HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

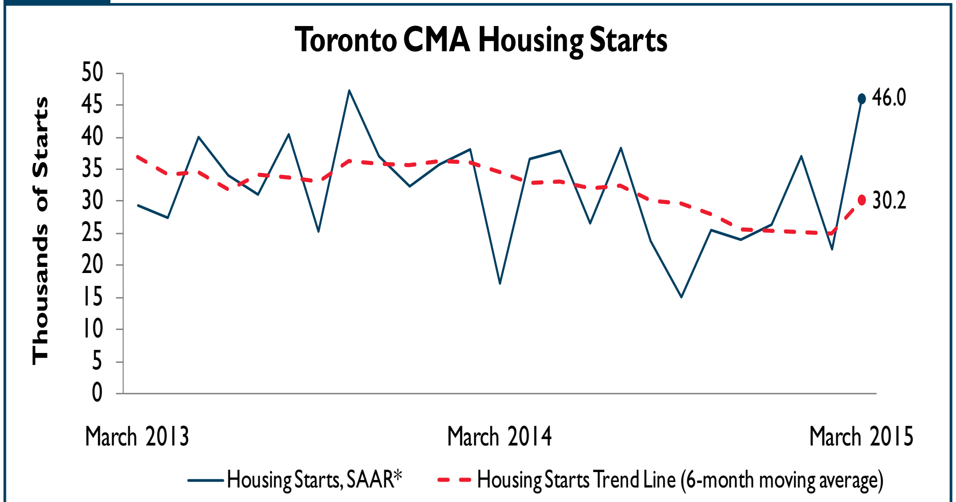
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2015

Highlights

- The seasonally adjusted annualized rate (SAAR) of total housing starts jumped to 36,553 in the first quarter
- MLS® sales remained virtually unchanged
- Declining inventories of low rise homes for sale led to upward pressure on average home prices

Figure 1



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

Housing starts in the Toronto Census Metropolitan Area (CMA) trended at 30,194 units in March compared to 25,041 in February. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

On the heels of strong apartment starts in March, the seasonally adjusted annualized rate (SAAR) of total housing starts jumped to 36,553 units in the first quarter of 2015 compared to 25,113 units in the previous quarter. High rise starts more than doubled to reach a SAAR of 25,316 in the first quarter from 12,036 in the previous quarter and were a result of an increase in pre-construction sales of condominium apartments since mid-2013. A surge in high rise completions so far this year had also enabled builders to channel more resources to new developments and more projects were able to break ground as a result. Ground oriented housing starts continued to trail as declines were posted across all low rise housing types during the first quarter of 2015. Typically, a time lag of 6-8 months ensue a sale of a new low rise unit before construction begins. A slight dip in sales of new low rise homes in 2014 translated to fewer starts during the beginning of 2015.

Over 80% of the high rise starts were concentrated within the City of Toronto, particularly within the downtown core, where large condominium projects broke ground. Vaughan recorded the next highest number of high rise starts. The anticipated completion of the Toronto-York-Spadina Subway Extension (TYSSE) into parts of Vaughan resulted in several condominium apartment projects being launched over the past years along the Highway 7 and Jane transit corridors. Some of these projects started to break ground during the first quarter of 2015.

In neighbouring Oshawa CMA, the SAAR of total starts jumped by over 35 per cent to 1,945 units in the first quarter of 2015 from the previous quarter, mainly due to a surge in high rise starts. Despite strong housing demand in Oshawa, sales centre openings for low rise homes trended lower in 2014 and in turn resulted in fewer starts in early 2015.

Total housing completions in the Toronto CMA reached 21,720 units in the first quarter of 2015, while completions of condominium apartments reached a record 17,166 units – already surpassing the annual totals recorded in the past three years. This increase was due to an elevated number of high rise units that were under construction for the past two years owing to record high rise starts in 2012. With so many high rise units being fully completed, resource constraints (in terms of machinery and labour) that previously acted as impediments to new projects from breaking ground were less so in the previous quarter. While high rise completions surged, unsold inventory of condominium apartments rose by just 113 units by the end of the first quarter of 2015, an increase that can easily be absorbed by a market the size of Toronto.

With so many high rise units reaching completion, the total number of all dwelling types under construction fell to about 56,000 units by the end of the first quarter of 2015, while total condominium apartments under construction fell to about 42,000 units. Some of these high rise projects have been under construction for several years due to the sheer length of time it takes for them to reach completion and be ready for occupancy.

Sales of higher priced new single-detached homes (those priced above $800K) skewed the total increase in their average price. The seasonally adjusted average price of an absorbed new single-detached home increased by 5.0 per cent in the first quarter of 2015 from the previous quarter. Lower inventory of single-detached homes, as shown by fewer low rise site openings across the GTA throughout 2014, coupled with spill over effects from tight resale market conditions for the same housing type, continued to push their average prices higher.

Existing Home Market

Seasonally adjusted MLS® sales in the GTA were steady in the first quarter of 2015 from the previous quarter, edging lower by just -0.4 per cent. Within the first quarter, sales grew in February and March, which offset previous declines brought on by an unusually cold winter. Low mortgage rates and increasing consumer confidence continued to produce a steady pool of new home buyers. Overall labour market conditions in the GTA did not offer any increased support for homeownership, with the number of employed showing little gains among prime working age groups over the past year[2]. Therefore, current increases in housing demand

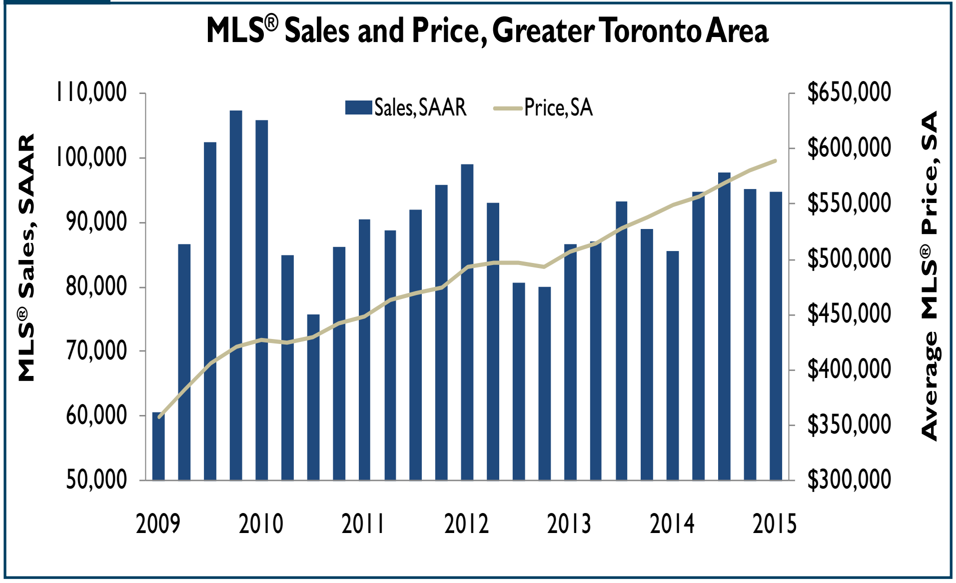
[2] Statistics Canada's Labour Force Survey, March 2015

likely came from buyers who had stable employment for some time and were sitting on the sidelines in the rental market, and existing owners looking to move-up in the market. In the Durham Region[3], seasonally adjusted sales were down 3.7 per cent in the first quarter of 2015 compared to the previous quarter.

Growth in the seasonally adjusted supply of MLS® new listings in the GTA was also flat in the first quarter compared to the previous quarter. Moreover, the number of active listings (the total inventory of homes for sale) remained below levels seen last year, as sales grew at a faster rate than listings. Based on March sales figures, the total number of active listings amounted to approximately 1.7 months of supply, but varied by housing type. For single-detached homes, inventory fell to a decade low of 1.5 months of supply. Meanwhile, condominium apartments had an inventory of 2.9 months of supply, and offered greater choice to buyers[4].

Marketplace conditions favoured sellers in the first quarter of 2015 in the GTA. The seasonally adjusted sales-to-new listings ratio, which indicates the balance between supply and demand, was 61 per cent. A ratio above 60 per cent signals a market where buyers face a shortage of listings and above-asking sale prices. However, this ratio masked the underlying tightness in the low-rise market, compared to a relatively balanced condominium apartment segment. In March, the sales-to-new listings ratio for condominium apartments was 46 per cent, compared to 73 per cent for town homes and 61 per cent for single-detached homes. If sales continue to outpace new listings (as has been the case in the low rise market), the market risks moving further into a sellers' market, and would result in stronger price growth.

Figure 2



Source: CMHC, adapted from CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted.
MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

The seasonally adjusted MLS® existing home price in the GTA grew by 1.7 per cent in the first quarter of 2015 from the previous quarter. The low number of active listings in March resulted in sale prices exceeding asking prices in many areas of the City of Toronto, York and Durham Regions. As well, the average GTA price grew faster than the growth rate of prices for a matched sample of homes[5], which suggests that the mix of sales shifted to higher priced homes. In Durham region in particular, the seasonally adjusted supply of MLS® new listings decreased by 6.9 per cent. As a result, the ratio of sales-to-new listings tightened to 76 per cent. Home prices were up by a seasonally adjusted 5.5 per cent from last quarter.

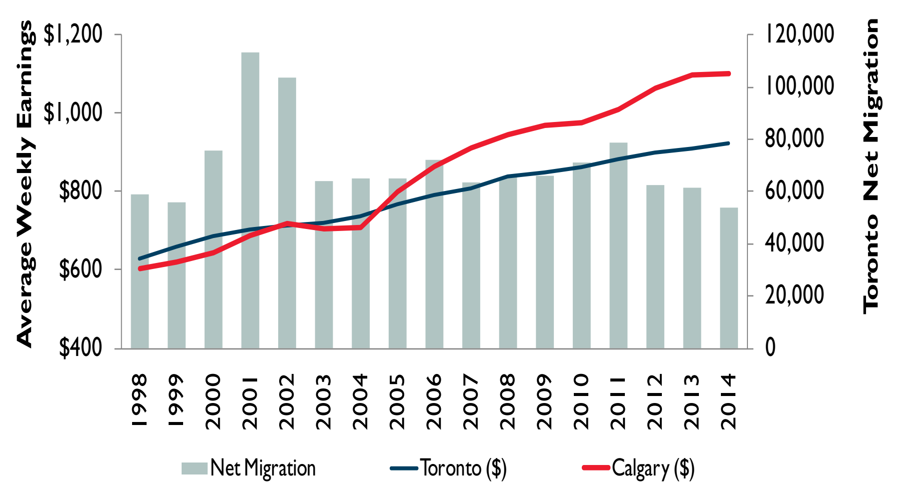
The average year-over-year price growth for single-detached and town homes in the GTA was the highest at 8.0 and 9.2 per cent respectively in the first quarter of 2015 compared to the same time period a year earlier, while condominium apartments saw the lowest at 3.5 per cent. Price disparities, driven by supply constraints for low-rise homes, were even more pronounced in markets surrounding the City of Toronto. Price growth was the strongest in Durham Region at 10.7 per cent, followed by York and Peel Regions at 10.5 and 8.7 per cent respectively. In the City of Toronto, where condominiums represented a relatively larger share of sales, prices rose by an average of 7.4 per cent over the same period.

[3] Durham Region Real Estate Board, March 2015
[4] Toronto Real Estate Board, March 2015
[5] Matched sample comes from CREA's MLS® Home Price Index

Toronto Migration Set to Pick up

Lower oil prices and Canadian dollar are expected to reshape the regional economic disparities within Canada and impact the pattern of migration flows. Cheaper oil prices will have some beneficial effect on consumer spending in the GTA, and in conjunction with a lower Canadian dollar, could lead to more output and hiring in the energy dependent segments of the economy such as manufacturing and transportation. With more favourable economic conditions shifting eastwards, migration to the GTA is projected to pick up over the next few years. Recent changes to immigration policy will also support migration flows into the GTA.

