HOUSING NOW
Greater Toronto Area

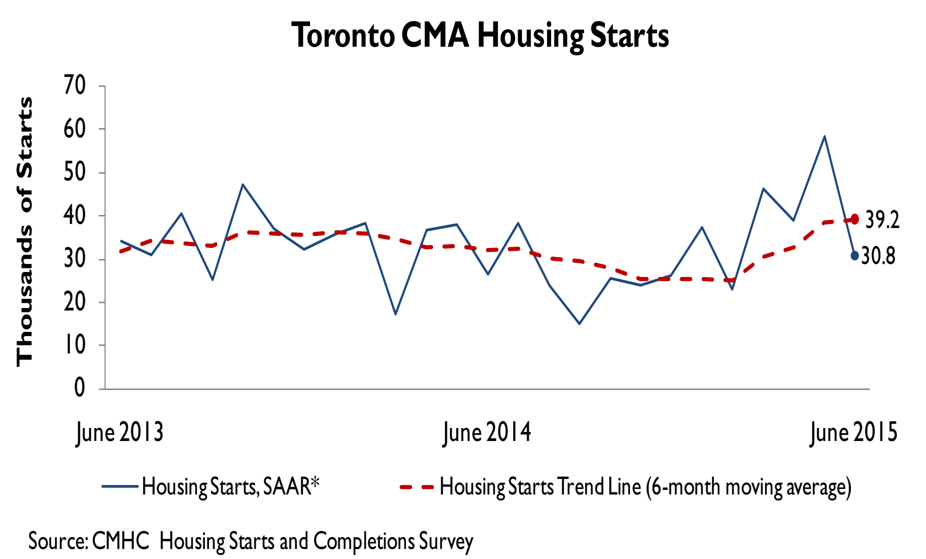
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2015

Highlights

- The seasonally adjusted annualized rate (SAAR) of total housing starts grew to 40,583 in the second quarter
- Seasonally adjusted MLS® sales in the Greater Toronto Area (GTA) reached 26,032 units, up by 9 per cent from the previous quarter
- Sellers' market conditions exerted upward pressure on prices across all housing types

Figure 1



* 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.

Table of Contents

New Home Market

Housing starts in the Toronto Census Metropolitan Area (CMA) trended at 39,170 units in June compared to 38,415 in May according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of housing starts.

The total number of SAAR housing starts increased to 40,583 in the second quarter, up from 36,820 in the the previous quarter. This increase was driven by single-detached and row starts rebounding from their lows in the first quarter. Low unsold inventories of single-detached and town homes, in the new and resale markets, have also supported more low rise starts. Apartment starts edged lower after experiencing significant gains in the previous quarter. Despite this modest shift towards more low-rise construction, apartments maintained a high share of total starts that was just shy of the record 69 per cent reached in the first quarter. A surge in high-rise completions so far this year has freed up resources to break ground on new apartment projects.

The second quarter saw more home building activity move to the 905 areas, as increased low-rise construction brought greater activity to areas like Brampton, Vaughan and Aurora. In addition, the number of apartment starts in the 905 rivalled that of the City of Toronto, with areas like Mississauga, Vaughan and Markham seeing robust activity. Growing affordability concerns, greater transit connectivity and growing demand for new suburban rental accommodation has led to greater investment in apartment projects in the 905 regions.

The Oshawa CMA experienced similar growth in housing starts in the second quarter, with the SAAR of total starts increasing to 2,234, up from 1,920 in the first quarter. This period saw significant increases in the number of single-detached and row starts, with a large drop in apartments. This was a complete reversal from the first quarter where strength was concentrated in apartment starts, and single-detached units touched on record lows. Strong demand for housing in Oshawa came from price weary households migrating from Toronto, which continues to fuel demand for new low-rise homes.

Total housing completions in the Toronto CMA reached 32,228 units in the first six months of 2015, while completions of condominium apartments reached a record 24,650 units. Construction activity for the Toronto CMA remains active, but has shown moderation with the completion of many condominium projects. The total number of all dwelling types under construction has fallen to 56,006 units at the end of the second quarter of 2015, of which 39,996 units were condominium apartments. By historical standards this still represents a significantly large number, but the levels have come off the peak reached in 2014. Much of this build-up has then been compounded by increases in the average length of time to construct high-rise units (the average number of months between start and completion). The majority of condominium projects currently under construction are larger in scale and concentrated within the downtown core. Often these projects have to compete for the same resources (in terms of materials, labour and administrative hurdles) and delays that occur as a result are common.

The average absorbed price of a new single-detached home in the second quarter increased by 14.1 per cent to $903,180 from the second quarter of last year. Much of this increase was driven by significant price gains in more expensive segments of the market; this is reflected in the median price of new absorbed singles that was largely unchanged over the same period. Tight resale market conditions for single-detached homes, particularly in the City of Toronto where average existing home prices have climbed to over $1M, continued to put pressure on new home prices as well.

Existing Home Market

Seasonally adjusted MLS® sales in the Greater Toronto Area (GTA) reached 26,032 units, up by 9 per cent compared to the previous quarter, and was the highest level of quarterly sales since the first quarter of 2010. Sales have been rapidly gaining strength since the beginning of the year, ultimately surpassing the hundred thousand mark on a seasonally adjusted annualized basis. Pent-up demand and job growth supported strong sales growth.

Frigid temperatures at the beginning of 2015 kept many potential home buyers on the sidelines. Warmer spring weather increased traffic at homes for sale and open houses, and in turn prompted higher sales.

Seasonally adjusted employment in Toronto grew by 2.1 per cent during the second quarter from the previous quarter. The unemployment rate fell to 7 per cent, after remaining above 8 per cent for more than six years. Furthermore, job gains were solid among workers aged 25-44 years, who typically make up the first-time home buyer pool. The unemployment rate in this age group returned to the pre-recession level of 5.5 per cent. During this period, the average weekly earnings grew by an annualized rate of 3 per cent. This has been a significant recovery compared to the six year period between 2009 and 2014 when the rate of wage growth was only 1.6 per cent.

With more potential first-time buyers being determined to get into homeownership, the pressure on sales has been strong. It has also resulted in stronger demand for more affordable housing types, such as apartments and townhouses, whose quarterly sales rose 17 and 15 per cent respectively from last year's levels. The most significant increase in sales was evident for ground oriented homes in York Region where demand has strengthened across all municipalities and price-ranges.

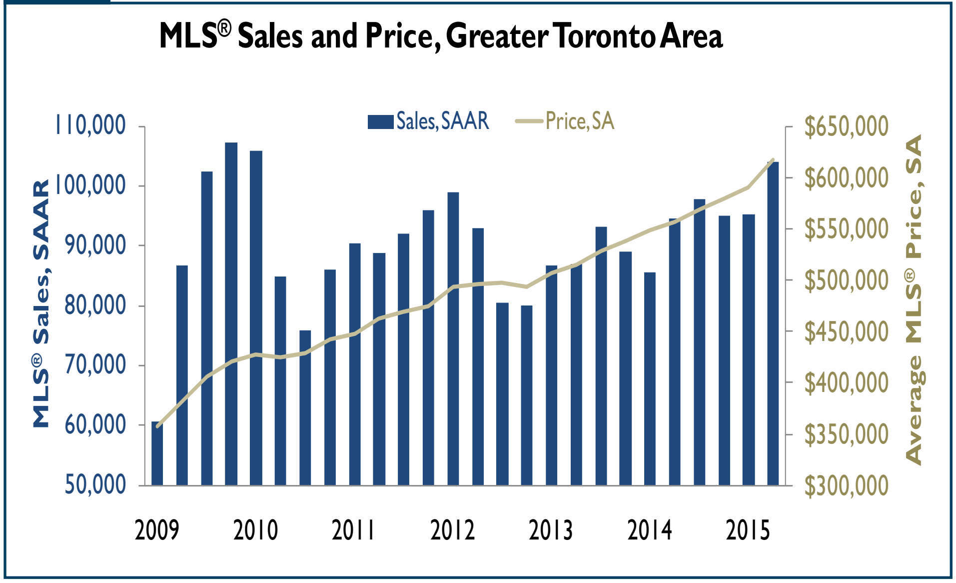
The number of seasonally adjusted MLS® listings was up 3.4 per cent in the second quarter compared to the previous quarter. Nevertheless, the growth was not consistent across all housing forms. On an annual basis the highest increase in listings was for condominium apartments, which were 7 per cent higher than in the second quarter last year, while listings of single-detached homes showed no change.

The increase in demand exceeded the pace of increase in new supply during the second quarter. The seasonally adjusted sales-to-new listing ratio advanced to 65 per cent; the rate which clearly signalled sellers' market conditions where buyers face a supply shortage and have limited negotiation power. Even the condominium apartment segment, where listings grew at a stronger rate, saw its market conditions tightening. Its quarterly sales-to-new listing ratio rebounded to 53 per cent, the highest level in three years.

Sellers' market conditions resulted in acceleration of price growth. The seasonally adjusted average MLS® price grew 4.6 per cent in the second quarter of 2015 from the previous quarter, the strongest quarterly increase in five years. Supply-constrained single-detached homes led price growth followed by townhouses and semis. At $820,235, the average price for a single-detached home in the second quarter was up by 13 per cent from the same period in 2014. Thanks to more balanced market conditions, the rate of price increase for condominium apartments was less than half of that for single-detached homes.

Market conditions and price growth have not been uniform across the GTA. Stronger demand for lower-priced homes in the areas such as Aurora, Scarborough, some parts of Markham, Oshawa CMA and Ajax has resulted in the highest annual price appreciation. The areas such as Vaughan, Richmond Hill and North York, which offer more choice in terms of larger single-detached properties and remain popular among repeat homebuyers, have also registered above average 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).

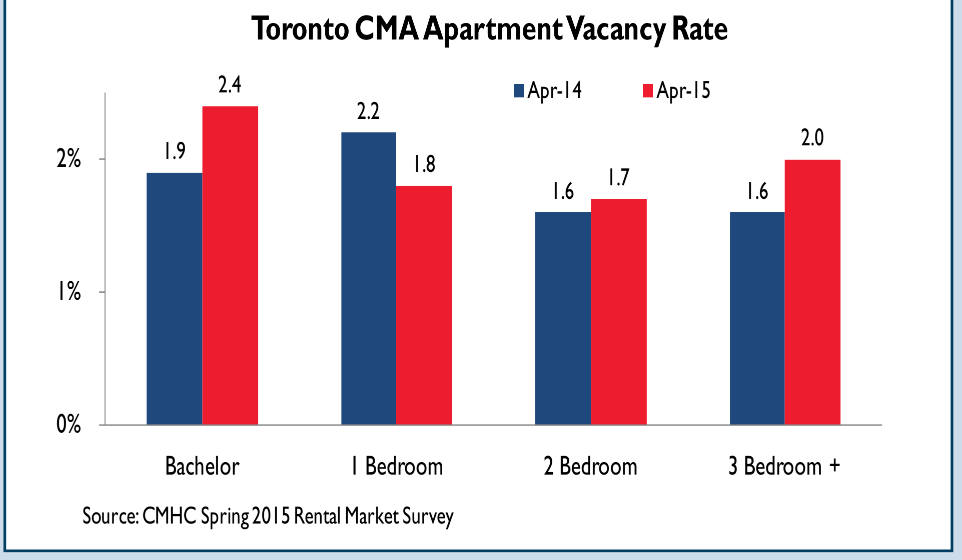
The Average Apartment Vacancy Rate Stable in Toronto

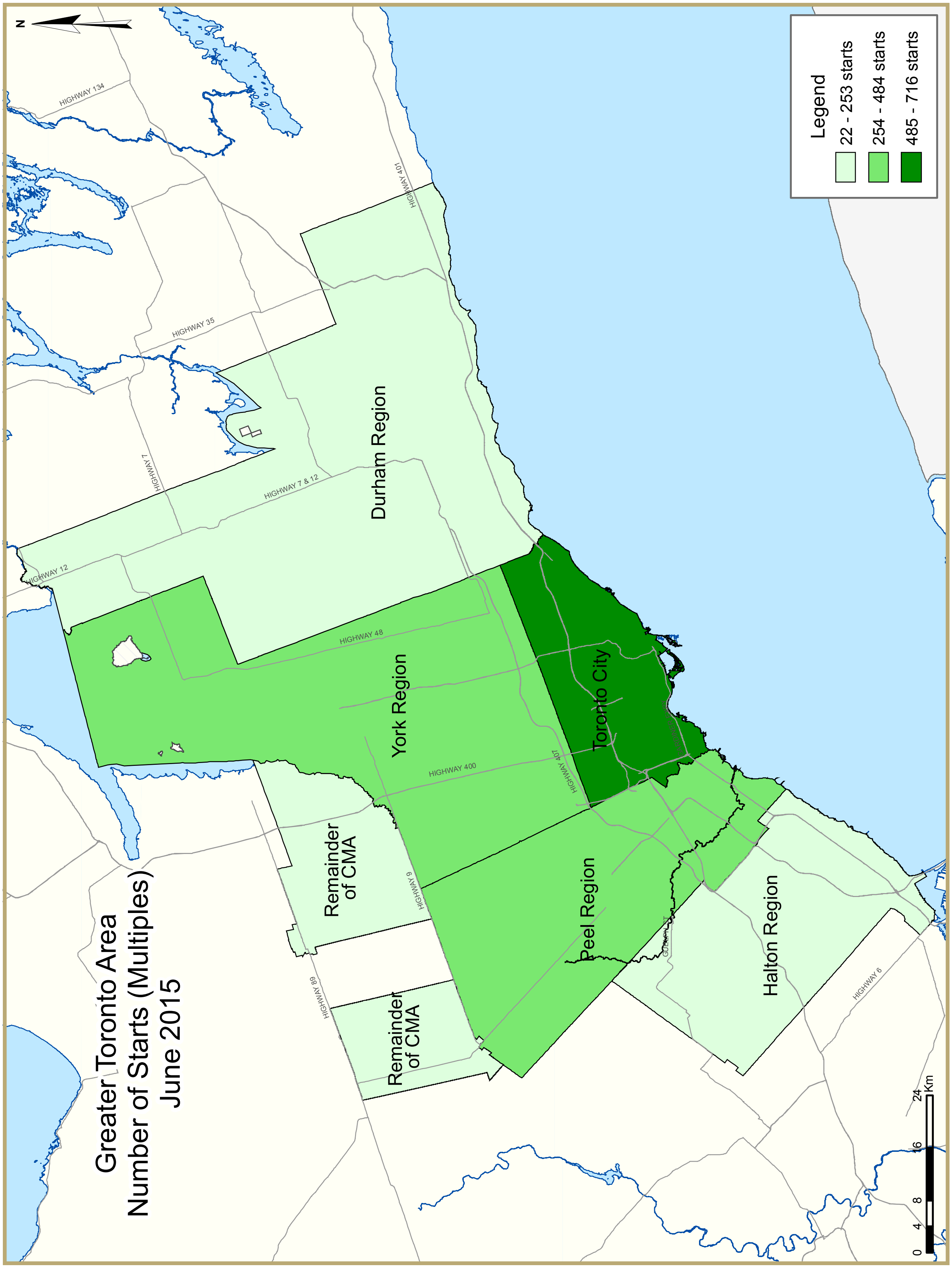
The average apartment vacancy rate in the Toronto CMA remained low, but stable at 1.8 per cent in April 2015 compared to 1.9 per cent in April 2014 according to the 2015 CMHC Spring Rental Market Survey. Rising cost of homeownership and a short supply of new affordable purpose- built rental accommodation were mainly responsible for the decline in the average vacancy rate.

