HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

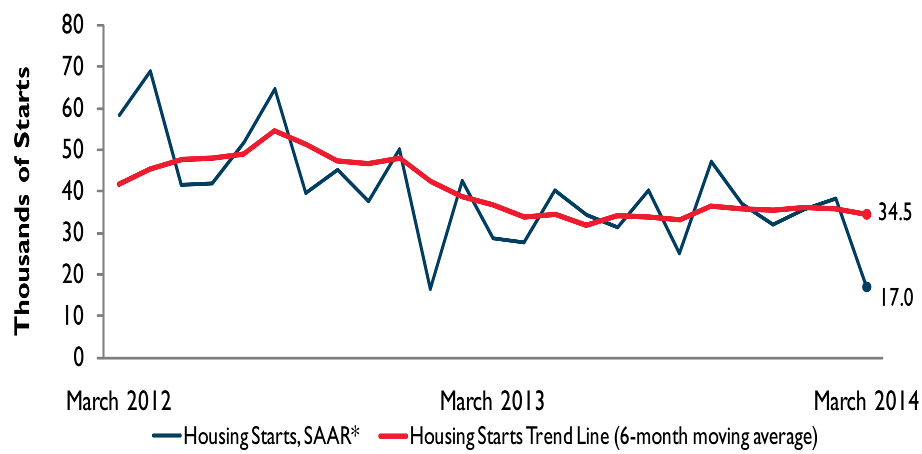
Date Released: April 2014

Highlights

- New home starts moderated in the first quarter as apartment starts returned to a sustainable rate.
- Following seasonal adjustment, existing home sales were down about six per cent during the first quarter of 2014 but the average price continued to climb.
- There was a marginal decrease in the number of people looking for work during the first quarter.

Figure 1

Toronto CMA Housing Starts



Source: CMHC Housing Starts and Completions Survey

* SAAR[1]: Seasonally Adjusted Annual Rate.

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

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New Home Market

The seasonally-adjusted and annualized rate (SAAR) of housing starts in the Toronto Census Metropolitan Area (CMA) trended at 34,537 in March, down from February. The standalone SAAR was 16,998 for March. The quarterly SAAR for total starts was 31,665 in the first quarter of 2014. This was significantly lower than the fourth quarter of 2013 but similar to the rate through the first three quarters of 2013.

Although the SAAR for all housing types slowed in the first quarter, the most noticeable deceleration occurred among apartment starts. They had been very strong in the fourth quarter because many of the record number of projects which began selling in 2011 reached the sales target which allowed construction to begin. Apartment starts continued to be strong in January and February, but by March the slow-down in the rate of project launches in 2012 began to translate to fewer starts. The slower rate of low-rise starts was related to the slow-down in low-rise sales in early to mid-2013.

Despite the slower rate of apartment starts, the number under construction remained significant at 56,203 or over 80 per cent of all new housing units under construction in the Greater Toronto Area (GTA). These homes take several years to complete, and as the number under construction increases, the resources to finish or break ground on other high-rise projects become strained.

For the first three months of this year the new condominium apartment SAAR of sales stood at over 25,000 units. The majority of these projects were centred in the City of Toronto with some projects in the surrounding areas. Brisk sales of new high-rise condo apartments continued to lift the overall new sales numbers. Since it takes about two years, on average, for these projects to reach the sales target that allows construction to begin, these projects will not translate into a stronger rate of starts until about 2015-16. New low-rise home sales increased beginning the third quarter of 2013 but entering the first three months of 2014 have levelled-off and only increased by just over one per cent from the previous quarter.

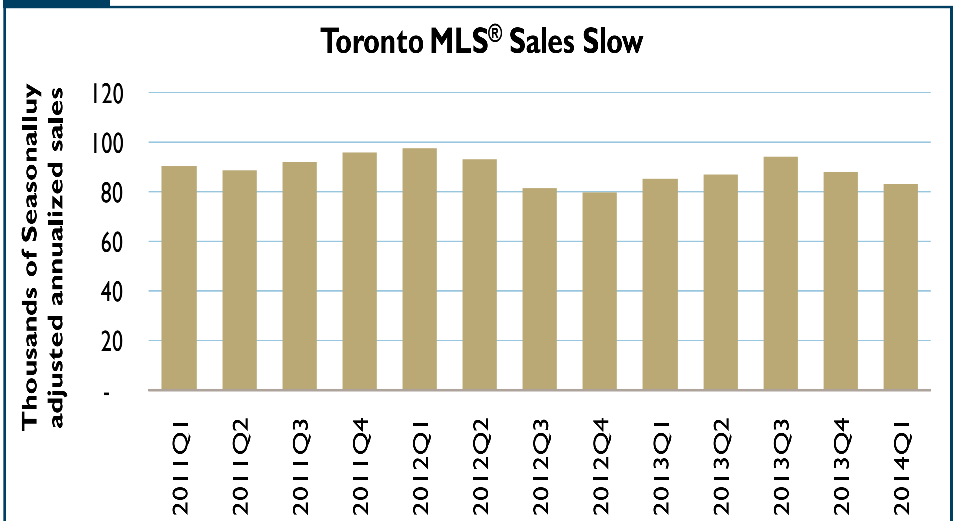
Fewer new single-detached homes were completed in the first quarter of 2014 compared to the same period last year. A higher share of those completions was at the higher end of the price scale. A third of completions occurred in the $800,000+ segment this quarter compared to 18 per cent last year. This meant both the median price and average price of a newly absorbed single-detached home in the Toronto CMA continued to increase in the first quarter. The prices were negotiated when the home was sold, which in many cases occurred a number of months before the home was completed.

All sub-markets in the Toronto CMA registered fewer total housing starts this quarter compared to the last quarter of 2013 with the exception of Durham Region. In Durham Region strong growth in semi-detached homes and town houses pushed the overall total up. In the City of Toronto semi-detached and town houses also increased from last quarter but the increase was not enough to counter the decrease in starts of apartments and single-detached homes.

Existing Home Market

Demand for existing homes was weak during the first quarter of 2014. Existing home sales were flat compared to the same time period last year, edging up by 0.3 per cent. Seasonally adjusted sales were even lower, by nearly 10 per cent, in the first quarter compared to the previous quarter. With a decline of about 12 per cent, sales of single-detached were weaker than the overall market trend whereas condominium apartment sales were down only about eight per cent. An

Figure 2

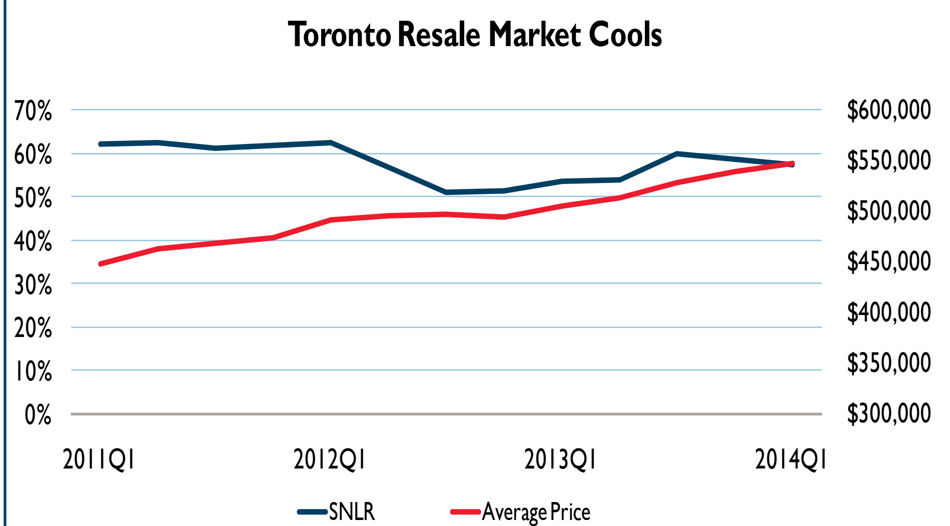


Source: CREA MLS® is a registered trademark of CREA exceptionally cold winter likely kept buyers away from visiting homes for sale and open houses. Buying activity was quite strong during mid to late 2013, an indication that some buyers brought their purchases forward to avoid anticipated rises in mortgage rates. High house prices, which show few signs of easing, also curtailed some home buying activity.

The seasonally adjusted unemployment rate remained at around eight per cent in the first quarter of 2014, showing a marginal improvement from the previous quarter. Weak employment numbers are starting to have a dampening effect on home sales following a period of strong sales growth in mid 2013. Despite the number of people looking for work remaining high from a historical standpoint, there was a slight upturn (nearly 2%) in seasonally adjusted full time employment in the first quarter of 2014 among those aged between 25-44 years or typically ages associated with first time home buying. However, full time employment among those aged between 45-64 years or typically ages associated with repeat or move-up home buying, remained flat. This would have likely offset any strong gains in home buying activity resulting from favourable job gains in the younger age cohort.

Higher supply in the labour market has kept wage growth slow. The growth in seasonally adjusted average weekly earnings in the first quarter of 2014 had been flat from the previous quarter showing only a marginal increase of less than one per cent. The lacklustre job market and flat income growth have contributed to softening housing demand. Added to that, house prices have remained high and their growth rates have been above average income growth.

Figure 3



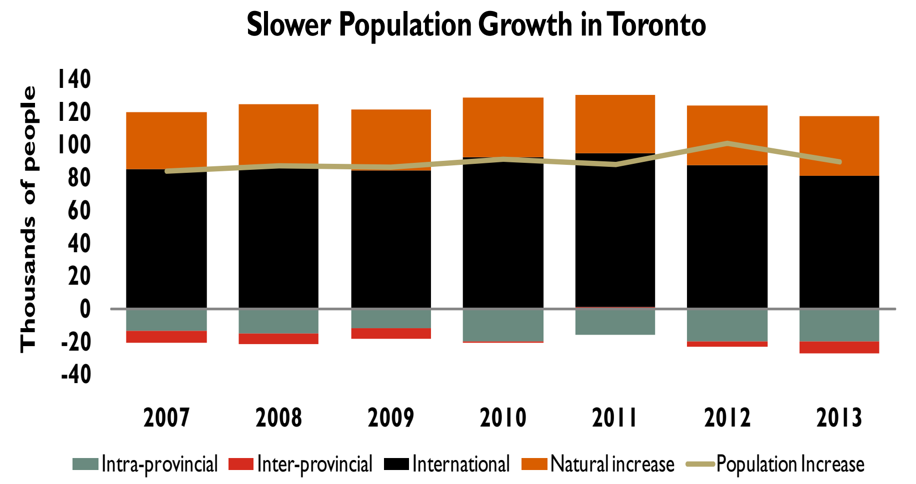
Source: CREA

The average resale home price reached nearly $550,000 during the first quarter of 2014, up more than eight per cent from a year ago. The average price for single-detached homes was up more than 10 per cent, the main factor driving up the average price. At about 4.3 per cent, growth in the average price for a condominium apartment lagged the market. Despite low mortgage rates in the first quarter of 2014, high house prices deterred some buyers from making home purchases.

Fewer new listings in the resale home market in the first quarter of 2014 have kept prices high keeping more buyers from making home purchases. The seasonally adjusted supply of new listings decreased by over 5.5% in the first quarter of 2014 compared to the previous quarter. Listings did not decrease as much as sales so the sales-to-new-listings ratio decreased. The slight easing in market conditions was consistent with a slight slowing in price growth.

