

HOUSING NOW TABLES

Greater Toronto Area

Date Released: September 2016



Housing market intelligence you can count on

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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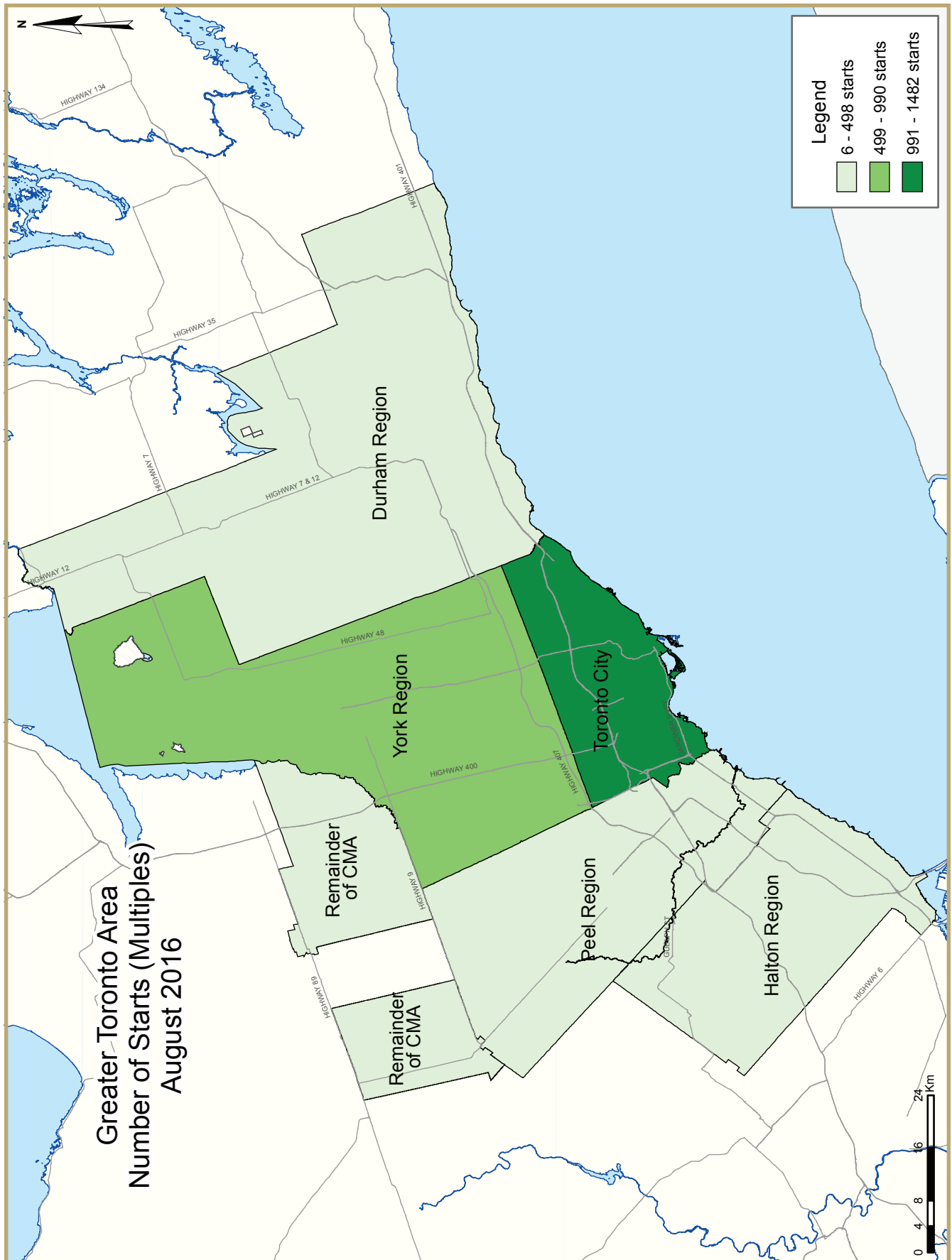
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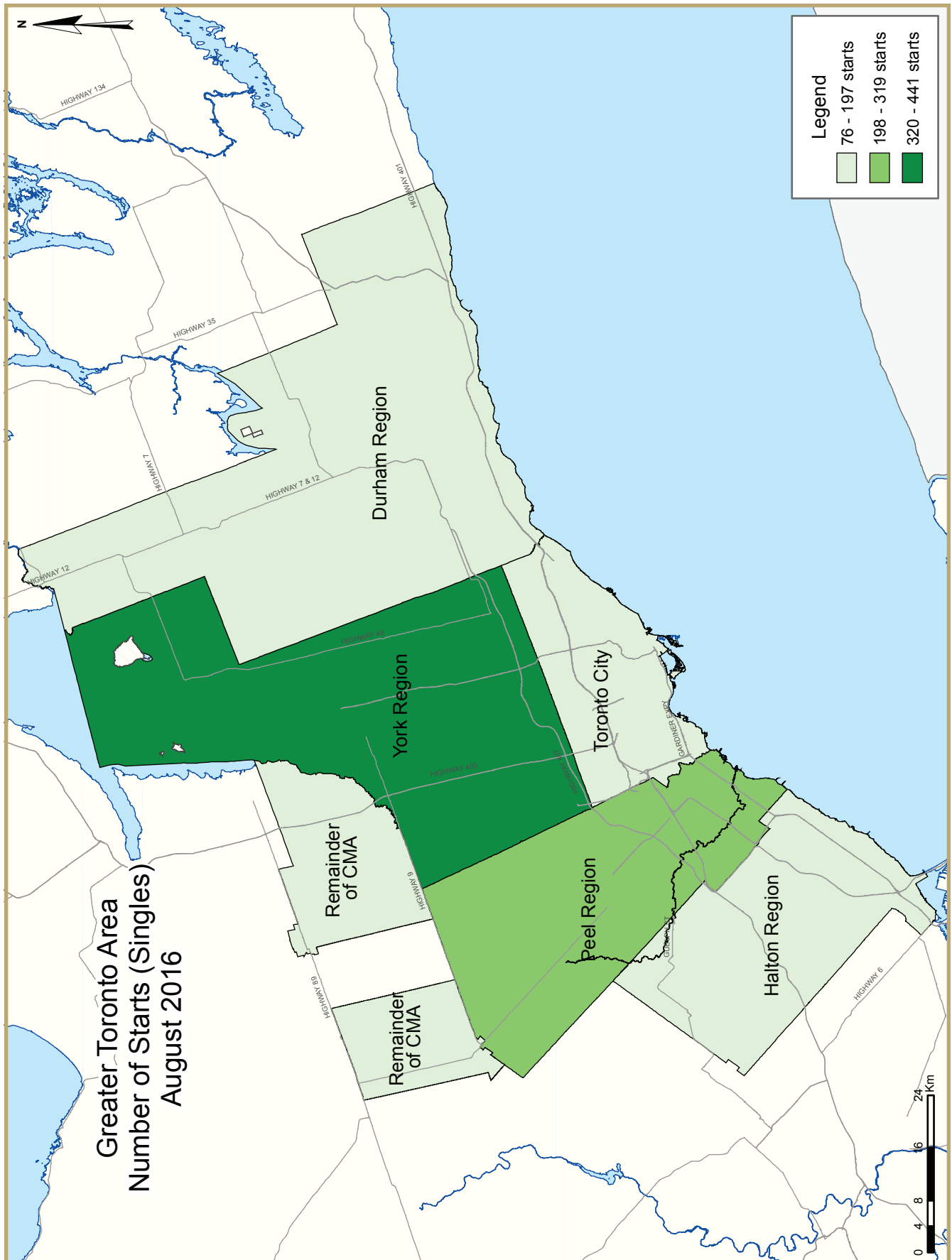
