

HOUSING NOW

Greater Toronto Area



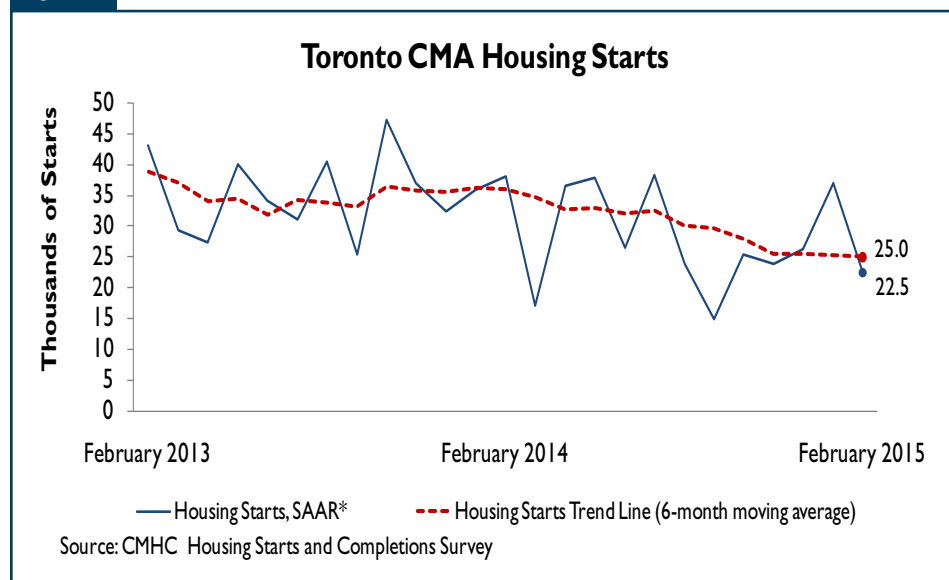
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2015

Highlights

- Total housing starts edged lower in February
- The City of Toronto recorded the highest number of starts in the Toronto CMA
- Existing home sales increased 3.8 per cent

Figure 1



* SAAR¹: Seasonally Adjusted Annual Rate.

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

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Housing Market Overview

Housing starts in the Toronto Census Metropolitan Area (CMA) trended slightly lower at 25,044 units in February compared to 25,268 in January according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

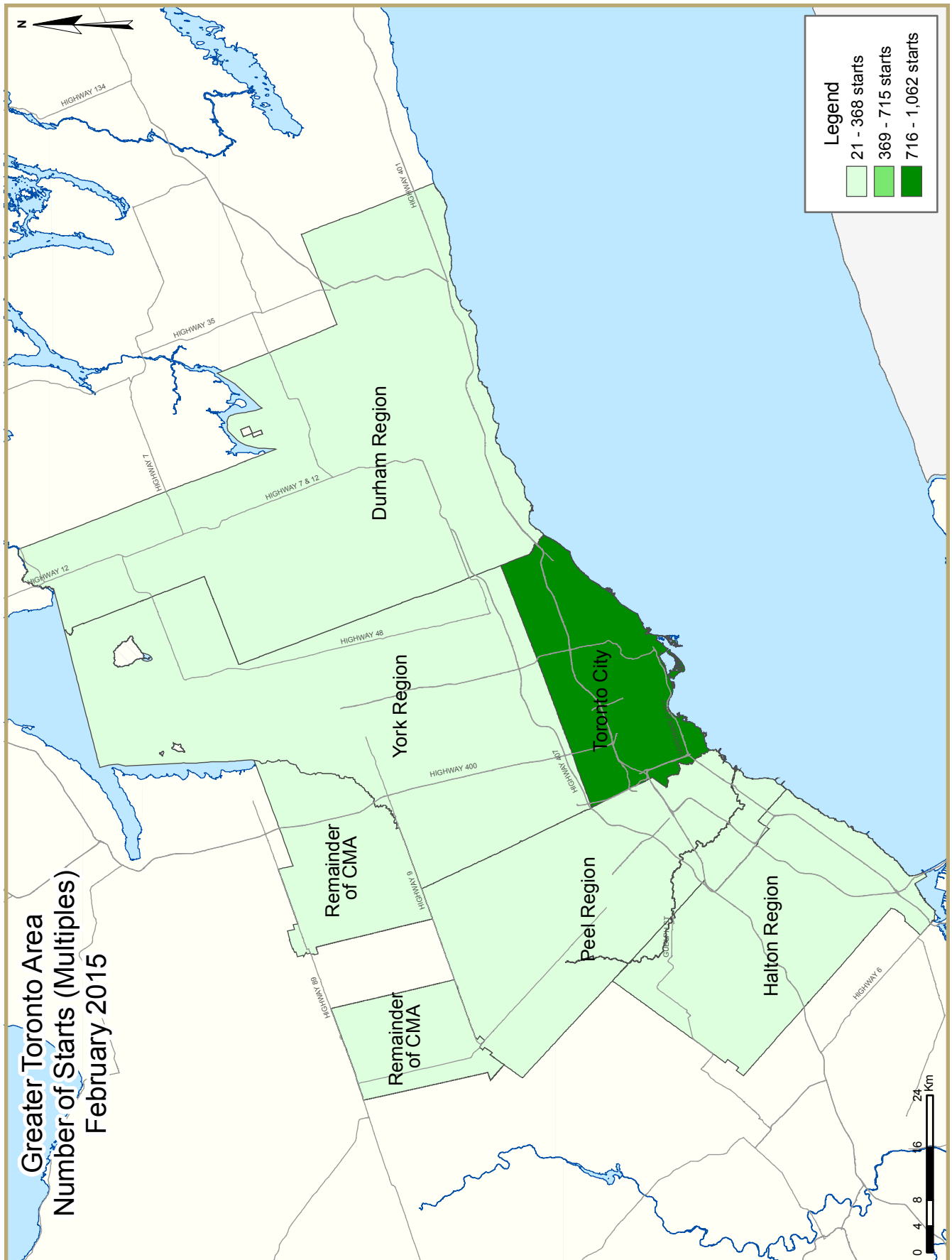
February was the coldest month on record for the GTA and frigid temperatures have pushed back some large condominium projects from getting off the ground. However, more

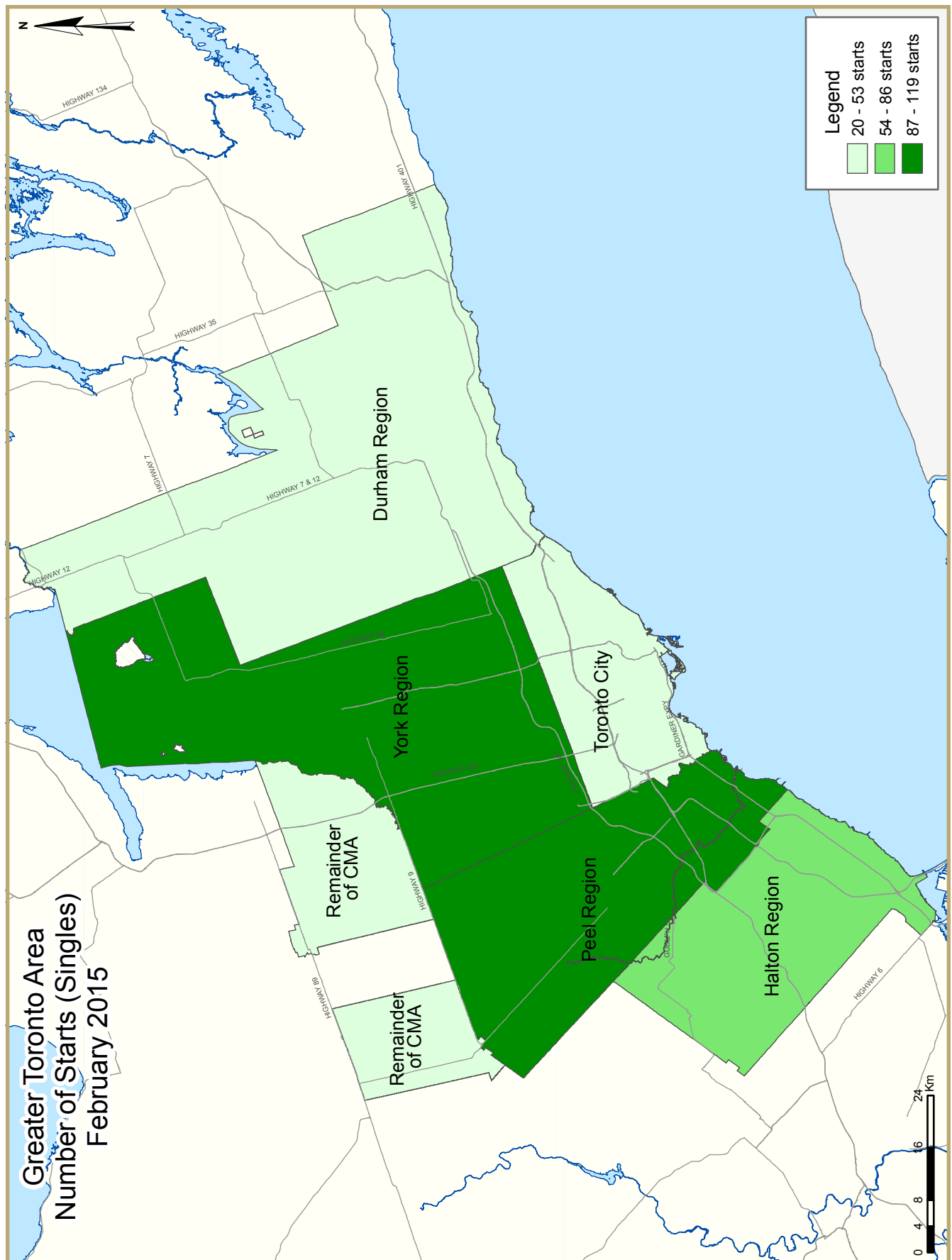
high-rise starts are expected this year due to an increase in pre-construction condominium apartment sales since mid-2013.

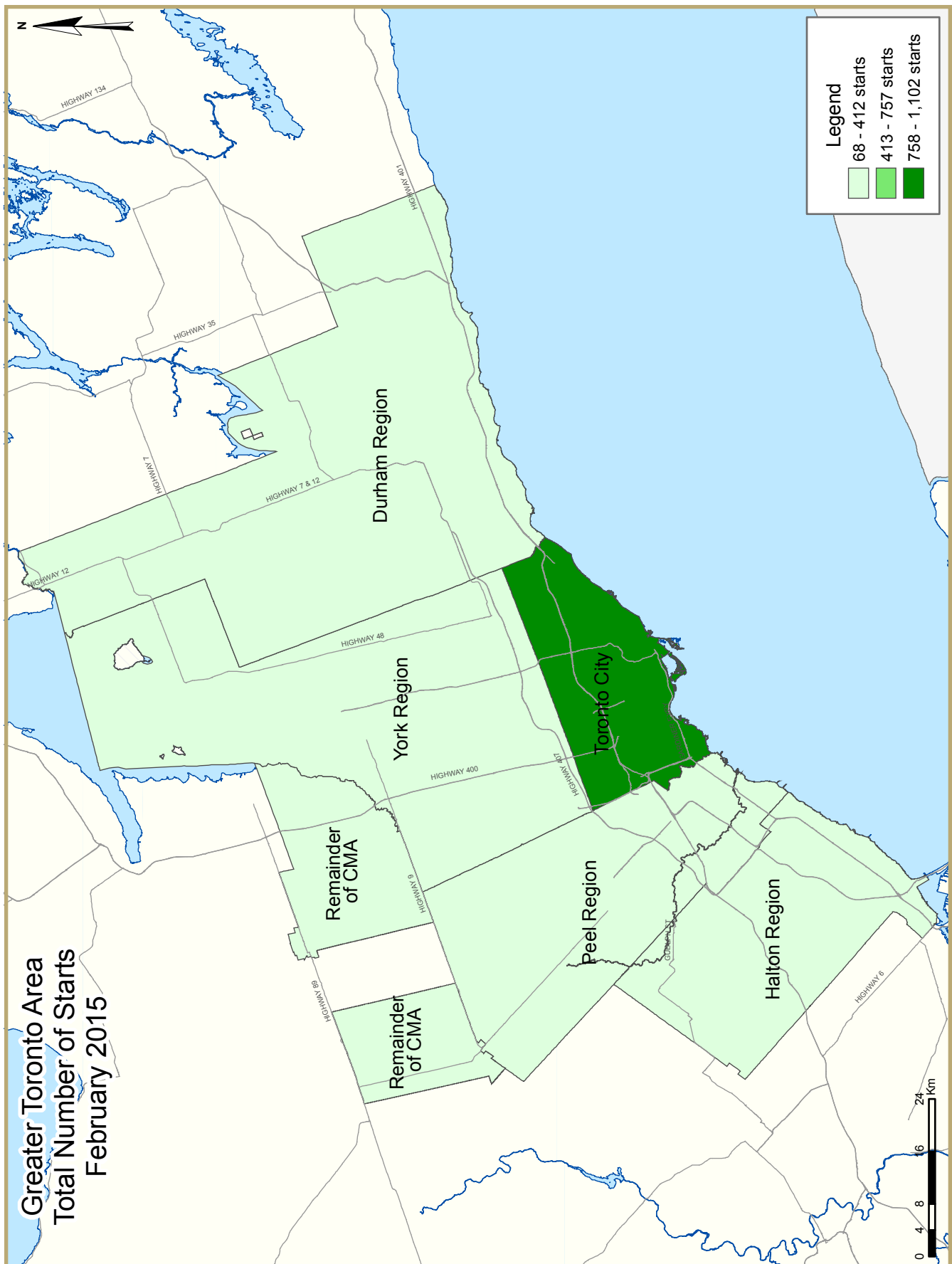
The City of Toronto recorded the highest number of starts in February, made up of mostly condominium apartments. The next highest level of starts was recorded in Brampton, which saw the largest number of ground-oriented units begin construction. This was followed by Aurora that saw a boost in single-detached and row starts.

