

HOUSING NOW

Greater Toronto Area



CANADA MORTGAGE AND HOUSING CORPORATION

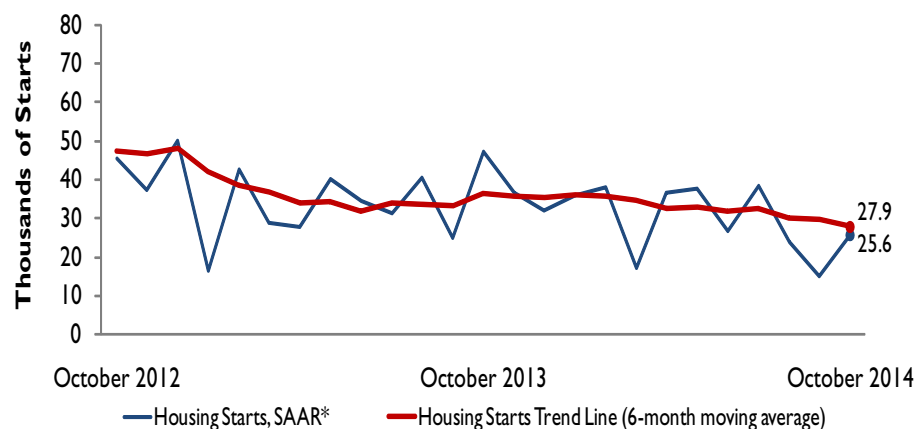
Date Released: November 2014

Highlights

- Total housing starts trended lower
- Brampton recorded the highest number of starts
- Rising supply was not strong enough to curb price growth

Figure 1

Toronto CMA Housing Starts



Source: CMHC Housing Starts and Completions Survey

* 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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Housing Market Overview

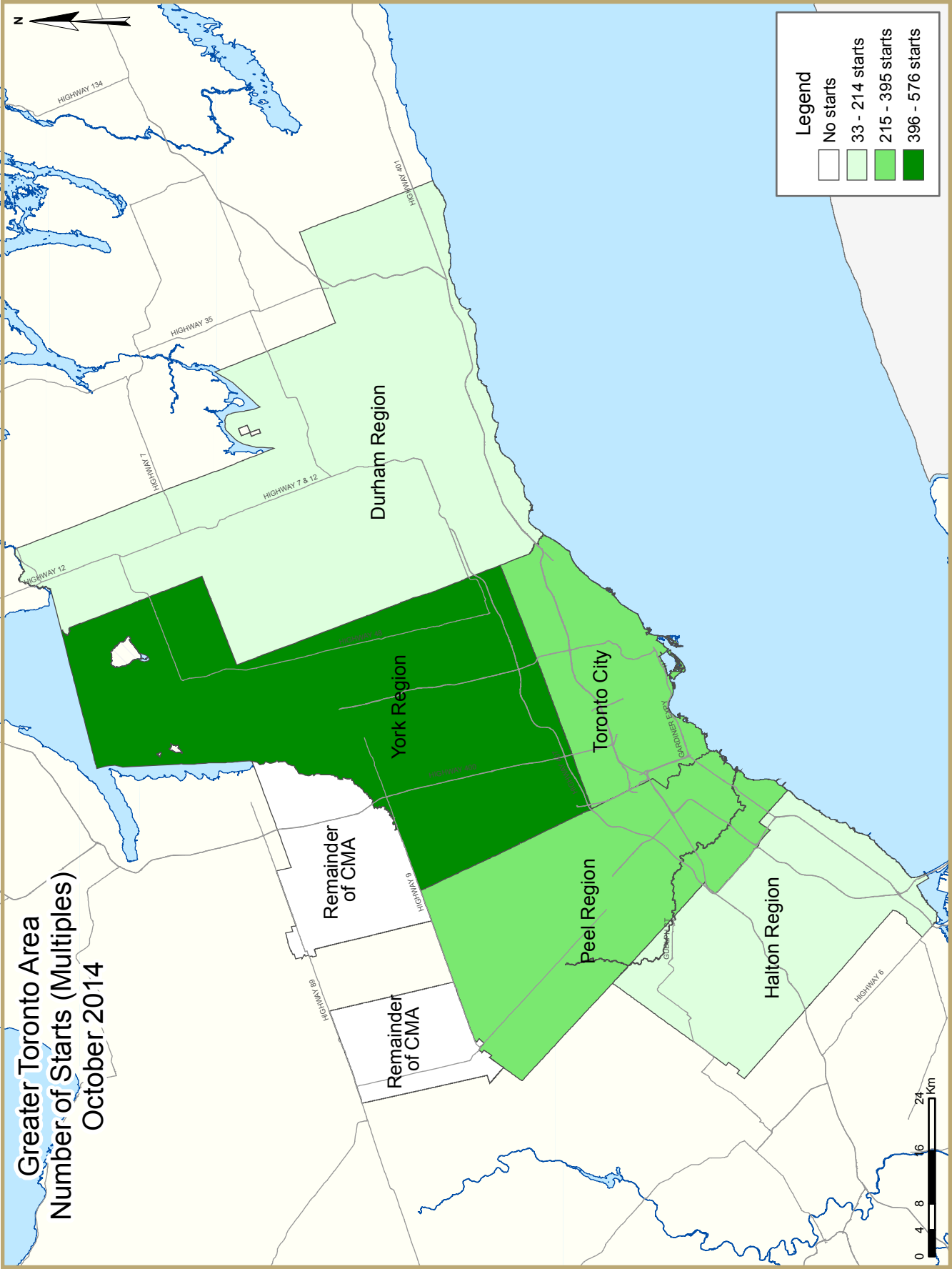
Housing starts in the Toronto Census Metropolitan Area (CMA) trended lower at 27,895 units in October compared to 29,713 in September. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. A stable economy continued to support housing demand, as evidenced by the fact that the low rise starts have remained steady. Although apartment starts have increased in October following unusually low

activity in September, fewer pre-construction condominium apartment sales between mid-2012 and mid-2013 continue to translate to lower starts during the second half of 2014.

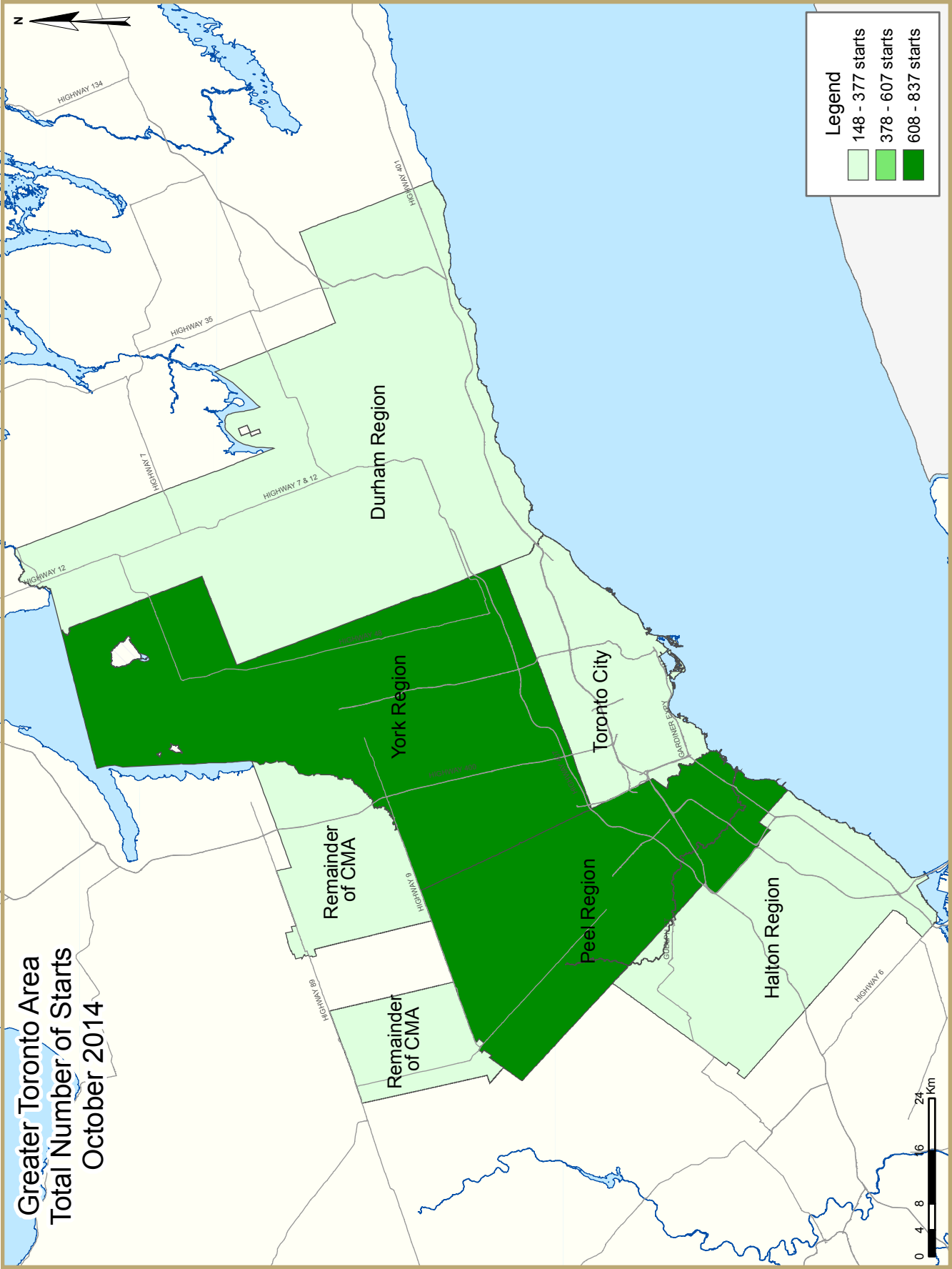
The municipality of Brampton recorded the highest number of starts in October, which was followed by the City of Toronto and Markham. Strong single-detached and apartment construction led Brampton to the top.

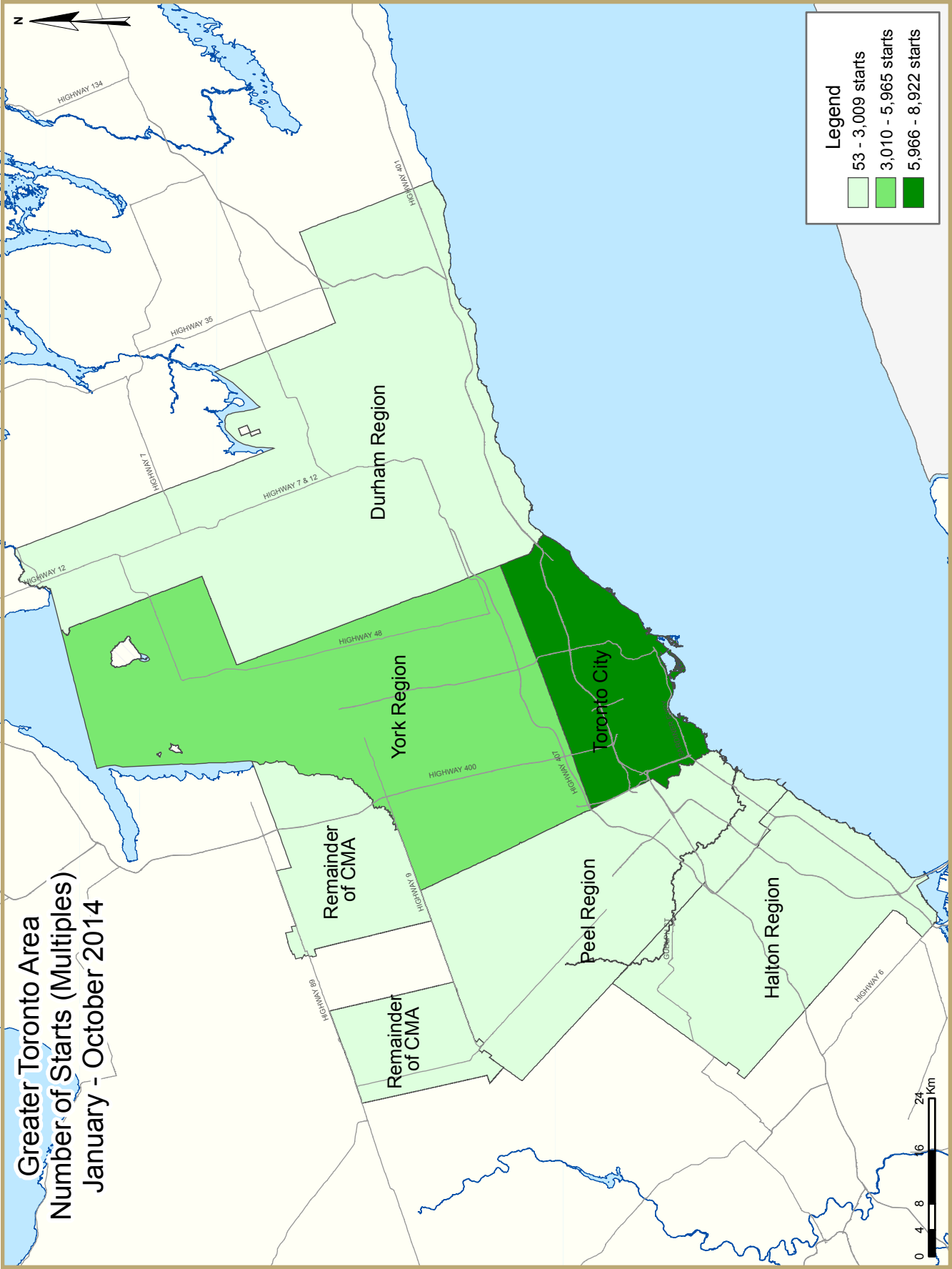
Low mortgage rates have kept home buying activity strong. Seasonally adjusted MLS® sales edged up by

