

HOUSING NOW

Greater Toronto Area



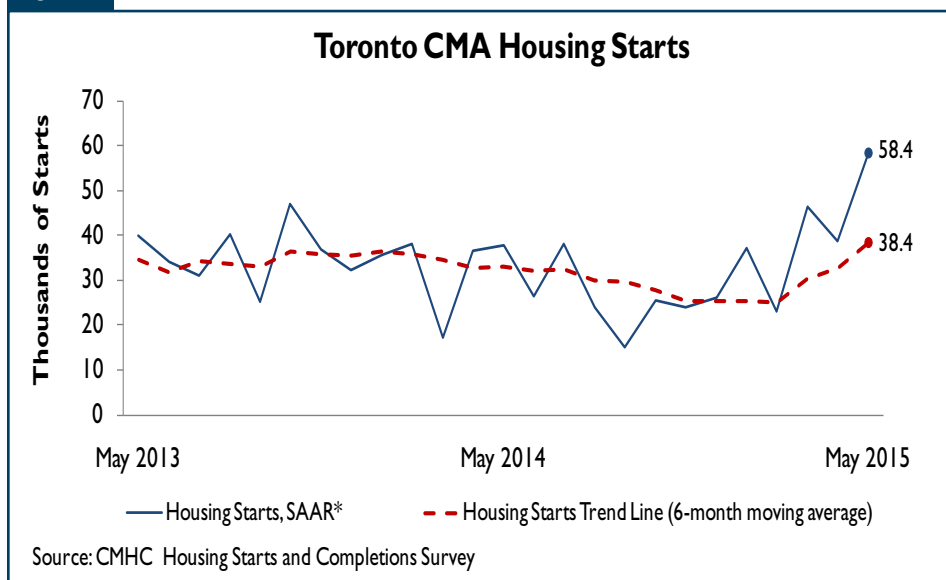
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2015

Highlights

- Total housing starts continued to trend higher in May.
- Apartment starts increased significantly, mainly in the 905 areas.
- Existing home sales increased by 2.8 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 higher at 38,355 units in May compared to 32,614 in April 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.

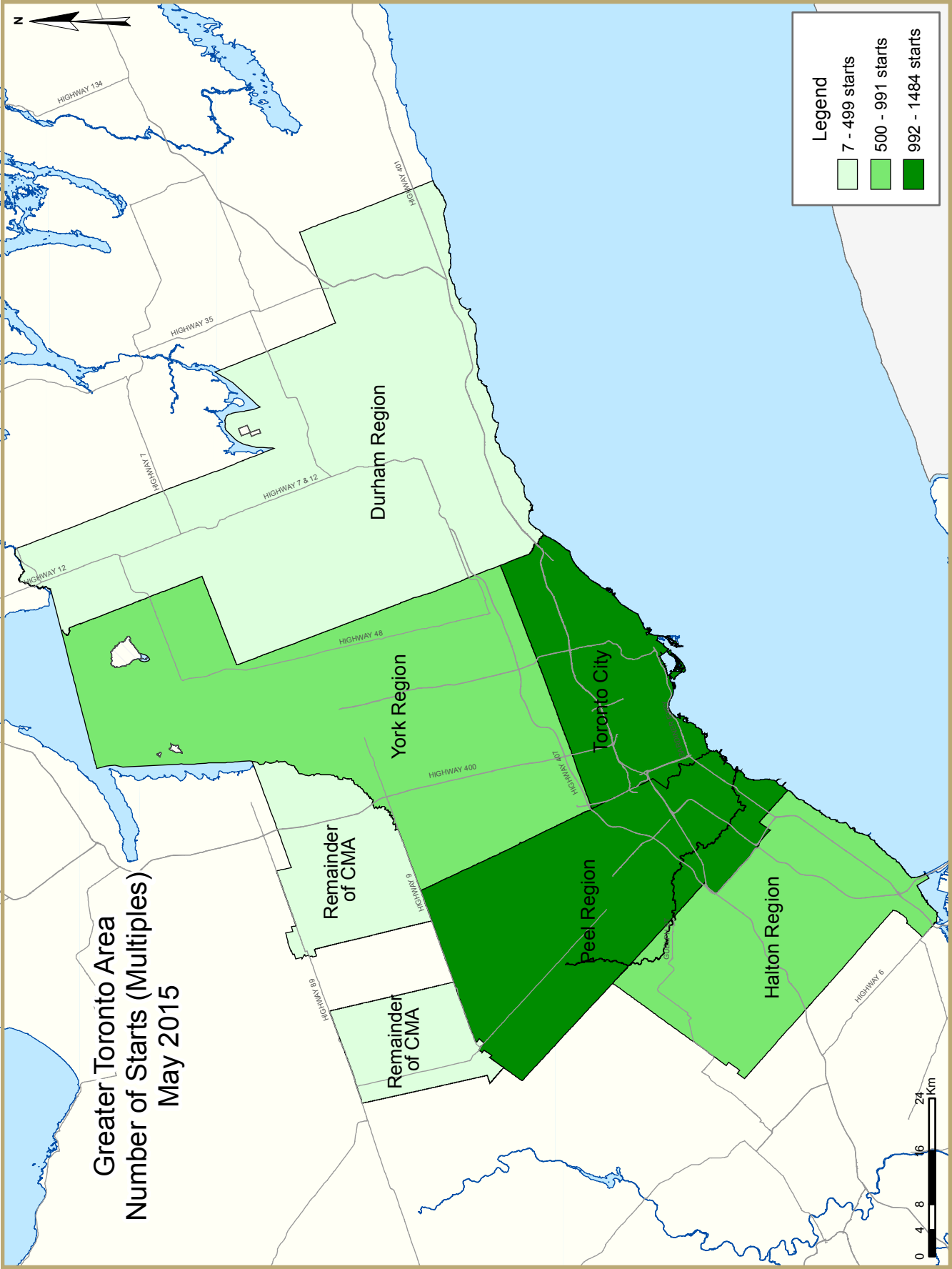
Housing starts trended at their highest level in over two years in May. Building activity was strongest in the 905 areas, with condominium apartment starts leading the way. High cost of land and scarcity of serviceable lots appeared to induce more high

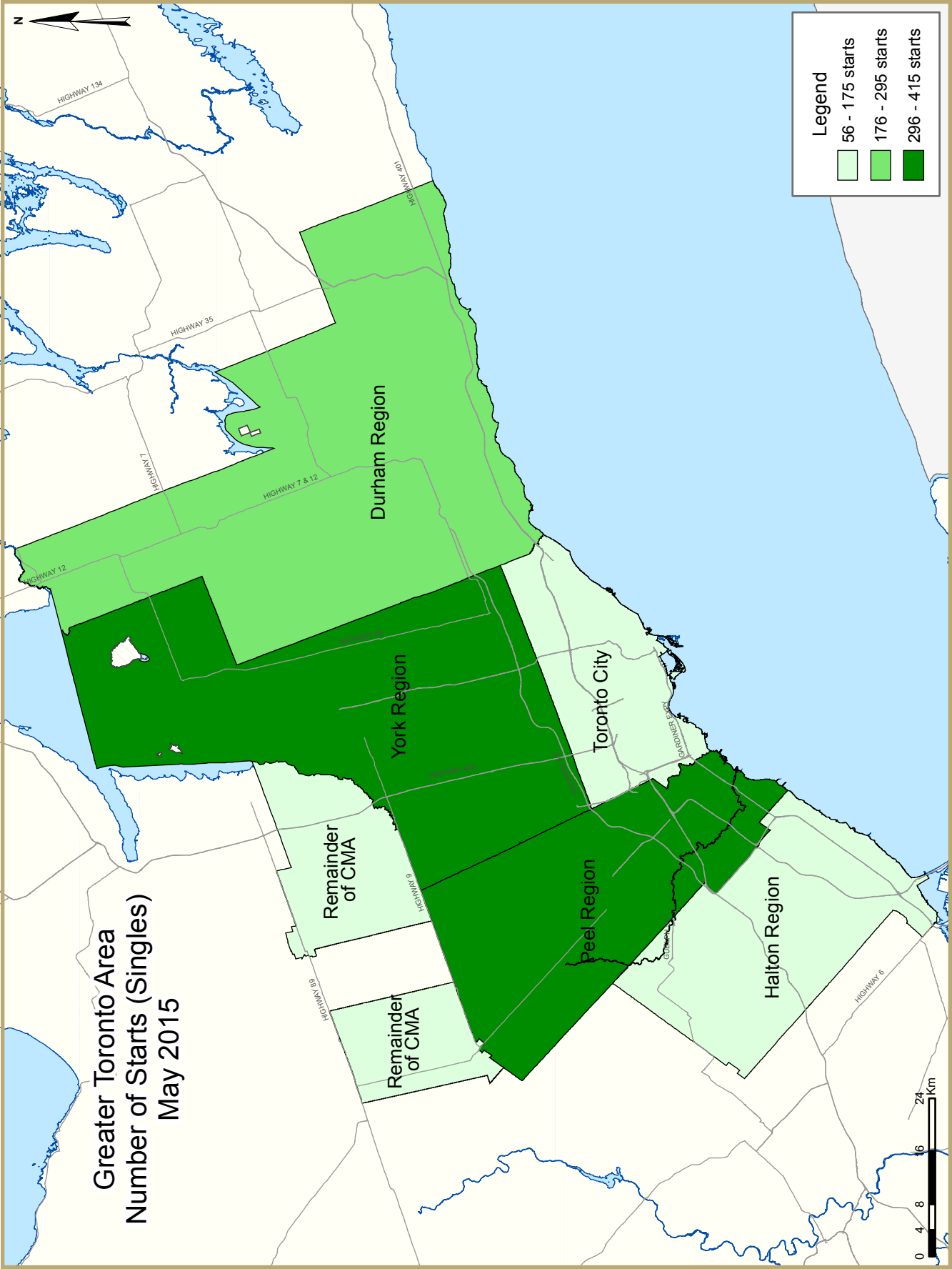
density construction into the suburbs. Additionally, ground-oriented starts moved higher after reaching near-record lows earlier this year.

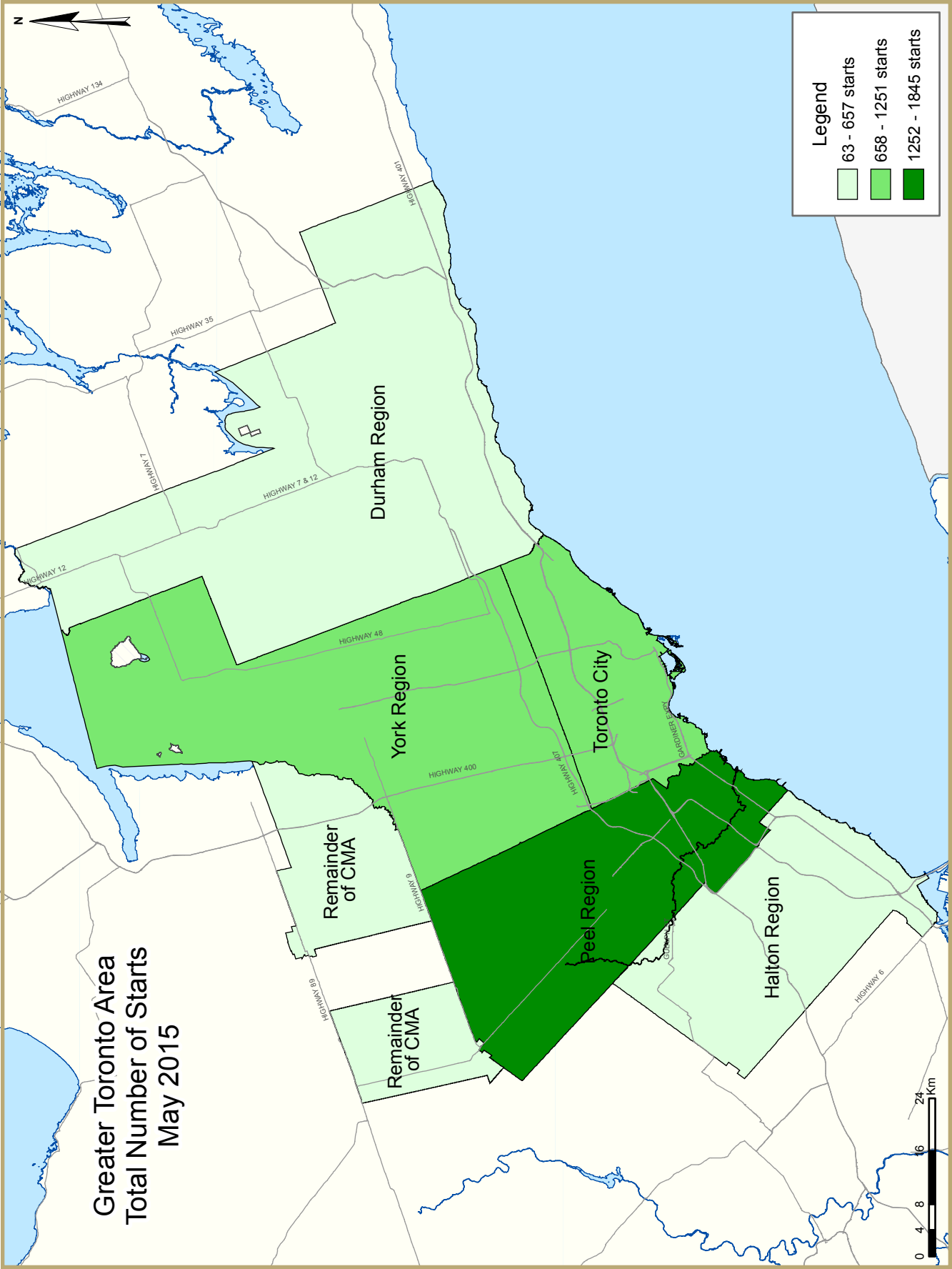
The City of Toronto and the City of Mississauga recorded the first and second highest number of starts in May respectively. Both of these municipalities posted a similar number of apartment starts. The next highest number was recorded in the City of Vaughan, which also had a large number of apartment starts, in addition to many single-detached units.