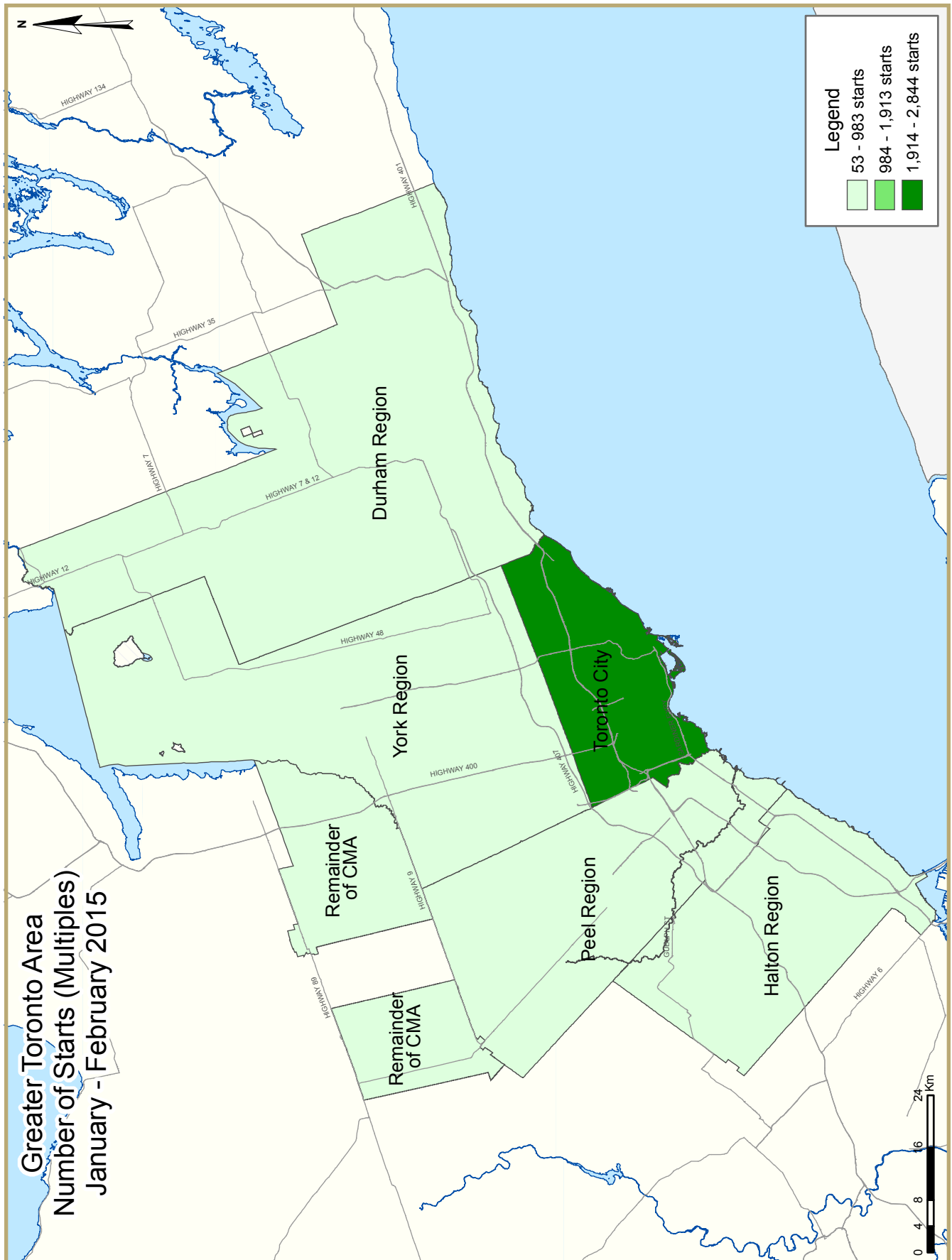
Existing home buyers in Toronto were not deterred by February's

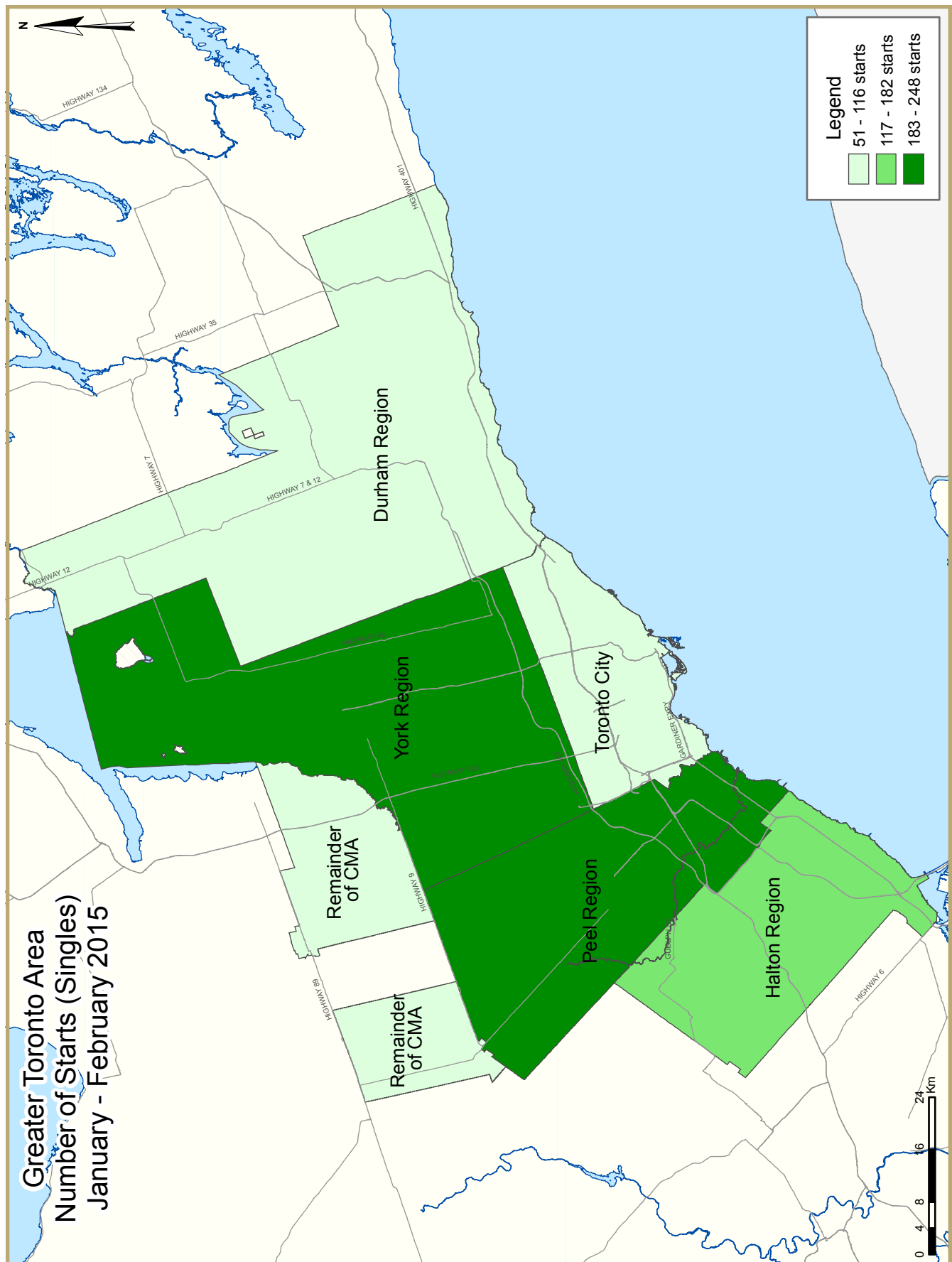
cold weather. The seasonally adjusted number of MLS® sales was 7,931, which was 3.8 percent above the previous month. Resale market strength was also evident as the seasonally adjusted MLS® average price in February moved up 2.4 per cent from the previous month.