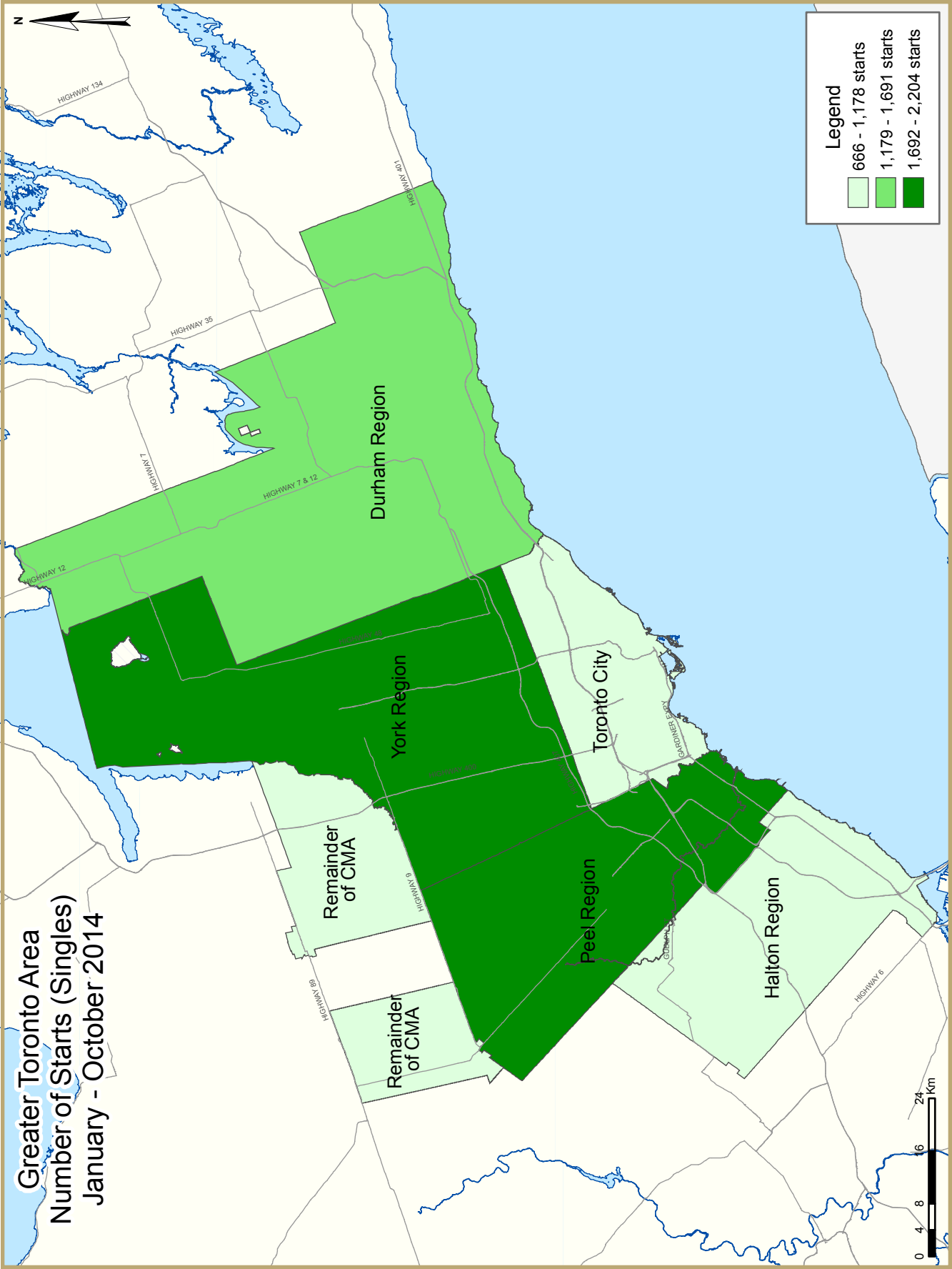
nearly a percentage point in October from the previous month. Sales have picked up during spring and have continued to gain momentum since then. The seasonally adjusted supply of new listings has increased by over 2.5 per cent in October but the increase has not been strong enough to offset price gains. The seasonally adjusted average MLS® price grew by over one per cent to reach \$581,000 approximately.