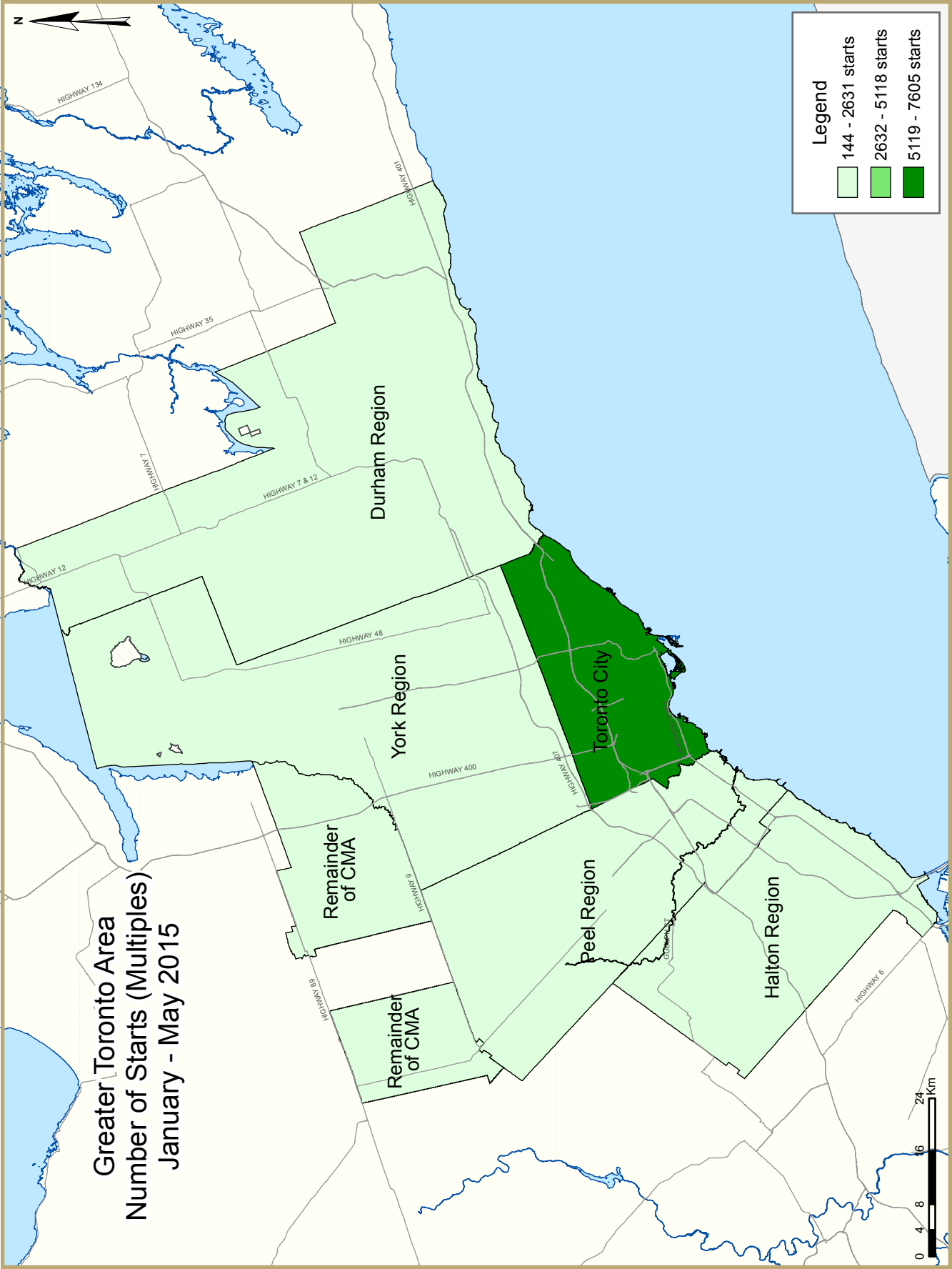
Toronto's existing home market reached new highs in May. The seasonally adjusted number of MLS®

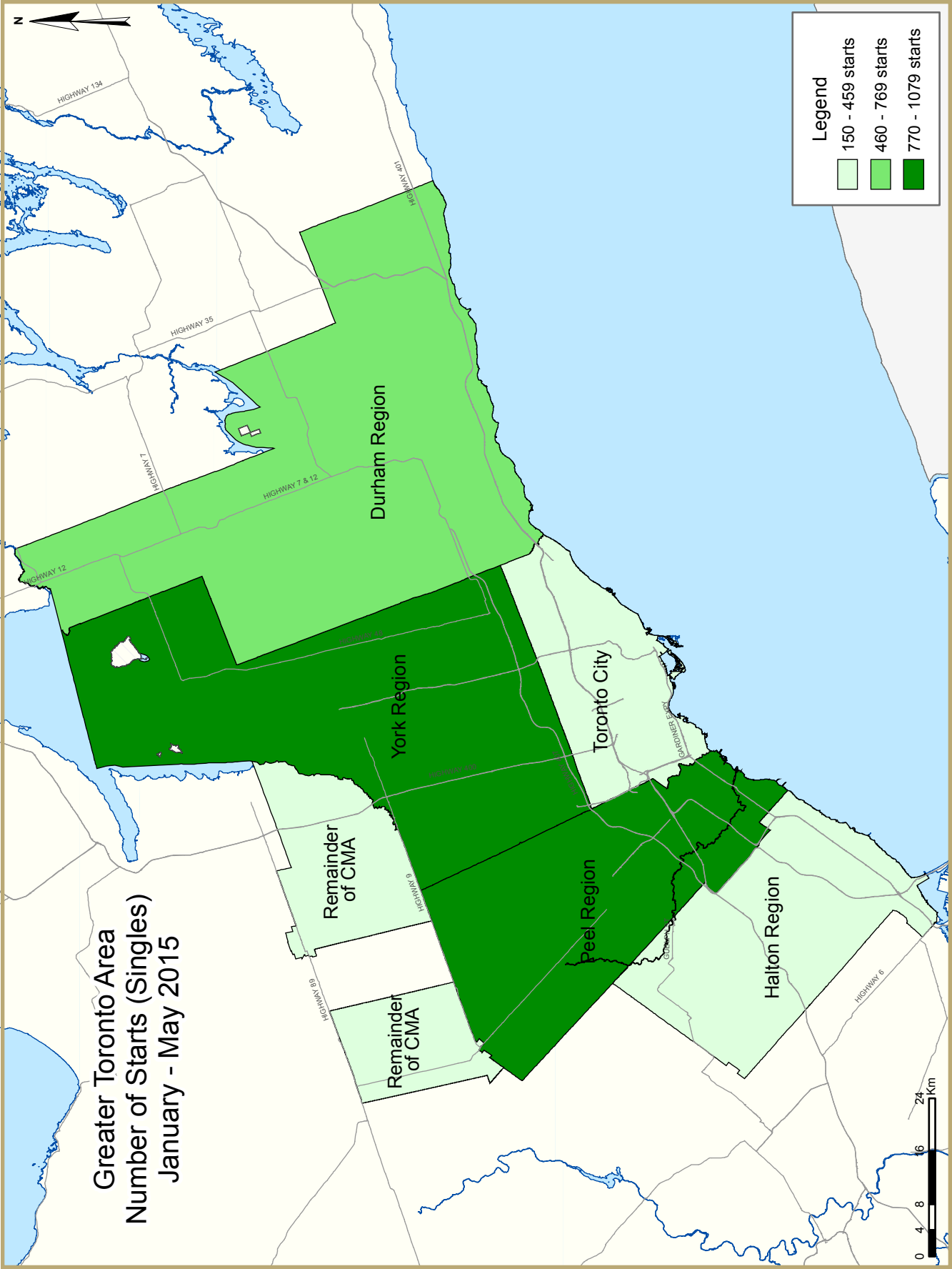
sales was 8,716, which was 2.8 percent above the previous month and represented the highest monthly number in the last five years. The number of new listings grew at a slower pace than sales, thus tightening market conditions and resulting in growth in the seasonally adjusted MLS® average price by 1.2 per cent from the previous month. Given the current pace of sales, the inventory of homes for sale at the end of the month would last for approximately 1.6 months.