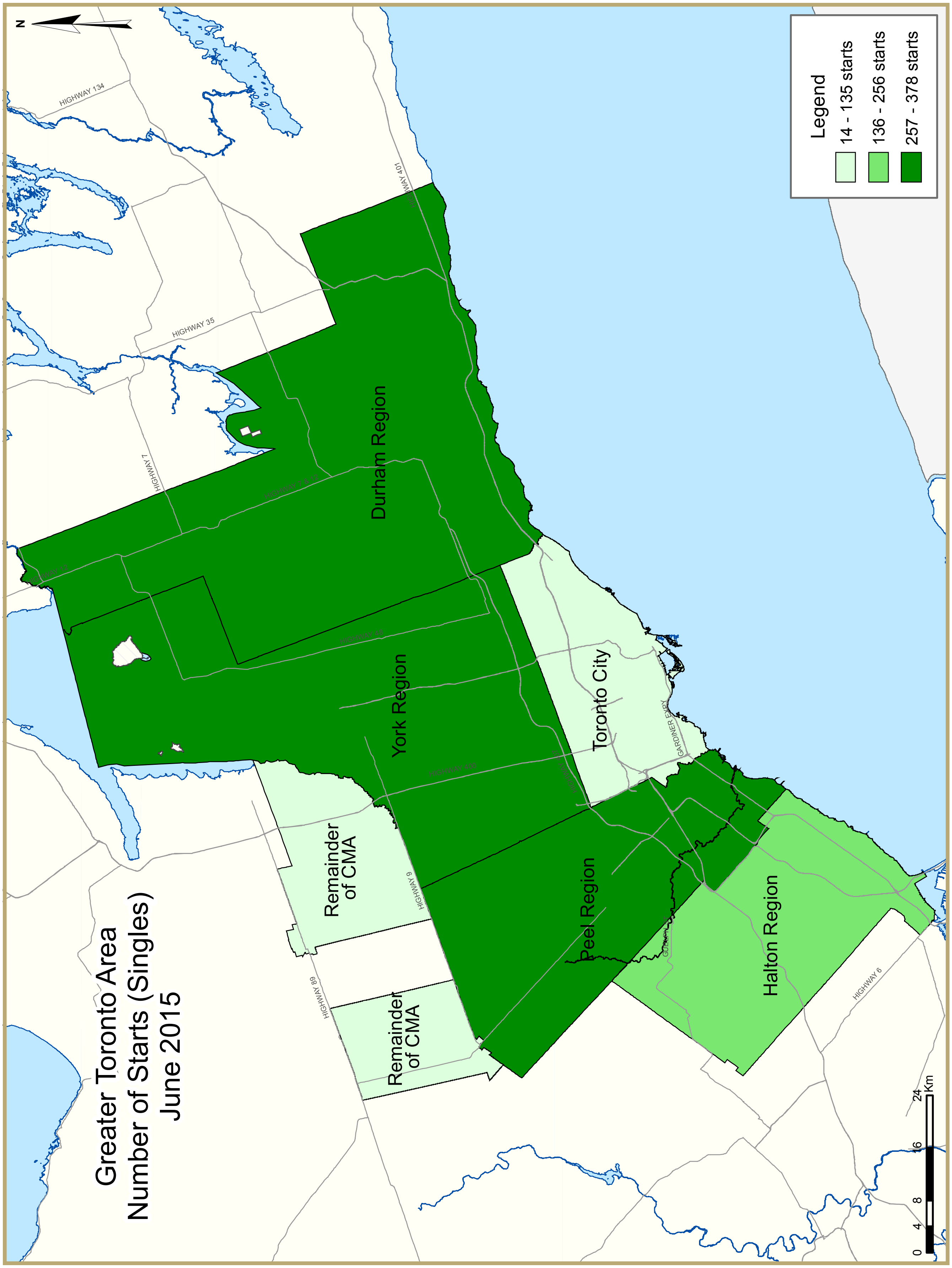
The cost gap between owning and renting a home in Toronto continued to increase resulting in fewer renters shifting to homeownership in the spring of 2015. The growth in house prices has far out stripped the growth in rents in Toronto over the past year. First time buyers, typically aged 25-44, are the most sensitive to changing economic conditions. Given the rapid growth in house prices, most of these buyers have been unable to save for a down payment in order to move out of rental and into homeownership.

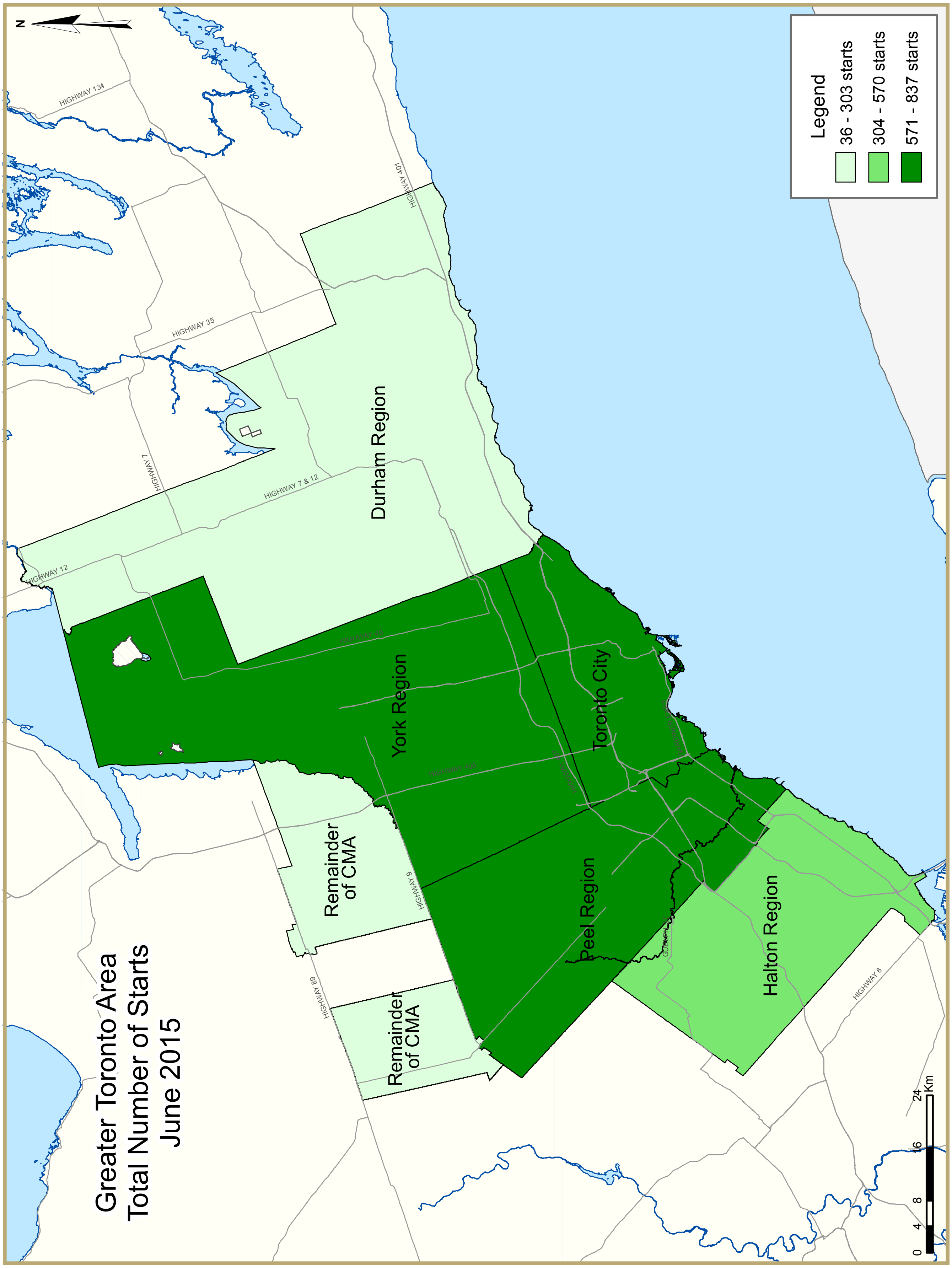
The stock of purpose-built rental units has hardly grown over the past decade, with very little being added in terms of new purpose-built rental units. The real growth in rental accommodation has come from the condominium sector, specifically from investor held units. Rents charged by condominium owners are typically about 40-50 per cent higher compared to rents in the primary rental market. Therefore, demand for less expensive rental accommodation continues to remain strong.