Figure 3



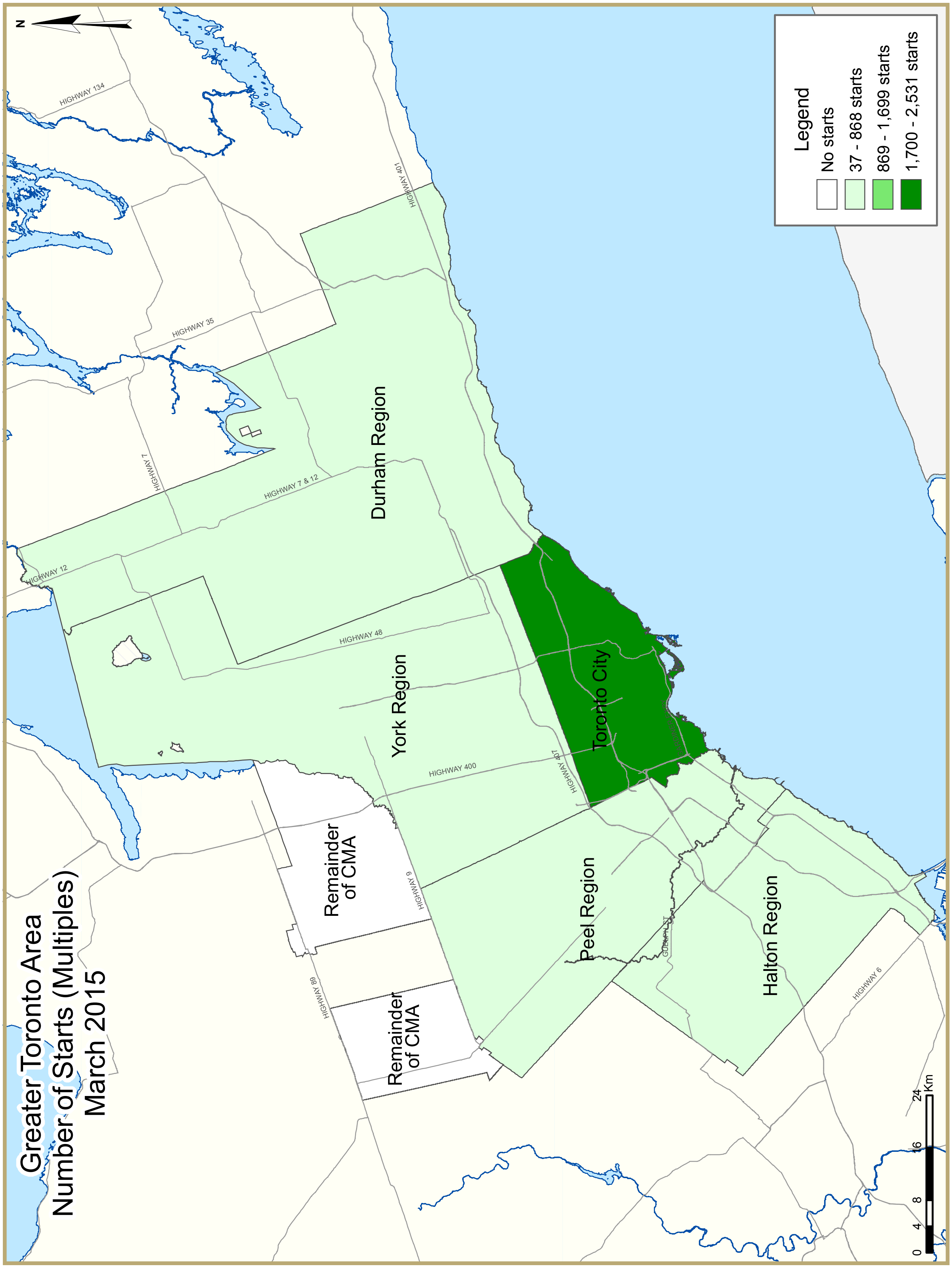
Source: Statistics Canada

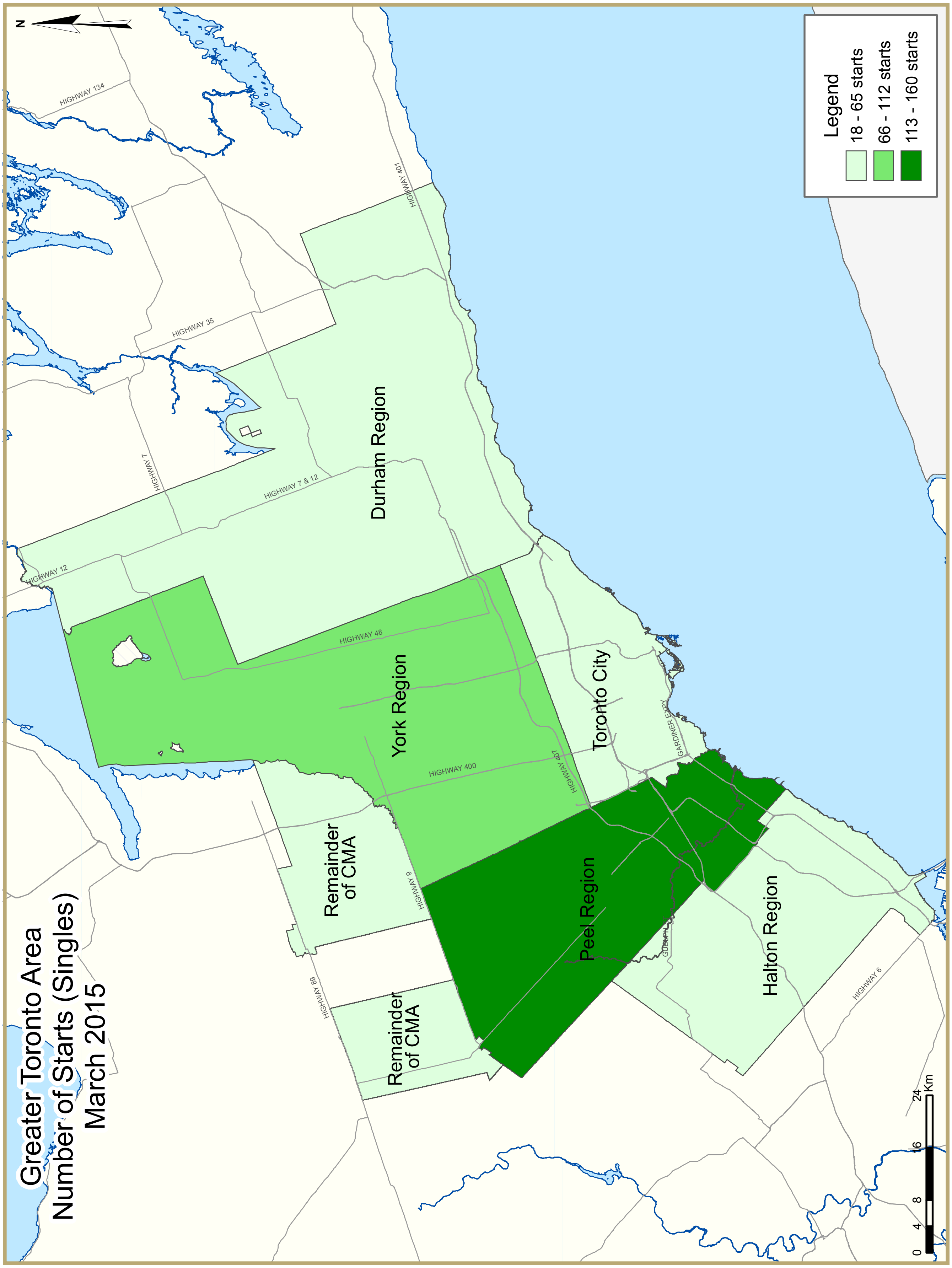
Migration remains the most important factor contributing to population growth in the GTA. Despite the fact that the GTA has a relatively younger age structure compared to the rest of Ontario, natural population increase was responsible for approximately 40 per cent of the population growth in 2014[6]. Net migration has been on a downward trend since 2011 with more immigrants choosing to settle in Western Canada and more Torontonians moving out West for better economic and financial prospects. Last year 29.7 per cent of immigrants to Canada settled in the GTA, compared to 47.9 per cent in 2002[7].

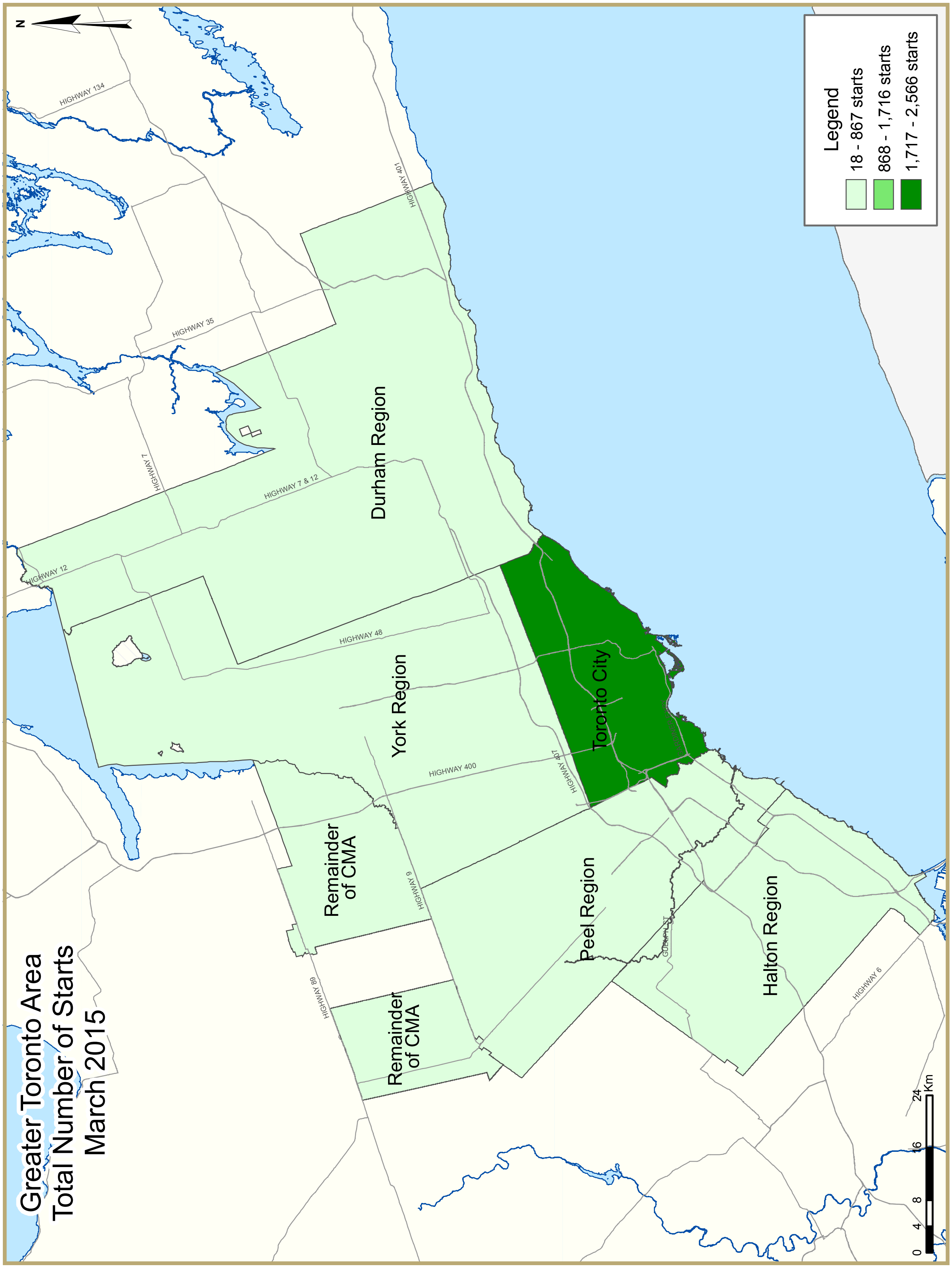
A combination of economic and migration policy changes have led the GTA's net migration in 2014 to drop to 53,871 and reach a 20-year low.

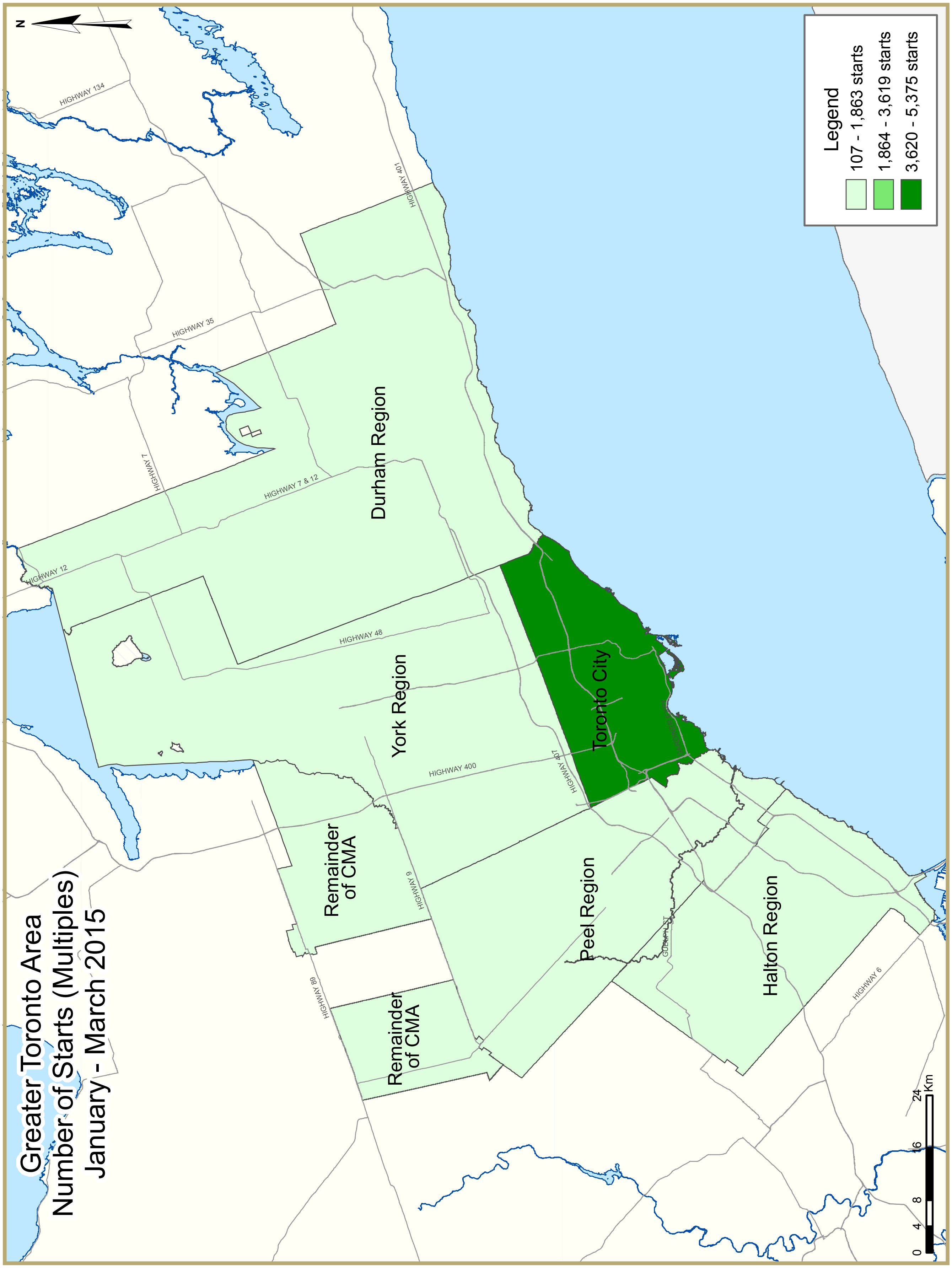
With western province's economic climate becoming less favourable and Ontario's economy regaining relative strength, the migration movement westward is expected to subside. This will in turn support stronger population growth in the GTA in 2015 and beyond. Additionally, the new federal system of recruiting immigrants called the Express Entry system, which was launched in January 2015, is expected to speed up the immigration process and support greater inflow of people into the GTA.

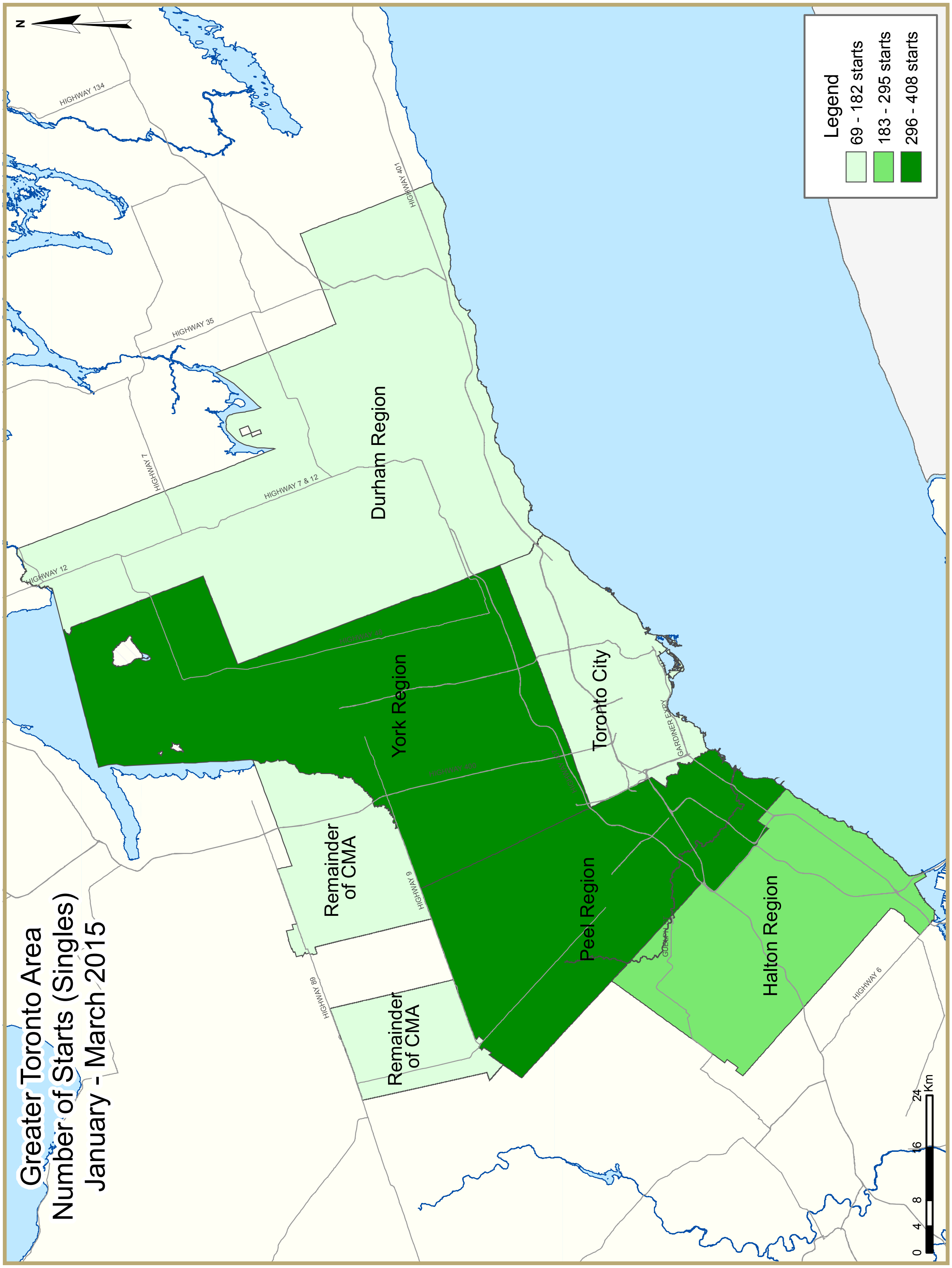
[6] Statistics Canada, CMHC Calculation
[7] Statistics Canada

