	63	879,880	1,104,020
January 2013	0	0.0	6	7.8	30	39.0	29	37.7	12	15.6	77	661,990	697,534
Year-to-date 2014	0	0.0	0	0.0	3	4.8	20	31.7	40	63.5	63	879,880	1,104,020
Year-to-date 2013	0	0.0	6	7.8	30	39.0	29	37.7	12	15.6	77	661,990	697,534
Newmarket													
January 2014	8	18.6	13	30.2	12	27.9	10	23.3	0	0.0	43	569,900	555,980
January 2013	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2014	8	18.6	13	30.2	12	27.9	10	23.3	0	0.0	43	569,900	555,980
Year-to-date 2013	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
Richmond Hill													
January 2014	0	0.0	0	0.0	1	3.4	10	34.5	18	62.1	29	832,990	1,116,818
January 2013	0	0.0	0	0.0	4	18.2	12	54.5	6	27.3	22	751,490	860,493
Year-to-date 2014	0	0.0	0	0.0	1	3.4	10	34.5	18	62.1	29	832,990	1,116,818
Year-to-date 2013	0	0.0	0	0.0	4	18.2	12	54.5	6	27.3	22	751,490	860,493
Vaughan													
January 2014	0	0.0	0	0.0	4	12.5	6	18.8	22	68.8	32	904,945	917,675
January 2013	0	0.0	0	0.0	3	4.9	51	83.6	7	11.5	61	719,990	767,989
Year-to-date 2014	0	0.0	0	0.0	4	12.5	6	18.8	22	68.8	32	904,945	917,675
Year-to-date 2013	0	0.0	0	0.0	3	4.9	51	83.6	7	11.5	61	719,990	767,989
Whitchurch-Stouffville													
January 2014	0	0.0	1	6.7	6	40.0	7	46.7	1	6.7	15	659,900	708,052
January 2013	6	6.9	23	26.4	43	49.4	15	17.2	0	0.0	87	583,900	577,781
Year-to-date 2014	0	0.0	1	6.7	6	40.0	7	46.7	1	6.7	15	659,900	708,052
Year-to-date 2013	6	6.9	23	26.4	43	49.4	15	17.2	0	0.0	87	583,900	577,781