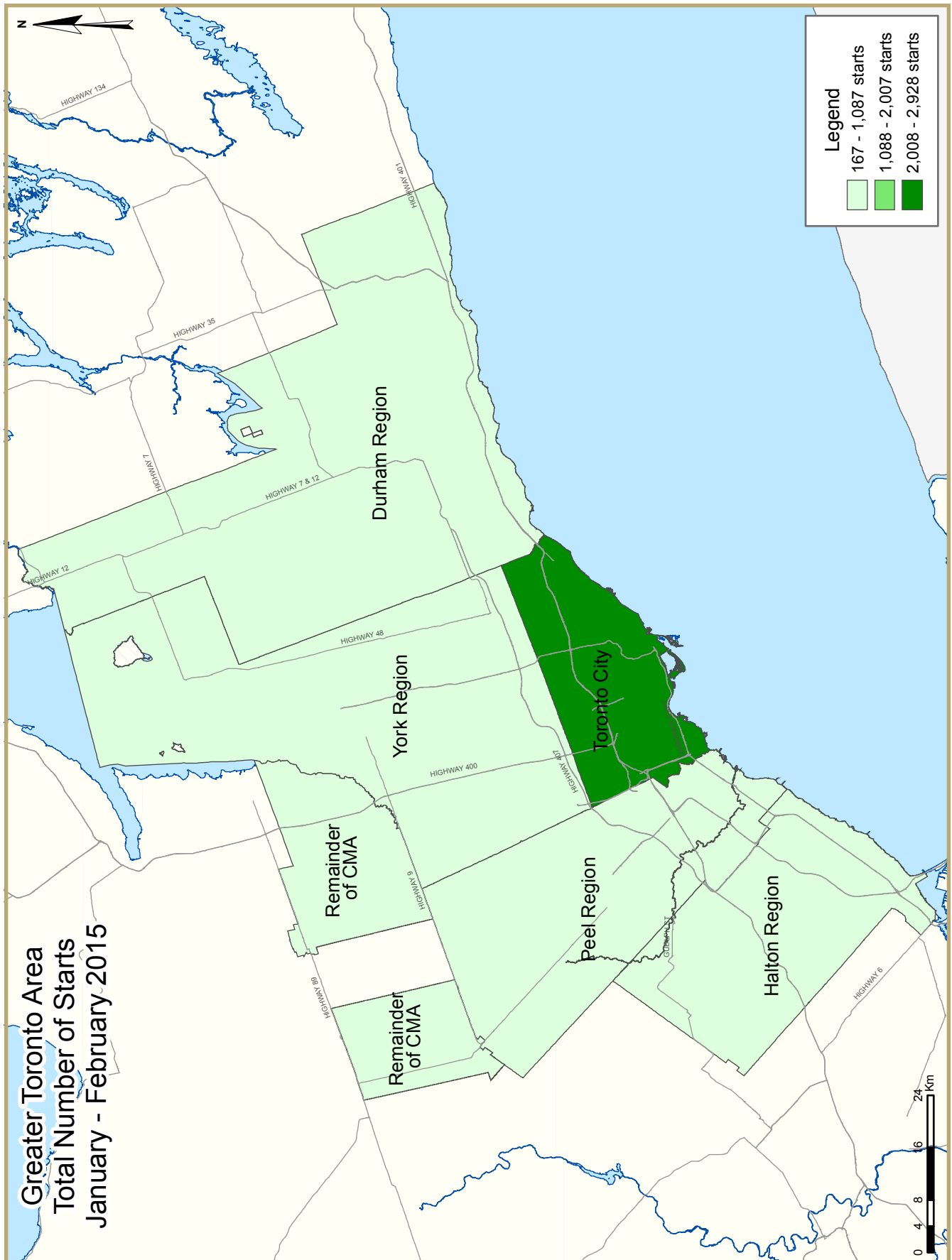


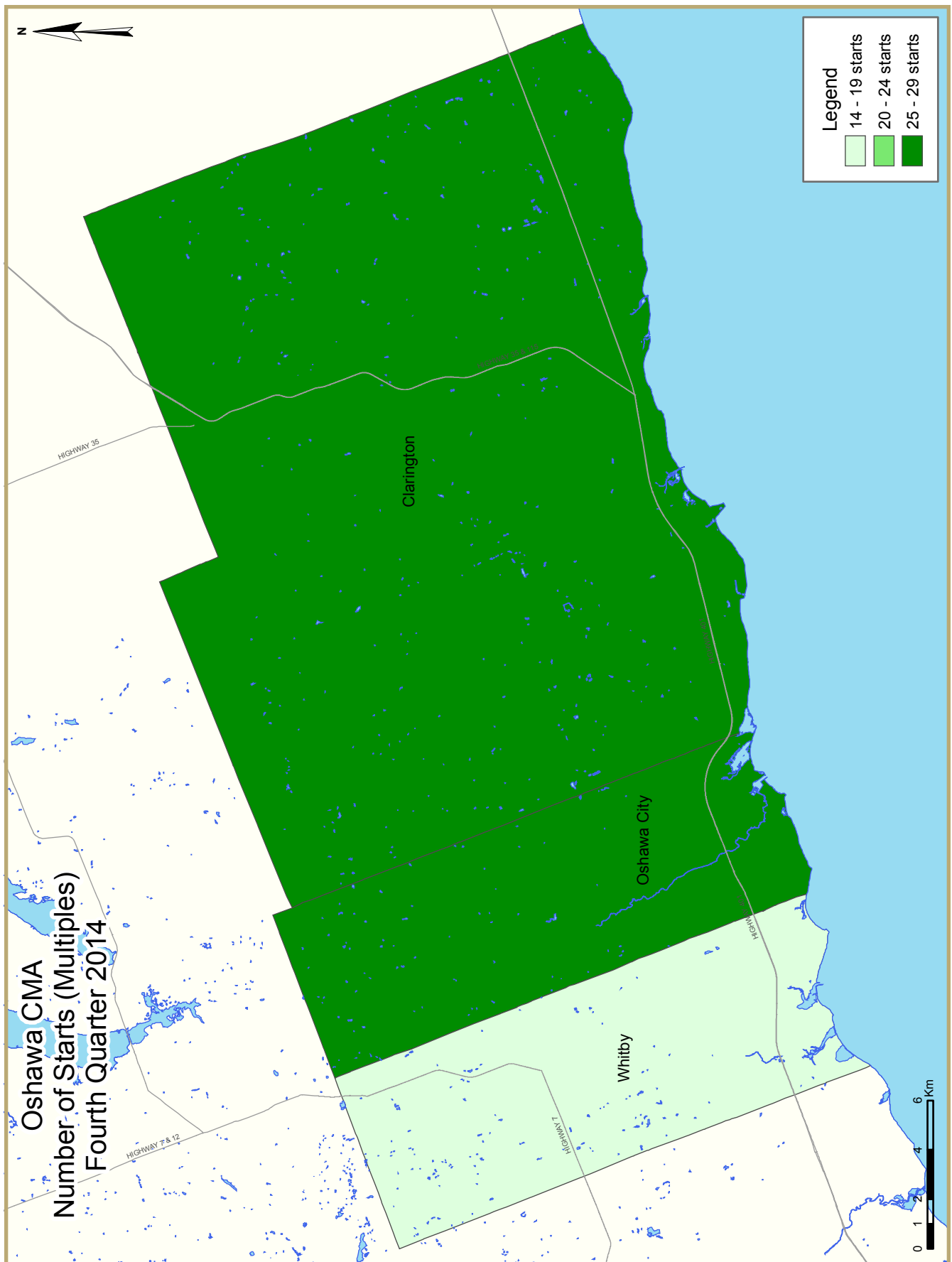


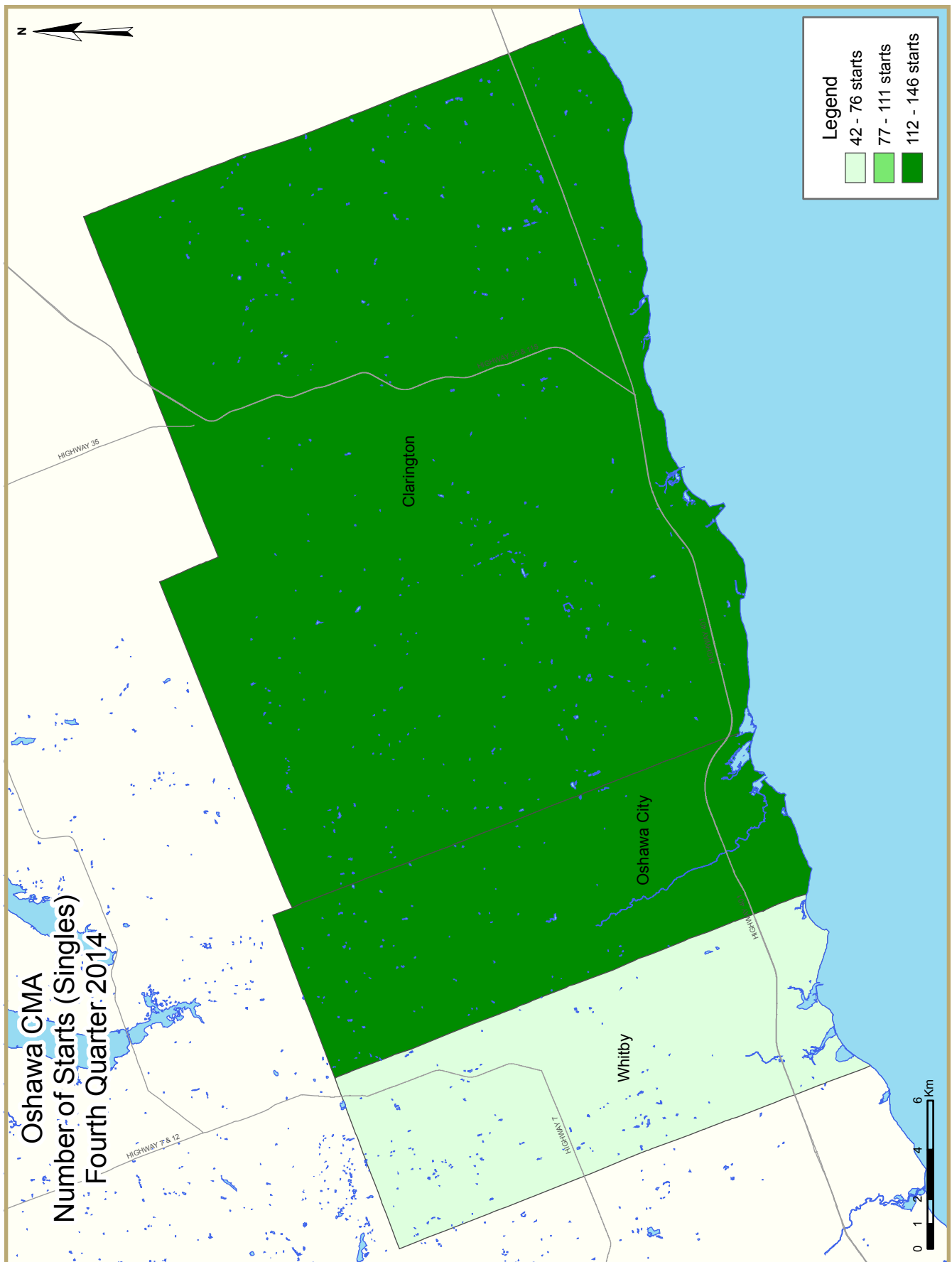


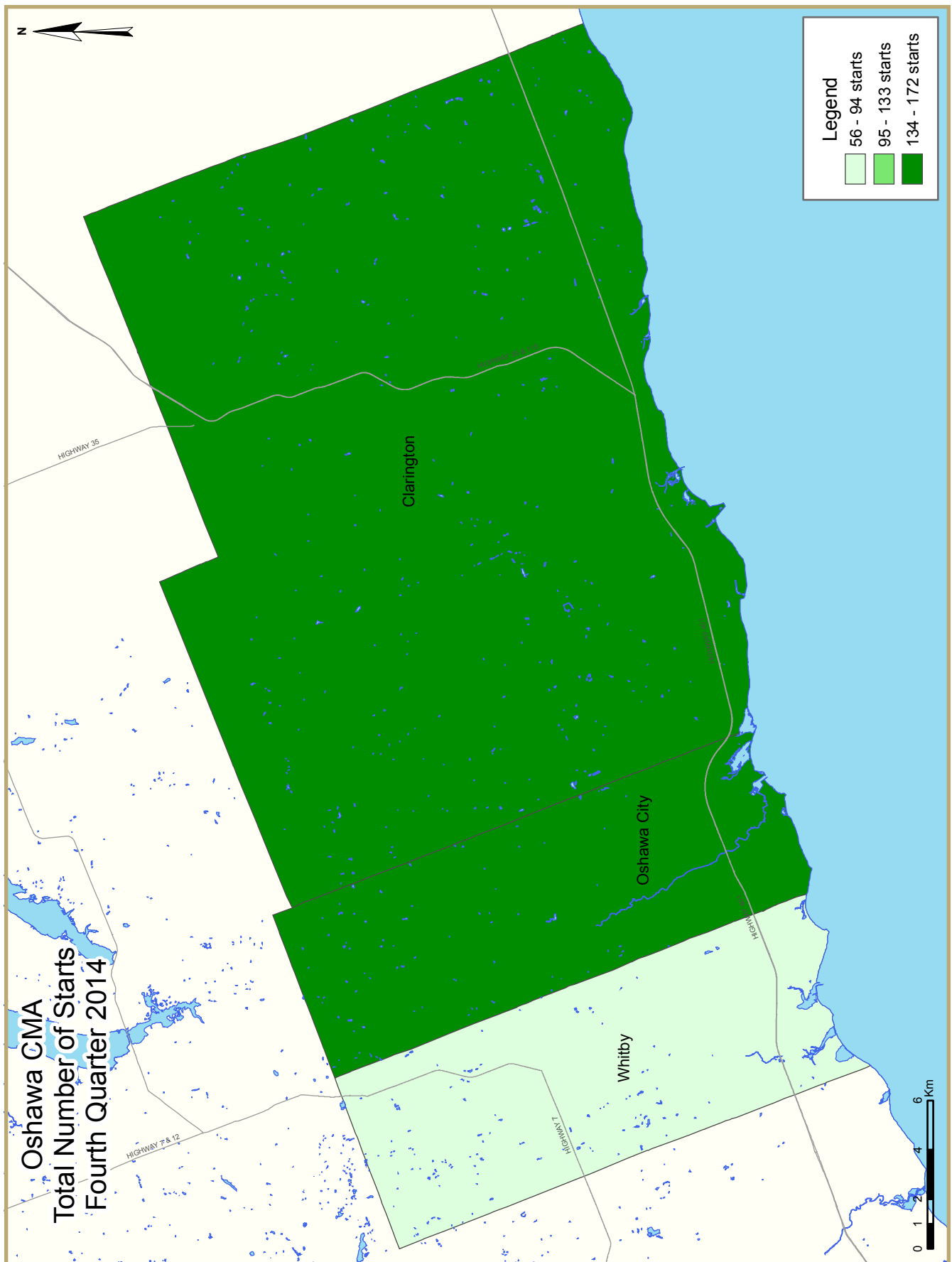


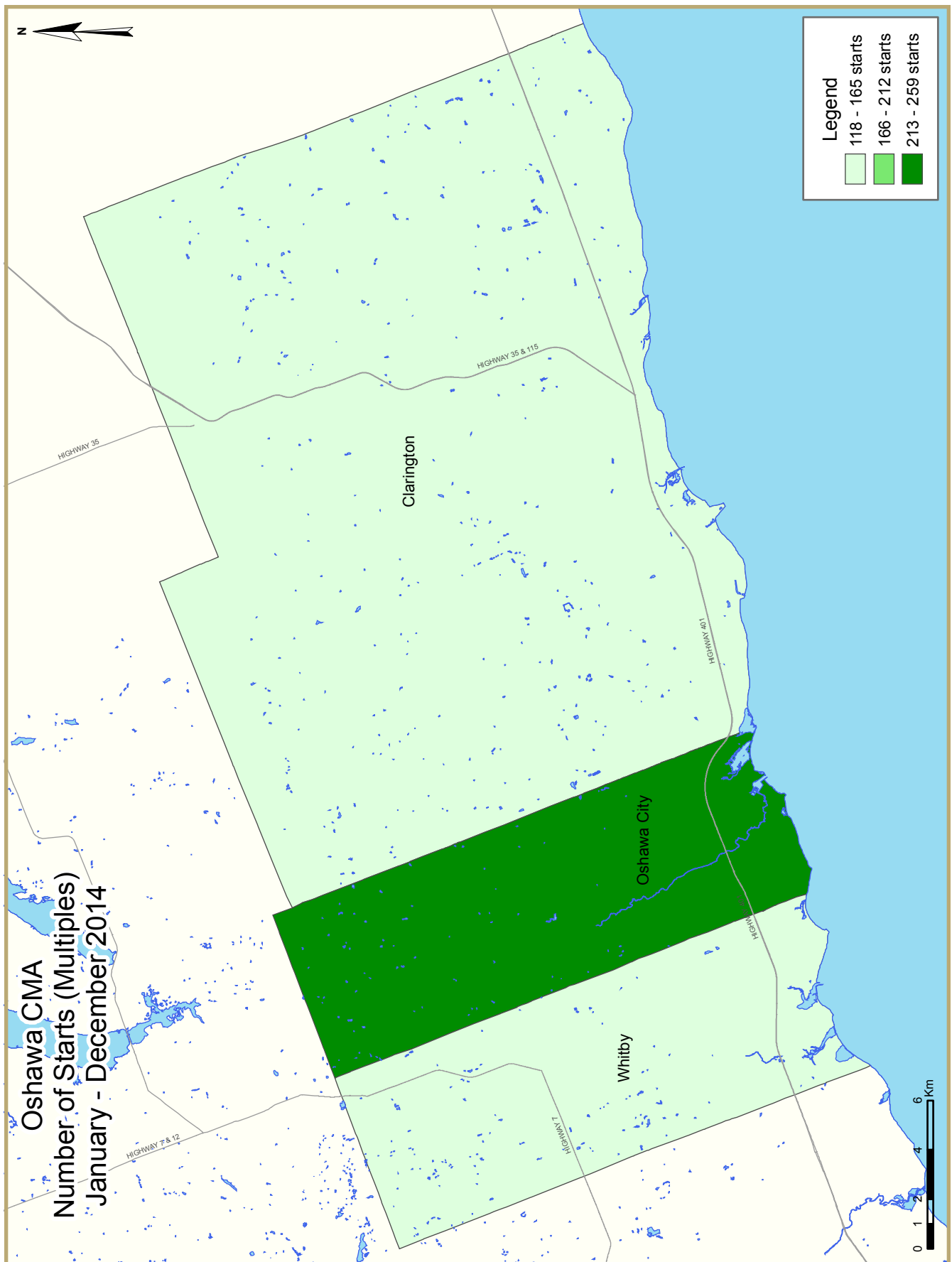


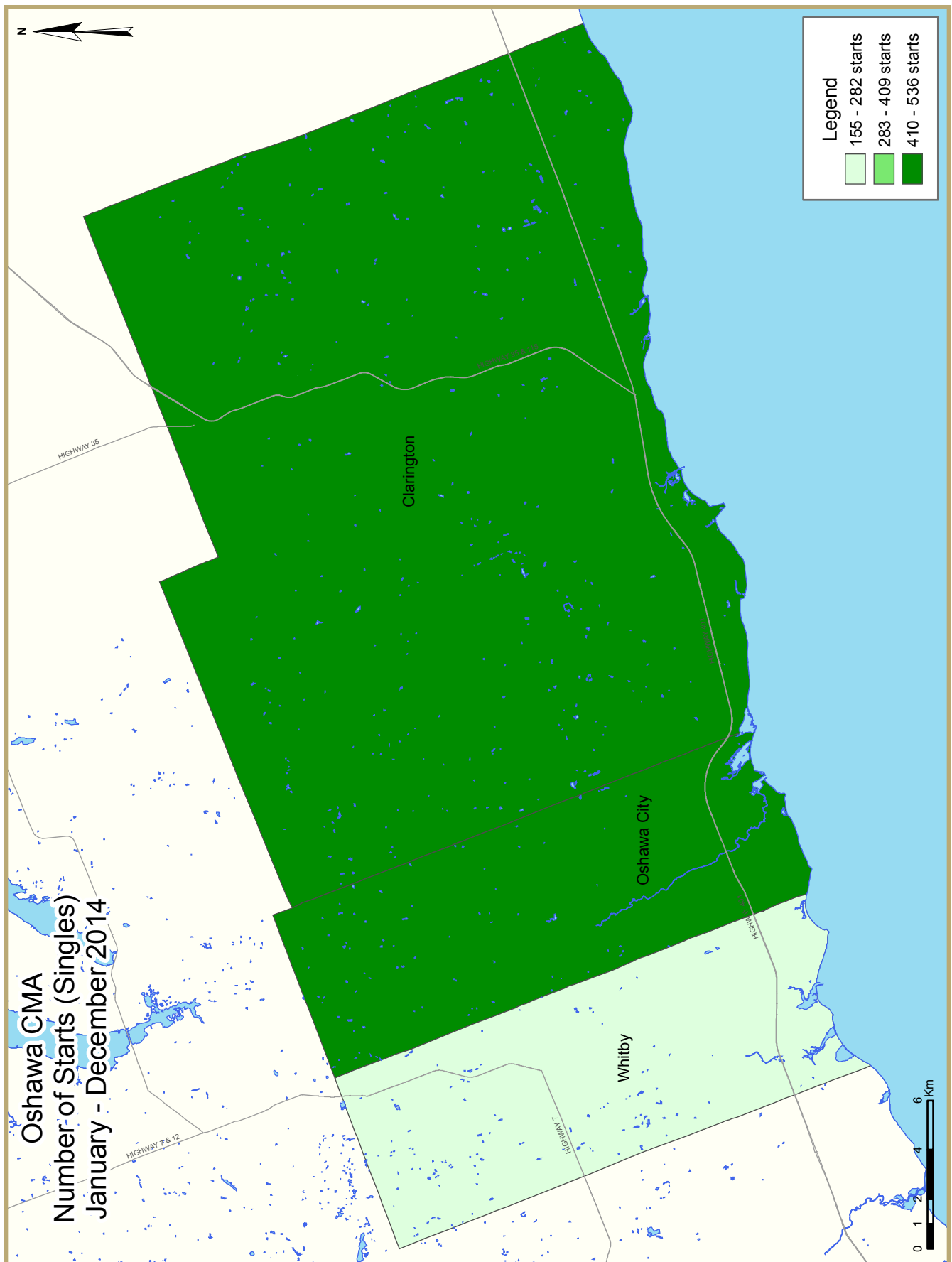


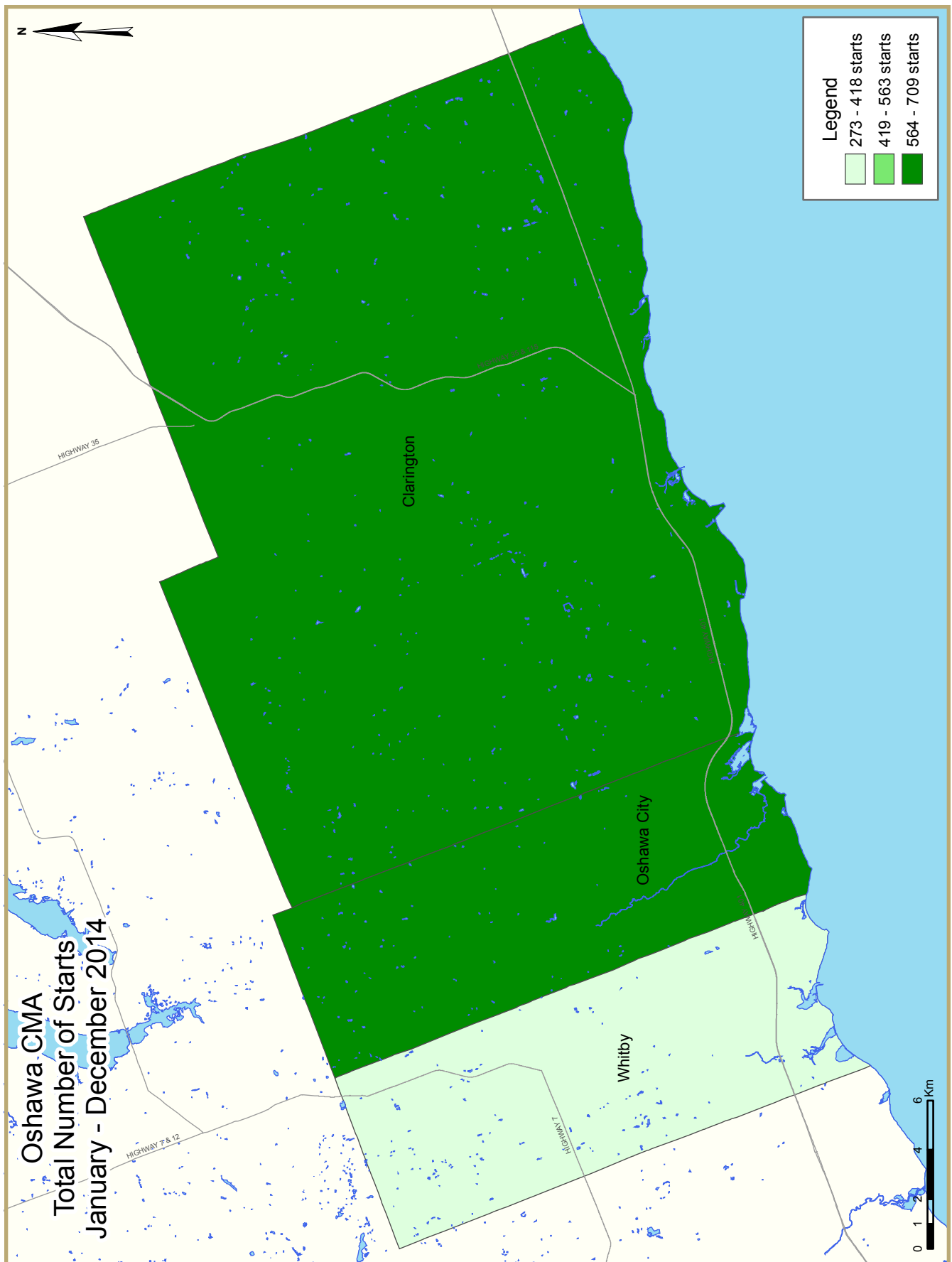












ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton 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
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- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1a: Housing Starts (SAAR and Trend)		
February 2015		
Toronto CMA ¹	January 2015	February 2015
Trend ²	25,268	25,044
SAAR	37,015	22,498
	February 2014	February 2015
Actual		
February - Single-Detached	343	358
February - Multiples	2,658	1,299
February - Total	3,001	1,657
January to February - Single-Detached	966	798
January to February - Multiples	4,917	3,833
January to February - Total	5,883	4,631

Table 1b: Housing Starts (SAAR and Trend)		
February 2015		
Oshawa CMA ¹	January 2015	February 2015
Trend ²	1,917	1,913
SAAR	3,307	1,899
	February 2014	February 2015
Actual		
February - Single-Detached	61	15
February - Multiples	47	133
February - Total	108	148
January to February - Single-Detached	106	53
January to February - Multiples	68	352
January to February - Total	174	405

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
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2015	358	44	152	0	36	1,062	5	0	1,657
February 2014	342	46	139	1	38	2,337	0	98	3,001
% Change	4.7	-4.3	9.4	-100.0	-5.3	-54.6	n/a	-100.0	-44.8
Year-to-date 2015	798	106	304	0	114	2,948	5	356	4,631
Year-to-date 2014	962	98	385	4	128	3,997	0	309	5,883
% Change	-17.0	8.2	-21.0	-100.0	-10.9	-26.2	n/a	15.2	-21.3
UNDER CONSTRUCTION									
February 2015	6,275	1,026	2,474	17	936	42,690	13	2,939	56,370
February 2014	7,490	1,524	3,170	24	828	56,210	18	1,840	71,104
% Change	-16.2	-32.7	-22.0	-29.2	13.0	-24.1	-27.8	59.7	-20.7
COMPLETIONS									
February 2015	769	146	204	3	41	3,784	2	493	5,442
February 2014	743	96	346	1	25	1,075	0	1	2,287
% Change	3.5	52.1	-41.0	200.0	64.0	**	n/a	**	138.0
Year-to-date 2015	1,686	326	644	5	115	13,926	2	719	17,423
Year-to-date 2014	1,375	252	594	2	34	1,393	0	178	3,828
% Change	22.6	29.4	8.4	150.0	**	**	n/a	**	**
COMPLETED & NOT ABSORBED									
February 2015	222	25	96	2	48	1,758	n/a	n/a	2,151
February 2014	154	14	93	0	16	952	n/a	n/a	1,229
% Change	44.2	78.6	3.2	n/a	200.0	84.7	n/a	n/a	75.0
ABSORBED									
February 2015	772	148	187	3	33	3 628	n/a	n/a	4,771
February 2014	737	96	343	1	26	1 007	n/a	n/a	2,210
% Change	4.7	54.2	-45.5	200.0	26.9	**	n/a	n/a	115.9
Year-to-date 2015	1,680	328	623	3	95	13,085	n/a	n/a	15,814
Year-to-date 2014	1,367	254	595	2	35	1,424	n/a	n/a	3,677
% Change	22.9	29.1	4.7	50.0	171.4	**	n/a	n/a	**

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

Table 1.1b: Housing Activity Summary of Oshawa CMA
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2015	15	0	4	0	11	0	0	118	148
February 2014	61	0	27	0	0	0	0	20	108
% Change	-75.4	n/a	-85.2	n/a	n/a	n/a	n/a	**	37.0
Year-to-date 2015	53	0	13	0	19	0	0	320	405
Year-to-date 2014	106	0	48	0	0	0	0	20	174
% Change	-50.0	n/a	-72.9	n/a	n/a	n/a	n/a	**	132.8
UNDER CONSTRUCTION									
February 2015	529	2	128	0	115	0	4	500	1,278
February 2014	490	12	134	0	14	0	2	374	1,026