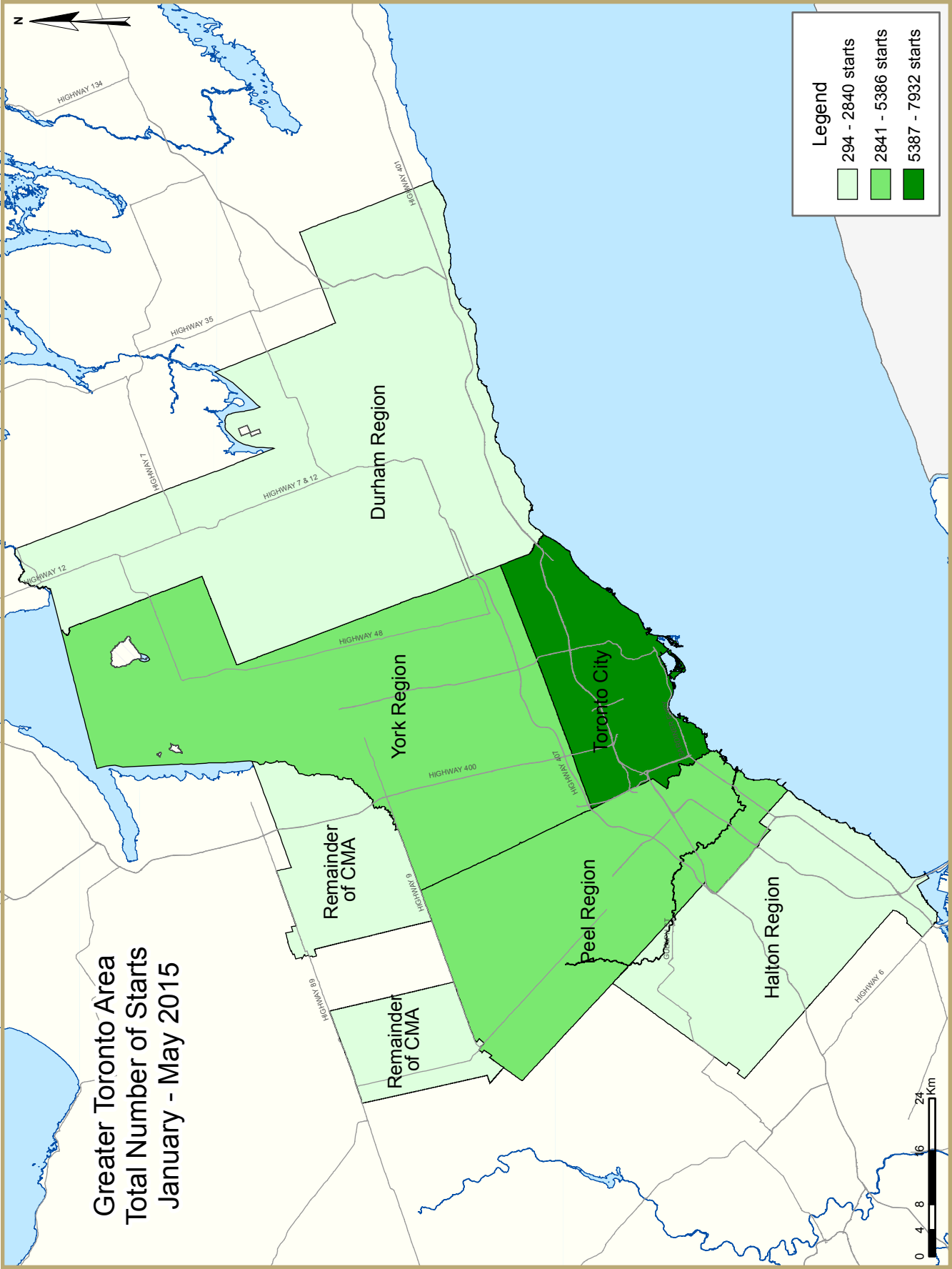


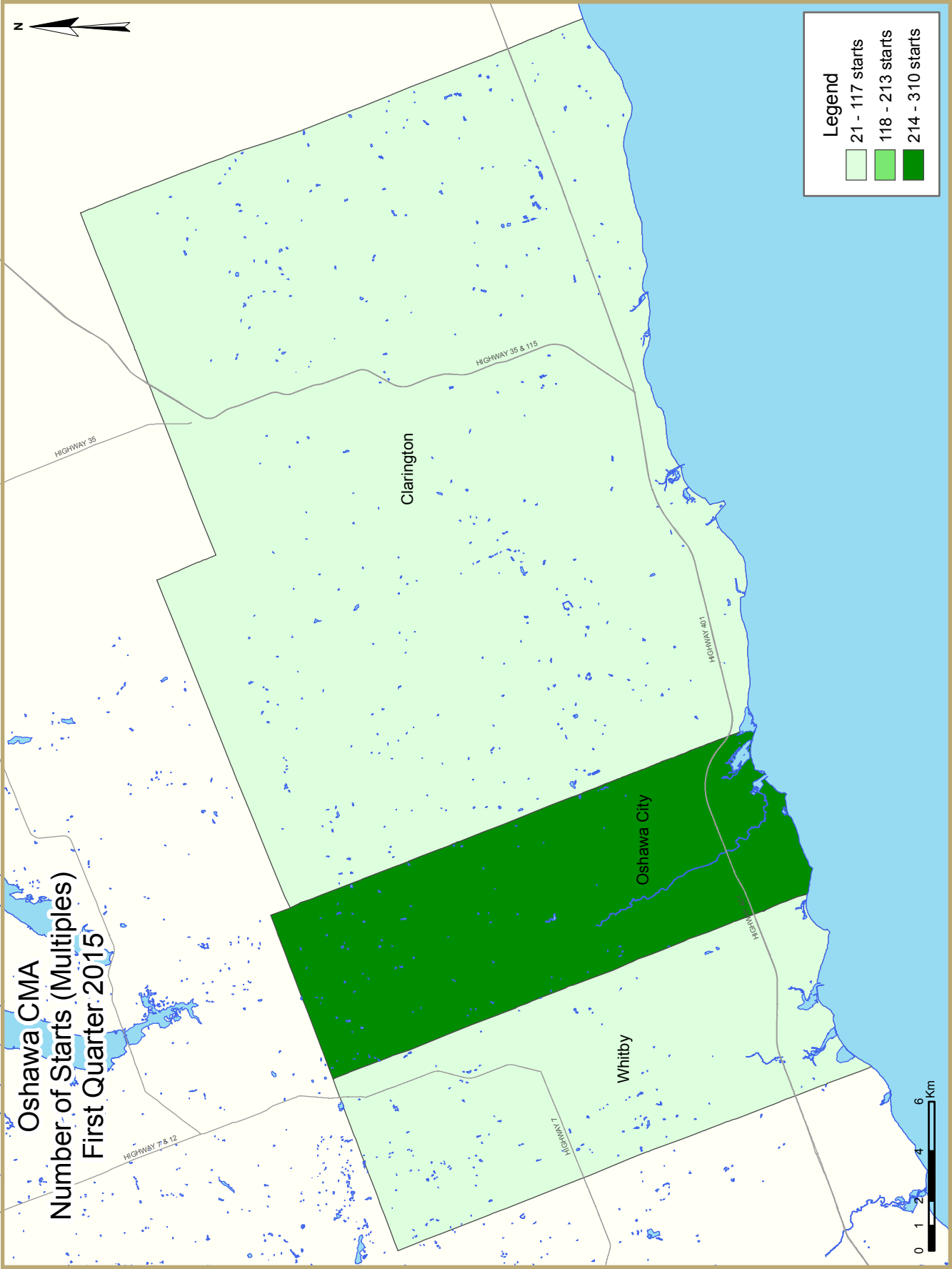


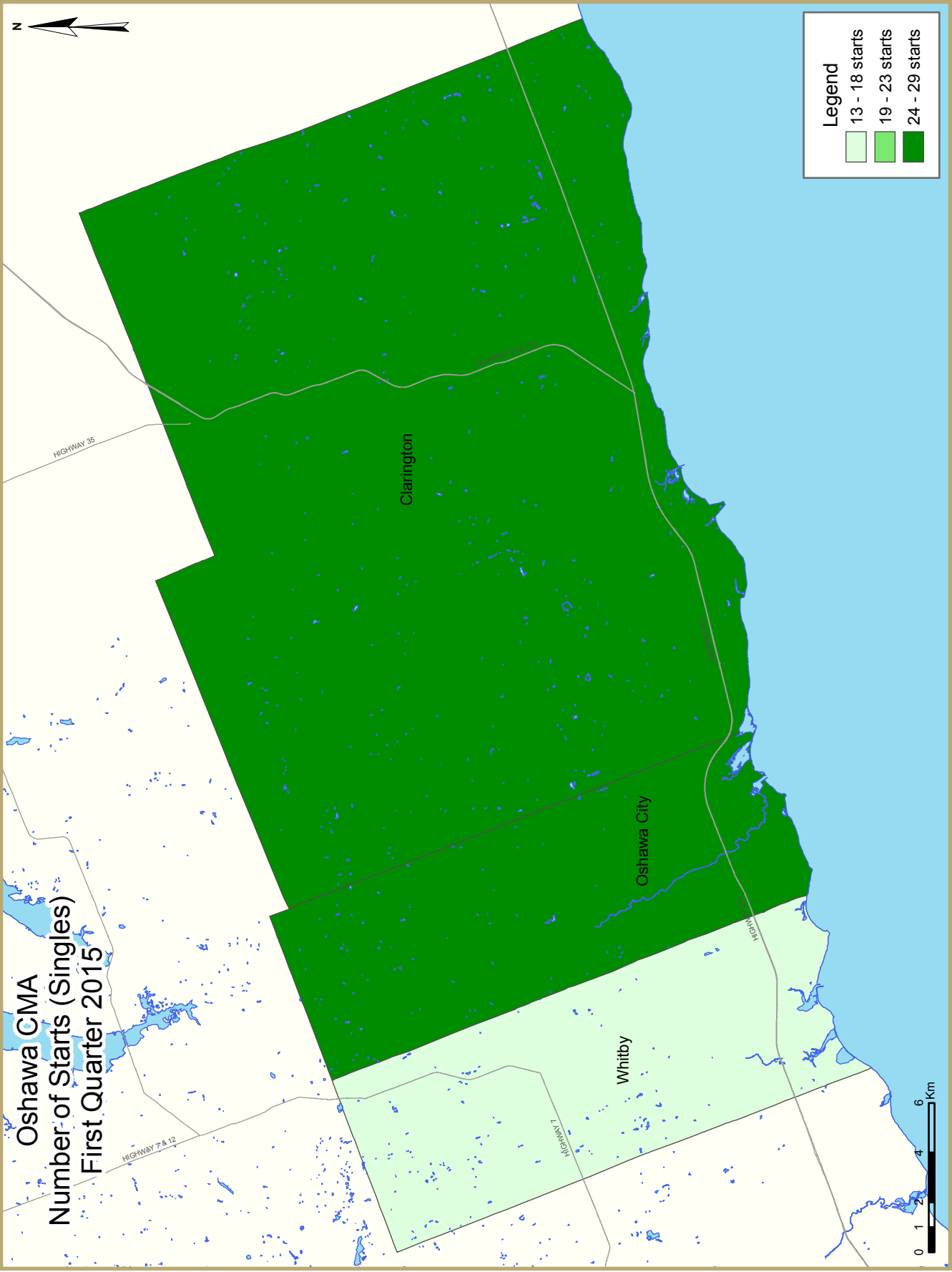


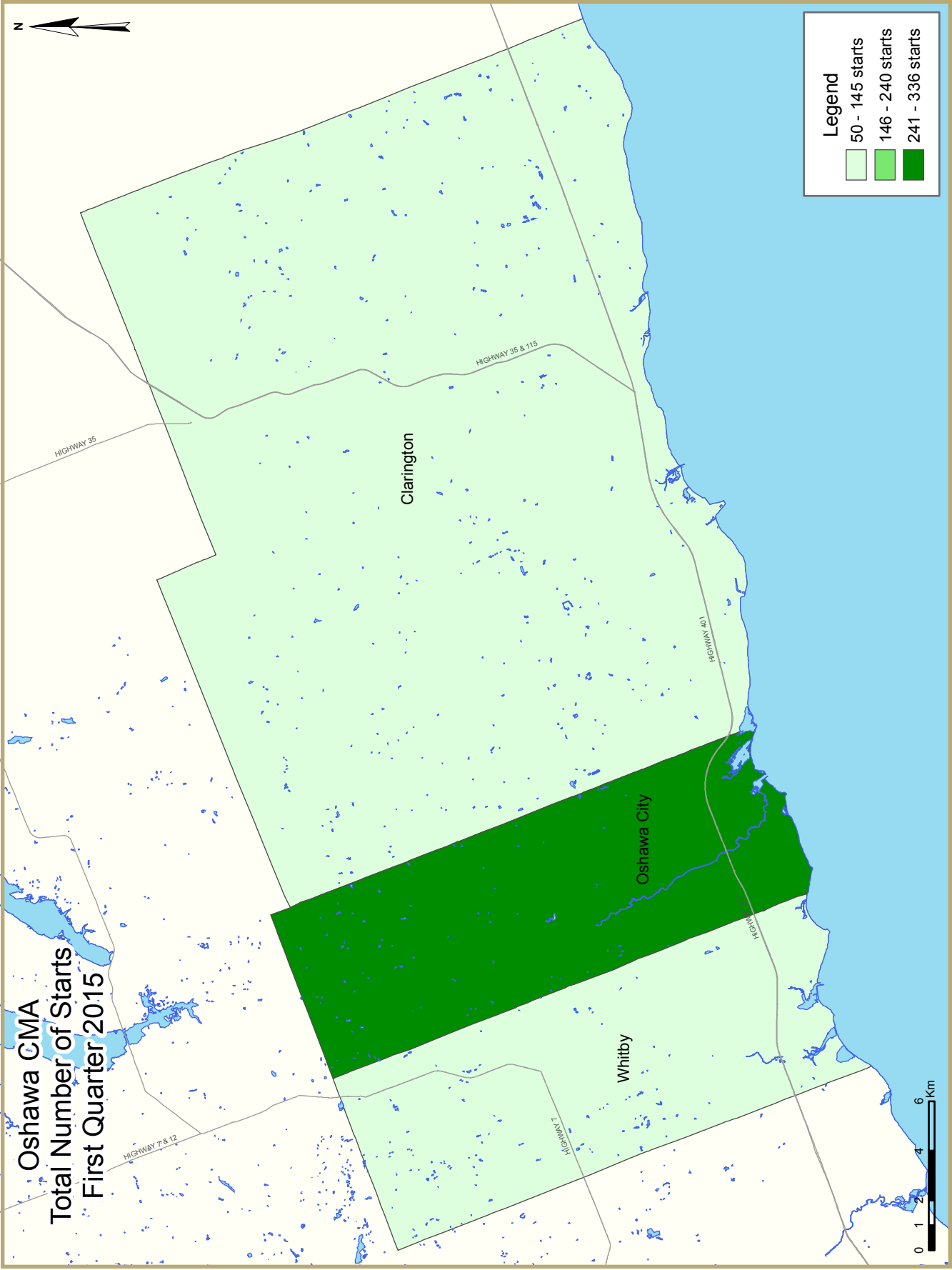


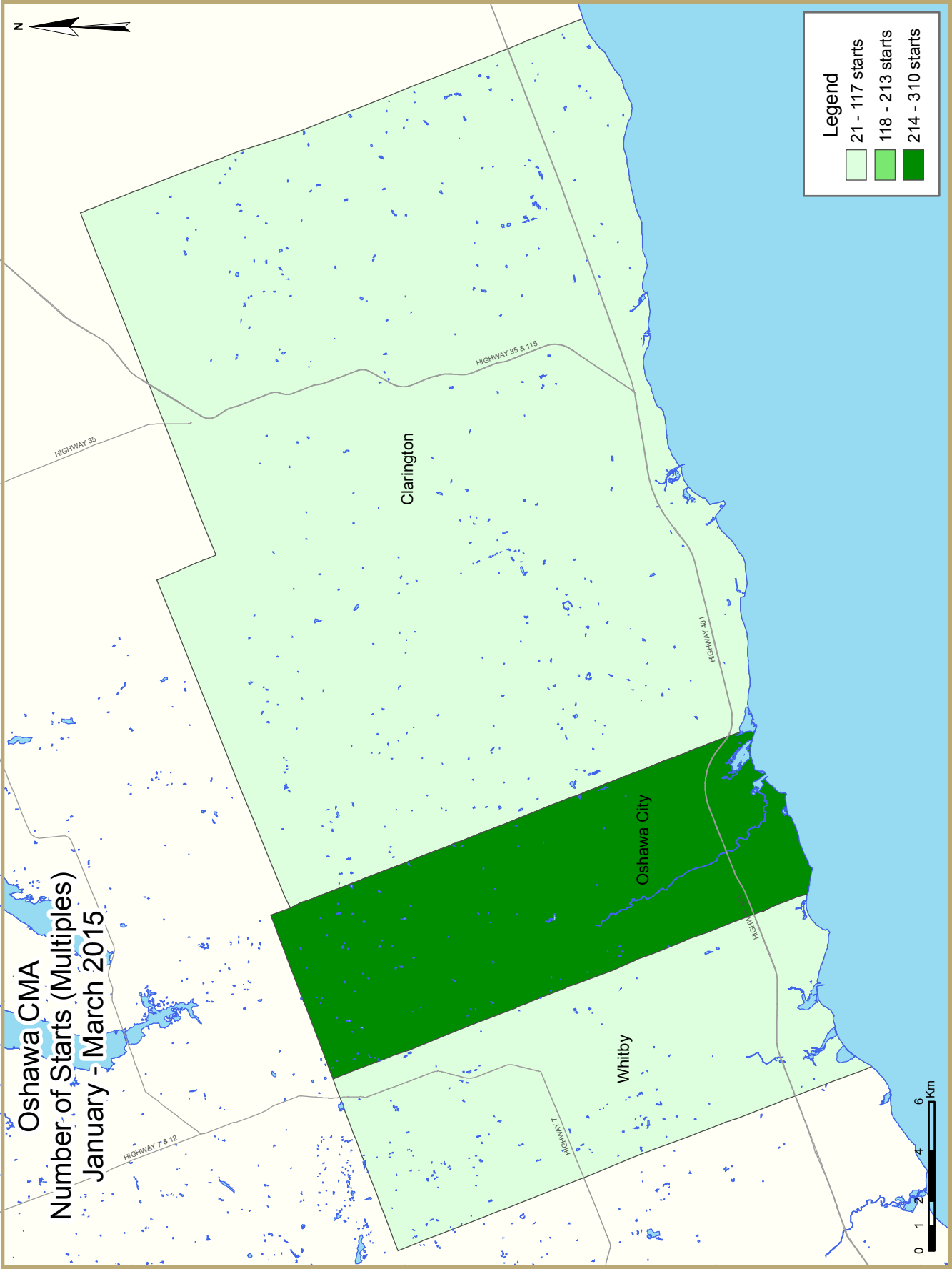


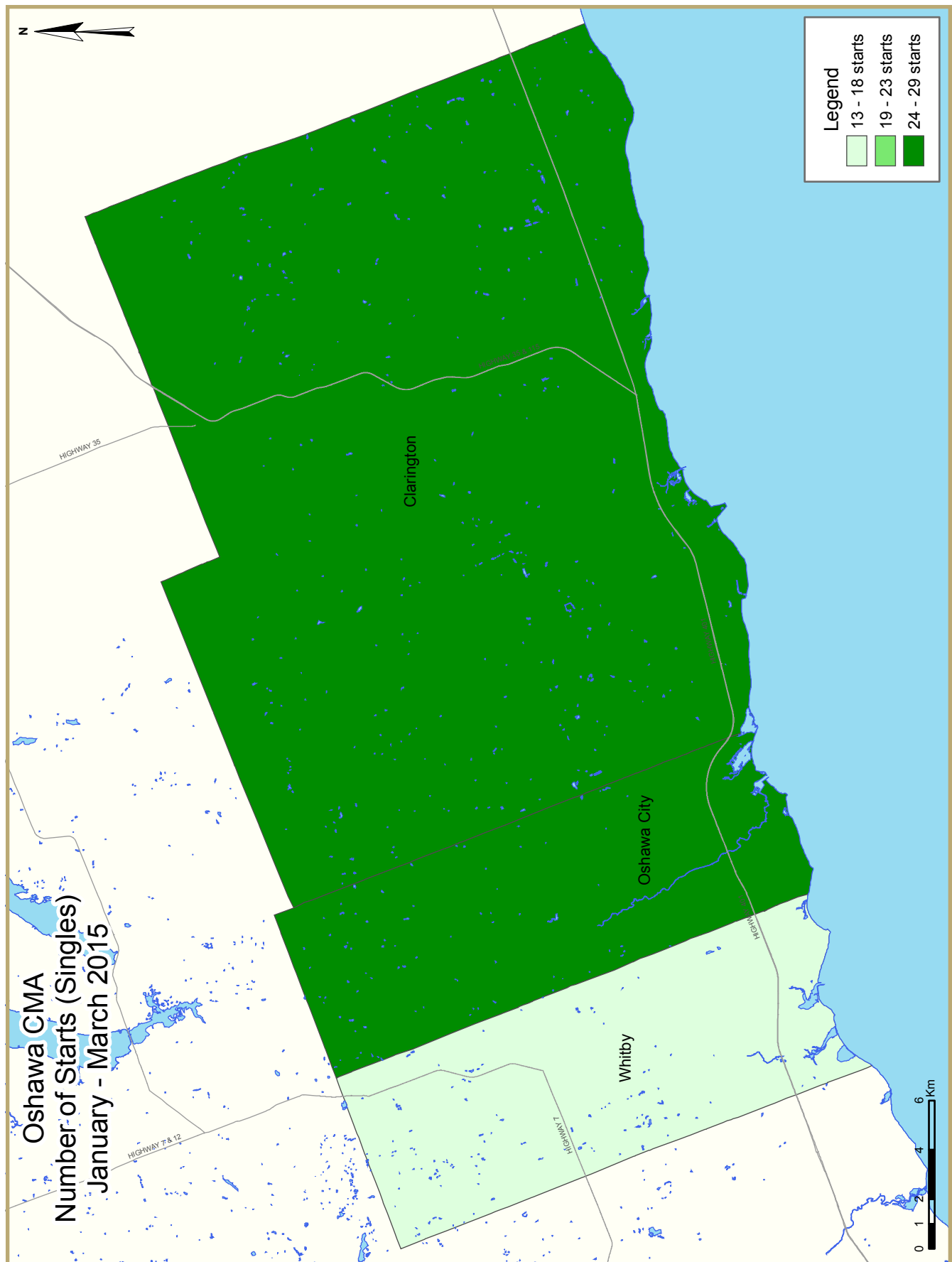


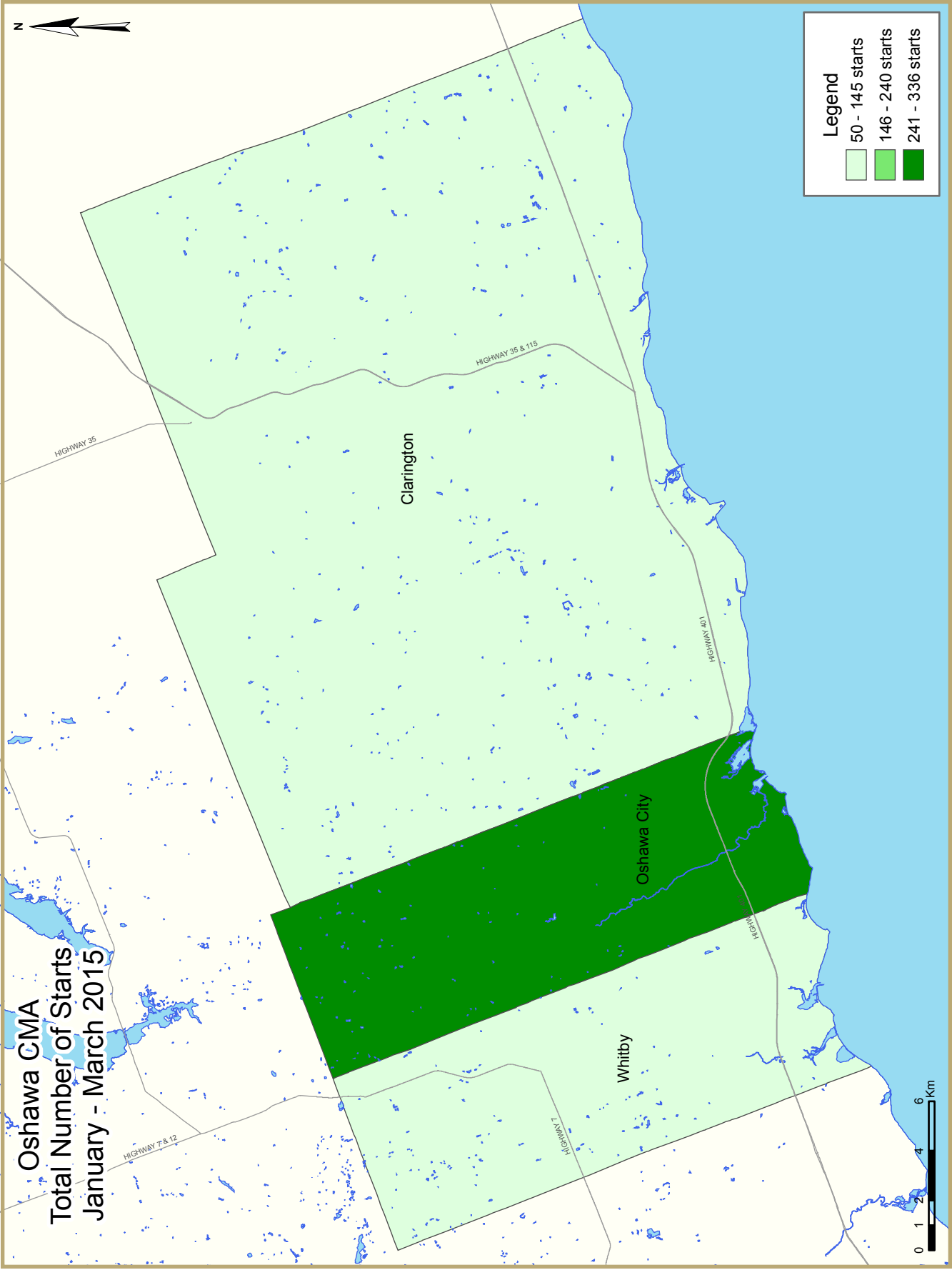












ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA	
Whitby (Town)	
Oshawa (City)	
Clarington (Municipality)	

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- 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
- 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)		
May 2015		
Toronto CMA ¹	April 2015	May 2015
Trend ²	32,614	38,355
SAAR	38,731	58,351
	May 2014	May 2015
Actual		
May - Single-Detached	993	1,060
May - Multiples	2,188	3,929
May - Total	3,181	4,989
January to May - Single-Detached	2,944	3,121
January to May - Multiples	10,362	13,384
January to May - Total	13,306	16,505

Table 1b: Housing Starts (SAAR and Trend)		
May 2015		
Oshawa CMA ¹	April 2015	May 2015
Trend ²	1,931	2,178
SAAR	2,709	2,585
	May 2014	May 2015
Actual		
May - Single-Detached	100	199
May - Multiples	58	69
May - Total	158	268
January to May - Single-Detached	351	425
January to May - Multiples	285	493
January to May - Total	636	918

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
May 2015

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2015	1,060	36	588	0	295	2,904	7	99	4,989
May 2014	983	260	387	10	75	1,449	0	17	3,181
% Change	7.8	-86.2	51.9	-100.0	**	100.4	n/a	**	56.8
Year-to-date 2015	3,120	368	1,448	1	519	10,519	35	495	16,505
Year-to-date 2014	2,930	660	1,474	14	223	7,589	0	416	13,306
% Change	6.5	-44.2	-1.8	-92.9	132.7	38.6	n/a	19.0	24.0
UNDER CONSTRUCTION									
May 2015	6,746	922	2,787	9	1,277	42,642	43	2,727	57,153
May 2014	7,153	1,480	3,366	27	800	55,333	22	1,984	70,165
% Change	-5.7	-37.7	-17.2	-66.7	59.6	-22.9	95.5	37.4	-18.5
COMPLETIONS									
May 2015	576	176	191	0	28	2,758	0	5	3,734
May 2014	843	250	260	4	56	1,485	0	1	2,899
% Change	-31.7	-29.6	-26.5	-100.0	-50.0	85.7	n/a	**	28.8
Year-to-date 2015	3,543	690	1,415	8	179	21,604	2	924	28,365
Year-to-date 2014	3,675	860	1,441	9	157	5,855	0	181	12,178
% Change	-3.6	-19.8	-1.8	-11.1	14.0	**	n/a	**	132.9
COMPLETED & NOT ABSORBED									
May 2015	226	14	91	1	33	2,803	n/a	n/a	3,168
May 2014	184	19	93	2	14	1,001	n/a	n/a	1,313
% Change	22.8	-26.3	-2.2	-50.0	135.7	180.0	n/a	n/a	141.3
ABSORBED									
May 2015	583	180	190	1	44	1,942	n/a	n/a	2,940
May 2014	846	248	255	4	60	1,416	n/a	n/a	2,829
% Change	-31.1	-27.4	-25.5	-75.0	-26.7	37.1	n/a	n/a	3.9
Year-to-date 2015	3,533	703	1,399	7	174	19,718	n/a	n/a	25,534
Year-to-date 2014	3,665	857	1,442	8	160	5,837	n/a	n/a	11,969
% Change	-3.6	-18.0	-3.0	-12.5	8.8	**	n/a	n/a	113.3

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2015	199	6	59	0	4	0	0	0	268
May 2014	100	0	39	0	19	0	0	0	158
% Change	99.0	n/a	51.3	n/a	-78.9	n/a	n/a	n/a	69.6
Year-to-date 2015	425	6	102	0	65	0	0	320	918
Year-to-date 2014	351	30	126	0	33	0	0	96	636
% Change	21.1	-80.0	-19.0	n/a	97.0	n/a	n/a	**	44.3
UNDER CONSTRUCTION									