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

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													
January 2014	19	7.3	86	32.8	60	22.9	80	30.5	17	6.5	262	597,445	615,710
January 2013	16	7.2	56	25.2	61	27.5	57	25.7	32	14.4	222	603,945	702,918
Year-to-date 2014	19	7.3	86	32.8	60	22.9	80	30.5	17	6.5	262	597,445	615,710
Year-to-date 2013	16	7.2	56	25.2	61	27.5	57	25.7	32	14.4	222	603,945	702,918
Brampton													
January 2014	18	8.2	79	35.9	53	24.1	55	25.0	15	6.8	220	583,445	602,146
January 2013	14	9.5	43	29.1	37	25.0	48	32.4	6	4.1	148	582,400	602,322
Year-to-date 2014	18	8.2	79	35.9	53	24.1	55	25.0	15	6.8	220	583,445	602,146
Year-to-date 2013	14	9.5	43	29.1	37	25.0	48	32.4	6	4.1	148	582,400	602,322
Caledon													
January 2014	1	5.0	7	35.0	7	35.0	3	15.0	2	10.0	20	556,900	600,155
January 2013	2	4.8	12	28.6	24	57.1	4	9.5	0	0.0	42	587,400	569,865
Year-to-date 2014	1	5.0	7	35.0	7	35.0	3	15.0	2	10.0	20	556,900	600,155
Year-to-date 2013	2	4.8	12	28.6	24	57.1	4	9.5	0	0.0	42	587,400	569,865
Mississauga													
January 2014	0	0.0	0	0.0	0	0.0	22	100.0	0	0.0	22	769,900	765,491
January 2013	0	0.0	1	3.1	0	0.0	5	15.6	26	81.3	32	950,000	1,342,806
Year-to-date 2014	0	0.0	0	0.0	0	0.0	22	100.0	0	0.0	22	769,900	765,491
Year-to-date 2013	0	0.0	1	3.1	0	0.0	5	15.6	26	81.3	32	950,000	1,342,806
Halton Region													
January 2014	1	5.3	0	0.0	6	31.6	3	15.8	9	47.4	19	650,000	1,385,309
January 2013	15	27.3	12	21.8	10	18.2	4	7.3	14	25.5	55	550,000	791,055
Year-to-date 2014	1	5.3	0	0.0	6	31.6	3	15.8	9	47.4	19	650,000	1,385,309
Year-to-date 2013	15	27.3	12	21.8	10	18.2	4	7.3	14	25.5	55	550,000	791,055
Burlington													
January 2014	1	14.3	0	0.0	3	42.9	0	0.0	3	42.9	7	--	--
January 2013	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
Year-to-date 2014	1	14.3	0	0.0	3	42.9	0	0.0	3	42.9	7	--	--
Year-to-date 2013	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
Halton Hills													
January 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Milton													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	15	41.7	12	33.3	1	2.8	2	5.6	6	16.7	36	460,900	534,614
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	15	41.7	12	33.3	1	2.8	2	5.6	6	16.7	36	460,900	534,614
Oakville													
January 2014	0	0.0	0	0.0	3	30.0	3	30.0	4	40.0	10	650,000	1,566,000
January 2013	0	0.0	0	0.0	8	57.1	2	14.3	4	28.6	14	616,500	700,854
Year-to-date 2014	0	0.0	0	0.0	3	30.0	3	30.0	4	40.0	10	650,000	1,566,000
Year-to-date 2013	0	0.0	0	0.0	8	57.1	2	14.3	4	28.6	14	616,500	700,854

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

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													
January 2014	27	37.5	22	30.6	11	15.3	8	11.1	4	5.6	72	483,490	510,494
January 2013	57	50.0	27	23.7	11	9.6	13	11.4	6	5.3	114	447,900	493,731
Year-to-date 2014	27	37.5	22	30.6	11	15.3	8	11.1	4	5.6	72	483,490	510,494
Year-to-date 2013	57	50.0	27	23.7	11	9.6	13	11.4	6	5.3	114	447,900	493,731
Ajax													
January 2014	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
January 2013	1	6.7	8	53.3	4	26.7	2	13.3	0	0.0	15	541,100	565,253
Year-to-date 2014	1	16.7	4	66.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2013	1	6.7	8	53.3	4	26.7	2	13.3	0	0.0	15	541,100	565,253
Brock													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	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	--	--
Clarington													
January 2014	9	47.4	4	21.1	4	21.1	2	10.5	0	0.0	19	480,490	448,136
January 2013	25	80.6	4	12.9	1	3.2	0	0.0	1	3.2	31	365,990	386,710
Year-to-date 2014	9	47.4	4	21.1	4	21.1	2	10.5	0	0.0	19	480,490	448,136
Year-to-date 2013	25	80.6	4	12.9	1	3.2	0	0.0	1	3.2	31	365,990	386,710
Oshawa													
January 2014	15	75.0	5	25.0	0	0.0	0	0.0	0	0.0	20	404,990	401,768
January 2013	24	70.6	7	20.6	2	5.9	1	2.9	0	0.0	34	409,445	437,617
Year-to-date 2014	15	75.0	5	25.0	0	0.0	0	0.0	0	0.0	20	404,990	401,768
Year-to-date 2013	24	70.6	7	20.6	2	5.9	1	2.9	0	0.0	34	409,445	437,617
Pickering													
January 2014	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
January 2013	0	0.0	4	22.2	3	16.7	7	38.9	4	22.2	18	691,100	695,189
Year-to-date 2014	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
Year-to-date 2013	0	0.0	4	22.2	3	16.7	7	38.9	4	22.2	18	691,100	695,189
Scugog													
January 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	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	--	--
Uxbridge													
January 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
January 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Whitby													
January 2014	2	9.5	9	42.9	4	19.0	3	14.3	3	14.3	21	544,990	596,507
January 2013	7	50.0	4	28.6	1	7.1	2	14.3	0	0.0	14	434,445	475,673
Year-to-date 2014	2	9.5	9	42.9	4	19.0	3	14.3	3	14.3	21	544,990	596,507
Year-to-date 2013	7	50.0	4	28.6	1	7.1	2	14.3	0	0.0	14	434,445	475,673