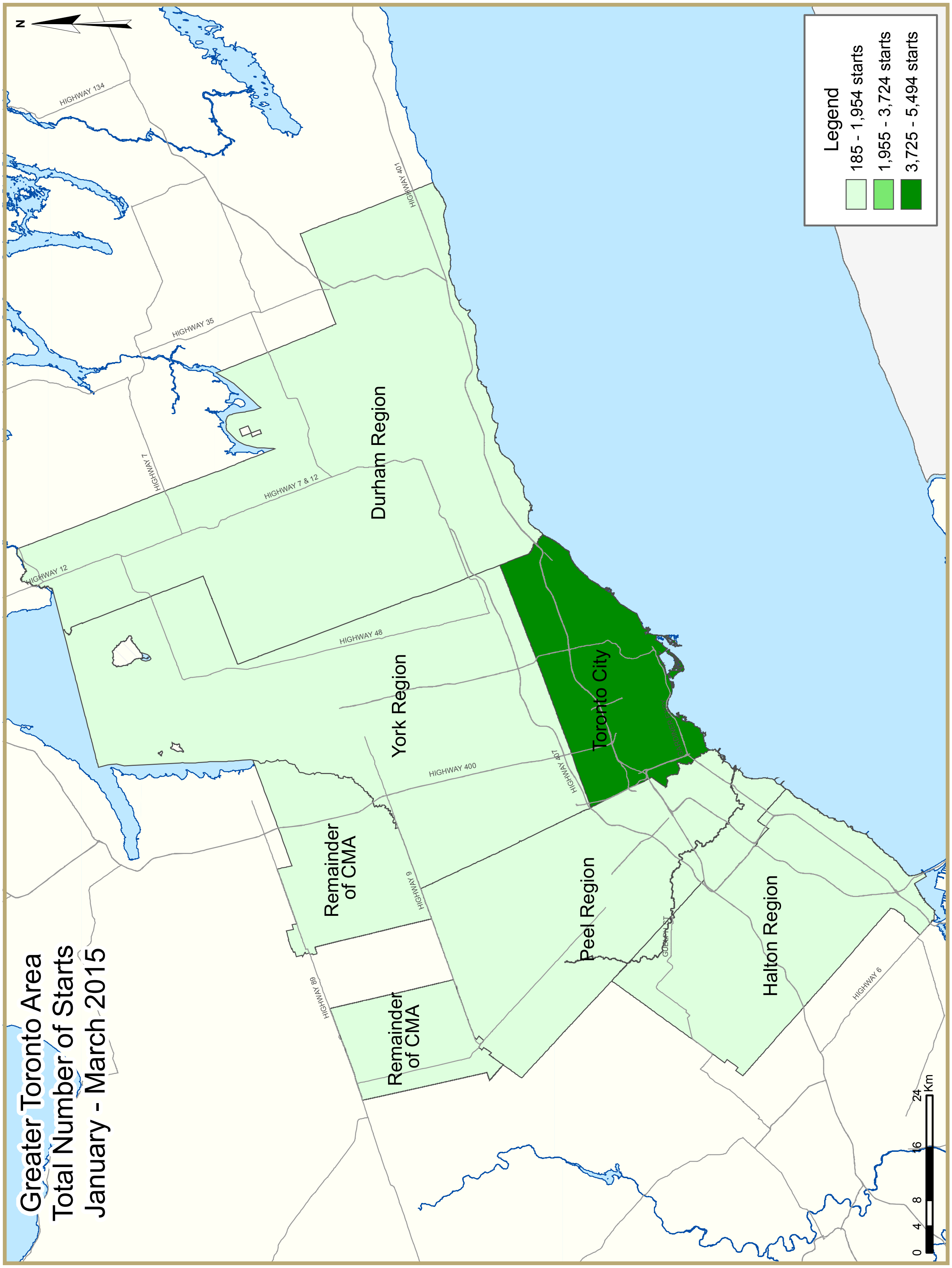

Greater Toronto Area
Number of Starts (Multiples)
March 2015
Legend
No starts
37 - 868 starts
869 - 1,699 starts
1,700 - 2,531 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0 4 8 16 24 Km

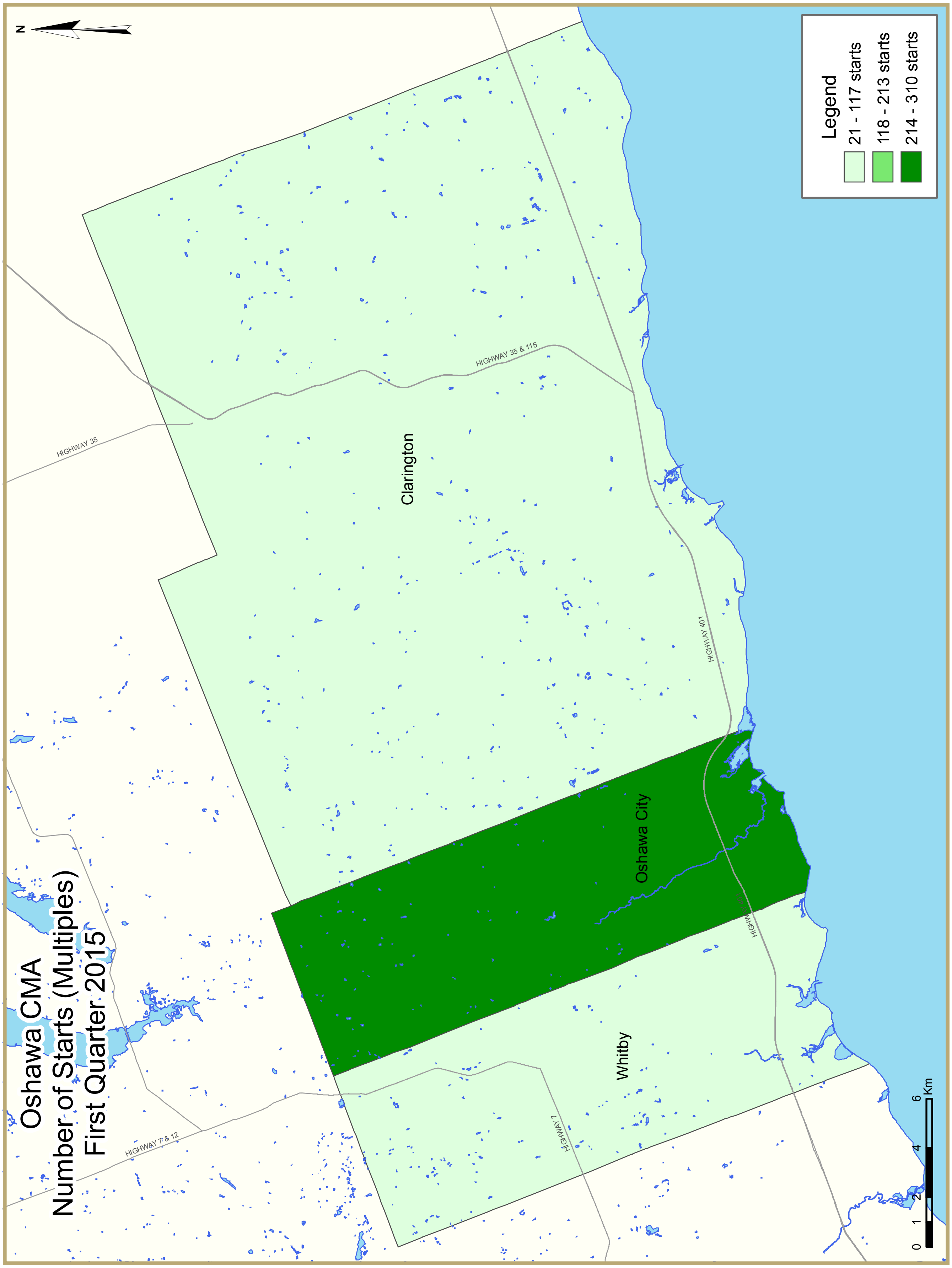

Greater Toronto Area
Number of Starts (Singles)
March 2015
Legend
18 - 65 starts
66 - 112 starts
113 - 160 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

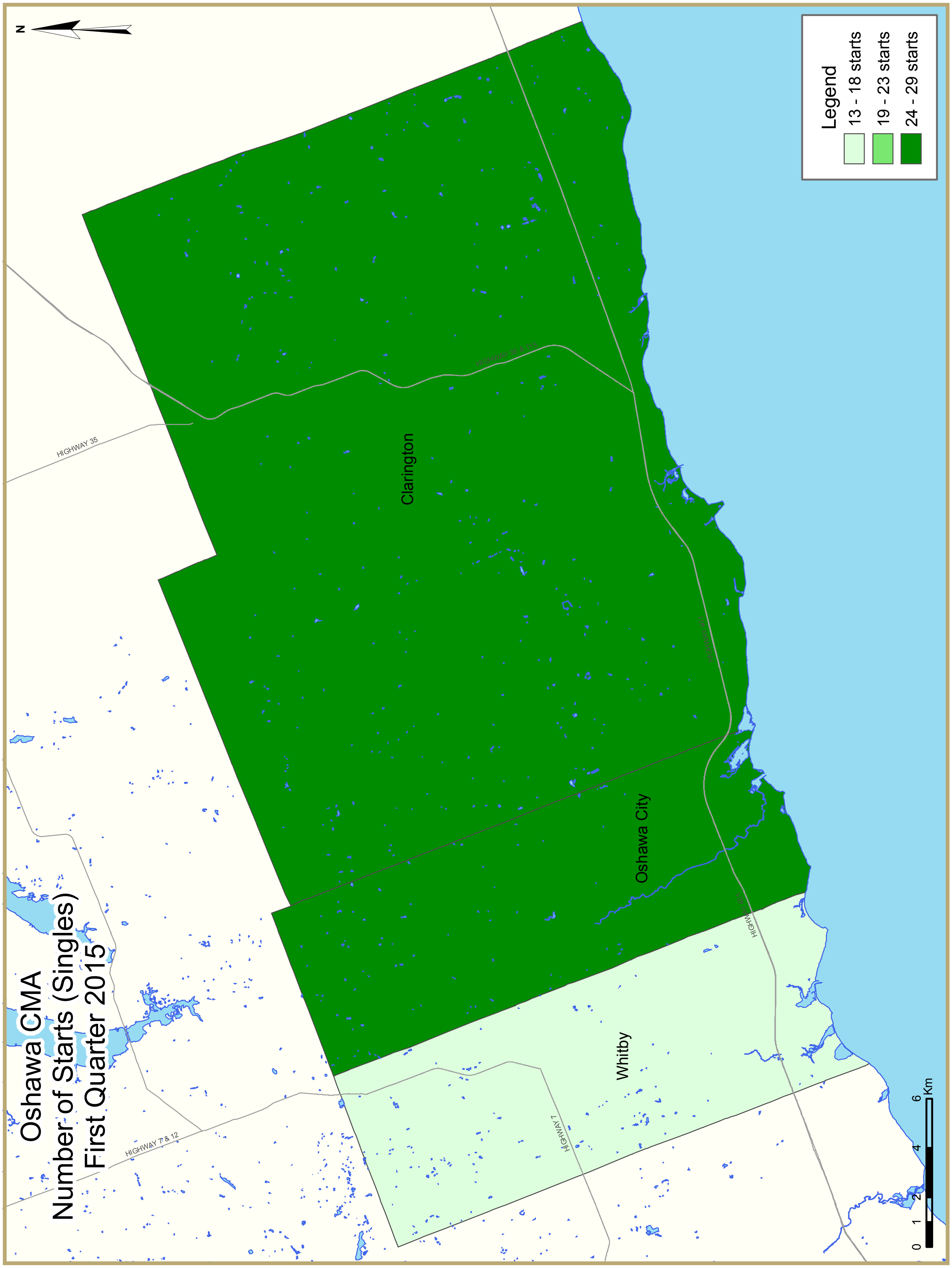

Greater Toronto Area
Total Number of Starts
March 2015
Legend
18 - 867 starts
868 - 1,716 starts
1,717 - 2,566 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0 4 8 16 24 Km