% Change	8.0	-83.3	-4.5	n/a	**	n/a	100.0	33.7	24.6
COMPLETIONS									
February 2015	93	0	0	0	0	0	0	72	165
February 2014	43	2	0	0	9	0	0	0	54
% Change	116.3	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	**
Year-to-date 2015	174	0	29	0	0	0	0	72	275
Year-to-date 2014	101	6	6	0	21	0	0	0	134
% Change	72.3	-100.0	**	n/a	-100.0	n/a	n/a	n/a	105.2
COMPLETED & NOT ABSORBED									
February 2015	27	0	0	0	0	0	n/a	n/a	27
February 2014	5	0	0	0	0	0	n/a	n/a	5
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
February 2015	93	0	0	0	0	0	n/a	n/a	93
February 2014	44	2	0	0	10	0	n/a	n/a	56
% Change	111.4	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	66.1
Year-to-date 2015	175	0	29	0	0	0	n/a	n/a	204
Year-to-date 2014	104	6	7	0	21	0	n/a	n/a	138
% Change	68.3	-100.0	**	n/a	-100.0	n/a	n/a	n/a	47.8

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area
February 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2015	359	44	156	0	47	1,014	5	118	1,743
February 2014	374	42	158	0	38	2,337	0	118	3,067
% Change	-4.0	4.8	-1.3	n/a	23.7	-56.6	n/a	0.0	-43.2
Year-to-date 2015	818	80	284	0	124	2,900	5	676	4,887
Year-to-date 2014	1,005	94	417	1	128	3,997	0	329	5,971
% Change	-18.6	-14.9	-31.9	-100.0	-3.1	-27.4	n/a	105.5	-18.2
UNDER CONSTRUCTION									
February 2015	6,511	994	2,534	13	1,091	42,766	17	3,709	57,635
February 2014	7,670	1,482	3,101	11	874	56,646	20	2,521	72,325
% Change	-15.1	-32.9	-18.3	18.2	24.8	-24.5	-15.0	47.1	-20.3
COMPLETIONS									
February 2015	805	146	201	0	37	3,784	2	565	5,540
February 2014	715	94	352	0	38	1,075	0	1	2,275
% Change	12.6	55.3	-42.9	n/a	-2.6	**	n/a	**	143.5
Year-to-date 2015	1,740	326	676	2	123	13,926	2	791	17,586
Year-to-date 2014	1,385	254	606	0	67	1,393	0	178	3,883
% Change	25.6	28.3	11.6	n/a	83.6	**	n/a	**	**
COMPLETED & NOT ABSORBED									
February 2015	255	25	83	2	48	1,740	n/a	n/a	2,153
February 2014	168	12	77	0	18	934	n/a	n/a	1,209
% Change	51.8	108.3	7.8	n/a	166.7	86.3	n/a	n/a	78.1
ABSORBED									
February 2015	804	146	181	0	29	3 628	n/a	n/a	4,788
February 2014	707	94	349	0	40	1 007	n/a	n/a	2,197
% Change	13.7	55.3	-48.1	n/a	-27.5	**	n/a	n/a	117.9
Year-to-date 2015	1,727	326	652	0	103	13,085	n/a	n/a	15,893
Year-to-date 2014	1,370	256	608	0	68	1,424	n/a	n/a	3,726
% Change	26.1	27.3	7.2	n/a	51.5	**	n/a	n/a	**

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

Table 1.2: Housing Activity Summary by Submarket
February 2015

	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									
February 2015	40	0	28	0	20	1,014	0	0	1,102
February 2014	25	2	38	0	38	2,219	0	95	2,417
York Region									
February 2015	111	0	37	0	0	0	0	0	148
February 2014	89	24	79	0	0	0	0	3	195
Peel Region									
February 2015	119	40	68	0	0	0	5	0	232
February 2014	140	12	0	0	0	118	0	0	270
Halton Region									
February 2015	59	2	19	0	0	0	0	0	80
February 2014	55	2	0	0	0	0	0	0	57
Durham Region									
February 2015	30	2	4	0	27	0	0	118	181
February 2014	65	2	41	0	0	0	0	20	128
Toronto CMA									
February 2015	358	44	152	0	36	1,062	5	0	1,657
February 2014	342	46	139	1	38	2,337	0	98	3,001
Oshawa CMA									
February 2015	15	0	4	0	11	0	0	118	148
February 2014	61	0	27	0	0	0	0	20	108
Greater Toronto Area									
February 2015	359	44	156	0	47	1,014	5	118	1,743
February 2014	374	42	158	0	38	2,337	0	118	3,067