Toronto Population Growth Back to Trend

Figure 4

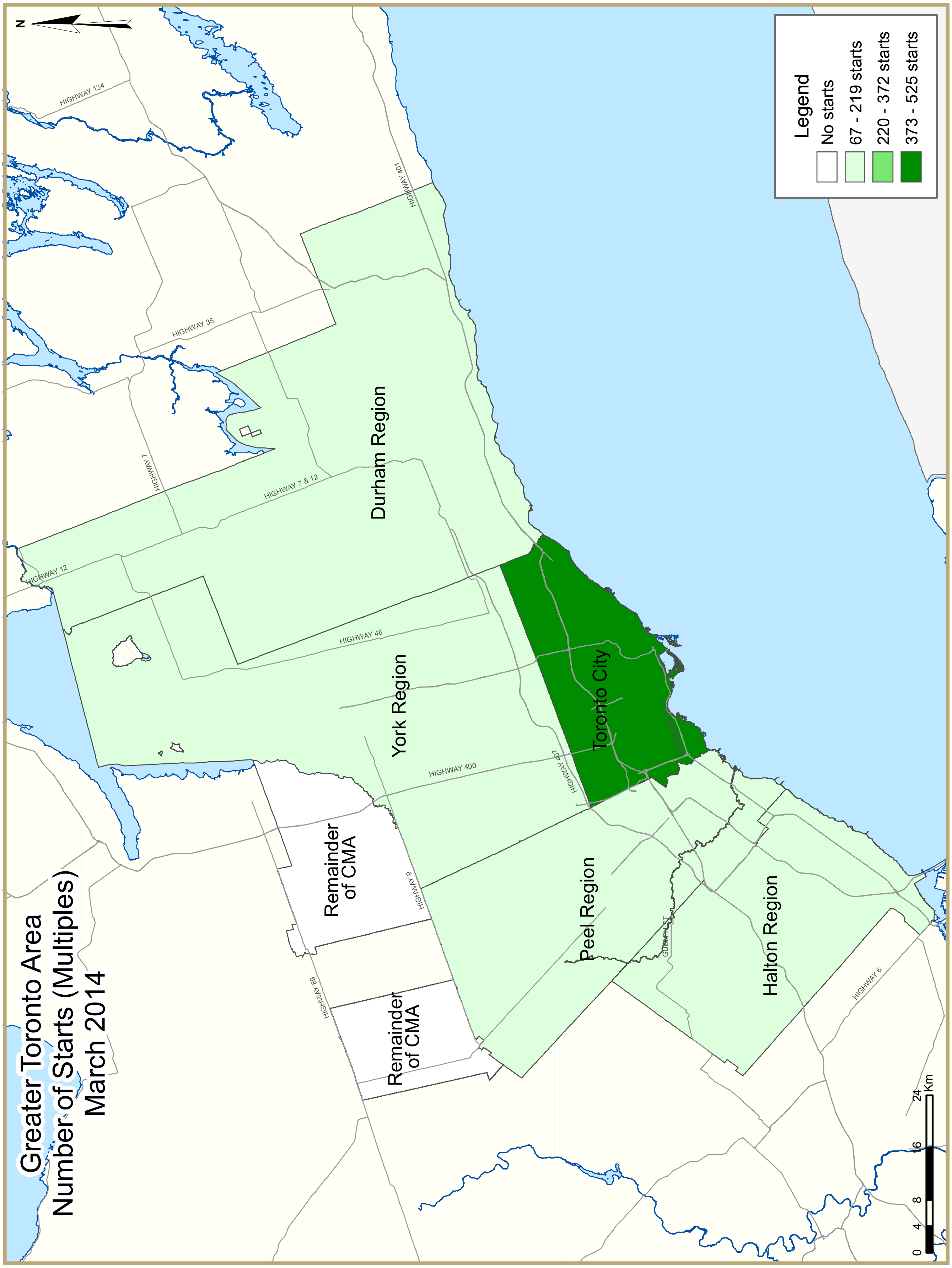


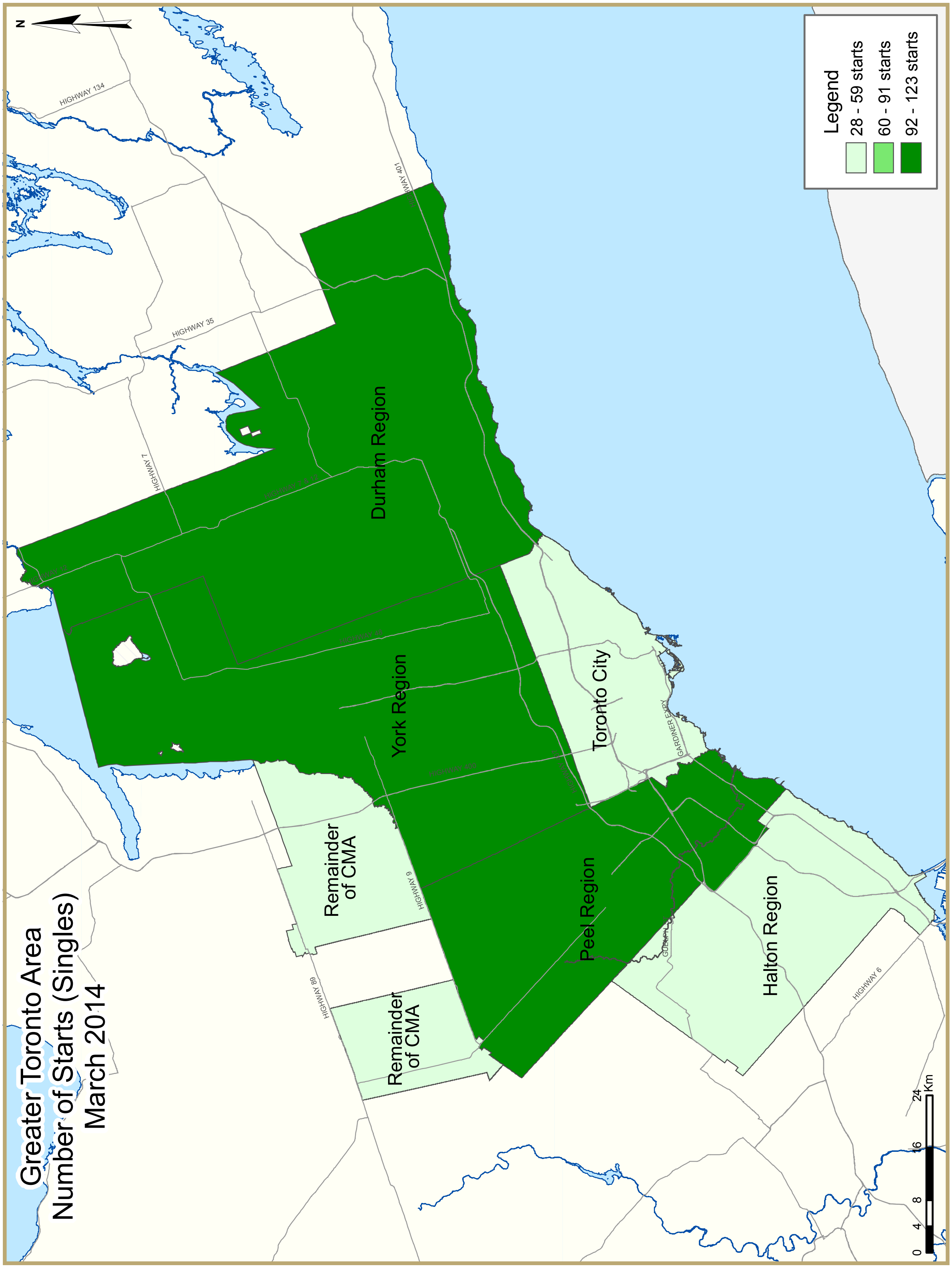
Soure:Statistics Canada (CANSIM)

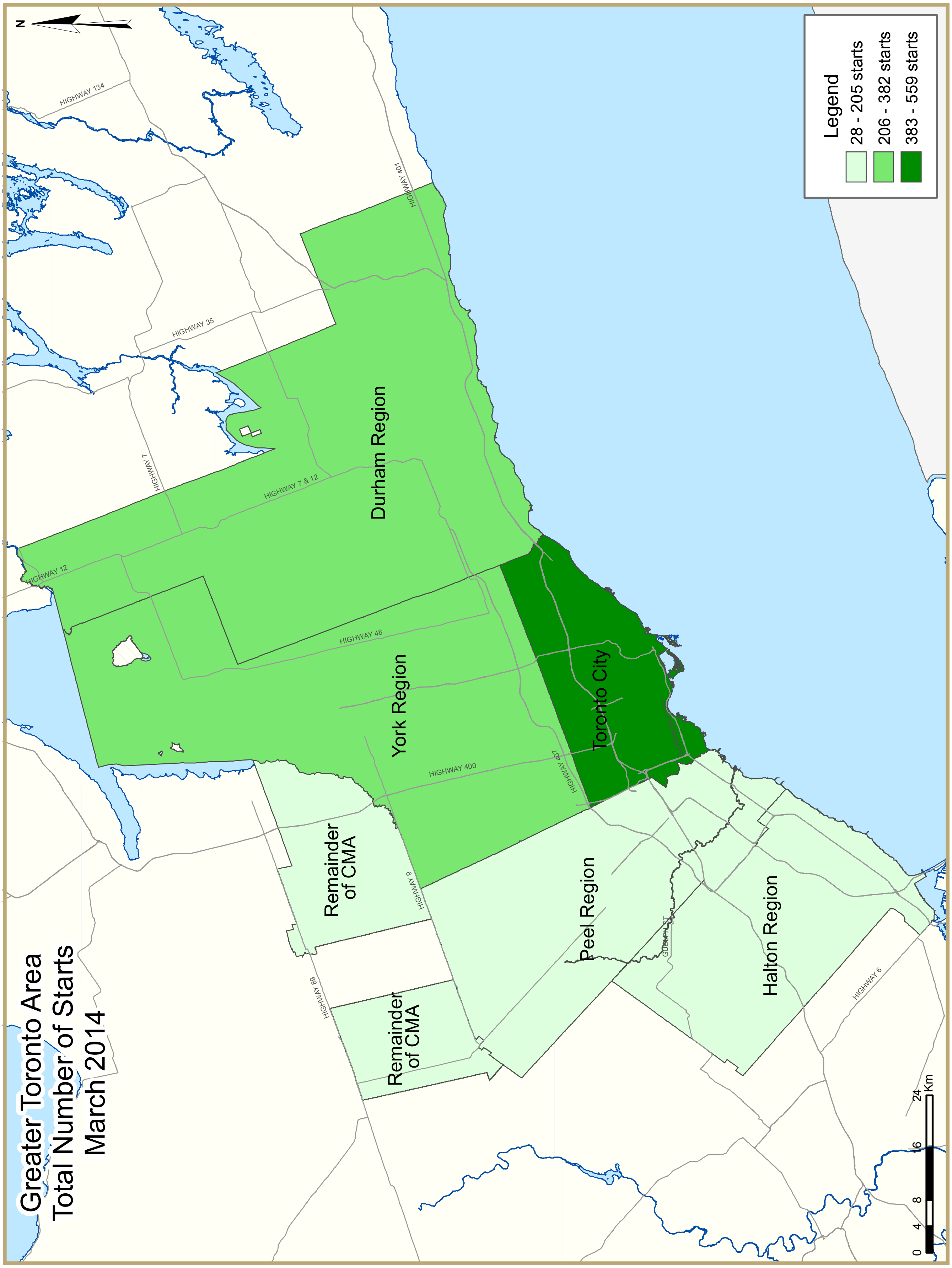
Population growth is a key determinant of long-term housing demand. Along with Oshawa, Toronto was the fastest growing city in Ontario in 2013. Toronto's population increased by about 90,000 people in the year ending June 30, 2013, according to a recent Statistics Canada release[2]. (Statistics Canada uses data from the census, birth and death records, and tax returns to estimate population annually). This was a smaller increase than approximately 100,000 in the 12 months ending June 30, 2012, but similar to the increases in the previous four years. Population growth in Toronto has been growing around 1.5 per cent annually, with the increase of 1.7 per cent in 2012 an exception.

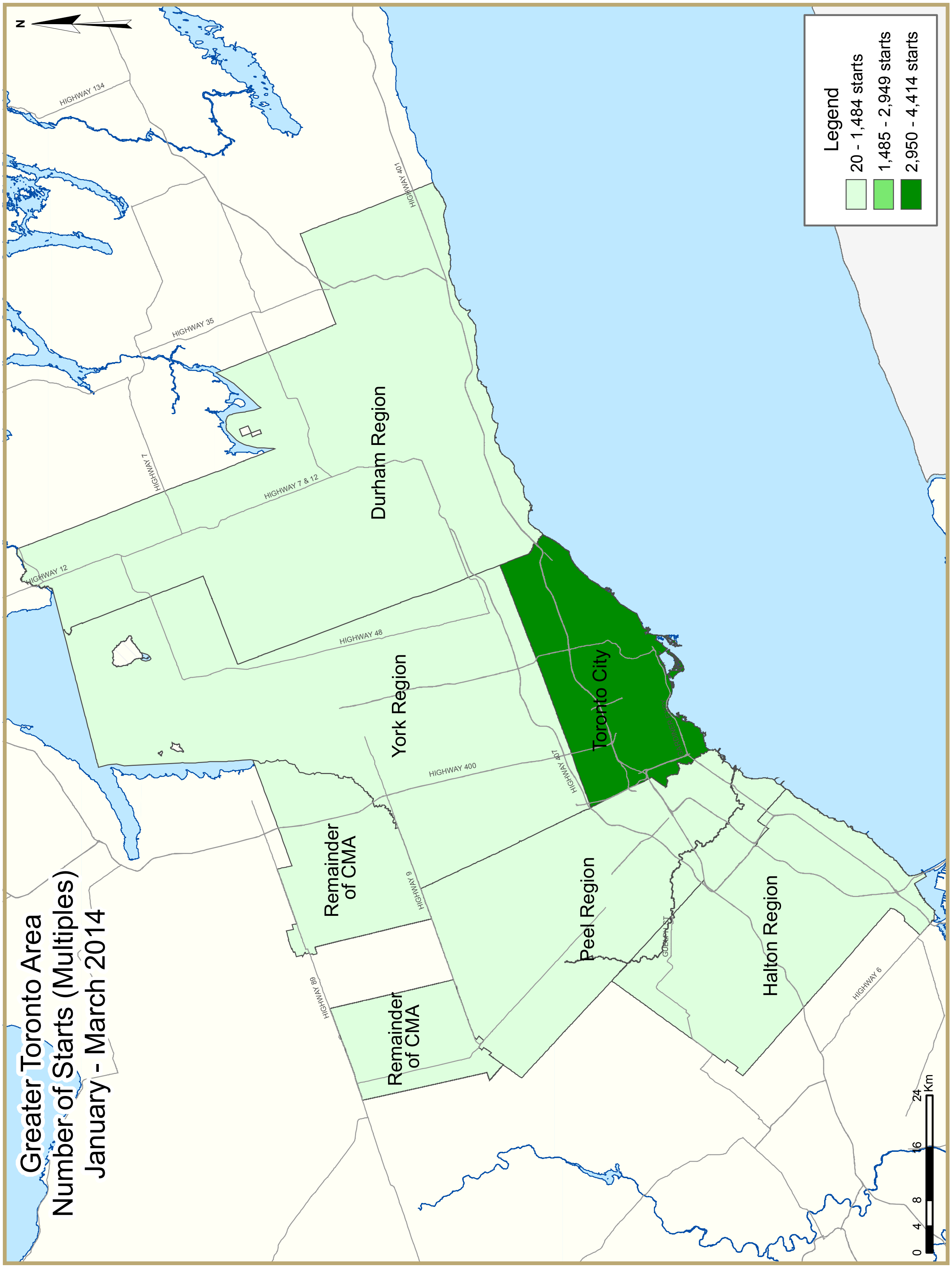
A variety of factors affected Toronto's population growth between 2012 and 2013. New information showed that natural increase was slightly stronger than previously estimated, due to fewer deaths. Gains from migration from all areas were lower than in the previous period. After having increased for several years, net international migration declined in the past two periods. At nearly 7,000, the net outflow to other provinces was slightly smaller than it had been in 2007, the last peak outflow. The net movement to other parts of Ontario increased to what it had been in 2010.

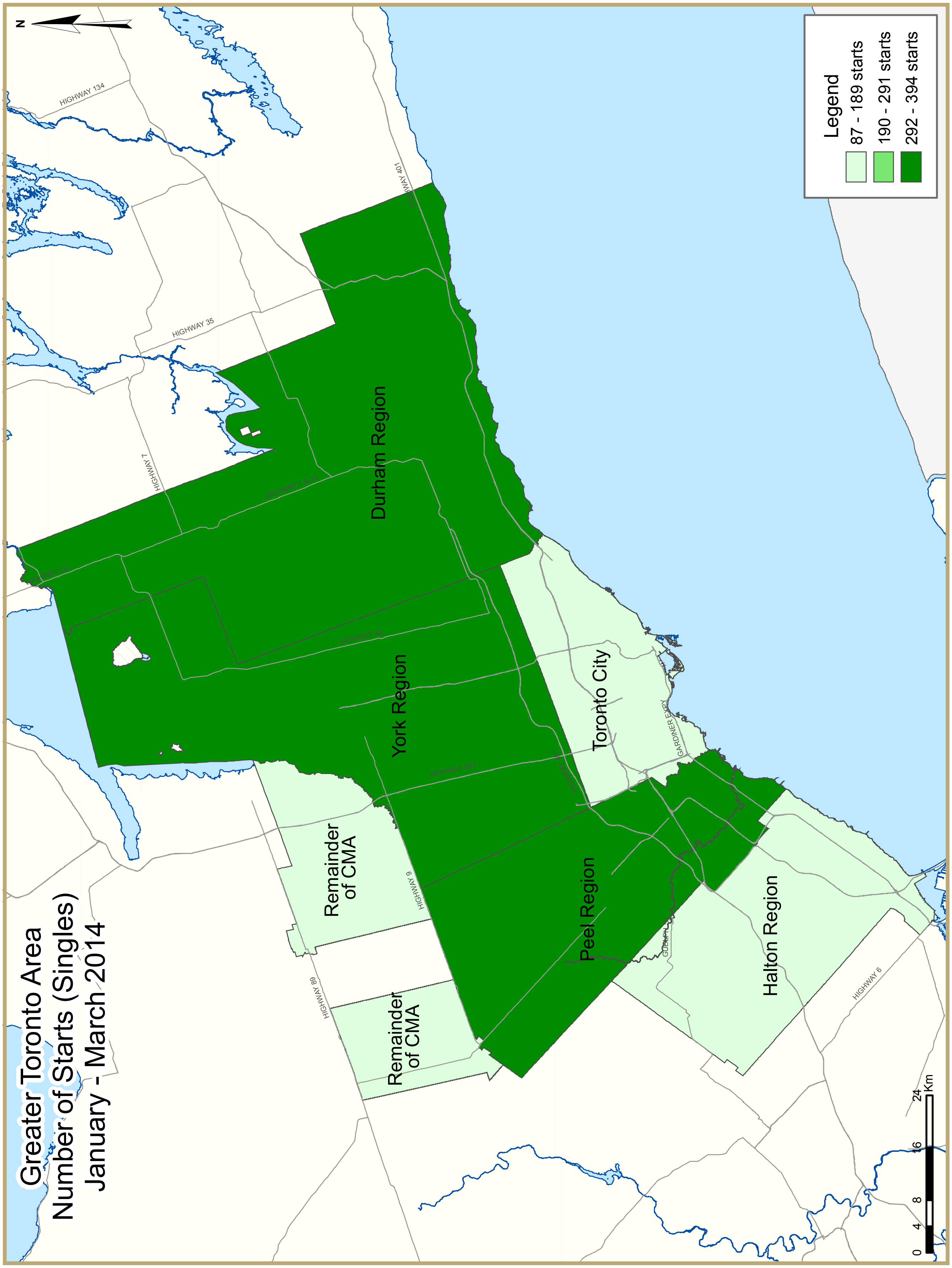
[2] Statistics Canada, The Daily, Feb. 26, 2014