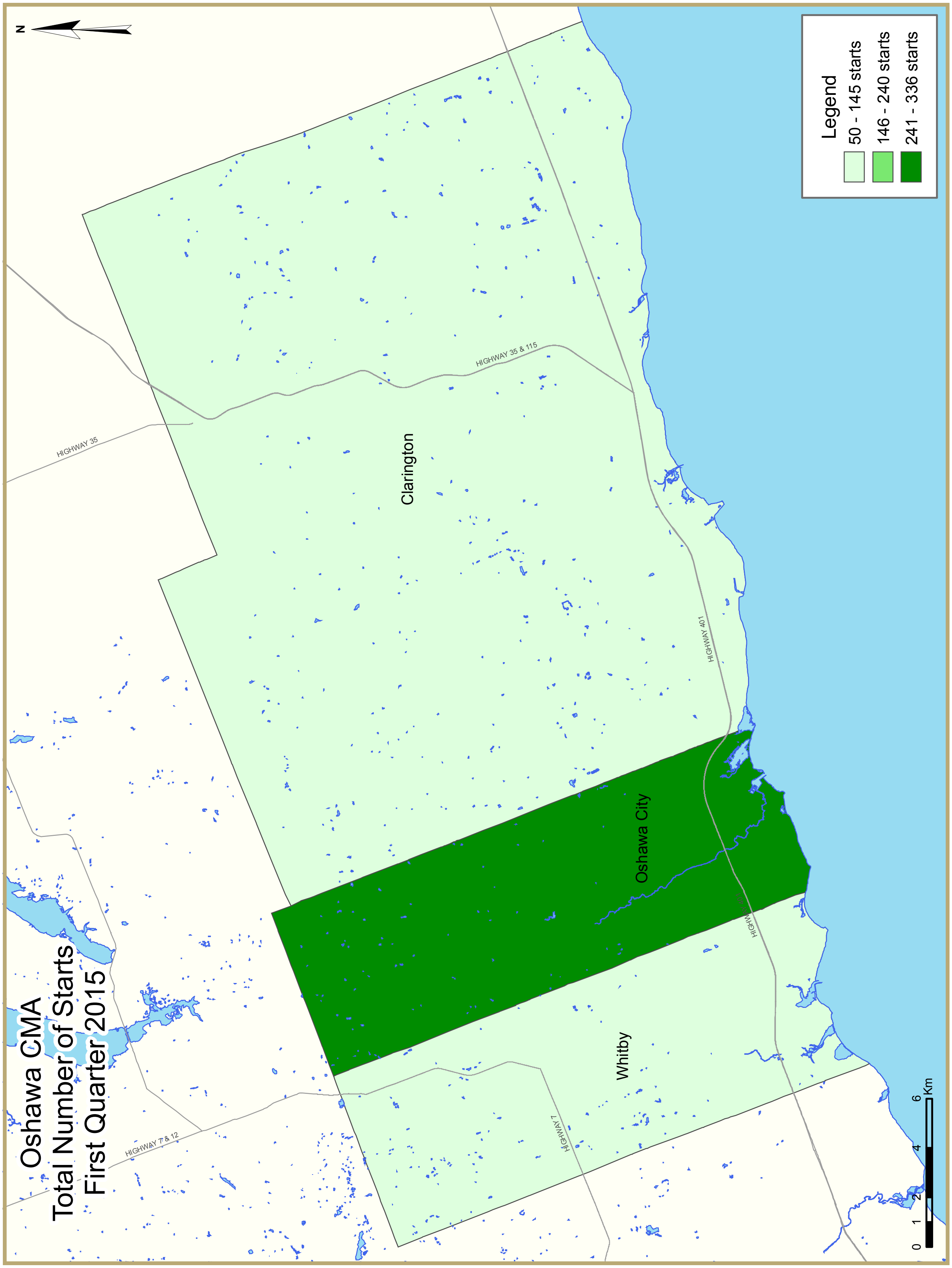

Greater Toronto Area
Number of Starts (Multiples)
January - March 2015
Legend
107 - 1,863 starts
1,864 - 3,619 starts
3,620 - 5,375 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 401
HIGHWAY 400
HIGHWAY 407
HIGHWAY 48
HIGHWAY 7 & 12
HIGHWAY 35
HIGHWAY 12
HIGHWAY 7
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
HIGHWAY 134
N
0 4 8 16 24 Km

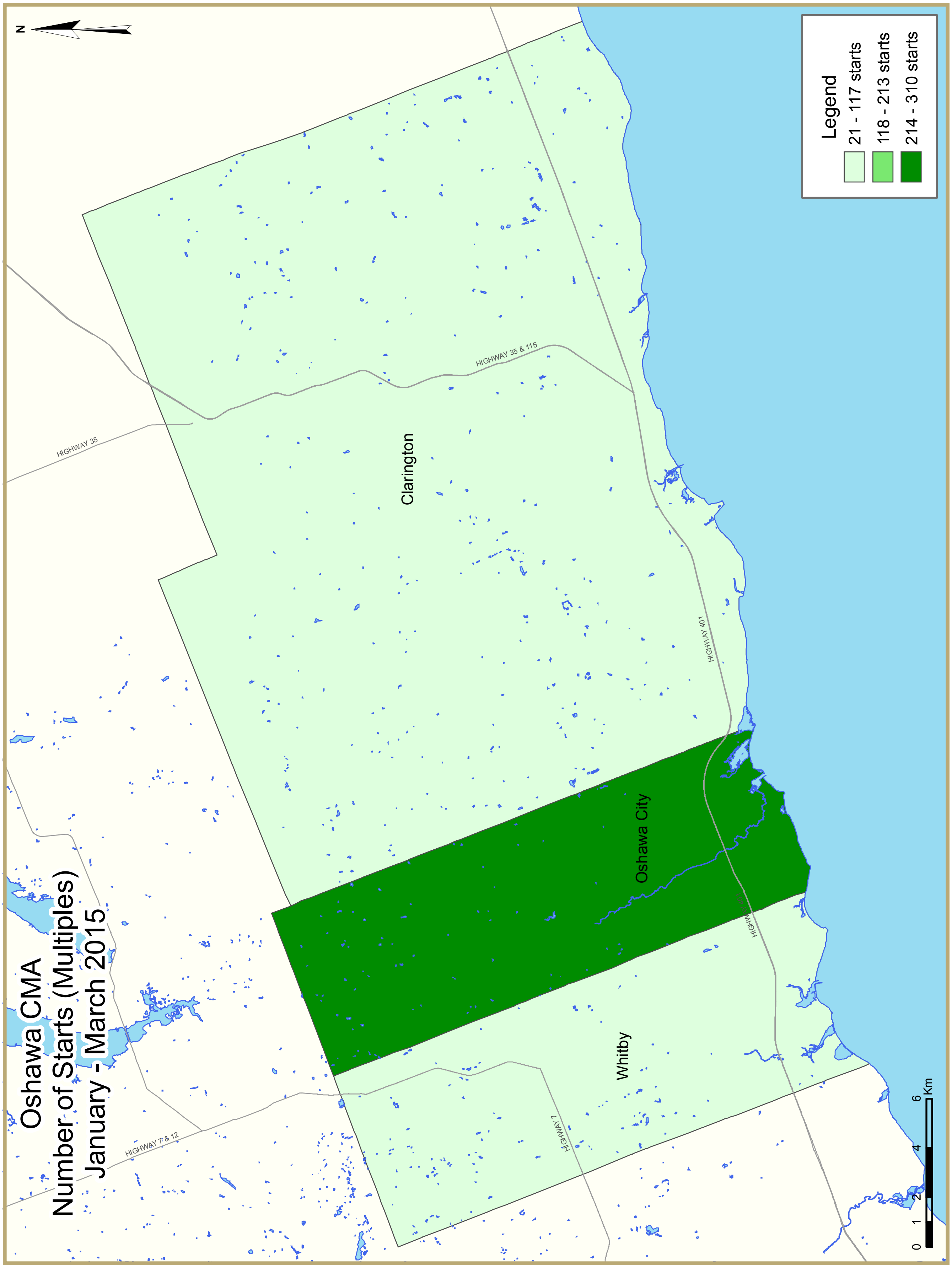

Greater Toronto Area
Number of Starts (Singles)
January - March 2015
N
Legend
69 - 182 starts
183 - 295 starts
296 - 408 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
0 4 8 16 24 Km

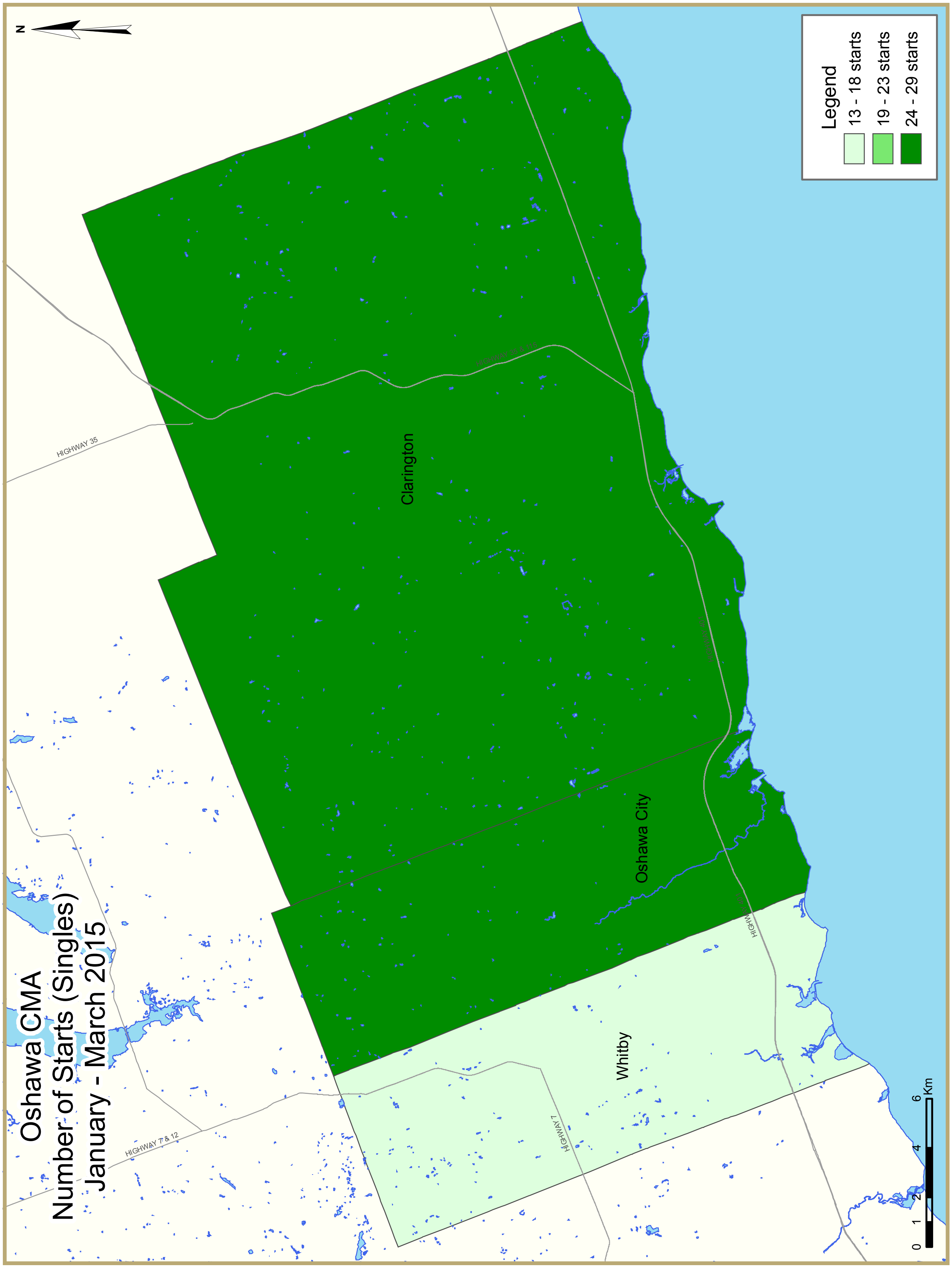

Greater Toronto Area
Total Number of Starts
January - March 2015
Legend
185 - 1,954 starts
1,955 - 3,724 starts
3,725 - 5,494 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
0 4 8 16 24 Km

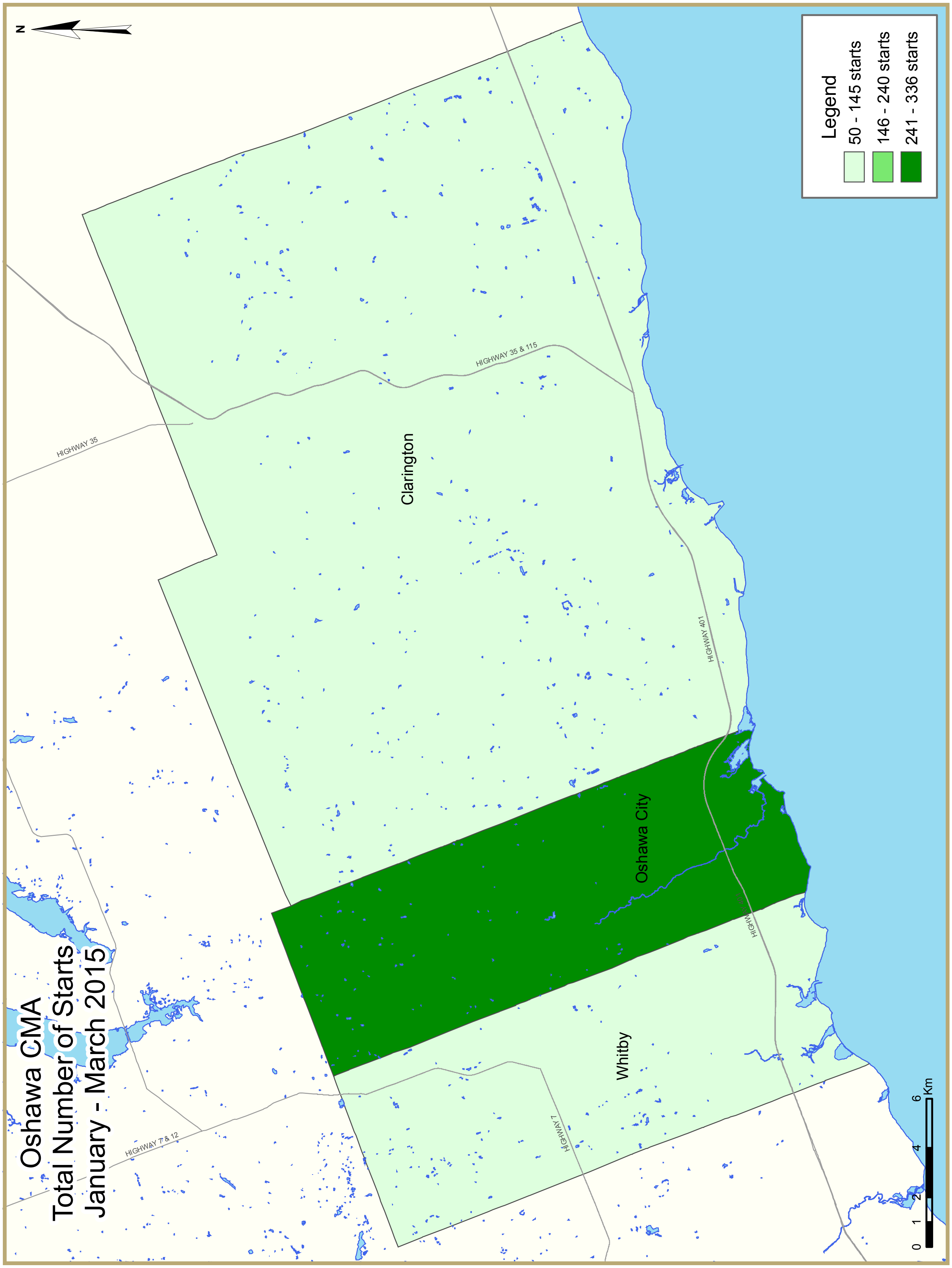

Oshawa CMA
Number of Starts (Multiples)
First Quarter 2015
Legend
21 - 117 starts
118 - 213 starts
214 - 310 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
HIGHWAY 7 & 12
N
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
First Quarter 2015
Legend
13 - 18 starts
19 - 23 starts
24 - 29 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
N
0 1 2 4 6
Km


Oshawa CMA
Total Number of Starts
First Quarter 2015
N
Legend
50 - 145 starts
146 - 240 starts
241 - 336 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
HIGHWAY 7 & 12
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Multiples)
January - March 2015
N
Legend
21 - 117 starts
118 - 213 starts
214 - 310 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7 & 12
HIGHWAY 7
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
January - March 2015
Legend
13 - 18 starts
19 - 23 starts
24 - 29 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 7
N
0
1
2
4
6
Km


Oshawa CMA
Total Number of Starts
January - March 2015
Legend
50 - 145 starts
146 - 240 starts
241 - 336 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
HIGHWAY 7 & 12
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, 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:

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 2015		
Toronto CMA[1]	February 2015	March 2015
Trend[2]	25,041	30,194
SAAR	22,551	45,955
	March 2014	March 2015
Actual		
March - Single-Detached	370	370
March - Multiples	837	3,235
March - Total	1,207	3,605
January to March - Single-Detached	1,336	1,168
January to March - Multiples	5,754	7,068
January to March - Total	7,090	8,236