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

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													
January 2014	34	97.1	0	0.0	0	0.0	1	2.9	0	0.0	35	384,990	391,409
January 2013	88	92.6	4	4.2	0	0.0	0	0.0	3	3.2	95	394,990	397,497
Year-to-date 2014	34	97.1	0	0.0	0	0.0	1	2.9	0	0.0	35	384,990	391,409
Year-to-date 2013	88	92.6	4	4.2	0	0.0	0	0.0	3	3.2	95	394,990	397,497
Bradford West Gwillimbury													
January 2014	18	100.0	0	0.0	0	0.0	0	0.0	0	0.0	18	396,990	386,934
January 2013	40	88.9	3	6.7	0	0.0	0	0.0	2	4.4	45	419,990	431,800
Year-to-date 2014	18	100.0	0	0.0	0	0.0	0	0.0	0	0.0	18	396,990	386,934
Year-to-date 2013	40	88.9	3	6.7	0	0.0	0	0.0	2	4.4	45	419,990	431,800
Town of Mono													
January 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
January 2013	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
New Tecumseth													
January 2014	11	91.7	0	0.0	0	0.0	1	8.3	0	0.0	12	370,990	396,157
January 2013	37	100.0	0	0.0	0	0.0	0	0.0	0	0.0	37	334,900	343,329
Year-to-date 2014	11	91.7	0	0.0	0	0.0	1	8.3	0	0.0	12	370,990	396,157
Year-to-date 2013	37	100.0	0	0.0	0	0.0	0	0.0	0	0.0	37	334,900	343,329
Orangeville													
January 2014	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
January 2013	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2014	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2013	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Toronto CMA													
January 2014	77	12.3	106	16.9	93	14.8	160	25.5	192	30.6	628	690,995	800,699
January 2013	139	18.3	117	15.4	160	21.1	203	26.7	140	18.4	759	629,990	728,397
Year-to-date 2014	77	12.3	106	16.9	93	14.8	160	25.5	192	30.6	628	690,995	800,699
Year-to-date 2013	139	18.3	117	15.4	160	21.1	203	26.7	140	18.4	759	629,990	728,397
Oshawa CMA													
January 2014	26	43.3	18	30.0	8	13.3	5	8.3	3	5.0	60	474,995	484,610
January 2013	56	70.9	15	19.0	4	5.1	3	3.8	1	1.3	79	401,990	424,385
Year-to-date 2014	26	43.3	18	30.0	8	13.3	5	8.3	3	5.0	60	474,995	484,610
Year-to-date 2013	56	70.9	15	19.0	4	5.1	3	3.8	1	1.3	79	401,990	424,385
Greater Toronto Area													
January 2014	70	10.6	124	18.8	104	15.8	164	24.8	198	30.0	660	686,445	798,223
January 2013	107	14.3	128	17.1	165	22.1	206	27.5	142	19.0	748	635,990	752,764
Year-to-date 2014	70	10.6	124	18.8	104	15.8	164	24.8	198	30.0	660	686,445	798,223
Year-to-date 2013	107	14.3	128	17.1	165	22.1	206	27.5	142	19.0	748	635,990	752,764