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

Table 1.2: Housing Activity Summary by Submarket
February 2015

	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									
February 2015	1,385	200	447	7	149	35,115	4	2,440	39,747
February 2014	1,422	190	509	9	341	45,248	10	1,735	49,464
York Region									
February 2015	1,725	180	835	6	217	4,677	0	237	7,877
February 2014	2,055	250	985	1	57	7,211	0	101	10,660
Peel Region									
February 2015	1,564	520	797	0	286	1,474	9	262	4,912
February 2014	2,339	954	931	1	237	2,533	8	4	7,007
Halton Region									
February 2015	885	56	222	0	233	1,500	0	270	3,166
February 2014	866	48	348	0	190	1,654	0	307	3,413
Durham Region									
February 2015	861	36	233	0	206	0	4	500	1,840
February 2014	910	40	328	0	49	0	2	374	1,703
Toronto CMA									
February 2015	6,275	1,026	2,474	17	936	42,690	13	2,939	56,370
February 2014	7,490	1,524	3,170	24	828	56,210	18	1,840	71,104
Oshawa CMA									
February 2015	529	2	128	0	115	0	4	500	1,278
February 2014	490	12	134	0	14	0	2	374	1,026
Greater Toronto Area									
February 2015	6,420	992	2,534	13	1,091	42,766	17	3,709	57,542
February 2014	7,592	1,482	3,101	11	874	56,646	20	2,521	72,247

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

Table 1.2: Housing Activity Summary by Submarket
February 2015

	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									
February 2015	62	0	0	0	0	2,800	2	493	3,357
February 2014	100	6	23	0	0	883	0	0	1,012
York Region									
February 2015	259	56	101	0	11	924	0	0	1,351
February 2014	199	26	68	0	7	0	0	1	301
Peel Region									
February 2015	288	84	66	0	0	60	0	0	498
February 2014	295	60	50	0	0	192	0	0	597
Halton Region									
February 2015	49	0	34	0	0	0	0	0	83
February 2014	50	0	189	0	22	0	0	0	261
Durham Region									
February 2015	142	6	0	0	26	0	0	72	246
February 2014	68	2	22	0	9	0	0	0	101
Toronto CMA									
February 2015	769	146	204	3	41	3,784	2	493	5,442
February 2014	743	96	346	1	25	1,075	0	1	2,287
Oshawa CMA									
February 2015	93	0	0	0	0	0	0	72	165
February 2014	43	2	0	0	9	0	0	0	54
Greater Toronto Area									
February 2015	800	146	201	0	37	3,784	2	565	5,535
February 2014	712	94	352	0	38	1,075	0	1	2,272

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

Table 1.2: Housing Activity Summary by Submarket
February 2015

	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									
February 2015	155	19	40	2	29	1,540	n/a	n/a	1,785
February 2014	101	2	55	0	9	839	n/a	n/a	1,006
York Region									
February 2015	44	6	19	0	19	200	n/a	n/a	288
February 2014	18	6	21	0	5	91	n/a	n/a	141
Peel Region									
February 2015	2	0	17	0	0	0	n/a	n/a	19
February 2014	14	2	1	0	2	0	n/a	n/a	19
Halton Region									
February 2015	22	0	3	0	0	0	n/a	n/a	25
February 2014	20	2	0	0	2	4	n/a	n/a	28
Durham Region									
February 2015	32	0	4	0	0	0	n/a	n/a	36
February 2014	15	0	0	0	0	0	n/a	n/a	15
Toronto CMA									
February 2015	222	25	96	2	48	1,758	n/a	n/a	2,151
February 2014	154	14	93	0	16	952	n/a	n/a	1,229
Oshawa CMA									
February 2015	27	0	0	0	0	0	n/a	n/a	27
February 2014	5	0	0	0	0	0	n/a	n/a	5
Greater Toronto Area									
February 2015	255	25	83	2	48	1,740	n/a	n/a	2,153
February 2014	168	12	77	0	18	934	n/a	n/a	1,209

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

Table 1.2: Housing Activity Summary by Submarket
February 2015

	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									
February 2015	65	0	0	0	0	2,707	n/a	n/a	2,772
February 2014	98	6	28	0	1	789	n/a	n/a	922
York Region									
February 2015	259	56	101	0	3	861	n/a	n/a	1,280
February 2014	200	26	60	0	7	1	n/a	n/a	294
Peel Region									
February 2015	288	84	49	0	0	60	n/a	n/a	481
February 2014	289	60	50	0	0	217	n/a	n/a	616
Halton Region									
February 2015	49	0	31	0	0	0	n/a	n/a	80
February 2014	51	0	189	0	22	0	n/a	n/a	262
Durham Region									
February 2015	143	6	0	0	26	0	n/a	n/a	175
February 2014	69	2	22	0	10	0	n/a	n/a	103
Toronto CMA									
February 2015	772	148	187	3	33	3,628	n/a	n/a	4,771
February 2014	737	96	343	1	26	1,007	n/a	n/a	2,210
Oshawa CMA									
February 2015	93	0	0	0	0	0	n/a	n/a	93
February 2014	44	2	0	0	10	0	n/a	n/a	56
Greater Toronto Area									
February 2015	804	146	181	0	29	3,628	n/a	n/a	4,788
February 2014	707	94	349	0	40	1,007	n/a	n/a	2,197

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

**Table 1.3a: History of Housing Starts of Toronto CMA
2005 - 2014**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
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

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area
2005 - 2014**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	% Change
Toronto City	40	25	0	2	48	76	1,014	2,314	1,102	2,417	-54.4
Toronto	6	8	0	0	33	18	624	1,282	663	1,308	-49.3
East York	4	2	0	2	0	0	0	0	4	4	0.0
Etobicoke	10	4	0	0	0	18	0	0	10	22	-54.5
North York	19	8	0	0	0	40	297	1,032	316	1,080	-70.7
Scarborough	1	3	0	0	15	0	0	0	16	3	**
York	0	0	0	0	0	0	93	0	93	0	n/a
York Region	111	89	0	24	37	79	0	3	148	195	-24.1
Aurora	27	0	0	0	27	0	0	0	54	0	n/a
East Gwillimbury	14	2	0	0	0	0	0	0	14	2	**
Georgina Township	3	10	0	0	0	0	0	0	3	10	-70.0
King Township	8	8	0	0	0	0	0	0	8	8	0.0
Markham	1	23	0	24	0	4	0	3	1	54	-98.1
Newmarket	0	23	0	0	0	0	0	0	0	23	-100.0
Richmond Hill	9	6	0	0	10	75	0	0	19	81	-76.5
Vaughan	44	10	0	0	0	0	0	0	44	10	**
Whitchurch-Stouffville	5	7	0	0	0	0	0	0	5	7	-28.6
Peel Region	119	140	40	12	73	0	0	118	232	270	-14.1
Brampton	103	104	34	10	73	0	0	0	210	114	84.2
Caledon	13	30	0	0	0	0	0	0	13	30	-56.7
Mississauga	3	6	6	2	0	0	0	118	9	126	-92.9
Halton Region	59	55	2	2	19	0	0	0	80	57	40.4
Burlington	6	4	0	0	0	0	0	0	6	4	50.0
Halton Hills	41	2	0	0	0	0	0	0	41	2	**
Milton	9	29	2	0	19	0	0	0	30	29	3.4
Oakville	3	20	0	2	0	0	0	0	3	22	-86.4
Durham Region	30	65	2	2	31	41	118	20	181	128	41.4
Ajax	5	3	0	0	16	0	0	0	21	3	**
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	10	38	0	0	4	12	0	0	14	50	-72.0
Oshawa	2	21	0	0	0	0	118	20	120	41	192.7
Pickering	10	1	2	2	0	14	0	0	12	17	-29.4
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	3	2	0	0	11	15	0	0	14	17	-17.6
Remainder of Toronto CMA	20	34	0	4	0	8	48	0	68	46	47.8
Bradford West Gwillimbury	6	19	0	0	0	0	0	0	6	19	-68.4
Town of Mono	0	1	0	0	0	0	0	0	0	1	-100.0
New Tecumseth	5	9	0	4	0	8	48	0	53	21	152.4
Orangeville	9	5	0	0	0	0	0	0	9	5	80.0
Toronto CMA	358	343	44	46	193	177	1,062	2,435	1,657	3,001	-44.8
Oshawa CMA	15	61	0	0	15	27	118	20	148	108	37.0
Greater Toronto Area (GTA)	359	374	44	42	208	196	1,132	2,455	1,743	3,067	-43.2

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	84	53	0	8	48	97	2,796	3,784	2,928	3,942	-25.7
Toronto	12	17	0	4	33	22	2,406	2,442	2,451	2,485	-1.4
East York	6	2	0	4	0	0	0	0	6	6	0.0
Etobicoke	21	9	0	0	0	18	0	0	21	27	-22.2
North York	35	19	0	0	0	49	297	1,342	332	1,410	-76.5
Scarborough	7	6	0	0	15	8	0	0	22	14	57.1
York	3	0	0	0	0	0	93	0	96	0	n/a
York Region	228	279	0	42	130	179	350	3	708	503	40.8
Aurora	42	4	0	0	27	0	0	0	69	4	**
East Gwillimbury	36	9	0	0	0	6	0	0	36	15	140.0
Georgina Township	10	35	0	0	12	0	0	0	22	35	-37.1
King Township	37	32	0	0	4	0	0	0	41	32	28.1
Markham	10	45	0	42	0	57	0	3	10	147	-93.2
Newmarket	0	40	0	0	23	0	0	0	23	40	-42.5
Richmond Hill	12	27	0	0	29	110	0	0	41	137	-70.1
Vaughan	70	61	0	0	35	6	350	0	455	67	**
Whitchurch-Stouffville	11	26	0	0	0	0	0	0	11	26	-57.7
Peel Region	248	267	76	36	101	102	138	371	563	776	-27.4
Brampton	180	202	62	20	73	7	138	103	453	332	36.4
Caledon	48	50	0	14	28	12	0	0	76	76	0.0
Mississauga	20	15	14	2	0	83	0	268	34	368	-90.8
Halton Region	174	147	2	2	36	52	15	148	227	349	-35.0
Burlington	16	4	0	0	0	0	0	0	16	4	**
Halton Hills	82	10	0	0	0	0	0	0	82	10	**
Milton	56	51	2	0	25	40	0	148	83	239	-65.3
Oakville	20	82	0	2	11	12	15	0	46	96	-52.1
Durham Region	84	260	2	6	55	115	320	20	461	401	15.0
Ajax	9	145	0	0	23	30	0	0	32	175	-81.7
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	26	64	0	0	21	33	0	0	47	97	-51.5
Oshawa	18	28	0	0	0	0	310	20	328	48	**
Pickering	18	4	2	6	0	37	0	0	20	47	-57.4
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	2	1	0	0	0	0	0	0	2	1	100.0
Whitby	9	14	0	0	11	15	10	0	30	29	3.4
Remainder of Toronto CMA	51	74	30	4	38	16	48	0	167	94	77.7
Bradford West Gwillimbury	11	27	2	0	6	0	0	0	19	27	-29.6
Town of Mono	0	3	0	0	0	0	0	0	0	3	-100.0
New Tecumseth	25	38	28	4	27	8	48	0	128	50	156.0
Orangeville	15	6	0	0	5	8	0	0	20	14	42.9
Toronto CMA	798	966	110	98	376	513	3,347	4,306	4,631	5,883	-21.3
Oshawa CMA	53	106	0	0	32	48	320	20	405	174	132.8
Greater Toronto Area (GTA)	818	1,006	80	94	370	545	3,619	4,326	4,887	5,971	-18.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Toronto City	48	76	0	0	1,014	2,219	0	95
Toronto	33	18	0	0	624	1,282	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	18	0	0	0	0	0	0
North York	0	40	0	0	297	937	0	95
Scarborough	15	0	0	0	0	0	0	0
York	0	0	0	0	93	0	0	0
York Region	37	79	0	0	0	0	0	3
Aurora	27	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	0	4	0	0	0	0	0	3
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	10	75	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	68	0	5	0	0	118	0	0
Brampton	68	0	5	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	118	0	0
Halton Region	19	0	0	0	0	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	19	0	0	0	0	0	0	0
Oakville	0	0	0	0	0	0	0	0
Durham Region	31	41	0	0	0	0	118	20
Ajax	16	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	12	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	118	20
Pickering	0	14	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	11	15	0	0	0	0	0	0
Remainder of Toronto CMA	0	8	0	0	48	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	8	0	0	48	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	188	177	5	0	1,062	2,337	0	98
Oshawa CMA	15	27	0	0	0	0	118	20
Greater Toronto Area (GTA)	203	196	5	0	1,014	2,337	118	118

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	48	97	0	0	2,454	3,478	342	306
Toronto	33	22	0	0	2,064	2,231	342	211
East York	0	0	0	0	0	0	0	0
Etobicoke	0	18	0	0	0	0	0	0
North York	0	49	0	0	297	1,247	0	95
Scarborough	15	8	0	0	0	0	0	0
York	0	0	0	0	93	0	0	0
York Region	130	179	0	0	350	0	0	3
Aurora	27	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	12	0	0	0	0	0	0	0
King Township	4	0	0	0	0	0	0	0
Markham	0	57	0	0	0	0	0	3
Newmarket	23	0	0	0	0	0	0	0
Richmond Hill	29	110	0	0	0	0	0	0
Vaughan	35	6	0	0	350	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	96	102	5	0	124	371	14	0
Brampton	68	7	5	0	124	103	14	0
Caledon	28	12	0	0	0	0	0	0
Mississauga	0	83	0	0	0	268	0	0
Halton Region	36	52	0	0	15	148	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	25	40	0	0	0	148	0	0
Oakville	11	12	0	0	15	0	0	0
Durham Region	55	115	0	0	0	0	320	20
Ajax	23	30	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	21	33	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	310	20
Pickering	0	37	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	11	15	0	0	0	0	10	0
Remainder of Toronto CMA	38	16	0	0	48	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	27	8	0	0	48	0	0	0
Orangeville	5	8	0	0	0	0	0	0
Toronto CMA	371	513	5	0	2,991	3,997	356	309
Oshawa CMA	32	48	0	0	0	0	320	20
Greater Toronto Area (GTA)	365	545	5	0	2,943	3,997	676	329