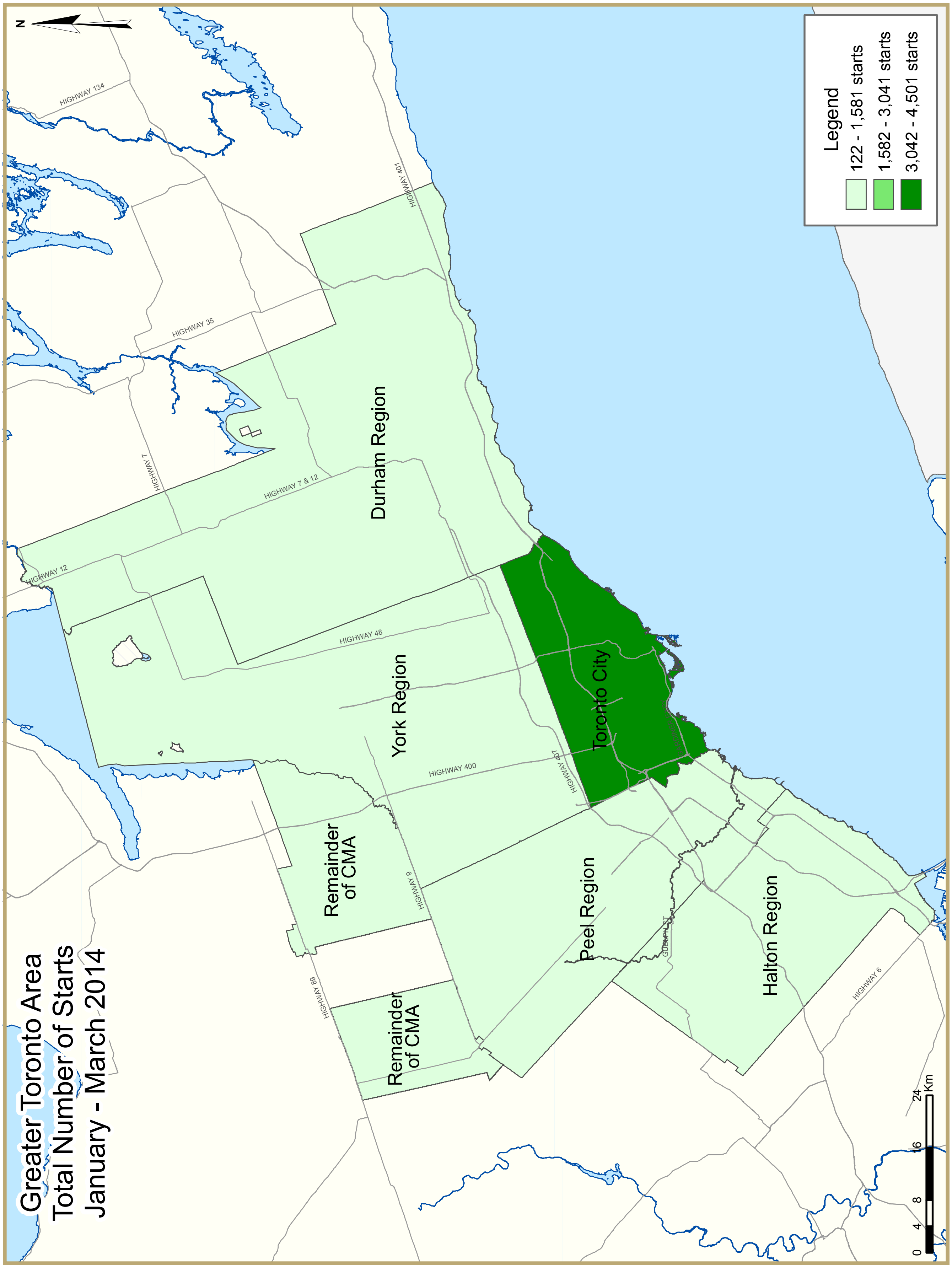

Greater Toronto Area
Number of Starts (Multiples)
March 2014
N
Legend
No starts
67 - 219 starts
220 - 372 starts
373 - 525 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0 4 8 16 24
Km


Greater Toronto Area
Number of Starts (Singles)
March 2014
Legend
28 - 59 starts
60 - 91 starts
92 - 123 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
N
Km
0 4 8 16 24


Greater Toronto Area
Total Number of Starts
March 2014
Legend
28 - 205 starts
206 - 382 starts
383 - 559 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - March 2014
Legend
20 - 1,484 starts
1,485 - 2,949 starts
2,950 - 4,414 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - March 2014
Legend
87 - 189 starts
190 - 291 starts
292 - 394 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
Km
0
4
8
16
24


Greater Toronto Area
Total Number of Starts
January - March 2014
Legend
122 - 1,581 starts
1,582 - 3,041 starts
3,042 - 4,501 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
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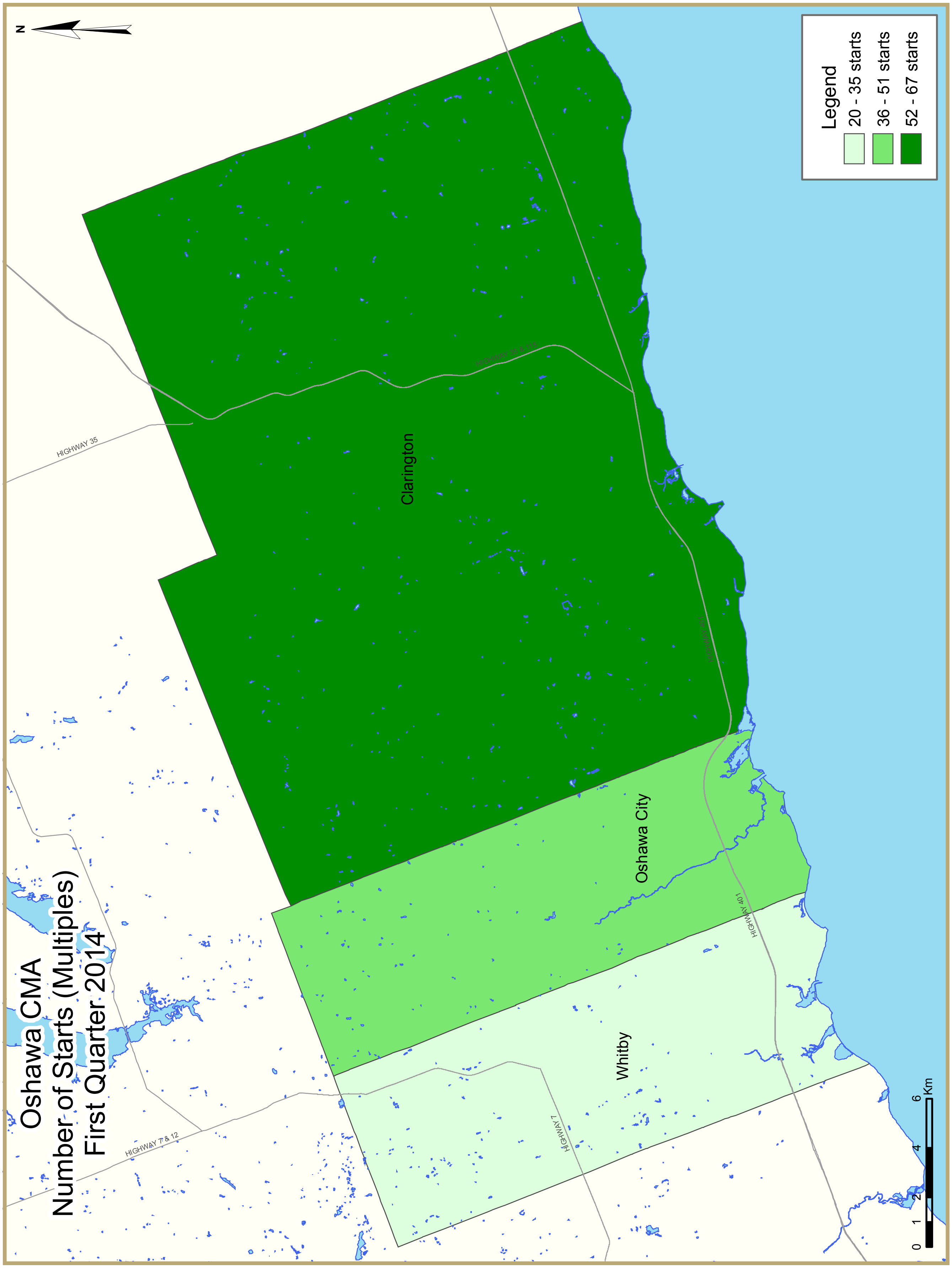
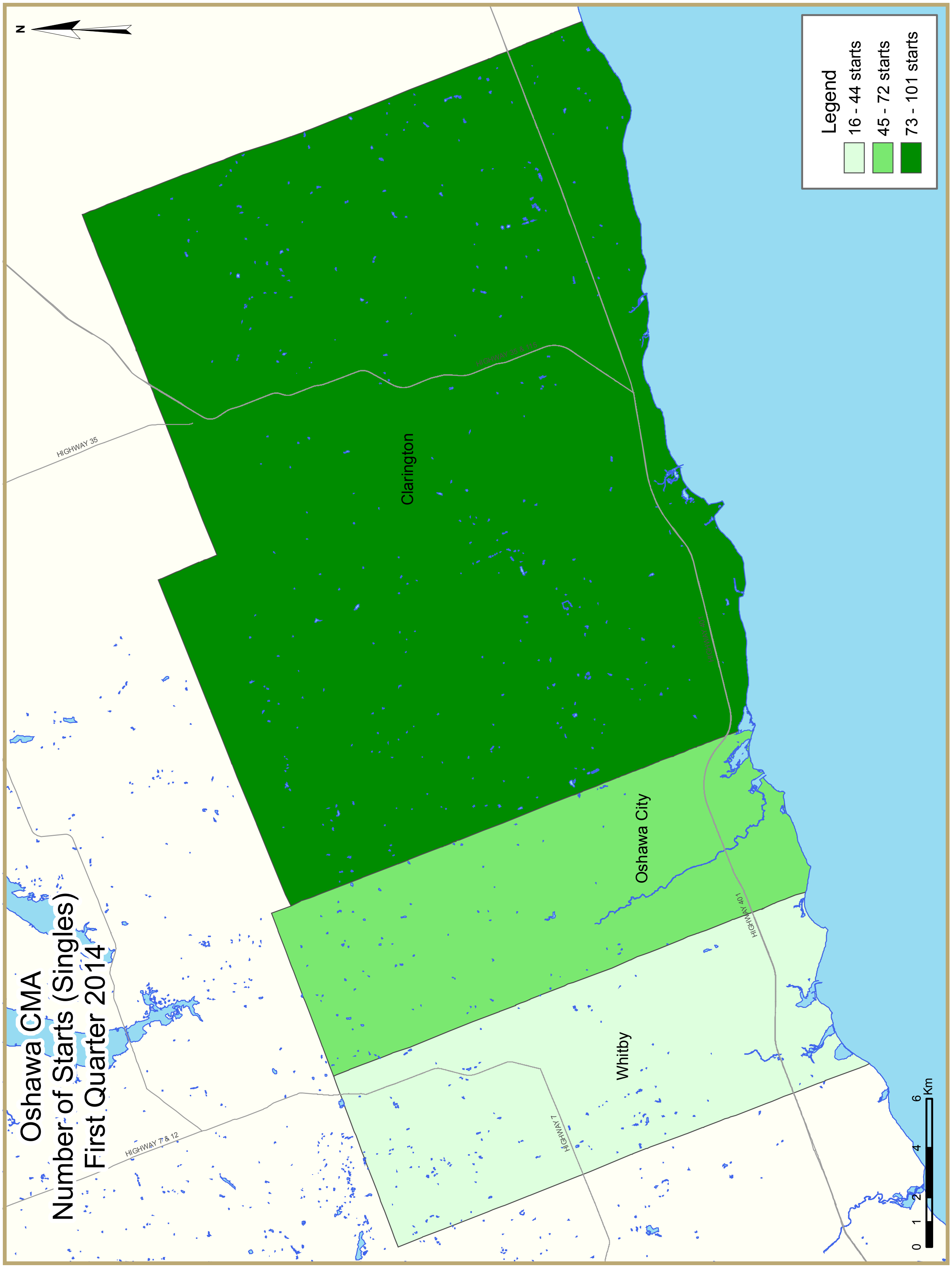
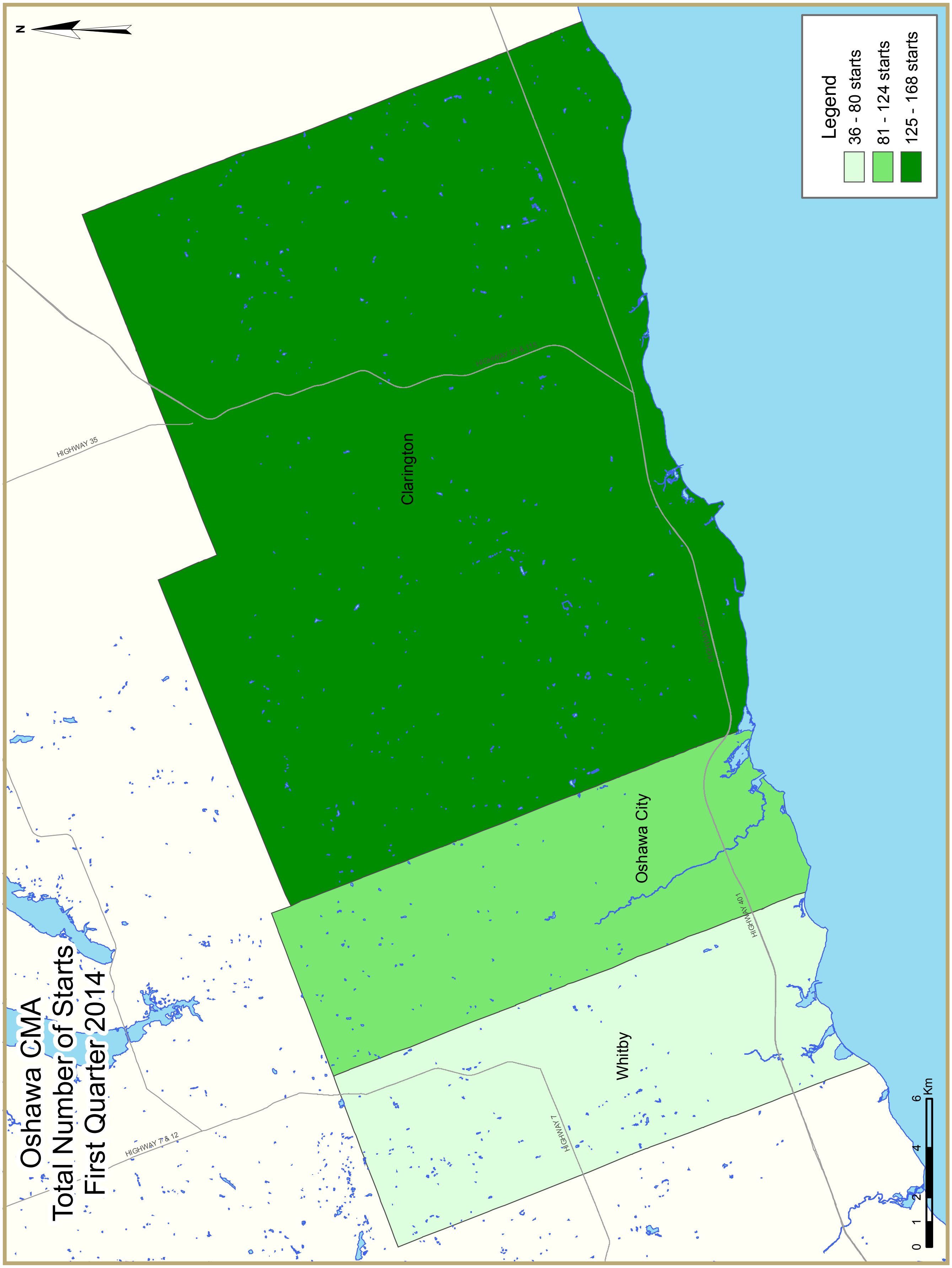
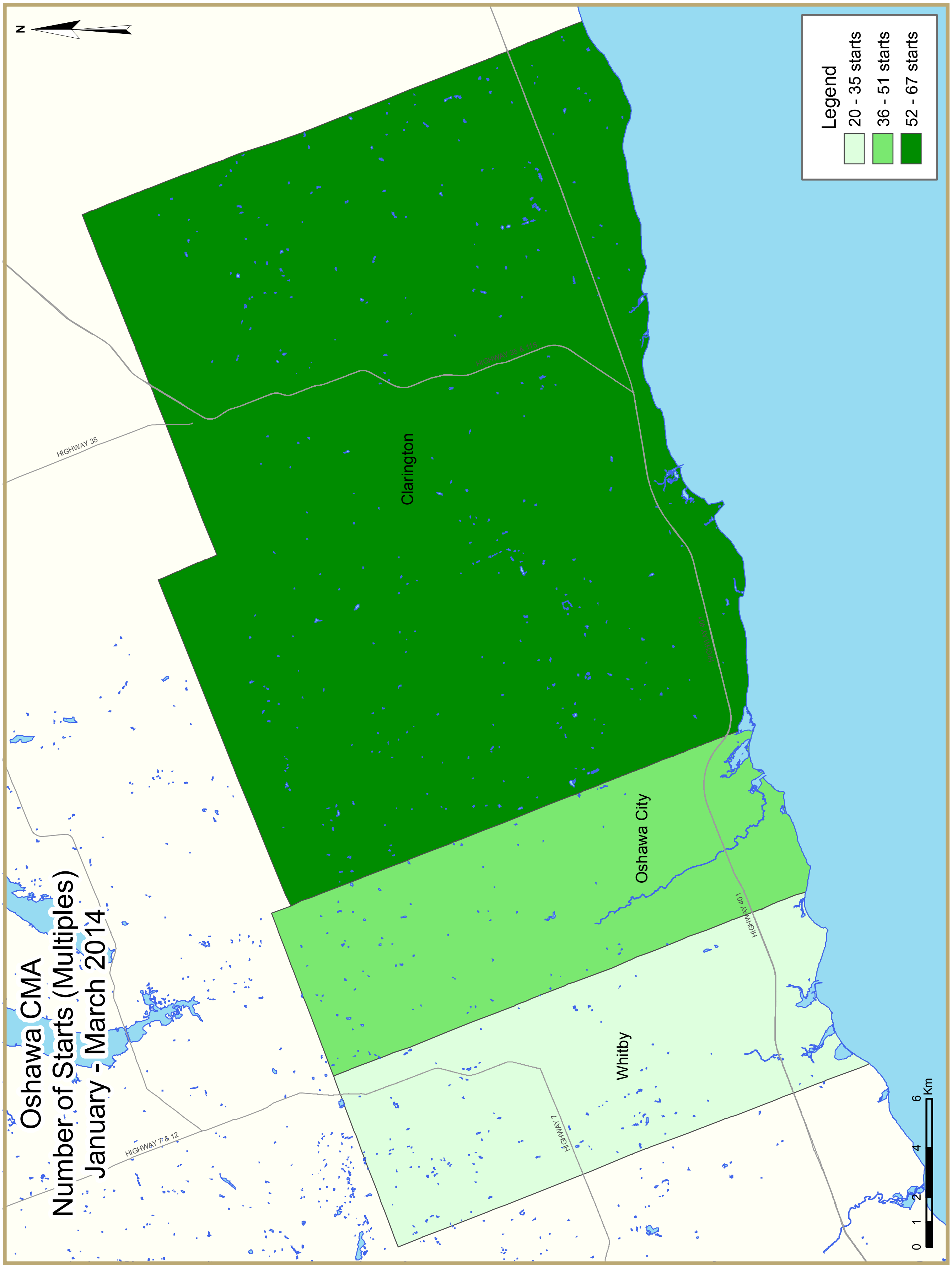
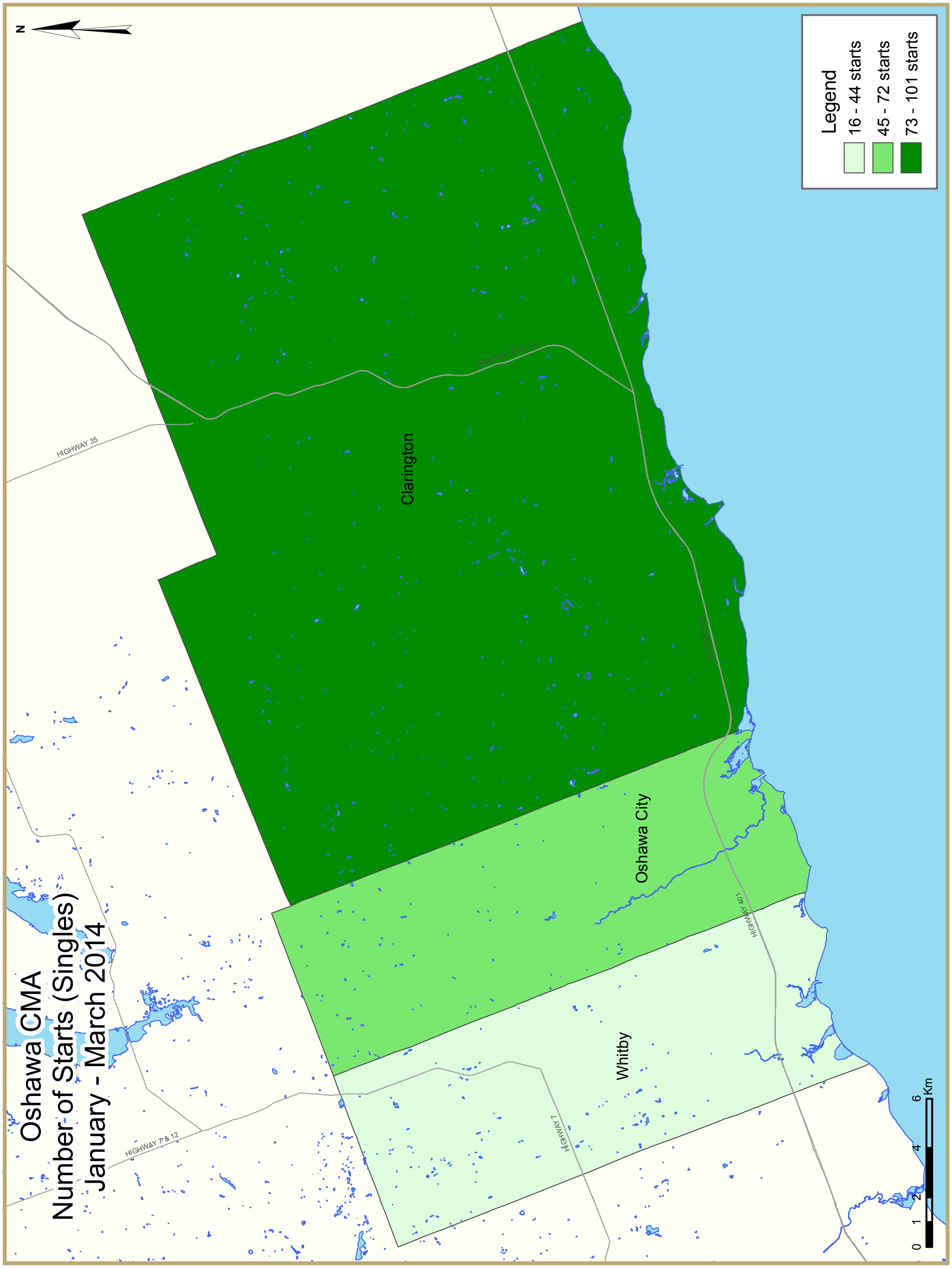
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0 4 8 16 24 Km