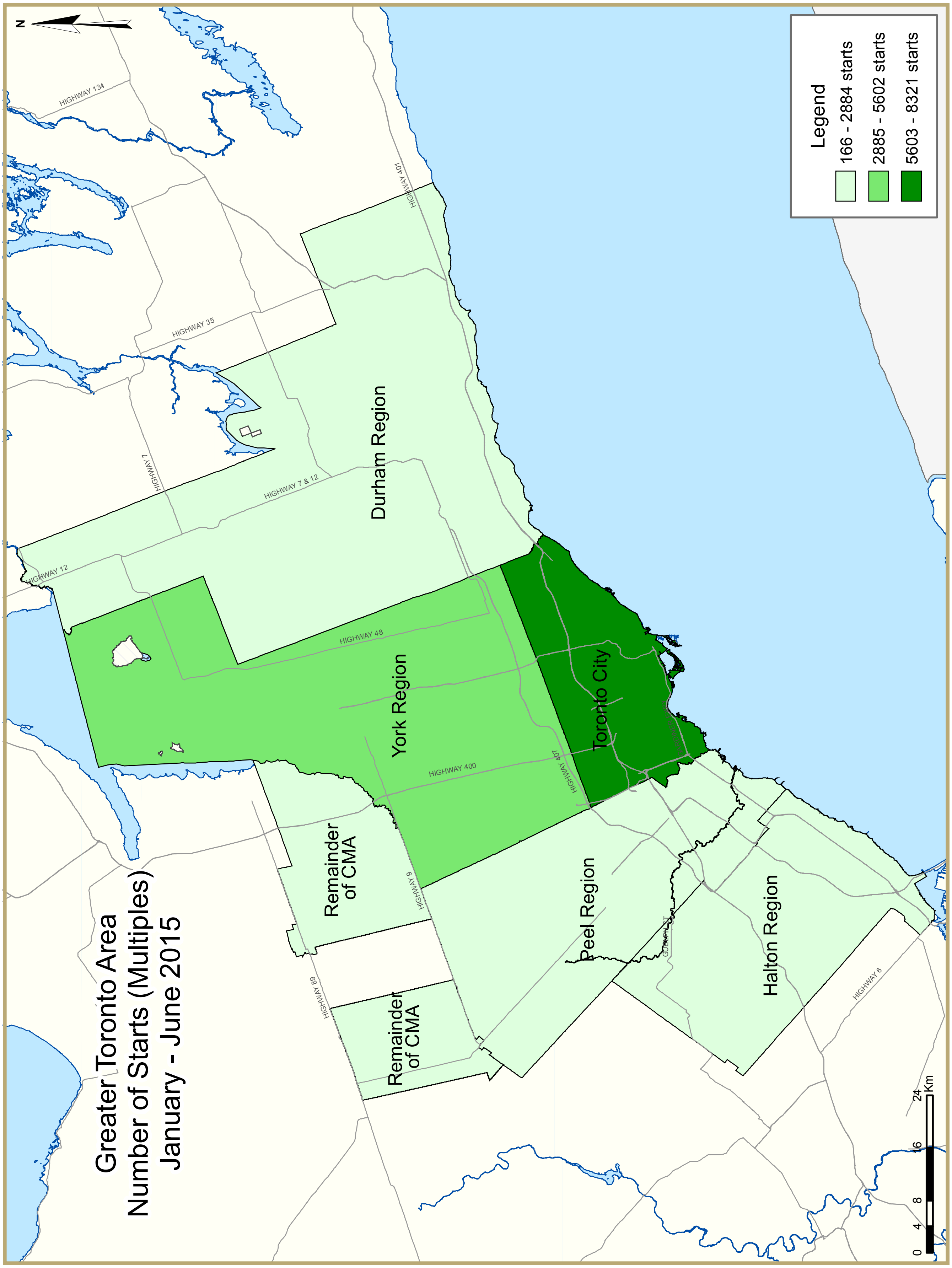
Figure 3

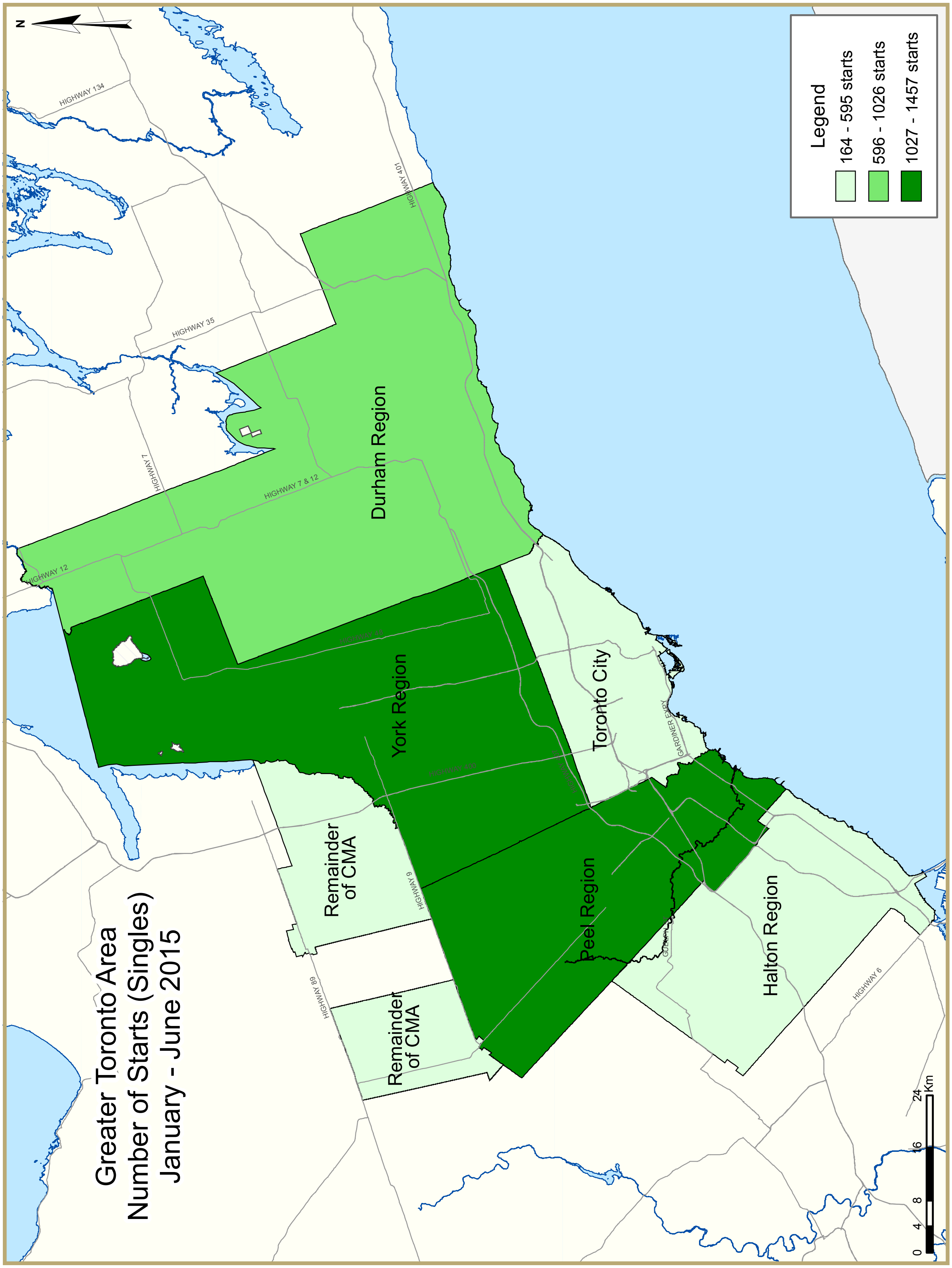


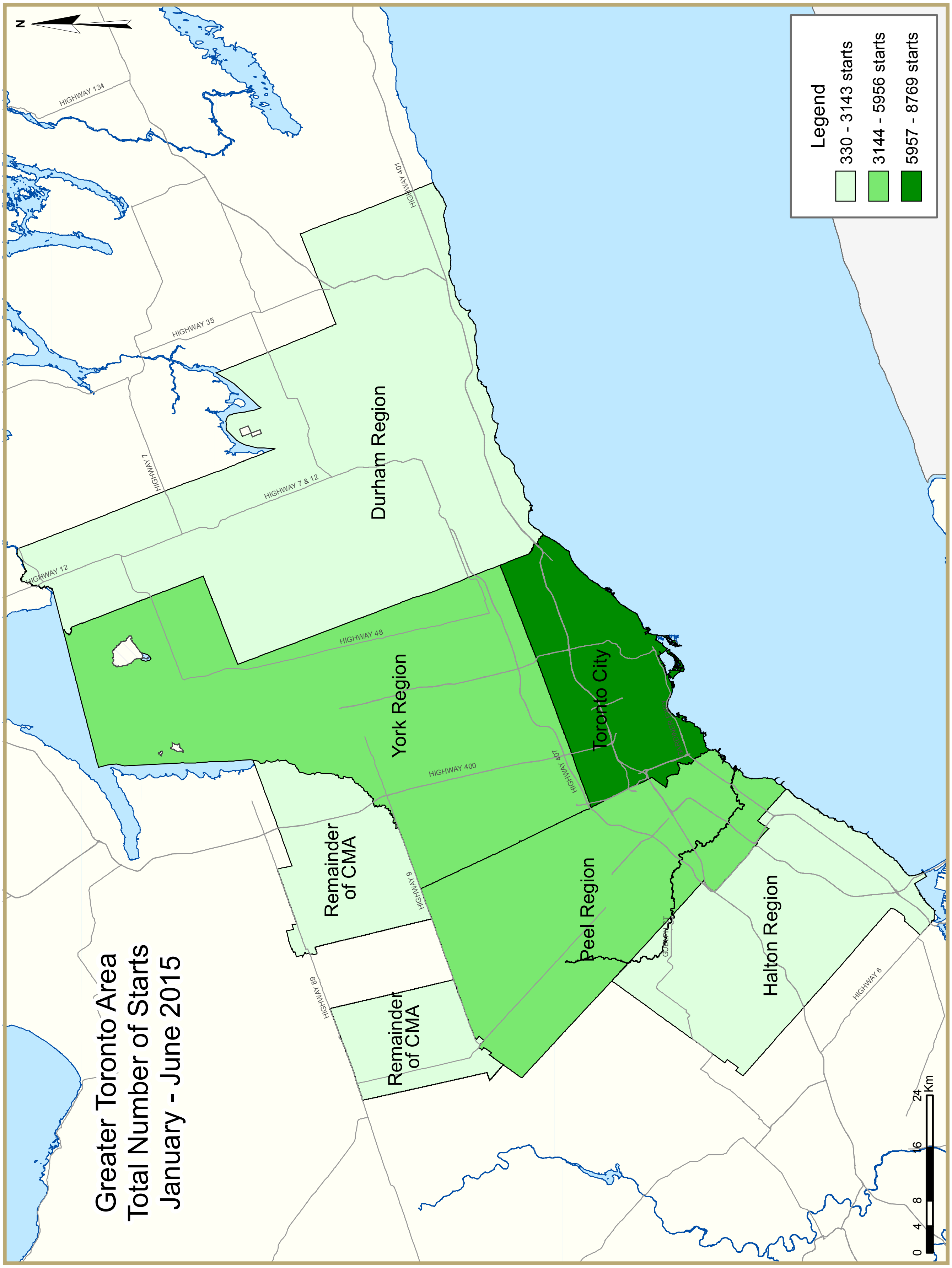

Greater Toronto Area
Number of Starts (Multiples)
June 2015
Legend
22 - 253 starts
254 - 484 starts
485 - 716 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 401
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

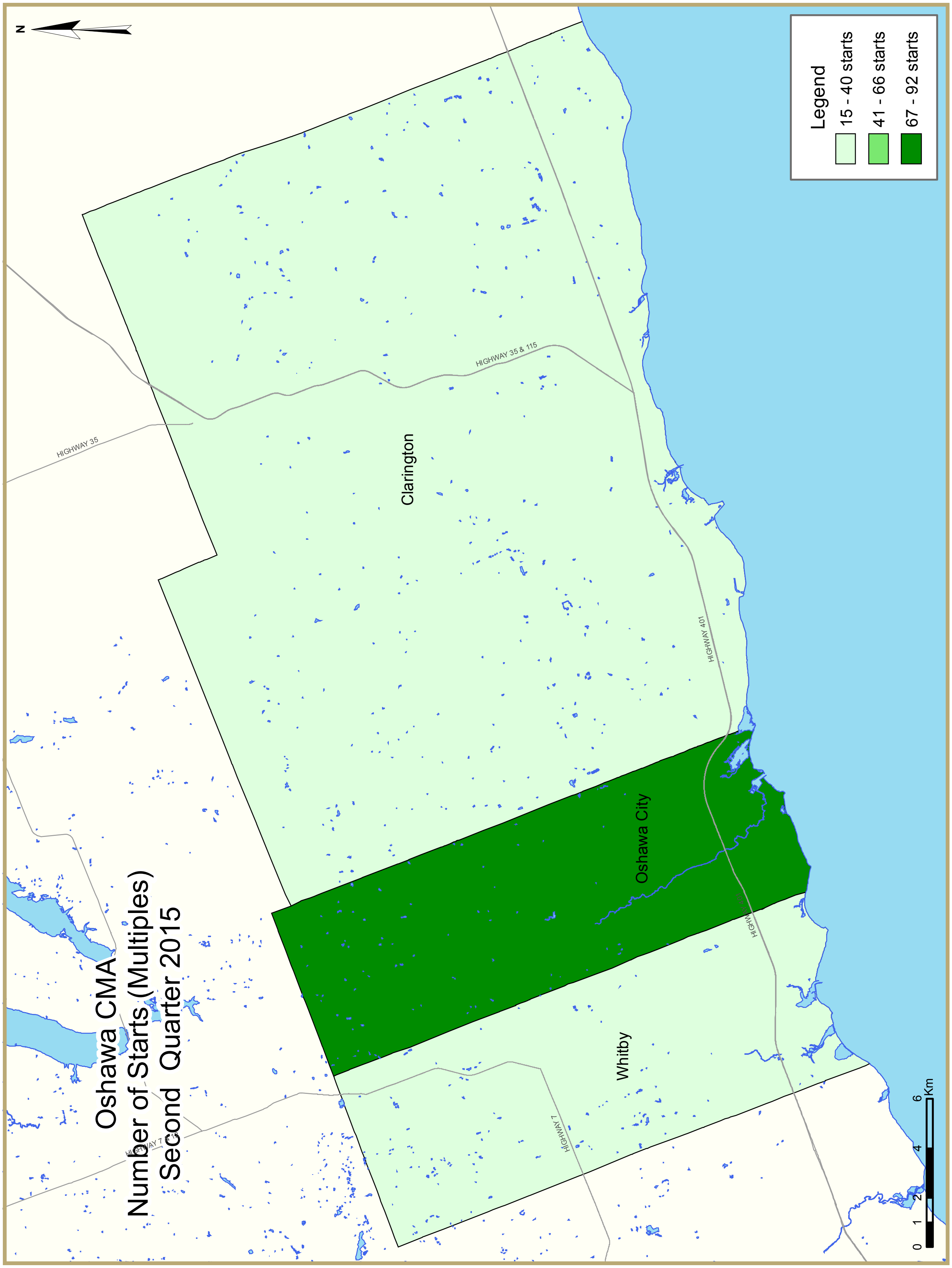

Greater Toronto Area
Number of Starts (Singles)
June 2015
Legend
14 - 135 starts
136 - 256 starts
257 - 378 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
N
0
4
8
16
24
Km

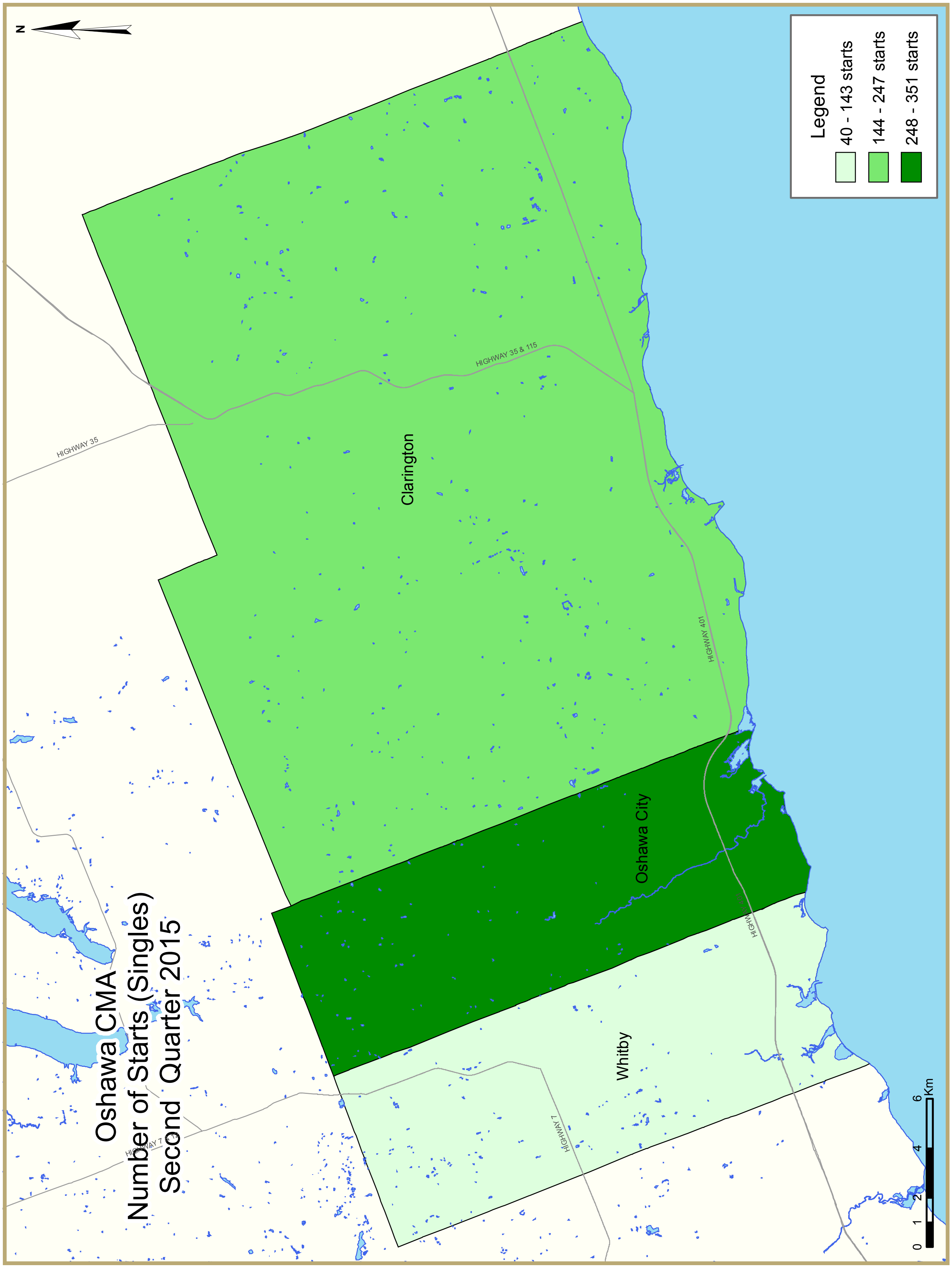

Greater Toronto Area
Total Number of Starts
June 2015
Legend
36 - 303 starts
304 - 570 starts
571 - 837 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

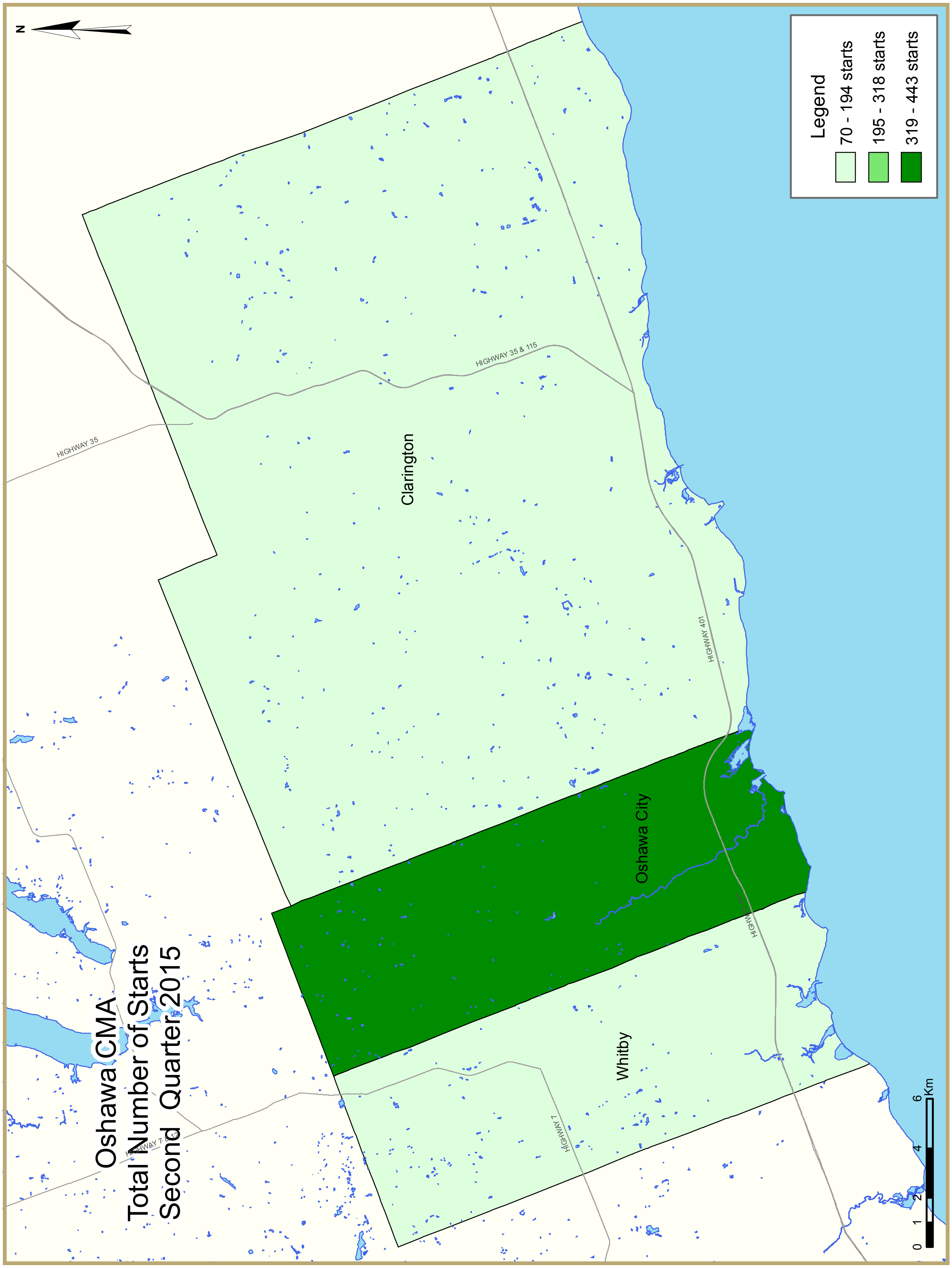

Greater Toronto Area
Number of Starts (Multiples)
January - June 2015
Legend
166 - 2884 starts
2885 - 5602 starts
5603 - 8321 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