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2014

Submarket	Jan 2014	Jan 2013	% Change	YTD 2014	YTD 2013	% Change
Toronto City	1,337,460	1,719,461	-22.2	1,337,460	1,719,461	-22.2
Toronto	1,274,625	2,224,681	-42.7	1,274,625	2,224,681	-42.7
East York	--	--	n/a	--	--	n/a
Etobicoke	1,385,650	1,626,641	-14.8	1,385,650	1,626,641	-14.8
North York	1,977,994	1,810,234	9.3	1,977,994	1,810,234	9.3
Scarborough	742,612	--	n/a	742,612	--	n/a
York	--	--	n/a	--	--	n/a
York Region	877,182	680,067	29.0	877,182	680,067	29.0
Aurora	--	--	n/a	--	--	n/a
East Gwillimbury	--	--	n/a	--	--	n/a
Georgina Township	426,067	385,323	10.6	426,067	385,323	10.6
King Township	929,130	796,354	16.7	929,130	796,354	16.7
Markham	1,104,020	697,534	58.3	1,104,020	697,534	58.3
Newmarket	555,980	--	n/a	555,980	--	n/a
Richmond Hill	1,116,818	860,493	29.8	1,116,818	860,493	29.8
Vaughan	917,675	767,989	19.5	917,675	767,989	19.5
Whitchurch-Stouffville	708,052	577,781	22.5	708,052	577,781	22.5
Peel Region	615,710	702,918	-12.4	615,710	702,918	-12.4
Brampton	602,146	602,322	0.0	602,146	602,322	0.0
Caledon	600,155	569,865	5.3	600,155	569,865	5.3
Mississauga	765,491	1,342,806	-43.0	765,491	1,342,806	-43.0
Haltont Region	1,385,309	791,055	75.1	1,385,309	791,055	75.1
Burlington	--	--	n/a	--	--	n/a
Haltont Hills	--	--	n/a	--	--	n/a
Milton	--	534,614	n/a	--	534,614	n/a
Oakville	1,566,000	700,854	123.4	1,566,000	700,854	123.4
Durham Region	510,494	493,731	3.4	510,494	493,731	3.4
Ajax	--	565,253	n/a	--	565,253	n/a
Brock	--	--	n/a	--	--	n/a
Clarington	448,136	386,710	15.9	448,136	386,710	15.9
Oshawa	401,768	437,617	-8.2	401,768	437,617	-8.2
Pickering	--	695,189	n/a	--	695,189	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	--	n/a
Whitby	596,507	475,673	25.4	596,507	475,673	25.4
Remainder of Toronto CMA	391,409	397,497	-1.5	391,409	397,497	-1.5
Bradford West Gwillimbury	386,934	431,800	-10.4	386,934	431,800	-10.4
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	396,157	343,329	15.4	396,157	343,329	15.4
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	800,699	728,397	9.9	800,699	728,397	9.9
Oshawa CMA	484,610	424,385	14.2	484,610	424,385	14.2
Greater Toronto Area (GTA)	798,223	752,764	6.0	798,223	752,764	6.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
January 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	4,375	-4.2	7,215	10,624	13,619	53.0	482,648	4.1	502,571
	February	5,759	-18.1	7,071	11,052	12,793	55.3	510,580	1.6	504,250
	March	7,765	-19.9	7,120	14,728	13,439	53.0	519,879	3.1	510,941
	April	9,811	-5.2	7,215	18,270	13,560	53.2	526,335	1.7	507,006
	May	10,182	-6.2	7,274	19,216	13,572	53.6	542,174	4.9	517,042
	June	9,061	-3.8	7,333	15,564	13,415	54.7	531,374	4.5	518,329
	July	8,544	12.9	7,637	14,132	13,104	58.3	513,246	7.6	522,865
	August	7,569	17.9	7,923	12,208	13,199	60.0	503,094	5.0	524,454
	September	7,411	26.1	8,045	14,938	13,003	61.9	533,797	6.0	536,420
	October	8,000	16.0	7,585	13,110	12,900	58.8	539,058	7.1	534,307
	November	6,391	10.3	7,413	9,345	12,670	58.5	538,881	11.0	541,200
	December	4,078	10.5	7,114	4,102	12,016	59.2	520,398	8.7	542,076
2014	January	4,135	-5.5	6,812	8,822	11,542	59.0	526,528	9.1	547,583
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	17,899	-15.9		36,404			507,787	2.6	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	4,375	-95.3		10,624			482,648	-3.1	
	YTD 2014	4,135	-5.5		8,822			526,528	9.1	