May 2015	664	8	200	0	161	0	3	500	1,536
May 2014	540	40	169	0	39	0	2	441	1,231
% Change	23.0	-80.0	18.3	n/a	**	n/a	50.0	13.4	24.8
COMPLETIONS									
May 2015	118	0	0	0	0	0	1	0	119
May 2014	79	0	18	0	0	0	0	2	99
% Change	49.4	n/a	-100.0	n/a	n/a	n/a	n/a	-100.0	20.2
Year-to-date 2015	413	0	46	0	0	0	1	72	532
Year-to-date 2014	297	8	43	0	35	0	0	9	392
% Change	39.1	-100.0	7.0	n/a	-100.0	n/a	n/a	**	35.7
COMPLETED & NOT ABSORBED									
May 2015	27	0	0	0	0	0	n/a	n/a	27
May 2014	27	0	0	0	2	0	n/a	n/a	29
% Change	0.0	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	-6.9
ABSORBED									
May 2015	118	0	0	0	0	0	n/a	n/a	118
May 2014	76	0	18	0	0	0	n/a	n/a	94
% Change	55.3	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	25.5
Year-to-date 2015	414	0	46	0	0	0	n/a	n/a	460
Year-to-date 2014	298	8	44	0	33	0	n/a	n/a	383
% Change	38.9	-100.0	4.5	n/a	-100.0	n/a	n/a	n/a	20.1

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2015	1,209	48	640	0	299	2,904	7	99	5,206
May 2014	1,010	254	426	1	94	1,527	0	17	3,329
% Change	19.7	-81.1	50.2	-100.0	**	90.2	n/a	**	56.4
Year-to-date 2015	3,424	352	1,497	1	577	10,471	35	815	17,172
Year-to-date 2014	3,077	680	1,584	2	265	7,667	0	512	13,787
% Change	11.3	-48.2	-5.5	-50.0	117.7	36.6	n/a	59.2	24.6
UNDER CONSTRUCTION									
May 2015	7,213	916	2,914	7	1,455	42,718	46	3,382	58,651
May 2014	7,378	1,484	3,367	12	872	55,647	24	2,732	71,516
% Change	-2.2	-38.3	-13.5	-41.7	66.9	-23.2	91.7	23.8	-18.0
COMPLETIONS									
May 2015	634	166	178	0	42	2,758	1	120	3,899
May 2014	865	240	251	0	48	1,695	0	3	3,102
% Change	-26.7	-30.8	-29.1	n/a	-12.5	62.7	n/a	**	25.7
Year-to-date 2015	3,652	674	1,449	3	212	21,604	3	1,111	28,708
Year-to-date 2014	3,745	840	1,455	0	212	6,065	0	190	12,507
% Change	-2.5	-19.8	-0.4	n/a	0.0	**	n/a	**	129.5
COMPLETED & NOT ABSORBED									
May 2015	260	14	78	1	33	2,785	n/a	n/a	3,171
May 2014	218	15	63	0	16	993	n/a	n/a	1,305
% Change	19.3	-6.7	23.8	n/a	106.3	180.5	n/a	n/a	143.0
ABSORBED									
May 2015	640	170	177	1	58	1,942	n/a	n/a	2,988
May 2014	863	240	260	0	52	1,616	n/a	n/a	3,031
% Change	-25.8	-29.2	-31.9	n/a	11.5	20.2	n/a	n/a	-1.4
Year-to-date 2015	3,632	685	1,430	2	207	19,718	n/a	n/a	25,674
Year-to-date 2014	3,724	839	1,471	0	215	6,037	n/a	n/a	12,286
% Change	-2.5	-18.4	-2.8	n/a	-3.7	**	n/a	n/a	109.0

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2015	124	0	43	0	0	922	7	99	1,195
May 2014	80	30	77	1	10	241	0	15	454
York Region									
May 2015	415	20	259	0	34	461	0	0	1,189
May 2014	404	112	174	0	0	1,208	0	2	1,900
Peel Region									
May 2015	361	16	216	0	233	1,019	0	0	1,845
May 2014	222	102	76	0	65	0	0	0	465
Halton Region									
May 2015	61	0	26	0	0	502	0	0	589
May 2014	142	2	37	0	0	78	0	0	259
Durham Region									
May 2015	248	6	96	0	32	0	0	0	382
May 2014	159	8	62	0	19	0	0	0	248
Toronto CMA									
May 2015	1,060	36	588	0	295	2,904	7	99	4,989
May 2014	983	260	387	10	75	1,449	0	17	3,181
Oshawa CMA									
May 2015	199	6	59	0	4	0	0	0	268
May 2014	100	0	39	0	19	0	0	0	158
Greater Toronto Area									
May 2015	1,209	42	640	0	299	2,904	7	99	5,200
May 2014	1,007	254	426	1	94	1,527	0	17	3,326