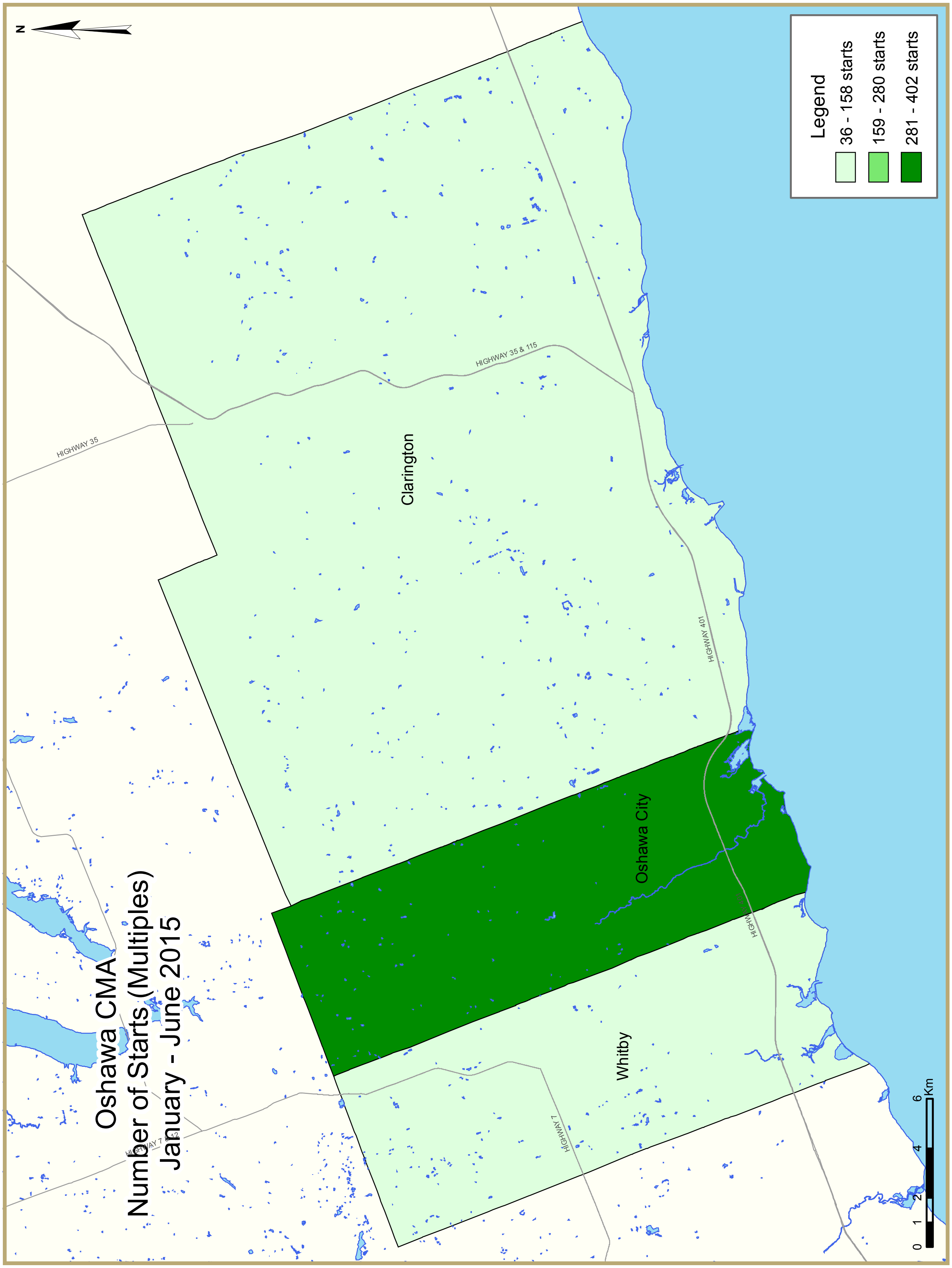

Greater Toronto Area
Number of Starts (Singles)
January - June 2015
Legend
164 - 595 starts
596 - 1026 starts
1027 - 1457 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
GARDINER EXPY
N
0 4 8 16 24
Km

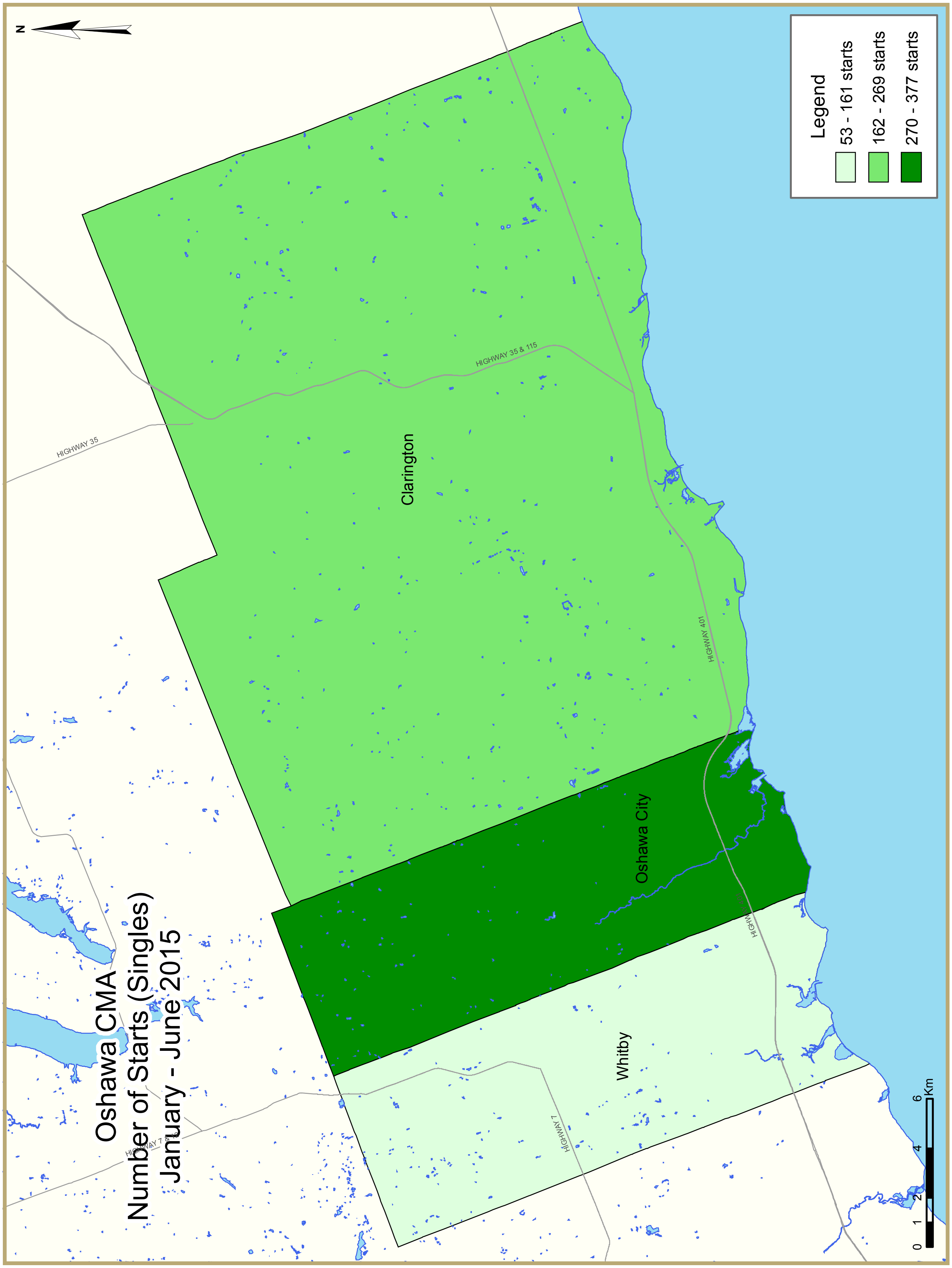

Greater Toronto Area
Total Number of Starts
January - June 2015
Legend
330 - 3143 starts
3144 - 5956 starts
5957 - 8769 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 401
HIGHWAY 9
HIGHWAY 89
HIGHWAY 6
N
0 4 8 16 24 Km

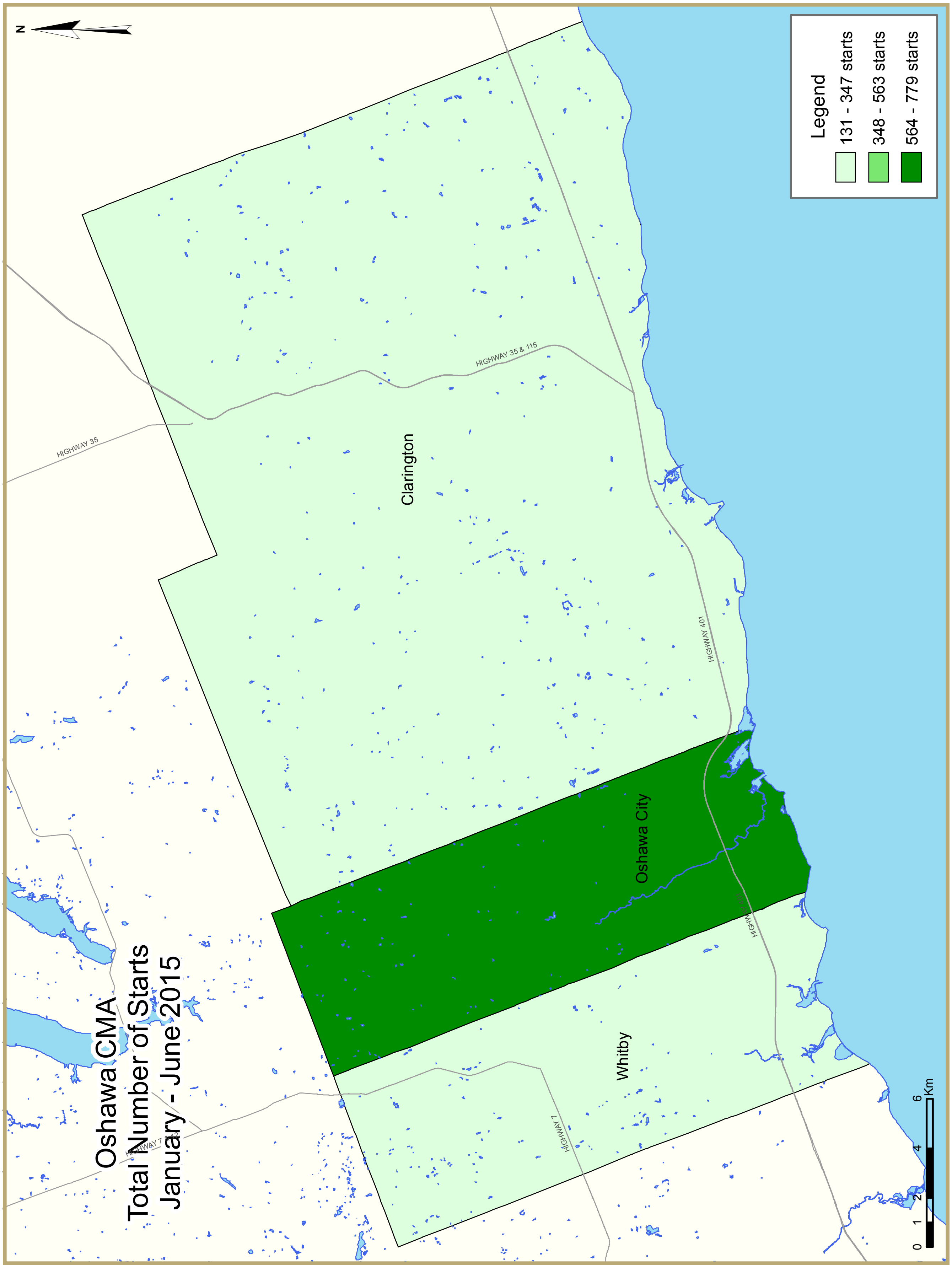

Oshawa CMA
Number of Starts (Multiples)
Second Quarter 2015
Legend
15 - 40 starts
41 - 66 starts
67 - 92 starts
N
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
Second Quarter 2015
Legend
40 - 143 starts
144 - 247 starts
248 - 351 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
N
0 1 2 4 6
Km


Oshawa CMA
Total Number of Starts
Second Quarter 2015
Legend
70 - 194 starts
195 - 318 starts
319 - 443 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
Km
0 1 2 4 6


Oshawa CMA
Number of Starts (Multiples)
January - June 2015
Legend
36 - 158 starts
159 - 280 starts
281 - 402 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
N
0 1 2 4 6
Km


Oshawa CMA
Number of Starts (Singles)
January - June 2015
Legend
53 - 161 starts
162 - 269 starts
270 - 377 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
N
0 1 2 4 6 Km


Oshawa CMA
Total Number of Starts
January - June 2015
Legend
131 - 347 starts
348 - 563 starts
564 - 779 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35 & 115
HIGHWAY 35
HIGHWAY 401
HIGHWAY 7
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:

1.2	Housing Activity Summary by Submarket
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) June 2015		
Toronto CMA[1]	May 2015	June 2015
Trend[2]	38,415	39,170
SAAR	58,469	30,807
	June 2014	June 2015
Actual		
June - Single-Detached	943	1,020
June - Multiples	1,399	1,698
June - Total	2,342	2,718
January to June - Single-Detached	3,887	4,141
January to June - Multiples	11,761	15,082
January to June - Total	15,648	19,223

Table 1b: Housing Starts (SAAR and Trend) June 2015		
Oshawa CMA[1]	May 2015	June 2015
Trend[2]	2,177	2,189
SAAR	2,620	2,081
	June 2014	June 2015
Actual		
June - Single-Detached	137	191
June - Multiples	59	23
June - Total	196	214
January to June - Single-Detached	488	616
January to June - Multiples	344	516
January to June - Total	832	1,132

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
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2015	1,020	70	441	0	57	750	0	380	2,718
June 2014	936	174	371	7	49	615	4	186	2,342
% Change	9.0	-59.8	18.9	-100.0	16.3	22.0	-100.0	104.3	16.1
Year-to-date 2015	4,140	438	1,889	1	576	11,269	35	875	19,223
Year-to-date 2014	3,866	834	1,845	21	272	8,204	4	602	15,648
% Change	7.1	-47.5	2.4	-95.2	111.8	37.4	**	45.3	22.8
UNDER CONSTRUCTION									
June 2015	7,330	896	3,055	8	1,297	39,996	50	3,374	56,006
June 2014	7,151	1,496	3,445	32	758	53,955	26	2,168	69,031
% Change	2.5	-40.1	-11.3	-75.0	71.1	-25.9	92.3	55.6	-18.9
COMPLETIONS									
June 2015	431	96	166	1	37	3,046	0	86	3,863
June 2014	939	158	266	1	91	2,013	0	7	3,475
% Change	-54.1	-39.2	-37.6	0.0	-59.3	51.3	n/a	**	11.2
Year-to-date 2015	3,974	786	1,581	9	216	24,650	2	1,010	32,228
Year-to-date 2014	4,614	1,018	1,707	10	248	7,868	0	188	15,653
% Change	-13.9	-22.8	-7.4	-10.0	-12.9	**	n/a	**	105.9
COMPLETED & NOT ABSORBED									
June 2015	229	13	91	1	33	1,956	n/a	n/a	2,323
June 2014	196	19	96	2	47	1,122	n/a	n/a	1,482
% Change	16.8	-31.6	-5.2	-50.0	-29.8	74.3	n/a	n/a	56.7
ABSORBED									
June 2015	428	97	166	1	37	3,893	n/a	n/a	4,622
June 2014	927	158	263	1	58	1,892	n/a	n/a	3,299
% Change	-53.8	-38.6	-36.9	0.0	-36.2	105.8	n/a	n/a	40.1
Year-to-date 2015	3,961	800	1,565	8	211	23,611	n/a	n/a	30,156
Year-to-date 2014	4,592	1,015	1,705	9	218	7,729	n/a	n/a	15,268
% Change	-13.7	-21.2	-8.2	-11.1	-3.2	**	n/a	n/a	97.5