Table 1b: Housing Starts (SAAR and Trend) March 2015		
Oshawa CMA[1]	February 2015	March 2015
Trend[2]	1,908	1,706
SAAR	1,896	551
	March 2014	March 2015
Actual		
March - Single-Detached	72	15
March - Multiples	63	27
March - Total	135	42
January to March - Single-Detached	178	68
January to March - Multiples	131	379
January to March - Total	309	447

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 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2015	370	74	228	0	11	2,898	0	24	3,605
March 2014	370	140	214	0	0	482	0	1	1,207
% Change	0.0	-47.1	6.5	n/a	n/a	**	n/a	**	198.7
Year-to-date 2015	1,168	180	532	0	125	5,846	5	380	8,236
Year-to-date 2014	1,332	238	599	4	128	4,479	0	310	7,090
% Change	-12.3	-24.4	-11.2	-100.0	-2.3	30.5	n/a	22.6	16.2
UNDER CONSTRUCTION									
March 2015	6,017	1,006	2,387	13	941	42,351	13	2,953	55,681
March 2014	7,101	1,512	3,157	24	773	55,767	18	1,841	70,193
% Change	-15.3	-33.5	-24.4	-45.8	21.7	-24.1	-27.8	60.4	-20.7
COMPLETIONS									
March 2015	632	94	315	0	6	3,240	0	10	4,297
March 2014	760	148	227	0	55	926	0	0	2,116
% Change	-16.8	-36.5	38.8	n/a	-89.1	**	n/a	n/a	103.1
Year-to-date 2015	2,318	420	959	5	121	17,166	2	729	21,720
Year-to-date 2014	2,135	400	821	2	89	2,319	0	178	5,944
% Change	8.6	5.0	16.8	150.0	36.0	**	n/a	**	**
COMPLETED & NOT ABSORBED									
March 2015	212	20	97	2	46	1,871	n/a	n/a	2,248
March 2014	199	17	88	1	18	852	n/a	n/a	1,175
% Change	6.5	17.6	10.2	100.0	155.6	119.6	n/a	n/a	91.3
ABSORBED									
March 2015	642	99	314	0	8	3,127	n/a	n/a	4,190
March 2014	743	145	232	0	53	1,026	n/a	n/a	2,199
% Change	-13.6	-31.7	35.3	n/a	-84.9	**	n/a	n/a	90.5
Year-to-date 2015	2,322	427	937	3	103	16,212	n/a	n/a	20,004
Year-to-date 2014	2,110	399	827	2	88	2,450	n/a	n/a	5,876
% Change	10.0	7.0	13.3	50.0	17.0	**	n/a	n/a	**

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

Table 1.1b: Housing Activity Summary of Oshawa CMA March 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2015	15	0	0	0	27	0	0	0	42
March 2014	72	14	33	0	14	0	0	2	135
% Change	-79.2	-100.0	-100.0	n/a	92.9	n/a	n/a	-100.0	-68.9
Year-to-date 2015	68	0	13	0	46	0	0	320	447
Year-to-date 2014	178	14	81	0	14	0	0	22	309
% Change	-61.8	-100.0	-84.0	n/a	**	n/a	n/a	**	44.7
UNDER CONSTRUCTION									
March 2015	500	2	111	0	142	0	4	500	1,259
March 2014	514	24	160	0	28	0	2	376	1,104
% Change	-2.7	-91.7	-30.6	n/a	**	n/a	100.0	33.0	14.0
COMPLETIONS									
March 2015	46	0	17	0	0	0	0	0	63
March 2014	49	2	7	0	0	0	0	0	58
% Change	-6.1	-100.0	142.9	n/a	n/a	n/a	n/a	n/a	8.6
Year-to-date 2015	220	0	46	0	0	0	0	72	338
Year-to-date 2014	150	8	13	0	21	0	0	0	192
% Change	46.7	-100.0	**	n/a	-100.0	n/a	n/a	n/a	76.0
COMPLETED & NOT ABSORBED									
March 2015	27	0	0	0	0	0	n/a	n/a	27
March 2014	25	0	0	0	0	0	n/a	n/a	25
% Change	8.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	8.0
ABSORBED									
March 2015	46	0	17	0	0	0	n/a	n/a	63
March 2014	49	2	7	0	0	0	n/a	n/a	58
% Change	-6.1	-100.0	142.9	n/a	n/a	n/a	n/a	n/a	8.6
Year-to-date 2015	221	0	46	0	0	0	n/a	n/a	267
Year-to-date 2014	153	8	14	0	21	0	n/a	n/a	196
% Change	44.4	-100.0	**	n/a	-100.0	n/a	n/a	n/a	36.2

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area March 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2015	369	74	228	0	38	2,898	0	24	3,631
March 2014	420	154	247	0	14	482	0	3	1,320
% Change	-12.1	-51.9	-7.7	n/a	171.4	**	n/a	**	175.1
Year-to-date 2015	1,187	154	512	0	162	5,798	5	700	8,518
Year-to-date 2014	1,425	248	664	1	142	4,479	0	332	7,291
% Change	-16.7	-37.9	-22.9	-100.0	14.1	29.4	n/a	110.8	16.8
UNDER CONSTRUCTION									
March 2015	6,281	978	2,431	9	1,109	42,427	17	3,723	56,975
March 2014	7,320	1,484	3,108	11	826	56,203	20	2,524	71,496
% Change	-14.2	-34.1	-21.8	-18.2	34.3	-24.5	-15.0	47.5	-20.3
COMPLETIONS									
March 2015	605	90	331	0	20	3,240	0	10	4,296
March 2014	772	148	240	0	62	926	0	0	2,148
% Change	-21.6	-39.2	37.9	n/a	-67.7	**	n/a	n/a	100.0
Year-to-date 2015	2,345	416	1,007	2	143	17,166	2	801	21,882
Year-to-date 2014	2,157	402	846	0	129	2,319	0	178	6,031
% Change	8.7	3.5	19.0	n/a	10.9	**	n/a	**	**
COMPLETED & NOT ABSORBED									
March 2015	247	20	84	2	46	1,853	n/a	n/a	2,252
March 2014	231	15	72	0	20	834	n/a	n/a	1,172
% Change	6.9	33.3	16.7	n/a	130.0	122.2	n/a	n/a	92.2
ABSORBED									
March 2015	612	95	330	0	22	3,127	n/a	n/a	4,186
March 2014	757	145	245	0	60	1,026	n/a	n/a	2,233
% Change	-19.2	-34.5	34.7	n/a	-63.3	**	n/a	n/a	87.5
Year-to-date 2015	2,339	421	982	0	125	16,212	n/a	n/a	20,079
Year-to-date 2014	2,127	401	853	0	128	2,450	n/a	n/a	5,959
% Change	10.0	5.0	15.1	n/a	-2.3	**	n/a	n/a	**

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

Table 1.2: Housing Activity Summary by Submarket
March 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									
March 2015	35	0	70	0	0	2,461	0	0	2,566
March 2014	34	32	11	0	0	482	0	0	559
York Region									
March 2015	91	2	74	0	11	437	0	24	639
March 2014	115	18	109	0	0	0	0	1	243
Peel Region									
March 2015	160	62	30	0	0	0	0	0	252
March 2014	102	62	5	0	0	0	0	0	169
Halton Region									
March 2015	41	0	54	0	0	0	0	0	95
March 2014	42	4	76	0	0	0	0	0	122
Durham Region									
March 2015	42	10	0	0	27	0	0	0	79
March 2014	123	38	46	0	14	0	0	2	223
Toronto CMA									
March 2015	370	74	228	0	11	2,898	0	24	3,605
March 2014	370	140	214	0	0	482	0	1	1,207
Oshawa CMA									
March 2015	15	0	0	0	27	0	0	0	42
March 2014	72	14	33	0	14	0	0	2	135
Greater Toronto Area									
March 2015	369	74	228	0	38	2,898	0	24	3,631
March 2014	416	154	247	0	14	482	0	3	1,316

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

Table 1.2: Housing Activity Summary by Submarket March 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									
March 2015	1,354	196	512	7	149	34,410	4	2,431	39,063
March 2014	1,348	218	511	9	332	44,804	10	1,735	48,967
York Region									
March 2015	1,608	130	802	2	228	5,114	0	260	8,144
March 2014	1,938	226	949	1	57	7,212	0	102	10,485
Peel Region									
March 2015	1,571	560	721	0	286	1,474	9	262	4,883
March 2014	2,209	918	877	1	191	2,533	8	4	6,741
Halton Region									
March 2015	824	56	205	0	219	1,429	0	270	3,003
March 2014	788	50	404	0	183	1,654	0	307	3,386
Durham Region									
March 2015	834	34	191	0	227	0	4	500	1,790
March 2014	955	72	367	0	63	0	2	376	1,835
Toronto CMA									
March 2015	6,017	1,006	2,387	13	941	42,351	13	2,953	55,681
March 2014	7,101	1,512	3,157	24	773	55,767	18	1,841	70,193
Oshawa CMA									
March 2015	500	2	111	0	142	0	4	500	1,259
March 2014	514	24	160	0	28	0	2	376	1,104
Greater Toronto Area									
March 2015	6,191	976	2,431	9	1,109	42,427	17	3,723	56,883
March 2014	7,238	1,484	3,108	11	826	56,203	20	2,524	71,414

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

Table 1.2: Housing Activity Summary by Submarket March 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									
March 2015	66	4	5	0	0	3,169	0	9	3,253
March 2014	107	4	9	0	9	926	0	0	1,055
York Region									
March 2015	212	52	107	0	0	0	0	1	372
March 2014	234	38	145	0	0	0	0	0	417
Peel Region									
March 2015	153	22	106	0	0	0	0	0	281
March 2014	232	98	59	0	46	0	0	0	435
Halton Region									
March 2015	102	0	71	0	14	71	0	0	258
March 2014	120	2	20	0	7	0	0	0	149
Durham Region									
March 2015	71	12	42	0	6	0	0	0	131
March 2014	79	6	7	0	0	0	0	0	92
Toronto CMA									
March 2015	632	94	315	0	6	3,240	0	10	4,297
March 2014	760	148	227	0	55	926	0	0	2,116
Oshawa CMA									
March 2015	46	0	17	0	0	0	0	0	63
March 2014	49	2	7	0	0	0	0	0	58
Greater Toronto Area									
March 2015	604	90	331	0	20	3,240	0	10	4,295
March 2014	772	148	240	0	62	926	0	0	2,148

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

Table 1.2: Housing Activity Summary by Submarket March 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									
March 2015	144	14	41	2	29	1,658	n/a	n/a	1,888
March 2014	110	4	50	0	11	749	n/a	n/a	924
York Region									
March 2015	44	6	19	0	17	195	n/a	n/a	281
March 2014	36	7	21	0	5	81	n/a	n/a	150
Peel Region									
March 2015	2	0	17	0	0	0	n/a	n/a	19
March 2014	22	2	1	0	2	0	n/a	n/a	27
Halton Region									
March 2015	26	0	3	0	0	0	n/a	n/a	29
March 2014	23	2	0	0	2	4	n/a	n/a	31
Durham Region									
March 2015	31	0	4	0	0	0	n/a	n/a	35
March 2014	40	0	0	0	0	0	n/a	n/a	40
Toronto CMA									
March 2015	212	20	97	2	46	1,871	n/a	n/a	2,248
March 2014	199	17	88	1	18	852	n/a	n/a	1,175
Oshawa CMA									
March 2015	27	0	0	0	0	0	n/a	n/a	27
March 2014	25	0	0	0	0	0	n/a	n/a	25
Greater Toronto Area									
March 2015	247	20	84	2	46	1,853	n/a	n/a	2,252
March 2014	231	15	72	0	20	834	n/a	n/a	1,172

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

Table 1.2: Housing Activity Summary by Submarket March 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									
March 2015	77	9	4	0	0	3,051	n/a	n/a	3,141
March 2014	99	2	14	0	7	1,016	n/a	n/a	1,138
York Region									
March 2015	212	52	107	0	2	5	n/a	n/a	378
March 2014	233	37	145	0	0	10	n/a	n/a	425
Peel Region									
March 2015	153	22	106	0	0	0	n/a	n/a	281
March 2014	225	98	59	0	46	0	n/a	n/a	428
Halton Region									
March 2015	98	0	71	0	14	71	n/a	n/a	254
March 2014	121	2	20	0	7	0	n/a	n/a	150
Durham Region									
March 2015	72	12	42	0	6	0	n/a	n/a	132
March 2014	79	6	7	0	0	0	n/a	n/a	92
Toronto CMA									
March 2015	642	99	314	0	8	3,127	n/a	n/a	4,190
March 2014	743	145	232	0	53	1,026	n/a	n/a	2,199
Oshawa CMA									
March 2015	46	0	17	0	0	0	n/a	n/a	63
March 2014	49	2	7	0	0	0	n/a	n/a	58
Greater Toronto Area									
March 2015	612	95	330	0	22	3,127	n/a	n/a	4,186
March 2014	757	145	245	0	60	1,026	n/a	n/a	2,233