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Toronto City	68	65	1,034	2,257	0	95	1,102	2,417
Toronto	19	26	644	1,282	0	0	663	1,308
East York	4	4	0	0	0	0	4	4
Etobicoke	10	4	0	18	0	0	10	22
North York	19	28	297	957	0	95	316	1,080
Scarborough	16	3	0	0	0	0	16	3
York	0	0	93	0	0	0	93	0
York Region	148	192	0	0	0	3	148	195
Aurora	54	0	0	0	0	0	54	0
East Gwillimbury	14	2	0	0	0	0	14	2
Georgina Township	3	10	0	0	0	0	3	10
King Township	8	8	0	0	0	0	8	8
Markham	1	51	0	0	0	3	1	54
Newmarket	0	23	0	0	0	0	0	23
Richmond Hill	19	81	0	0	0	0	19	81
Vaughan	44	10	0	0	0	0	44	10
Whitchurch-Stouffville	5	7	0	0	0	0	5	7
Peel Region	227	152	0	118	5	0	232	270
Brampton	205	114	0	0	5	0	210	114
Caledon	13	30	0	0	0	0	13	30
Mississauga	9	8	0	118	0	0	9	126
Halton Region	80	57	0	0	0	0	80	57
Burlington	6	4	0	0	0	0	6	4
Halton Hills	41	2	0	0	0	0	41	2
Milton	30	29	0	0	0	0	30	29
Oakville	3	22	0	0	0	0	3	22
Durham Region	36	108	27	0	118	20	181	128
Ajax	5	3	16	0	0	0	21	3
Brock	0	0	0	0	0	0	0	0
Clarington	14	50	0	0	0	0	14	50
Oshawa	2	21	0	0	118	20	120	41
Pickering	12	17	0	0	0	0	12	17
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	3	17	11	0	0	0	14	17
Remainder of Toronto CMA	20	45	48	1	0	0	68	46
Bradford West Gwillimbury	6	19	0	0	0	0	6	19
Town of Mono	0	0	0	1	0	0	0	1
New Tecumseth	5	21	48	0	0	0	53	21
Orangeville	9	5	0	0	0	0	9	5
Toronto CMA	554	527	1,098	2,376	5	98	1,657	3,001
Oshawa CMA	19	88	11	0	118	20	148	108
Greater Toronto Area (GTA)	559	574	1,061	2,375	123	118	1,743	3,067

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2015

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	112	110	2,474	3,526	342	306	2,928	3,942
Toronto	25	43	2,084	2,231	342	211	2,451	2,485
East York	6	6	0	0	0	0	6	6
Etobicoke	21	9	0	18	0	0	21	27
North York	35	38	297	1,277	0	95	332	1,410
Scarborough	22	14	0	0	0	0	22	14
York	3	0	93	0	0	0	96	0
York Region	296	500	412	0	0	3	708	503
Aurora	69	4	0	0	0	0	69	4
East Gwillimbury	36	15	0	0	0	0	36	15
Georgina Township	22	35	0	0	0	0	22	35
King Township	37	32	4	0	0	0	41	32
Markham	10	144	0	0	0	3	10	147
Newmarket	0	40	23	0	0	0	23	40
Richmond Hill	41	137	0	0	0	0	41	137
Vaughan	70	67	385	0	0	0	455	67
Whitchurch-Stouffville	11	26	0	0	0	0	11	26
Peel Region	463	330	81	446	19	0	563	776
Brampton	353	229	81	103	19	0	453	332
Caledon	76	76	0	0	0	0	76	76
Mississauga	34	25	0	343	0	0	34	368
Halton Region	212	201	15	148	0	0	227	349
Burlington	16	4	0	0	0	0	16	4
Halton Hills	82	10	0	0	0	0	82	10
Milton	83	91	0	148	0	0	83	239
Oakville	31	96	15	0	0	0	46	96
Durham Region	99	375	42	6	320	20	461	401
Ajax	9	175	23	0	0	0	32	175
Brock	1	2	0	0	0	0	1	2
Clarington	39	97	8	0	0	0	47	97
Oshawa	18	28	0	0	310	20	328	48
Pickering	20	41	0	6	0	0	20	47
Scugog	1	2	0	0	0	0	1	2
Uxbridge	2	1	0	0	0	0	2	1
Whitby	9	29	11	0	10	0	30	29
Remainder of Toronto CMA	110	91	57	3	0	0	167	94
Bradford West Gwillimbury	19	27	0	0	0	0	19	27
Town of Mono	0	0	0	3	0	0	0	3
New Tecumseth	76	50	52	0	0	0	128	50
Orangeville	15	14	5	0	0	0	20	14
Toronto CMA	1,208	1,445	3,062	4,129	361	309	4,631	5,883
Oshawa CMA	66	154	19	0	320	20	405	174
Greater Toronto Area (GTA)	1,182	1,516	3,024	4,126	681	329	4,887	5,971

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	% Change
Toronto City	62	100	2	6	0	23	3,293	883	3,357	1,012	**
Toronto	13	12	0	4	0	0	1,898	440	1,911	456	**
East York	5	2	2	0	0	0	0	105	7	107	-93.5
Etobicoke	13	28	0	2	0	0	878	338	891	368	142.1
North York	26	53	0	0	0	0	247	0	273	53	**
Scarborough	4	5	0	0	0	23	20	0	24	28	-14.3
York	1	0	0	0	0	0	250	0	251	0	n/a
York Region	259	199	56	26	112	75	924	1	1,351	301	**
Aurora	32	0	0	0	0	0	0	0	32	0	n/a
East Gwillimbury	3	6	0	6	0	0	0	0	3	12	-75.0
Georgina Township	18	6	0	0	6	0	0	0	24	6	**
King Township	19	17	0	0	0	0	0	0	19	17	11.8
Markham	81	49	48	18	44	60	739	1	912	128	**
Newmarket	4	45	0	0	31	0	0	0	35	45	-22.2
Richmond Hill	10	26	4	0	23	15	130	0	167	41	**
Vaughan	53	24	4	2	8	0	55	0	120	26	**
Whitchurch-Stouffville	39	26	0	0	0	0	0	0	39	26	50.0
Peel Region	288	295	84	60	66	50	60	192	498	597	-16.6
Brampton	250	202	74	34	33	22	0	0	357	258	38.4
Caledon	12	62	0	4	17	0	0	0	29	66	-56.1
Mississauga	26	31	10	22	16	28	60	192	112	273	-59.0
Halton Region	49	50	0	0	34	211	0	0	83	261	-68.2
Burlington	4	0	0	0	4	12	0	0	8	12	-33.3
Halton Hills	2	5	0	0	0	57	0	0	2	62	-96.8
Milton	21	2	0	0	0	142	0	0	21	144	-85.4
Oakville	22	43	0	0	30	0	0	0	52	43	20.9
Durham Region	147	71	6	2	26	31	72	0	251	104	141.3
Ajax	36	15	0	0	26	0	0	0	62	15	**
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	29	23	0	0	0	0	0	0	29	23	26.1
Oshawa	50	16	0	2	0	0	72	0	122	18	**
Pickering	10	7	6	0	0	22	0	0	16	29	-44.8
Scugog	4	1	0	0	0	0	0	0	4	1	**
Uxbridge	3	3	0	0	0	0	0	0	3	3	0.0
Whitby	14	4	0	0	0	9	0	0	14	13	7.7
Remainder of Toronto CMA	69	75	4	6	7	0	0	0	80	81	-1.2
Bradford West Gwillimbury	11	18	0	4	0	0	0	0	11	22	-50.0
Town of Mono	14	3	0	0	0	0	0	0	14	3	**
New Tecumseth	36	52	4	2	0	0	0	0	40	54	-25.9
Orangeville	8	2	0	0	7	0	0	0	15	2	**
Toronto CMA	772	744	152	98	241	369	4,277	1,076	5,442	2,287	138.0
Oshawa CMA	93	43	0	2	0	9	72	0	165	54	**
Greater Toronto Area (GTA)	805	715	148	94	238	390	4,349	1,076	5,540	2,275	143.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	153	167	38	8	15	41	12,623	1,378	12,829	1,594	**
Toronto	29	32	20	4	4	4	7,559	935	7,612	975	**
East York	5	5	2	0	0	0	0	105	7	110	-93.6
Etobicoke	29	38	0	4	0	0	1,475	338	1,504	380	**
North York	82	74	2	0	0	0	3,105	0	3,189	74	**
Scarborough	5	18	12	0	11	37	234	0	262	55	**
York	3	0	2	0	0	0	250	0	255	0	n/a
York Region	598	440	100	58	338	167	1,511	1	2,547	666	**
Aurora	66	0	0	0	0	0	0	0	66	0	n/a
East Gwillimbury	5	11	0	8	0	0	0	0	5	19	-73.7
Georgina Township	43	19	0	0	12	6	0	0	55	25	120.0
King Township	37	55	0	0	0	7	0	0	37	62	-40.3
Markham	181	112	84	38	143	92	739	1	1,147	243	**
Newmarket	9	87	0	8	31	0	0	0	40	95	-57.9
Richmond Hill	52	55	4	0	118	41	255	0	429	96	**
Vaughan	140	60	12	4	34	14	517	0	703	78	**
Whitchurch-Stouffville	65	41	0	0	0	7	0	0	65	48	35.4
Peel Region	489	562	180	172	122	140	468	192	1,259	1,066	18.1
Brampton	408	427	170	88	33	103	103	0	714	618	15.5
Caledon	36	82	0	4	33	0	0	0	69	86	-19.8
Mississauga	45	53	10	80	56	37	365	192	476	362	31.5
Halton Region	179	69	4	10	224	276	43	0	450	355	26.8
Burlington	15	7	0	0	22	20	0	0	37	27	37.0
Halton Hills	4	7	0	0	0	57	0	0	4	64	-93.8
Milton	58	2	4	10	43	199	0	0	105	211	-50.2
Oakville	102	53	0	0	159	0	43	0	304	53	**
Durham Region	323	147	6	6	100	49	72	0	501	202	148.0
Ajax	121	21	0	0	71	0	0	0	192	21	**
Brock	2	3	0	0	0	0	0	0	2	3	-33.3
Clarington	76	42	0	4	17	6	0	0	93	52	78.8
Oshawa	71	36	0	2	12	0	72	0	155	38	**
Pickering	14	11	6	0	0	22	0	0	20	33	-39.4
Scugog	7	6	0	0	0	0	0	0	7	6	16.7
Uxbridge	5	5	0	0	0	0	0	0	5	5	0.0
Whitby	27	23	0	0	0	21	0	0	27	44	-38.6
Remainder of Toronto CMA	147	109	4	6	7	0	0	0	158	115	37.4
Bradford West Gwillimbury	41	36	0	4	0	0	0	0	41	40	2.5
Town of Mono	51	4	0	0	0	0	0	0	51	4	**
New Tecumseth	45	64	4	2	0	0	0	0	49	66	-25.8
Orangeville	10	5	0	0	7	0	0	0	17	5	**
Toronto CMA	1,691	1,377	332	254	755	626	14,645	1,571	17,423	3,828	**
Oshawa CMA	174	101	0	6	29	27	72	0	275	134	105.2
Greater Toronto Area (GTA)	1,742	1,385	328	254	799	673	14,717	1,571	17,586	3,883	**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Toronto City	0	23	0	0	2,800	883	493	0
Toronto	0	0	0	0	1,655	440	243	0
East York	0	0	0	0	0	105	0	0
Etobicoke	0	0	0	0	878	338	0	0
North York	0	0	0	0	247	0	0	0
Scarborough	0	23	0	0	20	0	0	0
York	0	0	0	0	0	0	250	0
York Region	112	75	0	0	924	0	0	1
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	6	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	44	60	0	0	739	0	0	1
Newmarket	31	0	0	0	0	0	0	0
Richmond Hill	23	15	0	0	130	0	0	0
Vaughan	8	0	0	0	55	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	66	50	0	0	60	192	0	0
Brampton	33	22	0	0	0	0	0	0
Caledon	17	0	0	0	0	0	0	0
Mississauga	16	28	0	0	60	192	0	0
Halton Region	34	211	0	0	0	0	0	0
Burlington	4	12	0	0	0	0	0	0
Halton Hills	0	57	0	0	0	0	0	0
Milton	0	142	0	0	0	0	0	0
Oakville	30	0	0	0	0	0	0	0
Durham Region	26	31	0	0	0	0	72	0
Ajax	26	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	72	0
Pickering	0	22	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	9	0	0	0	0	0	0
Remainder of Toronto CMA	7	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	241	369	0	0	3,784	1,075	493	1
Oshawa CMA	0	9	0	0	0	0	72	0
Greater Toronto Area (GTA)	238	390	0	0	3,784	1,075	565	1

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	15	41	0	0	11,904	1,201	719	177
Toronto	4	4	0	0	7,274	758	285	177
East York	0	0	0	0	0	105	0	0
Etobicoke	0	0	0	0	1,475	338	0	0
North York	0	0	0	0	3,105	0	0	0
Scarborough	11	37	0	0	50	0	184	0
York	0	0	0	0	0	0	250	0
York Region	338	167	0	0	1,511	0	0	1
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	6	0	0	0	0	0	0
King Township	0	7	0	0	0	0	0	0
Markham	143	92	0	0	739	0	0	1
Newmarket	31	0	0	0	0	0	0	0
Richmond Hill	118	41	0	0	255	0	0	0
Vaughan	34	14	0	0	517	0	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	122	140	0	0	468	192	0	0
Brampton	33	103	0	0	103	0	0	0
Caledon	33	0	0	0	0	0	0	0
Mississauga	56	37	0	0	365	192	0	0
Halton Region	224	276	0	0	43	0	0	0
Burlington	22	20	0	0	0	0	0	0
Halton Hills	0	57	0	0	0	0	0	0
Milton	43	199	0	0	0	0	0	0
Oakville	159	0	0	0	43	0	0	0
Durham Region	100	49	0	0	0	0	72	0
Ajax	71	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	17	6	0	0	0	0	0	0
Oshawa	12	0	0	0	0	0	72	0
Pickering	0	22	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	21	0	0	0	0	0	0
Remainder of Toronto CMA	7	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	755	626	0	0	13,926	1,393	719	178
Oshawa CMA	29	27	0	0	0	0	72	0
Greater Toronto Area (GTA)	799	673	0	0	13,926	1,393	791	178