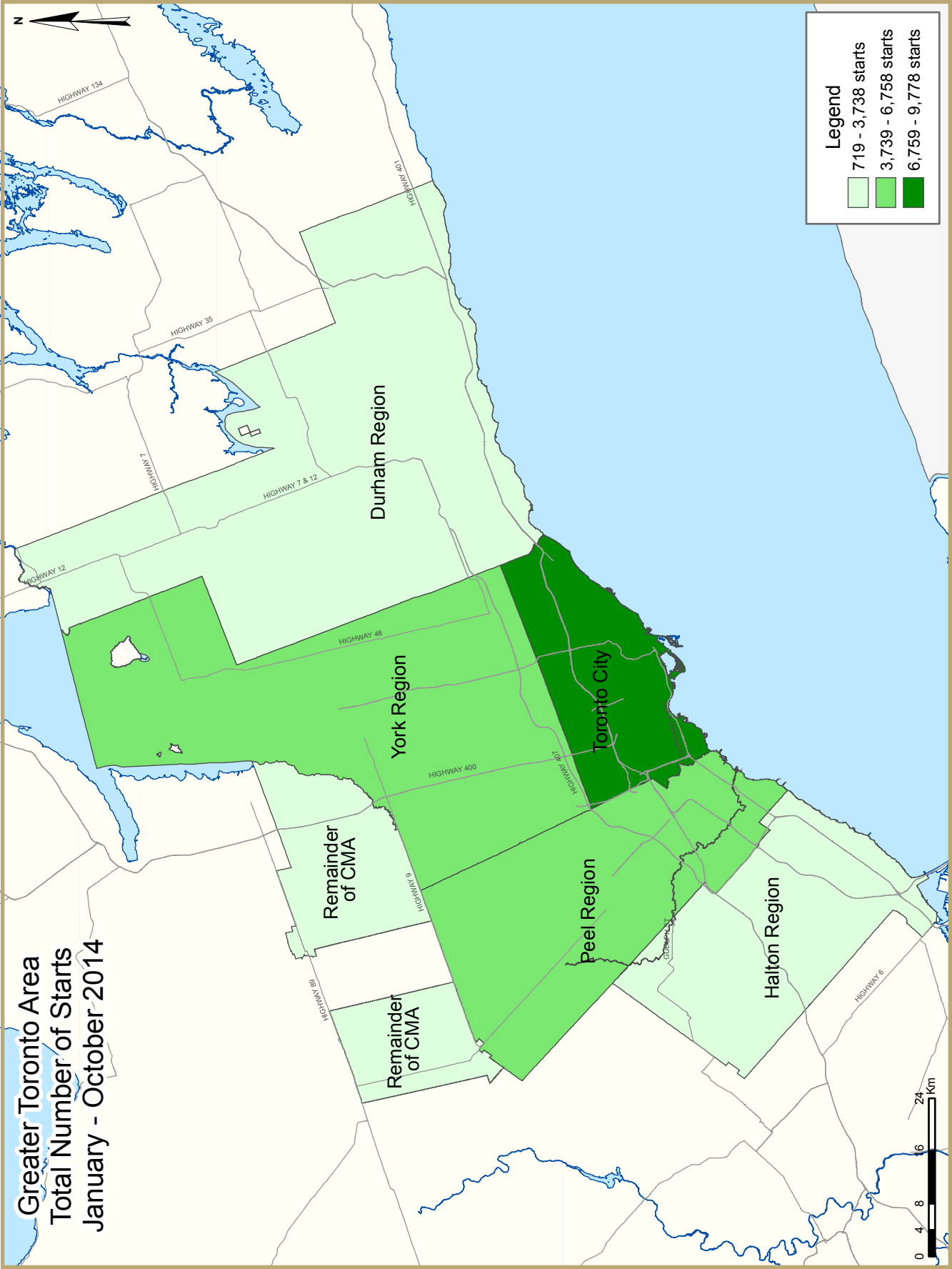


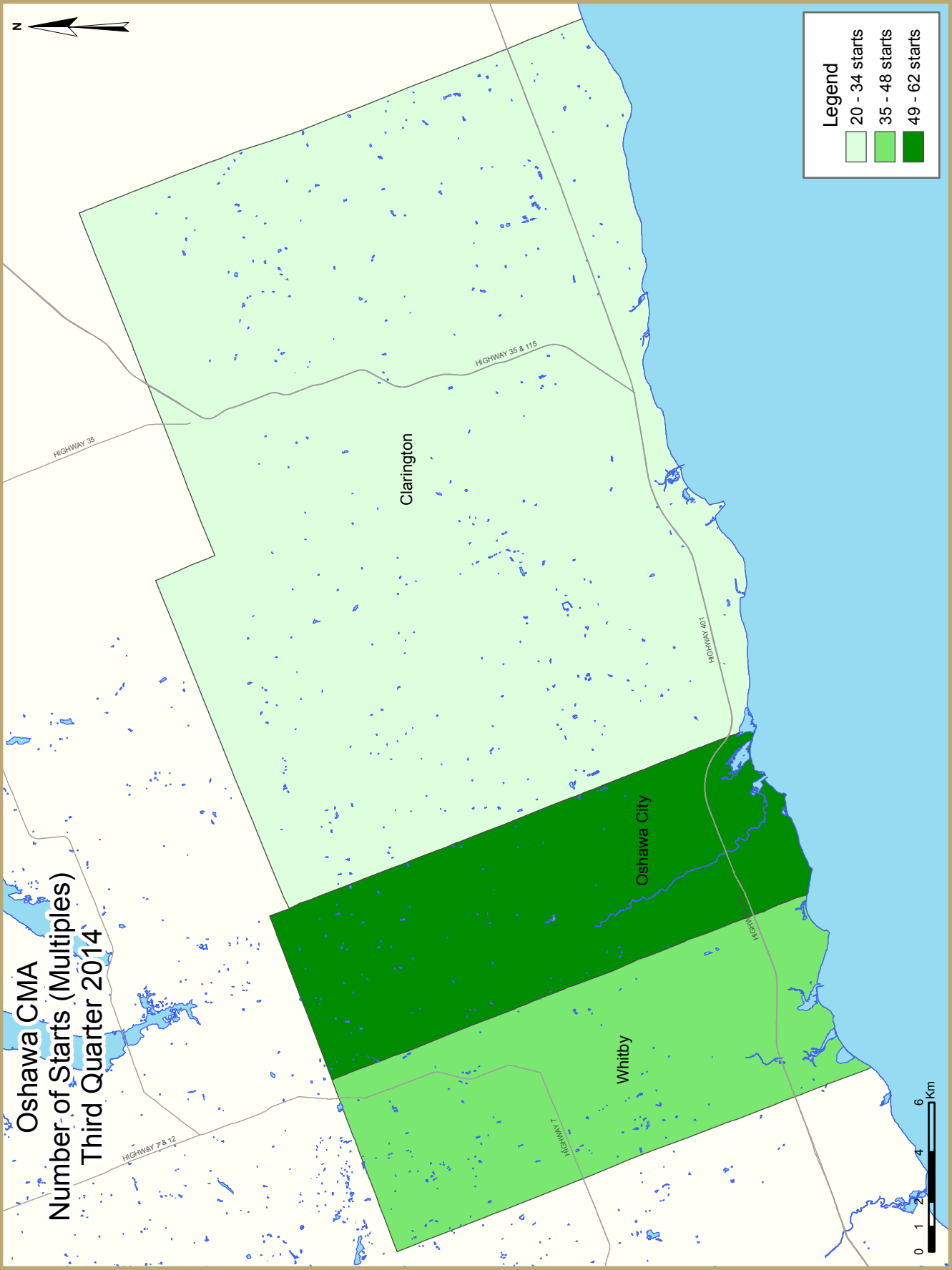


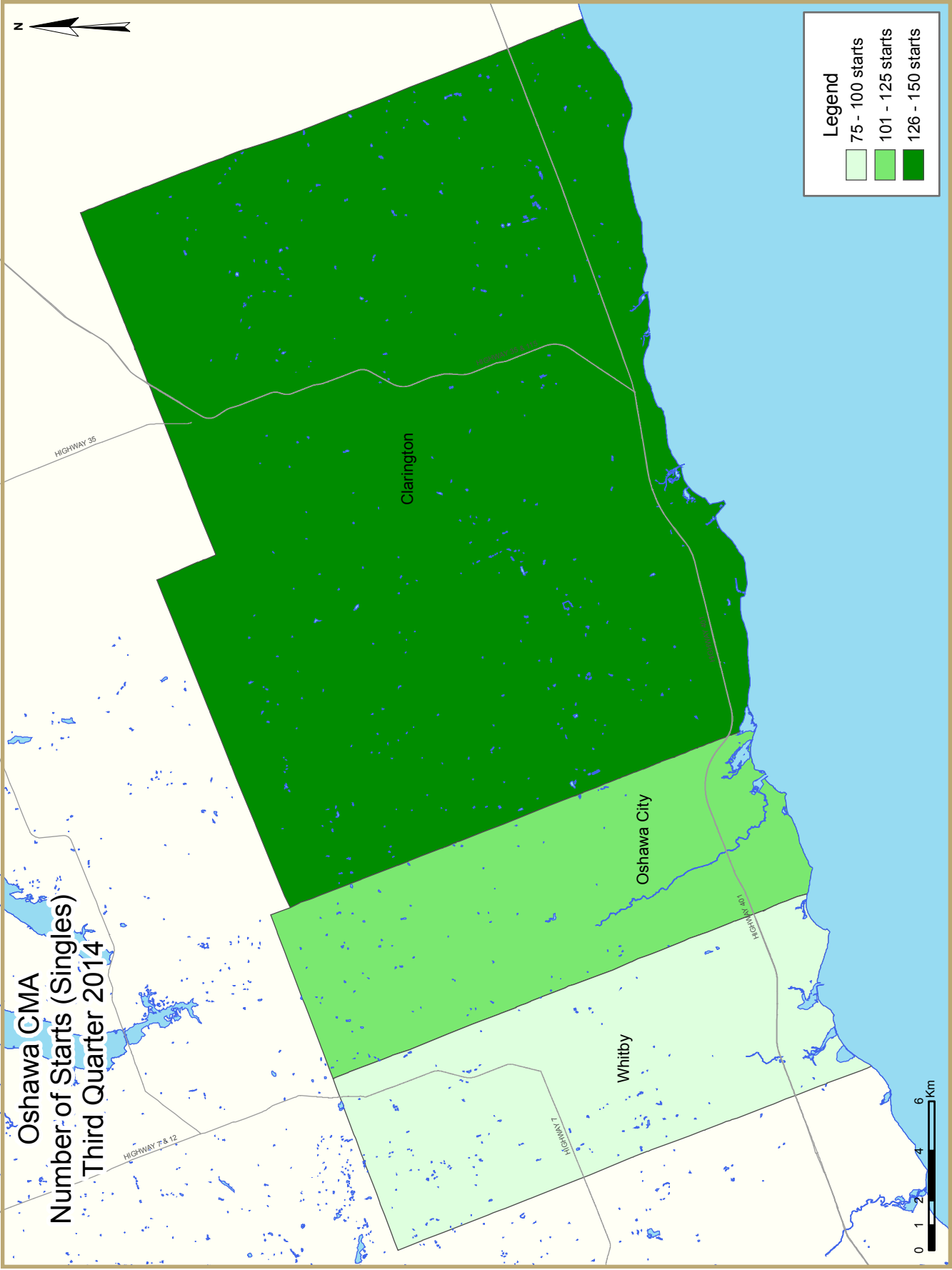


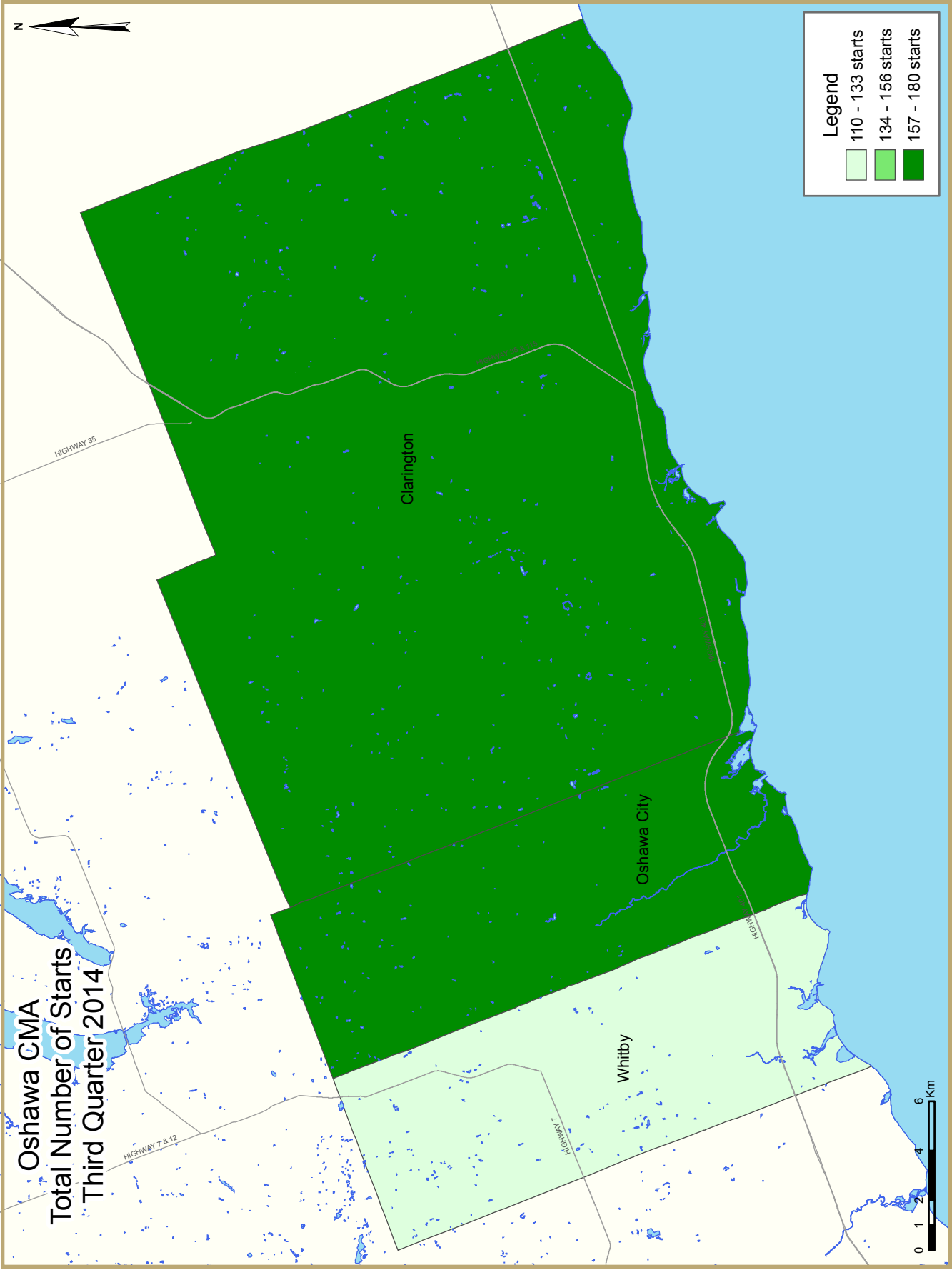


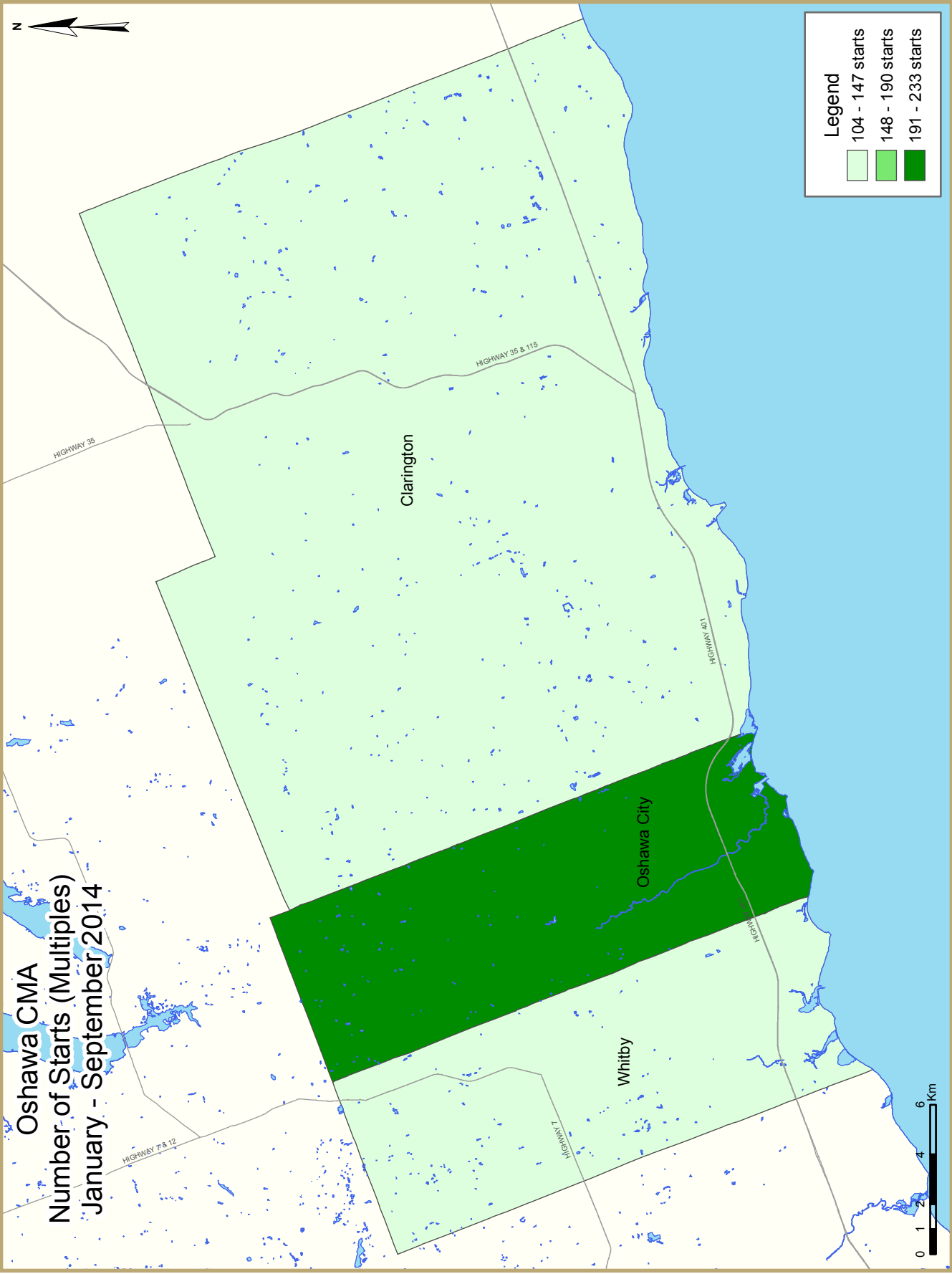


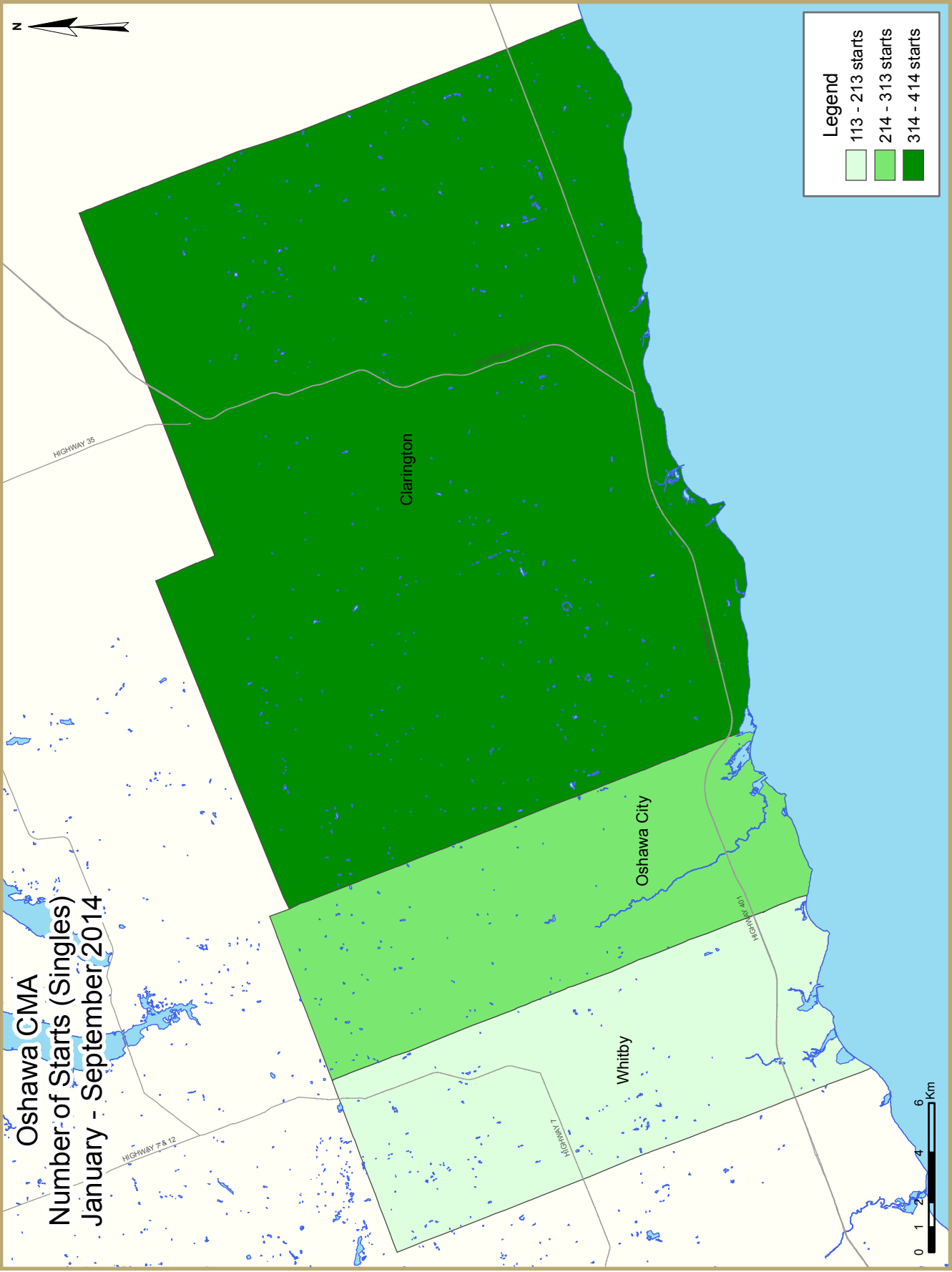


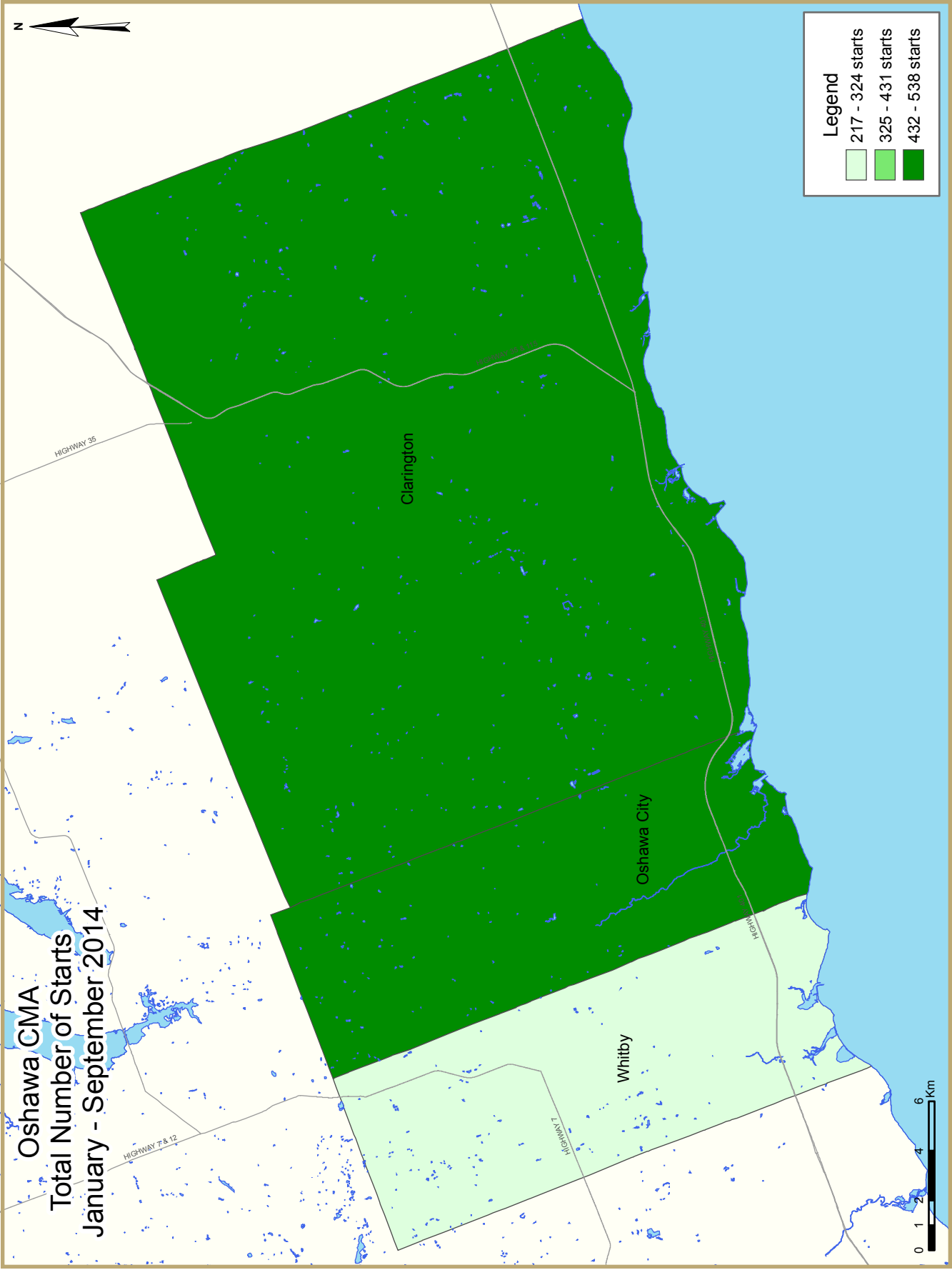












ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton 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, Pickering, 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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Available in SELECTED Reports:

- 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
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1a: Housing Starts (SAAR and Trend)		
October 2014		
Toronto CMA ¹	September 2014	October 2014
Trend ²	29,713	27,895
SAAR	15,081	25,611
	October 2013	October 2014
Actual		
October - Single-Detached	832	906
October - Multiples	3,227	1,365
October - Total	4,059	2,271
January to October - Single-Detached	7,783	7,284
January to October - Multiples	19,787	17,256
January to October - Total	27,570	24,540

Table 1b: Housing Starts (SAAR and Trend)		
October 2014		
Oshawa CMA ¹	September 2014	October 2014
Trend ²	1,812	1,701
SAAR	1,786	1,429
	October 2013	October 2014
Actual		
October - Single-Detached	85	96
October - Multiples	33	27
October - Total	118	123
January to October - Single-Detached	753	927
January to October - Multiples	455	488
January to October - Total	1,208	1,415

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
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2014	906	118	170	0	171	474	0	432	2,271
October 2013	824	132	388	8	46	2,630	6	25	4,059
% Change	10.0	-10.6	-56.2	-100.0	**	-82.0	-100.0	**	-44.1
Year-to-date 2014	7,256	1,372	2,607	28	708	11,501	4	1,064	24,540
Year-to-date 2013	7,746	1,582	2,967	37	456	14,297	10	475	27,570
% Change	-6.3	-13.3	-12.1	-24.3	55.3	-19.6	-60.0	124.0	-11.0
UNDER CONSTRUCTION									
October 2014	7,238	1,430	2,967	29	817	53,366	8	2,530	68,385
October 2013	8,038	1,842	3,743	26	810	53,385	18	1,491	69,354
% Change	-10.0	-22.4	-20.7	11.5	0.9	0.0	-55.6	69.7	-1.4
COMPLETIONS									
October 2014	838	204	293	3	90	990	6	103	2,527
October 2013	821	114	465	6	23	736	0	466	2,631
% Change	2.1	78.9	-37.0	-50.0	**	34.5	n/a	-77.9	-4.0
Year-to-date 2014	7,913	1,622	2,917	20	609	12,002	18	292	25,393
Year-to-date 2013	8,136	1,731	3,121	50	663	11,502	14	2,291	27,508
% Change	-2.7	-6.3	-6.5	-60.0	-8.1	4.3	28.6	-87.3	-7.7
COMPLETED & NOT ABSORBED									
October 2014	224	19	92	0	42	919	n/a	n/a	1,296
October 2013	149	18	52	0	9	1,013	n/a	n/a	1,241
% Change	50.3	5.6	76.9	n/a	**	-9.3	n/a	n/a	4.4
ABSORBED									
October 2014	838	203	295	3	91	1,023	n/a	n/a	2,453
October 2013	818	106	483	6	20	764	n/a	n/a	2,197
% Change	2.4	91.5	-38.9	-50.0	**	33.9	n/a	n/a	11.7
Year-to-date 2014	7,861	1,615	2,919	21	584	12,066	n/a	n/a	25,066
Year-to-date 2013	8,119	1,727	3,140	51	665	11,398	n/a	n/a	25,100
% Change	-3.2	-6.5	-7.0	-58.8	-12.2	5.9	n/a	n/a	-0.1

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2014	95	0	27	0	0	0	1	0	123
October 2013	85	0	18	0	0	0	0	15	118
% Change	11.8	n/a	50.0	n/a	n/a	n/a	n/a	-100.0	4.2
Year-to-date 2014	926	32	264	0	88	0	1	104	1,415
Year-to-date 2013	749	58	98	0	21	0	31	251	1,208
% Change	23.6	-44.8	169.4	n/a	**	n/a	-96.8	-58.6	17.1
UNDER CONSTRUCTION									
October 2014	621	14	192	0	94	0	10	387	1,318
October 2013	519	24	88	0	40	120	17	390	1,198
% Change	19.7	-41.7	118.2	n/a	135.0	-100.0	-41.2	-0.8	10.0
COMPLETIONS									
October 2014	154	16	41	0	0	0	0	0	211
October 2013	77	4	6	0	14	0	13	3	117
% Change	100.0	**	**	n/a	-100.0	n/a	-100.0	-100.0	80.3
Year-to-date 2014	791	36	152	0	35	0	0	71	1,085
Year-to-date 2013	868	76	100	0	138	70	25	21	1,298
% Change	-8.9	-52.6	52.0	n/a	-74.6	-100.0	-100.0	**	-16.4
COMPLETED & NOT ABSORBED									
October 2014	24	0	0	0	0	0	n/a	n/a	24
October 2013	3	0	0	0	0	0	n/a	n/a	3
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
October 2014	152	16	41	0	0	0	n/a	n/a	209
October 2013	79	4	6	0	14	0	n/a	n/a	103
% Change	92.4	**	**	n/a	-100.0	n/a	n/a	n/a	102.9
Year-to-date 2014	795	36	149	0	35	0	n/a	n/a	1,015
Year-to-date 2013	881	76	100	0	140	79	n/a	n/a	1,276
% Change	-9.8	-52.6	49.0	n/a	-75.0	-100.0	n/a	n/a	-20.5

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2014	866	118	212	0	171	474	1	432	2,274
October 2013	791	112	357	7	56	2,630	6	77	4,036
% Change	9.5	5.4	-40.6	-100.0	**	-82.0	-83.3	**	-43.7
Year-to-date 2014	7,629	1,396	2,876	9	844	11,579	5	1,168	25,506
Year-to-date 2013	7,938	1,586	2,907	8	588	14,537	41	1,033	28,638
% Change	-3.9	-12.0	-1.1	12.5	43.5	-20.3	-87.8	13.1	-10.9
UNDER CONSTRUCTION									
October 2014	7,412	1,424	3,126	16	968	53,448	18	3,187	69,599
October 2013	8,140	1,796	3,614	8	951	54,083	35	2,188	70,816
% Change	-8.9	-20.7	-13.5	100.0	1.8	-1.2	-48.6	45.7	-1.7
COMPLETIONS									
October 2014	950	220	312	1	90	1,222	6	140	2,941
October 2013	867	118	471	1	48	736	13	469	2,723
% Change	9.6	86.4	-33.8	0.0	87.5	66.0	-53.8	-70.1	8.0
Year-to-date 2014	8,260	1,612	2,922	2	685	12,444	18	400	26,343
Year-to-date 2013	8,620	1,759	3,219	13	839	11,726	39	2,312	28,527
% Change	-4.2	-8.4	-9.2	-84.6	-18.4	6.1	-53.8	-82.7	-7.7
COMPLETED & NOT ABSORBED									
October 2014	256	17	62	0	42	901	n/a	n/a	1,278
October 2013	161	16	36	0	9	995	n/a	n/a	1,217
% Change	59.0	6.3	72.2	n/a	**	-9.4	n/a	n/a	5.0
ABSORBED									
October 2014	945	219	314	1	91	1,255	n/a	n/a	2,825
October 2013	865	110	500	1	45	764	n/a	n/a	2,285
% Change	9.2	99.1	-37.2	0.0	102.2	64.3	n/a	n/a	23.6
Year-to-date 2014	8,181	1,605	2,935	2	662	12,508	n/a	n/a	25,893
Year-to-date 2013	8,602	1,755	3,238	13	843	11,649	n/a	n/a	26,100
% Change	-4.9	-8.5	-9.4	-84.6	-21.5	7.4	n/a	n/a	-0.8

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

Table 1.2: Housing Activity Summary by Submarket
October 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									
October 2014	100	24	0	0	0	206	0	22	352
October 2013	106	6	17	7	40	1,764	6	25	1,971
York Region									
October 2014	261	30	73	0	0	268	0	205	837
October 2013	281	56	102	0	0	505	0	0	944
Peel Region									
October 2014	240	36	90	0	43	0	0	205	614
October 2013	163	48	134	0	0	352	0	0	697
Halton Region									
October 2014	103	22	22	0	128	0	0	0	275
October 2013	112	2	86	0	10	9	0	37	256
Durham Region									
October 2014	152	6	27	0	0	0	1	0	186
October 2013	125	0	18	0	6	0	0	15	164
Toronto CMA									
October 2014	906	118	170	0	171	474	0	432	2,271
October 2013	824	132	388	8	46	2,630	6	25	4,059
Oshawa CMA									
October 2014	95	0	27	0	0	0	1	0	123
October 2013	85	0	18	0	0	0	0	15	118
Greater Toronto Area									
October 2014	856	118	212	0	171	474	1	432	2,264
October 2013	787	112	357	7	56	2,630	6	77	4,032

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

Table 1.2: Housing Activity Summary by Submarket
October 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									
October 2014	1,399	254	435	10	151	43,845	4	2,086	48,184
October 2013	1,555	202	643	7	388	42,095	10	1,380	46,280
York Region									
October 2014	2,082	366	1,168	6	0	6,499	0	238	10,359
October 2013	2,205	244	1,030	0	46	7,441	0	107	11,073
Peel Region									
October 2014	1,907	712	671	0	353	1,861	4	205	5,713
October 2013	2,813	1,244	879	1	141	2,752	8	4	7,843
Halton Region									
October 2014	773	40	506	0	245	1,243	0	271	3,078
October 2013	692	60	728	0	324	1,675	0	307	3,786
Durham Region									
October 2014	1,155	50	346	0	219	0	10	387	2,167
October 2013	789	46	334	0	52	120	17	390	1,748
Toronto CMA									
October 2014	7,238	1,430	2,967	29	817	53,366	8	2,530	68,385
October 2013	8,038	1,842	3,743	26	810	53,385	18	1,491	69,354
Oshawa CMA									
October 2014	621	14	192	0	94	0	10	387	1,318
October 2013	519	24	88	0	40	120	17	390	1,198
Greater Toronto Area									
October 2014	7,316	1,422	3,126	16	968	53,448	18	3,187	69,501
October 2013	8,054	1,796	3,614	8	951	54,083	35	2,188	70,730

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

Table 1.2: Housing Activity Summary by Submarket
October 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									
October 2014	105	4	68	0	0	602	6	6	791
October 2013	91	12	63	0	9	736	0	463	1,374
York Region									
October 2014	222	60	105	1	0	240	0	97	725
October 2013	287	32	59	1	14	0	0	3	396
Peel Region									
October 2014	196	114	36	0	68	0	0	0	414
October 2013	324	60	114	0	0	0	0	0	498
Halton Region									
October 2014	204	8	41	0	16	380	0	37	686
October 2013	48	10	219	0	11	0	0	0	288
Durham Region									
October 2014	220	34	62	0	6	0	0	0	322
October 2013	115	4	16	0	14	0	13	3	165
Toronto CMA									
October 2014	838	204	293	3	90	990	6	103	2,527
October 2013	821	114	465	6	23	736	0	466	2,631
Oshawa CMA									
October 2014	154	16	41	0	0	0	0	0	211
October 2013	77	4	6	0	14	0	13	3	117
Greater Toronto Area									
October 2014	947	220	312	1	90	1,222	6	140	2,938
October 2013	865	118	471	1	48	736	13	469	2,721

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

Table 1.2: Housing Activity Summary by Submarket
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
October 2014	150	11	49	0	19	728	n/a	n/a	957
October 2013	72	6	22	0	7	868	n/a	n/a	975
York Region									
October 2014	49	4	9	0	23	169	n/a	n/a	254
October 2013	23	6	14	0	0	98	n/a	n/a	141
Peel Region									
October 2014	8	0	0	0	0	0	n/a	n/a	8
October 2013	30	2	0	0	2	25	n/a	n/a	59
Halton Region									
October 2014	16	2	0	0	0	4	n/a	n/a	22
October 2013	25	2	0	0	0	4	n/a	n/a	31
Durham Region									
October 2014	33	0	4	0	0	0	n/a	n/a	37
October 2013	11	0	0	0	0	0	n/a	n/a	11
Toronto CMA									
October 2014	224	19	92	0	42	919	n/a	n/a	1,296
October 2013	149	18	52	0	9	1,013	n/a	n/a	1,241
Oshawa CMA									
October 2014	24	0	0	0	0	0	n/a	n/a	24
October 2013	3	0	0	0	0	0	n/a	n/a	3
Greater Toronto Area									
October 2014	256	17	62	0	42	901	n/a	n/a	1,278
October 2013	161	16	36	0	9	995	n/a	n/a	1,217