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
March 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	% Change
Toronto City	35	34	0	32	10	11	2,521	482	2,566	559	**
Toronto	1	10	0	32	3	0	1,714	482	1,718	524	**
East York	3	3	0	0	0	0	0	0	3	3	0.0
Etobicoke	11	7	0	0	0	0	448	0	459	7	**
North York	16	10	0	0	7	0	60	0	83	10	**
Scarborough	4	4	0	0	0	11	299	0	303	15	**
York	0	0	0	0	0	0	0	0	0	0	n/a
York Region	91	115	2	18	85	109	461	1	639	243	163.0
Aurora	26	6	0	0	0	9	0	0	26	15	73.3
East Gwillimbury	11	3	0	0	0	0	0	0	11	3	**
Georgina Township	9	13	0	0	0	0	0	0	9	13	-30.8
King Township	12	9	0	0	17	0	0	0	29	9	**
Markham	6	10	2	18	6	23	0	1	14	52	-73.1
Newmarket	0	9	0	0	0	0	0	0	0	9	-100.0
Richmond Hill	5	6	0	0	37	77	0	0	42	83	-49.4
Vaughan	19	58	0	0	25	0	461	0	505	58	**
Whitchurch-Stouffville	3	1	0	0	0	0	0	0	3	1	200.0
Peel Region	160	102	62	62	30	5	0	0	252	169	49.1
Brampton	139	73	56	62	30	5	0	0	225	140	60.7
Caledon	12	22	6	0	0	0	0	0	18	22	-18.2
Mississauga	9	7	0	0	0	0	0	0	9	7	28.6
Halton Region	41	42	0	4	54	76	0	0	95	122	-22.1
Burlington	2	2	0	0	0	0	0	0	2	2	0.0
Halton Hills	5	2	0	2	11	0	0	0	16	4	**
Milton	7	15	0	2	43	69	0	0	50	86	-41.9
Oakville	27	23	0	0	0	7	0	0	27	30	-10.0
Durham Region	42	127	10	38	27	60	0	2	79	227	-65.2
Ajax	0	29	0	18	0	7	0	0	0	54	-100.0
Brock	0	4	0	0	0	0	0	0	0	4	-100.0
Clarington	3	37	0	14	0	20	0	0	3	71	-95.8
Oshawa	8	33	0	0	0	22	0	2	8	57	-86.0
Pickering	18	21	10	6	0	6	0	0	28	33	-15.2
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	9	1	0	0	0	0	0	0	9	1	**
Whitby	4	2	0	0	27	5	0	0	31	7	**
Remainder of Toronto CMA	18	28	0	0	0	0	0	0	18	28	-35.7
Bradford West Gwillimbury	8	13	0	0	0	0	0	0	8	13	-38.5
Town of Mono	0	1	0	0	0	0	0	0	0	1	-100.0
New Tecumseth	8	3	0	0	0	0	0	0	8	3	166.7
Orangeville	2	11	0	0	0	0	0	0	2	11	-81.8
Toronto CMA	370	370	74	140	179	214	2,982	483	3,605	1,207	198.7
Oshawa CMA	15	72	0	14	27	47	0	2	42	135	-68.9
Greater Toronto Area (GTA)	369	420	74	154	206	261	2,982	485	3,631	1,320	175.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type January - March 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	119	87	0	40	58	108	5,317	4,266	5,494	4,501	22.1
Toronto	13	27	0	36	36	22	4,120	2,924	4,169	3,009	38.6
East York	9	5	0	4	0	0	0	0	9	9	0.0
Etobicoke	32	16	0	0	0	18	448	0	480	34	**
North York	51	29	0	0	7	49	357	1,342	415	1,420	-70.8
Scarborough	11	10	0	0	15	19	299	0	325	29	**
York	3	0	0	0	0	0	93	0	96	0	n/a
York Region	319	394	2	60	215	288	811	4	1,347	746	80.6
Aurora	68	10	0	0	27	9	0	0	95	19	**
East Gwillimbury	47	12	0	0	0	6	0	0	47	18	161.1
Georgina Township	19	48	0	0	12	0	0	0	31	48	-35.4
King Township	49	41	0	0	21	0	0	0	70	41	70.7
Markham	16	55	2	60	6	80	0	4	24	199	-87.9
Newmarket	0	49	0	0	23	0	0	0	23	49	-53.1
Richmond Hill	17	33	0	0	66	187	0	0	83	220	-62.3
Vaughan	89	119	0	0	60	6	811	0	960	125	**
Whitchurch-Stouffville	14	27	0	0	0	0	0	0	14	27	-48.1
Peel Region	408	369	138	98	131	107	138	371	815	945	-13.8
Brampton	319	275	118	82	103	12	138	103	678	472	43.6
Caledon	60	72	6	14	28	12	0	0	94	98	-4.1
Mississauga	29	22	14	2	0	83	0	268	43	375	-88.5
Halton Region	215	189	2	6	90	128	15	148	322	471	-31.6
Burlington	18	6	0	0	0	0	0	0	18	6	200.0
Halton Hills	87	12	0	2	11	0	0	0	98	14	**
Milton	63	66	2	2	68	109	0	148	133	325	-59.1
Oakville	47	105	0	2	11	19	15	0	73	126	-42.1
Durham Region	126	387	12	44	82	175	320	22	540	628	-14.0
Ajax	9	174	0	18	23	37	0	0	32	229	-86.0
Brock	1	6	0	0	0	0	0	0	1	6	-83.3
Clarington	29	101	0	14	21	53	0	0	50	168	-70.2
Oshawa	26	61	0	0	0	22	310	22	336	105	**
Pickering	36	25	12	12	0	43	0	0	48	80	-40.0
Scugog	1	2	0	0	0	0	0	0	1	2	-50.0
Uxbridge	11	2	0	0	0	0	0	0	11	2	**
Whitby	13	16	0	0	38	20	10	0	61	36	69.4
Remainder of Toronto CMA	69	102	30	4	38	16	48	0	185	122	51.6
Bradford West Gwillimbury	19	40	2	0	6	0	0	0	27	40	-32.5
Town of Mono	0	4	0	0	0	0	0	0	0	4	-100.0
New Tecumseth	33	41	28	4	27	8	48	0	136	53	156.6
Orangeville	17	17	0	0	5	8	0	0	22	25	-12.0
Toronto CMA	1,168	1,336	184	238	555	727	6,329	4,789	8,236	7,090	16.2
Oshawa CMA	68	178	0	14	59	95	320	22	447	309	44.7
Greater Toronto Area (GTA)	1,187	1,426	154	248	576	806	6,601	4,811	8,518	7,291	16.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
Toronto City	10	11	0	0	2,521	482	0	0
Toronto	3	0	0	0	1,714	482	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	448	0	0	0
North York	7	0	0	0	60	0	0	0
Scarborough	0	11	0	0	299	0	0	0
York	0	0	0	0	0	0	0	0
York Region	85	109	0	0	437	0	24	1
Aurora	0	9	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	17	0	0	0	0	0	0	0
Markham	6	23	0	0	0	0	0	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	37	77	0	0	0	0	0	0
Vaughan	25	0	0	0	437	0	24	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	30	5	0	0	0	0	0	0
Brampton	30	5	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	54	76	0	0	0	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	11	0	0	0	0	0	0	0
Milton	43	69	0	0	0	0	0	0
Oakville	0	7	0	0	0	0	0	0
Durham Region	27	60	0	0	0	0	0	2
Ajax	0	7	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	20	0	0	0	0	0	0
Oshawa	0	22	0	0	0	0	0	2
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	27	5	0	0	0	0	0	0
Remainder of Toronto CMA	0	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	0	0	0	0	0	0	0	0
Toronto CMA	179	214	0	0	2,958	482	24	1
Oshawa CMA	27	47	0	0	0	0	0	2
Greater Toronto Area (GTA)	206	261	0	0	2,958	482	24	3

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 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	58	108	0	0	4,975	3,960	342	306
Toronto	36	22	0	0	3,778	2,713	342	211
East York	0	0	0	0	0	0	0	0
Etobicoke	0	18	0	0	448	0	0	0
North York	7	49	0	0	357	1,247	0	95
Scarborough	15	19	0	0	299	0	0	0
York	0	0	0	0	93	0	0	0
York Region	215	288	0	0	787	0	24	4
Aurora	27	9	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	21	0	0	0	0	0	0	0
Markham	6	80	0	0	0	0	0	4
Newmarket	23	0	0	0	0	0	0	0
Richmond Hill	66	187	0	0	0	0	0	0
Vaughan	60	6	0	0	787	0	24	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	126	107	5	0	124	371	14	0
Brampton	98	12	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	90	128	0	0	15	148	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	11	0	0	0	0	0	0	0
Milton	68	109	0	0	0	148	0	0
Oakville	11	19	0	0	15	0	0	0
Durham Region	82	175	0	0	0	0	320	22
Ajax	23	37	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	21	53	0	0	0	0	0	0
Oshawa	0	22	0	0	0	0	310	22
Pickering	0	43	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	38	20	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	550	727	5	0	5,949	4,479	380	310
Oshawa CMA	59	95	0	0	0	0	320	22
Greater Toronto Area (GTA)	571	806	5	0	5,901	4,479	700	332

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
Toronto City	105	77	2,461	482	0	0	2,566	559
Toronto	4	42	1,714	482	0	0	1,718	524
East York	3	3	0	0	0	0	3	3
Etobicoke	11	7	448	0	0	0	459	7
North York	83	10	0	0	0	0	83	10
Scarborough	4	15	299	0	0	0	303	15
York	0	0	0	0	0	0	0	0
York Region	167	242	448	0	24	1	639	243
Aurora	26	15	0	0	0	0	26	15
East Gwillimbury	11	3	0	0	0	0	11	3
Georgina Township	9	13	0	0	0	0	9	13
King Township	18	9	11	0	0	0	29	9
Markham	14	51	0	0	0	1	14	52
Newmarket	0	9	0	0	0	0	0	9
Richmond Hill	42	83	0	0	0	0	42	83
Vaughan	44	58	437	0	24	0	505	58
Whitchurch-Stouffville	3	1	0	0	0	0	3	1
Peel Region	252	169	0	0	0	0	252	169
Brampton	225	140	0	0	0	0	225	140
Caledon	18	22	0	0	0	0	18	22
Mississauga	9	7	0	0	0	0	9	7
Halton Region	95	122	0	0	0	0	95	122
Burlington	2	2	0	0	0	0	2	2
Halton Hills	16	4	0	0	0	0	16	4
Milton	50	86	0	0	0	0	50	86
Oakville	27	30	0	0	0	0	27	30
Durham Region	52	211	27	14	0	2	79	227
Ajax	0	54	0	0	0	0	0	54
Brock	0	4	0	0	0	0	0	4
Clarington	3	57	0	14	0	0	3	71
Oshawa	8	55	0	0	0	2	8	57
Pickering	28	33	0	0	0	0	28	33
Scugog	0	0	0	0	0	0	0	0
Uxbridge	9	1	0	0	0	0	9	1
Whitby	4	7	27	0	0	0	31	7
Remainder of Toronto CMA	18	28	0	0	0	0	18	28
Bradford West Gwillimbury	8	13	0	0	0	0	8	13
Town of Mono	0	1	0	0	0	0	0	1
New Tecumseth	8	3	0	0	0	0	8	3
Orangeville	2	11	0	0	0	0	2	11
Toronto CMA	672	724	2,909	482	24	1	3,605	1,207
Oshawa CMA	15	119	27	14	0	2	42	135
Greater Toronto Area (GTA)	671	821	2,936	496	24	3	3,631	1,320

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - March 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	217	187	4,935	4,008	342	306	5,494	4,501
Toronto	29	85	3,798	2,713	342	211	4,169	3,009
East York	9	9	0	0	0	0	9	9
Etobicoke	32	16	448	18	0	0	480	34
North York	118	48	297	1,277	0	95	415	1,420
Scarborough	26	29	299	0	0	0	325	29
York	3	0	93	0	0	0	96	0
York Region	463	742	860	0	24	4	1,347	746
Aurora	95	19	0	0	0	0	95	19
East Gwillimbury	47	18	0	0	0	0	47	18
Georgina Township	31	48	0	0	0	0	31	48
King Township	55	41	15	0	0	0	70	41
Markham	24	195	0	0	0	4	24	199
Newmarket	0	49	23	0	0	0	23	49
Richmond Hill	83	220	0	0	0	0	83	220
Vaughan	114	125	822	0	24	0	960	125
Whitchurch-Stouffville	14	27	0	0	0	0	14	27
Peel Region	715	499	81	446	19	0	815	945
Brampton	578	369	81	103	19	0	678	472
Caledon	94	98	0	0	0	0	94	98
Mississauga	43	32	0	343	0	0	43	375
Halton Region	307	323	15	148	0	0	322	471
Burlington	18	6	0	0	0	0	18	6
Halton Hills	98	14	0	0	0	0	98	14
Milton	133	177	0	148	0	0	133	325
Oakville	58	126	15	0	0	0	73	126
Durham Region	151	586	69	20	320	22	540	628
Ajax	9	229	23	0	0	0	32	229
Brock	1	6	0	0	0	0	1	6
Clarington	42	154	8	14	0	0	50	168
Oshawa	26	83	0	0	310	22	336	105
Pickering	48	74	0	6	0	0	48	80
Scugog	1	2	0	0	0	0	1	2
Uxbridge	11	2	0	0	0	0	11	2
Whitby	13	36	38	0	10	0	61	36
Remainder of Toronto CMA	128	119	57	3	0	0	185	122
Bradford West Gwillimbury	27	40	0	0	0	0	27	40
Town of Mono	0	1	0	3	0	0	0	4
New Tecumseth	84	53	52	0	0	0	136	53
Orangeville	17	25	5	0	0	0	22	25
Toronto CMA	1,880	2,169	5,971	4,611	385	310	8,236	7,090
Oshawa CMA	81	273	46	14	320	22	447	309
Greater Toronto Area (GTA)	1,853	2,337	5,960	4,622	705	332	8,518	7,291