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2015	1,450	176	491	6	204	32,432	25	2,192	36,976
May 2014	1,302	228	556	10	343	44,733	10	1,883	49,065
York Region									
May 2015	1,984	84	976	1	280	5,820	0	273	9,418
May 2014	2,053	316	1,073	1	44	6,918	0	101	10,506
Peel Region									
May 2015	1,864	566	938	0	511	2,375	18	262	6,534
May 2014	2,082	812	778	1	238	2,569	12	0	6,492
Halton Region									
May 2015	817	40	207	0	213	2,091	0	155	3,523
May 2014	841	28	590	0	173	1,427	0	307	3,366
Durham Region									
May 2015	1,009	42	302	0	247	0	3	500	2,103
May 2014	1,019	100	370	0	74	0	2	441	2,006
Toronto CMA									
May 2015	6,746	922	2,787	9	1,277	42,642	43	2,727	57,153
May 2014	7,153	1,480	3,366	27	800	55,333	22	1,984	70,165
Oshawa CMA									
May 2015	664	8	200	0	161	0	3	500	1,536
May 2014	540	40	169	0	39	0	2	441	1,231
Greater Toronto Area									
May 2015	7,124	908	2,914	7	1,455	42,718	46	3,382	58,554
May 2014	7,297	1,484	3,367	12	872	55,647	24	2,732	71,435

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2015	72	20	17	0	0	2,348	0	2	2,459
May 2014	126	8	3	0	10	796	0	0	943
York Region									
May 2015	176	52	80	0	0	292	0	3	603
May 2014	267	56	92	0	13	584	0	1	1,013
Peel Region									
May 2015	137	80	47	0	22	118	0	0	404
May 2014	251	170	105	0	21	0	0	0	547
Halton Region									
May 2015	85	14	23	0	14	0	0	115	251
May 2014	75	6	33	0	4	315	0	0	433
Durham Region									
May 2015	164	0	11	0	6	0	1	0	182
May 2014	144	0	18	0	0	0	0	2	164
Toronto CMA									
May 2015	576	176	191	0	28	2,758	0	5	3,734
May 2014	843	250	260	4	56	1,485	0	1	2,899
Oshawa CMA									
May 2015	118	0	0	0	0	0	1	0	119
May 2014	79	0	18	0	0	0	0	2	99
Greater Toronto Area									
May 2015	634	166	178	0	42	2,758	1	120	3,899
May 2014	863	240	251	0	48	1,695	0	3	3,100

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2015	138	8	30	1	19	2,583	n/a	n/a	2,779
May 2014	114	5	42	0	7	898	n/a	n/a	1,066
York Region									
May 2015	44	6	19	0	11	202	n/a	n/a	282
May 2014	36	6	21	0	5	81	n/a	n/a	149
Peel Region									
May 2015	15	0	22	0	0	0	n/a	n/a	37
May 2014	8	2	0	0	2	0	n/a	n/a	12
Halton Region									
May 2015	26	0	3	0	0	0	n/a	n/a	29
May 2014	22	2	0	0	0	14	n/a	n/a	38
Durham Region									
May 2015	37	0	4	0	3	0	n/a	n/a	44
May 2014	38	0	0	0	2	0	n/a	n/a	40
Toronto CMA									
May 2015	226	14	91	1	33	2,803	n/a	n/a	3,168
May 2014	184	19	93	2	14	1,001	n/a	n/a	1,313
Oshawa CMA									
May 2015	27	0	0	0	0	0	n/a	n/a	27
May 2014	27	0	0	0	2	0	n/a	n/a	29
Greater Toronto Area									
May 2015	260	14	78	1	33	2,785	n/a	n/a	3,171
May 2014	218	15	63	0	16	993	n/a	n/a	1,305

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2015	78	24	21	1	10	1,539	n/a	n/a	1,673
May 2014	125	7	11	0	14	727	n/a	n/a	884
York Region									
May 2015	177	52	80	0	6	285	n/a	n/a	600
May 2014	266	57	92	0	13	584	n/a	n/a	1,012
Peel Region									
May 2015	136	80	42	0	22	118	n/a	n/a	398
May 2014	251	170	106	0	21	0	n/a	n/a	548
Halton Region									
May 2015	86	14	23	0	14	0	n/a	n/a	137
May 2014	76	6	33	0	4	305	n/a	n/a	424
Durham Region									
May 2015	163	0	11	0	6	0	n/a	n/a	180
May 2014	145	0	18	0	0	0	n/a	n/a	163
Toronto CMA									
May 2015	583	180	190	1	44	1,942	n/a	n/a	2,940
May 2014	846	248	255	4	60	1,416	n/a	n/a	2,829
Oshawa CMA									
May 2015	118	0	0	0	0	0	n/a	n/a	118
May 2014	76	0	18	0	0	0	n/a	n/a	94
Greater Toronto Area									
May 2015	640	170	177	1	58	1,942	n/a	n/a	2,988
May 2014	863	240	260	0	52	1,616	n/a	n/a	3,031

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
May 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Toronto City	124	81	0	30	50	61	1,021	282	1,195	454	163.2
Toronto	12	13	0	0	43	0	375	160	430	173	148.6
East York	7	3	0	2	0	0	0	0	7	5	40.0
Etobicoke	28	5	0	0	0	0	626	111	654	116	**
North York	64	51	0	26	7	55	20	0	91	132	-31.1
Scarborough	8	6	0	0	0	0	0	0	8	6	33.3
York	5	3	0	2	0	6	0	11	5	22	-77.3
York Region	415	404	20	112	279	174	475	1,210	1,189	1,900	-37.4
Aurora	75	32	0	0	34	0	0	0	109	32	**
East Gwillimbury	2	10	0	0	0	0	0	0	2	10	-80.0
Georgina Township	7	15	0	0	0	12	0	0	7	27	-74.1
King Township	22	27	0	0	0	0	0	0	22	27	-18.5
Markham	82	102	16	74	38	73	0	2	136	251	-45.8
Newmarket	0	10	0	0	0	0	0	0	0	10	-100.0
Richmond Hill	50	48	0	0	136	15	0	1,208	186	1,271	-85.4
Vaughan	172	156	4	38	10	74	451	0	637	268	137.7
Whitchurch-Stouffville	5	4	0	0	61	0	24	0	90	4	**
Peel Region	361	222	16	102	449	141	1,019	0	1,845	465	**
Brampton	256	184	8	102	355	97	0	0	619	383	61.6
Caledon	91	22	8	0	0	26	0	0	99	48	106.3
Mississauga	14	16	0	0	94	18	1,019	0	1,127	34	**
Halton Region	61	142	0	2	26	37	502	78	589	259	127.4
Burlington	6	4	0	0	0	0	0	78	6	82	-92.7
Halton Hills	47	2	0	0	0	0	0	0	47	2	**
Milton	1	80	0	2	6	13	75	0	82	95	-13.7
Oakville	7	56	0	0	20	24	427	0	454	80	**
Durham Region	248	162	12	8	128	81	0	0	388	251	54.6
Ajax	31	42	0	0	28	4	0	0	59	46	28.3
Brock	0	0	6	0	0	0	0	0	6	0	n/a
Clarington	46	55	0	0	4	15	0	0	50	70	-28.6
Oshawa	143	44	6	0	55	24	0	0	204	68	200.0
Pickering	12	11	0	8	10	19	0	0	22	38	-42.1
Scugog	0	3	0	0	0	0	0	0	0	3	-100.0
Uxbridge	6	6	0	0	27	0	0	0	33	6	**
Whitby	10	1	0	0	4	19	0	0	14	20	-30.0
Remainder of Toronto CMA	56	89	0	6	7	0	0	0	63	95	-33.7
Bradford West Gwillimbury	50	54	0	6	7	0	0	0	57	60	-5.0
Town of Mono	1	15	0	0	0	0	0	0	1	15	-93.3
New Tecumseth	1	11	0	0	0	0	0	0	1	11	-90.9
Orangeville	4	9	0	0	0	0	0	0	4	9	-55.6
Toronto CMA	1,060	993	36	260	876	436	3,017	1,492	4,989	3,181	56.8
Oshawa CMA	199	100	6	0	63	58	0	0	268	158	69.6
Greater Toronto Area (GTA)	1,209	1,011	48	254	932	494	3,017	1,570	5,206	3,329	56.4

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 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	327	215	2	72	193	243	7,410	6,264	7,932	6,794	16.8
Toronto	34	67	2	38	79	77	5,166	4,029	5,281	4,211	25.4
East York	17	10	0	6	0	8	0	0	17	24	-29.2
Etobicoke	82	24	0	0	58	18	1,408	462	1,548	504	**
North York	153	83	0	26	41	104	422	1,732	616	1,945	-68.3
Scarborough	29	27	0	0	15	30	321	30	365	87	**
York	12	4	0	2	0	6	93	11	105	23	**
York Region	1,079	964	32	238	623	574	1,839	1,214	3,573	2,990	19.5
Aurora	203	69	0	0	61	9	77	0	341	78	**
East Gwillimbury	49	22	0	0	0	6	0	0	49	28	75.0
Georgina Township	35	82	0	0	12	12	0	0	47	94	-50.0
King Township	101	73	0	2	21	0	0	0	122	75	62.7
Markham	166	195	28	198	95	240	460	6	749	639	17.2
Newmarket	0	79	0	0	23	0	16	0	39	79	-50.6
Richmond Hill	70	85	0	0	226	227	0	1,208	296	1,520	-80.5
Vaughan	409	324	4	38	70	80	1,262	0	1,745	442	**
Whitchurch-Stouffville	46	35	0	0	115	0	24	0	185	35	**
Peel Region	1,006	737	290	290	730	302	1,157	407	3,183	1,736	83.4
Brampton	793	583	262	270	550	129	138	103	1,743	1,085	60.6
Caledon	153	115	14	14	28	63	0	0	195	192	1.6
Mississauga	60	39	14	6	152	110	1,019	304	1,245	459	171.2
Halton Region	402	468	2	8	163	424	686	226	1,253	1,126	11.3
Burlington	27	14	0	0	8	9	0	78	35	101	-65.3
Halton Hills	232	19	0	2	11	0	0	0	243	21	**
Milton	72	224	2	4	113	253	207	148	394	629	-37.4
Oakville	71	211	0	2	31	162	479	0	581	375	54.9
Durham Region	611	695	26	72	274	278	320	96	1,231	1,141	7.9
Ajax	98	284	0	18	57	41	0	0	155	343	-54.8
Brock	1	6	6	0	0	0	0	0	7	6	16.7
Clarington	140	202	0	30	36	74	0	0	176	306	-42.5
Oshawa	250	132	6	0	74	46	310	96	640	274	133.6
Pickering	68	41	12	24	10	78	0	0	90	143	-37.1
Scugog	1	5	0	0	0	0	0	0	1	5	-80.0
Uxbridge	18	8	2	0	40	0	0	0	60	8	**
Whitby	35	17	0	0	57	39	10	0	102	56	82.1
Remainder of Toronto CMA	150	241	38	10	58	16	48	0	294	267	10.1
Bradford West Gwillimbury	79	113	2	6	13	0	0	0	94	119	-21.0
Town of Mono	1	21	0	0	0	0	0	0	1	21	-95.2
New Tecumseth	46	75	36	4	27	8	48	0	157	87	80.5
Orangeville	24	32	0	0	18	8	0	0	42	40	5.0
Toronto CMA	3,121	2,944	378	660	1,866	1,669	11,140	8,033	16,505	13,306	24.0
Oshawa CMA	425	351	6	30	167	159	320	96	918	636	44.3
Greater Toronto Area (GTA)	3,425	3,079	352	680	1,983	1,821	11,412	8,207	17,172	13,787	24.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Toronto City	43	61	7	0	922	267	99	15
Toronto	43	0	0	0	296	156	79	4
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	626	111	0	0
North York	0	55	7	0	0	0	20	0
Scarborough	0	0	0	0	0	0	0	0
York	0	6	0	0	0	0	0	11
York Region	279	174	0	0	475	1,208	0	2
Aurora	34	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	12	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	38	73	0	0	0	0	0	2
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	136	15	0	0	0	1,208	0	0
Vaughan	10	74	0	0	451	0	0	0
Whitchurch-Stouffville	61	0	0	0	24	0	0	0
Peel Region	449	141	0	0	1,019	0	0	0
Brampton	355	97	0	0	0	0	0	0
Caledon	0	26	0	0	0	0	0	0
Mississauga	94	18	0	0	1,019	0	0	0
Halton Region	26	37	0	0	502	78	0	0
Burlington	0	0	0	0	0	78	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	6	13	0	0	75	0	0	0
Oakville	20	24	0	0	427	0	0	0
Durham Region	128	81	0	0	0	0	0	0
Ajax	28	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	15	0	0	0	0	0	0
Oshawa	55	24	0	0	0	0	0	0
Pickering	10	19	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	27	0	0	0	0	0	0	0
Whitby	4	19	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	869	436	7	0	2,918	1,475	99	17
Oshawa CMA	63	58	0	0	0	0	0	0
Greater Toronto Area (GTA)	925	494	7	0	2,918	1,553	99	17

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 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	172	243	21	0	6,969	5,854	441	410
Toronto	79	77	0	0	4,745	3,725	421	304
East York	0	8	0	0	0	0	0	0
Etobicoke	58	18	0	0	1,408	462	0	0
North York	20	104	21	0	402	1,637	20	95
Scarborough	15	30	0	0	321	30	0	0
York	0	6	0	0	93	0	0	11
York Region	623	574	0	0	1,799	1,208	40	6
Aurora	61	9	0	0	77	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	12	12	0	0	0	0	0	0
King Township	21	0	0	0	0	0	0	0
Markham	95	240	0	0	460	0	0	6
Newmarket	23	0	0	0	0	0	16	0
Richmond Hill	226	227	0	0	0	1,208	0	0
Vaughan	70	80	0	0	1,238	0	24	0
Whitchurch-Stouffville	115	0	0	0	24	0	0	0
Peel Region	716	302	14	0	1,143	407	14	0
Brampton	536	129	14	0	124	103	14	0
Caledon	28	63	0	0	0	0	0	0
Mississauga	152	110	0	0	1,019	304	0	0
Halton Region	163	424	0	0	686	226	0	0
Burlington	8	9	0	0	0	78	0	0
Halton Hills	11	0	0	0	0	0	0	0
Milton	113	253	0	0	207	148	0	0
Oakville	31	162	0	0	479	0	0	0
Durham Region	274	278	0	0	0	0	320	96
Ajax	57	41	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	36	74	0	0	0	0	0	0
Oshawa	74	46	0	0	0	0	310	96
Pickering	10	78	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	40	0	0	0	0	0	0	0
Whitby	57	39	0	0	0	0	10	0
Remainder of Toronto CMA	58	16	0	0	48	0	0	0
Bradford West Gwillimbury	13	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	18	8	0	0	0	0	0	0
Toronto CMA	1,831	1,669	35	0	10,645	7,617	495	416
Oshawa CMA	167	159	0	0	0	0	320	96
Greater Toronto Area (GTA)	1,948	1,821	35	0	10,597	7,695	815	512