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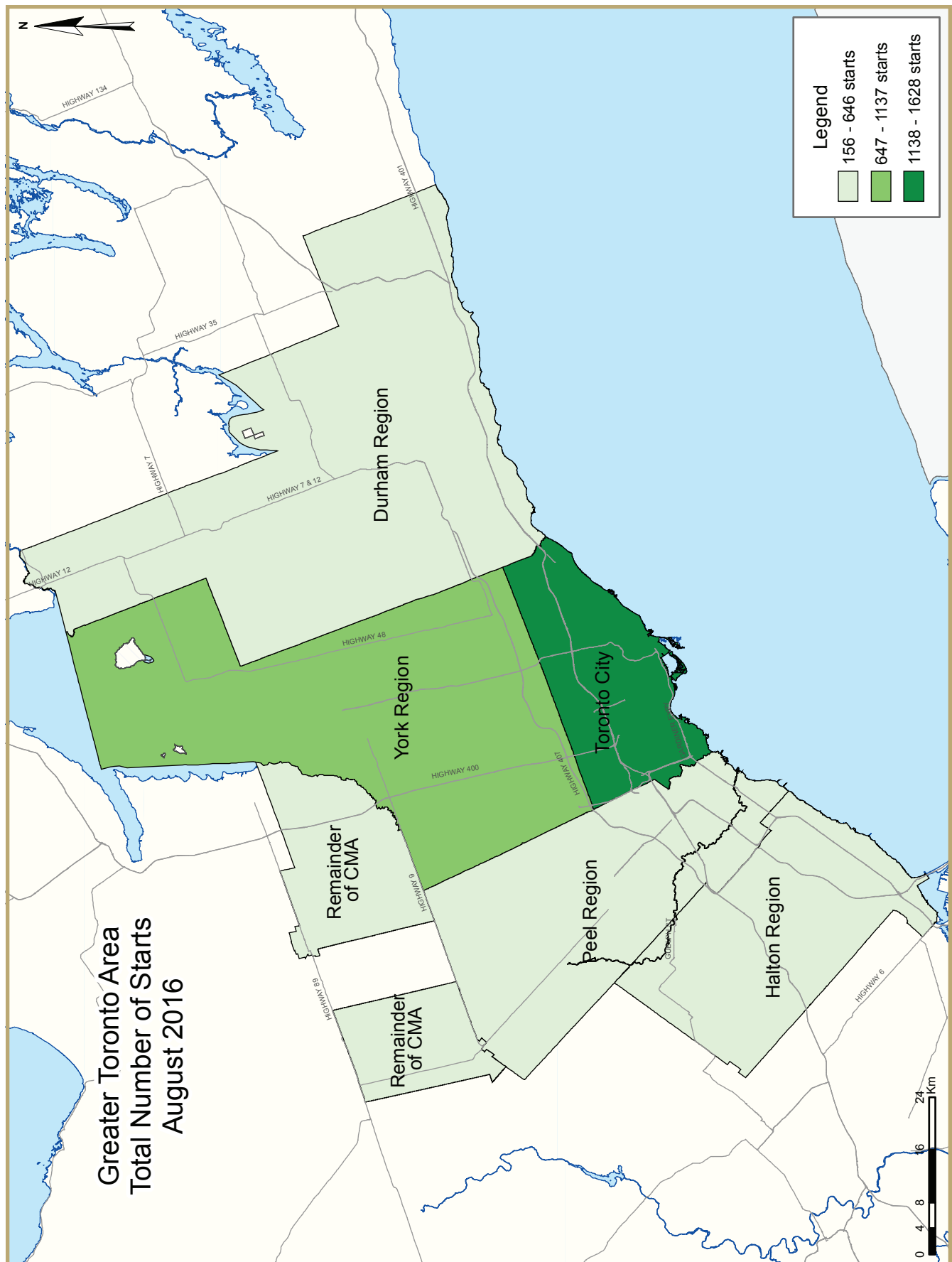
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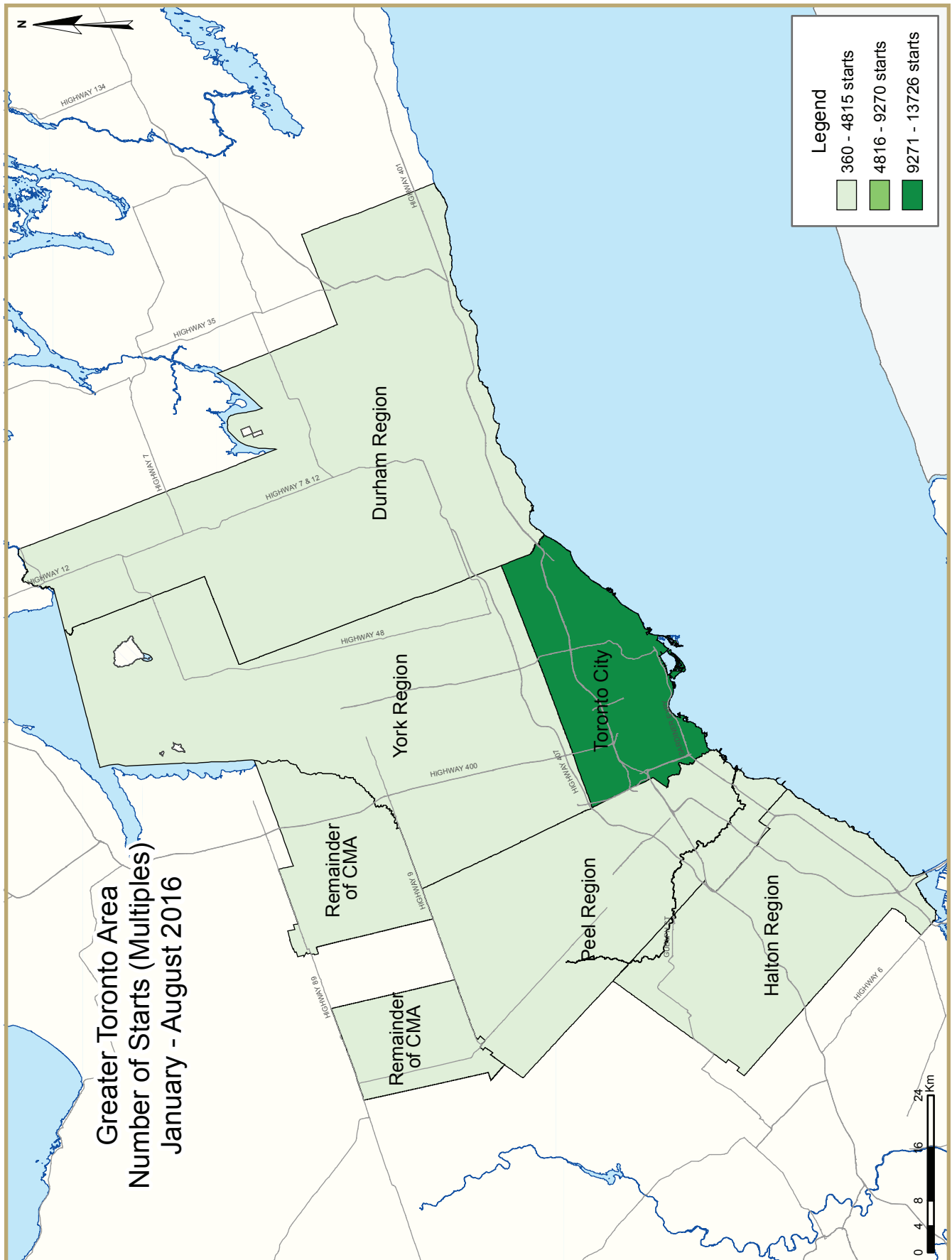
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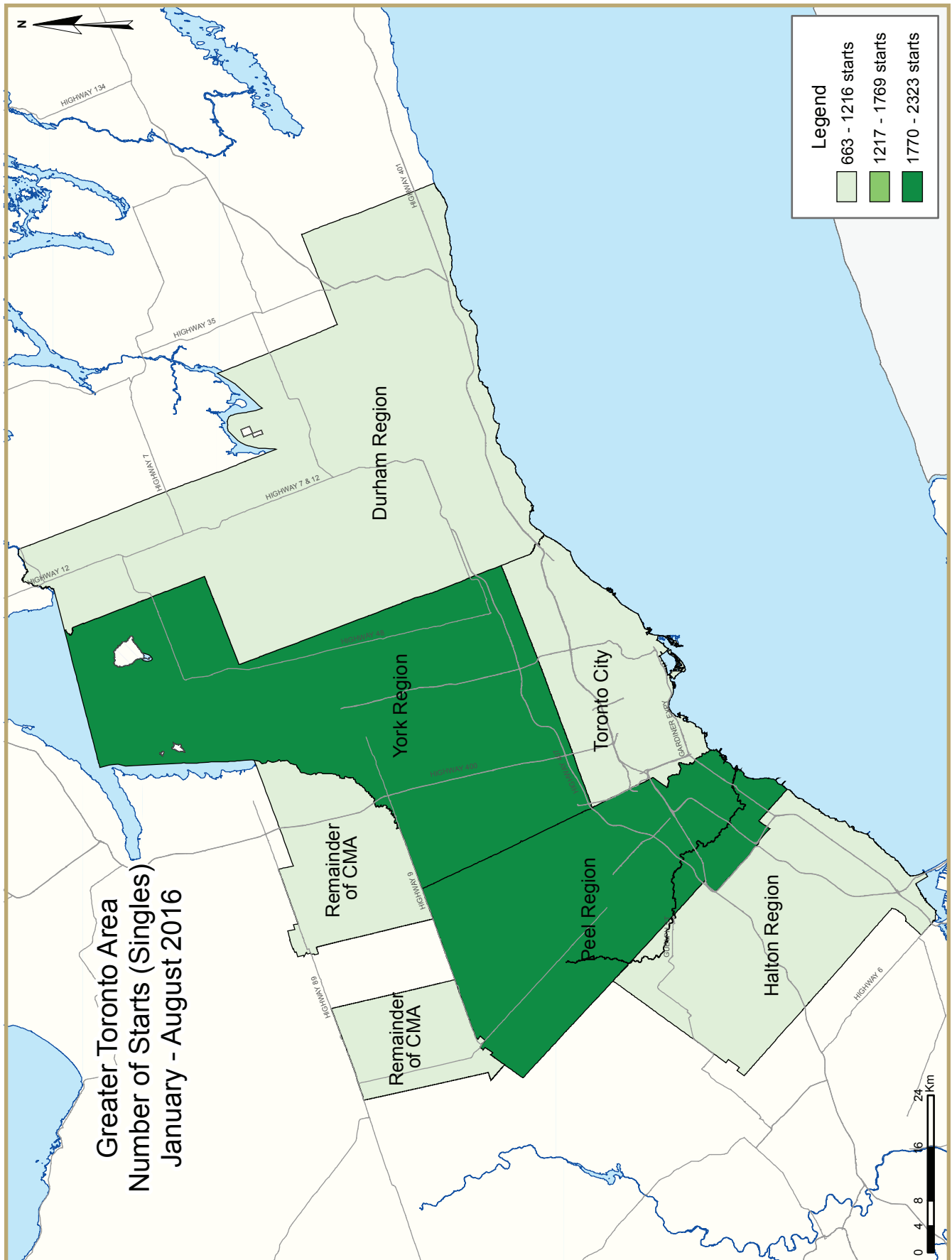
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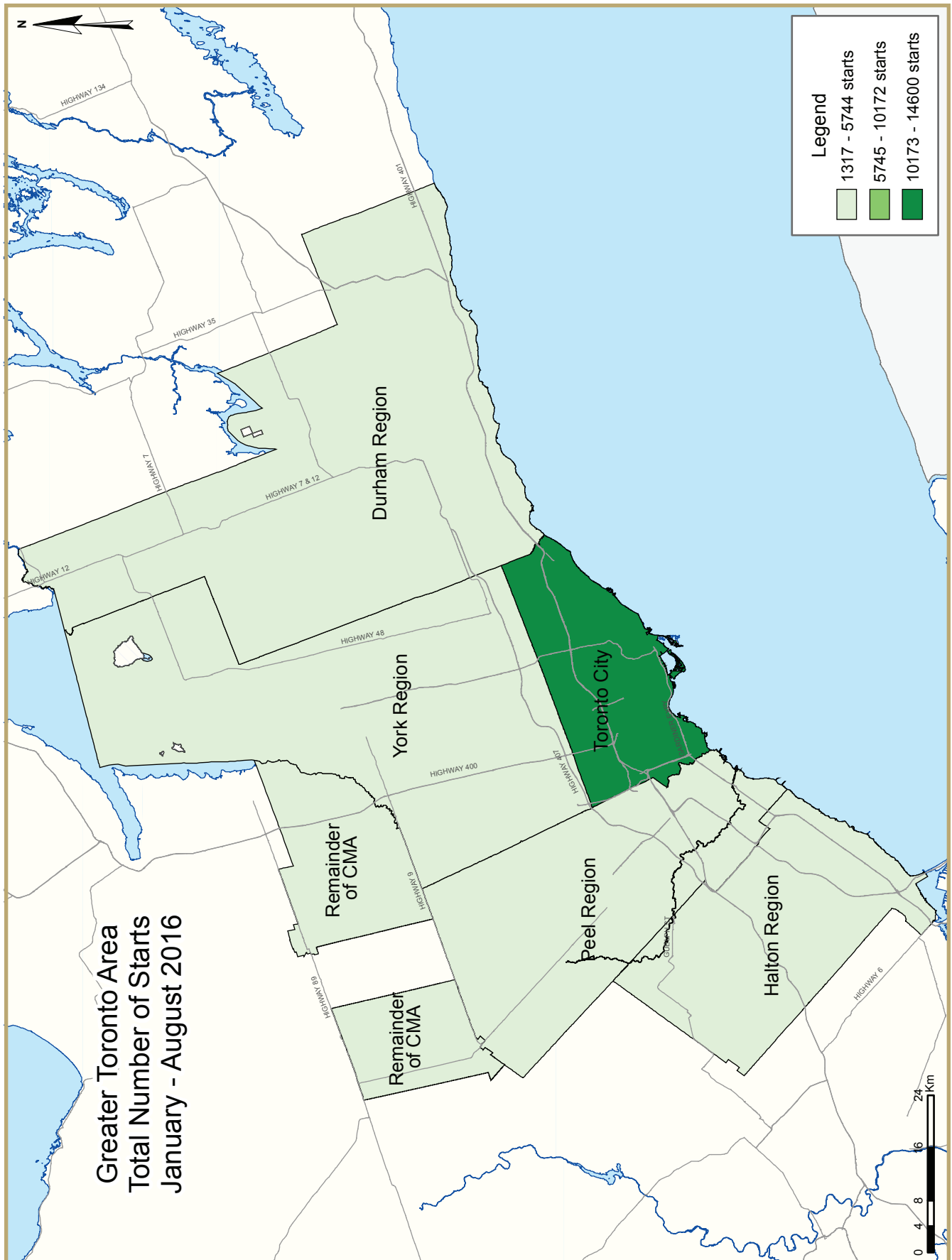