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

Table 1.2: Housing Activity Summary by Submarket
October 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									
October 2014	94	2	70	0	1	621	n/a	n/a	788
October 2013	88	6	60	0	6	764	n/a	n/a	924
York Region									
October 2014	221	61	105	1	0	254	n/a	n/a	642
October 2013	283	32	80	1	14	0	n/a	n/a	410
Peel Region									
October 2014	201	114	36	0	68	0	n/a	n/a	419
October 2013	325	60	114	0	0	0	n/a	n/a	499
Halton Region									
October 2014	210	8	41	0	16	380	n/a	n/a	655
October 2013	49	8	230	0	11	0	n/a	n/a	298
Durham Region									
October 2014	219	34	62	0	6	0	n/a	n/a	321
October 2013	120	4	16	0	14	0	n/a	n/a	154
Toronto CMA									
October 2014	838	203	295	3	91	1,023	n/a	n/a	2,453
October 2013	818	106	483	6	20	764	n/a	n/a	2,197
Oshawa CMA									
October 2014	152	16	41	0	0	0	n/a	n/a	209
October 2013	79	4	6	0	14	0	n/a	n/a	103
Greater Toronto Area									
October 2014	945	219	314	1	91	1,255	n/a	n/a	2,825
October 2013	865	110	500	1	45	764	n/a	n/a	2,285

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
October 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Toronto City	100	113	24	12	0	57	228	1,789	352	1,971	-82.1
Toronto	14	15	0	4	0	6	112	851	126	876	-85.6
East York	8	9	2	0	0	0	0	0	10	9	11.1
Etobicoke	9	15	0	6	0	0	0	615	9	636	-98.6
North York	48	59	0	2	0	19	59	96	107	176	-39.2
Scarborough	19	11	0	0	0	32	57	227	76	270	-71.9
York	2	4	22	0	0	0	0	0	24	4	**
York Region	261	281	30	56	73	102	473	505	837	944	-11.3
Aurora	1	1	0	0	8	0	0	0	9	1	**
East Gwillimbury	0	2	0	0	0	0	0	0	0	2	-100.0
Georgina Township	17	15	0	0	0	0	0	0	17	15	13.3
King Township	20	16	0	2	0	0	0	0	20	18	11.1
Markham	67	55	28	40	32	0	170	505	297	600	-50.5
Newmarket	1	38	0	0	0	0	0	0	1	38	-97.4
Richmond Hill	34	35	2	0	6	82	205	0	247	117	111.1
Vaughan	35	96	0	14	3	20	98	0	136	130	4.6
Whitchurch-Stouffville	86	23	0	0	24	0	0	0	110	23	**
Peel Region	240	163	36	48	133	134	205	352	614	697	-11.9
Brampton	223	137	36	44	90	102	205	0	554	283	95.8
Caledon	9	22	0	4	0	28	0	0	9	54	-83.3
Mississauga	8	4	0	0	43	4	0	352	51	360	-85.8
Halton Region	103	112	22	2	143	96	7	46	275	256	7.4
Burlington	3	2	0	2	15	10	0	37	18	51	-64.7
Halton Hills	2	4	0	0	0	0	0	0	2	4	-50.0
Milton	74	9	22	0	0	0	0	0	96	9	**
Oakville	24	97	0	0	128	86	7	9	159	192	-17.2
Durham Region	163	129	6	0	27	24	0	15	196	168	16.7
Ajax	22	17	0	0	0	0	0	0	22	17	29.4
Brock	7	0	0	0	0	0	0	0	7	0	n/a
Clarington	50	14	0	0	21	0	0	0	71	14	**
Oshawa	29	48	0	0	6	0	0	15	35	63	-44.4
Pickering	20	18	6	0	0	6	0	0	26	24	8.3
Scugog	3	4	0	0	0	0	0	0	3	4	-25.0
Uxbridge	15	5	0	0	0	0	0	0	15	5	200.0
Whitby	17	23	0	0	0	18	0	0	17	41	-58.5
Remainder of Toronto CMA	148	125	0	22	0	49	0	0	148	196	-24.5
Bradford West Gwillimbury	16	85	0	16	0	49	0	0	16	150	-89.3
Town of Mono	43	1	0	0	0	0	0	0	43	1	**
New Tecumseth	83	38	0	6	0	0	0	0	83	44	88.6
Orangeville	6	1	0	0	0	0	0	0	6	1	**
Toronto CMA	906	832	118	138	334	434	913	2,655	2,271	4,059	-44.1
Oshawa CMA	96	85	0	0	27	18	0	15	123	118	4.2
Greater Toronto Area (GTA)	867	798	118	118	376	413	913	2,707	2,274	4,036	-43.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 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	856	1,030	154	162	289	570	8,479	10,684	9,778	12,446	-21.4
Toronto	152	147	48	24	106	28	5,848	7,791	6,154	7,990	-23.0
East York	59	62	10	0	8	5	0	0	77	67	14.9
Etobicoke	114	174	0	42	18	24	462	1,075	594	1,315	-54.8
North York	404	454	72	72	115	283	2,071	1,091	2,662	1,900	40.1
Scarborough	104	172	0	16	30	230	87	727	221	1,145	-80.7
York	23	21	24	8	12	0	11	0	70	29	141.4
York Region	2,204	2,665	454	276	1,069	807	2,816	2,441	6,543	6,189	5.7
Aurora	182	10	0	0	21	0	0	0	203	10	**
East Gwillimbury	50	30	0	8	6	0	0	0	56	38	47.4
Georgina Township	179	114	0	2	32	19	0	0	211	135	56.3
King Township	185	237	2	6	16	77	0	0	203	320	-36.6
Markham	570	785	362	178	501	378	1,031	1,285	2,464	2,626	-6.2
Newmarket	104	401	0	40	38	0	0	0	142	441	-67.8
Richmond Hill	240	352	14	4	328	167	1,653	136	2,235	659	**
Vaughan	556	545	76	38	103	159	132	1,020	867	1,762	-50.8
Whitchurch-Stouffville	138	191	0	0	24	7	0	0	162	198	-18.2
Peel Region	1,918	2,361	656	984	841	867	612	1,199	4,027	5,411	-25.6
Brampton	1,636	1,846	550	668	484	620	308	320	2,978	3,454	-13.8
Caledon	196	272	14	54	130	95	0	0	340	421	-19.2
Mississauga	86	243	92	262	227	152	304	879	709	1,536	-53.8
Halton Region	1,034	717	40	84	865	863	783	995	2,722	2,659	2.4
Burlington	50	61	0	4	96	163	78	547	224	775	-71.1
Halton Hills	38	174	2	0	0	154	0	0	40	328	-87.8
Milton	551	178	36	58	352	345	276	96	1,215	677	79.5
Oakville	395	304	2	22	417	201	429	352	1,243	879	41.4
Durham Region	1,627	1,177	92	92	613	413	104	251	2,436	1,933	26.0
Ajax	487	271	28	12	137	91	0	0	652	374	74.3
Brock	21	15	2	0	0	0	0	0	23	15	53.3
Clarington	464	214	30	30	115	83	0	0	609	327	86.2
Oshawa	333	368	2	28	133	24	104	249	572	669	-14.5
Pickering	126	78	30	22	124	176	0	0	280	276	1.4
Scugog	23	24	0	0	0	0	0	0	23	24	-4.2
Uxbridge	43	36	0	0	0	0	0	0	43	36	19.4
Whitby	130	171	0	0	104	39	0	2	234	212	10.4
Remainder of Toronto CMA	666	686	14	62	39	206	0	0	719	954	-24.6
Bradford West Gwillimbury	248	357	6	28	0	193	0	0	254	578	-56.1
Town of Mono	129	29	0	0	0	0	0	0	129	29	**
New Tecumseth	230	235	8	34	11	13	0	0	249	282	-11.7
Orangeville	59	65	0	0	28	0	0	0	87	65	33.8
Toronto CMA	7,284	7,783	1,376	1,598	3,268	3,417	12,612	14,772	24,540	27,570	-11.0
Oshawa CMA	927	753	32	58	352	146	104	251	1,415	1,208	17.1
Greater Toronto Area (GTA)	7,639	7,950	1,396	1,598	3,677	3,520	12,794	15,570	25,506	28,638	-10.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Toronto City	0	57	0	0	206	1,764	22	25
Toronto	0	6	0	0	112	826	0	25
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	615	0	0
North York	0	19	0	0	59	96	0	0
Scarborough	0	32	0	0	35	227	22	0
York	0	0	0	0	0	0	0	0
York Region	73	102	0	0	268	505	205	0
Aurora	8	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	32	0	0	0	170	505	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	6	82	0	0	0	0	205	0
Vaughan	3	20	0	0	98	0	0	0
Whitchurch-Stouffville	24	0	0	0	0	0	0	0
Peel Region	133	134	0	0	0	352	205	0
Brampton	90	102	0	0	0	0	205	0
Caledon	0	28	0	0	0	0	0	0
Mississauga	43	4	0	0	0	352	0	0
Halton Region	143	96	0	0	7	9	0	37
Burlington	15	10	0	0	0	0	0	37
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	128	86	0	0	7	9	0	0
Durham Region	27	24	0	0	0	0	0	15
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	21	0	0	0	0	0	0	0
Oshawa	6	0	0	0	0	0	0	15
Pickering	0	6	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	18	0	0	0	0	0	0
Remainder of Toronto CMA	0	49	0	0	0	0	0	0
Bradford West Gwillimbury	0	49	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	334	434	0	0	481	2,630	432	25
Oshawa CMA	27	18	0	0	0	0	0	15
Greater Toronto Area (GTA)	376	413	0	0	481	2,630	432	77

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 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	285	570	4	0	7,861	10,451	618	233
Toronto	102	28	4	0	5,544	7,744	304	47
East York	8	5	0	0	0	0	0	0
Etobicoke	18	24	0	0	462	1,073	0	2
North York	115	283	0	0	1,790	1,091	281	0
Scarborough	30	230	0	0	65	543	22	184
York	12	0	0	0	0	0	11	0
York Region	1,069	807	0	0	2,575	2,428	241	13
Aurora	21	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	32	19	0	0	0	0	0	0
King Township	16	77	0	0	0	0	0	0
Markham	501	378	0	0	1,023	1,278	8	7
Newmarket	38	0	0	0	0	0	0	0
Richmond Hill	328	167	0	0	1,420	130	233	6
Vaughan	103	159	0	0	132	1,020	0	0
Whitchurch-Stouffville	24	7	0	0	0	0	0	0
Peel Region	841	867	0	0	407	970	205	229
Brampton	484	620	0	0	103	95	205	225
Caledon	130	95	0	0	0	0	0	0
Mississauga	227	152	0	0	304	875	0	4
Halton Region	865	863	0	0	783	688	0	307
Burlington	96	163	0	0	78	240	0	307
Halton Hills	0	154	0	0	0	0	0	0
Milton	352	345	0	0	276	96	0	0
Oakville	417	201	0	0	429	352	0	0
Durham Region	613	386	0	27	0	0	104	251
Ajax	137	91	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	115	56	0	27	0	0	0	0
Oshawa	133	24	0	0	0	0	104	249
Pickering	124	176	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	104	39	0	0	0	0	0	2
Remainder of Toronto CMA	39	206	0	0	0	0	0	0
Bradford West Gwillimbury	0	193	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	11	13	0	0	0	0	0	0
Orangeville	28	0	0	0	0	0	0	0
Toronto CMA	3,264	3,417	4	0	11,548	14,297	1,064	475
Oshawa CMA	352	119	0	27	0	0	104	251
Greater Toronto Area (GTA)	3,673	3,493	4	27	11,626	14,537	1,168	1,033

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Toronto City	124	129	206	1,811	22	31	352	1,971
Toronto	14	25	112	826	0	25	126	876
East York	10	9	0	0	0	0	10	9
Etobicoke	9	15	0	615	0	6	9	636
North York	48	54	59	122	0	0	107	176
Scarborough	19	22	35	248	22	0	76	270
York	24	4	0	0	0	0	24	4
York Region	364	439	268	505	205	0	837	944
Aurora	9	1	0	0	0	0	9	1
East Gwillimbury	0	2	0	0	0	0	0	2
Georgina Township	17	15	0	0	0	0	17	15
King Township	20	18	0	0	0	0	20	18
Markham	127	95	170	505	0	0	297	600
Newmarket	1	38	0	0	0	0	1	38
Richmond Hill	42	117	0	0	205	0	247	117
Vaughan	38	130	98	0	0	0	136	130
Whitchurch-Stouffville	110	23	0	0	0	0	110	23
Peel Region	366	345	43	352	205	0	614	697
Brampton	349	283	0	0	205	0	554	283
Caledon	9	54	0	0	0	0	9	54
Mississauga	8	8	43	352	0	0	51	360
Halton Region	147	200	128	19	0	37	275	256
Burlington	18	4	0	10	0	37	18	51
Halton Hills	2	4	0	0	0	0	2	4
Milton	96	9	0	0	0	0	96	9
Oakville	31	183	128	9	0	0	159	192
Durham Region	195	147	0	6	1	15	196	168
Ajax	22	17	0	0	0	0	22	17
Brock	7	0	0	0	0	0	7	0
Clarington	71	14	0	0	0	0	71	14
Oshawa	34	48	0	0	1	15	35	63
Pickering	26	18	0	6	0	0	26	24
Scugog	3	4	0	0	0	0	3	4
Uxbridge	15	5	0	0	0	0	15	5
Whitby	17	41	0	0	0	0	17	41
Remainder of Toronto CMA	148	195	0	1	0	0	148	196
Bradford West Gwillimbury	16	150	0	0	0	0	16	150
Town of Mono	43	0	0	1	0	0	43	1
New Tecumseth	83	44	0	0	0	0	83	44
Orangeville	6	1	0	0	0	0	6	1
Toronto CMA	1,194	1,344	645	2,684	432	31	2,271	4,059
Oshawa CMA	122	103	0	0	1	15	123	118
Greater Toronto Area (GTA)	1,196	1,260	645	2,693	433	83	2,274	4,036