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

¹Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa
January 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	488	-12.2	784	989	1,204	65.1	331,514	4.8	338,009
	February	716	-11.5	803	1,072	1,104	72.7	348,474	7.7	350,040
	March	899	-20.3	719	1,412	1,089	66.0	346,697	5.8	347,604
	April	1,145	-1.9	872	1,682	1,280	68.1	353,291	4.7	344,374
	May	1,122	-5.2	838	1,837	1,377	60.9	354,968	4.7	348,581
	June	1,028	-2.2	826	1,402	1,204	68.6	358,692	5.8	350,040
	July	948	2.5	889	1,334	1,343	66.2	359,090	7.3	352,545
	August	896	4.9	916	1,235	1,284	71.3	357,105	6.3	357,477
	September	804	10.3	856	1,341	1,229	69.6	351,669	5.0	354,224
	October	870	9.2	907	1,188	1,264	71.8	359,974	7.2	361,323
	November	679	-2.9	796	849	1,130	70.4	368,257	9.7	372,207
	December	424	8.7	780	380	1,041	74.9	356,996	9.9	371,573
2014	January	459	-5.9	736	791	973	75.7	392,353	18.4	400,124
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,103	-15.6		3,473			343,779	6.2	
	Q1 2014	N/A			N/A			N/A		
	YTD 2013	488	-95.5		989			331,514	-0.5	
	YTD 2014	459	-5.9		791			392,353	18.4	

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

¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA**January 2014**

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
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	3,079	8.4	68.1	895
	March	590	3.00	5.14	119.1	123.3	3,072	8.3	67.8	896
	April	590	3.00	5.14	119.2	123.1	3,085	8.3	67.9	909
	May	590	3.00	5.14	119.4	123.2	3,102	7.9	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	3,135	7.8	68.4	920
	August	601	3.14	5.34	119.8	123.7	3,149	7.9	68.6	918
	September	601	3.14	5.34	119.9	123.8	3,153	8.0	68.6	916
	October	601	3.14	5.34	120.0	123.7	3,152	8.1	68.6	923
	November	601	3.14	5.34	120.1	123.6	3,141	8.3	68.4	924
	December	601	3.14	5.34	120.4	123.4	3,134	8.5	68.3	923
2014	January	595	3.14	5.24		123.7	3,132	8.4	68.1	923
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

Table 6b: Economic Indicators Oshawa CMA**January 2014**

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	119.0	121.5	194.5	9.3	68.8	949
	February	595	3.00	5.24	119.0	122.9	195.3	9.0	68.8	942
	March	590	3.00	5.14	119.1	123.3	197.2	8.4	68.8	935
	April	590	3.00	5.14	119.2	123.1	197.6	8.1	68.7	941
	May	590	3.00	5.14	119.4	123.2	198.3	7.4	68.3	945
	June	590	3.14	5.14	119.4	123.4	198.6	7.1	68.1	956
	July	590	3.14	5.14	119.8	123.6	200.3	6.4	68.2	954
	August	601	3.14	5.34	119.8	123.7	200.7	6.4	68.2	955
	September	601	3.14	5.34	119.9	123.8	199.8	6.3	67.6	946
	October	601	3.14	5.34	120.0	123.7	198.8	6.6	67.5	946
	November	601	3.14	5.34	120.1	123.6	198.0	6.7	67.1	954
	December	601	3.14	5.34	120.4	123.4	198.1	7.0	67.3	957
2014	January	595	3.14	5.24		123.7	196.2	7.2	66.7	967
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 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 of 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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