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Toronto City	167	187	922	252	106	15	1,195	454
Toronto	55	13	296	156	79	4	430	173
East York	7	5	0	0	0	0	7	5
Etobicoke	28	31	626	85	0	0	654	116
North York	64	121	0	11	27	0	91	132
Scarborough	8	6	0	0	0	0	8	6
York	5	11	0	0	0	11	5	22
York Region	694	690	495	1,208	0	2	1,189	1,900
Aurora	109	32	0	0	0	0	109	32
East Gwillimbury	2	10	0	0	0	0	2	10
Georgina Township	7	27	0	0	0	0	7	27
King Township	22	27	0	0	0	0	22	27
Markham	136	249	0	0	0	2	136	251
Newmarket	0	10	0	0	0	0	0	10
Richmond Hill	186	63	0	1,208	0	0	186	1,271
Vaughan	186	268	451	0	0	0	637	268
Whitchurch-Stouffville	46	4	44	0	0	0	90	4
Peel Region	593	400	1,252	65	0	0	1,845	465
Brampton	480	336	139	47	0	0	619	383
Caledon	99	48	0	0	0	0	99	48
Mississauga	14	16	1,113	18	0	0	1,127	34
Halton Region	87	181	502	78	0	0	589	259
Burlington	6	4	0	78	0	0	6	82
Halton Hills	47	2	0	0	0	0	47	2
Milton	7	95	75	0	0	0	82	95
Oakville	27	80	427	0	0	0	454	80
Durham Region	356	232	32	19	0	0	388	251
Ajax	31	46	28	0	0	0	59	46
Brock	6	0	0	0	0	0	6	0
Clarington	50	70	0	0	0	0	50	70
Oshawa	204	68	0	0	0	0	204	68
Pickering	22	38	0	0	0	0	22	38
Scugog	0	3	0	0	0	0	0	3
Uxbridge	33	6	0	0	0	0	33	6
Whitby	10	1	4	19	0	0	14	20
Remainder of Toronto CMA	63	86	0	9	0	0	63	95
Bradford West Gwillimbury	57	60	0	0	0	0	57	60
Town of Mono	1	6	0	9	0	0	1	15
New Tecumseth	1	11	0	0	0	0	1	11
Orangeville	4	9	0	0	0	0	4	9
Toronto CMA	1,684	1,630	3,199	1,534	106	17	4,989	3,181
Oshawa CMA	264	139	4	19	0	0	268	158
Greater Toronto Area (GTA)	1,897	1,690	3,203	1,622	106	17	5,206	3,329

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 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	482	488	6,988	5,896	462	410	7,932	6,794
Toronto	95	184	4,765	3,723	421	304	5,281	4,211
East York	17	24	0	0	0	0	17	24
Etobicoke	82	50	1,466	454	0	0	1,548	504
North York	232	172	343	1,678	41	95	616	1,945
Scarborough	44	46	321	41	0	0	365	87
York	12	12	93	0	0	11	105	23
York Region	1,623	1,776	1,910	1,208	40	6	3,573	2,990
Aurora	264	78	77	0	0	0	341	78
East Gwillimbury	49	28	0	0	0	0	49	28
Georgina Township	47	94	0	0	0	0	47	94
King Township	107	75	15	0	0	0	122	75
Markham	289	633	460	0	0	6	749	639
Newmarket	0	79	23	0	16	0	39	79
Richmond Hill	296	312	0	1,208	0	0	296	1,520
Vaughan	448	442	1,273	0	24	0	1,745	442
Whitchurch-Stouffville	123	35	62	0	0	0	185	35
Peel Region	1,805	1,180	1,350	556	28	0	3,183	1,736
Brampton	1,495	935	220	150	28	0	1,743	1,085
Caledon	195	192	0	0	0	0	195	192
Mississauga	115	53	1,130	406	0	0	1,245	459
Halton Region	568	891	685	235	0	0	1,253	1,126
Burlington	27	14	8	87	0	0	35	101
Halton Hills	243	21	0	0	0	0	243	21
Milton	187	481	207	148	0	0	394	629
Oakville	111	375	470	0	0	0	581	375
Durham Region	795	1,006	116	39	320	96	1,231	1,141
Ajax	104	343	51	0	0	0	155	343
Brock	7	6	0	0	0	0	7	6
Clarington	168	292	8	14	0	0	176	306
Oshawa	330	178	0	0	310	96	640	274
Pickering	90	137	0	6	0	0	90	143
Scugog	1	5	0	0	0	0	1	5
Uxbridge	60	8	0	0	0	0	60	8
Whitby	35	37	57	19	10	0	102	56
Remainder of Toronto CMA	231	255	63	12	0	0	294	267
Bradford West Gwillimbury	94	119	0	0	0	0	94	119
Town of Mono	1	9	0	12	0	0	1	21
New Tecumseth	99	87	58	0	0	0	157	87
Orangeville	37	40	5	0	0	0	42	40
Toronto CMA	4,936	5,064	11,039	7,826	530	416	16,505	13,306
Oshawa CMA	533	507	65	33	320	96	918	636
Greater Toronto Area (GTA)	5,273	5,341	11,049	7,934	850	512	17,172	13,787

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Toronto City	72	126	20	8	17	13	2,350	796	2,459	943	160.8
Toronto	14	16	6	6	17	0	2,350	318	2,387	340	**
East York	2	7	2	0	0	0	0	0	4	7	-42.9
Etobicoke	14	13	0	0	0	0	0	0	14	13	7.7
North York	32	65	0	0	0	13	0	478	32	556	-94.2
Scarborough	10	21	0	0	0	0	0	0	10	21	-52.4
York	0	4	12	2	0	0	0	0	12	6	100.0
York Region	176	267	52	56	80	105	295	585	603	1,013	-40.5
Aurora	28	4	0	0	13	0	0	157	41	161	-74.5
East Gwillimbury	5	3	0	0	0	0	0	0	5	3	66.7
Georgina Township	12	12	0	0	8	8	0	0	20	20	0.0
King Township	20	16	0	0	0	11	0	0	20	27	-25.9
Markham	51	51	28	36	16	43	198	4	293	134	118.7
Newmarket	5	22	0	0	0	0	0	0	5	22	-77.3
Richmond Hill	23	65	10	0	19	0	0	424	52	489	-89.4
Vaughan	26	81	14	20	24	43	97	0	161	144	11.8
Whitchurch-Stouffville	6	13	0	0	0	0	0	0	6	13	-53.8
Peel Region	137	251	80	170	69	126	118	0	404	547	-26.1
Brampton	124	202	80	142	51	105	0	0	255	449	-43.2
Caledon	7	42	0	0	9	21	0	0	16	63	-74.6
Mississauga	6	7	0	28	9	0	118	0	133	35	**
Halton Region	85	75	14	6	37	37	115	315	251	433	-42.0
Burlington	3	2	0	0	16	0	115	210	134	212	-36.8
Halton Hills	13	26	0	0	7	33	0	0	20	59	-66.1
Milton	61	6	14	6	8	0	0	96	83	108	-23.1
Oakville	8	41	0	0	6	4	0	9	14	54	-74.1
Durham Region	165	146	0	0	17	18	0	2	182	166	9.6
Ajax	20	63	0	0	6	0	0	0	26	63	-58.7
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	51	19	0	0	0	6	0	0	51	25	104.0
Oshawa	58	38	0	0	0	0	0	0	58	38	52.6
Pickering	26	1	0	0	11	0	0	0	37	1	**
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	0	1	0	0	0	0	0	0	0	1	-100.0
Whitby	10	22	0	0	0	12	0	2	10	36	-72.2
Remainder of Toronto CMA	63	65	10	10	15	35	0	0	88	110	-20.0
Bradford West Gwillimbury	2	24	0	2	0	14	0	0	2	40	-95.0
Town of Mono	3	3	0	0	0	0	0	0	3	3	0.0
New Tecumseth	52	34	10	8	0	21	0	0	62	63	-1.6
Orangeville	6	4	0	0	15	0	0	0	21	4	**
Toronto CMA	576	847	176	250	219	316	2,763	1,486	3,734	2,899	28.8
Oshawa CMA	119	79	0	0	0	18	0	2	119	99	20.2
Greater Toronto Area (GTA)	635	865	166	240	220	299	2,878	1,698	3,899	3,102	25.7

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 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	332	443	62	36	40	120	20,021	4,233	20,455	4,832	**
Toronto	75	68	30	10	21	18	12,002	3,215	12,128	3,311	**
East York	14	15	4	0	5	0	0	105	23	120	-80.8
Etobicoke	58	71	0	4	3	0	2,359	338	2,420	413	**
North York	148	221	2	18	0	22	4,681	478	4,831	739	**
Scarborough	34	56	12	2	11	80	530	97	587	235	149.8
York	3	12	14	2	0	0	449	0	466	14	**
York Region	1,195	1,129	228	184	641	487	1,807	1,506	3,871	3,306	17.1
Aurora	101	4	0	0	13	0	0	157	114	161	-29.2
East Gwillimbury	17	18	0	14	0	6	0	0	17	38	-55.3
Georgina Township	89	47	0	0	25	19	0	0	114	66	72.7
King Township	112	105	0	0	8	47	0	0	120	152	-21.1
Markham	336	275	166	126	230	252	938	717	1,670	1,370	21.9
Newmarket	15	172	0	18	31	0	0	0	46	190	-75.8
Richmond Hill	151	196	16	2	250	75	255	632	672	905	-25.7
Vaughan	289	242	46	24	84	81	614	0	1,033	347	197.7
Whitchurch-Stouffville	85	70	0	0	0	7	0	0	85	77	10.4
Peel Region	947	1,287	348	572	376	492	586	192	2,257	2,543	-11.2
Brampton	799	963	332	424	166	434	103	0	1,400	1,821	-23.1
Caledon	81	205	0	24	145	21	0	0	226	250	-9.6
Mississauga	67	119	16	124	65	37	483	192	631	472	33.7
Halton Region	475	415	20	36	395	423	229	315	1,119	1,189	-5.9
Burlington	27	31	0	0	62	42	115	210	204	283	-27.9
Halton Hills	33	113	0	2	7	94	0	0	40	209	-80.9
Milton	249	44	20	34	132	219	0	96	401	393	2.0
Oakville	166	227	0	0	194	68	114	9	474	304	55.9
Durham Region	707	471	18	12	209	143	72	11	1,006	637	57.9
Ajax	216	123	0	4	110	45	0	0	326	172	89.5
Brock	3	3	0	0	0	0	0	0	3	3	0.0
Clarington	181	104	0	4	20	29	0	2	201	139	44.6
Oshawa	161	130	0	4	26	0	72	7	259	141	83.7
Pickering	57	18	18	0	53	22	0	0	128	40	**
Scugog	8	10	0	0	0	0	0	0	8	10	-20.0
Uxbridge	9	20	0	0	0	0	0	0	9	20	-55.0
Whitby	72	63	0	0	0	47	0	2	72	112	-35.7
Remainder of Toronto CMA	347	280	20	30	37	49	0	0	404	359	12.5
Bradford West Gwillimbury	104	126	0	14	7	28	0	0	111	168	-33.9
Town of Mono	69	10	0	0	0	0	0	0	69	10	**
New Tecumseth	149	133	20	16	3	21	0	0	172	170	1.2
Orangeville	25	11	0	0	27	0	0	0	52	11	**
Toronto CMA	3,551	3,684	696	862	1,590	1,596	22,528	6,036	28,365	12,178	132.9
Oshawa CMA	414	297	0	8	46	76	72	11	532	392	35.7
Greater Toronto Area (GTA)	3,656	3,745	676	840	1,661	1,665	22,715	6,257	28,708	12,507	129.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Toronto City	17	13	0	0	2,348	796	2	0
Toronto	17	0	0	0	2,348	318	2	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	13	0	0	0	478	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	80	105	0	0	292	584	3	1
Aurora	13	0	0	0	0	157	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	8	8	0	0	0	0	0	0
King Township	0	11	0	0	0	0	0	0
Markham	16	43	0	0	195	3	3	1
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	19	0	0	0	0	424	0	0
Vaughan	24	43	0	0	97	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	69	126	0	0	118	0	0	0
Brampton	51	105	0	0	0	0	0	0
Caledon	9	21	0	0	0	0	0	0
Mississauga	9	0	0	0	118	0	0	0
Halton Region	37	37	0	0	0	315	115	0
Burlington	16	0	0	0	0	210	115	0
Halton Hills	7	33	0	0	0	0	0	0
Milton	8	0	0	0	0	96	0	0
Oakville	6	4	0	0	0	9	0	0
Durham Region	17	18	0	0	0	0	0	2
Ajax	6	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	11	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	12	0	0	0	0	0	2
Remainder of Toronto CMA	15	35	0	0	0	0	0	0
Bradford West Gwillimbury	0	14	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	21	0	0	0	0	0	0
Orangeville	15	0	0	0	0	0	0	0
Toronto CMA	219	316	0	0	2,758	1,485	5	1
Oshawa CMA	0	18	0	0	0	0	0	2
Greater Toronto Area (GTA)	220	299	0	0	2,758	1,695	120	3