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 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	1,249	1,478	7,907	10,725	622	243	9,778	12,446
Toronto	301	199	5,545	7,744	308	47	6,154	7,990
East York	77	67	0	0	0	0	77	67
Etobicoke	140	226	454	1,081	0	8	594	1,315
North York	549	560	1,832	1,336	281	4	2,662	1,900
Scarborough	123	397	76	564	22	184	221	1,145
York	59	29	0	0	11	0	70	29
York Region	3,722	3,728	2,580	2,448	241	13	6,543	6,189
Aurora	203	10	0	0	0	0	203	10
East Gwillimbury	56	38	0	0	0	0	56	38
Georgina Township	211	135	0	0	0	0	211	135
King Township	203	320	0	0	0	0	203	320
Markham	1,433	1,341	1,023	1,278	8	7	2,464	2,626
Newmarket	131	441	11	0	0	0	142	441
Richmond Hill	588	516	1,414	137	233	6	2,235	659
Vaughan	735	729	132	1,033	0	0	867	1,762
Whitchurch-Stouffville	162	198	0	0	0	0	162	198
Peel Region	3,053	4,131	769	1,051	205	229	4,027	5,411
Brampton	2,527	3,054	246	175	205	225	2,978	3,454
Caledon	340	421	0	0	0	0	340	421
Mississauga	186	656	523	876	0	4	709	1,536
Halton Region	1,728	1,486	994	866	0	307	2,722	2,659
Burlington	91	107	133	361	0	307	224	775
Halton Hills	40	328	0	0	0	0	40	328
Milton	939	567	276	110	0	0	1,215	677
Oakville	658	484	585	395	0	0	1,243	879
Durham Region	2,149	1,608	182	43	105	282	2,436	1,933
Ajax	564	358	88	16	0	0	652	374
Brock	23	15	0	0	0	0	23	15
Clarington	595	300	14	0	0	27	609	327
Oshawa	467	416	0	0	105	253	572	669
Pickering	274	270	6	6	0	0	280	276
Scugog	23	24	0	0	0	0	23	24
Uxbridge	43	36	0	0	0	0	43	36
Whitby	160	189	74	21	0	2	234	212
Remainder of Toronto CMA	693	915	26	39	0	0	719	954
Bradford West Gwillimbury	254	578	0	0	0	0	254	578
Town of Mono	116	7	13	22	0	0	129	29
New Tecumseth	236	265	13	17	0	0	249	282
Orangeville	87	65	0	0	0	0	87	65
Toronto CMA	11,235	12,295	12,237	14,790	1,068	485	24,540	27,570
Oshawa CMA	1,222	905	88	21	105	282	1,415	1,208
Greater Toronto Area (GTA)	11,901	12,431	12,432	15,133	1,173	1,074	25,506	28,638

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Toronto City	105	91	10	12	68	72	608	1,199	791	1,374	-42.4
Toronto	11	13	2	2	0	0	608	796	621	811	-23.4
East York	4	4	0	0	0	0	0	0	4	4	0.0
Etobicoke	24	13	6	2	0	0	0	0	30	15	100.0
North York	42	47	0	0	20	31	0	0	62	78	-20.5
Scarborough	19	11	0	8	48	41	0	403	67	463	-85.5
York	5	3	2	0	0	0	0	0	7	3	133.3
York Region	223	288	60	32	105	73	337	3	725	396	83.1
Aurora	10	2	0	0	4	0	0	0	14	2	**
East Gwillimbury	4	2	0	4	0	0	0	0	4	6	-33.3
Georgina Township	8	15	0	0	0	0	97	0	105	15	**
King Township	25	43	6	0	0	0	0	0	31	43	-27.9
Markham	51	125	50	22	32	53	0	3	133	203	-34.5
Newmarket	6	32	0	6	0	0	0	0	6	38	-84.2
Richmond Hill	41	35	2	0	65	20	0	0	108	55	96.4
Vaughan	78	31	2	0	4	0	240	0	324	31	**
Whitchurch-Stouffville	0	3	0	0	0	0	0	0	0	3	-100.0
Peel Region	196	324	114	60	104	114	0	0	414	498	-16.9
Brampton	166	264	74	44	88	114	0	0	328	422	-22.3
Caledon	30	29	18	0	7	0	0	0	55	29	89.7
Mississauga	0	31	22	16	9	0	0	0	31	47	-34.0
Halton Region	204	48	8	10	57	230	417	0	686	288	138.2
Burlington	4	7	0	0	0	11	269	0	273	18	**
Halton Hills	8	3	0	0	0	32	0	0	8	35	-77.1
Milton	115	33	6	6	9	187	148	0	278	226	23.0
Oakville	77	5	2	4	48	0	0	0	127	9	**
Durham Region	223	118	34	4	68	42	0	3	325	167	94.6
Ajax	52	28	4	0	0	10	0	0	56	38	47.4
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	82	27	16	4	10	26	0	0	108	57	89.5
Oshawa	56	32	0	0	15	6	0	3	71	41	73.2
Pickering	8	3	14	0	27	0	0	0	49	3	**
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	6	7	0	0	0	0	0	0	6	7	-14.3
Whitby	16	19	0	0	16	0	0	0	32	19	68.4
Remainder of Toronto CMA	51	45	0	0	22	0	0	0	73	45	62.2
Bradford West Gwillimbury	28	20	0	0	14	0	0	0	42	20	110.0
Town of Mono	2	6	0	0	0	0	0	0	2	6	-66.7
New Tecumseth	15	11	0	0	0	0	0	0	15	11	36.4
Orangeville	6	8	0	0	8	0	0	0	14	8	75.0
Toronto CMA	841	827	210	114	383	488	1,093	1,202	2,527	2,631	-4.0
Oshawa CMA	154	78	16	4	41	32	0	3	211	117	80.3
Greater Toronto Area (GTA)	951	869	226	118	402	531	1,362	1,205	2,941	2,723	8.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 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	986	809	100	134	429	518	7,405	10,829	8,920	12,290	-27.4
Toronto	127	140	24	14	40	52	5,349	7,443	5,540	7,649	-27.6
East York	55	68	0	0	0	0	105	363	160	431	-62.9
Etobicoke	179	159	44	72	0	68	338	806	561	1,105	-49.2
North York	491	326	22	10	224	224	1,516	1,290	2,253	1,850	21.8
Scarborough	110	86	2	24	162	174	97	927	371	1,211	-69.4
York	24	30	8	14	3	0	0	0	35	44	-20.5
York Region	2,334	2,552	350	500	920	1,301	3,388	1,437	6,992	5,790	20.8
Aurora	67	30	0	20	13	41	280	0	360	91	**
East Gwillimbury	31	51	16	24	6	6	0	0	53	81	-34.6
Georgina Township	119	104	0	2	25	0	97	0	241	106	127.4
King Township	228	274	8	0	76	37	0	264	312	575	-45.7
Markham	539	799	264	340	390	620	1,847	500	3,040	2,259	34.6
Newmarket	259	250	18	92	44	34	0	0	321	376	-14.6
Richmond Hill	349	206	6	8	215	196	632	429	1,202	839	43.3
Vaughan	623	450	38	14	144	255	532	140	1,337	859	55.6
Whitchurch-Stouffville	119	388	0	0	7	112	0	104	126	604	-79.1
Peel Region	2,642	2,966	1,038	797	1,031	850	900	1,257	5,611	5,870	-4.4
Brampton	2,135	2,538	800	762	796	665	95	225	3,826	4,190	-8.7
Caledon	329	238	66	15	81	58	0	0	476	311	53.1
Mississauga	178	190	172	20	154	127	805	1,032	1,309	1,369	-4.4
Halton Region	1,049	957	54	224	883	959	1,080	424	3,066	2,564	19.6
Burlington	68	94	8	2	77	89	479	186	632	371	70.4
Halton Hills	181	136	2	0	94	85	0	0	277	221	25.3
Milton	356	577	42	182	484	587	394	98	1,276	1,444	-11.6
Oakville	444	150	2	40	228	198	207	140	881	528	66.9
Durham Region	1,251	1,353	80	110	350	459	73	91	1,754	2,013	-12.9
Ajax	327	272	20	24	61	166	0	0	408	462	-11.7
Brock	10	7	0	0	0	0	0	0	10	7	42.9
Clarington	344	301	22	28	73	94	2	44	441	467	-5.6
Oshawa	308	374	14	46	49	77	69	17	440	514	-14.4
Pickering	66	165	24	10	104	34	0	0	194	209	-7.2
Scugog	21	9	0	0	0	0	0	0	21	9	133.3
Uxbridge	36	28	0	0	0	0	0	0	36	28	28.6
Whitby	139	197	0	2	63	88	2	30	204	317	-35.6
Remainder of Toronto CMA	561	531	60	66	177	37	0	32	798	666	19.8
Bradford West Gwillimbury	258	257	18	48	113	20	0	0	389	325	19.7
Town of Mono	22	38	0	0	0	0	0	0	22	38	-42.1
New Tecumseth	231	156	42	18	32	4	0	32	305	210	45.2
Orangeville	50	80	0	0	32	13	0	0	82	93	-11.8
Toronto CMA	7,933	8,186	1,638	1,753	3,528	3,776	12,294	13,793	25,393	27,508	-7.7
Oshawa CMA	791	872	36	76	185	259	73	91	1,085	1,298	-16.4
Greater Toronto Area (GTA)	8,262	8,637	1,622	1,765	3,613	4,087	12,846	14,038	26,343	28,527	-7.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Toronto City	68	72	0	0	602	736	6	463
Toronto	0	0	0	0	602	333	6	463
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	20	31	0	0	0	0	0	0
Scarborough	48	41	0	0	0	403	0	0
York	0	0	0	0	0	0	0	0
York Region	105	73	0	0	240	0	97	3
Aurora	4	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	97	0
King Township	0	0	0	0	0	0	0	0
Markham	32	53	0	0	0	0	0	3
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	65	20	0	0	0	0	0	0
Vaughan	4	0	0	0	240	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	104	114	0	0	0	0	0	0
Brampton	88	114	0	0	0	0	0	0
Caledon	7	0	0	0	0	0	0	0
Mississauga	9	0	0	0	0	0	0	0
Halton Region	57	230	0	0	380	0	37	0
Burlington	0	11	0	0	232	0	37	0
Halton Hills	0	32	0	0	0	0	0	0
Milton	9	187	0	0	148	0	0	0
Oakville	48	0	0	0	0	0	0	0
Durham Region	68	30	0	12	0	0	0	3
Ajax	0	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	10	14	0	12	0	0	0	0
Oshawa	15	6	0	0	0	0	0	3
Pickering	27	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	16	0	0	0	0	0	0	0
Remainder of Toronto CMA	22	0	0	0	0	0	0	0
Bradford West Gwillimbury	14	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	8	0	0	0	0	0	0	0
Toronto CMA	383	488	0	0	990	736	103	466
Oshawa CMA	41	20	0	12	0	0	0	3
Greater Toronto Area (GTA)	402	519	0	12	1,222	736	140	469

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 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	429	504	0	14	7,216	9,162	189	1,667
Toronto	40	52	0	0	5,160	6,077	189	1,366
East York	0	0	0	0	105	363	0	0
Etobicoke	0	68	0	0	338	806	0	0
North York	224	210	0	14	1,516	1,199	0	91
Scarborough	162	174	0	0	97	717	0	210
York	3	0	0	0	0	0	0	0
York Region	920	1,301	0	0	3,285	1,290	103	147
Aurora	13	41	0	0	280	0	0	0
East Gwillimbury	6	6	0	0	0	0	0	0
Georgina Township	25	0	0	0	0	0	97	0
King Township	76	37	0	0	0	264	0	0
Markham	390	620	0	0	1,841	493	6	7
Newmarket	44	34	0	0	0	0	0	0
Richmond Hill	215	196	0	0	632	289	0	140
Vaughan	144	255	0	0	532	140	0	0
Whitchurch-Stouffville	7	112	0	0	0	104	0	0
Peel Region	1,023	850	8	0	900	782	0	475
Brampton	788	665	8	0	95	0	0	225
Caledon	81	58	0	0	0	0	0	0
Mississauga	154	127	0	0	805	782	0	250
Halton Region	883	959	0	0	1,043	422	37	2
Burlington	77	89	0	0	442	186	37	0
Halton Hills	94	85	0	0	0	0	0	0
Milton	484	587	0	0	394	96	0	2
Oakville	228	198	0	0	207	140	0	0
Durham Region	350	438	0	21	2	70	71	21
Ajax	61	166	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	73	73	0	21	2	40	0	4
Oshawa	49	77	0	0	0	0	69	17
Pickering	104	34	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	63	88	0	0	0	30	2	0
Remainder of Toronto CMA	177	37	0	0	0	32	0	0
Bradford West Gwillimbury	113	20	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	32	4	0	0	0	32	0	0
Orangeville	32	13	0	0	0	0	0	0
Toronto CMA	3,520	3,762	8	14	12,002	11,502	292	2,291
Oshawa CMA	185	238	0	21	2	70	71	21
Greater Toronto Area (GTA)	3,605	4,052	8	35	12,446	11,726	400	2,312

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Toronto City	177	166	602	745	12	463	791	1,374
Toronto	13	15	602	333	6	463	621	811
East York	4	4	0	0	0	0	4	4
Etobicoke	24	15	0	0	6	0	30	15
North York	62	69	0	9	0	0	62	78
Scarborough	67	60	0	403	0	0	67	463
York	7	3	0	0	0	0	7	3
York Region	387	378	241	15	97	3	725	396
Aurora	13	1	1	1	0	0	14	2
East Gwillimbury	4	6	0	0	0	0	4	6
Georgina Township	8	15	0	0	97	0	105	15
King Township	31	43	0	0	0	0	31	43
Markham	133	200	0	0	0	3	133	203
Newmarket	6	38	0	0	0	0	6	38
Richmond Hill	108	41	0	14	0	0	108	55
Vaughan	84	31	240	0	0	0	324	31
Whitchurch-Stouffville	0	3	0	0	0	0	0	3
Peel Region	346	498	68	0	0	0	414	498
Brampton	269	422	59	0	0	0	328	422
Caledon	55	29	0	0	0	0	55	29
Mississauga	22	47	9	0	0	0	31	47
Halton Region	253	277	396	11	37	0	686	288
Burlington	4	7	232	11	37	0	273	18
Halton Hills	8	35	0	0	0	0	8	35
Milton	130	226	148	0	0	0	278	226
Oakville	111	9	16	0	0	0	127	9
Durham Region	319	137	6	14	0	16	325	167
Ajax	56	38	0	0	0	0	56	38
Brock	2	0	0	0	0	0	2	0
Clarington	108	31	0	14	0	12	108	57
Oshawa	71	37	0	0	0	4	71	41
Pickering	43	3	6	0	0	0	49	3
Scugog	1	2	0	0	0	0	1	2
Uxbridge	6	7	0	0	0	0	6	7
Whitby	32	19	0	0	0	0	32	19
Remainder of Toronto CMA	71	40	2	5	0	0	73	45
Bradford West Gwillimbury	42	20	0	0	0	0	42	20
Town of Mono	0	1	2	5	0	0	2	6
New Tecumseth	15	11	0	0	0	0	15	11
Orangeville	14	8	0	0	0	0	14	8
Toronto CMA	1,335	1,400	1,083	765	109	466	2,527	2,631
Oshawa CMA	211	87	0	14	0	16	211	117
Greater Toronto Area (GTA)	1,482	1,456	1,313	785	146	482	2,941	2,723