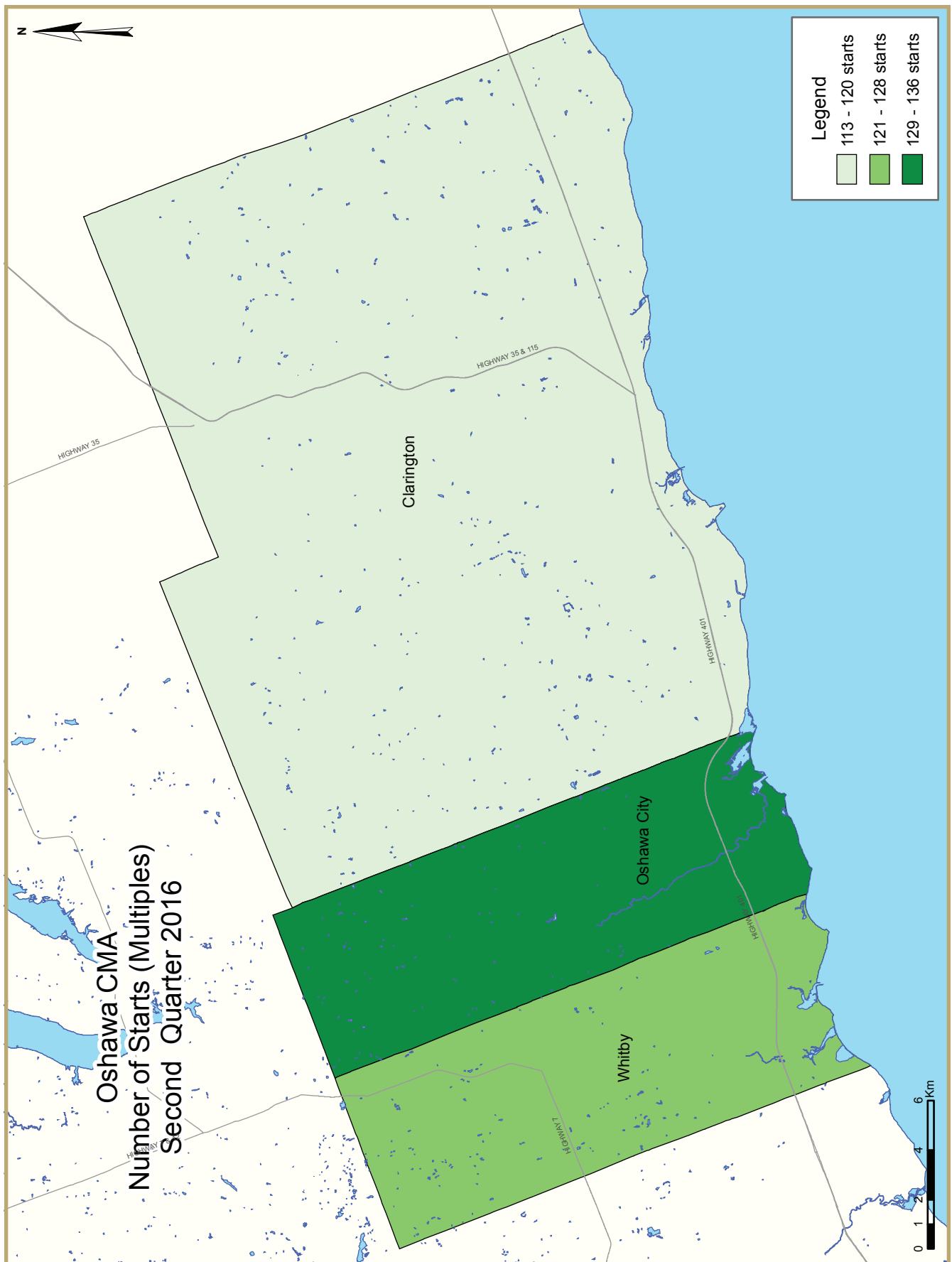


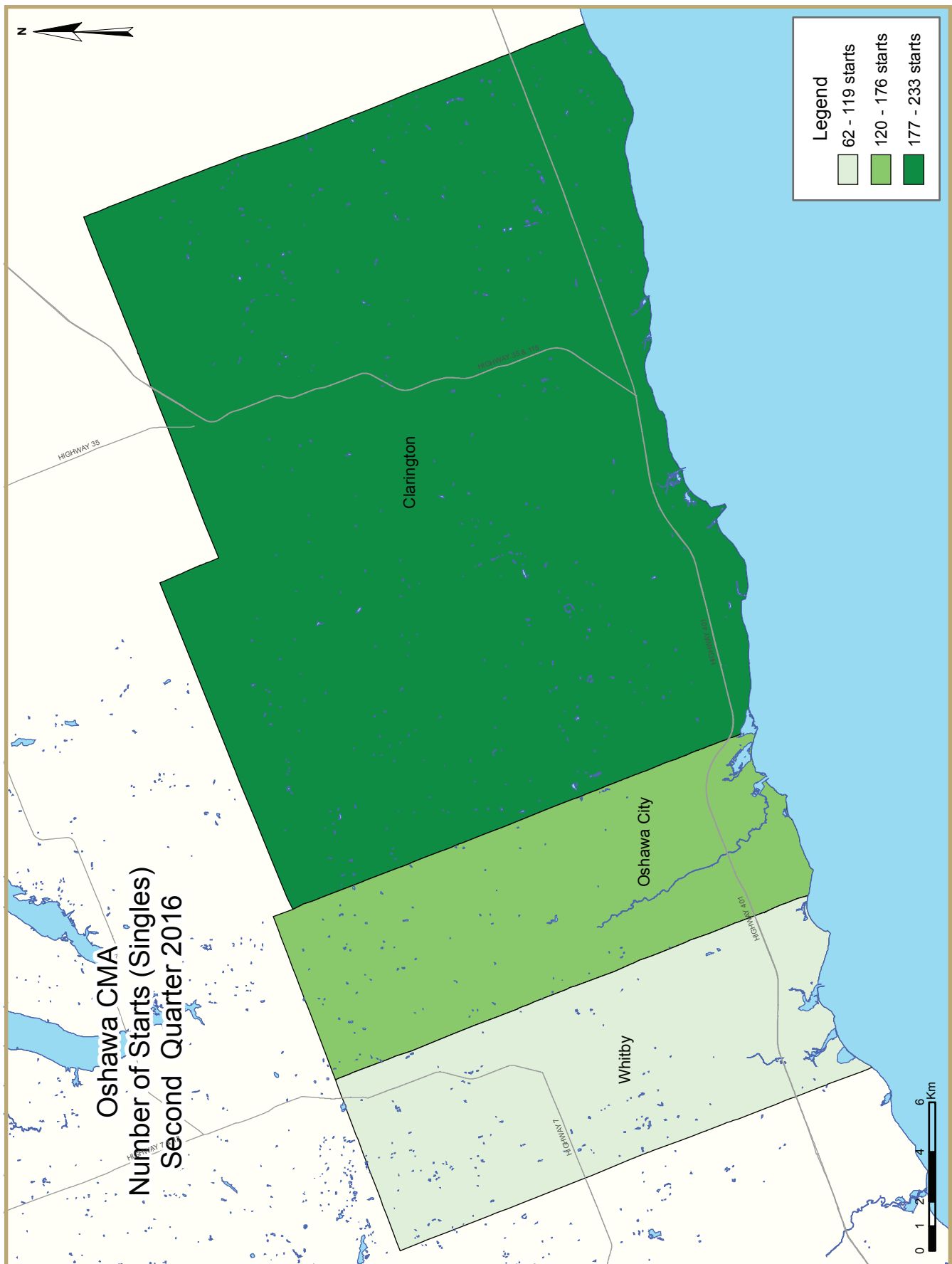


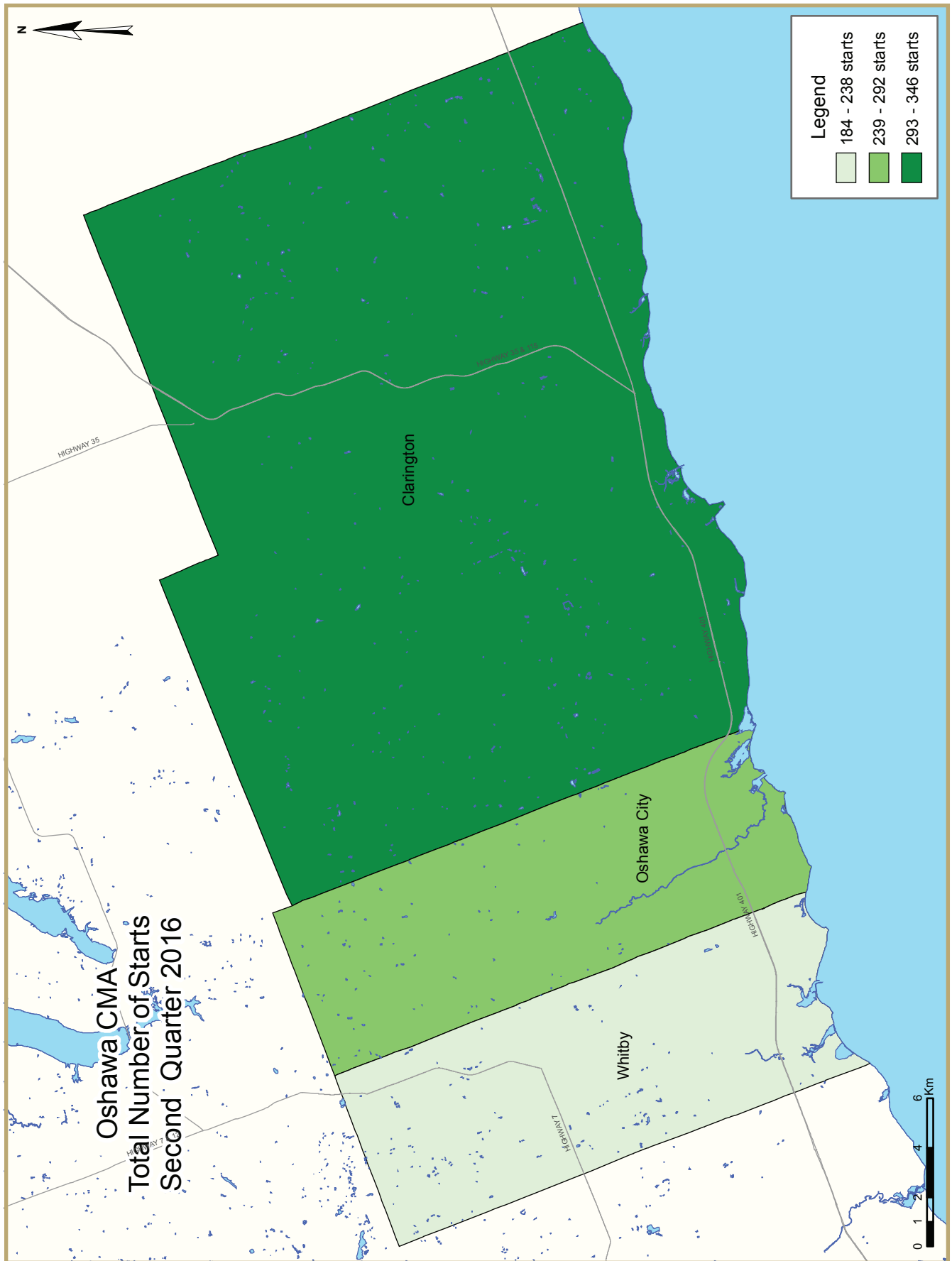


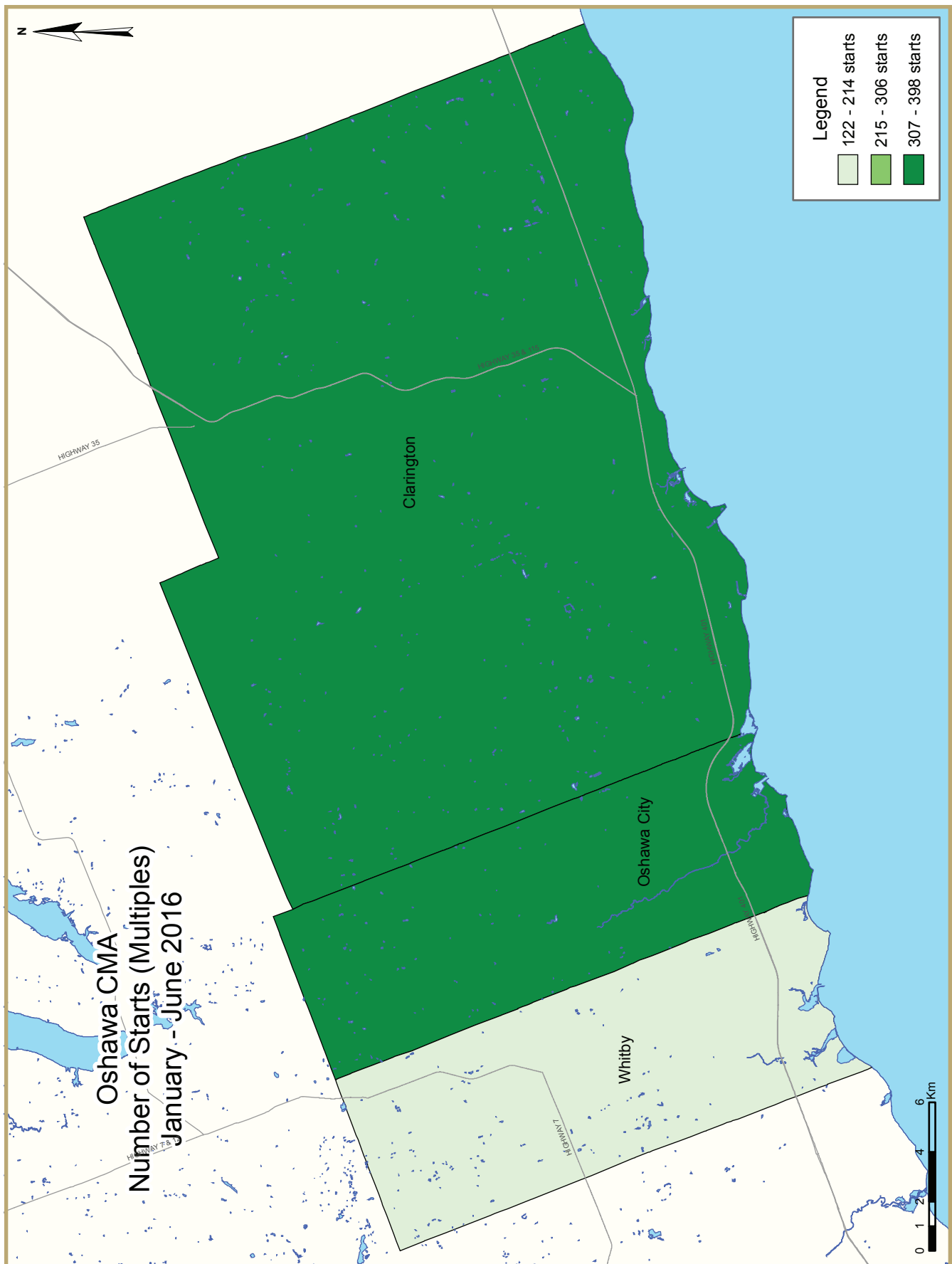


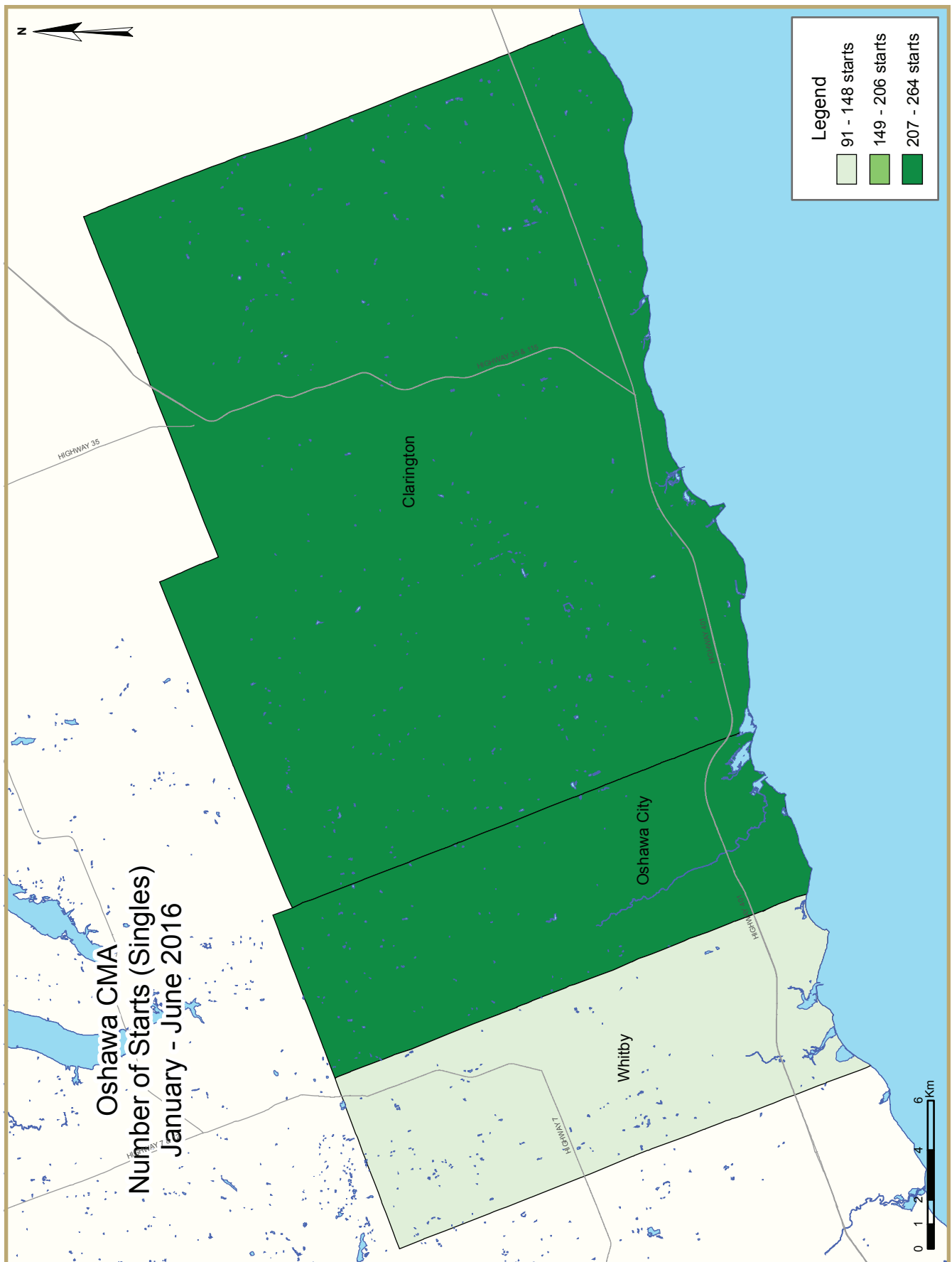


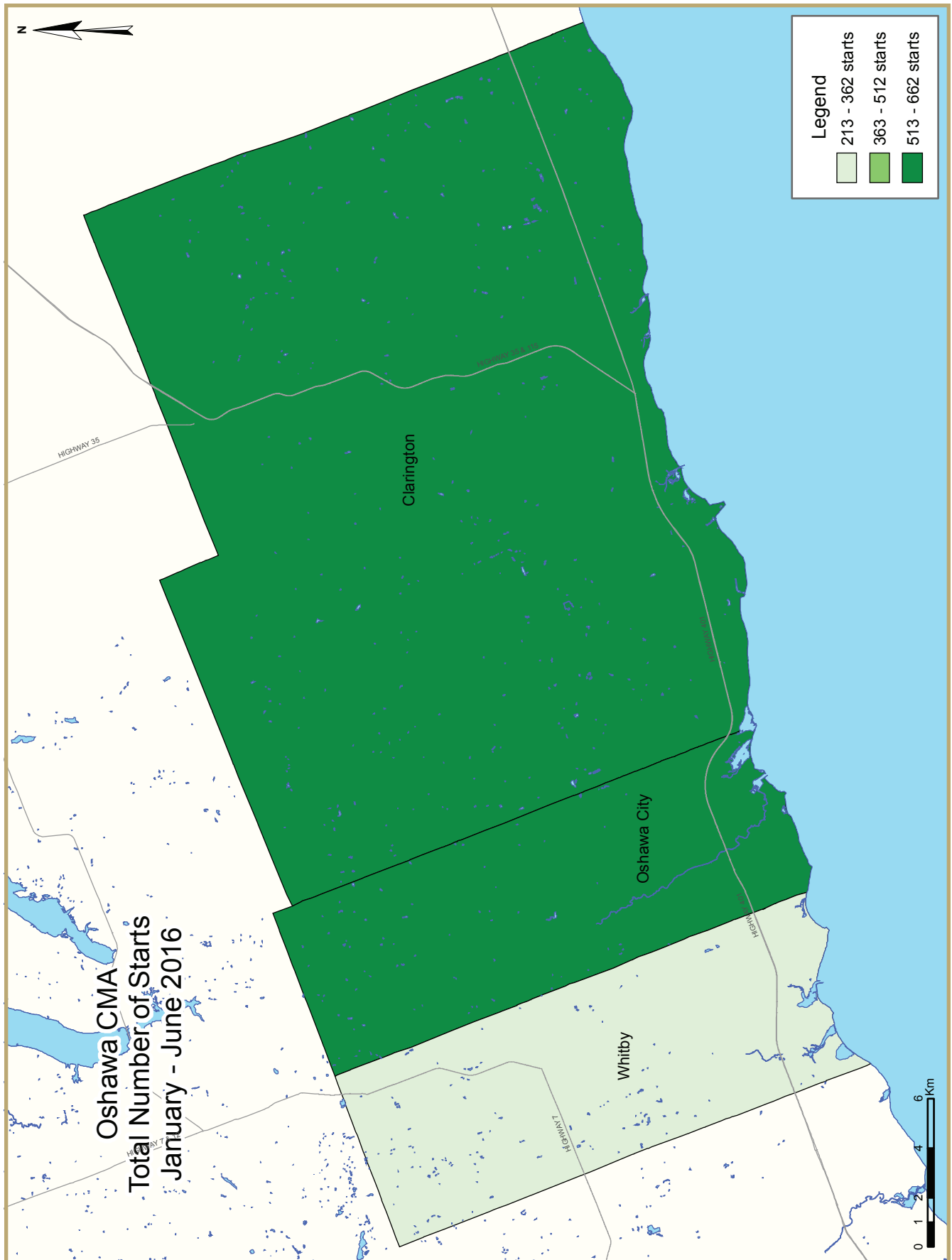












ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton 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)		
August 2016		
Toronto CMA¹	July 2016	August 2016
Trend ²	43,331	42,103
SAAR	39,846	40,378
	August 2015	August 2016
Actual		
August - Single-Detached	1,084	1,183
August - Multiples	4,445	2,363
August - Total	5,529	3,546
January to August - Single-Detached	6,140	7,010
January to August - Multiples	20,695	19,516
January to August - Total	26,835	26,526

Table 1b: Housing Starts (SAAR and Trend)		
August 2016		
Oshawa CMA¹	July 2016	August 2016
Trend ²	2,535	2,740
SAAR	1,698	2,363
	August 2015	August 2016
Actual		
August - Single-Detached	90	52
August - Multiples	128	135
August - Total	218	187
January to August - Single-Detached	928	744
January to August - Multiples	733	1,051
January to August - Total	1,661	1,795