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

Table 1.1b: Housing Activity Summary of Oshawa CMA June 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2015	191	0	16	0	7	0	0	0	214
June 2014	137	0	29	0	30	0	0	0	196
% Change	39.4	n/a	-44.8	n/a	-76.7	n/a	n/a	n/a	9.2
Year-to-date 2015	616	6	118	0	72	0	0	320	1,132
Year-to-date 2014	488	30	155	0	63	0	0	96	832
% Change	26.2	-80.0	-23.9	n/a	14.3	n/a	n/a	**	36.1
UNDER CONSTRUCTION									
June 2015	808	8	216	0	168	0	3	500	1,703
June 2014	599	40	171	0	69	0	2	439	1,320
% Change	34.9	-80.0	26.3	n/a	143.5	n/a	50.0	13.9	29.0
COMPLETIONS									
June 2015	47	0	0	0	0	0	0	0	47
June 2014	78	0	27	0	0	0	0	2	107
% Change	-39.7	n/a	-100.0	n/a	n/a	n/a	n/a	-100.0	-56.1
Year-to-date 2015	460	0	46	0	0	0	1	72	579
Year-to-date 2014	375	8	70	0	35	0	0	11	499
% Change	22.7	-100.0	-34.3	n/a	-100.0	n/a	n/a	**	16.0
COMPLETED & NOT ABSORBED									
June 2015	27	0	0	0	0	0	n/a	n/a	27
June 2014	26	0	0	0	0	0	n/a	n/a	26
% Change	3.8	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3.8
ABSORBED									
June 2015	47	0	0	0	0	0	n/a	n/a	47
June 2014	79	0	27	0	2	0	n/a	n/a	108
% Change	-40.5	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	-56.5
Year-to-date 2015	461	0	46	0	0	0	n/a	n/a	507
Year-to-date 2014	377	8	71	0	35	0	n/a	n/a	491
% Change	22.3	-100.0	-35.2	n/a	-100.0	n/a	n/a	n/a	3.3

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area June 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2015	1,208	62	469	0	73	752	0	380	2,944
June 2014	1,030	174	399	1	93	615	4	186	2,502
% Change	17.3	-64.4	17.5	-100.0	-21.5	22.3	-100.0	104.3	17.7
Year-to-date 2015	4,632	414	1,966	1	650	11,223	35	1,195	20,116
Year-to-date 2014	4,107	854	1,983	3	358	8,282	4	698	16,289
% Change	12.8	-51.5	-0.9	-66.7	81.6	35.5	**	71.2	23.5
UNDER CONSTRUCTION									
June 2015	7,969	890	3,210	6	1,491	40,074	53	4,029	57,722
June 2014	7,436	1,500	3,462	12	852	54,269	28	2,914	70,473
% Change	7.2	-40.7	-7.3	-50.0	75.0	-26.2	89.3	38.3	-18.1
COMPLETIONS									
June 2015	448	88	166	1	37	3,046	0	86	3,872
June 2014	973	156	281	0	113	2,013	0	9	3,545
% Change	-54.0	-43.6	-40.9	n/a	-67.3	51.3	n/a	**	9.2
Year-to-date 2015	4,100	762	1,615	4	249	24,650	3	1,197	32,580
Year-to-date 2014	4,718	996	1,736	0	325	8,078	0	199	16,052
% Change	-13.1	-23.5	-7.0	n/a	-23.4	**	n/a	**	103.0
COMPLETED & NOT ABSORBED									
June 2015	264	13	78	1	33	1,938	n/a	n/a	2,327
June 2014	233	15	66	0	47	1,114	n/a	n/a	1,475
% Change	13.3	-13.3	18.2	n/a	-29.8	74.0	n/a	n/a	57.8
ABSORBED									
June 2015	444	89	166	1	37	3,893	n/a	n/a	4,630
June 2014	953	156	278	0	82	1,892	n/a	n/a	3,361
% Change	-53.4	-42.9	-40.3	n/a	-54.9	105.8	n/a	n/a	37.8
Year-to-date 2015	4,076	774	1,596	3	244	23,611	n/a	n/a	30,304
Year-to-date 2014	4,677	995	1,749	0	297	7,929	n/a	n/a	15,647
% Change	-12.9	-22.2	-8.7	n/a	-17.8	197.8	n/a	n/a	93.7

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	121	8	0	0	0	328	0	380	837
June 2014	91	6	9	1	3	175	4	186	475
York Region									
June 2015	378	28	303	0	16	110	0	0	835
June 2014	324	60	159	0	11	440	0	0	994
Peel Region									
June 2015	258	26	14	0	21	300	0	0	619
June 2014	189	96	68	0	0	0	0	0	353
Halton Region									
June 2015	186	0	136	0	17	14	0	0	353
June 2014	220	10	119	0	18	0	0	0	367
Durham Region									
June 2015	257	0	16	0	19	0	0	0	292
June 2014	199	2	44	0	61	0	0	0	306
Toronto CMA									
June 2015	1,020	70	441	0	57	750	0	380	2,718
June 2014	936	174	371	7	49	615	4	186	2,342
Oshawa CMA									
June 2015	191	0	16	0	7	0	0	0	214
June 2014	137	0	29	0	30	0	0	0	196
Greater Toronto Area									
June 2015	1,200	62	469	0	73	752	0	380	2,936
June 2014	1,023	174	399	1	93	615	4	186	2,495

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	1,505	170	484	6	204	29,390	32	2,839	34,630
June 2014	1,288	234	515	10	336	44,003	14	2,067	48,467
York Region									
June 2015	2,219	96	1,175	0	296	5,904	0	273	9,963
June 2014	2,119	342	1,151	1	11	6,515	0	100	10,239
Peel Region									
June 2015	2,035	544	909	0	516	2,675	18	262	6,959
June 2014	1,908	794	733	1	238	2,474	12	0	6,160
Halton Region									
June 2015	927	38	328	0	230	2,105	0	155	3,783
June 2014	962	30	680	0	132	1,277	0	308	3,389
Durham Region									
June 2015	1,186	34	314	0	245	0	3	500	2,282
June 2014	1,076	100	383	0	135	0	2	439	2,135
Toronto CMA									
June 2015	7,330	896	3,055	8	1,297	39,996	50	3,374	56,006
June 2014	7,151	1,496	3,445	32	758	53,955	26	2,168	69,031
Oshawa CMA									
June 2015	808	8	216	0	168	0	3	500	1,703
June 2014	599	40	171	0	69	0	2	439	1,320
Greater Toronto Area									
June 2015	7,872	882	3,210	6	1,491	40,074	53	4,029	57,617
June 2014	7,353	1,500	3,462	12	852	54,269	28	2,914	70,390

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	62	14	0	0	0	3,020	0	86	3,182
June 2014	106	0	24	0	10	925	0	6	1,071
York Region									
June 2015	143	16	104	1	0	26	0	0	290
June 2014	258	34	81	0	44	843	0	1	1,261
Peel Region									
June 2015	87	48	43	0	16	0	0	0	194
June 2014	363	114	113	0	0	95	0	0	685
Halton Region									
June 2015	76	2	15	0	0	0	0	0	93
June 2014	99	6	32	0	59	150	0	0	346
Durham Region									
June 2015	80	8	4	0	21	0	0	0	113
June 2014	142	2	31	0	0	0	0	2	177
Toronto CMA									
June 2015	431	96	166	1	37	3,046	0	86	3,863
June 2014	939	158	266	1	91	2,013	0	7	3,475
Oshawa CMA									
June 2015	47	0	0	0	0	0	0	0	47
June 2014	78	0	27	0	0	0	0	2	107
Greater Toronto Area									
June 2015	448	88	166	1	37	3,046	0	86	3,872
June 2014	968	156	281	0	113	2,013	0	9	3,540

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

Table 1.2: Housing Activity Summary by Submarket
June 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									
June 2015	144	7	30	1	19	1,736	n/a	n/a	1,937
June 2014	128	5	41	0	7	907	n/a	n/a	1,088
York Region									
June 2015	45	6	19	0	11	202	n/a	n/a	283
June 2014	36	6	21	0	38	193	n/a	n/a	294
Peel Region									
June 2015	14	0	22	0	0	0	n/a	n/a	36
June 2014	8	2	0	0	2	0	n/a	n/a	12
Halton Region									
June 2015	30	0	3	0	0	0	n/a	n/a	33
June 2014	25	2	0	0	0	14	n/a	n/a	41
Durham Region									
June 2015	31	0	4	0	3	0	n/a	n/a	38
June 2014	36	0	4	0	0	0	n/a	n/a	40
Toronto CMA									
June 2015	229	13	91	1	33	1,956	n/a	n/a	2,323
June 2014	196	19	96	2	47	1,122	n/a	n/a	1,482
Oshawa CMA									
June 2015	27	0	0	0	0	0	n/a	n/a	27
June 2014	26	0	0	0	0	0	n/a	n/a	26
Greater Toronto Area									
June 2015	264	13	78	1	33	1,938	n/a	n/a	2,327
June 2014	233	15	66	0	47	1,114	n/a	n/a	1,475

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	56	15	0	0	0	3,867	n/a	n/a	3,938
June 2014	92	0	25	0	10	916	n/a	n/a	1,043
York Region									
June 2015	142	16	104	1	0	26	n/a	n/a	289
June 2014	258	34	81	0	11	731	n/a	n/a	1,115
Peel Region									
June 2015	88	48	43	0	16	0	n/a	n/a	195
June 2014	363	114	113	0	0	95	n/a	n/a	685
Halton Region									
June 2015	72	2	15	0	0	0	n/a	n/a	89
June 2014	96	6	32	0	59	150	n/a	n/a	343
Durham Region									
June 2015	86	8	4	0	21	0	n/a	n/a	119
June 2014	144	2	27	0	2	0	n/a	n/a	175
Toronto CMA									
June 2015	428	97	166	1	37	3,893	n/a	n/a	4,622
June 2014	927	158	263	1	58	1,892	n/a	n/a	3,299
Oshawa CMA									
June 2015	47	0	0	0	0	0	n/a	n/a	47
June 2014	79	0	27	0	2	0	n/a	n/a	108
Greater Toronto Area									
June 2015	444	89	166	1	37	3,893	n/a	n/a	4,630
June 2014	953	156	278	0	82	1,892	n/a	n/a	3,361

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 June 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Toronto City	121	92	8	6	0	16	708	361	837	475	76.2
Toronto	19	21	4	4	0	16	569	81	592	122	**
East York	10	13	0	0	0	0	0	0	10	13	-23.1
Etobicoke	31	10	2	0	0	0	0	0	33	10	**
North York	48	34	0	2	0	0	139	280	187	316	-40.8
Scarborough	10	14	0	0	0	0	0	0	10	14	-28.6
York	3	0	2	0	0	0	0	0	5	0	n/a
York Region	378	324	28	60	319	170	110	440	835	994	-16.0
Aurora	65	28	4	0	38	4	0	0	107	32	**
East Gwillimbury	25	9	0	0	0	0	0	0	25	9	177.8
Georgina Township	8	13	2	0	4	6	0	0	14	19	-26.3
King Township	29	19	0	0	0	0	0	0	29	19	52.6
Markham	40	128	4	46	164	43	0	440	208	657	-68.3
Newmarket	35	4	0	0	0	38	0	0	35	42	-16.7
Richmond Hill	19	48	2	0	42	63	0	0	63	111	-43.2
Vaughan	148	71	14	14	0	16	110	0	272	101	169.3
Whitchurch-Stouffville	9	4	2	0	71	0	0	0	82	4	**
Peel Region	258	189	26	96	35	68	300	0	619	353	75.4
Brampton	164	163	0	62	0	62	0	0	164	287	-42.9
Caledon	71	12	18	0	14	6	0	0	103	18	**
Mississauga	23	14	8	34	21	0	300	0	352	48	**
Halton Region	186	220	0	10	153	137	14	0	353	367	-3.8
Burlington	3	16	0	0	35	25	2	0	40	41	-2.4
Halton Hills	54	5	0	0	12	0	0	0	66	5	**
Milton	2	144	0	10	5	31	0	0	7	185	-96.2
Oakville	127	55	0	0	101	81	12	0	240	136	76.5
Durham Region	265	206	0	2	35	105	0	0	300	313	-4.2
Ajax	36	45	0	2	12	39	0	0	48	86	-44.2
Brock	6	4	0	0	0	0	0	0	6	4	50.0
Clarington	46	62	0	0	0	0	0	0	46	62	-25.8
Oshawa	127	54	0	0	12	29	0	0	139	83	67.5
Pickering	15	17	0	0	0	7	0	0	15	24	-37.5
Scugog	2	3	0	0	0	0	0	0	2	3	-33.3
Uxbridge	15	0	0	0	0	0	0	0	15	0	n/a
Whitby	18	21	0	0	11	30	0	0	29	51	-43.1
Remainder of Toronto CMA	14	72	10	4	12	8	0	0	36	84	-57.1
Bradford West Gwillimbury	3	27	0	0	0	0	0	0	3	27	-88.9
Town of Mono	0	12	0	0	0	0	0	0	0	12	-100.0
New Tecumseth	11	26	10	4	12	0	0	0	33	30	10.0
Orangeville	0	7	0	0	0	8	0	0	0	15	-100.0
Toronto CMA	1,020	943	72	178	496	420	1,130	801	2,718	2,342	16.1
Oshawa CMA	191	137	0	0	23	59	0	0	214	196	9.2
Greater Toronto Area (GTA)	1,208	1,031	62	174	542	496	1,132	801	2,944	2,502	17.7

Source: CMHC (Starts and Completions Survey)