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	1,302	1,359	7,419	9,250	199	1,681	8,920	12,290
Toronto	187	206	5,160	6,077	193	1,366	5,540	7,649
East York	55	68	105	363	0	0	160	431
Etobicoke	217	231	338	874	6	0	561	1,105
North York	544	532	1,709	1,213	0	105	2,253	1,850
Scarborough	264	278	107	723	0	210	371	1,211
York	35	44	0	0	0	0	35	44
York Region	3,539	4,211	3,350	1,432	103	147	6,992	5,790
Aurora	79	88	281	3	0	0	360	91
East Gwillimbury	53	81	0	0	0	0	53	81
Georgina Township	144	106	0	0	97	0	241	106
King Township	312	311	0	264	0	0	312	575
Markham	1,193	1,759	1,841	493	6	7	3,040	2,259
Newmarket	277	376	44	0	0	0	321	376
Richmond Hill	563	384	639	315	0	140	1,202	839
Vaughan	792	606	545	253	0	0	1,337	859
Whitchurch-Stouffville	126	500	0	104	0	0	126	604
Peel Region	4,522	4,471	1,081	924	8	475	5,611	5,870
Brampton	3,561	3,950	257	15	8	225	3,826	4,190
Caledon	476	311	0	0	0	0	476	311
Mississauga	485	210	824	909	0	250	1,309	1,369
Halton Region	1,789	1,882	1,240	680	37	2	3,066	2,564
Burlington	91	131	504	240	37	0	632	371
Halton Hills	277	221	0	0	0	0	277	221
Milton	815	1,289	461	153	0	2	1,276	1,444
Oakville	606	241	275	287	0	0	881	528
Durham Region	1,642	1,675	41	292	71	46	1,754	2,013
Ajax	408	378	0	84	0	0	408	462
Brock	10	7	0	0	0	0	10	7
Clarington	441	364	0	78	0	25	441	467
Oshawa	371	446	0	47	69	21	440	514
Pickering	188	209	6	0	0	0	194	209
Scugog	21	9	0	0	0	0	21	9
Uxbridge	36	28	0	0	0	0	36	28
Whitby	167	234	35	83	2	0	204	317
Remainder of Toronto CMA	759	581	39	85	0	0	798	666
Bradford West Gwillimbury	389	325	0	0	0	0	389	325
Town of Mono	7	10	15	28	0	0	22	38
New Tecumseth	281	153	24	57	0	0	305	210
Orangeville	82	93	0	0	0	0	82	93
Toronto CMA	12,452	12,988	12,631	12,215	310	2,305	25,393	27,508
Oshawa CMA	979	1,044	35	208	71	46	1,085	1,298
Greater Toronto Area (GTA)	12,794	13,598	13,131	12,578	418	2,351	26,343	28,527

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	81	100.0	81	1,850,000	1,784,228
October 2013	0	0.0	0	0.0	1	1.2	6	7.1	77	91.7	84	1,609,900	1,655,835
Year-to-date 2014	2	0.2	2	0.2	6	0.7	56	7.0	738	91.8	804	1,688,000	1,700,998
Year-to-date 2013	5	0.7	8	1.1	9	1.2	58	7.7	669	89.3	749	1,399,000	1,637,637
Toronto													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,642,500	1,579,350
October 2013	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,495,000	1,410,385
Year-to-date 2014	1	1.0	0	0.0	0	0.0	0	0.0	102	99.0	103	1,300,000	1,516,121
Year-to-date 2013	0	0.0	0	0.0	0	0.0	6	5.1	111	94.9	117	1,495,000	1,868,735
East York													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	2	9.1	4	18.2	16	72.7	22	1,525,000	1,445,682
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	13.6	51	86.4	59	925,000	1,112,856
Etobicoke													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,850,000	1,747,727
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,695,400	2,056,829
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	6.9	148	93.1	159	1,500,000	1,699,463
Year-to-date 2013	0	0.0	0	0.0	1	0.6	22	13.9	135	85.4	158	1,528,450	1,725,937
North York													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	2,200,000	2,226,333
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	46	100.0	46	1,899,900	1,820,745
Year-to-date 2014	1	0.2	1	0.2	2	0.5	6	1.5	393	97.5	403	1,950,000	1,974,848
Year-to-date 2013	4	1.2	0	0.0	0	0.0	3	0.9	319	97.9	326	1,669,000	1,825,727
Scarborough													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,097,500	1,192,786
October 2013	0	0.0	0	0.0	1	14.3	5	71.4	1	14.3	7	--	--
Year-to-date 2014	0	0.0	1	1.0	2	2.1	31	32.3	62	64.6	96	850,000	970,349
Year-to-date 2013	1	1.7	8	13.8	8	13.8	11	19.0	30	51.7	58	800,000	758,737
York													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	19.0	17	81.0	21	850,000	971,662
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	25.8	23	74.2	31	870,890	980,578

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2014	8	3.6	18	8.1	30	13.5	29	13.1	137	61.7	222	900,490	1,089,936
October 2013	14	4.9	8	2.8	27	9.5	94	33.1	141	49.6	284	799,990	878,400
Year-to-date 2014	146	6.3	99	4.3	387	16.7	495	21.4	1,186	51.3	2,313	813,990	891,253
Year-to-date 2013	191	7.5	168	6.6	537	21.2	909	35.8	734	28.9	2,539	705,000	785,956
Aurora													
October 2014	0	0.0	2	20.0	5	50.0	0	0.0	3	30.0	10	605,990	885,696
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	0.0	4	5.8	32	46.4	25	36.2	8	11.6	69	639,990	755,204
Year-to-date 2013	0	0.0	2	7.1	3	10.7	2	7.1	21	75.0	28	889,990	1,045,532
East Gwillimbury													
October 2014	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
October 2013	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2014	17	54.8	11	35.5	0	0.0	2	6.5	1	3.2	31	449,990	475,700
Year-to-date 2013	38	74.5	8	15.7	1	2.0	3	5.9	1	2.0	51	440,990	470,421
Georgina Township													
October 2014	6	75.0	0	0.0	0	0.0	1	12.5	1	12.5	8	--	--
October 2013	7	46.7	1	6.7	0	0.0	1	6.7	6	40.0	15	525,000	680,924
Year-to-date 2014	89	76.1	4	3.4	3	2.6	6	5.1	15	12.8	117	359,990	469,931
Year-to-date 2013	78	75.0	5	4.8	3	2.9	7	6.7	11	10.6	104	349,995	472,989
King Township													
October 2014	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	881,990	1,134,192
October 2013	0	0.0	0	0.0	0	0.0	12	27.9	31	72.1	43	835,990	922,712
Year-to-date 2014	0	0.0	1	0.5	1	0.5	23	10.4	196	88.7	221	895,990	1,096,928
Year-to-date 2013	0	0.0	0	0.0	1	0.4	105	38.6	166	61.0	272	826,990	936,991
Markham													
October 2014	0	0.0	0	0.0	10	20.0	18	36.0	22	44.0	50	776,990	804,727
October 2013	1	0.8	2	1.6	14	11.5	50	41.0	55	45.1	122	792,495	846,839
Year-to-date 2014	1	0.2	2	0.4	142	26.6	153	28.7	236	44.2	534	764,990	859,491
Year-to-date 2013	10	1.3	40	5.0	205	25.8	308	38.8	231	29.1	794	706,945	776,175
Newmarket													
October 2014	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	--	--
October 2013	6	18.8	4	12.5	8	25.0	14	43.8	0	0.0	32	598,400	609,763
Year-to-date 2014	34	13.0	58	22.2	43	16.5	108	41.4	18	6.9	261	633,900	621,025
Year-to-date 2013	51	20.5	52	20.9	75	30.1	71	28.5	0	0.0	249	577,900	570,562
Richmond Hill													
October 2014	0	0.0	0	0.0	0	0.0	5	12.2	36	87.8	41	1,580,000	1,914,752
October 2013	0	0.0	0	0.0	3	8.6	12	34.3	20	57.1	35	915,000	1,196,479
Year-to-date 2014	0	0.0	0	0.0	1	0.3	59	16.7	293	83.0	353	984,990	1,172,474
Year-to-date 2013	0	0.0	2	1.0	10	4.9	73	35.6	120	58.5	205	839,990	1,099,863
Vaughan													
October 2014	0	0.0	8	10.3	15	19.2	4	5.1	51	65.4	78	928,490	996,417
October 2013	0	0.0	0	0.0	0	0.0	3	10.0	27	90.0	30	877,400	968,979
Year-to-date 2014	4	0.7	16	2.6	146	24.1	86	14.2	354	58.4	606	873,900	916,724
Year-to-date 2013	1	0.2	0	0.0	26	5.8	257	57.4	164	36.6	448	767,990	908,508
Whitchurch-Stouffville													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	--	--
Year-to-date 2014	1	0.8	3	2.5	19	15.7	33	27.3	65	53.7	121	842,990	882,107
Year-to-date 2013	13	3.4	59	15.2	213	54.9	83	21.4	20	5.2	388	602,900	637,596

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2014	16	8.0	59	29.4	81	40.3	38	18.9	7	3.5	201	573,990	586,964
October 2013	52	16.0	93	28.6	64	19.7	93	28.6	23	7.1	325	583,900	607,269
Year-to-date 2014	309	11.7	687	26.0	814	30.9	544	20.6	284	10.8	2,638	594,945	627,946
Year-to-date 2013	475	16.0	818	27.6	743	25.1	710	24.0	216	7.3	2,962	576,990	604,869
Brampton													
October 2014	15	8.7	52	30.1	66	38.2	34	19.7	6	3.5	173	573,990	585,154
October 2013	49	18.5	89	33.6	58	21.9	51	19.2	18	6.8	265	541,900	581,582
Year-to-date 2014	294	13.8	618	29.0	687	32.2	411	19.3	123	5.8	2,133	577,990	592,051
Year-to-date 2013	459	18.1	763	30.1	652	25.8	555	21.9	103	4.1	2,532	558,400	575,529
Caledon													
October 2014	1	3.6	7	25.0	15	53.6	4	14.3	1	3.6	28	587,900	598,150
October 2013	3	10.3	4	13.8	6	20.7	11	37.9	5	17.2	29	654,900	697,466
Year-to-date 2014	15	4.6	69	21.1	127	38.8	80	24.5	36	11.0	327	602,900	639,041
Year-to-date 2013	16	6.7	50	20.8	83	34.6	65	27.1	26	10.8	240	611,900	640,577
Mississauga													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	0.0	0	0.0	0	0.0	31	100.0	0	0.0	31	745,900	742,481
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	29.8	125	70.2	178	950,000	1,037,690
Year-to-date 2013	0	0.0	5	2.6	8	4.2	90	47.4	87	45.8	190	755,400	950,764
Halton Region													
October 2014	0	0.0	79	37.6	41	19.5	17	8.1	73	34.8	210	599,990	906,383
October 2013	8	16.3	21	42.9	7	14.3	4	8.2	9	18.4	49	499,900	643,227
Year-to-date 2014	2	0.2	243	23.0	208	19.7	303	28.7	301	28.5	1,057	680,990	856,522
Year-to-date 2013	264	27.5	248	25.8	203	21.1	82	8.5	163	17.0	960	539,900	715,309
Burlington													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
October 2013	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--
Year-to-date 2014	2	2.9	0	0.0	23	33.8	15	22.1	28	41.2	68	700,000	1,279,878
Year-to-date 2013	0	0.0	1	1.0	42	43.8	23	24.0	30	31.3	96	694,990	923,923
Halton Hills													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	18	9.9	61	33.7	77	42.5	25	13.8	181	659,900	711,030
Year-to-date 2013	2	1.5	22	16.2	51	37.5	33	24.3	28	20.6	136	624,950	700,707
Milton													
October 2014	0	0.0	79	68.7	36	31.3	0	0.0	0	0.0	115	534,990	539,910
October 2013	8	24.2	21	63.6	4	12.1	0	0.0	0	0.0	33	463,900	482,324
Year-to-date 2014	0	0.0	223	62.6	107	30.1	14	3.9	12	3.4	356	535,900	561,326
Year-to-date 2013	261	44.9	224	38.6	67	11.5	9	1.5	20	3.4	581	459,900	485,425
Oakville													
October 2014	0	0.0	0	0.0	5	6.0	17	20.5	61	73.5	83	1,165,000	1,348,697
October 2013	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2014	0	0.0	2	0.4	17	3.8	197	43.6	236	52.2	452	804,990	1,083,593
Year-to-date 2013	1	0.7	1	0.7	43	29.3	17	11.6	85	57.8	147	1,400,000	1,501,171