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
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2016	1,183	56	409	0	15	1,538	28	317	3,546
August 2015	1,080	206	259	4	172	3,255	0	553	5,529
% Change	9.5	-72.8	57.9	-100.0	-91.3	-52.7	n/a	-42.7	-35.9
Year-to-date 2016	6,996	574	2,770	14	404	13,368	86	2,314	26,526
Year-to-date 2015	6,135	724	2,576	5	858	15,038	35	1,464	26,835
% Change	14.0	-20.7	7.5	180.0	-52.9	-11.1	145.7	58.1	-1.2
UNDER CONSTRUCTION									
August 2016	10,193	1,098	4,796	19	900	45,913	86	6,043	69,048
August 2015	8,075	1,036	3,412	12	1,538	41,075	46	3,655	58,849
% Change	26.2	6.0	40.6	58.3	-41.5	11.8	87.0	65.3	17.3
COMPLETIONS									
August 2016	645	56	189	16	261	1,478	40	460	3,145
August 2015	594	68	172	0	9	795	0	134	1,772
% Change	8.6	-17.6	9.9	n/a	**	85.9	n/a	**	77.5
Year-to-date 2016	6,284	638	2,226	33	904	10,155	63	1,607	21,914
Year-to-date 2015	5,224	930	1,906	9	263	27,292	6	1,368	36,998
% Change	20.3	-31.4	16.8	**	**	-62.8	**	17.5	-40.8
COMPLETED & NOT ABSORBED									
August 2016	235	21	56	1	21	921	n/a	n/a	1,255
August 2015	219	15	85	1	33	1,939	n/a	n/a	2,292
% Change	7.3	40.0	-34.1	0.0	-36.4	-52.5	n/a	n/a	-45.2
ABSORBED									
August 2016	658	58	189	15	261	1,783	n/a	n/a	2,964
August 2015	588	66	172	0	9	724	n/a	n/a	1,559
% Change	11.9	-12.1	9.9	n/a	**	146.3	n/a	n/a	90.1
Year-to-date 2016	6,330	635	2,232	32	908	11,178	n/a	n/a	21,315
Year-to-date 2015	5,220	942	1,896	8	258	26,270	n/a	n/a	34,594
% Change	21.3	-32.6	17.7	**	**	-57.4	n/a	n/a	-38.4

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

Table 1.1b: Housing Activity Summary of Oshawa CMA
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2016	52	2	10	0	50	73	0	0	187
August 2015	89	2	0	1	0	126	0	0	218
% Change	-41.6	0.0	n/a	-100.0	n/a	-42.1	n/a	n/a	-14.2
Year-to-date 2016	744	48	378	0	70	316	2	237	1,795
Year-to-date 2015	927	20	187	1	72	132	0	322	1,661
% Change	-19.7	140.0	102.1	-100.0	-2.8	139.4	n/a	-26.4	8.1
UNDER CONSTRUCTION									
August 2016	953	46	372	0	179	448	0	805	2,803
August 2015	969	28	285	1	155	132	3	502	2,075
% Change	-1.7	64.3	30.5	-100.0	15.5	**	-100.0	60.4	35.1
COMPLETIONS									
August 2016	68	0	17	0	51	0	0	15	151
August 2015	68	0	0	0	13	0	0	0	81
% Change	0.0	n/a	n/a	n/a	**	n/a	n/a	n/a	86.4
Year-to-date 2016	780	22	193	0	161	0	0	215	1,371
Year-to-date 2015	607	0	46	0	13	0	1	72	739
% Change	28.5	n/a	**	n/a	**	n/a	-100.0	198.6	85.5
COMPLETED & NOT ABSORBED									
August 2016	27	2	0	0	1	0	n/a	n/a	30
August 2015	22	0	0	0	0	0	n/a	n/a	22
% Change	22.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	36.4
ABSORBED									
August 2016	69	0	17	0	51	0	n/a	n/a	137
August 2015	72	0	0	0	13	0	n/a	n/a	85
% Change	-4.2	n/a	n/a	n/a	**	n/a	n/a	n/a	61.2
Year-to-date 2016	781	20	193	0	160	0	n/a	n/a	1,154
Year-to-date 2015	613	0	46	0	13	0	n/a	n/a	672
% Change	27.4	n/a	**	n/a	**	n/a	n/a	n/a	71.7

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area
August 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2016	1,090	58	413	0	65	1,611	28	317	3,582
August 2015	963	198	254	1	172	3,413	0	553	5,554
% Change	13.2	-70.7	62.6	-100.0	-62.2	-52.8	n/a	-42.7	-35.5
Year-to-date 2016	6,828	520	2,928	12	474	13,986	51	2,550	27,349
Year-to-date 2015	6,675	696	2,717	2	932	15,209	35	1,786	28,052
% Change	2.3	-25.3	7.8	**	-49.1	-8.0	45.7	42.8	-2.5
UNDER CONSTRUCTION									
August 2016	10,189	1,012	4,845	16	1,092	47,046	49	6,845	71,094
August 2015	8,701	1,036	3,624	7	1,711	41,292	49	4,312	60,732
% Change	17.1	-2.3	33.7	128.6	-36.2	13.9	0.0	58.7	17.1
COMPLETIONS									
August 2016	652	56	155	16	312	1,478	40	630	3,339
August 2015	630	66	172	0	20	873	0	134	1,895
% Change	3.5	-15.2	-9.9	n/a	**	69.3	n/a	**	76.2
Year-to-date 2016	6,491	632	2,312	17	1,056	10,129	63	1,976	22,680
Year-to-date 2015	5,408	902	1,947	4	307	27,380	7	1,555	37,510
% Change	20.0	-29.9	18.7	**	**	-63.0	**	27.1	-39.5
COMPLETED & NOT ABSORBED									
August 2016	258	24	40	1	22	920	n/a	n/a	1,265
August 2015	251	15	72	1	33	1,979	n/a	n/a	2,351
% Change	2.8	60.0	-44.4	0.0	-33.3	-53.5	n/a	n/a	-46.2
ABSORBED									
August 2016	670	58	155	15	312	1,783	n/a	n/a	2,993
August 2015	627	64	172	0	20	744	n/a	n/a	1,627
% Change	6.9	-9.4	-9.9	n/a	**	139.7	n/a	n/a	84.0
Year-to-date 2016	6,521	627	2,318	16	1,059	11,135	n/a	n/a	21,676
Year-to-date 2015	5,390	912	1,934	3	302	26,300	n/a	n/a	34,841
% Change	21.0	-31.3	19.9	**	**	-57.7	n/a	n/a	-37.8

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

Table 1.2: Housing Activity Summary by Submarket
August 2016

	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									
August 2016	146	22	85	0	0	1,030	28	317	1,628
August 2015	142	6	41	0	0	795	0	553	1,537
York Region									
August 2016	441	22	157	0	0	324	0	0	944
August 2015	361	28	178	0	96	1,664	0	0	2,327
Peel Region									
August 2016	314	4	88	0	0	0	0	0	406
August 2015	297	158	35	0	76	469	0	0	1,035
Halton Region									
August 2016	76	4	73	0	15	184	0	0	352
August 2015	30	4	0	0	0	190	0	0	224
Durham Region									
August 2016	113	6	10	0	50	73	0	0	252
August 2015	133	2	0	1	0	295	0	0	431
Toronto CMA									
August 2016	1,183	56	409	0	15	1,538	28	317	3,546
August 2015	1,080	206	259	4	172	3,255	0	553	5,529
Oshawa CMA									
August 2016	52	2	10	0	50	73	0	0	187
August 2015	89	2	0	1	0	126	0	0	218
Greater Toronto Area									
August 2016	1,090	58	413	0	65	1,611	28	317	3,582
August 2015	963	198	254	1	172	3,413	0	553	5,554

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

Table 1.2: Housing Activity Summary by Submarket
August 2016

	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									
August 2016	1,771	128	571	0	458	34,124	26	5,393	42,471
August 2015	1,628	174	537	6	255	28,854	28	3,136	34,618
York Region									
August 2016	3,272	156	1,581	2	140	6,679	0	231	12,061
August 2015	2,567	136	1,322	0	424	6,713	0	245	11,407
Peel Region									
August 2016	2,948	590	1,363	9	196	2,785	23	416	8,330
August 2015	2,175	636	907	0	592	3,144	18	274	7,746
Halton Region									
August 2016	816	58	805	4	34	2,841	0	0	4,558
August 2015	847	34	505	0	220	2,280	0	155	4,041
Durham Region									
August 2016	1,382	80	525	1	264	617	0	805	3,674
August 2015	1,484	56	353	1	220	301	3	502	2,920
Toronto CMA									
August 2016	10,193	1,098	4,796	19	900	45,913	86	6,043	69,048
August 2015	8,075	1,036	3,412	12	1,538	41,075	46	3,655	58,849
Oshawa CMA									
August 2016	953	46	372	0	179	448	0	805	2,803
August 2015	969	28	285	1	155	132	3	502	2,075
Greater Toronto Area									
August 2016	10,189	1,012	4,845	16	1,092	47,046	49	6,845	71,094
August 2015	8,701	1,036	3,624	7	1,711	41,292	49	4,312	60,732