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 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	40	120	0	0	19,101	4,056	920	177
Toronto	21	18	0	0	11,715	3,038	287	177
East York	5	0	0	0	0	105	0	0
Etobicoke	3	0	0	0	2,359	338	0	0
North York	0	22	0	0	4,681	478	0	0
Scarborough	11	80	0	0	346	97	184	0
York	0	0	0	0	0	0	449	0
York Region	641	487	0	0	1,803	1,502	4	4
Aurora	13	0	0	0	0	157	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	25	19	0	0	0	0	0	0
King Township	8	47	0	0	0	0	0	0
Markham	230	252	0	0	934	713	4	4
Newmarket	31	0	0	0	0	0	0	0
Richmond Hill	250	75	0	0	255	632	0	0
Vaughan	84	81	0	0	614	0	0	0
Whitchurch-Stouffville	0	7	0	0	0	0	0	0
Peel Region	376	492	0	0	586	192	0	0
Brampton	166	434	0	0	103	0	0	0
Caledon	145	21	0	0	0	0	0	0
Mississauga	65	37	0	0	483	192	0	0
Halton Region	395	423	0	0	114	315	115	0
Burlington	62	42	0	0	0	210	115	0
Halton Hills	7	94	0	0	0	0	0	0
Milton	132	219	0	0	0	96	0	0
Oakville	194	68	0	0	114	9	0	0
Durham Region	209	143	0	0	0	2	72	9
Ajax	110	45	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	20	29	0	0	0	2	0	0
Oshawa	26	0	0	0	0	0	72	7
Pickering	53	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	47	0	0	0	0	0	2
Remainder of Toronto CMA	37	49	0	0	0	0	0	0
Bradford West Gwillimbury	7	28	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	3	21	0	0	0	0	0	0
Orangeville	27	0	0	0	0	0	0	0
Toronto CMA	1,590	1,596	0	0	21,604	5,855	924	181
Oshawa CMA	46	76	0	0	0	2	72	9
Greater Toronto Area (GTA)	1,661	1,665	0	0	21,604	6,067	1,111	190

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Toronto City	109	137	2,348	806	2	0	2,459	943
Toronto	37	22	2,348	318	2	0	2,387	340
East York	4	7	0	0	0	0	4	7
Etobicoke	14	13	0	0	0	0	14	13
North York	32	68	0	488	0	0	32	556
Scarborough	10	21	0	0	0	0	10	21
York	12	6	0	0	0	0	12	6
York Region	308	415	292	597	3	1	603	1,013
Aurora	41	4	0	157	0	0	41	161
East Gwillimbury	5	3	0	0	0	0	5	3
Georgina Township	20	20	0	0	0	0	20	20
King Township	20	27	0	0	0	0	20	27
Markham	95	130	195	3	3	1	293	134
Newmarket	5	22	0	0	0	0	5	22
Richmond Hill	52	65	0	424	0	0	52	489
Vaughan	64	131	97	13	0	0	161	144
Whitchurch-Stouffville	6	13	0	0	0	0	6	13
Peel Region	264	526	140	21	0	0	404	547
Brampton	242	428	13	21	0	0	255	449
Caledon	16	63	0	0	0	0	16	63
Mississauga	6	35	127	0	0	0	133	35
Halton Region	122	114	14	319	115	0	251	433
Burlington	5	2	14	210	115	0	134	212
Halton Hills	20	59	0	0	0	0	20	59
Milton	83	12	0	96	0	0	83	108
Oakville	14	41	0	13	0	0	14	54
Durham Region	175	164	6	0	1	2	182	166
Ajax	20	63	6	0	0	0	26	63
Brock	0	0	0	0	0	0	0	0
Clarington	51	25	0	0	0	0	51	25
Oshawa	57	38	0	0	1	0	58	38
Pickering	37	1	0	0	0	0	37	1
Scugog	0	2	0	0	0	0	0	2
Uxbridge	0	1	0	0	0	0	0	1
Whitby	10	34	0	0	0	2	10	36
Remainder of Toronto CMA	88	98	0	12	0	0	88	110
Bradford West Gwillimbury	2	40	0	0	0	0	2	40
Town of Mono	3	0	0	3	0	0	3	3
New Tecumseth	62	54	0	9	0	0	62	63
Orangeville	21	4	0	0	0	0	21	4
Toronto CMA	943	1,353	2,786	1,545	5	1	3,734	2,899
Oshawa CMA	118	97	0	0	1	2	119	99
Greater Toronto Area (GTA)	978	1,356	2,800	1,743	121	3	3,899	3,102

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	416	580	19,117	4,075	922	177	20,455	4,832
Toronto	126	96	11,715	3,038	287	177	12,128	3,311
East York	21	15	0	105	2	0	23	120
Etobicoke	58	75	2,362	338	0	0	2,420	413
North York	148	242	4,683	497	0	0	4,831	739
Scarborough	46	138	357	97	184	0	587	235
York	17	14	0	0	449	0	466	14
York Region	2,044	1,780	1,823	1,522	4	4	3,871	3,306
Aurora	114	4	0	157	0	0	114	161
East Gwillimbury	17	38	0	0	0	0	17	38
Georgina Township	114	66	0	0	0	0	114	66
King Township	120	152	0	0	0	0	120	152
Markham	732	653	934	713	4	4	1,670	1,370
Newmarket	35	190	11	0	0	0	46	190
Richmond Hill	416	266	256	639	0	0	672	905
Vaughan	411	334	622	13	0	0	1,033	347
Whitchurch-Stouffville	85	77	0	0	0	0	85	77
Peel Region	1,606	2,269	651	274	0	0	2,257	2,543
Brampton	1,281	1,748	119	73	0	0	1,400	1,821
Caledon	226	250	0	0	0	0	226	250
Mississauga	99	271	532	201	0	0	631	472
Halton Region	850	818	154	371	115	0	1,119	1,189
Burlington	49	43	40	240	115	0	204	283
Halton Hills	40	209	0	0	0	0	40	209
Milton	401	281	0	112	0	0	401	393
Oakville	360	285	114	19	0	0	474	304
Durham Region	859	593	74	35	73	9	1,006	637
Ajax	252	172	74	0	0	0	326	172
Brock	3	3	0	0	0	0	3	3
Clarington	201	139	0	0	0	0	201	139
Oshawa	186	134	0	0	73	7	259	141
Pickering	128	40	0	0	0	0	128	40
Scugog	8	10	0	0	0	0	8	10
Uxbridge	9	20	0	0	0	0	9	20
Whitby	72	75	0	35	0	2	72	112
Remainder of Toronto CMA	392	340	12	19	0	0	404	359
Bradford West Gwillimbury	111	168	0	0	0	0	111	168
Town of Mono	66	4	3	6	0	0	69	10
New Tecumseth	163	157	9	13	0	0	172	170
Orangeville	52	11	0	0	0	0	52	11
Toronto CMA	5,648	5,976	21,791	6,021	926	181	28,365	12,178
Oshawa CMA	459	348	0	35	73	9	532	392
Greater Toronto Area (GTA)	5,775	6,040	21,819	6,277	1,114	190	28,708	12,507

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2015	0	0.0	0	0.0	1	1.7	1	1.7	58	96.7	60	1,970,000	2,085,217
May 2014	0	0.0	0	0.0	1	1.0	9	9.4	86	89.6	96	1,750,000	1,673,721
Year-to-date 2015	0	0.0	2	0.8	7	2.7	3	1.2	247	95.4	259	2,000,000	2,029,228
Year-to-date 2014	1	0.3	2	0.5	4	1.0	39	9.9	349	88.4	395	1,395,000	1,574,124
Toronto													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
May 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	37	100.0	37	1,395,000	1,847,324
Year-to-date 2014	1	1.4	0	0.0	0	0.0	0	0.0	71	98.6	72	1,295,000	1,543,250
East York													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2014	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
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	0	0.0	2	20.0	8	80.0	10	1,525,000	1,444,200
Etobicoke													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,925,000	1,889,214
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	57	100.0	57	1,950,000	2,069,018
Year-to-date 2014	0	0.0	0	0.0	0	0.0	3	4.9	58	95.1	61	1,200,000	1,415,520
North York													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	2,200,000	2,273,654
May 2014	0	0.0	0	0.0	1	1.8	0	0.0	55	98.2	56	1,957,940	1,981,771
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	130	100.0	130	2,350,000	2,334,554
Year-to-date 2014	0	0.0	1	0.5	2	1.0	6	3.1	182	95.3	191	1,800,000	1,869,904
Scarborough													
May 2015	0	0.0	0	0.0	1	9.1	1	9.1	9	81.8	11	895,000	896,545
May 2014	0	0.0	0	0.0	0	0.0	6	31.6	13	68.4	19	850,000	935,947
Year-to-date 2015	0	0.0	2	7.1	7	25.0	3	10.7	16	57.1	28	844,500	856,643
Year-to-date 2014	0	0.0	1	2.0	2	4.0	24	48.0	23	46.0	50	780,000	879,793
York													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2014	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
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	4	36.4	7	63.6	11	800,000	794,091

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2015	13	7.4	4	2.3	28	15.9	65	36.9	66	37.5	176	734,990	857,552
May 2014	13	4.9	13	4.9	62	23.3	51	19.2	127	47.7	266	795,945	795,896
Year-to-date 2015	74	6.2	47	3.9	152	12.7	229	19.2	692	58.0	1,194	877,435	932,908
Year-to-date 2014	69	6.1	44	3.9	183	16.3	260	23.2	566	50.4	1,122	805,490	845,810
Aurora													
May 2015	0	0.0	0	0.0	0	0.0	28	100.0	0	0.0	28	732,445	729,334
May 2014	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
Year-to-date 2015	0	0.0	0	0.0	6	5.9	44	43.6	51	50.5	101	815,900	895,121
Year-to-date 2014	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
East Gwillimbury													
May 2015	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	--	--
May 2014	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2015	8	47.1	7	41.2	1	5.9	1	5.9	0	0.0	17	464,990	496,867
Year-to-date 2014	14	77.8	4	22.2	0	0.0	0	0.0	0	0.0	18	447,490	434,157
Georgina Township													
May 2015	10	83.3	1	8.3	1	8.3	0	0.0	0	0.0	12	400,965	410,070
May 2014	10	83.3	0	0.0	1	8.3	0	0.0	1	8.3	12	338,990	428,824
Year-to-date 2015	62	69.7	15	16.9	3	3.4	5	5.6	4	4.5	89	395,990	458,447
Year-to-date 2014	35	74.5	0	0.0	1	2.1	2	4.3	9	19.1	47	369,990	499,778
King Township													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,169,495	1,232,440
May 2014	0	0.0	0	0.0	0	0.0	1	6.3	15	93.8	16	869,990	966,367
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	2.7	110	97.3	113	1,183,990	1,221,871
Year-to-date 2014	0	0.0	1	1.0	1	1.0	11	11.0	87	87.0	100	874,990	984,199
Markham													
May 2015	0	0.0	0	0.0	15	30.0	17	34.0	18	36.0	50	718,990	769,666
May 2014	0	0.0	0	0.0	25	49.0	13	25.5	13	25.5	51	659,990	786,129
Year-to-date 2015	0	0.0	1	0.3	56	16.7	97	29.0	181	54.0	335	877,880	882,087
Year-to-date 2014	0	0.0	2	0.7	68	24.7	75	27.3	130	47.3	275	794,990	892,032
Newmarket													
May 2015	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
May 2014	0	0.0	12	54.5	4	18.2	6	27.3	0	0.0	22	519,900	563,041
Year-to-date 2015	1	6.7	0	0.0	0	0.0	12	80.0	2	13.3	15	774,900	750,307
Year-to-date 2014	19	11.0	34	19.7	41	23.7	76	43.9	3	1.7	173	628,900	615,381
Richmond Hill													
May 2015	0	0.0	0	0.0	4	17.4	5	21.7	14	60.9	23	1,309,900	1,249,261
May 2014	0	0.0	0	0.0	0	0.0	12	18.5	53	81.5	65	865,990	917,544
Year-to-date 2015	1	0.7	0	0.0	11	7.4	26	17.6	110	74.3	148	959,900	1,104,174
Year-to-date 2014	0	0.0	0	0.0	1	0.5	42	21.1	156	78.4	199	865,990	1,000,183
Vaughan													
May 2015	0	0.0	0	0.0	8	30.8	4	15.4	14	53.8	26	812,445	879,950
May 2014	0	0.0	0	0.0	28	35.0	18	22.5	34	42.5	80	761,990	798,077
Year-to-date 2015	1	0.3	4	1.4	36	12.5	18	6.2	230	79.6	289	999,990	1,075,074
Year-to-date 2014	0	0.0	0	0.0	54	23.0	33	14.0	148	63.0	235	885,000	890,281
Whitchurch-Stouffville													
May 2015	0	0.0	1	14.3	0	0.0	6	85.7	0	0.0	7	--	--
May 2014	0	0.0	0	0.0	4	30.8	0	0.0	9	69.2	13	863,990	790,432
Year-to-date 2015	1	1.1	20	23.0	39	44.8	23	26.4	4	4.6	87	601,900	635,591
Year-to-date 2014	1	1.4	2	2.8	17	23.9	20	28.2	31	43.7	71	724,900	782,220