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014	Feb 2015	Feb 2014
Toronto City	62	129	2,800	883	495	0	3,357	1,012
Toronto	13	16	1,655	440	243	0	1,911	456
East York	5	2	0	105	2	0	7	107
Etobicoke	13	30	878	338	0	0	891	368
North York	26	53	247	0	0	0	273	53
Scarborough	4	28	20	0	0	0	24	28
York	1	0	0	0	250	0	251	0
York Region	416	293	935	7	0	1	1,351	301
Aurora	32	0	0	0	0	0	32	0
East Gwillimbury	3	12	0	0	0	0	3	12
Georgina Township	24	6	0	0	0	0	24	6
King Township	19	17	0	0	0	0	19	17
Markham	173	127	739	0	0	1	912	128
Newmarket	24	45	11	0	0	0	35	45
Richmond Hill	37	34	130	7	0	0	167	41
Vaughan	65	26	55	0	0	0	120	26
Whitchurch-Stouffville	39	26	0	0	0	0	39	26
Peel Region	438	405	60	192	0	0	498	597
Brampton	357	258	0	0	0	0	357	258
Caledon	29	66	0	0	0	0	29	66
Mississauga	52	81	60	192	0	0	112	273
Halton Region	83	239	0	22	0	0	83	261
Burlington	8	6	0	6	0	0	8	12
Halton Hills	2	62	0	0	0	0	2	62
Milton	21	128	0	16	0	0	21	144
Oakville	52	43	0	0	0	0	52	43
Durham Region	153	95	26	9	72	0	251	104
Ajax	36	15	26	0	0	0	62	15
Brock	1	2	0	0	0	0	1	2
Clarington	29	23	0	0	0	0	29	23
Oshawa	50	18	0	0	72	0	122	18
Pickering	16	29	0	0	0	0	16	29
Scugog	4	1	0	0	0	0	4	1
Uxbridge	3	3	0	0	0	0	3	3
Whitby	14	4	0	9	0	0	14	13
Remainder of Toronto CMA	73	78	7	3	0	0	80	81
Bradford West Gwillimbury	11	22	0	0	0	0	11	22
Town of Mono	13	2	1	1	0	0	14	3
New Tecumseth	34	52	6	2	0	0	40	54
Orangeville	15	2	0	0	0	0	15	2
Toronto CMA	1,119	1,185	3,828	1,101	495	1	5,442	2,287
Oshawa CMA	93	45	0	9	72	0	165	54
Greater Toronto Area (GTA)	1,152	1,161	3,821	1,113	567	1	5,540	2,275

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - February 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	191	216	11,917	1,201	721	177	12,829	1,594
Toronto	53	40	7,274	758	285	177	7,612	975
East York	5	5	0	105	2	0	7	110
Etobicoke	29	42	1,475	338	0	0	1,504	380
North York	82	74	3,107	0	0	0	3,189	74
Scarborough	17	55	61	0	184	0	262	55
York	5	0	0	0	250	0	255	0
York Region	1,017	658	1,530	7	0	1	2,547	666
Aurora	66	0	0	0	0	0	66	0
East Gwillimbury	5	19	0	0	0	0	5	19
Georgina Township	55	25	0	0	0	0	55	25
King Township	37	62	0	0	0	0	37	62
Markham	408	242	739	0	0	1	1,147	243
Newmarket	29	95	11	0	0	0	40	95
Richmond Hill	174	89	255	7	0	0	429	96
Vaughan	178	78	525	0	0	0	703	78
Whitchurch-Stouffville	65	48	0	0	0	0	65	48
Peel Region	751	865	508	201	0	0	1,259	1,066
Brampton	611	618	103	0	0	0	714	618
Caledon	69	86	0	0	0	0	69	86
Mississauga	71	161	405	201	0	0	476	362
Halton Region	395	325	55	30	0	0	450	355
Burlington	25	13	12	14	0	0	37	27
Halton Hills	4	64	0	0	0	0	4	64
Milton	105	195	0	16	0	0	105	211
Oakville	261	53	43	0	0	0	304	53
Durham Region	388	181	41	21	72	0	501	202
Ajax	151	21	41	0	0	0	192	21
Brock	2	3	0	0	0	0	2	3
Clarington	93	52	0	0	0	0	93	52
Oshawa	83	38	0	0	72	0	155	38
Pickering	20	33	0	0	0	0	20	33
Scugog	7	6	0	0	0	0	7	6
Uxbridge	5	5	0	0	0	0	5	5
Whitby	27	23	0	21	0	0	27	44
Remainder of Toronto CMA	151	111	7	4	0	0	158	115
Bradford West Gwillimbury	41	40	0	0	0	0	41	40
Town of Mono	50	2	1	2	0	0	51	4
New Tecumseth	43	64	6	2	0	0	49	66
Orangeville	17	5	0	0	0	0	17	5
Toronto CMA	2,656	2,221	14,046	1,429	721	178	17,423	3,828
Oshawa CMA	203	113	0	21	72	0	275	134
Greater Toronto Area (GTA)	2,742	2,245	14,051	1,460	793	178	17,586	3,883

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2015

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													
February 2015	0	0.0	0	0.0	0	0.0	1	2.0	48	98.0	49	1,950,000	1,955,878
February 2014	0	0.0	1	1.0	2	2.0	6	6.1	89	90.8	98	1,300,000	1,511,283
Year-to-date 2015	0	0.0	1	0.9	0	0.0	2	1.8	109	97.3	112	1,985,000	1,984,312
Year-to-date 2014	0	0.0	2	1.2	2	1.2	18	10.6	148	87.1	170	1,249,000	1,437,663
Toronto													
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,200,000	1,281,200
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	1,159,000	1,265,226
East York													
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	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	0	0.0	3	100.0	3	--	--
Etobicoke													
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	1,950,000	2,040,333
February 2014	0	0.0	0	0.0	0	0.0	2	6.7	28	93.3	30	1,050,000	1,177,330
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	1,965,000	2,079,531
Year-to-date 2014	0	0.0	0	0.0	0	0.0	2	4.8	40	95.2	42	1,100,000	1,236,850
North York													
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	2,200,000	2,263,955
February 2014	0	0.0	1	1.9	1	1.9	3	5.6	49	90.7	54	1,775,000	1,755,552
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	52	100.0	52	2,419,000	2,353,788
Year-to-date 2014	0	0.0	1	1.4	1	1.4	3	4.2	67	93.1	72	1,800,000	1,811,162
Scarborough													
February 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
February 2014	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2015	0	0.0	1	11.1	0	0.0	2	22.2	6	66.7	9	--	--
Year-to-date 2014	0	0.0	1	4.5	1	4.5	13	59.1	7	31.8	22	725,500	853,609
York													
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2015

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													
February 2015	11	4.2	19	7.3	44	17.0	46	17.8	139	53.7	259	859,990	882,606
February 2014	14	7.0	10	5.0	24	12.1	55	27.6	96	48.2	199	795,900	808,764
Year-to-date 2015	29	4.8	32	5.4	89	14.9	116	19.4	332	55.5	598	858,445	893,429
Year-to-date 2014	37	8.5	25	5.8	51	11.8	116	26.7	205	47.2	434	795,445	845,811
Aurora													
February 2015	0	0.0	0	0.0	3	9.4	12	37.5	17	53.1	32	845,900	837,905
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	6	9.1	16	24.2	44	66.7	66	875,900	907,262
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
East Gwillimbury													
February 2015	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
February 2014	3	50.0	3	50.0	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2015	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	7	63.6	4	36.4	0	0.0	0	0.0	0	0.0	11	449,990	450,081
Georgina Township													
February 2015	9	50.0	7	38.9	0	0.0	2	11.1	0	0.0	18	449,990	463,934
February 2014	3	50.0	0	0.0	0	0.0	1	16.7	2	33.3	6	--	--
Year-to-date 2015	24	55.8	11	25.6	0	0.0	4	9.3	4	9.3	43	403,990	509,056
Year-to-date 2014	14	73.7	0	0.0	0	0.0	2	10.5	3	15.8	19	369,990	480,885
King Township													
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,130,000	1,218,521
February 2014	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	892,495	1,115,926
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	1,125,495	1,163,047
Year-to-date 2014	0	0.0	0	0.0	1	2.0	10	19.6	40	78.4	51	850,990	987,732
Markham													
February 2015	0	0.0	0	0.0	14	17.3	22	27.2	45	55.6	81	854,880	867,175
February 2014	0	0.0	0	0.0	5	10.2	14	28.6	30	61.2	49	865,990	853,396
Year-to-date 2015	0	0.0	1	0.5	31	17.0	56	30.8	94	51.6	182	847,935	884,294
Year-to-date 2014	0	0.0	0	0.0	8	7.1	34	30.4	70	62.5	112	871,380	994,372
Newmarket													
February 2015	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
February 2014	7	15.6	6	13.3	13	28.9	18	40.0	1	2.2	45	609,900	616,468
Year-to-date 2015	0	0.0	0	0.0	0	0.0	7	77.8	2	22.2	9	--	--
Year-to-date 2014	15	17.0	19	21.6	25	28.4	28	31.8	1	1.1	88	601,900	586,911
Richmond Hill													
February 2015	0	0.0	0	0.0	3	30.0	2	20.0	5	50.0	10	755,900	1,200,040
February 2014	0	0.0	0	0.0	0	0.0	8	30.8	18	69.2	26	853,490	948,533
Year-to-date 2015	1	2.0	0	0.0	5	10.0	12	24.0	32	64.0	50	908,945	1,000,600
Year-to-date 2014	0	0.0	0	0.0	1	1.8	18	32.7	36	65.5	55	838,990	1,037,265
Vaughan													
February 2015	1	1.9	0	0.0	0	0.0	1	1.9	51	96.2	53	1,045,990	1,131,184
February 2014	0	0.0	0	0.0	1	4.2	0	0.0	23	95.8	24	908,490	939,604
Year-to-date 2015	1	0.7	2	1.4	9	6.5	10	7.2	117	84.2	139	985,900	1,064,703
Year-to-date 2014	0	0.0	0	0.0	5	8.9	6	10.7	45	80.4	56	908,445	927,073
Whitchurch-Stouffville													
February 2015	0	0.0	11	28.2	23	59.0	4	10.3	1	2.6	39	594,900	600,779
February 2014	1	3.7	1	3.7	5	18.5	11	40.7	9	33.3	27	694,900	741,320
Year-to-date 2015	0	0.0	17	25.8	37	56.1	11	16.7	1	1.5	66	597,900	604,528
Year-to-date 2014	1	2.4	2	4.8	11	26.2	18	42.9	10	23.8	42	674,900	729,438

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2015

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													
February 2015	58	20.1	78	27.1	70	24.3	43	14.9	39	13.5	288	567,945	623,738
February 2014	73	25.3	85	29.4	60	20.8	57	19.7	14	4.8	289	529,900	567,730
Year-to-date 2015	58	11.8	108	22.0	142	28.9	101	20.6	82	16.7	491	600,990	669,675
Year-to-date 2014	92	16.7	171	31.0	120	21.8	137	24.9	31	5.6	551	560,900	590,544
Brampton													
February 2015	58	23.2	78	31.2	60	24.0	42	16.8	12	4.8	250	528,990	560,011
February 2014	71	36.2	71	36.2	34	17.3	17	8.7	3	1.5	196	478,900	509,128
Year-to-date 2015	58	14.2	106	26.0	122	29.9	93	22.8	29	7.1	408	588,900	598,291
Year-to-date 2014	89	21.4	150	36.1	87	20.9	72	17.3	18	4.3	416	525,900	558,320
Caledon													
February 2015	0	0.0	0	0.0	10	83.3	1	8.3	1	8.3	12	599,900	636,150
February 2014	2	3.2	14	22.6	26	41.9	20	32.3	0	0.0	62	602,900	606,739
Year-to-date 2015	0	0.0	2	5.3	20	52.6	8	21.1	8	21.1	38	617,400	703,863
Year-to-date 2014	3	3.7	21	25.6	33	40.2	23	28.0	2	2.4	82	599,900	605,133
Mississauga													
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	1,200,000	1,230,769
February 2014	0	0.0	0	0.0	0	0.0	20	64.5	11	35.5	31	799,900	860,223
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	45	100.0	45	1,250,000	1,288,020
Year-to-date 2014	0	0.0	0	0.0	0	0.0	42	79.2	11	20.8	53	789,900	820,900
Halton Region													
February 2015	1	2.0	20	40.8	1	2.0	4	8.2	23	46.9	49	710,000	974,057
February 2014	0	0.0	0	0.0	4	7.8	23	45.1	24	47.1	51	770,000	1,146,989
Year-to-date 2015	2	1.1	44	25.0	15	8.5	37	21.0	78	44.3	176	760,000	1,022,832
Year-to-date 2014	1	1.4	0	0.0	10	14.3	26	37.1	33	47.1	70	770,000	1,211,676
Burlington													
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	4	25.0	12	75.0	16	1,450,000	1,548,124
Year-to-date 2014	1	14.3	0	0.0	3	42.9	0	0.0	3	42.9	7	--	--
Halton Hills													
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2014	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
Milton													
February 2015	0	0.0	20	95.2	1	4.8	0	0.0	0	0.0	21	509,900	517,151
February 2014	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	0	0.0	44	75.9	14	24.1	0	0.0	0	0.0	58	519,900	532,641
Year-to-date 2014	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Oakville													
February 2015	1	4.8	0	0.0	0	0.0	4	19.0	16	76.2	21	1,059,990	1,273,705
February 2014	0	0.0	0	0.0	1	2.3	22	50.0	21	47.7	44	770,495	1,191,883
Year-to-date 2015	2	2.0	0	0.0	1	1.0	33	33.7	62	63.3	98	924,990	1,225,966
Year-to-date 2014	0	0.0	0	0.0	4	7.4	25	46.3	25	46.3	54	770,000	1,261,164