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

Table 1.2: Housing Activity Summary by Submarket
August 2016

	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									
August 2016	119	10	0	1	0	1,448	40	0	1,618
August 2015	71	6	0	0	0	577	0	106	760
York Region									
August 2016	247	30	25	0	10	0	0	460	772
August 2015	211	4	76	0	0	195	0	28	514
Peel Region									
August 2016	137	12	60	15	198	0	0	0	422
August 2015	172	50	49	0	0	0	0	0	271
Halton Region									
August 2016	61	4	48	0	53	30	0	155	351
August 2015	61	0	29	0	0	101	0	0	191
Durham Region									
August 2016	88	0	22	0	51	0	0	15	176
August 2015	115	6	18	0	20	0	0	0	159
Toronto CMA									
August 2016	645	56	189	16	261	1,478	40	460	3,145
August 2015	594	68	172	0	9	795	0	134	1,772
Oshawa CMA									
August 2016	68	0	17	0	51	0	0	15	151
August 2015	68	0	0	0	13	0	0	0	81
Greater Toronto Area									
August 2016	652	56	155	16	312	1,478	40	630	3,339
August 2015	630	66	172	0	20	873	0	134	1,895

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

Table 1.2: Housing Activity Summary by Submarket
August 2016

	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									
August 2016	179	13	18	1	21	817	n/a	n/a	1,049
August 2015	136	9	26	1	19	1,608	n/a	n/a	1,799
York Region									
August 2016	33	8	0	0	0	50	n/a	n/a	91
August 2015	48	6	11	0	11	313	n/a	n/a	389
Peel Region									
August 2016	1	0	22	0	0	0	n/a	n/a	23
August 2015	14	0	22	0	0	0	n/a	n/a	36
Halton Region									
August 2016	16	1	0	0	0	53	n/a	n/a	70
August 2015	29	0	3	0	0	58	n/a	n/a	90
Durham Region									
August 2016	29	2	0	0	1	0	n/a	n/a	32
August 2015	24	0	10	0	3	0	n/a	n/a	37
Toronto CMA									
August 2016	235	21	56	1	21	921	n/a	n/a	1,255
August 2015	219	15	85	1	33	1,939	n/a	n/a	2,292
Oshawa CMA									
August 2016	27	2	0	0	1	0	n/a	n/a	30
August 2015	22	0	0	0	0	0	n/a	n/a	22
Greater Toronto Area									
August 2016	258	24	40	1	22	920	n/a	n/a	1,265
August 2015	251	15	72	1	33	1,979	n/a	n/a	2,351

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

Table 1.2: Housing Activity Summary by Submarket
August 2016

	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									
August 2016	125	10	0	0	0	1,693	n/a	n/a	1,828
August 2015	68	4	6	0	0	564	n/a	n/a	642
York Region									
August 2016	249	32	25	0	10	60	n/a	n/a	376
August 2015	205	4	76	0	0	137	n/a	n/a	422
Peel Region									
August 2016	137	12	60	15	198	0	n/a	n/a	422
August 2015	172	50	49	0	0	0	n/a	n/a	271
Halton Region									
August 2016	70	4	48	0	53	30	n/a	n/a	205
August 2015	64	0	29	0	0	43	n/a	n/a	136
Durham Region									
August 2016	89	0	22	0	51	0	n/a	n/a	162
August 2015	118	6	12	0	20	0	n/a	n/a	156
Toronto CMA									
August 2016	658	58	189	15	261	1,783	n/a	n/a	2,964
August 2015	588	66	172	0	9	724	n/a	n/a	1,559
Oshawa CMA									
August 2016	69	0	17	0	51	0	n/a	n/a	137
August 2015	72	0	0	0	13	0	n/a	n/a	85
Greater Toronto Area									
August 2016	670	58	155	15	312	1,783	n/a	n/a	2,993
August 2015	627	64	172	0	20	744	n/a	n/a	1,627

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

**Table 1.3a: History of Housing Starts of Toronto CMA
2006 - 2015**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of Oshawa CMA
2006 - 2015**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area
2006 - 2015**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Toronto City	146	142	22	6	113	41	1,347	1,348	1,628	1,537	5.9
Toronto	16	19	6	0	57	0	955	570	1,034	589	75.6
East York	9	6	4	0	0	0	0	0	13	6	116.7
Etobicoke	37	29	0	4	0	0	282	170	319	203	57.1
North York	64	66	12	0	56	0	60	202	192	268	-28.4
Scarborough	19	18	0	0	0	41	50	363	69	422	-83.6
York	1	4	0	2	0	0	0	43	1	49	-98.0
York Region	441	361	22	28	157	274	324	1,664	944	2,327	-59.4
Aurora	64	65	18	0	26	71	0	130	108	266	-59.4
East Gwillimbury	34	10	0	0	12	0	0	0	46	10	**
Georgina Township	18	54	0	0	16	8	0	0	34	62	-45.2
King Township	41	38	0	0	0	0	0	0	41	38	7.9
Markham	26	31	0	2	26	51	266	0	318	84	**
Newmarket	10	25	0	22	19	0	0	0	29	47	-38.3
Richmond Hill	59	16	2	0	26	89	0	1,125	87	1,230	-92.9
Vaughan	186	120	2	4	32	24	58	379	278	527	-47.2
Whitchurch-Stouffville	3	2	0	0	0	31	0	30	3	63	-95.2
Peel Region	314	297	4	158	88	111	0	469	406	1,035	-60.8
Brampton	268	205	2	108	88	76	0	0	358	389	-8.0
Caledon	32	75	2	8	0	24	0	0	34	107	-68.2
Mississauga	14	17	0	42	0	11	0	469	14	539	-97.4
Halton Region	76	30	4	4	88	0	184	190	352	224	57.1
Burlington	2	2	0	4	0	0	0	32	2	38	-94.7
Halton Hills	12	9	0	0	20	0	0	0	32	9	**
Milton	13	2	0	0	0	0	0	122	13	124	-89.5
Oakville	49	17	4	0	68	0	184	36	305	53	**
Durham Region	113	134	6	2	60	0	73	295	252	431	-41.5
Ajax	24	32	0	0	0	0	0	0	24	32	-25.0
Brock	1	3	0	0	0	0	0	0	1	3	-66.7
Clarington	14	51	0	2	60	0	10	0	84	53	58.5
Oshawa	7	20	0	0	0	0	0	0	7	20	-65.0
Pickering	31	4	4	0	0	0	0	169	35	173	-79.8
Scugog	2	1	0	0	0	0	0	0	2	1	100.0
Uxbridge	3	4	0	0	0	0	0	0	3	4	-25.0
Whitby	31	19	2	0	0	0	63	126	96	145	-33.8
Remainder of Toronto CMA	150	216	0	14	6	5	0	0	156	235	-33.6
Bradford West Gwillimbury	63	108	0	0	0	0	0	0	63	108	-41.7
Town of Mono	18	53	0	0	0	0	0	0	18	53	-66.0
New Tecumseth	69	51	0	14	0	5	0	0	69	70	-1.4
Orangeville	0	4	0	0	6	0	0	0	6	4	50.0
Toronto CMA	1,183	1,084	56	206	452	431	1,855	3,808	3,546	5,529	-35.9
Oshawa CMA	52	90	2	2	60	0	73	126	187	218	-14.2
Greater Toronto Area (GTA)	1,090	964	58	198	506	426	1,928	3,966	3,582	5,554	-35.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	874	758	34	22	385	397	13,307	9,971	14,600	11,148	31.0
Toronto	113	94	6	8	98	79	7,984	6,635	8,201	6,816	20.3
East York	55	46	8	0	0	0	0	0	63	46	37.0
Etobicoke	230	168	4	10	68	137	2,071	1,733	2,373	2,048	15.9
North York	335	359	12	0	65	41	1,529	783	1,941	1,183	64.1
Scarborough	112	70	0	0	154	134	1,683	684	1,949	888	119.5
York	29	21	4	4	0	6	40	136	73	167	-56.3
York Region	2,323	2,189	140	122	937	1,366	1,988	3,613	5,388	7,290	-26.1
Aurora	420	394	80	4	225	174	0	207	725	779	-6.9
East Gwillimbury	128	110	0	0	12	0	0	0	140	110	27.3
Georgina Township	252	135	0	2	28	24	0	0	280	161	73.9
King Township	198	189	0	0	10	21	0	0	208	210	-1.0
Markham	261	265	26	52	171	340	1,501	460	1,959	1,117	75.4
Newmarket	260	91	2	26	41	23	231	16	534	156	**
Richmond Hill	250	133	14	2	87	361	0	1,125	351	1,621	-78.3
Vaughan	468	815	18	34	338	156	102	1,751	926	2,756	-66.4
Whitchurch-Stouffville	86	57	0	2	25	267	154	54	265	380	-30.3
Peel Region	1,920	1,788	234	498	784	888	310	1,938	3,248	5,112	-36.5
Brampton	1,664	1,336	178	388	634	626	50	150	2,526	2,500	1.0
Caledon	165	312	26	46	16	66	0	0	207	424	-51.2
Mississauga	91	140	30	64	134	196	260	1,788	515	2,188	-76.5
Halton Region	663	653	48	8	516	427	651	1,078	1,878	2,166	-13.3
Burlington	28	37	0	4	0	43	302	87	330	171	93.0
Halton Hills	57	295	2	0	71	86	0	0	130	381	-65.9
Milton	126	81	0	2	39	118	135	464	300	665	-54.9
Oakville	452	240	46	2	406	180	214	527	1,118	949	17.8
Durham Region	1,060	1,289	74	46	548	378	553	623	2,235	2,336	-4.3
Ajax	152	196	10	0	51	69	0	0	213	265	-19.6
Brock	8	12	0	6	0	0	0	0	8	18	-55.6
Clarington	324	316	2	2	168	36	333	6	827	360	129.7
Oshawa	266	499	30	18	195	138	94	312	585	967	-39.5
Pickering	114	92	4	12	40	10	0	169	158	283	-44.2
Scugog	7	8	0	0	0	0	0	0	7	8	-12.5
Uxbridge	35	53	10	8	9	40	0	0	54	101	-46.5
Whitby	154	113	18	0	85	85	126	136	383	334	14.7
Remainder of Toronto CMA	957	448	102	70	257	75	1	48	1,317	641	105.5
Bradford West Gwillimbury	395	223	62	2	80	13	0	0	537	238	125.6
Town of Mono	66	55	0	0	0	0	1	0	67	55	21.8
New Tecumseth	485	142	40	68	113	44	0	48	638	302	111.3
Orangeville	11	28	0	0	64	18	0	0	75	46	63.0
Toronto CMA	7,010	6,140	582	736	2,979	3,229	15,955	16,730	26,526	26,835	-1.2
Oshawa CMA	744	928	50	20	448	259	553	454	1,795	1,661	8.1
Greater Toronto Area (GTA)	6,840	6,677	530	696	3,170	3,456	16,809	17,223	27,349	28,052	-2.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Toronto City	85	41	28	0	1,030	795	317	553
Toronto	29	0	28	0	688	17	267	553
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	282	170	0	0
North York	56	0	0	0	60	202	0	0
Scarborough	0	41	0	0	0	363	50	0
York	0	0	0	0	0	43	0	0
York Region	157	274	0	0	324	1,664	0	0
Aurora	26	71	0	0	0	130	0	0
East Gwillimbury	12	0	0	0	0	0	0	0
Georgina Township	16	8	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	26	51	0	0	266	0	0	0
Newmarket	19	0	0	0	0	0	0	0
Richmond Hill	26	89	0	0	0	1,125	0	0
Vaughan	32	24	0	0	58	379	0	0
Whitchurch-Stouffville	0	31	0	0	0	30	0	0
Peel Region	88	111	0	0	0	469	0	0
Brampton	88	76	0	0	0	0	0	0
Caledon	0	24	0	0	0	0	0	0
Mississauga	0	11	0	0	0	469	0	0
Halton Region	88	0	0	0	184	190	0	0
Burlington	0	0	0	0	0	32	0	0
Halton Hills	20	0	0	0	0	0	0	0
Milton	0	0	0	0	0	122	0	0
Oakville	68	0	0	0	184	36	0	0
Durham Region	60	0	0	0	73	295	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	60	0	0	0	10	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	169	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	63	126	0	0
Remainder of Toronto CMA	6	5	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	5	0	0	0	0	0	0
Orangeville	6	0	0	0	0	0	0	0
Toronto CMA	424	431	28	0	1,538	3,255	317	553
Oshawa CMA	60	0	0	0	73	126	0	0
Greater Toronto Area (GTA)	478	426	28	0	1,611	3,413	317	553