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type March 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	% Change
Toronto City	66	107	4	4	5	18	3,178	926	3,253	1,055	**
Toronto	22	8	4	0	0	0	1,033	926	1,059	934	13.4
East York	5	2	0	0	5	0	0	0	10	2	**
Etobicoke	11	12	0	0	0	0	783	0	794	12	**
North York	18	68	0	2	0	9	1,057	0	1,075	79	**
Scarborough	10	9	0	2	0	9	296	0	306	20	**
York	0	8	0	0	0	0	9	0	9	8	12.5
York Region	212	234	52	38	107	145	1	0	372	417	-10.8
Aurora	7	0	0	0	0	0	0	0	7	0	n/a
East Gwillimbury	3	0	0	0	0	0	0	0	3	0	n/a
Georgina Township	18	10	0	0	0	5	0	0	18	15	20.0
King Township	30	15	0	0	8	8	0	0	38	23	65.2
Markham	56	66	32	26	60	91	1	0	149	183	-18.6
Newmarket	1	29	0	10	0	0	0	0	1	39	-97.4
Richmond Hill	13	53	2	2	23	29	0	0	38	84	-54.8
Vaughan	70	54	18	0	16	12	0	0	104	66	57.6
Whitchurch-Stouffville	14	7	0	0	0	0	0	0	14	7	100.0
Peel Region	153	232	22	98	106	105	0	0	281	435	-35.4
Brampton	120	169	22	78	40	105	0	0	182	352	-48.3
Caledon	25	44	0	20	66	0	0	0	91	64	42.2
Mississauga	8	19	0	0	0	0	0	0	8	19	-57.9
Halton Region	102	120	0	2	85	27	71	0	258	149	73.2
Burlington	4	10	0	0	20	13	0	0	24	23	4.3
Halton Hills	4	67	0	2	0	0	0	0	4	69	-94.2
Milton	53	6	0	0	48	4	0	0	101	10	**
Oakville	41	37	0	0	17	10	71	0	129	47	174.5
Durham Region	72	79	12	6	48	7	0	0	132	92	43.5
Ajax	15	18	0	4	6	0	0	0	21	22	-4.5
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	18	22	0	0	3	7	0	0	21	29	-27.6
Oshawa	7	16	0	2	14	0	0	0	21	18	16.7
Pickering	9	0	12	0	25	0	0	0	46	0	n/a
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	12	0	0	0	0	0	0	1	12	-91.7
Whitby	21	11	0	0	0	0	0	0	21	11	90.9
Remainder of Toronto CMA	78	47	4	2	7	0	0	0	89	49	81.6
Bradford West Gwillimbury	37	16	0	0	7	0	0	0	44	16	175.0
Town of Mono	9	1	0	0	0	0	0	0	9	1	**
New Tecumseth	29	28	4	2	0	0	0	0	33	30	10.0
Orangeville	3	2	0	0	0	0	0	0	3	2	50.0
Toronto CMA	632	760	94	148	321	282	3,250	926	4,297	2,116	103.1
Oshawa CMA	46	49	0	2	17	7	0	0	63	58	8.6
Greater Toronto Area (GTA)	605	772	90	148	351	302	3,250	926	4,296	2,148	100.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - March 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	219	274	42	12	20	59	15,801	2,304	16,082	2,649	**
Toronto	51	40	24	4	4	4	8,592	1,861	8,671	1,909	**
East York	10	7	2	0	5	0	0	105	17	112	-84.8
Etobicoke	40	50	0	4	0	0	2,258	338	2,298	392	**
North York	100	142	2	2	0	9	4,162	0	4,264	153	**
Scarborough	15	27	12	2	11	46	530	0	568	75	**
York	3	8	2	0	0	0	259	0	264	8	**
York Region	810	674	152	96	445	312	1,512	1	2,919	1,083	169.5
Aurora	73	0	0	0	0	0	0	0	73	0	n/a
East Gwillimbury	8	11	0	8	0	0	0	0	8	19	-57.9
Georgina Township	61	29	0	0	12	11	0	0	73	40	82.5
King Township	67	70	0	0	8	15	0	0	75	85	-11.8
Markham	237	178	116	64	203	183	740	1	1,296	426	**
Newmarket	10	116	0	18	31	0	0	0	41	134	-69.4
Richmond Hill	65	108	6	2	141	70	255	0	467	180	159.4
Vaughan	210	114	30	4	50	26	517	0	807	144	**
Whitchurch-Stouffville	79	48	0	0	0	7	0	0	79	55	43.6
Peel Region	642	794	202	270	228	245	468	192	1,540	1,501	2.6
Brampton	528	596	192	166	73	208	103	0	896	970	-7.6
Caledon	61	126	0	24	99	0	0	0	160	150	6.7
Mississauga	53	72	10	80	56	37	365	192	484	381	27.0
Halton Region	281	189	4	12	309	303	114	0	708	504	40.5
Burlington	19	17	0	0	42	33	0	0	61	50	22.0
Halton Hills	8	74	0	2	0	57	0	0	8	133	-94.0
Milton	111	8	4	10	91	203	0	0	206	221	-6.8
Oakville	143	90	0	0	176	10	114	0	433	100	**
Durham Region	395	226	18	12	148	56	72	0	633	294	115.3
Ajax	136	39	0	4	77	0	0	0	213	43	**
Brock	3	3	0	0	0	0	0	0	3	3	0.0
Clarington	94	64	0	4	20	13	0	0	114	81	40.7
Oshawa	78	52	0	4	26	0	72	0	176	56	**
Pickering	23	11	18	0	25	22	0	0	66	33	100.0
Scugog	7	6	0	0	0	0	0	0	7	6	16.7
Uxbridge	6	17	0	0	0	0	0	0	6	17	-64.7
Whitby	48	34	0	0	0	21	0	0	48	55	-12.7
Remainder of Toronto CMA	225	156	8	8	14	0	0	0	247	164	50.6
Bradford West Gwillimbury	78	52	0	4	7	0	0	0	85	56	51.8
Town of Mono	60	5	0	0	0	0	0	0	60	5	**
New Tecumseth	74	92	8	4	0	0	0	0	82	96	-14.6
Orangeville	13	7	0	0	7	0	0	0	20	7	185.7
Toronto CMA	2,323	2,137	426	402	1,076	908	17,895	2,497	21,720	5,944	**
Oshawa CMA	220	150	0	8	46	34	72	0	338	192	76.0
Greater Toronto Area (GTA)	2,347	2,157	418	402	1,150	975	17,967	2,497	21,882	6,031	**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
Toronto City	5	18	0	0	3,169	926	9	0
Toronto	0	0	0	0	1,033	926	0	0
East York	5	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	783	0	0	0
North York	0	9	0	0	1,057	0	0	0
Scarborough	0	9	0	0	296	0	0	0
York	0	0	0	0	0	0	9	0
York Region	107	145	0	0	0	0	1	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	5	0	0	0	0	0	0
King Township	8	8	0	0	0	0	0	0
Markham	60	91	0	0	0	0	1	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	23	29	0	0	0	0	0	0
Vaughan	16	12	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	106	105	0	0	0	0	0	0
Brampton	40	105	0	0	0	0	0	0
Caledon	66	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	85	27	0	0	71	0	0	0
Burlington	20	13	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	48	4	0	0	0	0	0	0
Oakville	17	10	0	0	71	0	0	0
Durham Region	48	7	0	0	0	0	0	0
Ajax	6	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	3	7	0	0	0	0	0	0
Oshawa	14	0	0	0	0	0	0	0
Pickering	25	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	7	0	0	0	0	0	0	0
Bradford West Gwillimbury	7	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	321	282	0	0	3,240	926	10	0
Oshawa CMA	17	7	0	0	0	0	0	0
Greater Toronto Area (GTA)	351	302	0	0	3,240	926	10	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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	20	59	0	0	15,073	2,127	728	177
Toronto	4	4	0	0	8,307	1,684	285	177
East York	5	0	0	0	0	105	0	0
Etobicoke	0	0	0	0	2,258	338	0	0
North York	0	9	0	0	4,162	0	0	0
Scarborough	11	46	0	0	346	0	184	0
York	0	0	0	0	0	0	259	0
York Region	445	312	0	0	1,511	0	1	1
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	11	0	0	0	0	0	0
King Township	8	15	0	0	0	0	0	0
Markham	203	183	0	0	739	0	1	1
Newmarket	31	0	0	0	0	0	0	0
Richmond Hill	141	70	0	0	255	0	0	0
Vaughan	50	26	0	0	517	0	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	228	245	0	0	468	192	0	0
Brampton	73	208	0	0	103	0	0	0
Caledon	99	0	0	0	0	0	0	0
Mississauga	56	37	0	0	365	192	0	0
Halton Region	309	303	0	0	114	0	0	0
Burlington	42	33	0	0	0	0	0	0
Halton Hills	0	57	0	0	0	0	0	0
Milton	91	203	0	0	0	0	0	0
Oakville	176	10	0	0	114	0	0	0
Durham Region	148	56	0	0	0	0	72	0
Ajax	77	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	20	13	0	0	0	0	0	0
Oshawa	26	0	0	0	0	0	72	0
Pickering	25	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	14	0	0	0	0	0	0	0
Bradford West Gwillimbury	7	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	1,076	908	0	0	17,166	2,319	729	178
Oshawa CMA	46	34	0	0	0	0	72	0
Greater Toronto Area (GTA)	1,150	975	0	0	17,166	2,319	801	178

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014	March 2015	March 2014
Toronto City	75	120	3,169	935	9	0	3,253	1,055
Toronto	26	8	1,033	926	0	0	1,059	934
East York	10	2	0	0	0	0	10	2
Etobicoke	11	12	783	0	0	0	794	12
North York	18	70	1,057	9	0	0	1,075	79
Scarborough	10	20	296	0	0	0	306	20
York	0	8	0	0	9	0	9	8
York Region	371	417	0	0	1	0	372	417
Aurora	7	0	0	0	0	0	7	0
East Gwillimbury	3	0	0	0	0	0	3	0
Georgina Township	18	15	0	0	0	0	18	15
King Township	38	23	0	0	0	0	38	23
Markham	148	183	0	0	1	0	149	183
Newmarket	1	39	0	0	0	0	1	39
Richmond Hill	38	84	0	0	0	0	38	84
Vaughan	104	66	0	0	0	0	104	66
Whitchurch-Stouffville	14	7	0	0	0	0	14	7
Peel Region	281	389	0	46	0	0	281	435
Brampton	182	306	0	46	0	0	182	352
Caledon	91	64	0	0	0	0	91	64
Mississauga	8	19	0	0	0	0	8	19
Halton Region	173	142	85	7	0	0	258	149
Burlington	10	16	14	7	0	0	24	23
Halton Hills	4	69	0	0	0	0	4	69
Milton	101	10	0	0	0	0	101	10
Oakville	58	47	71	0	0	0	129	47
Durham Region	126	92	6	0	0	0	132	92
Ajax	15	22	6	0	0	0	21	22
Brock	1	0	0	0	0	0	1	0
Clarington	21	29	0	0	0	0	21	29
Oshawa	21	18	0	0	0	0	21	18
Pickering	46	0	0	0	0	0	46	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	12	0	0	0	0	1	12
Whitby	21	11	0	0	0	0	21	11
Remainder of Toronto CMA	89	49	0	0	0	0	89	49
Bradford West Gwillimbury	44	16	0	0	0	0	44	16
Town of Mono	9	1	0	0	0	0	9	1
New Tecumseth	33	30	0	0	0	0	33	30
Orangeville	3	2	0	0	0	0	3	2
Toronto CMA	1,041	1,135	3,246	981	10	0	4,297	2,116
Oshawa CMA	63	58	0	0	0	0	63	58
Greater Toronto Area (GTA)	1,026	1,160	3,260	988	10	0	4,296	2,148

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - March 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	266	336	15,086	2,136	730	177	16,082	2,649
Toronto	79	48	8,307	1,684	285	177	8,671	1,909
East York	15	7	0	105	2	0	17	112
Etobicoke	40	54	2,258	338	0	0	2,298	392
North York	100	144	4,164	9	0	0	4,264	153
Scarborough	27	75	357	0	184	0	568	75
York	5	8	0	0	259	0	264	8
York Region	1,388	1,075	1,530	7	1	1	2,919	1,083
Aurora	73	0	0	0	0	0	73	0
East Gwillimbury	8	19	0	0	0	0	8	19
Georgina Township	73	40	0	0	0	0	73	40
King Township	75	85	0	0	0	0	75	85
Markham	556	425	739	0	1	1	1,296	426
Newmarket	30	134	11	0	0	0	41	134
Richmond Hill	212	173	255	7	0	0	467	180
Vaughan	282	144	525	0	0	0	807	144
Whitchurch-Stouffville	79	55	0	0	0	0	79	55
Peel Region	1,032	1,254	508	247	0	0	1,540	1,501
Brampton	793	924	103	46	0	0	896	970
Caledon	160	150	0	0	0	0	160	150
Mississauga	79	180	405	201	0	0	484	381
Halton Region	568	467	140	37	0	0	708	504
Burlington	35	29	26	21	0	0	61	50
Halton Hills	8	133	0	0	0	0	8	133
Milton	206	205	0	16	0	0	206	221
Oakville	319	100	114	0	0	0	433	100
Durham Region	514	273	47	21	72	0	633	294
Ajax	166	43	47	0	0	0	213	43
Brock	3	3	0	0	0	0	3	3
Clarington	114	81	0	0	0	0	114	81
Oshawa	104	56	0	0	72	0	176	56
Pickering	66	33	0	0	0	0	66	33
Scugog	7	6	0	0	0	0	7	6
Uxbridge	6	17	0	0	0	0	6	17
Whitby	48	34	0	21	0	0	48	55
Remainder of Toronto CMA	240	160	7	4	0	0	247	164
Bradford West Gwillimbury	85	56	0	0	0	0	85	56
Town of Mono	59	3	1	2	0	0	60	5
New Tecumseth	76	94	6	2	0	0	82	96
Orangeville	20	7	0	0	0	0	20	7
Toronto CMA	3,697	3,356	17,292	2,410	731	178	21,720	5,944
Oshawa CMA	266	171	0	21	72	0	338	192
Greater Toronto Area (GTA)	3,768	3,405	17,311	2,448	803	178	21,882	6,031

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 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													
March 2015	0	0.0	1	1.8	6	10.7	0	0.0	49	87.5	56	1,990,000	1,878,750
March 2014	0	0.0	0	0.0	0	0.0	9	9.6	85	90.4	94	1,297,500	1,434,011
Year-to-date 2015	0	0.0	2	1.2	6	3.6	2	1.2	158	94.0	168	1,985,000	1,949,125
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
Toronto													
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,232,500	1,440,200
March 2014	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,647,000	1,833,909
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	1,215,000	1,344,800
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
East York													
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
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	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Etobicoke													
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
March 2014	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	41	100.0	41	1,950,000	2,053,293
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
North York													
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	2,500,000	2,348,889
March 2014	0	0.0	0	0.0	0	0.0	3	5.8	49	94.2	52	1,425,000	1,456,323
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	79	100.0	79	2,438,000	2,352,114
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
Scarborough													
March 2015	0	0.0	1	12.5	6	75.0	0	0.0	1	12.5	8	--	--
March 2014	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2015	0	0.0	2	11.8	6	35.3	2	11.8	7	41.2	17	750,000	830,823
Year-to-date 2014	0	0.0	1	4.0	1	4.0	15	60.0	8	32.0	25	725,000	844,906
York													
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2014	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
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	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 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													
March 2015	21	9.9	6	2.8	28	13.2	31	14.6	126	59.4	212	889,990	970,146
March 2014	6	2.6	3	1.3	46	19.7	52	22.3	126	54.1	233	837,990	879,923
Year-to-date 2015	50	6.2	38	4.7	117	14.4	147	18.1	458	56.5	810	868,435	913,508
Year-to-date 2014	43	6.4	28	4.2	97	14.5	168	25.2	331	49.6	667	799,990	857,727
Aurora													
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
March 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	8.2	16	21.9	51	69.9	73	875,900	958,711
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
East Gwillimbury													
March 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	5	62.5	2	25.0	1	12.5	0	0.0	0	0.0	8	--	--
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													
March 2015	17	94.4	1	5.6	0	0.0	0	0.0	0	0.0	18	389,990	381,823
March 2014	6	60.0	0	0.0	0	0.0	0	0.0	4	40.0	10	417,990	656,192
Year-to-date 2015	41	67.2	12	19.7	0	0.0	4	6.6	4	6.6	61	389,990	471,512
Year-to-date 2014	20	69.0	0	0.0	0	0.0	2	6.9	7	24.1	29	379,990	541,336
King Township													
March 2015	0	0.0	0	0.0	0	0.0	1	3.3	29	96.7	30	1,280,000	1,277,054
March 2014	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	895,990	1,029,276
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.5	67	98.5	68	1,156,995	1,213,344
Year-to-date 2014	0	0.0	0	0.0	1	1.5	10	15.4	54	83.1	65	878,990	996,680
Markham													
March 2015	0	0.0	0	0.0	7	12.7	14	25.5	34	61.8	55	892,880	842,374
March 2014	0	0.0	2	3.0	16	24.2	16	24.2	32	48.5	66	799,490	821,827
Year-to-date 2015	0	0.0	1	0.4	38	16.0	70	29.5	128	54.0	237	877,880	874,566
Year-to-date 2014	0	0.0	2	1.1	24	13.5	50	28.1	102	57.3	178	860,990	930,395
Newmarket													
March 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2014	0	0.0	1	3.4	8	27.6	20	69.0	0	0.0	29	681,990	662,658
Year-to-date 2015	1	10.0	0	0.0	0	0.0	7	70.0	2	20.0	10	774,900	747,710
Year-to-date 2014	15	12.8	20	17.1	33	28.2	48	41.0	1	0.9	117	619,900	605,686
Richmond Hill													
March 2015	0	0.0	0	0.0	1	7.7	8	61.5	4	30.8	13	779,900	765,823
March 2014	0	0.0	0	0.0	0	0.0	9	16.4	46	83.6	55	882,990	1,002,101
Year-to-date 2015	1	1.6	0	0.0	6	9.5	20	31.7	36	57.1	63	818,900	952,154
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
Vaughan													
March 2015	0	0.0	2	2.8	18	25.4	2	2.8	49	69.0	71	1,059,000	1,149,462
March 2014	0	0.0	0	0.0	20	38.5	5	9.6	27	51.9	52	812,990	937,356
Year-to-date 2015	1	0.5	4	1.9	27	12.9	12	5.7	166	79.0	210	999,990	1,093,360
Year-to-date 2014	0	0.0	0	0.0	25	23.1	11	10.2	72	66.7	108	880,490	932,024
Whitchurch-Stouffville													
March 2015	1	7.1	2	14.3	2	14.3	6	42.9	3	21.4	14	684,990	761,916
March 2014	0	0.0	0	0.0	2	28.6	2	28.6	3	42.9	7	--	--
Year-to-date 2015	1	1.3	19	23.8	39	48.8	17	21.3	4	5.0	80	600,900	632,071
Year-to-date 2014	1	2.0	2	4.1	13	26.5	20	40.8	13	26.5	49	674,900	762,676