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2015

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													
February 2015	66	46.5	43	30.3	24	16.9	9	6.3	0	0.0	142	469,945	472,154
February 2014	28	40.6	13	18.8	17	24.6	7	10.1	4	5.8	69	489,990	524,966
Year-to-date 2015	144	45.4	87	27.4	49	15.5	28	8.8	9	2.8	317	469,990	491,336
Year-to-date 2014	55	39.0	35	24.8	28	19.9	15	10.6	8	5.7	141	484,990	517,576
Ajax													
February 2015	19	51.4	12	32.4	3	8.1	3	8.1	0	0.0	37	447,700	473,589
February 2014	1	6.7	3	20.0	10	66.7	1	6.7	0	0.0	15	588,300	568,193
Year-to-date 2015	48	38.4	31	24.8	23	18.4	20	16.0	3	2.4	125	500,100	524,330
Year-to-date 2014	2	9.5	7	33.3	11	52.4	1	4.8	0	0.0	21	575,000	550,505
Brock													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	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	--	--
Clarington													
February 2015	22	78.6	4	14.3	1	3.6	1	3.6	0	0.0	28	382,695	411,240
February 2014	16	66.7	3	12.5	2	8.3	2	8.3	1	4.2	24	402,450	462,507
Year-to-date 2015	55	74.3	13	17.6	3	4.1	2	2.7	1	1.4	74	383,695	416,923
Year-to-date 2014	25	58.1	7	16.3	6	14.0	4	9.3	1	2.3	43	404,900	456,157
Oshawa													
February 2015	22	44.0	16	32.0	10	20.0	2	4.0	0	0.0	50	479,945	467,403
February 2014	9	56.3	3	18.8	4	25.0	0	0.0	0	0.0	16	437,990	468,468
Year-to-date 2015	32	45.1	24	33.8	12	16.9	2	2.8	1	1.4	71	469,990	468,286
Year-to-date 2014	24	66.7	8	22.2	4	11.1	0	0.0	0	0.0	36	416,945	431,412
Pickering													
February 2015	0	0.0	5	50.0	4	40.0	1	10.0	0	0.0	10	541,100	565,760
February 2014	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	--	--
Year-to-date 2015	0	0.0	6	42.9	4	28.6	2	14.3	2	14.3	14	609,600	612,193
Year-to-date 2014	0	0.0	0	0.0	2	18.2	5	45.5	4	36.4	11	715,000	813,655
Scugog													
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	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	--	--
Uxbridge													
February 2015	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
February 2014	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2015	4	80.0	0	0.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	0	0.0	2	40.0	1	20.0	2	40.0	0	0.0	5	--	--
Whitby													
February 2015	1	7.1	6	42.9	5	35.7	2	14.3	0	0.0	14	540,000	546,556
February 2014	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2015	5	17.9	13	46.4	6	21.4	2	7.1	2	7.1	28	520,990	555,631
Year-to-date 2014	4	16.0	11	44.0	4	16.0	3	12.0	3	12.0	25	522,990	573,301

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2015

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													
February 2015	53	76.8	1	1.4	10	14.5	5	7.2	0	0.0	69	399,990	441,429
February 2014	58	77.3	15	20.0	0	0.0	2	2.7	0	0.0	75	379,990	391,789
Year-to-date 2015	73	49.7	16	10.9	34	23.1	24	16.3	0	0.0	147	452,990	504,529
Year-to-date 2014	92	83.6	15	13.6	0	0.0	3	2.7	0	0.0	110	380,000	391,668
Bradford West Gwillimbury													
February 2015	8	72.7	1	9.1	1	9.1	1	9.1	0	0.0	11	434,990	480,264
February 2014	17	94.4	1	5.6	0	0.0	0	0.0	0	0.0	18	384,990	377,212
Year-to-date 2015	19	46.3	16	39.0	4	9.8	2	4.9	0	0.0	41	452,990	479,698
Year-to-date 2014	35	97.2	1	2.8	0	0.0	0	0.0	0	0.0	36	392,490	382,073
Town of Mono													
February 2015	1	7.1	0	0.0	9	64.3	4	28.6	0	0.0	14	644,990	636,412
February 2014	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2015	2	3.9	0	0.0	29	56.9	20	39.2	0	0.0	51	649,990	650,185
Year-to-date 2014	2	40.0	2	40.0	0	0.0	1	20.0	0	0.0	5	--	--
New Tecumseth													
February 2015	36	100.0	0	0.0	0	0.0	0	0.0	0	0.0	36	369,990	368,382
February 2014	40	76.9	12	23.1	0	0.0	0	0.0	0	0.0	52	369,990	381,625
Year-to-date 2015	43	95.6	0	0.0	1	2.2	1	2.2	0	0.0	45	379,990	382,837
Year-to-date 2014	51	79.7	12	18.8	0	0.0	1	1.6	0	0.0	64	369,990	384,349
Orangeville													
February 2015	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	--	--
February 2014	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2015	9	90.0	0	0.0	0	0.0	1	10.0	0	0.0	10	376,400	411,110
Year-to-date 2014	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
Toronto CMA													
February 2015	144	19.0	135	17.8	133	17.5	103	13.6	244	32.1	759	626,900	788,677
February 2014	146	19.8	116	15.7	101	13.7	148	20.1	226	30.7	737	653,990	782,667
Year-to-date 2015	214	13.0	238	14.4	308	18.6	298	18.0	594	36.0	1,652	675,945	841,909
Year-to-date 2014	223	16.3	222	16.3	194	14.2	308	22.6	418	30.6	1,365	669,900	790,963
Oshawa CMA													
February 2015	45	48.9	26	28.3	16	17.4	5	5.4	0	0.0	92	459,945	462,355
February 2014	27	61.4	8	18.2	6	13.6	2	4.5	1	2.3	44	409,945	463,671
Year-to-date 2015	92	53.2	50	28.9	21	12.1	6	3.5	4	2.3	173	429,990	460,453
Year-to-date 2014	53	51.0	26	25.0	14	13.5	7	6.7	4	3.8	104	438,945	475,751
Greater Toronto Area													
February 2015	136	17.3	160	20.3	139	17.7	103	13.1	249	31.6	787	612,990	786,333
February 2014	115	16.3	109	15.4	107	15.2	148	21.0	227	32.2	706	663,900	804,310
Year-to-date 2015	233	13.8	272	16.1	295	17.4	284	16.8	610	36.0	1,694	669,990	838,899
Year-to-date 2014	185	13.5	233	17.1	211	15.4	312	22.8	425	31.1	1,366	674,900	801,369

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
February 2015

Submarket	Feb 2015	Feb 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	1,955,878	1,511,283	29.4	1,984,312	1,437,663	38.0
Toronto	--	--	n/a	1,281,200	1,265,226	1.3
East York	--	--	n/a	--	--	n/a
Etobicoke	2,040,333	1,177,330	73.3	2,079,531	1,236,850	68.1
North York	2,263,955	1,755,552	29.0	2,353,788	1,811,162	30.0
Scarborough	--	--	n/a	--	853,609	n/a
York	--	--	n/a	--	--	n/a
York Region	882,606	808,764	9.1	893,429	845,811	5.6
Aurora	837,905	--	n/a	907,262	--	n/a
East Gwillimbury	--	--	n/a	--	450,081	n/a
Georgina Township	463,934	--	n/a	509,056	480,885	5.9
King Township	1,218,521	1,115,926	9.2	1,163,047	987,732	17.7
Markham	867,175	853,396	1.6	884,294	994,372	-11.1
Newmarket	--	616,468	n/a	--	586,911	n/a
Richmond Hill	1,200,040	948,533	26.5	1,000,600	1,037,265	-3.5
Vaughan	1,131,184	939,604	20.4	1,064,703	927,073	14.8
Whitchurch-Stouffville	600,779	741,320	-19.0	604,528	729,438	-17.1
Peel Region	623,738	567,730	9.9	669,675	590,544	13.4
Brampton	560,011	509,128	10.0	598,291	558,320	7.2
Caledon	636,150	606,739	4.8	703,863	605,133	16.3
Mississauga	1,230,769	860,223	43.1	1,288,020	820,900	56.9
Haltom Region	974,057	1,146,989	-15.1	1,022,832	1,211,676	-15.6
Burlington	--	--	n/a	1,548,124	--	n/a
Haltom Hills	--	--	n/a	--	--	n/a
Milton	517,151	--	n/a	532,641	--	n/a
Oakville	1,273,705	1,191,883	6.9	1,225,966	1,261,164	-2.8
Durham Region	472,154	524,966	-10.1	491,336	517,576	-5.1
Ajax	473,589	568,193	-16.6	524,330	550,505	-4.8
Brock	--	--	n/a	--	--	n/a
Clarington	411,240	462,507	-11.1	416,923	456,157	-8.6
Oshawa	467,403	468,468	-0.2	468,286	431,412	8.5
Pickering	565,760	--	n/a	612,193	813,655	-24.8
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	--	n/a
Whitby	546,556	--	n/a	555,631	573,301	-3.1
Remainder of Toronto CMA	441,429	391,789	12.7	504,529	391,668	28.8
Bradford West Gwillimbury	480,264	377,212	27.3	479,698	382,073	25.6
Town of Mono	636,412	--	n/a	650,185	--	n/a
New Tecumseth	368,382	381,625	-3.5	382,837	384,349	-0.4
Orangeville	--	--	n/a	411,110	--	n/a
Toronto CMA	788,677	782,667	0.8	841,909	790,963	6.4
Oshawa CMA	462,355	463,671	-0.3	460,453	475,751	-3.2
Greater Toronto Area (GTA)	786,333	804,310	-2.2	838,899	801,369	4.7

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
February 2015

		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
2014	January	4,135	-5.5	7,078	8,822	11,832	59.8	526,528	9.1	549,150
	February	5,731	-0.5	7,121	10,897	12,860	55.4	553,193	8.3	548,004
	March	8,081	4.1	7,177	14,829	12,707	56.5	557,684	7.3	549,147
	April	9,706	-1.1	7,529	17,351	13,424	56.1	577,898	9.8	554,876
	May	11,079	8.8	8,071	18,931	13,422	60.1	585,204	7.9	558,494
	June	10,180	12.3	8,076	16,735	13,518	59.7	568,953	7.1	557,247
	July	9,198	7.7	8,059	15,187	13,658	59.0	550,700	7.3	562,698
	August	7,600	0.4	8,187	11,733	13,173	62.1	546,303	8.6	569,484
	September	8,051	8.6	8,190	15,692	13,093	62.6	573,676	7.5	574,023
	October	8,552	6.9	8,176	13,476	13,357	61.2	587,505	9.0	580,138
	November	6,519	2.0	7,953	8,789	12,809	62.1	577,936	7.2	578,862
	December	4,446	9.0	7,659	4,448	13,036	58.8	556,602	7.0	580,059
2015	January	4,355	5.3	7,644	9,596	12,923	59.2	552,575	4.9	575,008
	February	6,338	10.6	7,931	10,503	12,706	62.4	596,163	7.8	588,662
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	17,947	0.3		34,548			549,072	8.1	
	Q1 2015	N/A			N/A			N/A		
	YTD 2014	9,866	-2.6		19,719			542,017	8.7	
	YTD 2015	10,693	8.4		20,099			578,411	6.7	

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

¹Source: CREA

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

Table 5b: MLS® Residential Activity for Oshawa
February 2015

		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
2014	January	459	-5.9	767	791	1,010	76.0	392,353	18.4	398,253
	February	593	-17.2	682	1,002	1,107	61.6	370,120	6.2	367,948
	March	900	0.1	767	1,488	1,174	65.3	376,923	8.7	377,314
	April	1,090	-4.8	828	1,631	1,240	66.8	386,589	9.4	378,005
	May	1,268	13.0	931	1,738	1,254	74.3	387,382	9.1	380,698
	June	1,109	7.9	891	1,554	1,303	68.4	393,461	9.7	385,024
	July	1,063	12.1	950	1,479	1,416	67.1	393,111	9.5	388,040
	August	868	-3.1	868	1,142	1,181	73.5	386,036	8.1	388,213
	September	930	15.7	967	1,382	1,249	77.4	397,776	13.1	398,019
	October	929	6.8	927	1,194	1,238	74.9	390,725	8.5	394,582
	November	690	1.6	830	840	1,158	71.7	398,712	8.3	401,347
	December	444	4.7	851	412	1,189	71.6	384,405	7.7	401,865
2015	January	487	6.1	821	818	1,052	78.1	409,814	4.5	416,057
	February	699	17.9	803	1,028	1,150	69.9	420,532	13.6	417,203
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	1,952	-7.2		3,281			378,485	10.1	
	Q1 2015	N/A			N/A			N/A		
	YTD 2014	1,052	-12.6		1,793			379,820	11.2	
	YTD 2015	1,186	12.7		1,846			416,131	9.6	

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¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA**February 2015**

		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						
2014	January	595	3.14	5.24	120.7	123.7	3,101	8.3	67.9	918
	February	595	3.14	5.24	121.0	125.0	3,107	8.3	67.9	917
	March	581	3.14	4.99	121.0	125.5	3,112	7.9	67.7	914
	April	570	3.14	4.79	121.8	126.4	3,125	7.8	67.8	908
	May	570	3.14	4.79	121.8	127.0	3,117	7.7	67.5	907
	June	570	3.14	4.79	122.2	127.4	3,099	7.9	67.1	909
	July	570	3.14	4.79	122.1	126.9	3,077	8.2	66.8	912
	August	570	3.14	4.79	122.5	126.9	3,065	8.3	66.5	916
	September	570	3.14	4.79	122.9	127.2	3,063	8.3	66.3	925
	October	570	3.14	4.79	123.0	127.4	3,070	8.1	66.3	936
	November	570	3.14	4.79	123.1	126.9	3,074	8.0	66.2	947
	December	570	3.14	4.79	123.4	126.2	3,073	8.0	66.1	947
2015	January	570	3.14	4.79	123.3	126.3	3,071	7.8	65.8	946
	February	567	2.89	4.74		127.2	3,079	7.6	65.8	943
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

Table 6b: Economic Indicators Oshawa CMA**February 2015**

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	192.5	7.8	66.7	953
	February	595	3.14	5.24	121.0	125.0	192.9	7.9	66.8	957
	March	581	3.14	4.99	121.0	125.5	194.1	7.7	67.0	956
	April	570	3.14	4.79	121.8	126.4	197.1	7.4	67.7	954
	May	570	3.14	4.79	121.8	127.0	198.6	7.4	68.1	953
	June	570	3.14	4.79	122.2	127.4	200.3	6.7	68.1	957
	July	570	3.14	4.79	122.1	126.9	201.8	7.0	68.7	954
	August	570	3.14	4.79	122.5	126.9	202.4	7.2	68.9	949
	September	570	3.14	4.79	122.9	127.2	203.4	7.6	69.4	946
	October	570	3.14	4.79	123.0	127.4	204.1	7.4	69.4	940
	November	570	3.14	4.79	123.1	126.9	206.2	6.9	69.7	943
	December	570	3.14	4.79	123.4	126.2	207.0	6.9	69.8	945
2015	January	570	3.14	4.79	123.3	126.3	207.3	6.8	69.8	960
	February	567	2.89	4.74		127.2	205.9	7.0	69.3	979
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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