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	448	307	10	78	193	259	8,118	6,625	8,769	7,269	20.6
Toronto	53	88	6	42	79	93	5,735	4,110	5,873	4,333	35.5
East York	27	23	0	6	0	8	0	0	27	37	-27.0
Etobicoke	113	34	2	0	58	18	1,408	462	1,581	514	**
North York	201	117	0	28	41	104	561	2,012	803	2,261	-64.5
Scarborough	39	41	0	0	15	30	321	30	375	101	**
York	15	4	2	2	0	6	93	11	110	23	**
York Region	1,457	1,288	60	298	942	744	1,949	1,654	4,408	3,984	10.6
Aurora	268	97	4	0	99	13	77	0	448	110	**
East Gwillimbury	74	31	0	0	0	6	0	0	74	37	100.0
Georgina Township	43	95	2	0	16	18	0	0	61	113	-46.0
King Township	130	92	0	2	21	0	0	0	151	94	60.6
Markham	206	323	32	244	259	283	460	446	957	1,296	-26.2
Newmarket	35	83	0	0	23	38	16	0	74	121	-38.8
Richmond Hill	89	133	2	0	268	290	0	1,208	359	1,631	-78.0
Vaughan	557	395	18	52	70	96	1,372	0	2,017	543	**
Whitchurch-Stouffville	55	39	2	0	186	0	24	0	267	39	**
Peel Region	1,264	926	316	386	765	370	1,457	407	3,802	2,089	82.0
Brampton	957	746	262	332	550	191	138	103	1,907	1,372	39.0
Caledon	224	127	32	14	42	69	0	0	298	210	41.9
Mississauga	83	53	22	40	173	110	1,319	304	1,597	507	**
Halton Region	588	688	2	18	316	561	700	226	1,606	1,493	7.6
Burlington	30	30	0	0	43	34	2	78	75	142	-47.2
Halton Hills	286	24	0	2	23	0	0	0	309	26	**
Milton	74	368	2	14	118	284	207	148	401	814	-50.7
Oakville	198	266	0	2	132	243	491	0	821	511	60.7
Durham Region	876	901	26	74	309	383	320	96	1,531	1,454	5.3
Ajax	134	329	0	20	69	80	0	0	203	429	-52.7
Brock	7	10	6	0	0	0	0	0	13	10	30.0
Clarington	186	264	0	30	36	74	0	0	222	368	-39.7
Oshawa	377	186	6	0	86	75	310	96	779	357	118.2
Pickering	83	58	12	24	10	85	0	0	105	167	-37.1
Scugog	3	8	0	0	0	0	0	0	3	8	-62.5
Uxbridge	33	8	2	0	40	0	0	0	75	8	**
Whitby	53	38	0	0	68	69	10	0	131	107	22.4
Remainder of Toronto CMA	164	313	48	14	70	24	48	0	330	351	-6.0
Bradford West Gwillimbury	82	140	2	6	13	0	0	0	97	146	-33.6
Town of Mono	1	33	0	0	0	0	0	0	1	33	-97.0
New Tecumseth	57	101	46	8	39	8	48	0	190	117	62.4
Orangeville	24	39	0	0	18	16	0	0	42	55	-23.6
Toronto CMA	4,141	3,887	450	838	2,362	2,089	12,270	8,834	19,223	15,648	22.8
Oshawa CMA	616	488	6	30	190	218	320	96	1,132	832	36.1
Greater Toronto Area (GTA)	4,633	4,110	414	854	2,525	2,317	12,544	9,008	20,116	16,289	23.5

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

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Toronto City	0	12	0	4	328	175	380	186
Toronto	0	12	0	4	189	81	380	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	139	94	0	186
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	319	170	0	0	110	440	0	0
Aurora	38	4	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	4	6	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	164	43	0	0	0	440	0	0
Newmarket	0	38	0	0	0	0	0	0
Richmond Hill	42	63	0	0	0	0	0	0
Vaughan	0	16	0	0	110	0	0	0
Whitchurch-Stouffville	71	0	0	0	0	0	0	0
Peel Region	35	68	0	0	300	0	0	0
Brampton	0	62	0	0	0	0	0	0
Caledon	14	6	0	0	0	0	0	0
Mississauga	21	0	0	0	300	0	0	0
Halton Region	153	137	0	0	14	0	0	0
Burlington	35	25	0	0	2	0	0	0
Halton Hills	12	0	0	0	0	0	0	0
Milton	5	31	0	0	0	0	0	0
Oakville	101	81	0	0	12	0	0	0
Durham Region	35	105	0	0	0	0	0	0
Ajax	12	39	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	12	29	0	0	0	0	0	0
Pickering	0	7	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	11	30	0	0	0	0	0	0
Remainder of Toronto CMA	12	8	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	12	0	0	0	0	0	0	0
Orangeville	0	8	0	0	0	0	0	0
Toronto CMA	496	416	0	4	750	615	380	186
Oshawa CMA	23	59	0	0	0	0	0	0
Greater Toronto Area (GTA)	542	492	0	4	752	615	380	186

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 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	255	21	4	7,297	6,029	821	596
Toronto	79	89	0	4	4,934	3,806	801	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	541	1,731	20	281
Scarborough	15	30	0	0	321	30	0	0
York	0	6	0	0	93	0	0	11
York Region	942	744	0	0	1,909	1,648	40	6
Aurora	99	13	0	0	77	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	16	18	0	0	0	0	0	0
King Township	21	0	0	0	0	0	0	0
Markham	259	283	0	0	460	440	0	6
Newmarket	23	38	0	0	0	0	16	0
Richmond Hill	268	290	0	0	0	1,208	0	0
Vaughan	70	96	0	0	1,348	0	24	0
Whitchurch-Stouffville	186	0	0	0	24	0	0	0
Peel Region	751	370	14	0	1,443	407	14	0
Brampton	536	191	14	0	124	103	14	0
Caledon	42	69	0	0	0	0	0	0
Mississauga	173	110	0	0	1,319	304	0	0
Halton Region	316	561	0	0	700	226	0	0
Burlington	43	34	0	0	2	78	0	0
Halton Hills	23	0	0	0	0	0	0	0
Milton	118	284	0	0	207	148	0	0
Oakville	132	243	0	0	491	0	0	0
Durham Region	309	383	0	0	0	0	320	96
Ajax	69	80	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	86	75	0	0	0	0	310	96
Pickering	10	85	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	68	69	0	0	0	0	10	0
Remainder of Toronto CMA	70	24	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	39	8	0	0	48	0	0	0
Orangeville	18	16	0	0	0	0	0	0
Toronto CMA	2,327	2,085	35	4	11,395	8,232	875	602
Oshawa CMA	190	218	0	0	0	0	320	96
Greater Toronto Area (GTA)	2,490	2,313	35	4	11,349	8,310	1,195	698

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Toronto City	129	106	328	179	380	190	837	475
Toronto	23	34	189	84	380	4	592	122
East York	10	13	0	0	0	0	10	13
Etobicoke	33	10	0	0	0	0	33	10
North York	48	35	139	95	0	186	187	316
Scarborough	10	14	0	0	0	0	10	14
York	5	0	0	0	0	0	5	0
York Region	709	543	126	451	0	0	835	994
Aurora	107	32	0	0	0	0	107	32
East Gwillimbury	25	9	0	0	0	0	25	9
Georgina Township	14	19	0	0	0	0	14	19
King Township	29	19	0	0	0	0	29	19
Markham	208	217	0	440	0	0	208	657
Newmarket	35	31	0	11	0	0	35	42
Richmond Hill	63	111	0	0	0	0	63	111
Vaughan	162	101	110	0	0	0	272	101
Whitchurch-Stouffville	66	4	16	0	0	0	82	4
Peel Region	298	353	321	0	0	0	619	353
Brampton	164	287	0	0	0	0	164	287
Caledon	103	18	0	0	0	0	103	18
Mississauga	31	48	321	0	0	0	352	48
Halton Region	322	349	31	18	0	0	353	367
Burlington	21	23	19	18	0	0	40	41
Halton Hills	66	5	0	0	0	0	66	5
Milton	7	185	0	0	0	0	7	185
Oakville	228	136	12	0	0	0	240	136
Durham Region	281	252	19	61	0	0	300	313
Ajax	36	55	12	31	0	0	48	86
Brock	6	4	0	0	0	0	6	4
Clarington	46	62	0	0	0	0	46	62
Oshawa	139	83	0	0	0	0	139	83
Pickering	15	24	0	0	0	0	15	24
Scugog	2	3	0	0	0	0	2	3
Uxbridge	15	0	0	0	0	0	15	0
Whitby	22	21	7	30	0	0	29	51
Remainder of Toronto CMA	28	74	8	10	0	0	36	84
Bradford West Gwillimbury	3	27	0	0	0	0	3	27
Town of Mono	0	11	0	1	0	0	0	12
New Tecumseth	25	21	8	9	0	0	33	30
Orangeville	0	15	0	0	0	0	0	15
Toronto CMA	1,531	1,481	807	671	380	190	2,718	2,342
Oshawa CMA	207	166	7	30	0	0	214	196
Greater Toronto Area (GTA)	1,739	1,603	825	709	380	190	2,944	2,502

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	611	594	7,316	6,075	842	600	8,769	7,269
Toronto	118	218	4,954	3,807	801	308	5,873	4,333
East York	27	37	0	0	0	0	27	37
Etobicoke	115	60	1,466	454	0	0	1,581	514
North York	280	207	482	1,773	41	281	803	2,261
Scarborough	54	60	321	41	0	0	375	101
York	17	12	93	0	0	11	110	23
York Region	2,332	2,319	2,036	1,659	40	6	4,408	3,984
Aurora	371	110	77	0	0	0	448	110
East Gwillimbury	74	37	0	0	0	0	74	37
Georgina Township	61	113	0	0	0	0	61	113
King Township	136	94	15	0	0	0	151	94
Markham	497	850	460	440	0	6	957	1,296
Newmarket	35	110	23	11	16	0	74	121
Richmond Hill	359	423	0	1,208	0	0	359	1,631
Vaughan	610	543	1,383	0	24	0	2,017	543
Whitchurch-Stouffville	189	39	78	0	0	0	267	39
Peel Region	2,103	1,533	1,671	556	28	0	3,802	2,089
Brampton	1,659	1,222	220	150	28	0	1,907	1,372
Caledon	298	210	0	0	0	0	298	210
Mississauga	146	101	1,451	406	0	0	1,597	507
Halton Region	890	1,240	716	253	0	0	1,606	1,493
Burlington	48	37	27	105	0	0	75	142
Halton Hills	309	26	0	0	0	0	309	26
Milton	194	666	207	148	0	0	401	814
Oakville	339	511	482	0	0	0	821	511
Durham Region	1,076	1,258	135	100	320	96	1,531	1,454
Ajax	140	398	63	31	0	0	203	429
Brock	13	10	0	0	0	0	13	10
Clarington	214	354	8	14	0	0	222	368
Oshawa	469	261	0	0	310	96	779	357
Pickering	105	161	0	6	0	0	105	167
Scugog	3	8	0	0	0	0	3	8
Uxbridge	75	8	0	0	0	0	75	8
Whitby	57	58	64	49	10	0	131	107
Remainder of Toronto CMA	259	329	71	22	0	0	330	351
Bradford West Gwillimbury	97	146	0	0	0	0	97	146
Town of Mono	1	20	0	13	0	0	1	33
New Tecumseth	124	108	66	9	0	0	190	117
Orangeville	37	55	5	0	0	0	42	55
Toronto CMA	6,467	6,545	11,846	8,497	910	606	19,223	15,648
Oshawa CMA	740	673	72	63	320	96	1,132	832
Greater Toronto Area (GTA)	7,012	6,944	11,874	8,643	1,230	702	20,116	16,289

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Toronto City	62	106	14	0	0	34	3,106	931	3,182	1,071	197.1
Toronto	14	18	6	0	0	0	2,486	508	2,506	526	**
East York	16	15	0	0	0	0	0	0	16	15	6.7
Etobicoke	6	21	2	0	0	0	373	0	381	21	**
North York	16	42	0	0	0	0	247	423	263	465	-43.4
Scarborough	8	8	0	0	0	34	0	0	8	42	-81.0
York	2	2	6	0	0	0	0	0	8	2	**
York Region	144	258	16	34	104	125	26	844	290	1,261	-77.0
Aurora	8	32	0	0	0	0	0	116	8	148	-94.6
East Gwillimbury	1	5	0	0	0	0	0	0	1	5	-80.0
Georgina Township	20	15	0	0	0	0	0	0	20	15	33.3
King Township	13	20	0	2	0	6	0	0	13	28	-53.6
Markham	25	54	10	30	85	41	0	728	120	853	-85.9
Newmarket	4	19	0	0	0	44	0	0	4	63	-93.7
Richmond Hill	15	29	0	0	10	5	0	0	25	34	-26.5
Vaughan	54	55	6	2	9	29	0	0	69	86	-19.8
Whitchurch-Stouffville	4	29	0	0	0	0	26	0	30	29	3.4
Peel Region	87	363	48	114	59	113	0	95	194	685	-71.7
Brampton	72	305	8	76	59	86	0	95	139	562	-75.3
Caledon	9	26	40	16	0	21	0	0	49	63	-22.2
Mississauga	6	32	0	22	0	6	0	0	6	60	-90.0
Halton Region	76	99	2	6	6	91	9	150	93	346	-73.1
Burlington	1	10	0	6	0	25	0	0	1	41	-97.6
Halton Hills	4	34	0	0	0	0	0	0	4	34	-88.2
Milton	33	7	2	0	6	0	0	150	41	157	-73.9
Oakville	38	48	0	0	0	66	9	0	47	114	-58.8
Durham Region	80	147	8	2	25	31	0	2	113	182	-37.9
Ajax	28	50	6	0	21	4	0	0	55	54	1.9
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	26	28	0	0	0	19	0	0	26	47	-44.7
Oshawa	19	33	0	0	0	8	0	2	19	43	-55.8
Pickering	5	12	2	2	4	0	0	0	11	14	-21.4
Scugog	0	4	0	0	0	0	0	0	0	4	-100.0
Uxbridge	0	2	0	0	0	0	0	0	0	2	-100.0
Whitby	2	17	0	0	0	0	0	0	2	17	-88.2
Remainder of Toronto CMA	31	60	8	8	0	15	0	0	39	83	-53.0
Bradford West Gwillimbury	15	29	0	4	0	7	0	0	15	40	-62.5
Town of Mono	0	2	0	0	0	0	0	0	0	2	-100.0
New Tecumseth	12	20	8	4	0	0	0	0	20	24	-16.7
Orangeville	4	9	0	0	0	8	0	0	4	17	-76.5
Toronto CMA	432	940	96	158	194	357	3,141	2,020	3,863	3,475	11.2
Oshawa CMA	47	78	0	0	0	27	0	2	47	107	-56.1
Greater Toronto Area (GTA)	449	973	88	156	194	394	3,141	2,022	3,872	3,545	9.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type January - June 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	394	549	76	36	40	154	23,127	5,164	23,637	5,903	**
Toronto	89	86	36	10	21	18	14,488	3,723	14,634	3,837	**
East York	30	30	4	0	5	0	0	105	39	135	-71.1
Etobicoke	64	92	2	4	3	0	2,732	338	2,801	434	**
North York	164	263	2	18	0	22	4,928	901	5,094	1,204	**
Scarborough	42	64	12	2	11	114	530	97	595	277	114.8
York	5	14	20	2	0	0	449	0	474	16	**
York Region	1,339	1,387	244	218	745	612	1,833	2,350	4,161	4,567	-8.9
Aurora	109	36	0	0	13	0	0	273	122	309	-60.5
East Gwillimbury	18	23	0	14	0	6	0	0	18	43	-58.1
Georgina Township	109	62	0	0	25	19	0	0	134	81	65.4
King Township	125	125	0	2	8	53	0	0	133	180	-26.1
Markham	361	329	176	156	315	293	938	1,445	1,790	2,223	-19.5
Newmarket	19	191	0	18	31	44	0	0	50	253	-80.2
Richmond Hill	166	225	16	2	260	80	255	632	697	939	-25.8
Vaughan	343	297	52	26	93	110	614	0	1,102	433	154.5
Whitchurch-Stouffville	89	99	0	0	0	7	26	0	115	106	8.5
Peel Region	1,034	1,650	396	686	435	605	586	287	2,451	3,228	-24.1
Brampton	871	1,268	340	500	225	520	103	95	1,539	2,383	-35.4
Caledon	90	231	40	40	145	42	0	0	275	313	-12.1
Mississauga	73	151	16	146	65	43	483	192	637	532	19.7
Halton Region	551	514	22	42	401	514	238	465	1,212	1,535	-21.0
Burlington	28	41	0	6	62	67	115	210	205	324	-36.7
Halton Hills	37	147	0	2	7	94	0	0	44	243	-81.9
Milton	282	51	22	34	138	219	0	246	442	550	-19.6
Oakville	204	275	0	0	194	134	123	9	521	418	24.6
Durham Region	787	618	26	14	234	174	72	13	1,119	819	36.6
Ajax	244	173	6	4	131	49	0	0	381	226	68.6
Brock	3	4	0	0	0	0	0	0	3	4	-25.0
Clarington	207	132	0	4	20	48	0	2	227	186	22.0
Oshawa	180	163	0	4	26	8	72	9	278	184	51.1
Pickering	62	30	20	2	57	22	0	0	139	54	157.4
Scugog	8	14	0	0	0	0	0	0	8	14	-42.9
Uxbridge	9	22	0	0	0	0	0	0	9	22	-59.1
Whitby	74	80	0	0	0	47	0	2	74	129	-42.6
Remainder of Toronto CMA	378	340	28	38	37	64	0	0	443	442	0.2
Bradford West Gwillimbury	119	155	0	18	7	35	0	0	126	208	-39.4
Town of Mono	69	12	0	0	0	0	0	0	69	12	**
New Tecumseth	161	153	28	20	3	21	0	0	192	194	-1.0
Orangeville	29	20	0	0	27	8	0	0	56	28	100.0
Toronto CMA	3,983	4,624	792	1,020	1,784	1,953	25,669	8,056	32,228	15,653	105.9
Oshawa CMA	461	375	0	8	46	103	72	13	579	499	16.0
Greater Toronto Area (GTA)	4,105	4,718	764	996	1,855	2,059	25,856	8,279	32,580	16,052	103.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Toronto City	0	34	0	0	3,020	925	86	6
Toronto	0	0	0	0	2,400	502	86	6
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	373	0	0	0
North York	0	0	0	0	247	423	0	0
Scarborough	0	34	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	104	125	0	0	26	843	0	1
Aurora	0	0	0	0	0	116	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	6	0	0	0	0	0	0
Markham	85	41	0	0	0	727	0	1
Newmarket	0	44	0	0	0	0	0	0
Richmond Hill	10	5	0	0	0	0	0	0
Vaughan	9	29	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	26	0	0	0
Peel Region	59	113	0	0	0	95	0	0
Brampton	59	86	0	0	0	95	0	0
Caledon	0	21	0	0	0	0	0	0
Mississauga	0	6	0	0	0	0	0	0
Halton Region	6	91	0	0	9	150	0	0
Burlington	0	25	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	6	0	0	0	0	150	0	0
Oakville	0	66	0	0	9	0	0	0
Durham Region	25	31	0	0	0	0	0	2
Ajax	21	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	19	0	0	0	0	0	0
Oshawa	0	8	0	0	0	0	0	2
Pickering	4	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	0	15	0	0	0	0	0	0
Bradford West Gwillimbury	0	7	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	8	0	0	0	0	0	0
Toronto CMA	194	357	0	0	3,055	2,013	86	7
Oshawa CMA	0	27	0	0	0	0	0	2
Greater Toronto Area (GTA)	194	394	0	0	3,055	2,013	86	9