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2015	5	3.7	6	4.4	63	46.3	56	41.2	6	4.4	136	639,990	663,651
May 2014	18	7.2	65	25.9	73	29.1	69	27.5	26	10.4	251	603,900	630,475
Year-to-date 2015	88	9.4	183	19.6	282	30.1	246	26.3	137	14.6	936	620,900	670,869
Year-to-date 2014	166	12.9	334	26.0	323	25.2	313	24.4	147	11.5	1,283	598,990	627,967
Brampton													
May 2015	5	4.1	6	4.9	62	50.4	50	40.7	0	0.0	123	639,990	633,717
May 2014	17	8.4	55	27.2	50	24.8	63	31.2	17	8.4	202	612,945	619,695
Year-to-date 2015	88	11.2	174	22.1	254	32.3	214	27.2	56	7.1	786	604,990	612,848
Year-to-date 2014	156	16.3	289	30.1	244	25.4	207	21.6	63	6.6	959	570,990	591,522
Caledon													
May 2015	0	0.0	0	0.0	1	14.3	6	85.7	0	0.0	7	--	--
May 2014	1	2.4	10	23.8	23	54.8	6	14.3	2	4.8	42	581,900	589,781
Year-to-date 2015	0	0.0	9	10.8	28	33.7	32	38.6	14	16.9	83	685,900	698,787
Year-to-date 2014	10	4.9	45	22.0	79	38.5	54	26.3	17	8.3	205	602,900	619,137
Mississauga													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
May 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	67	100.0	67	1,300,000	1,316,954
Year-to-date 2014	0	0.0	0	0.0	0	0.0	52	43.7	67	56.3	119	850,000	936,881
Halton Region													
May 2015	0	0.0	50	58.8	14	16.5	5	5.9	16	18.8	85	539,900	684,538
May 2014	0	0.0	10	13.2	12	15.8	35	46.1	19	25.0	76	711,990	773,500
Year-to-date 2015	2	0.4	197	42.2	51	10.9	48	10.3	169	36.2	467	599,900	884,881
Year-to-date 2014	1	0.2	46	11.0	70	16.8	172	41.2	128	30.7	417	719,990	895,866
Burlington													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2014	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2015	0	0.0	0	0.0	1	4.2	4	16.7	19	79.2	24	1,450,000	1,508,208
Year-to-date 2014	1	3.2	0	0.0	10	32.3	7	22.6	13	41.9	31	724,990	1,371,319
Halton Hills													
May 2015	0	0.0	0	0.0	4	30.8	5	38.5	4	30.8	13	689,900	810,846
May 2014	0	0.0	5	19.2	10	38.5	11	42.3	0	0.0	26	649,945	643,064
Year-to-date 2015	0	0.0	1	3.0	5	15.2	10	30.3	17	51.5	33	850,000	925,697
Year-to-date 2014	0	0.0	18	15.9	48	42.5	41	36.3	6	5.3	113	649,900	652,953
Milton													
May 2015	0	0.0	50	82.0	10	16.4	0	0.0	1	1.6	61	524,900	538,734
May 2014	0	0.0	4	66.7	1	16.7	1	16.7	0	0.0	6	--	--
Year-to-date 2015	0	0.0	196	78.7	44	17.7	0	0.0	9	3.6	249	519,900	566,343
Year-to-date 2014	0	0.0	27	61.4	5	11.4	11	25.0	1	2.3	44	525,400	570,609
Oakville													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
May 2014	0	0.0	1	2.4	0	0.0	23	54.8	18	42.9	42	759,990	874,642
Year-to-date 2015	2	1.2	0	0.0	1	0.6	34	21.1	124	77.0	161	984,990	1,276,243
Year-to-date 2014	0	0.0	1	0.4	7	3.1	113	49.3	108	47.2	229	770,990	1,013,863

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2015	55	33.7	49	30.1	30	18.4	17	10.4	12	7.4	163	507,990	530,281
May 2014	43	29.7	26	17.9	40	27.6	33	22.8	3	2.1	145	568,800	545,668
Year-to-date 2015	262	37.9	196	28.3	126	18.2	78	11.3	30	4.3	692	491,100	515,793
Year-to-date 2014	160	34.7	116	25.2	102	22.1	61	13.2	22	4.8	461	496,900	527,967
Ajax													
May 2015	4	18.2	4	18.2	4	18.2	10	45.5	0	0.0	22	632,200	602,250
May 2014	0	0.0	9	13.4	29	43.3	29	43.3	0	0.0	67	643,300	637,503
Year-to-date 2015	69	31.7	57	26.1	41	18.8	47	21.6	4	1.8	218	513,300	543,148
Year-to-date 2014	5	3.9	32	25.2	54	42.5	34	26.8	2	1.6	127	601,100	604,506
Brock													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2015	28	54.9	10	19.6	9	17.6	4	7.8	0	0.0	51	419,990	455,559
May 2014	9	52.9	4	23.5	2	11.8	2	11.8	0	0.0	17	409,990	445,475
Year-to-date 2015	114	64.0	34	19.1	18	10.1	10	5.6	2	1.1	178	395,490	438,424
Year-to-date 2014	60	60.6	16	16.2	11	11.1	9	9.1	3	3.0	99	401,990	448,030
Oshawa													
May 2015	22	38.6	23	40.4	10	17.5	2	3.5	0	0.0	57	489,900	490,550
May 2014	27	69.2	8	20.5	3	7.7	1	2.6	0	0.0	39	387,490	425,753
Year-to-date 2015	62	38.8	60	37.5	33	20.6	4	2.5	1	0.6	160	487,990	484,862
Year-to-date 2014	78	59.1	32	24.2	17	12.9	4	3.0	1	0.8	132	437,900	449,536
Pickering													
May 2015	0	0.0	6	26.1	6	26.1	0	0.0	11	47.8	23	590,000	712,069
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	0	0.0	14	25.9	16	29.6	7	13.0	17	31.5	54	639,600	681,674
Year-to-date 2014	0	0.0	1	5.6	3	16.7	5	27.8	9	50.0	18	818,250	869,322
Scugog													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2014	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2015	7	77.8	1	11.1	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2014	2	10.0	11	55.0	4	20.0	3	15.0	0	0.0	20	496,900	538,203
Whitby													
May 2015	1	10.0	6	60.0	1	10.0	1	10.0	1	10.0	10	520,490	561,382
May 2014	7	35.0	4	20.0	6	30.0	1	5.0	2	10.0	20	504,490	543,407
Year-to-date 2015	10	13.7	30	41.1	17	23.3	10	13.7	6	8.2	73	530,990	584,219
Year-to-date 2014	15	23.1	24	36.9	13	20.0	6	9.2	7	10.8	65	509,990	561,768

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2015	45	70.3	16	25.0	0	0.0	1	1.6	2	3.1	64	433,990	447,967
May 2014	50	76.9	8	12.3	1	1.5	3	4.6	3	4.6	65	394,990	439,707
Year-to-date 2015	188	54.5	76	22.0	48	13.9	30	8.7	3	0.9	345	444,990	477,555
Year-to-date 2014	204	73.1	39	14.0	1	0.4	9	3.2	26	9.3	279	394,990	470,526
Bradford West Gwillimbury													
May 2015	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
May 2014	17	70.8	1	4.2	0	0.0	3	12.5	3	12.5	24	405,990	506,115
Year-to-date 2015	37	35.6	52	50.0	11	10.6	3	2.9	1	1.0	104	461,990	490,956
Year-to-date 2014	81	64.8	15	12.0	0	0.0	4	3.2	25	20.0	125	405,990	554,881
Town of Mono													
May 2015	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
May 2014	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2015	5	7.5	2	3.0	36	53.7	23	34.3	1	1.5	67	644,990	637,897
Year-to-date 2014	3	30.0	4	40.0	0	0.0	2	20.0	1	10.0	10	461,900	604,240
New Tecumseth													
May 2015	39	75.0	13	25.0	0	0.0	0	0.0	0	0.0	52	433,990	422,894
May 2014	29	85.3	4	11.8	1	2.9	0	0.0	0	0.0	34	369,990	392,987
Year-to-date 2015	129	86.6	17	11.4	1	0.7	1	0.7	1	0.7	149	389,990	401,069
Year-to-date 2014	111	83.5	19	14.3	1	0.8	2	1.5	0	0.0	133	369,990	384,651
Orangeville													
May 2015	5	71.4	1	14.3	0	0.0	1	14.3	0	0.0	7	--	--
May 2014	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2015	17	68.0	5	20.0	0	0.0	3	12.0	0	0.0	25	416,900	447,952
Year-to-date 2014	9	81.8	1	9.1	0	0.0	1	9.1	0	0.0	11	390,000	428,691
Toronto CMA													
May 2015	67	11.9	86	15.2	116	20.6	138	24.5	157	27.8	564	660,990	849,258
May 2014	81	9.9	106	12.9	177	21.6	196	23.9	261	31.8	821	686,990	804,104
Year-to-date 2015	428	12.4	577	16.7	597	17.3	606	17.5	1,250	36.1	3,458	672,990	858,258
Year-to-date 2014	447	12.3	509	14.0	632	17.4	828	22.8	1,214	33.4	3,630	689,900	810,464
Oshawa CMA													
May 2015	51	43.2	39	33.1	20	16.9	7	5.9	1	0.8	118	484,445	481,429
May 2014	43	56.6	16	21.1	11	14.5	4	5.3	2	2.6	76	419,240	461,126
Year-to-date 2015	186	45.3	124	30.2	68	16.5	24	5.8	9	2.2	411	469,990	482,398
Year-to-date 2014	153	51.7	72	24.3	41	13.9	19	6.4	11	3.7	296	442,490	473,678
Greater Toronto Area													
May 2015	73	11.8	109	17.6	136	21.9	144	23.2	158	25.5	620	639,990	824,065
May 2014	74	8.9	114	13.7	188	22.5	197	23.6	261	31.3	834	679,490	801,610
Year-to-date 2015	426	12.0	625	17.6	618	17.4	604	17.0	1,275	35.9	3,548	669,990	856,134
Year-to-date 2014	397	10.8	542	14.7	682	18.5	845	23.0	1,212	33.0	3,678	685,990	813,874

Source: CMHC (Market Absorption Survey)

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

Submarket	May 2015	May 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	2,085,217	1,673,721	24.6	2,029,228	1,574,124	28.9
Toronto	--	--	n/a	1,847,324	1,543,250	19.7
East York	--	--	n/a	--	1,444,200	n/a
Etobicoke	1,889,214	--	n/a	2,069,018	1,415,520	46.2
North York	2,273,654	1,981,771	14.7	2,334,554	1,869,904	24.8
Scarborough	896,545	935,947	-4.2	856,643	879,793	-2.6
York	--	--	n/a	--	794,091	n/a
York Region	857,552	795,896	7.7	932,908	845,810	10.3
Aurora	729,334	--	n/a	895,121	--	n/a
East Gwillimbury	--	--	n/a	496,867	434,157	14.4
Georgina Township	410,070	428,824	-4.4	458,447	499,778	-8.3
King Township	1,232,440	966,367	27.5	1,221,871	984,199	24.1
Markham	769,666	786,129	-2.1	882,087	892,032	-1.1
Newmarket	--	563,041	n/a	750,307	615,381	21.9
Richmond Hill	1,249,261	917,544	36.2	1,104,174	1,000,183	10.4
Vaughan	879,950	798,077	10.3	1,075,074	890,281	20.8
Whitchurch-Stouffville	--	790,432	n/a	635,591	782,220	-18.7
Peel Region	663,651	630,475	5.3	670,869	627,967	6.8
Brampton	633,717	619,695	2.3	612,848	591,522	3.6
Caledon	--	589,781	n/a	698,787	619,137	12.9
Mississauga	--	--	n/a	1,316,954	936,881	40.6
Halton Region	684,538	773,500	-11.5	884,881	895,866	-1.2
Burlington	--	--	n/a	1,508,208	1,371,319	10.0
Halton Hills	810,846	643,064	26.1	925,697	652,953	41.8
Milton	538,734	--	n/a	566,343	570,609	-0.7
Oakville	--	874,642	n/a	1,276,243	1,013,863	25.9
Durham Region	530,281	545,668	-2.8	515,793	527,967	-2.3
Ajax	602,250	637,503	-5.5	543,148	604,506	-10.2
Brock	--	--	n/a	--	--	n/a
Clarington	455,559	445,475	2.3	438,424	448,030	-2.1
Oshawa	490,550	425,753	15.2	484,862	449,536	7.9
Pickering	712,069	--	n/a	681,674	869,322	-21.6
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	538,203	n/a
Whitby	561,382	543,407	3.3	584,219	561,768	4.0
Remainder of Toronto CMA	447,967	439,707	1.9	477,555	470,526	1.5
Bradford West Gwillimbury	--	506,115	n/a	490,956	554,881	-11.5
Town of Mono	--	--	n/a	637,897	604,240	5.6
New Tecumseth	422,894	392,987	7.6	401,069	384,651	4.3
Orangeville	--	--	n/a	447,952	428,691	4.5
Toronto CMA	849,258	804,104	5.6	858,258	810,464	5.9
Oshawa CMA	481,429	461,126	4.4	482,398	473,678	1.8
Greater Toronto Area (GTA)	824,065	801,610	2.8	856,134	813,874	5.2

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
May 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	8,192	15,531	13,446	60.9	613,933	10.1	602,736
	April	11,303	16.5	8,479	18,117	13,373	63.4	635,932	10.0	609,322
	May	11,706	5.7	8,716	18,697	13,511	64.5	649,599	11.0	616,701
	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	38,732	2.2		70,830			566,631	8.6	
	YTD 2015	42,642	10.1		72,444			620,648	9.5	

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
May 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	775	791	967	80.1	392,353	18.4	398,794
	February	593	-17.2	698	1,002	1,121	62.2	370,120	6.2	370,422
	March	900	0.1	781	1,488	1,213	64.3	376,923	8.7	375,987
	April	1,090	-4.8	818	1,631	1,217	67.2	386,589	9.4	378,888
	May	1,268	13.0	922	1,738	1,246	74.0	387,382	9.1	380,022
	June	1,109	7.9	892	1,554	1,303	68.5	393,461	9.7	384,746
	July	1,063	12.1	949	1,479	1,422	66.7	393,111	9.5	387,789
	August	868	-3.1	864	1,142	1,182	73.1	386,036	8.1	387,983
	September	930	15.7	957	1,382	1,250	76.6	397,776	13.1	397,147
	October	929	6.8	922	1,194	1,242	74.2	390,725	8.5	394,399
	November	690	1.6	828	840	1,165	71.1	398,712	8.3	401,169
	December	444	4.7	854	412	1,195	71.4	384,405	7.7	401,870
2015	January	487	6.1	831	818	1,003	82.8	409,814	4.5	416,712
	February	699	17.9	824	1,028	1,166	70.7	420,532	13.6	420,387
	March	1,043	15.9	915	1,427	1,172	78.1	428,876	13.8	427,188
	April	1,250	14.7	930	1,692	1,251	74.4	437,473	13.2	429,361
	May	1,259	-0.7	911	1,734	1,235	73.7	445,611	15.0	437,077
	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	4,310	-1.4		6,650			383,152	9.7	
	YTD 2015	4,738	9.9		6,699			432,401	12.9	

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

¹Source: CREA

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

Table 6a: Economic Indicators Toronto CMA**May 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	123.7	127.2	3,079	7.6	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,098	7.3	65.9	942
	April	561	2.89	4.64	124.5	127.7	3,115	7.3	66.1	944
	May	561	2.89	4.64		128.5	3,141	7.1	66.5	946
	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**May 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	123.7	127.2	205.9	7.0	69.3	979
	March	567	2.89	4.74	124.2	127.9	203.3	7.5	68.8	1,007
	April	561	2.89	4.64	124.5	127.7	200.3	7.9	67.9	1,027
	May	561	2.89	4.64		128.5	198.0	7.9	67.1	1,025
	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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