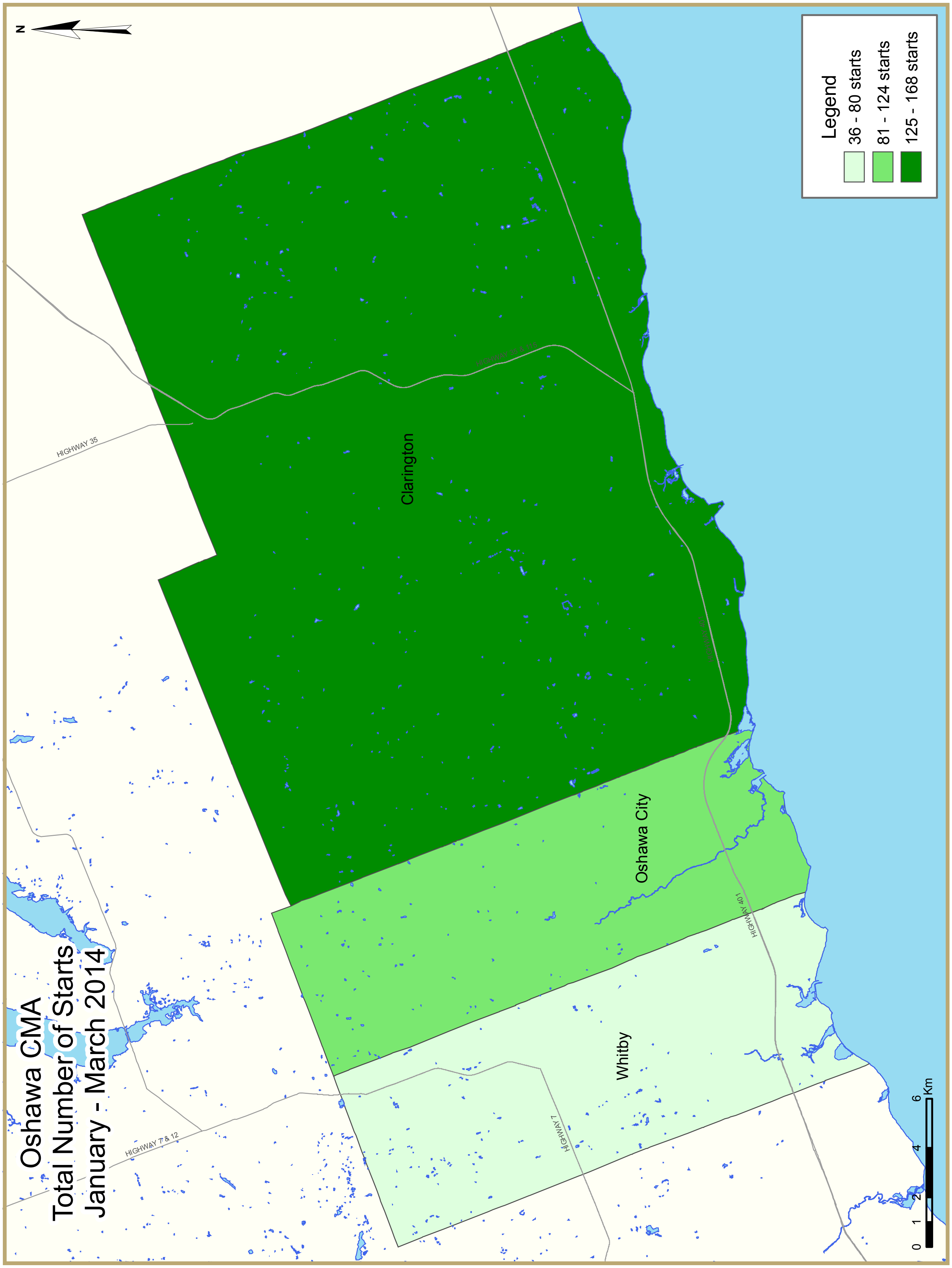

Oshawa CMA
Number of Starts (Multiples)
First Quarter 2014
Legend
20 - 35 starts
36 - 51 starts
52 - 67 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 401
N
Km
0
1
2
4
6


Oshawa CMA
Number of Starts (Singles)
First Quarter 2014
Legend
16 - 44 starts
45 - 72 starts
73 - 101 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 401
N
0 1 2 4 6
Km


Oshawa CMA
Total Number of Starts
First Quarter 2014
Legend
36 - 80 starts
81 - 124 starts
125 - 168 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 401
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - March 2014
Legend
20 - 35 starts
36 - 51 starts
52 - 67 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 401
N
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
January - March 2014
N
Legend
16 - 44 starts
45 - 72 starts
73 - 101 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 401
0 1 2 4 6
Km


Oshawa CMA
Total Number of Starts
January - March 2014
Legend
36 - 80 starts
81 - 124 starts
125 - 168 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
HIGHWAY 401
N
0 1 2 4 6 Km

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:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1a: Housing Starts (SAAR and Trend) March 2014		
Toronto CMA[1]	February 2014	March 2014
Trend[2]	35,895	34,537
SAAR	38,171	16,998
	March 2013	March 2014
Actual		
March - Single-Detached	579	370
March - Multiples	1,525	837
March - Total	2,104	1,207
January to March - Single-Detached	1,691	1,336
January to March - Multiples	5,004	5,754
January to March - Total	6,695	7,090

Table 1b: Housing Starts (SAAR and Trend) March 2014		
Oshawa CMA[1]	February 2014	March 2014
Trend[2]	1,510	1,359
SAAR	1,798	1,883
	March 2013	March 2014
Actual		
March - Single-Detached	79	72
March - Multiples	66	63
March - Total	145	135
January to March - Single-Detached	202	178
January to March - Multiples	125	131
January to March - Total	327	309

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA March 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2014	370	140	214	0	0	482	0	1	1,207
March 2013	574	44	414	5	20	1,045	0	2	2,104
% Change	-35.5	**	-48.3	-100.0	-100.0	-53.9	n/a	-50.0	-42.6
Year-to-date 2014	1,332	238	599	4	128	4,479	0	310	7,090
Year-to-date 2013	1,684	410	635	7	57	3,890	0	12	6,695
% Change	-20.9	-42.0	-5.7	-42.9	124.6	15.1	n/a	**	5.9
UNDER CONSTRUCTION									
March 2014	7,101	1,512	3,157	24	773	55,767	18	1,841	70,193
March 2013	7,789	1,896	3,728	28	816	51,236	22	2,486	68,002
% Change	-8.8	-20.3	-15.3	-14.3	-5.3	8.8	-18.2	-25.9	3.2
COMPLETIONS									
March 2014	760	148	227	0	55	926	0	0	2,116
March 2013	902	97	239	4	91	933	0	0	2,266
% Change	-15.7	52.6	-5.0	-100.0	-39.6	-0.8	n/a	n/a	-6.6
Year-to-date 2014	2,135	400	821	2	89	2,319	0	178	5,944
Year-to-date 2013	2,344	507	771	13	272	3,039	0	476	7,422
% Change	-8.9	-21.1	6.5	-84.6	-67.3	-23.7	n/a	-62.6	-19.9
COMPLETED & NOT ABSORBED									
March 2014	199	17	88	1	18	852	n/a	n/a	1,175
March 2013	156	23	87	0	8	955	n/a	n/a	1,229
% Change	27.6	-26.1	1.1	n/a	125.0	-10.8	n/a	n/a	-4.4
ABSORBED									
March 2014	743	145	232	0	53	1 026	n/a	n/a	2,199
March 2013	894	91	239	3	91	987	n/a	n/a	2,305
% Change	-16.9	59.3	-2.9	-100.0	-41.8	4.0	n/a	n/a	-4.6
Year-to-date 2014	2,110	399	827	2	88	2,450	n/a	n/a	5,876
Year-to-date 2013	2,322	500	755	12	275	2,993	n/a	n/a	6,857
% Change	-9.1	-20.2	9.5	-83.3	-68.0	-18.1	n/a	n/a	-14.3