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2014	120	54.8	71	32.4	14	6.4	10	4.6	4	1.8	219	430,490	454,065
October 2013	51	42.9	28	23.5	17	14.3	15	12.6	8	6.7	119	469,900	509,382
Year-to-date 2014	521	42.4	289	23.5	201	16.4	168	13.7	49	4.0	1,228	474,380	509,278
Year-to-date 2013	589	43.7	308	22.8	213	15.8	170	12.6	68	5.0	1,348	473,990	502,386
Ajax													
October 2014	12	22.6	32	60.4	4	7.5	3	5.7	2	3.8	53	498,300	528,583
October 2013	3	9.7	9	29.0	11	35.5	7	22.6	1	3.2	31	591,100	570,789
Year-to-date 2014	27	8.1	98	29.4	102	30.6	102	30.6	4	1.2	333	598,300	595,833
Year-to-date 2013	19	6.9	89	32.4	107	38.9	55	20.0	5	1.8	275	583,300	571,278
Brock													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 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													
October 2014	64	80.0	14	17.5	2	2.5	0	0.0	0	0.0	80	362,490	383,076
October 2013	22	84.6	1	3.8	2	7.7	1	3.8	0	0.0	26	376,195	392,288
Year-to-date 2014	256	75.3	50	14.7	16	4.7	12	3.5	6	1.8	340	379,990	409,249
Year-to-date 2013	241	79.8	33	10.9	13	4.3	6	2.0	9	3.0	302	347,945	392,833
Oshawa													
October 2014	31	55.4	18	32.1	4	7.1	3	5.4	0	0.0	56	422,490	437,539
October 2013	23	71.9	6	18.8	1	3.1	2	6.3	0	0.0	32	401,945	423,610
Year-to-date 2014	192	61.7	81	26.0	23	7.4	13	4.2	2	0.6	311	425,990	441,838
Year-to-date 2013	242	64.5	87	23.2	28	7.5	18	4.8	0	0.0	375	408,900	432,839
Pickering													
October 2014	0	0.0	5	62.5	0	0.0	3	37.5	0	0.0	8	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	10	15.2	23	34.8	21	31.8	12	18.2	66	655,800	693,144
Year-to-date 2013	13	7.9	29	17.6	29	17.6	62	37.6	32	19.4	165	685,000	679,379
Scugog													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 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													
October 2014	1	16.7	1	16.7	2	33.3	1	16.7	1	16.7	6	--	--
October 2013	2	28.6	1	14.3	0	0.0	1	14.3	3	42.9	7	--	--
Year-to-date 2014	6	16.7	12	33.3	8	22.2	6	16.7	4	11.1	36	544,500	576,288
Year-to-date 2013	6	21.4	2	7.1	2	7.1	7	25.0	11	39.3	28	725,850	758,314
Whitby													
October 2014	12	75.0	1	6.3	2	12.5	0	0.0	1	6.3	16	394,990	499,610
October 2013	1	5.0	11	55.0	3	15.0	4	20.0	1	5.0	20	532,990	579,565
Year-to-date 2014	40	28.2	38	26.8	29	20.4	14	9.9	21	14.8	142	521,990	591,062
Year-to-date 2013	68	33.5	68	33.5	34	16.7	22	10.8	11	5.4	203	494,990	521,351

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2014	34	66.7	12	23.5	4	7.8	0	0.0	1	2.0	51	406,900	428,520
October 2013	38	86.4	4	9.1	2	4.5	0	0.0	0	0.0	44	394,990	399,857
Year-to-date 2014	408	72.5	94	16.7	8	1.4	15	2.7	38	6.7	563	395,990	456,259
Year-to-date 2013	483	90.6	35	6.6	6	1.1	2	0.4	7	1.3	533	389,990	391,734
Bradford West Gwillimbury													
October 2014	15	53.6	9	32.1	3	10.7	0	0.0	1	3.6	28	440,990	446,445
October 2013	20	100.0	0	0.0	0	0.0	0	0.0	0	0.0	20	379,990	380,690
Year-to-date 2014	166	64.3	46	17.8	4	1.6	6	2.3	36	14.0	258	424,990	515,207
Year-to-date 2013	234	91.1	18	7.0	1	0.4	1	0.4	3	1.2	257	395,990	401,818
Town of Mono													
October 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
October 2013	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	11	45.8	8	33.3	0	0.0	3	12.5	2	8.3	24	451,950	534,717
Year-to-date 2013	24	63.2	7	18.4	2	5.3	1	2.6	4	10.5	38	432,400	485,318
New Tecumseth													
October 2014	13	86.7	1	6.7	1	6.7	0	0.0	0	0.0	15	362,990	394,323
October 2013	10	90.9	1	9.1	0	0.0	0	0.0	0	0.0	11	354,990	373,728
Year-to-date 2014	195	84.4	27	11.7	4	1.7	5	2.2	0	0.0	231	369,990	387,726
Year-to-date 2013	154	98.7	2	1.3	0	0.0	0	0.0	0	0.0	156	342,990	347,676
Orangeville													
October 2014	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	--	--
October 2013	5	62.5	1	12.5	2	25.0	0	0.0	0	0.0	8	--	--
Year-to-date 2014	36	72.0	13	26.0	0	0.0	1	2.0	0	0.0	50	416,900	431,050
Year-to-date 2013	71	86.6	8	9.8	3	3.7	0	0.0	0	0.0	82	391,900	400,581
Toronto CMA													
October 2014	71	8.6	206	24.9	162	19.6	91	11.0	298	36.0	828	629,990	900,919
October 2013	117	14.3	136	16.6	109	13.3	204	24.9	254	31.0	820	685,000	798,833
Year-to-date 2014	898	11.6	1,245	16.1	1,533	19.8	1,527	19.7	2,539	32.8	7,742	666,600	829,977
Year-to-date 2013	1,456	17.9	1,396	17.2	1,594	19.6	1,862	22.9	1,807	22.3	8,115	618,990	753,048
Oshawa CMA													
October 2014	107	70.4	33	21.7	8	5.3	3	2.0	1	0.7	152	383,740	415,408
October 2013	46	59.0	18	23.1	6	7.7	7	9.0	1	1.3	78	405,400	453,158
Year-to-date 2014	488	61.5	169	21.3	68	8.6	39	4.9	29	3.7	793	409,990	454,587
Year-to-date 2013	551	62.6	188	21.4	75	8.5	46	5.2	20	2.3	880	401,990	439,528
Greater Toronto Area													
October 2014	144	15.4	227	24.3	166	17.8	94	10.1	302	32.4	933	602,900	851,285
October 2013	125	14.5	150	17.4	116	13.5	212	24.6	258	30.0	861	675,000	787,518
Year-to-date 2014	980	12.2	1,320	16.4	1,616	20.1	1,566	19.5	2,558	31.8	8,040	656,990	822,926
Year-to-date 2013	1,524	17.8	1,550	18.1	1,705	19.9	1,929	22.5	1,850	21.6	8,558	610,990	745,229

Source: CMHC (Market Absorption Survey)

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

Submarket	Oct 2014	Oct 2013	% Change	YTD 2014	YTD 2013	% Change
Toronto City	1,784,228	1,655,835	7.8	1,700,998	1,637,637	3.9
Toronto	1,579,350	1,410,385	12.0	1,516,121	1,868,735	-18.9
East York	--	--	n/a	1,445,682	1,112,856	29.9
Etobicoke	1,747,727	2,056,829	-15.0	1,699,463	1,725,937	-1.5
North York	2,226,333	1,820,745	22.3	1,974,848	1,825,727	8.2
Scarborough	1,192,786	--	n/a	970,349	758,737	27.9
York	--	--	n/a	971,662	980,578	-0.9
York Region	1,089,936	878,400	24.1	891,253	785,956	13.4
Aurora	885,696	--	n/a	755,204	1,045,532	-27.8
East Gwillimbury	--	--	n/a	475,700	470,421	1.1
Georgina Township	--	680,924	n/a	469,931	472,989	-0.6
King Township	1,134,192	922,712	22.9	1,096,928	936,991	17.1
Markham	804,727	846,839	-5.0	859,491	776,175	10.7
Newmarket	--	609,763	n/a	621,025	570,562	8.8
Richmond Hill	1,914,752	1,196,479	60.0	1,172,474	1,099,863	6.6
Vaughan	996,417	968,979	2.8	916,724	908,508	0.9
Whitchurch-Stouffville	--	--	n/a	882,107	637,596	38.3
Peel Region	586,964	607,269	-3.3	627,946	604,869	3.8
Brampton	585,154	581,582	0.6	592,051	575,529	2.9
Caledon	598,150	697,466	-14.2	639,041	640,577	-0.2
Mississauga	--	742,481	n/a	1,037,690	950,764	9.1
Halton Region	906,383	643,227	40.9	856,522	715,309	19.7
Burlington	--	--	n/a	1,279,878	923,923	38.5
Halton Hills	--	--	n/a	711,030	700,707	1.5
Milton	539,910	482,324	11.9	561,326	485,425	15.6
Oakville	1,348,697	--	n/a	1,083,593	1,501,171	-27.8
Durham Region	454,065	509,382	-10.9	509,278	502,386	1.4
Ajax	528,583	570,789	-7.4	595,833	571,278	4.3
Brock	--	--	n/a	--	--	n/a
Clarington	383,076	392,288	-2.3	409,249	392,833	4.2
Oshawa	437,539	423,610	3.3	441,838	432,839	2.1
Pickering	--	--	n/a	693,144	679,379	2.0
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	576,288	758,314	-24.0
Whitby	499,610	579,565	-13.8	591,062	521,351	13.4
Remainder of Toronto CMA	428,520	399,857	7.2	456,259	391,734	16.5
Bradford West Gwillimbury	446,445	380,690	17.3	515,207	401,818	28.2
Town of Mono	--	--	n/a	534,717	485,318	10.2
New Tecumseth	394,323	373,728	5.5	387,726	347,676	11.5
Orangeville	--	--	n/a	431,050	400,581	7.6
Toronto CMA	900,919	798,833	12.8	829,977	753,048	10.2
Oshawa CMA	415,408	453,158	-8.3	454,587	439,528	3.4
Greater Toronto Area (GTA)	851,285	787,518	8.1	822,926	745,229	10.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
October 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	6,794	8,822	11,566	58.7	526,528	9.1	547,408
	February	5,731	-0.5	6,967	10,897	12,363	56.4	553,193	8.3	546,824
	March	8,081	4.1	7,068	14,829	12,638	55.9	557,684	7.3	548,484
	April	9,706	-1.1	7,555	17,351	13,354	56.6	577,898	9.8	556,004
	May	11,079	8.8	8,011	18,931	13,296	60.3	585,204	7.9	557,041
	June	10,180	12.3	8,105	16,735	13,627	59.5	568,953	7.1	555,930
	July	9,198	7.7	8,093	15,187	13,687	59.1	550,700	7.3	561,787
	August	7,600	0.4	8,232	11,733	13,230	62.2	546,303	8.6	569,329
	September	8,051	8.6	8,192	15,692	13,073	62.7	573,676	7.5	574,703
	October	8,552	6.9	8,268	13,476	13,401	61.7	587,505	9.0	581,122
	November									
	December									
	Q3 2013	23,524	18.4		41,278			516,454	6.4	
	Q3 2014	24,849	5.6		42,612			556,799	7.8	
	YTD 2013	78,477	-0.3		143,842			523,076	4.4	
	YTD 2014	82,313	4.9		143,653			566,119	8.2	

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¹Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa
October 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	799	989	1,208	66.2	331,514	4.8	338,044
	February	716	-11.5	816	1,072	1,152	70.8	348,474	7.7	350,528
	March	899	-20.3	759	1,412	1,113	68.2	346,697	5.8	347,226
	April	1,145	-1.9	877	1,682	1,285	68.3	353,291	4.7	345,017
	May	1,122	-5.2	823	1,837	1,346	61.1	354,968	4.7	348,730
	June	1,028	-2.2	829	1,402	1,186	69.9	358,692	5.8	350,489
	July	948	2.5	859	1,334	1,300	66.1	359,090	7.3	353,629
	August	896	4.9	909	1,235	1,287	70.6	357,105	6.3	358,894
	September	804	10.3	840	1,341	1,217	69.0	351,669	5.0	350,759
	October	870	9.2	888	1,188	1,248	71.2	359,974	7.2	362,196
	November	679	-2.9	796	849	1,147	69.4	368,257	9.7	371,755
	December	424	8.7	778	380	1,066	72.9	356,996	9.9	370,609
2014	January	459	-5.9	753	791	977	77.1	392,353	18.4	400,237
	February	593	-17.2	677	1,002	1,086	62.3	370,120	6.2	372,148
	March	900	0.1	769	1,488	1,180	65.1	376,923	8.7	377,122
	April	1,090	-4.8	833	1,631	1,247	66.8	386,589	9.4	377,680
	May	1,268	13.0	927	1,738	1,266	73.2	387,382	9.1	380,313
	June	1,109	7.9	899	1,554	1,313	68.5	393,461	9.7	384,559
	July	1,063	12.1	958	1,479	1,431	66.9	393,111	9.5	387,599
	August	868	-3.1	875	1,142	1,188	73.6	386,036	8.1	387,776
	September	930	15.7	977	1,382	1,256	77.8	397,776	13.1	396,398
	October	929	6.8	940	1,194	1,246	75.5	390,725	8.5	393,597
	November									
	December									
	Q3 2013	2,648	5.6		3,910			356,165	6.3	
	Q3 2014	2,861	8.0		4,003			392,481	10.2	
	YTD 2013	8,916	-3.1		13,492			353,387	6.0	
	YTD 2014	9,209	3.3		13,401			388,056	9.8	

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¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA**October 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	120.7	123.7	3,132	8.4	68.1	923
	February	595	3.14	5.24	121.0	125.0	3,136	8.3	68.0	923
	March	581	3.14	4.99	121.0	125.5	3,140	8.0	67.7	922
	April	570	3.14	4.79	121.8	126.4	3,154	7.8	67.8	919
	May	570	3.14	4.79	121.8	127.0	3,153	7.6	67.6	915
	June	570	3.14	4.79	122.2	127.4	3,139	7.9	67.4	917
	July	570	3.14	4.79	122.1	126.9	3,119	8.2	67.0	918
	August	570	3.14	4.79	122.5	126.9	3,104	8.3	66.7	926
	September	570	3.14	4.79	122.9	127.2	3,104	8.2	66.5	935
	October	570	3.14	4.79		127.4	3,113	7.9	66.4	945
	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**October 2014**

		Interest 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	120.7	123.7	196.2	7.2	66.7	967
	February	595	3.14	5.24	121.0	125.0	196.2	7.3	66.7	964
	March	581	3.14	4.99	121.0	125.5	197.1	7.1	66.8	962
	April	570	3.14	4.79	121.8	126.4	199.7	7.0	67.5	955
	May	570	3.14	4.79	121.8	127.0	200.9	7.3	68.0	955
	June	570	3.14	4.79	122.2	127.4	202.8	7.2	68.5	957
	July	570	3.14	4.79	122.1	126.9	204.4	7.5	69.1	953
	August	570	3.14	4.79	122.5	126.9	205.1	7.7	69.4	953
	September	570	3.14	4.79	122.9	127.2	205.8	7.7	69.6	956
	October	570	3.14	4.79		127.4	206.6	7.4	69.5	956
	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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