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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	154	0	0	22,121	4,981	1,006	183
Toronto	21	18	0	0	14,115	3,540	373	183
East York	5	0	0	0	0	105	0	0
Etobicoke	3	0	0	0	2,732	338	0	0
North York	0	22	0	0	4,928	901	0	0
Scarborough	11	114	0	0	346	97	184	0
York	0	0	0	0	0	0	449	0
York Region	745	612	0	0	1,829	2,345	4	5
Aurora	13	0	0	0	0	273	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	53	0	0	0	0	0	0
Markham	315	293	0	0	934	1,440	4	5
Newmarket	31	44	0	0	0	0	0	0
Richmond Hill	260	80	0	0	255	632	0	0
Vaughan	93	110	0	0	614	0	0	0
Whitchurch-Stouffville	0	7	0	0	26	0	0	0
Peel Region	435	605	0	0	586	287	0	0
Brampton	225	520	0	0	103	95	0	0
Caledon	145	42	0	0	0	0	0	0
Mississauga	65	43	0	0	483	192	0	0
Halton Region	401	514	0	0	123	465	115	0
Burlington	62	67	0	0	0	210	115	0
Halton Hills	7	94	0	0	0	0	0	0
Milton	138	219	0	0	0	246	0	0
Oakville	194	134	0	0	123	9	0	0
Durham Region	234	174	0	0	0	2	72	11
Ajax	131	49	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	20	48	0	0	0	2	0	0
Oshawa	26	8	0	0	0	0	72	9
Pickering	57	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	64	0	0	0	0	0	0
Bradford West Gwillimbury	7	35	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	8	0	0	0	0	0	0
Toronto CMA	1,784	1,953	0	0	24,659	7,868	1,010	188
Oshawa CMA	46	103	0	0	0	2	72	11
Greater Toronto Area (GTA)	1,855	2,059	0	0	24,659	8,080	1,197	199

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Toronto City	76	130	3,020	935	86	6	3,182	1,071
Toronto	20	18	2,400	502	86	6	2,506	526
East York	16	15	0	0	0	0	16	15
Etobicoke	8	21	373	0	0	0	381	21
North York	16	42	247	423	0	0	263	465
Scarborough	8	32	0	10	0	0	8	42
York	8	2	0	0	0	0	8	2
York Region	263	373	27	887	0	1	290	1,261
Aurora	8	32	0	116	0	0	8	148
East Gwillimbury	1	5	0	0	0	0	1	5
Georgina Township	20	15	0	0	0	0	20	15
King Township	13	28	0	0	0	0	13	28
Markham	120	125	0	727	0	1	120	853
Newmarket	4	19	0	44	0	0	4	63
Richmond Hill	24	34	1	0	0	0	25	34
Vaughan	69	86	0	0	0	0	69	86
Whitchurch-Stouffville	4	29	26	0	0	0	30	29
Peel Region	178	590	16	95	0	0	194	685
Brampton	123	467	16	95	0	0	139	562
Caledon	49	63	0	0	0	0	49	63
Mississauga	6	60	0	0	0	0	6	60
Halton Region	93	137	0	209	0	0	93	346
Burlington	1	19	0	22	0	0	1	41
Halton Hills	4	34	0	0	0	0	4	34
Milton	41	7	0	150	0	0	41	157
Oakville	47	77	0	37	0	0	47	114
Durham Region	92	180	21	0	0	2	113	182
Ajax	34	54	21	0	0	0	55	54
Brock	0	1	0	0	0	0	0	1
Clarington	26	47	0	0	0	0	26	47
Oshawa	19	41	0	0	0	2	19	43
Pickering	11	14	0	0	0	0	11	14
Scugog	0	4	0	0	0	0	0	4
Uxbridge	0	2	0	0	0	0	0	2
Whitby	2	17	0	0	0	0	2	17
Remainder of Toronto CMA	39	82	0	1	0	0	39	83
Bradford West Gwillimbury	15	40	0	0	0	0	15	40
Town of Mono	0	1	0	1	0	0	0	2
New Tecumseth	20	24	0	0	0	0	20	24
Orangeville	4	17	0	0	0	0	4	17
Toronto CMA	693	1,363	3,084	2,105	86	7	3,863	3,475
Oshawa CMA	47	105	0	0	0	2	47	107
Greater Toronto Area (GTA)	702	1,410	3,084	2,126	86	9	3,872	3,545

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	492	710	22,137	5,010	1,008	183	23,637	5,903
Toronto	146	114	14,115	3,540	373	183	14,634	3,837
East York	37	30	0	105	2	0	39	135
Etobicoke	66	96	2,735	338	0	0	2,801	434
North York	164	284	4,930	920	0	0	5,094	1,204
Scarborough	54	170	357	107	184	0	595	277
York	25	16	0	0	449	0	474	16
York Region	2,307	2,153	1,850	2,409	4	5	4,161	4,567
Aurora	122	36	0	273	0	0	122	309
East Gwillimbury	18	43	0	0	0	0	18	43
Georgina Township	134	81	0	0	0	0	134	81
King Township	133	180	0	0	0	0	133	180
Markham	852	778	934	1,440	4	5	1,790	2,223
Newmarket	39	209	11	44	0	0	50	253
Richmond Hill	440	300	257	639	0	0	697	939
Vaughan	480	420	622	13	0	0	1,102	433
Whitchurch-Stouffville	89	106	26	0	0	0	115	106
Peel Region	1,784	2,859	667	369	0	0	2,451	3,228
Brampton	1,404	2,215	135	168	0	0	1,539	2,383
Caledon	275	313	0	0	0	0	275	313
Mississauga	105	331	532	201	0	0	637	532
Halton Region	943	955	154	580	115	0	1,212	1,535
Burlington	50	62	40	262	115	0	205	324
Halton Hills	44	243	0	0	0	0	44	243
Milton	442	288	0	262	0	0	442	550
Oakville	407	362	114	56	0	0	521	418
Durham Region	951	773	95	35	73	11	1,119	819
Ajax	286	226	95	0	0	0	381	226
Brock	3	4	0	0	0	0	3	4
Clarington	227	186	0	0	0	0	227	186
Oshawa	205	175	0	0	73	9	278	184
Pickering	139	54	0	0	0	0	139	54
Scugog	8	14	0	0	0	0	8	14
Uxbridge	9	22	0	0	0	0	9	22
Whitby	74	92	0	35	0	2	74	129
Remainder of Toronto CMA	431	422	12	20	0	0	443	442
Bradford West Gwillimbury	126	208	0	0	0	0	126	208
Town of Mono	66	5	3	7	0	0	69	12
New Tecumseth	183	181	9	13	0	0	192	194
Orangeville	56	28	0	0	0	0	56	28
Toronto CMA	6,341	7,339	24,875	8,126	1,012	188	32,228	15,653
Oshawa CMA	506	453	0	35	73	11	579	499
Greater Toronto Area (GTA)	6,477	7,450	24,903	8,403	1,200	199	32,580	16,052

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2015	0	0.0	0	0.0	0	0.0	2	5.7	33	94.3	35	1,850,000	1,876,829
June 2014	0	0.0	0	0.0	0	0.0	13	19.1	55	80.9	68	1,200,000	1,431,866
Year-to-date 2015	0	0.0	2	0.7	7	2.4	5	1.7	280	95.2	294	1,997,500	2,011,085
Year-to-date 2014	1	0.2	2	0.4	4	0.9	52	11.2	404	87.3	463	1,379,500	1,553,231
Toronto													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
June 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	44	100.0	44	1,397,500	1,904,841
Year-to-date 2014	1	1.3	0	0.0	0	0.0	0	0.0	78	98.7	79	1,295,000	1,523,405
East York													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
June 2014	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	1,450,000	1,413,231
Etobicoke													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2014	0	0.0	0	0.0	0	0.0	8	44.4	10	55.6	18	819,000	1,102,667
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	61	100.0	61	1,950,000	2,056,951
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	13.9	68	86.1	79	1,100,000	1,344,237
North York													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	2,230,000	2,513,462
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,900,000	1,925,333
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	143	100.0	143	2,350,000	2,350,818
Year-to-date 2014	0	0.0	1	0.5	2	0.9	6	2.8	209	95.9	218	1,850,000	1,876,769
Scarborough													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
June 2014	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	850,000	957,182
Year-to-date 2015	0	0.0	2	5.7	7	20.0	3	8.6	23	65.7	35	895,000	878,685
Year-to-date 2014	0	0.0	1	1.6	2	3.3	27	44.3	31	50.8	61	800,000	893,748
York													
June 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	30.8	9	69.2	13	850,000	813,531

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2015	15	10.6	2	1.4	7	5.0	19	13.5	98	69.5	141	988,900	1,073,031
June 2014	17	6.6	7	2.7	49	19.0	54	20.9	131	50.8	258	816,445	844,759
Year-to-date 2015	89	6.7	49	3.7	159	11.9	248	18.6	790	59.2	1,335	881,990	947,707
Year-to-date 2014	86	6.2	51	3.7	232	16.8	314	22.8	697	50.5	1,380	807,490	845,613
Aurora													
June 2015	0	0.0	0	0.0	0	0.0	6	100.0	0	0.0	6	--	--
June 2014	0	0.0	0	0.0	25	78.1	7	21.9	0	0.0	32	589,990	607,553
Year-to-date 2015	0	0.0	0	0.0	6	5.6	50	46.7	51	47.7	107	799,900	886,224
Year-to-date 2014	0	0.0	1	2.8	25	69.4	8	22.2	2	5.6	36	589,990	643,241
East Gwillimbury													
June 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
June 2014	1	20.0	2	40.0	0	0.0	2	40.0	0	0.0	5	--	--
Year-to-date 2015	8	44.4	8	44.4	1	5.6	1	5.6	0	0.0	18	477,490	499,596
Year-to-date 2014	15	65.2	6	26.1	0	0.0	2	8.7	0	0.0	23	449,990	459,773
Georgina Township													
June 2015	15	75.0	1	5.0	1	5.0	1	5.0	2	10.0	20	405,990	487,041
June 2014	12	80.0	2	13.3	1	6.7	0	0.0	0	0.0	15	369,990	396,990
Year-to-date 2015	77	70.6	16	14.7	4	3.7	6	5.5	6	5.5	109	399,990	463,694
Year-to-date 2014	47	75.8	2	3.2	2	3.2	2	3.2	9	14.5	62	369,990	474,910
King Township													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,332,000	1,232,819
June 2014	0	0.0	0	0.0	0	0.0	4	20.0	16	80.0	20	892,990	972,942
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	2.4	123	97.6	126	1,202,500	1,223,001
Year-to-date 2014	0	0.0	1	0.8	1	0.8	15	12.5	103	85.8	120	879,990	982,322
Markham													
June 2015	0	0.0	0	0.0	4	17.4	6	26.1	13	56.5	23	849,880	1,029,717
June 2014	0	0.0	0	0.0	8	14.8	16	29.6	30	55.6	54	866,990	914,034
Year-to-date 2015	0	0.0	1	0.3	60	16.8	103	28.8	194	54.2	358	876,380	891,572
Year-to-date 2014	0	0.0	2	0.6	76	23.1	91	27.7	160	48.6	329	798,990	895,643
Newmarket													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2014	4	21.1	3	15.8	1	5.3	8	42.1	3	15.8	19	729,900	642,216
Year-to-date 2015	1	5.3	0	0.0	0	0.0	12	63.2	6	31.6	19	774,900	767,379
Year-to-date 2014	23	12.0	37	19.3	42	21.9	84	43.8	6	3.1	192	633,900	618,036
Richmond Hill													
June 2015	0	0.0	0	0.0	2	13.3	4	26.7	9	60.0	15	1,630,000	1,712,353
June 2014	0	0.0	0	0.0	0	0.0	1	3.4	28	96.6	29	986,990	1,040,229
Year-to-date 2015	1	0.6	0	0.0	13	8.0	30	18.4	119	73.0	163	959,990	1,160,141
Year-to-date 2014	0	0.0	0	0.0	1	0.4	43	18.9	184	80.7	228	875,990	1,005,276
Vaughan													
June 2015	0	0.0	0	0.0	0	0.0	1	1.9	53	98.1	54	1,030,490	1,109,275
June 2014	0	0.0	0	0.0	12	21.8	7	12.7	36	65.5	55	862,990	933,781
Year-to-date 2015	1	0.3	4	1.2	36	10.5	19	5.5	283	82.5	343	999,990	1,080,459
Year-to-date 2014	0	0.0	0	0.0	66	22.8	40	13.8	184	63.4	290	881,945	898,531
Whitchurch-Stouffville													
June 2015	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
June 2014	0	0.0	0	0.0	2	6.9	9	31.0	18	62.1	29	885,990	939,582
Year-to-date 2015	1	1.1	20	21.7	39	42.4	24	26.1	8	8.7	92	603,445	687,679
Year-to-date 2014	1	1.0	2	2.0	19	19.0	29	29.0	49	49.0	100	750,000	827,855