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

Table 1.1b: Housing Activity Summary of Oshawa CMA March 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2014	72	14	33	0	14	0	0	2	135
March 2013	79	2	16	0	0	0	0	48	145
% Change	-8.9	**	106.3	n/a	n/a	n/a	n/a	-95.8	-6.9
Year-to-date 2014	178	14	81	0	14	0	0	22	309
Year-to-date 2013	202	28	22	0	0	0	27	48	327
% Change	-11.9	-50.0	**	n/a	n/a	n/a	-100.0	-54.2	-5.5
UNDER CONSTRUCTION									
March 2014	514	24	160	0	28	0	2	376	1,104
March 2013	627	56	71	0	115	160	38	202	1,269
% Change	-18.0	-57.1	125.4	n/a	-75.7	-100.0	-94.7	86.1	-13.0
COMPLETIONS									
March 2014	49	2	7	0	0	0	0	0	58
March 2013	76	6	21	0	15	30	0	0	148
% Change	-35.5	-66.7	-66.7	n/a	-100.0	-100.0	n/a	n/a	-60.8
Year-to-date 2014	150	8	13	0	21	0	0	0	192
Year-to-date 2013	215	16	41	0	42	30	0	0	344
% Change	-30.2	-50.0	-68.3	n/a	-50.0	-100.0	n/a	n/a	-44.2
COMPLETED & NOT ABSORBED									
March 2014	25	0	0	0	0	0	n/a	n/a	25
March 2013	8	0	0	0	0	9	n/a	n/a	17
% Change	**	n/a	n/a	n/a	n/a	-100.0	n/a	n/a	47.1
ABSORBED									
March 2014	49	2	7	0	0	0	n/a	n/a	58
March 2013	76	6	21	0	15	30	n/a	n/a	148
% Change	-35.5	-66.7	-66.7	n/a	-100.0	-100.0	n/a	n/a	-60.8
Year-to-date 2014	153	8	14	0	21	0	n/a	n/a	196
Year-to-date 2013	216	16	41	0	44	30	n/a	n/a	347
% Change	-29.2	-50.0	-65.9	n/a	-52.3	-100.0	n/a	n/a	-43.5

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area March 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2014	420	154	247	0	14	482	0	3	1,320
March 2013	610	40	425	0	78	1,277	0	50	2,480
% Change	-31.1	**	-41.9	n/a	-82.1	-62.3	n/a	-94.0	-46.8
Year-to-date 2014	1,425	248	664	1	142	4,479	0	332	7,291
Year-to-date 2013	1,774	432	639	0	115	4,122	27	215	7,324
% Change	-19.7	-42.6	3.9	n/a	23.5	8.7	-100.0	54.4	-0.5
UNDER CONSTRUCTION									
March 2014	7,320	1,484	3,108	11	826	56,203	20	2,524	71,496
March 2013	8,195	1,906	3,727	10	1,023	51,934	60	2,843	69,699
% Change	-10.7	-22.1	-16.6	10.0	-19.3	8.2	-66.7	-11.2	2.6
COMPLETIONS									
March 2014	772	148	240	0	62	926	0	0	2,148
March 2013	951	95	250	1	106	963	0	0	2,366
% Change	-18.8	55.8	-4.0	-100.0	-41.5	-3.8	n/a	n/a	-9.2
Year-to-date 2014	2,157	402	846	0	129	2,319	0	178	6,031
Year-to-date 2013	2,418	497	805	3	310	3,255	0	476	7,764
% Change	-10.8	-19.1	5.1	-100.0	-58.4	-28.8	n/a	-62.6	-22.3
COMPLETED & NOT ABSORBED									
March 2014	231	15	72	0	20	834	n/a	n/a	1,172
March 2013	173	21	71	0	8	972	n/a	n/a	1,245
% Change	33.5	-28.6	1.4	n/a	150.0	-14.2	n/a	n/a	-5.9
ABSORBED									
March 2014	757	145	245	0	60	1 026	n/a	n/a	2,233
March 2013	943	89	250	1	106	1 017	n/a	n/a	2,406
% Change	-19.7	62.9	-2.0	-100.0	-43.4	0.9	n/a	n/a	-7.2
Year-to-date 2014	2,127	401	853	0	128	2,450	n/a	n/a	5,959
Year-to-date 2013	2,393	490	789	3	315	3,201	n/a	n/a	7,191
% Change	-11.1	-18.2	8.1	-100.0	-59.4	-23.5	n/a	n/a	-17.1

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

Table 1.2: Housing Activity Summary by Submarket March 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									
March 2014	34	32	11	0	0	482	0	0	559
March 2013	41	6	6	0	20	918	0	0	991
York Region									
March 2014	115	18	109	0	0	0	0	1	243
March 2013	182	8	69	0	0	0	0	2	261
Peel Region									
March 2014	102	62	5	0	0	0	0	0	169
March 2013	205	22	7	0	0	0	0	0	234
Halton Region									
March 2014	42	4	76	0	0	0	0	0	122
March 2013	54	2	273	0	58	359	0	0	746
Durham Region									
March 2014	127	38	46	0	14	0	0	2	227
March 2013	128	2	70	0	0	0	0	48	248
Toronto CMA									
March 2014	370	140	214	0	0	482	0	1	1,207
March 2013	574	44	414	5	20	1,045	0	2	2,104
Oshawa CMA									
March 2014	72	14	33	0	14	0	0	2	135
March 2013	79	2	16	0	0	0	0	48	145
Greater Toronto Area									
March 2014	420	154	247	0	14	482	0	3	1,320
March 2013	610	40	425	0	78	1,277	0	50	2,480

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

Table 1.2: Housing Activity Summary by Submarket March 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									
March 2014	1,348	218	511	9	332	44,804	10	1,735	48,967
March 2013	1,260	152	578	0	192	41,181	14	1,985	45,362
York Region									
March 2014	1,938	226	949	1	57	7,212	0	102	10,485
March 2013	1,921	418	1,254	1	83	6,015	0	251	9,943
Peel Region									
March 2014	2,209	918	877	1	191	2,533	8	4	6,741
March 2013	3,238	1,054	719	9	166	3,027	8	250	8,472
Halton Region									
March 2014	788	50	404	0	183	1,654	0	307	3,386
March 2013	825	184	896	0	402	1,551	0	155	4,013
Durham Region									
March 2014	1,037	72	367	0	63	0	2	376	1,917
March 2013	951	98	280	0	180	160	38	202	1,909
Toronto CMA									
March 2014	7,101	1,512	3,157	24	773	55,767	18	1,841	70,193
March 2013	7,789	1,896	3,728	28	816	51,236	22	2,486	68,002
Oshawa CMA									
March 2014	514	24	160	0	28	0	2	376	1,104
March 2013	627	56	71	0	115	160	38	202	1,269
Greater Toronto Area									
March 2014	7,320	1,484	3,108	11	826	56,203	20	2,524	71,496
March 2013	8,195	1,906	3,727	10	1,023	51,934	60	2,843	69,699

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

Table 1.2: Housing Activity Summary by Submarket March 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									
March 2014	107	4	9	0	9	926	0	0	1,055
March 2013	70	6	6	0	56	755	0	0	893
York Region									
March 2014	234	38	145	0	0	0	0	0	417
March 2013	271	30	141	0	0	132	0	0	574
Peel Region									
March 2014	232	98	59	0	46	0	0	0	435
March 2013	334	41	49	0	0	0	0	0	424
Halton Region									
March 2014	120	2	20	0	7	0	0	0	149
March 2013	120	12	33	1	29	46	0	0	241
Durham Region									
March 2014	79	6	7	0	0	0	0	0	92
March 2013	156	6	21	0	21	30	0	0	234
Toronto CMA									
March 2014	760	148	227	0	55	926	0	0	2,116
March 2013	902	97	239	4	91	933	0	0	2,266
Oshawa CMA									
March 2014	49	2	7	0	0	0	0	0	58
March 2013	76	6	21	0	15	30	0	0	148
Greater Toronto Area									
March 2014	772	148	240	0	62	926	0	0	2,148
March 2013	951	95	250	1	106	963	0	0	2,366

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

Table 1.2: Housing Activity Summary by Submarket March 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									
March 2014	110	4	50	0	11	749	n/a	n/a	924
March 2013	84	9	39	0	6	831	n/a	n/a	969
York Region									
March 2014	36	7	21	0	5	81	n/a	n/a	150
March 2013	17	6	6	0	0	32	n/a	n/a	61
Peel Region									
March 2014	22	2	1	0	2	0	n/a	n/a	27
March 2013	19	6	19	0	2	59	n/a	n/a	105
Halton Region									
March 2014	23	2	0	0	2	4	n/a	n/a	31
March 2013	23	0	0	0	0	32	n/a	n/a	55
Durham Region									
March 2014	40	0	0	0	0	0	n/a	n/a	40
March 2013	30	0	7	0	0	18	n/a	n/a	55
Toronto CMA									
March 2014	199	17	88	1	18	852	n/a	n/a	1,175
March 2013	156	23	87	0	8	955	n/a	n/a	1,229
Oshawa CMA									
March 2014	25	0	0	0	0	0	n/a	n/a	25
March 2013	8	0	0	0	0	9	n/a	n/a	17
Greater Toronto Area									
March 2014	231	15	72	0	20	834	n/a	n/a	1,172
March 2013	173	21	71	0	8	972	n/a	n/a	1,245

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

Table 1.2: Housing Activity Summary by Submarket March 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									
March 2014	99	2	14	0	7	1,016	n/a	n/a	1,138
March 2013	61	6	6	0	56	788	n/a	n/a	917
York Region									
March 2014	233	37	145	0	0	10	n/a	n/a	425
March 2013	270	24	141	0	0	138	n/a	n/a	573
Peel Region									
March 2014	225	98	59	0	46	0	n/a	n/a	428
March 2013	335	41	49	0	0	15	n/a	n/a	440
Halton Region									
March 2014	121	2	20	0	7	0	n/a	n/a	150
March 2013	120	12	33	1	29	46	n/a	n/a	241
Durham Region									
March 2014	79	6	7	0	0	0	n/a	n/a	92
March 2013	157	6	21	0	21	30	n/a	n/a	235
Toronto CMA									
March 2014	743	145	232	0	53	1,026	n/a	n/a	2,199
March 2013	894	91	239	3	91	987	n/a	n/a	2,305
Oshawa CMA									
March 2014	49	2	7	0	0	0	n/a	n/a	58
March 2013	76	6	21	0	15	30	n/a	n/a	148
Greater Toronto Area									
March 2014	757	145	245	0	60	1,026	n/a	n/a	2,233
March 2013	943	89	250	1	106	1,017	n/a	n/a	2,406

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)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	% Change
Toronto City	34	41	32	6	11	26	482	918	559	991	-43.6
Toronto	10	13	32	0	0	6	482	530	524	549	-4.6
East York	3	2	0	0	0	0	0	0	3	2	50.0
Etobicoke	7	7	0	0	0	0	0	0	7	7	0.0
North York	10	11	0	6	0	20	0	388	10	425	-97.6
Scarborough	4	5	0	0	11	0	0	0	15	5	200.0
York	0	3	0	0	0	0	0	0	0	3	-100.0
York Region	115	182	18	8	109	69	1	2	243	261	-6.9
Aurora	6	0	0	0	9	0	0	0	15	0	n/a
East Gwillimbury	3	0	0	0	0	0	0	0	3	0	n/a
Georgina Township	13	17	0	2	0	8	0	0	13	27	-51.9
King Township	9	11	0	0	0	0	0	0	9	11	-18.2
Markham	10	60	18	6	23	45	1	2	52	113	-54.0
Newmarket	9	30	0	0	0	0	0	0	9	30	-70.0
Richmond Hill	6	29	0	0	77	16	0	0	83	45	84.4
Vaughan	58	31	0	0	0	0	0	0	58	31	87.1
Whitchurch-Stouffville	1	4	0	0	0	0	0	0	1	4	-75.0
Peel Region	102	205	62	22	5	7	0	0	169	234	-27.8
Brampton	73	129	62	4	5	7	0	0	140	140	0.0
Caledon	22	14	0	0	0	0	0	0	22	14	57.1
Mississauga	7	62	0	18	0	0	0	0	7	80	-91.3
Halton Region	42	54	4	2	76	331	0	359	122	746	-83.6
Burlington	2	0	0	0	0	58	0	232	2	290	-99.3
Halton Hills	2	4	2	0	0	117	0	0	4	121	-96.7
Milton	15	8	2	2	69	156	0	0	86	166	-48.2
Oakville	23	42	0	0	7	0	0	127	30	169	-82.2
Durham Region	127	128	38	2	60	70	2	48	227	248	-8.5
Ajax	29	25	18	0	7	0	0	0	54	25	116.0
Brock	4	2	0	0	0	0	0	0	4	2	100.0
Clarington	37	22	14	2	20	4	0	0	71	28	153.6
Oshawa	33	48	0	0	22	12	2	48	57	108	-47.2
Pickering	21	21	6	0	6	54	0	0	33	75	-56.0
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	1	0	0	0	0	0	0	0	1	0	n/a
Whitby	2	9	0	0	5	0	0	0	7	9	-22.2
Remainder of Toronto CMA	28	51	0	6	0	5	0	0	28	62	-54.8
Bradford West Gwillimbury	13	26	0	6	0	0	0	0	13	32	-59.4
Town of Mono	1	2	0	0	0	0	0	0	1	2	-50.0
New Tecumseth	3	12	0	0	0	5	0	0	3	17	-82.4
Orangeville	11	11	0	0	0	0	0	0	11	11	0.0
Toronto CMA	370	579	140	44	214	434	483	1,047	1,207	2,104	-42.6
Oshawa CMA	72	79	14	2	47	16	2	48	135	145	-6.9
Greater Toronto Area (GTA)	420	610	154	40	261	503	485	1,327	1,320	2,480	-46.8

Source: CMHC (Starts and Completions Survey)