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 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													
March 2015	14	9.2	55	35.9	29	19.0	40	26.1	15	9.8	153	575,990	632,652
March 2014	37	16.4	48	21.3	54	24.0	45	20.0	41	18.2	225	598,900	658,508
Year-to-date 2015	72	11.2	163	25.3	171	26.6	141	21.9	97	15.1	644	599,900	660,879
Year-to-date 2014	129	16.6	219	28.2	174	22.4	182	23.5	72	9.3	776	575,900	610,250
Brampton													
March 2015	14	11.7	48	40.0	24	20.0	27	22.5	7	5.8	120	545,990	583,710
March 2014	35	21.6	36	22.2	42	25.9	29	17.9	20	12.3	162	576,990	626,797
Year-to-date 2015	72	13.6	154	29.2	146	27.7	120	22.7	36	6.8	528	579,445	594,977
Year-to-date 2014	124	21.5	186	32.2	129	22.3	101	17.5	38	6.6	578	536,990	577,513
Caledon													
March 2015	0	0.0	7	28.0	5	20.0	13	52.0	0	0.0	25	663,900	632,420
March 2014	2	4.5	12	27.3	12	27.3	9	20.5	9	20.5	44	635,400	648,432
Year-to-date 2015	0	0.0	9	14.3	25	39.7	21	33.3	8	12.7	63	617,900	675,513
Year-to-date 2014	5	4.0	33	26.2	45	35.7	32	25.4	11	8.7	126	603,900	620,253
Mississauga													
March 2015	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
March 2014	0	0.0	0	0.0	0	0.0	7	36.8	12	63.2	19	950,000	952,221
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	53	100.0	53	1,250,000	1,300,017
Year-to-date 2014	0	0.0	0	0.0	0	0.0	49	68.1	23	31.9	72	790,400	855,554
Halton Region													
March 2015	0	0.0	43	43.9	11	11.2	4	4.1	40	40.8	98	585,400	935,002
March 2014	0	0.0	14	11.6	42	34.7	31	25.6	34	28.1	121	659,900	882,362
Year-to-date 2015	2	0.7	87	31.8	26	9.5	41	15.0	118	43.1	274	750,000	991,419
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
Burlington													
March 2015	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
March 2014	0	0.0	0	0.0	3	27.3	5	45.5	3	27.3	11	700,000	904,633
Year-to-date 2015	0	0.0	0	0.0	1	5.6	4	22.2	13	72.2	18	1,450,000	1,499,832
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
Halton Hills													
March 2015	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
March 2014	0	0.0	13	19.4	35	52.2	18	26.9	1	1.5	67	592,900	615,113
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	37.5	5	62.5	8	--	--
Year-to-date 2014	0	0.0	13	17.6	36	48.6	19	25.7	6	8.1	74	599,900	650,463
Milton													
March 2015	0	0.0	43	81.1	10	18.9	0	0.0	0	0.0	53	514,900	526,807
March 2014	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	6	--	--
Year-to-date 2015	0	0.0	87	78.4	24	21.6	0	0.0	0	0.0	111	519,900	529,856
Year-to-date 2014	0	0.0	1	12.5	4	50.0	2	25.0	1	12.5	8	--	--
Oakville													
March 2015	0	0.0	0	0.0	0	0.0	1	2.6	38	97.4	39	979,990	1,488,505
March 2014	0	0.0	0	0.0	2	5.4	6	16.2	29	78.4	37	899,990	1,395,263
Year-to-date 2015	2	1.5	0	0.0	1	0.7	34	24.8	100	73.0	137	979,990	1,300,703
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

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 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													
March 2015	20	27.8	22	30.6	17	23.6	6	8.3	7	9.7	72	500,550	556,941
March 2014	24	31.2	30	39.0	13	16.9	7	9.1	3	3.9	77	495,000	508,584
Year-to-date 2015	164	42.2	109	28.0	66	17.0	34	8.7	16	4.1	389	482,990	503,479
Year-to-date 2014	79	36.2	65	29.8	41	18.8	22	10.1	11	5.0	218	490,545	514,400
Ajax													
March 2015	7	43.8	5	31.3	4	25.0	0	0.0	0	0.0	16	490,500	473,869
March 2014	1	5.6	8	44.4	7	38.9	1	5.6	1	5.6	18	549,150	566,794
Year-to-date 2015	55	39.0	36	25.5	27	19.1	20	14.2	3	2.1	141	491,100	518,604
Year-to-date 2014	3	7.7	15	38.5	18	46.2	2	5.1	1	2.6	39	575,000	558,023
Brock													
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2015	9	50.0	5	27.8	2	11.1	1	5.6	1	5.6	18	435,240	470,188
March 2014	11	61.1	2	11.1	1	5.6	3	16.7	1	5.6	18	415,240	465,199
Year-to-date 2015	64	69.6	18	19.6	5	5.4	3	3.3	2	2.2	92	385,400	427,345
Year-to-date 2014	36	59.0	9	14.8	7	11.5	7	11.5	2	3.3	61	409,990	458,825
Oshawa													
March 2015	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	--	--
March 2014	10	58.8	5	29.4	1	5.9	1	5.9	0	0.0	17	437,990	456,894
Year-to-date 2015	34	43.6	27	34.6	14	17.9	2	2.6	1	1.3	78	479,945	470,297
Year-to-date 2014	34	64.2	13	24.5	5	9.4	1	1.9	0	0.0	53	437,900	439,586
Pickering													
March 2015	0	0.0	2	22.2	2	22.2	2	22.2	3	33.3	9	--	--
March 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	8	34.8	6	26.1	4	17.4	5	21.7	23	638,100	651,765
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													
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2014	1	8.3	7	58.3	3	25.0	1	8.3	0	0.0	12	497,500	532,250
Year-to-date 2015	4	66.7	1	16.7	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2014	1	5.9	9	52.9	4	23.5	3	17.6	0	0.0	17	500,000	551,547
Whitby													
March 2015	2	9.5	6	28.6	7	33.3	3	14.3	3	14.3	21	562,990	652,369
March 2014	1	8.3	8	66.7	1	8.3	1	8.3	1	8.3	12	497,490	535,908
Year-to-date 2015	7	14.3	19	38.8	13	26.5	5	10.2	5	10.2	49	530,000	597,090
Year-to-date 2014	5	13.5	19	51.4	5	13.5	4	10.8	4	10.8	37	520,990	561,174

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 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													
March 2015	35	44.9	30	38.5	9	11.5	3	3.8	1	1.3	78	455,990	473,721
March 2014	40	87.0	3	6.5	0	0.0	3	6.5	0	0.0	46	369,990	399,445
Year-to-date 2015	108	48.0	46	20.4	43	19.1	27	12.0	1	0.4	225	454,990	493,849
Year-to-date 2014	132	84.6	18	11.5	0	0.0	6	3.8	0	0.0	156	379,990	393,961
Bradford West Gwillimbury													
March 2015	10	27.0	24	64.9	3	8.1	0	0.0	0	0.0	37	464,990	477,866
March 2014	14	93.3	0	0.0	0	0.0	1	6.7	0	0.0	15	369,990	405,457
Year-to-date 2015	29	37.2	40	51.3	7	9.0	2	2.6	0	0.0	78	457,990	478,829
Year-to-date 2014	49	96.1	1	2.0	0	0.0	1	2.0	0	0.0	51	389,990	388,951
Town of Mono													
March 2015	0	0.0	0	0.0	6	66.7	3	33.3	0	0.0	9	--	--
March 2014	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2015	2	3.3	0	0.0	35	58.3	23	38.3	0	0.0	60	649,990	651,822
Year-to-date 2014	2	33.3	2	33.3	0	0.0	2	33.3	0	0.0	6	--	--
New Tecumseth													
March 2015	25	86.2	3	10.3	0	0.0	0	0.0	1	3.4	29	389,990	407,088
March 2014	24	85.7	3	10.7	0	0.0	1	3.6	0	0.0	28	366,490	387,062
Year-to-date 2015	68	91.9	3	4.1	1	1.4	1	1.4	1	1.4	74	384,990	392,341
Year-to-date 2014	75	81.5	15	16.3	0	0.0	2	2.2	0	0.0	92	369,990	385,175
Orangeville													
March 2015	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
March 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2015	9	69.2	3	23.1	0	0.0	1	7.7	0	0.0	13	406,900	432,677
Year-to-date 2014	6	85.7	0	0.0	0	0.0	1	14.3	0	0.0	7	--	--
Toronto CMA													
March 2015	77	12.4	143	23.0	88	14.2	80	12.9	233	37.5	621	656,990	883,304
March 2014	85	11.5	83	11.2	149	20.2	137	18.6	284	38.5	738	691,990	839,786
Year-to-date 2015	291	12.8	381	16.8	396	17.4	378	16.6	827	36.4	2,273	672,990	853,218
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
Oshawa CMA													
March 2015	13	28.3	14	30.4	11	23.9	4	8.7	4	8.7	46	497,490	556,477
March 2014	22	46.8	15	31.9	3	6.4	5	10.6	2	4.3	47	454,990	480,249
Year-to-date 2015	105	47.9	64	29.2	32	14.6	10	4.6	8	3.7	219	469,900	480,622
Year-to-date 2014	75	49.7	41	27.2	17	11.3	12	7.9	6	4.0	151	450,000	477,151
Greater Toronto Area													
March 2015	55	9.3	127	21.5	91	15.4	81	13.7	237	40.1	591	685,900	912,701
March 2014	67	8.9	95	12.7	155	20.7	144	19.2	289	38.5	750	695,445	845,214
Year-to-date 2015	288	12.6	399	17.5	386	16.9	365	16.0	847	37.1	2,285	672,990	857,988
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

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2015						
Submarket	March 2015	March 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	1,878,750	1,434,011	31.0	1,949,125	1,436,363	35.7
Toronto	1,440,200	1,833,909	-21.5	1,344,800	1,501,283	-10.4
East York	--	--	n/a	--	--	n/a
Etobicoke	--	--	n/a	2,053,293	1,219,543	68.4
North York	2,348,889	1,456,323	61.3	2,352,114	1,662,359	41.5
Scarborough	--	--	n/a	830,823	844,906	-1.7
York	--	--	n/a	--	--	n/a
York Region	970,146	879,923	10.3	913,508	857,727	6.5
Aurora	--	--	n/a	958,711	--	n/a
East Gwillimbury	--	--	n/a	--	450,081	n/a
Georgina Township	381,823	656,192	-41.8	471,512	541,336	-12.9
King Township	1,277,054	1,029,276	24.1	1,213,344	996,680	21.7
Markham	842,374	821,827	2.5	874,566	930,395	-6.0
Newmarket	--	662,658	n/a	747,710	605,686	23.4
Richmond Hill	765,823	1,002,101	-23.6	952,154	1,019,683	-6.6
Vaughan	1,149,462	937,356	22.6	1,093,360	932,024	17.3
Whitchurch-Stouffville	761,916	--	n/a	632,071	762,676	-17.1
Peel Region	632,652	658,508	-3.9	660,879	610,250	8.3
Brampton	583,710	626,797	-6.9	594,977	577,513	3.0
Caledon	632,420	648,432	-2.5	675,513	620,253	8.9
Mississauga	--	952,221	n/a	1,300,017	855,554	52.0
Halton Region	935,002	882,362	6.0	991,419	1,003,053	-1.2
Burlington	--	904,633	n/a	1,499,832	1,031,218	45.4
Halton Hills	--	615,113	n/a	--	650,463	n/a
Milton	526,807	--	n/a	529,856	--	n/a
Oakville	1,488,505	1,395,263	6.7	1,300,703	1,315,687	-1.1
Durham Region	556,941	508,584	9.5	503,479	514,400	-2.1
Ajax	473,869	566,794	-16.4	518,604	558,023	-7.1
Brock	--	--	n/a	--	--	n/a
Clarington	470,188	465,199	1.1	427,345	458,825	-6.9
Oshawa	--	456,894	n/a	470,297	439,586	7.0
Pickering	--	--	n/a	651,765	813,655	-19.9
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	532,250	n/a	--	551,547	n/a
Whitby	652,369	535,908	21.7	597,090	561,174	6.4
Remainder of Toronto CMA	473,721	399,445	18.6	493,849	393,961	25.4
Bradford West Gwillimbury	477,866	405,457	17.9	478,829	388,951	23.1
Town of Mono	--	--	n/a	651,822	--	n/a
New Tecumseth	407,088	387,062	5.2	392,341	385,175	1.9
Orangeville	--	--	n/a	432,677	--	n/a
Toronto CMA	883,304	839,786	5.2	853,218	808,096	5.6
Oshawa CMA	556,477	480,249	15.9	480,622	477,151	0.7
Greater Toronto Area (GTA)	912,701	845,214	8.0	857,988	816,910	5.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
March 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	7,984	10,503	12,665	63.0	596,163	7.8	590,825
	March	8,940	10.6	8,067	15,531	13,458	59.9	613,933	10.1	601,454
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	17,947	0.3		34,548			549,072	8.1	
	Q1 2015	19,633	9.4		35,630			594,586	8.3	
	YTD 2014	17,947	0.3		34,548			549,072	8.1	
	YTD 2015	19,633	9.4		35,630			594,586	8.3	

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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 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	773	791	1,002	77.1	392,353	18.4	398,912
	February	593	-17.2	694	1,002	1,109	62.5	370,120	6.2	370,096
	March	900	0.1	771	1,488	1,187	64.9	376,923	8.7	375,744
	April	1,090	-4.8	831	1,631	1,239	67.0	386,589	9.4	377,970
	May	1,268	13.0	922	1,738	1,252	73.6	387,382	9.1	380,675
	June	1,109	7.9	892	1,554	1,302	68.5	393,461	9.7	384,971
	July	1,063	12.1	949	1,479	1,413	67.1	393,111	9.5	387,922
	August	868	-3.1	865	1,142	1,179	73.3	386,036	8.1	387,961
	September	930	15.7	959	1,382	1,246	76.9	397,776	13.1	397,682
	October	929	6.8	921	1,194	1,236	74.6	390,725	8.5	394,277
	November	690	1.6	827	840	1,157	71.5	398,712	8.3	401,152
	December	444	4.7	853	412	1,189	71.7	384,405	7.7	401,954
2015	January	487	6.1	827	818	1,042	79.4	409,814	4.5	416,869
	February	699	17.9	818	1,028	1,151	71.1	420,532	13.6	419,987
	March	1,043	15.9	902	1,427	1,144	78.9	428,876	13.8	426,887
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2014	1,952	-7.2		3,281			378,485	10.1	
	Q1 2015	2,229	14.2		3,273			422,095	11.5	
	YTD 2014	1,952	-7.2		3,281			378,485	10.1	
	YTD 2015	2,229	14.2		3,273			422,095	11.5	

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

Table 6a: Economic Indicators Toronto CMA
March 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	123.7	127.2	3,079	7.6	65.8	943
	March	567	2.89	4.74		127.9	3,098	7.3	65.9	942
	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 2015											
		Inteterest 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	123.7	127.2	205.9	7.0	69.3	979
	March	567	2.89	4.74		127.9	203.3	7.5	68.8	1,007
	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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