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2015	7	8.0	21	23.9	32	36.4	11	12.5	17	19.3	88	621,490	658,624
June 2014	69	19.0	96	26.4	87	24.0	61	16.8	50	13.8	363	575,990	639,012
Year-to-date 2015	95	9.3	204	19.9	314	30.7	257	25.1	154	15.0	1,024	620,900	669,817
Year-to-date 2014	235	14.3	430	26.1	410	24.9	374	22.7	197	12.0	1,646	591,990	630,403
Brampton													
June 2015	7	9.6	21	28.8	24	32.9	9	12.3	12	16.4	73	608,900	618,875
June 2014	68	22.3	90	29.5	78	25.6	53	17.4	16	5.2	305	535,990	575,651
Year-to-date 2015	95	11.1	195	22.7	278	32.4	223	26.0	68	7.9	859	604,990	613,360
Year-to-date 2014	224	17.7	379	30.0	322	25.5	260	20.6	79	6.3	1,264	568,990	587,692
Caledon													
June 2015	0	0.0	0	0.0	8	88.9	1	11.1	0	0.0	9	--	--
June 2014	1	3.8	6	23.1	9	34.6	8	30.8	2	7.7	26	602,900	639,925
Year-to-date 2015	0	0.0	9	9.8	36	39.1	33	35.9	14	15.2	92	661,900	692,287
Year-to-date 2014	11	4.8	51	22.1	88	38.1	62	26.8	19	8.2	231	602,900	621,476
Mississauga													
June 2015	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	1,250,000	1,242,188
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.4	72	98.6	73	1,300,000	1,305,833
Year-to-date 2014	0	0.0	0	0.0	0	0.0	52	34.4	99	65.6	151	950,000	1,001,582
Halton Region													
June 2015	0	0.0	16	22.2	15	20.8	3	4.2	38	52.8	72	849,995	1,283,841
June 2014	0	0.0	3	3.1	16	16.7	58	60.4	19	19.8	96	734,990	789,703
Year-to-date 2015	2	0.4	213	39.5	66	12.2	51	9.5	207	38.4	539	614,900	938,175
Year-to-date 2014	1	0.2	49	9.6	86	16.8	230	44.8	147	28.7	513	720,900	875,999
Burlington													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2014	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--
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	2.6	0	0.0	13	34.2	8	21.1	16	42.1	38	724,990	1,348,470
Halton Hills													
June 2015	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
June 2014	0	0.0	0	0.0	7	20.6	22	64.7	5	14.7	34	708,400	738,430
Year-to-date 2015	0	0.0	1	2.7	5	13.5	13	35.1	18	48.6	37	789,900	911,830
Year-to-date 2014	0	0.0	18	12.2	55	37.4	63	42.9	11	7.5	147	650,900	672,723
Milton													
June 2015	0	0.0	16	48.5	15	45.5	0	0.0	2	6.1	33	559,990	576,724
June 2014	0	0.0	3	42.9	4	57.1	0	0.0	0	0.0	7	--	--
Year-to-date 2015	0	0.0	212	75.2	59	20.9	0	0.0	11	3.9	282	521,900	567,558
Year-to-date 2014	0	0.0	30	58.8	9	17.6	11	21.6	1	2.0	51	529,900	567,100
Oakville													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	1,700,000	2,006,142
June 2014	0	0.0	0	0.0	2	4.2	35	72.9	11	22.9	48	759,990	794,971
Year-to-date 2015	2	1.0	0	0.0	1	0.5	34	17.3	159	81.1	196	989,995	1,406,582
Year-to-date 2014	0	0.0	1	0.4	9	3.2	148	53.4	119	43.0	277	770,000	975,932

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 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													
June 2015	25	29.8	22	26.2	21	25.0	15	17.9	1	1.2	84	531,450	524,709
June 2014	58	40.3	21	14.6	20	13.9	38	26.4	7	4.9	144	501,995	536,924
Year-to-date 2015	287	37.0	218	28.1	147	18.9	93	12.0	31	4.0	776	499,900	516,758
Year-to-date 2014	218	36.0	137	22.6	122	20.2	99	16.4	29	4.8	605	498,800	530,099
Ajax													
June 2015	2	5.9	10	29.4	8	23.5	13	38.2	1	2.9	34	611,100	602,352
June 2014	1	2.0	11	21.6	12	23.5	27	52.9	0	0.0	51	666,600	635,363
Year-to-date 2015	71	28.2	67	26.6	49	19.4	60	23.8	5	2.0	252	530,800	551,136
Year-to-date 2014	6	3.4	43	24.2	66	37.1	61	34.3	2	1.1	178	610,450	613,347
Brock													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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													
June 2015	15	62.5	5	20.8	3	12.5	1	4.2	0	0.0	24	403,900	430,330
June 2014	28	96.6	1	3.4	0	0.0	0	0.0	0	0.0	29	349,990	349,386
Year-to-date 2015	129	63.9	39	19.3	21	10.4	11	5.4	2	1.0	202	395,490	437,463
Year-to-date 2014	88	68.8	17	13.3	11	8.6	9	7.0	3	2.3	128	380,490	425,681
Oshawa													
June 2015	8	42.1	6	31.6	5	26.3	0	0.0	0	0.0	19	504,000	484,114
June 2014	25	75.8	5	15.2	1	3.0	2	6.1	0	0.0	33	403,990	432,867
Year-to-date 2015	70	39.1	66	36.9	38	21.2	4	2.2	1	0.6	179	487,990	484,783
Year-to-date 2014	103	62.4	37	22.4	18	10.9	6	3.6	1	0.6	165	435,990	446,202
Pickering													
June 2015	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	--	--
June 2014	0	0.0	0	0.0	6	50.0	5	41.7	1	8.3	12	642,200	646,267
Year-to-date 2015	0	0.0	15	25.4	20	33.9	7	11.9	17	28.8	59	616,100	670,796
Year-to-date 2014	0	0.0	1	3.3	9	30.0	10	33.3	10	33.3	30	698,950	780,100
Scugog													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
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	9.1	11	50.0	4	18.2	4	18.2	1	4.5	22	499,400	557,680
Whitby													
June 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
June 2014	4	23.5	4	23.5	1	5.9	3	17.6	5	29.4	17	560,000	660,982
Year-to-date 2015	10	13.3	30	40.0	18	24.0	11	14.7	6	8.0	75	540,000	586,012
Year-to-date 2014	19	23.2	28	34.1	14	17.1	9	11.0	12	14.6	82	517,990	582,337

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 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													
June 2015	11	35.5	12	38.7	3	9.7	1	3.2	4	12.9	31	475,900	575,430
June 2014	40	65.6	19	31.1	2	3.3	0	0.0	0	0.0	61	409,990	425,813
Year-to-date 2015	199	52.9	88	23.4	51	13.6	31	8.2	7	1.9	376	444,990	485,625
Year-to-date 2014	244	71.8	58	17.1	3	0.9	9	2.6	26	7.6	340	394,990	462,504
Bradford West Gwillimbury													
June 2015	4	26.7	3	20.0	3	20.0	1	6.7	4	26.7	15	584,990	708,790
June 2014	18	60.0	11	36.7	1	3.3	0	0.0	0	0.0	30	424,990	435,690
Year-to-date 2015	41	34.5	55	46.2	14	11.8	4	3.4	5	4.2	119	461,990	518,414
Year-to-date 2014	99	63.9	26	16.8	1	0.6	4	2.6	25	16.1	155	420,990	531,812
Town of Mono													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2014	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
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	4	33.3	5	41.7	0	0.0	2	16.7	1	8.3	12	456,900	576,017
New Tecumseth													
June 2015	5	41.7	7	58.3	0	0.0	0	0.0	0	0.0	12	450,990	446,240
June 2014	14	70.0	5	25.0	1	5.0	0	0.0	0	0.0	20	394,990	415,090
Year-to-date 2015	134	83.2	24	14.9	1	0.6	1	0.6	1	0.6	161	389,990	404,436
Year-to-date 2014	125	81.7	24	15.7	2	1.3	2	1.3	0	0.0	153	369,990	388,630
Orangeville													
June 2015	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
June 2014	7	77.8	2	22.2	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2015	19	65.5	7	24.1	0	0.0	3	10.3	0	0.0	29	416,900	450,014
Year-to-date 2014	16	80.0	3	15.0	0	0.0	1	5.0	0	0.0	20	400,000	422,393
Toronto CMA													
June 2015	35	8.6	62	15.3	69	17.0	49	12.1	191	47.0	406	753,500	1,006,076
June 2014	127	14.0	136	15.0	169	18.7	218	24.1	254	28.1	904	666,600	754,419
Year-to-date 2015	463	12.0	639	16.5	666	17.2	655	17.0	1,441	37.3	3,864	679,990	873,790
Year-to-date 2014	574	12.7	645	14.2	801	17.7	1,046	23.1	1,468	32.4	4,534	683,645	799,290
Oshawa CMA													
June 2015	23	51.1	11	24.4	9	20.0	2	4.4	0	0.0	45	448,900	462,866
June 2014	57	72.2	10	12.7	2	2.5	5	6.3	5	6.3	79	397,900	451,310
Year-to-date 2015	209	45.8	135	29.6	77	16.9	26	5.7	9	2.0	456	469,990	480,470
Year-to-date 2014	210	56.0	82	21.9	43	11.5	24	6.4	16	4.3	375	437,900	468,966
Greater Toronto Area													
June 2015	47	11.2	61	14.5	75	17.9	50	11.9	187	44.5	420	722,400	979,660
June 2014	144	15.5	127	13.7	172	18.5	224	24.1	262	28.2	929	666,600	753,934
Year-to-date 2015	473	11.9	686	17.3	693	17.5	654	16.5	1,462	36.8	3,968	672,990	869,209
Year-to-date 2014	541	11.7	669	14.5	854	18.5	1,069	23.2	1,474	32.0	4,607	680,900	801,787

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2015						
Submarket	June 2015	June 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	1,876,829	1,431,866	31.1	2,011,085	1,553,231	29.5
Toronto	--	--	n/a	1,904,841	1,523,405	25.0
East York	--	--	n/a	--	1,413,231	n/a
Etobicoke	--	1,102,667	n/a	2,056,951	1,344,237	53.0
North York	2,513,462	1,925,333	30.5	2,350,818	1,876,769	25.3
Scarborough	--	957,182	n/a	878,685	893,748	-1.7
York	--	--	n/a	--	813,531	n/a
York Region	1,073,031	844,759	27.0	947,707	845,613	12.1
Aurora	--	607,553	n/a	886,224	643,241	37.8
East Gwillimbury	--	--	n/a	499,596	459,773	8.7
Georgina Township	487,041	396,990	22.7	463,694	474,910	-2.4
King Township	1,232,819	972,942	26.7	1,223,001	982,322	24.5
Markham	1,029,717	914,034	12.7	891,572	895,643	-0.5
Newmarket	--	642,216	n/a	767,379	618,036	24.2
Richmond Hill	1,712,353	1,040,229	64.6	1,160,141	1,005,276	15.4
Vaughan	1,109,275	933,781	18.8	1,080,459	898,531	20.2
Whitchurch-Stouffville	--	939,582	n/a	687,679	827,855	-16.9
Peel Region	658,624	639,012	3.1	669,817	630,403	6.3
Brampton	618,875	575,651	7.5	613,360	587,692	4.4
Caledon	--	639,925	n/a	692,287	621,476	11.4
Mississauga	--	1,242,188	n/a	1,305,833	1,001,582	30.4
Halton Region	1,283,841	789,703	62.6	938,175	875,999	7.1
Burlington	--	--	n/a	1,508,208	1,348,470	11.8
Halton Hills	--	738,430	n/a	911,830	672,723	35.5
Milton	576,724	--	n/a	567,558	567,100	0.1
Oakville	2,006,142	794,971	152.4	1,406,582	975,932	44.1
Durham Region	524,709	536,924	-2.3	516,758	530,099	-2.5
Ajax	602,352	635,363	-5.2	551,136	613,347	-10.1
Brock	--	--	n/a	--	--	n/a
Clarington	430,330	349,386	23.2	437,463	425,681	2.8
Oshawa	484,114	432,867	11.8	484,783	446,202	8.6
Pickering	--	646,267	n/a	670,796	780,100	-14.0
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	557,680	n/a
Whitby	--	660,982	n/a	586,012	582,337	0.6
Remainder of Toronto CMA	575,430	425,813	35.1	485,625	462,504	5.0
Bradford West Gwillimbury	708,790	435,690	62.7	518,414	531,812	-2.5
Town of Mono	--	--	n/a	637,897	576,017	10.7
New Tecumseth	446,240	415,090	7.5	404,436	388,630	4.1
Orangeville	--	--	n/a	450,014	422,393	6.5
Toronto CMA	1,006,076	754,419	33.4	873,790	799,290	9.3
Oshawa CMA	462,866	451,310	2.6	480,470	468,966	2.5
Greater Toronto Area (GTA)	979,660	753,934	29.9	869,209	801,787	8.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
June 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	8,714	18,697	13,450	64.8	649,599	11.0	617,534
	June	11,992	17.8	8,839	17,746	13,518	65.4	639,184	12.3	624,040
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2014	30,965	6.6		53,017			577,571	8.3	
	Q2 2015	35,001	13.0		54,560			641,617	11.1	
	YTD 2014	48,912	4.2		87,565			567,114	8.3	
	YTD 2015	54,634	11.7		90,190			624,716	10.2	

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

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

Table 5b: MLS® Residential Activity for Oshawa
June 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	774	791	963	80.4	392,353	18.4	398,914
	February	593	-17.2	697	1,002	1,121	62.2	370,120	6.2	370,386
	March	900	0.1	780	1,488	1,219	64.0	376,923	8.7	376,018
	April	1,090	-4.8	819	1,631	1,221	67.1	386,589	9.4	378,878
	May	1,268	13.0	938	1,738	1,262	74.3	387,382	9.1	380,080
	June	1,109	7.9	883	1,554	1,282	68.9	393,461	9.7	384,452
	July	1,063	12.1	945	1,479	1,418	66.6	393,111	9.5	387,621
	August	868	-3.1	861	1,142	1,179	73.0	386,036	8.1	387,829
	September	930	15.7	957	1,382	1,249	76.6	397,776	13.1	397,016
	October	929	6.8	920	1,194	1,242	74.1	390,725	8.5	394,527
	November	690	1.6	827	840	1,166	70.9	398,712	8.3	401,419
	December	444	4.7	855	412	1,198	71.4	384,405	7.7	402,136
2015	January	487	6.1	829	818	998	83.0	409,814	4.5	416,849
	February	699	17.9	823	1,028	1,166	70.6	420,532	13.6	420,336
	March	1,043	15.9	914	1,427	1,179	77.5	428,876	13.8	427,217
	April	1,250	14.7	931	1,692	1,255	74.2	437,473	13.2	429,342
	May	1,259	-0.7	928	1,734	1,253	74.1	445,611	15.0	437,149
	June	1,416	27.7	1,129	1,693	1,393	81.1	451,400	14.7	441,167
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2014	3,467	5.2		4,923			389,077	9.4	
	Q2 2015	3,925	13.2		5,119			445,108	14.4	
	YTD 2014	5,419	0.4		8,204			385,261	9.8	
	YTD 2015	6,154	13.6		8,392			436,772	13.4	

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

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

Table 6a: Economic Indicators Toronto CMA
June 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	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	125.1	128.5	3,141	7.1	66.5	946
	June	561	2.89	4.64		128.8	3,168	6.9	66.8	954
	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
June 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	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	125.1	128.5	198.0	7.9	67.1	1,025
	June	561	2.89	4.64		128.8	195.0	7.5	65.7	1,005
	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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.