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	87	143	40	60	108	62	4,266	2,960	4,501	3,225	39.6
Toronto	27	34	36	6	22	18	2,924	2,422	3,009	2,480	21.3
East York	5	14	4	0	0	0	0	0	9	14	-35.7
Etobicoke	16	18	0	0	18	0	0	130	34	148	-77.0
North York	29	58	0	54	49	39	1,342	388	1,420	539	163.5
Scarborough	10	14	0	0	19	5	0	20	29	39	-25.6
York	0	5	0	0	0	0	0	0	0	5	-100.0
York Region	394	623	60	48	288	210	4	250	746	1,131	-34.0
Aurora	10	1	0	0	9	0	0	0	19	1	**
East Gwillimbury	12	3	0	0	6	0	0	0	18	3	**
Georgina Township	48	51	0	2	0	19	0	0	48	72	-33.3
King Township	41	47	0	0	0	11	0	0	41	58	-29.3
Markham	55	166	60	24	80	151	4	4	199	345	-42.3
Newmarket	49	132	0	22	0	0	0	0	49	154	-68.2
Richmond Hill	33	60	0	0	187	16	0	6	220	82	168.3
Vaughan	119	93	0	0	6	13	0	240	125	346	-63.9
Whitchurch-Stouffville	27	70	0	0	0	0	0	0	27	70	-61.4
Peel Region	369	581	98	246	107	11	371	463	945	1,301	-27.4
Brampton	275	418	82	154	12	11	103	0	472	583	-19.0
Caledon	72	64	14	24	12	0	0	0	98	88	11.4
Mississauga	22	99	2	68	83	0	268	463	375	630	-40.5
Halton Region	189	142	6	18	128	352	148	616	471	1,128	-58.2
Burlington	6	7	0	0	0	58	0	387	6	452	-98.7
Halton Hills	12	9	2	0	0	117	0	0	14	126	-88.9
Milton	66	76	2	2	109	156	148	0	325	234	38.9
Oakville	105	50	2	16	19	21	0	229	126	316	-60.1
Durham Region	387	285	44	60	175	146	22	48	628	539	16.5
Ajax	174	36	18	10	37	16	0	0	229	62	**
Brock	6	4	0	0	0	0	0	0	6	4	50.0
Clarington	101	63	14	4	53	37	0	0	168	104	61.5
Oshawa	61	113	0	24	22	12	22	48	105	197	-46.7
Pickering	25	41	12	22	43	81	0	0	80	144	-44.4
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	2	1	0	0	0	0	0	0	2	1	100.0
Whitby	16	26	0	0	20	0	0	0	36	26	38.5
Remainder of Toronto CMA	102	131	4	6	16	18	0	0	122	155	-21.3
Bradford West Gwillimbury	40	75	0	6	0	13	0	0	40	94	-57.4
Town of Mono	4	6	0	0	0	0	0	0	4	6	-33.3
New Tecumseth	41	28	4	0	8	5	0	0	53	33	60.6
Orangeville	17	22	0	0	8	0	0	0	25	22	13.6
Toronto CMA	1,336	1,691	238	410	727	692	4,789	3,902	7,090	6,695	5.9
Oshawa CMA	178	202	14	28	95	49	22	48	309	327	-5.5
Greater Toronto Area (GTA)	1,426	1,774	248	432	806	781	4,811	4,337	7,291	7,324	-0.5

Table 2.1: Starts by Submarket and by Dwelling Type, January - March 2014

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Toronto City	11	26	0	0	482	918	0	0
Toronto	0	6	0	0	482	530	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	20	0	0	0	388	0	0
Scarborough	11	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	109	69	0	0	0	0	1	2
Aurora	9	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	8	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	23	45	0	0	0	0	1	2
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	77	16	0	0	0	0	0	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	5	7	0	0	0	0	0	0
Brampton	5	7	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	76	331	0	0	0	359	0	0
Burlington	0	58	0	0	0	232	0	0
Halton Hills	0	117	0	0	0	0	0	0
Milton	69	156	0	0	0	0	0	0
Oakville	7	0	0	0	0	127	0	0
Durham Region	60	70	0	0	0	0	2	48
Ajax	7	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	20	4	0	0	0	0	0	0
Oshawa	22	12	0	0	0	0	2	48
Pickering	6	54	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	5	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	5	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	5	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	214	434	0	0	482	1,045	1	2
Oshawa CMA	47	16	0	0	0	0	2	48
Greater Toronto Area (GTA)	261	503	0	0	482	1,277	3	50

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 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	108	62	0	0	3,960	2,958	306	2
Toronto	22	18	0	0	2,713	2,420	211	2
East York	0	0	0	0	0	0	0	0
Etobicoke	18	0	0	0	0	130	0	0
North York	49	39	0	0	1,247	388	95	0
Scarborough	19	5	0	0	0	20	0	0
York	0	0	0	0	0	0	0	0
York Region	288	210	0	0	0	240	4	10
Aurora	9	0	0	0	0	0	0	0
East Gwillimbury	6	0	0	0	0	0	0	0
Georgina Township	0	19	0	0	0	0	0	0
King Township	0	11	0	0	0	0	0	0
Markham	80	151	0	0	0	0	4	4
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	187	16	0	0	0	0	0	6
Vaughan	6	13	0	0	0	240	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	107	11	0	0	371	463	0	0
Brampton	12	11	0	0	103	0	0	0
Caledon	12	0	0	0	0	0	0	0
Mississauga	83	0	0	0	268	463	0	0
Halton Region	128	352	0	0	148	461	0	155
Burlington	0	58	0	0	0	232	0	155
Halton Hills	0	117	0	0	0	0	0	0
Milton	109	156	0	0	148	0	0	0
Oakville	19	21	0	0	0	229	0	0
Durham Region	175	119	0	27	0	0	22	48
Ajax	37	16	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	53	10	0	27	0	0	0	0
Oshawa	22	12	0	0	0	0	22	48
Pickering	43	81	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	20	0	0	0	0	0	0	0
Remainder of Toronto CMA	16	18	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	8	5	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
Toronto CMA	727	692	0	0	4,479	3,890	310	12
Oshawa CMA	95	22	0	27	0	0	22	48
Greater Toronto Area (GTA)	806	754	0	27	4,479	4,122	332	215

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Toronto City	77	53	482	938	0	0	559	991
Toronto	42	19	482	530	0	0	524	549
East York	3	2	0	0	0	0	3	2
Etobicoke	7	7	0	0	0	0	7	7
North York	10	17	0	408	0	0	10	425
Scarborough	15	5	0	0	0	0	15	5
York	0	3	0	0	0	0	0	3
York Region	242	259	0	0	1	2	243	261
Aurora	15	0	0	0	0	0	15	0
East Gwillimbury	3	0	0	0	0	0	3	0
Georgina Township	13	27	0	0	0	0	13	27
King Township	9	11	0	0	0	0	9	11
Markham	51	111	0	0	1	2	52	113
Newmarket	9	30	0	0	0	0	9	30
Richmond Hill	83	45	0	0	0	0	83	45
Vaughan	58	31	0	0	0	0	58	31
Whitchurch-Stouffville	1	4	0	0	0	0	1	4
Peel Region	169	234	0	0	0	0	169	234
Brampton	140	140	0	0	0	0	140	140
Caledon	22	14	0	0	0	0	22	14
Mississauga	7	80	0	0	0	0	7	80
Halton Region	122	329	0	417	0	0	122	746
Burlington	2	0	0	290	0	0	2	290
Halton Hills	4	121	0	0	0	0	4	121
Milton	86	166	0	0	0	0	86	166
Oakville	30	42	0	127	0	0	30	169
Durham Region	211	200	14	0	2	48	227	248
Ajax	54	25	0	0	0	0	54	25
Brock	4	2	0	0	0	0	4	2
Clarington	57	28	14	0	0	0	71	28
Oshawa	55	60	0	0	2	48	57	108
Pickering	33	75	0	0	0	0	33	75
Scugog	0	1	0	0	0	0	0	1
Uxbridge	1	0	0	0	0	0	1	0
Whitby	7	9	0	0	0	0	7	9
Remainder of Toronto CMA	28	57	0	5	0	0	28	62
Bradford West Gwillimbury	13	32	0	0	0	0	13	32
Town of Mono	1	1	0	1	0	0	1	2
New Tecumseth	3	13	0	4	0	0	3	17
Orangeville	11	11	0	0	0	0	11	11
Toronto CMA	724	1,032	482	1,070	1	2	1,207	2,104
Oshawa CMA	119	97	14	0	2	48	135	145
Greater Toronto Area (GTA)	821	1,075	496	1,355	3	50	1,320	2,480

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - March 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	187	226	4,008	2,997	306	2	4,501	3,225
Toronto	85	58	2,713	2,420	211	2	3,009	2,480
East York	9	14	0	0	0	0	9	14
Etobicoke	16	18	18	130	0	0	34	148
North York	48	112	1,277	427	95	0	1,420	539
Scarborough	29	19	0	20	0	0	29	39
York	0	5	0	0	0	0	0	5
York Region	742	868	0	253	4	10	746	1,131
Aurora	19	1	0	0	0	0	19	1
East Gwillimbury	18	3	0	0	0	0	18	3
Georgina Township	48	72	0	0	0	0	48	72
King Township	41	58	0	0	0	0	41	58
Markham	195	341	0	0	4	4	199	345
Newmarket	49	154	0	0	0	0	49	154
Richmond Hill	220	76	0	0	0	6	220	82
Vaughan	125	93	0	253	0	0	125	346
Whitchurch-Stouffville	27	70	0	0	0	0	27	70
Peel Region	499	838	446	463	0	0	945	1,301
Brampton	369	583	103	0	0	0	472	583
Caledon	98	88	0	0	0	0	98	88
Mississauga	32	167	343	463	0	0	375	630
Halton Region	323	449	148	524	0	155	471	1,128
Burlington	6	7	0	290	0	155	6	452
Halton Hills	14	126	0	0	0	0	14	126
Milton	177	234	148	0	0	0	325	234
Oakville	126	82	0	234	0	0	126	316
Durham Region	586	464	20	0	22	75	628	539
Ajax	229	62	0	0	0	0	229	62
Brock	6	4	0	0	0	0	6	4
Clarington	154	77	14	0	0	27	168	104
Oshawa	83	149	0	0	22	48	105	197
Pickering	74	144	6	0	0	0	80	144
Scugog	2	1	0	0	0	0	2	1
Uxbridge	2	1	0	0	0	0	2	1
Whitby	36	26	0	0	0	0	36	26
Remainder of Toronto CMA	119	148	3	7	0	0	122	155
Bradford West Gwillimbury	40	94	0	0	0	0	40	94
Town of Mono	1	3	3	3	0	0	4	6
New Tecumseth	53	29	0	4	0	0	53	33
Orangeville	25	22	0	0	0	0	25	22
Toronto CMA	2,169	2,729	4,611	3,954	310	12	7,090	6,695
Oshawa CMA	273	252	14	0	22	75	309	327
Greater Toronto Area (GTA)	2,337	2,845	4,622	4,237	332	242	7,291	7,324

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type March 2014												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	% Change
Toronto City	107	70	4	6	18	62	926	755	1,055	893	18.1
Toronto	8	16	0	4	0	0	926	242	934	262	**
East York	2	3	0	0	0	0	0	0	2	3	-33.3
Etobicoke	12	20	0	0	0	51	0	0	12	71	-83.1
North York	68	28	2	0	9	5	0	199	79	232	-65.9
Scarborough	9	2	2	0	9	6	0	314	20	322	-93.8
York	8	1	0	2	0	0	0	0	8	3	166.7
York Region	234	271	38	30	145	141	0	132	417	574	-27.4
Aurora	0	3	0	0	0	0	0	0	0	3	-100.0
East Gwillimbury	0	12	0	0	0	0	0	0	0	12	-100.0
Georgina Township	10	15	0	2	5	0	0	0	15	17	-11.8
King Township	15	5	0	0	8	0	0	0	23	5	**
Markham	66	86	26	22	91	71	0	28	183	207	-11.6
Newmarket	29	15	10	0	0	0	0	0	39	15	160.0
Richmond Hill	53	11	2	4	29	10	0	0	84	25	**
Vaughan	54	62	0	2	12	54	0	0	66	118	-44.1
Whitchurch-Stouffville	7	62	0	0	0	6	0	104	7	172	-95.9
Peel Region	232	334	98	41	105	49	0	0	435	424	2.6
Brampton	169	304	78	40	105	49	0	0	352	393	-10.4
Caledon	44	23	20	1	0	0	0	0	64	24	166.7
Mississauga	19	7	0	0	0	0	0	0	19	7	171.4
Halton Region	120	121	2	12	27	62	0	46	149	241	-38.2
Burlington	10	12	0	0	13	0	0	0	23	12	91.7
Halton Hills	67	0	2	0	0	0	0	0	69	0	n/a
Milton	6	85	0	12	4	41	0	0	10	138	-92.8
Oakville	37	24	0	0	10	21	0	46	47	91	-48.4
Durham Region	79	156	6	6	7	42	0	30	92	234	-60.7
Ajax	18	29	4	0	0	6	0	0	22	35	-37.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	22	36	0	0	7	0	0	0	29	36	-19.4
Oshawa	16	22	2	6	0	3	0	0	18	31	-41.9
Pickering	0	51	0	0	0	0	0	0	0	51	-100.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	12	0	0	0	0	0	0	0	12	0	n/a
Whitby	11	18	0	0	0	33	0	30	11	81	-86.4
Remainder of Toronto CMA	47	42	2	8	0	10	0	0	49	60	-18.3
Bradford West Gwillimbury	16	12	0	8	0	6	0	0	16	26	-38.5
Town of Mono	1	1	0	0	0	0	0	0	1	1	0.0
New Tecumseth	28	25	2	0	0	4	0	0	30	29	3.4
Orangeville	2	4	0	0	0	0	0	0	2	4	-50.0
Toronto CMA	760	906	148	97	282	330	926	933	2,116	2,266	-6.6
Oshawa CMA	49	76	2	6	7	36	0	30	58	148	-60.8
Greater Toronto Area (GTA)	772	952	148	95	302	356	926	963	2,148	2,366	-9.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - March 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	274	229	12	92	59	223	2,304	2,838	2,649	3,382	-21.7
Toronto	40	47	4	6	4	12	1,861	1,842	1,909	1,907	0.1
East York	7	17	0	0	0	0	105	0	112	17	**
Etobicoke	50	58	4	68	0	51	338	483	392	660	-40.6
North York	142	86	2	10	9	154	0	199	153	449	-65.9
Scarborough	27	12	2	0	46	6	0	314	75	332	-77.4
York	8	9	0	8	0	0	0	0	8	17	-52.9
York Region	674	799	96	100	312	459	1	539	1,083	1,897	-42.9
Aurora	0	19	0	0	0	0	0	0	0	19	-100.0
East Gwillimbury	11	21	8	4	0	6	0	0	19	31	-38.7
Georgina Township	29	36	0	2	11	0	0	0	40	38	5.3
King Township	70	33	0	0	15	6	0	0	85	39	117.9
Markham	178	215	64	80	183	140	1	28	426	463	-8.0
Newmarket	116	34	18	0	0	34	0	0	134	68	97.1
Richmond Hill	108	47	2	4	70	59	0	289	180	399	-54.9
Vaughan	114	204	4	10	26	201	0	118	144	533	-73.0
Whitchurch-Stouffville	48	190	0	0	7	13	0	104	55	307	-82.1
Peel Region	794	754	270	243	245	135	192	0	1,501	1,132	32.6
Brampton	596	595	166	238	208	49	0	0	970	882	10.0
Caledon	126	113	24	3	0	58	0	0	150	174	-13.8
Mississauga	72	46	80	2	37	28	192	0	381	76	**
Halton Region	189	250	12	34	303	201	0	324	504	809	-37.7
Burlington	17	20	0	0	33	10	0	186	50	216	-76.9
Halton Hills	74	2	2	0	57	0	0	0	133	2	**
Milton	8	186	10	34	203	119	0	50	221	389	-43.2
Oakville	90	42	0	0	10	72	0	88	100	202	-50.5
Durham Region	226	389	12	28	56	97	0	30	294	544	-46.0
Ajax	39	73	4	12	0	9	0	0	43	94	-54.3
Brock	3	4	0	0	0	0	0	0	3	4	-25.0
Clarington	64	92	4	0	13	6	0	0	81	98	-17.3
Oshawa	52	77	4	16	0	10	0	0	56	103	-45.6
Pickering	11	85	0	0	22	5	0	0	33	90	-63.3
Scugog	6	2	0	0	0	0	0	0	6	2	200.0
Uxbridge	17	10	0	0	0	0	0	0	17	10	70.0
Whitby	34	46	0	0	21	67	0	30	55	143	-61.5
Remainder of Toronto CMA	156	177	8	30	0	17	0	0	164	224	-26.8
Bradford West Gwillimbury	52	86	4	24	0	6	0	0	56	116	-51.7
Town of Mono	5	6	0	0	0	0	0	0	5	6	-16.7
New Tecumseth	92	65	4	6	0	4	0	0	96	75	28.0
Orangeville	7	20	0	0	0	7	0	0	7	27	-74.1
Toronto CMA	2,137	2,357	402	511	908	1,039	2,497	3,515	5,944	7,422	-19.9
Oshawa CMA	150	215	8	16	34	83	0	30	192	344	-44.2
Greater Toronto Area (GTA)	2,157	2,421	402	497	975	1,115	2,497	3,731	6,031	7,764	-22.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Toronto City	18	62	0	0	926	755	0	0
Toronto	0	0	0	0	926	242	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	51	0	0	0	0	0	0
North York	9	5	0	0	0	199	0	0
Scarborough	9	6	0	0	0	314	0	0
York	0	0	0	0	0	0	0	0
York Region	145	141	0	0	0	132	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	5	0	0	0	0	0	0	0
King Township	8	0	0	0	0	0	0	0
Markham	91	71	0	0	0	28	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	29	10	0	0	0	0	0	0
Vaughan	12	54	0	0	0	0	0	0
Whitchurch-Stouffville	0	6	0	0	0	104	0	0
Peel Region	105	49	0	0	0	0	0	0
Brampton	105	49	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	27	62	0	0	0	46	0	0
Burlington	13	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	4	41	0	0	0	0	0	0
Oakville	10	21	0	0	0	46	0	0
Durham Region	7	42	0	0	0	30	0	0
Ajax	0	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	7	0	0	0	0	0	0	0
Oshawa	0	3	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	0	33	0	0	0	30	0	0
Remainder of Toronto CMA	0	10	0	0	0	0	0	0
Bradford West Gwillimbury	0	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	4	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	282	330	0	0	926	933	0	0
Oshawa CMA	7	36	0	0	0	30	0	0
Greater Toronto Area (GTA)	302	356	0	0	926	963	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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	59	223	0	0	2,127	2,364	177	474
Toronto	4	12	0	0	1,684	1,368	177	474
East York	0	0	0	0	105	0	0	0
Etobicoke	0	51	0	0	338	483	0	0
North York	9	154	0	0	0	199	0	0
Scarborough	46	6	0	0	0	314	0	0
York	0	0	0	0	0	0	0	0
York Region	312	459	0	0	0	539	1	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	11	0	0	0	0	0	0	0
King Township	15	6	0	0	0	0	0	0
Markham	183	140	0	0	0	28	1	0
Newmarket	0	34	0	0	0	0	0	0
Richmond Hill	70	59	0	0	0	289	0	0
Vaughan	26	201	0	0	0	118	0	0
Whitchurch-Stouffville	7	13	0	0	0	104	0	0
Peel Region	245	135	0	0	192	0	0	0
Brampton	208	49	0	0	0	0	0	0
Caledon	0	58	0	0	0	0	0	0
Mississauga	37	28	0	0	192	0	0	0
Halton Region	303	201	0	0	0	322	0	2
Burlington	33	10	0	0	0	186	0	0
Halton Hills	57	0	0	0	0	0	0	0
Milton	203	119	0	0	0	48	0	2
Oakville	10	72	0	0	0	88	0	0
Durham Region	56	97	0	0	0	30	0	0
Ajax	0	9	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	13	6	0	0	0	0	0	0
Oshawa	0	10	0	0	0	0	0	0
Pickering	22	5	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	21	67	0	0	0	30	0	0
Remainder of Toronto CMA	0	17	0	0	0	0	0	0
Bradford West Gwillimbury	0	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	4	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	908	1,039	0	0	2,319	3,039	178	476
Oshawa CMA	34	83	0	0	0	30	0	0
Greater Toronto Area (GTA)	975	1,115	0	0	2,319	3,255	178	476

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013	March 2014	March 2013
Toronto City	120	82	935	811	0	0	1,055	893
Toronto	8	20	926	242	0	0	934	262
East York	2	3	0	0	0	0	2	3
Etobicoke	12	20	0	51	0	0	12	71
North York	70	28	9	204	0	0	79	232
Scarborough	20	8	0	314	0	0	20	322
York	8	3	0	0	0	0	8	3
York Region	417	442	0	132	0	0	417	574
Aurora	0	3	0	0	0	0	0	3
East Gwillimbury	0	12	0	0	0	0	0	12
Georgina Township	15	17	0	0	0	0	15	17
King Township	23	5	0	0	0	0	23	5
Markham	183	179	0	28	0	0	183	207
Newmarket	39	15	0	0	0	0	39	15
Richmond Hill	84	25	0	0	0	0	84	25
Vaughan	66	118	0	0	0	0	66	118
Whitchurch-Stouffville	7	68	0	104	0	0	7	172
Peel Region	389	424	46	0	0	0	435	424
Brampton	306	393	46	0	0	0	352	393
Caledon	64	24	0	0	0	0	64	24
Mississauga	19	7	0	0	0	0	19	7
Halton Region	142	165	7	76	0	0	149	241
Burlington	16	12	7	0	0	0	23	12
Halton Hills	69	0	0	0	0	0	69	0
Milton	10	130	0	8	0	0	10	138
Oakville	47	23	0	68	0	0	47	91
Durham Region	92	183	0	51	0	0	92	234
Ajax	22	29	0	6	0	0	22	35
Brock	0	0	0	0	0	0	0	0
Clarington	29	36	0	0	0	0	29	36
Oshawa	18	28	0	3	0	0	18	31
Pickering	0	51	0	0	0	0	0	51
Scugog	0	0	0	0	0	0	0	0
Uxbridge	12	0	0	0	0	0	12	0
Whitby	11	39	0	42	0	0	11	81
Remainder of Toronto CMA	49	57	0	3	0	0	49	60
Bradford West Gwillimbury	16	26	0	0	0	0	16	26
Town of Mono	1	0	0	1	0	0	1	1
New Tecumseth	30	27	0	2	0	0	30	29
Orangeville	2	4	0	0	0	0	2	4
Toronto CMA	1,135	1,238	981	1,028	0	0	2,116	2,266
Oshawa CMA	58	103	0	45	0	0	58	148
Greater Toronto Area (GTA)	1,160	1,296	988	1,070	0	0	2,148	2,366

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - March 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Toronto City	336	488	2,136	2,420	177	474	2,649	3,382
Toronto	48	65	1,684	1,368	177	474	1,909	1,907
East York	7	17	105	0	0	0	112	17
Etobicoke	54	126	338	534	0	0	392	660
North York	144	245	9	204	0	0	153	449
Scarborough	75	18	0	314	0	0	75	332
York	8	17	0	0	0	0	8	17
York Region	1,075	1,261	7	636	1	0	1,083	1,897
Aurora	0	17	0	2	0	0	0	19
East Gwillimbury	19	31	0	0	0	0	19	31
Georgina Township	40	38	0	0	0	0	40	38
King Township	85	39	0	0	0	0	85	39
Markham	425	435	0	28	1	0	426	463
Newmarket	134	68	0	0	0	0	134	68
Richmond Hill	173	98	7	301	0	0	180	399
Vaughan	144	332	0	201	0	0	144	533
Whitchurch-Stouffville	55	203	0	104	0	0	55	307
Peel Region	1,254	1,104	247	28	0	0	1,501	1,132
Brampton	924	882	46	0	0	0	970	882
Caledon	150	174	0	0	0	0	150	174
Mississauga	180	48	201	28	0	0	381	76
Halton Region	467	404	37	403	0	2	504	809
Burlington	29	30	21	186	0	0	50	216
Halton Hills	133	2	0	0	0	0	133	2
Milton	205	331	16	56	0	2	221	389
Oakville	100	41	0	161	0	0	100	202
Durham Region	273	463	21	81	0	0	294	544
Ajax	43	85	0	9	0	0	43	94
Brock	3	4	0	0	0	0	3	4
Clarington	81	98	0	0	0	0	81	98
Oshawa	56	93	0	10	0	0	56	103
Pickering	33	90	0	0	0	0	33	90
Scugog	6	2	0	0	0	0	6	2
Uxbridge	17	10	0	0	0	0	17	10
Whitby	34	81	21	62	0	0	55	143
Remainder of Toronto CMA	160	210	4	14	0	0	164	224
Bradford West Gwillimbury	56	116	0	0	0	0	56	116
Town of Mono	3	2	2	4	0	0	5	6
New Tecumseth	94	65	2	10	0	0	96	75
Orangeville	7	27	0	0	0	0	7	27
Toronto CMA	3,356	3,622	2,410	3,324	178	476	5,944	7,422
Oshawa CMA	171	272	21	72	0	0	192	344
Greater Toronto Area (GTA)	3,405	3,720	2,448	3,568	178	476	6,031	7,764

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 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													
March 2014	0	0.0	0	0.0	0	0.0	9	9.6	85	90.4	94	1,297,500	1,434,011
March 2013	0	0.0	1	1.8	0	0.0	2	3.6	53	94.6	56	1,482,750	1,577,044
Year-to-date 2014	0	0.0	2	0.8	2	0.8	27	10.2	233	88.3	264	1,262,500	1,436,363
Year-to-date 2013	0	0.0	2	1.0	1	0.5	19	9.6	175	88.8	197	1,339,900	1,504,099
Toronto													
March 2014	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,647,000	1,833,909
March 2013	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	1,869,500	1,995,400
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	53	100.0	53	1,295,000	1,501,283
Year-to-date 2013	0	0.0	0	0.0	0	0.0	4	10.3	35	89.7	39	1,295,000	1,854,074
East York													
March 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	--	--
Etobicoke													
March 2014	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,434,250	1,369,249
Year-to-date 2014	0	0.0	0	0.0	0	0.0	3	5.9	48	94.1	51	1,100,000	1,219,543
Year-to-date 2013	0	0.0	0	0.0	0	0.0	9	16.1	47	83.9	56	1,399,950	1,384,827
North York													
March 2014	0	0.0	0	0.0	0	0.0	3	5.8	49	94.2	52	1,425,000	1,456,323
March 2013	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	1,539,000	1,662,063
Year-to-date 2014	0	0.0	1	0.8	1	0.8	6	4.8	116	93.5	124	1,500,000	1,662,359
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	72	100.0	72	1,470,050	1,629,180
Scarborough													
March 2014	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
March 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	1	4.0	1	4.0	15	60.0	8	32.0	25	725,000	844,906
Year-to-date 2013	0	0.0	2	18.2	1	9.1	1	9.1	7	63.6	11	850,000	763,909
York													
March 2014	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
March 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	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	844,345	888,728

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 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													
March 2014	6	2.6	3	1.3	46	19.7	52	22.3	126	54.1	233	837,990	879,923
March 2013	25	9.3	23	8.6	72	26.8	118	43.9	31	11.5	269	664,990	683,727
Year-to-date 2014	43	6.4	28	4.2	97	14.5	168	25.2	331	49.6	667	799,990	857,727
Year-to-date 2013	55	6.9	64	8.1	194	24.4	355	44.7	126	15.9	794	672,990	719,895
Aurora													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
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	1	5.6	3	16.7	2	11.1	12	66.7	18	854,990	910,829
East Gwillimbury													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	9	75.0	2	16.7	0	0.0	1	8.3	0	0.0	12	440,490	469,823
Year-to-date 2014	7	63.6	4	36.4	0	0.0	0	0.0	0	0.0	11	449,990	450,081
Year-to-date 2013	18	85.7	2	9.5	0	0.0	1	4.8	0	0.0	21	439,990	441,371
Georgina Township													
March 2014	6	60.0	0	0.0	0	0.0	0	0.0	4	40.0	10	417,990	656,192
March 2013	11	73.3	1	6.7	1	6.7	1	6.7	1	6.7	15	349,999	486,185
Year-to-date 2014	20	69.0	0	0.0	0	0.0	2	6.9	7	24.1	29	379,990	541,336
Year-to-date 2013	25	69.4	4	11.1	2	5.6	3	8.3	2	5.6	36	367,490	458,627
King Township													
March 2014	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	895,990	1,029,276
March 2013	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	1	1.5	10	15.4	54	83.1	65	878,990	996,680
Year-to-date 2013	0	0.0	0	0.0	1	3.1	19	59.4	12	37.5	32	774,490	831,085
Markham													
March 2014	0	0.0	2	3.0	16	24.2	16	24.2	32	48.5	66	799,490	821,827
March 2013	4	4.7	10	11.6	23	26.7	34	39.5	15	17.4	86	661,990	702,486
Year-to-date 2014	0	0.0	2	1.1	24	13.5	50	28.1	102	57.3	178	860,990	930,395
Year-to-date 2013	4	1.9	18	8.4	76	35.3	82	38.1	35	16.3	215	661,990	700,337
Newmarket													
March 2014	0	0.0	1	3.4	8	27.6	20	69.0	0	0.0	29	681,990	662,658
March 2013	0	0.0	0	0.0	1	6.7	14	93.3	0	0.0	15	693,900	697,567
Year-to-date 2014	15	12.8	20	17.1	33	28.2	48	41.0	1	0.9	117	619,900	605,686
Year-to-date 2013	0	0.0	2	5.9	3	8.8	29	85.3	0	0.0	34	695,900	687,649
Richmond Hill													
March 2014	0	0.0	0	0.0	0	0.0	9	16.4	46	83.6	55	882,990	1,002,101
March 2013	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	857,995	1,007,186
Year-to-date 2014	0	0.0	0	0.0	1	0.9	27	24.5	82	74.5	110	860,990	1,019,683
Year-to-date 2013	0	0.0	0	0.0	4	8.9	21	46.7	20	44.4	45	774,990	915,503
Vaughan													
March 2014	0	0.0	0	0.0	20	38.5	5	9.6	27	51.9	52	812,990	937,356
March 2013	0	0.0	0	0.0	1	1.6	56	90.3	5	8.1	62	699,445	754,067
Year-to-date 2014	0	0.0	0	0.0	25	23.1	11	10.2	72	66.7	108	880,490	932,024
Year-to-date 2013	1	0.5	0	0.0	5	2.5	152	74.9	45	22.2	203	736,990	860,049
Whitchurch-Stouffville													
March 2014	0	0.0	0	0.0	2	28.6	2	28.6	3	42.9	7	--	--
March 2013	1	1.6	10	16.1	44	71.0	7	11.3	0	0.0	62	588,400	592,849
Year-to-date 2014	1	2.0	2	4.1	13	26.5	20	40.8	13	26.5	49	674,900	762,676
Year-to-date 2013	7	3.7	37	19.5	100	52.6	46	24.2	0	0.0	190	592,900	595,196

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 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													
March 2014	37	16.4	48	21.3	54	24.0	45	20.0	41	18.2	225	598,900	658,508
March 2013	74	22.1	150	44.8	61	18.2	37	11.0	13	3.9	335	495,900	541,740
Year-to-date 2014	129	16.6	219	28.2	174	22.4	182	23.5	72	9.3	776	575,900	610,250
Year-to-date 2013	139	18.3	262	34.5	174	22.9	132	17.4	53	7.0	760	540,990	593,045
Brampton													
March 2014	35	21.6	36	22.2	42	25.9	29	17.9	20	12.3	162	576,990	626,797
March 2013	73	24.0	146	48.0	56	18.4	28	9.2	1	0.3	304	486,945	514,843
Year-to-date 2014	124	21.5	186	32.2	129	22.3	101	17.5	38	6.6	578	536,990	577,513
Year-to-date 2013	132	22.0	235	39.1	126	21.0	99	16.5	9	1.5	601	514,900	540,477
Caledon													
March 2014	2	4.5	12	27.3	12	27.3	9	20.5	9	20.5	44	635,400	648,432
March 2013	1	4.2	4	16.7	5	20.8	7	29.2	7	29.2	24	697,450	746,687
Year-to-date 2014	5	4.0	33	26.2	45	35.7	32	25.4	11	8.7	126	603,900	620,253
Year-to-date 2013	7	6.2	26	23.0	48	42.5	25	22.1	7	6.2	113	602,900	617,420
Mississauga													
March 2014	0	0.0	0	0.0	0	0.0	7	36.8	12	63.2	19	950,000	952,221
March 2013	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	49	68.1	23	31.9	72	790,400	855,554
Year-to-date 2013	0	0.0	1	2.2	0	0.0	8	17.4	37	80.4	46	950,000	1,219,991
Halton Region													
March 2014	0	0.0	14	11.6	42	34.7	31	25.6	34	28.1	121	659,900	882,362
March 2013	69	57.0	16	13.2	9	7.4	2	1.7	25	20.7	121	430,900	803,217
Year-to-date 2014	1	0.5	14	7.3	52	27.2	57	29.8	67	35.1	191	695,990	1,003,053
Year-to-date 2013	129	50.6	38	14.9	21	8.2	9	3.5	58	22.7	255	449,900	748,527
Burlington													
March 2014	0	0.0	0	0.0	3	27.3	5	45.5	3	27.3	11	700,000	904,633
March 2013	0	0.0	1	7.7	8	61.5	1	7.7	3	23.1	13	590,000	684,615
Year-to-date 2014	1	5.6	0	0.0	6	33.3	5	27.8	6	33.3	18	699,500	1,031,218
Year-to-date 2013	0	0.0	1	4.5	9	40.9	1	4.5	11	50.0	22	725,000	1,227,272
Halton Hills													
March 2014	0	0.0	13	19.4	35	52.2	18	26.9	1	1.5	67	592,900	615,113
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	13	17.6	36	48.6	19	25.7	6	8.1	74	599,900	650,463
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Milton													
March 2014	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	6	--	--
March 2013	69	81.2	15	17.6	0	0.0	0	0.0	1	1.2	85	418,900	436,169
Year-to-date 2014	0	0.0	1	12.5	4	50.0	2	25.0	1	12.5	8	--	--
Year-to-date 2013	129	69.4	36	19.4	3	1.6	2	1.1	16	8.6	186	420,900	477,396
Oakville													
March 2014	0	0.0	0	0.0	2	5.4	6	16.2	29	78.4	37	899,990	1,395,263
March 2013	0	0.0	0	0.0	1	4.3	1	4.3	21	91.3	23	2,000,000	2,226,735
Year-to-date 2014	0	0.0	0	0.0	6	6.6	31	34.1	54	59.3	91	859,990	1,315,687
Year-to-date 2013	0	0.0	1	2.2	9	20.0	5	11.1	30	66.7	45	1,500,000	1,621,752

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 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													
March 2014	24	31.2	30	39.0	13	16.9	7	9.1	3	3.9	77	495,000	508,584
March 2013	58	36.9	20	12.7	27	17.2	37	23.6	15	9.6	157	551,100	548,633
Year-to-date 2014	79	36.2	65	29.8	41	18.8	22	10.1	11	5.0	218	490,545	514,400
Year-to-date 2013	164	43.7	63	16.8	56	14.9	64	17.1	28	7.5	375	494,900	523,763
Ajax													
March 2014	1	5.6	8	44.4	7	38.9	1	5.6	1	5.6	18	549,150	566,794
March 2013	1	5.0	4	20.0	8	40.0	7	35.0	0	0.0	20	600,550	600,030
Year-to-date 2014	3	7.7	15	38.5	18	46.2	2	5.1	1	2.6	39	575,000	558,023
Year-to-date 2013	3	4.7	18	28.1	25	39.1	18	28.1	0	0.0	64	590,550	589,923
Brock													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2014	11	61.1	2	11.1	1	5.6	3	16.7	1	5.6	18	415,240	465,199
March 2013	27	75.0	4	11.1	1	2.8	1	2.8	3	8.3	36	388,754	429,449
Year-to-date 2014	36	59.0	9	14.8	7	11.5	7	11.5	2	3.3	61	409,990	458,825
Year-to-date 2013	74	80.4	10	10.9	3	3.3	1	1.1	4	4.3	92	365,195	394,514
Oshawa													
March 2014	10	58.8	5	29.4	1	5.9	1	5.9	0	0.0	17	437,990	456,894
March 2013	17	73.9	1	4.3	4	17.4	1	4.3	0	0.0	23	393,990	423,970
Year-to-date 2014	34	64.2	13	24.5	5	9.4	1	1.9	0	0.0	53	437,900	439,586
Year-to-date 2013	54	68.4	11	13.9	10	12.7	4	5.1	0	0.0	79	401,990	438,958
Pickering													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2013	6	9.8	4	6.6	12	19.7	28	45.9	11	18.0	61	680,000	667,758
Year-to-date 2014	0	0.0	0	0.0	2	18.2	5	45.5	4	36.4	11	715,000	813,655
Year-to-date 2013	9	10.6	8	9.4	15	17.6	36	42.4	17	20.0	85	691,100	671,226
Scugog													
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2014	1	8.3	7	58.3	3	25.0	1	8.3	0	0.0	12	497,500	532,250
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	1	5.9	9	52.9	4	23.5	3	17.6	0	0.0	17	500,000	551,547
Year-to-date 2013	1	10.0	0	0.0	0	0.0	3	30.0	6	60.0	10	1,133,980	974,996
Whitby													
March 2014	1	8.3	8	66.7	1	8.3	1	8.3	1	8.3	12	497,490	535,908
March 2013	7	41.2	7	41.2	2	11.8	0	0.0	1	5.9	17	465,000	481,764
Year-to-date 2014	5	13.5	19	51.4	5	13.5	4	10.8	4	10.8	37	520,990	561,174
Year-to-date 2013	23	51.1	16	35.6	3	6.7	2	4.4	1	2.2	45	449,303	463,978

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 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													
March 2014	40	87.0	3	6.5	0	0.0	3	6.5	0	0.0	46	369,990	399,445
March 2013	40	95.2	2	4.8	0	0.0	0	0.0	0	0.0	42	346,990	356,345
Year-to-date 2014	132	84.6	18	11.5	0	0.0	6	3.8	0	0.0	156	379,990	393,961
Year-to-date 2013	167	94.4	7	4.0	0	0.0	0	0.0	3	1.7	177	384,900	386,134
Bradford West Gwillimbury													
March 2014	14	93.3	0	0.0	0	0.0	1	6.7	0	0.0	15	369,990	405,457
March 2013	11	91.7	1	8.3	0	0.0	0	0.0	0	0.0	12	402,990	390,149
Year-to-date 2014	49	96.1	1	2.0	0	0.0	1	2.0	0	0.0	51	389,990	388,951
Year-to-date 2013	80	93.0	4	4.7	0	0.0	0	0.0	2	2.3	86	405,990	414,913
Town of Mono													
March 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
March 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	2	33.3	2	33.3	0	0.0	2	33.3	0	0.0	6	--	--
Year-to-date 2013	4	80.0	0	0.0	0	0.0	0	0.0	1	20.0	5	--	--
New Tecumseth													
March 2014	24	85.7	3	10.7	0	0.0	1	3.6	0	0.0	28	366,490	387,062
March 2013	25	100.0	0	0.0	0	0.0	0	0.0	0	0.0	25	334,990	332,248
Year-to-date 2014	75	81.5	15	16.3	0	0.0	2	2.2	0	0.0	92	369,990	385,175
Year-to-date 2013	65	100.0	0	0.0	0	0.0	0	0.0	0	0.0	65	334,990	338,144
Orangeville													
March 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
March 2013	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	6	85.7	0	0.0	0	0.0	1	14.3	0	0.0	7	--	--
Year-to-date 2013	18	85.7	3	14.3	0	0.0	0	0.0	0	0.0	21	375,900	388,866
Toronto CMA													
March 2014	85	11.5	83	11.2	149	20.2	137	18.6	284	38.5	738	691,990	839,786
March 2013	215	24.1	199	22.3	154	17.3	193	21.7	130	14.6	891	568,990	684,298
Year-to-date 2014	308	14.6	305	14.5	343	16.3	445	21.2	702	33.4	2,103	675,000	808,096
Year-to-date 2013	503	21.7	398	17.2	421	18.1	571	24.6	427	18.4	2,320	604,990	713,534
Oshawa CMA													
March 2014	22	46.8	15	31.9	3	6.4	5	10.6	2	4.3	47	454,990	480,249
March 2013	51	67.1	12	15.8	7	9.2	2	2.6	4	5.3	76	395,445	439,493
Year-to-date 2014	75	49.7	41	27.2	17	11.3	12	7.9	6	4.0	151	450,000	477,151
Year-to-date 2013	151	69.9	37	17.1	16	7.4	7	3.2	5	2.3	216	394,990	425,240
Greater Toronto Area													
March 2014	67	8.9	95	12.7	155	20.7	144	19.2	289	38.5	750	695,445	845,214
March 2013	226	24.1	210	22.4	169	18.0	196	20.9	137	14.6	938	565,445	679,152
Year-to-date 2014	252	11.9	328	15.5	366	17.3	456	21.6	714	33.7	2,116	680,945	816,910
Year-to-date 2013	487	20.5	429	18.0	446	18.7	579	24.3	440	18.5	2,381	604,900	716,465

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2014						
Submarket	March 2014	March 2013	% Change	YTD 2014	YTD 2013	% Change
Toronto City	1,434,011	1,577,044	-9.1	1,436,363	1,504,099	-4.5
Toronto	1,833,909	1,995,400	-8.1	1,501,283	1,854,074	-19.0
East York	--	--	n/a	--	--	n/a
Etobicoke	--	1,369,249	n/a	1,219,543	1,384,827	-11.9
North York	1,456,323	1,662,063	-12.4	1,662,359	1,629,180	2.0
Scarborough	--	--	n/a	844,906	763,909	10.6
York	--	--	n/a	--	888,728	n/a
York Region	879,923	683,727	28.7	857,727	719,895	19.1
Aurora	--	--	n/a	--	910,829	n/a
East Gwillimbury	--	469,823	n/a	450,081	441,371	2.0
Georgina Township	656,192	486,185	35.0	541,336	458,627	18.0
King Township	1,029,276	--	n/a	996,680	831,085	19.9
Markham	821,827	702,486	17.0	930,395	700,337	32.8
Newmarket	662,658	697,567	-5.0	605,686	687,649	-11.9
Richmond Hill	1,002,101	1,007,186	-0.5	1,019,683	915,503	11.4
Vaughan	937,356	754,067	24.3	932,024	860,049	8.4
Whitchurch-Stouffville	--	592,849	n/a	762,676	595,196	28.1
Peel Region	658,508	541,740	21.6	610,250	593,045	2.9
Brampton	626,797	514,843	21.7	577,513	540,477	6.9
Caledon	648,432	746,687	-13.2	620,253	617,420	0.5
Mississauga	952,221	--	n/a	855,554	1,219,991	-29.9
Halton Region	882,362	803,217	9.9	1,003,053	748,527	34.0
Burlington	904,633	684,615	32.1	1,031,218	1,227,272	-16.0
Halton Hills	615,113	--	n/a	650,463	--	n/a
Milton	--	436,169	n/a	--	477,396	n/a
Oakville	1,395,263	2,226,735	-37.3	1,315,687	1,621,752	-18.9
Durham Region	508,584	548,633	-7.3	514,400	523,763	-1.8
Ajax	566,794	600,030	-5.5	558,023	589,923	-5.4
Brock	--	--	n/a	--	--	n/a
Clarington	465,199	429,449	8.3	458,825	394,514	16.3
Oshawa	456,894	423,970	7.8	439,586	438,958	0.1
Pickering	--	667,758	n/a	813,655	671,226	21.2
Scugog	--	--	n/a	--	--	n/a
Uxbridge	532,250	--	n/a	551,547	974,996	-43.4
Whitby	535,908	481,764	11.2	561,174	463,978	20.9
Remainder of Toronto CMA	399,445	356,345	12.1	393,961	386,134	2.0
Bradford West Gwillimbury	405,457	390,149	3.9	388,951	414,913	-6.3
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	387,062	332,248	16.5	385,175	338,144	13.9
Orangeville	--	--	n/a	--	388,866	n/a
Toronto CMA	839,786	684,298	22.7	808,096	713,534	13.3
Oshawa CMA	480,249	439,493	9.3	477,151	425,240	12.2
Greater Toronto Area (GTA)	845,214	679,152	24.5	816,910	716,465	14.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
March 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	7,025	14,829	12,326	57.0	557,684	7.3	547,786
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	17,899	-15.9		36,404			507,787	2.6	
	Q1 2014	17,947	0.3		34,548			549,072	8.1	
	YTD 2013	17,899	-15.9		36,404			507,787	2.6	
	YTD 2014	17,947	0.3		34,548			549,072	8.1	

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

Table 5b: MLS® Residential Activity for Oshawa
March 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	1,190	65.9	331,514	4.8	338,371
	February	716	-11.5	820	1,072	1,123	73.1	348,474	7.7	349,956
	March	899	-20.3	704	1,412	1,086	64.8	346,697	5.8	347,373
	April	1,145	-1.9	878	1,682	1,286	68.3	353,291	4.7	344,268
	May	1,122	-5.2	842	1,837	1,366	61.6	354,968	4.7	348,472
	June	1,028	-2.2	827	1,402	1,205	68.6	358,692	5.8	349,986
	July	948	2.5	887	1,334	1,341	66.1	359,090	7.3	352,614
	August	896	4.9	914	1,235	1,280	71.4	357,105	6.3	357,687
	September	804	10.3	855	1,341	1,226	69.8	351,669	5.0	354,490
	October	870	9.2	908	1,188	1,263	71.9	359,974	7.2	361,523
	November	679	-2.9	797	849	1,135	70.3	368,257	9.7	372,159
	December	424	8.7	771	380	1,051	73.4	356,996	9.9	371,159
2014	January	459	-5.9	737	791	959	76.8	392,353	18.4	400,615
	February	593	-17.2	681	1,002	1,054	64.6	370,120	6.2	371,427
	March	900	0.1	705	1,488	1,147	61.5	376,923	8.7	377,297
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,103	-15.6		3,473			343,779	6.2	
	Q1 2014	1,952	-7.2		3,281			378,485	10.1	
	YTD 2013	2,103	-15.6		3,473			343,779	6.2	
	YTD 2014	1,952	-7.2		3,281			378,485	10.1	

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

Table 6a: Economic Indicators Toronto CMA March 2014											
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
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		125.5	3,140	8.0	67.7	922
	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 March 2014											
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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		125.5	197.1	7.1	66.8	962
	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 on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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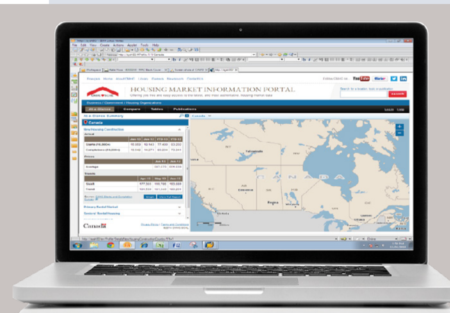

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