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	336	376	49	21	11,531	8,573	1,776	1,398
Toronto	58	79	40	0	6,404	5,277	1,580	1,358
East York	0	0	0	0	0	0	0	0
Etobicoke	68	137	0	0	2,071	1,733	0	0
North York	56	20	9	21	1,529	743	0	40
Scarborough	154	134	0	0	1,487	684	196	0
York	0	6	0	0	40	136	0	0
York Region	937	1,366	0	0	1,451	3,573	537	40
Aurora	225	174	0	0	0	207	0	0
East Gwillimbury	12	0	0	0	0	0	0	0
Georgina Township	28	24	0	0	0	0	0	0
King Township	10	21	0	0	0	0	0	0
Markham	171	340	0	0	1,195	460	306	0
Newmarket	41	23	0	0	0	0	231	16
Richmond Hill	87	361	0	0	0	1,125	0	0
Vaughan	338	156	0	0	102	1,727	0	24
Whitchurch-Stouffville	25	267	0	0	154	54	0	0
Peel Region	784	874	0	14	310	1,912	0	26
Brampton	634	612	0	14	50	124	0	26
Caledon	16	66	0	0	0	0	0	0
Mississauga	134	196	0	0	260	1,788	0	0
Halton Region	516	427	0	0	651	1,078	0	0
Burlington	0	43	0	0	302	87	0	0
Halton Hills	71	86	0	0	0	0	0	0
Milton	39	118	0	0	135	464	0	0
Oakville	406	180	0	0	214	527	0	0
Durham Region	548	378	0	0	316	301	237	322
Ajax	51	69	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	168	36	0	0	190	6	143	0
Oshawa	195	138	0	0	0	0	94	312
Pickering	40	10	0	0	0	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	9	40	0	0	0	0	0	0
Whitby	85	85	0	0	126	126	0	10
Remainder of Toronto CMA	220	75	37	0	0	48	1	0
Bradford West Gwillimbury	80	13	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	113	44	0	0	0	48	0	0
Orangeville	27	18	37	0	0	0	0	0
Toronto CMA	2,893	3,194	86	35	13,641	15,266	2,314	1,464
Oshawa CMA	448	259	0	0	316	132	237	322
Greater Toronto Area (GTA)	3,121	3,421	49	35	14,259	15,437	2,550	1,786

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Toronto City	253	189	1,030	795	345	553	1,628	1,537
Toronto	51	19	688	17	295	553	1,034	589
East York	13	6	0	0	0	0	13	6
Etobicoke	37	33	282	170	0	0	319	203
North York	132	66	60	202	0	0	192	268
Scarborough	19	59	0	363	50	0	69	422
York	1	6	0	43	0	0	1	49
York Region	620	567	324	1,760	0	0	944	2,327
Aurora	108	136	0	130	0	0	108	266
East Gwillimbury	46	10	0	0	0	0	46	10
Georgina Township	34	62	0	0	0	0	34	62
King Township	41	38	0	0	0	0	41	38
Markham	52	84	266	0	0	0	318	84
Newmarket	29	47	0	0	0	0	29	47
Richmond Hill	87	16	0	1,214	0	0	87	1,230
Vaughan	220	148	58	379	0	0	278	527
Whitchurch-Stouffville	3	26	0	37	0	0	3	63
Peel Region	406	490	0	545	0	0	406	1,035
Brampton	358	321	0	68	0	0	358	389
Caledon	34	107	0	0	0	0	34	107
Mississauga	14	62	0	477	0	0	14	539
Halton Region	153	34	199	190	0	0	352	224
Burlington	2	6	0	32	0	0	2	38
Halton Hills	32	9	0	0	0	0	32	9
Milton	13	2	0	122	0	0	13	124
Oakville	106	17	199	36	0	0	305	53
Durham Region	129	135	123	296	0	0	252	431
Ajax	24	32	0	0	0	0	24	32
Brock	1	3	0	0	0	0	1	3
Clarington	24	53	60	0	0	0	84	53
Oshawa	7	20	0	0	0	0	7	20
Pickering	35	4	0	169	0	0	35	173
Scugog	2	1	0	0	0	0	2	1
Uxbridge	3	4	0	0	0	0	3	4
Whitby	33	18	63	127	0	0	96	145
Remainder of Toronto CMA	156	231	0	4	0	0	156	235
Bradford West Gwillimbury	63	108	0	0	0	0	63	108
Town of Mono	18	53	0	0	0	0	18	53
New Tecumseth	69	66	0	4	0	0	69	70
Orangeville	6	4	0	0	0	0	6	4
Toronto CMA	1,648	1,545	1,553	3,431	345	553	3,546	5,529
Oshawa CMA	64	91	123	127	0	0	187	218
Greater Toronto Area (GTA)	1,561	1,415	1,676	3,586	345	553	3,582	5,554

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	1,049	1,071	11,726	8,658	1,825	1,419	14,600	11,148
Toronto	167	161	6,414	5,297	1,620	1,358	8,201	6,816
East York	63	46	0	0	0	0	63	46
Etobicoke	250	191	2,123	1,857	0	0	2,373	2,048
North York	403	438	1,529	684	9	61	1,941	1,183
Scarborough	133	204	1,620	684	196	0	1,949	888
York	33	31	40	136	0	0	73	167
York Region	3,479	3,410	1,372	3,840	537	40	5,388	7,290
Aurora	723	572	2	207	0	0	725	779
East Gwillimbury	140	110	0	0	0	0	140	110
Georgina Township	280	161	0	0	0	0	280	161
King Township	202	195	6	15	0	0	208	210
Markham	665	657	988	460	306	0	1,959	1,117
Newmarket	303	117	0	23	231	16	534	156
Richmond Hill	323	407	28	1,214	0	0	351	1,621
Vaughan	732	970	194	1,762	0	24	926	2,756
Whitchurch-Stouffville	111	221	154	159	0	0	265	380
Peel Region	2,973	2,856	275	2,216	0	40	3,248	5,112
Brampton	2,517	2,172	9	288	0	40	2,526	2,500
Caledon	207	424	0	0	0	0	207	424
Mississauga	249	260	266	1,928	0	0	515	2,188
Halton Region	1,212	1,174	666	992	0	0	1,878	2,166
Burlington	28	59	302	112	0	0	330	171
Halton Hills	130	381	0	0	0	0	130	381
Milton	165	303	135	362	0	0	300	665
Oakville	889	431	229	518	0	0	1,118	949
Durham Region	1,563	1,577	433	437	239	322	2,235	2,336
Ajax	197	202	16	63	0	0	213	265
Brock	8	18	0	0	0	0	8	18
Clarington	424	346	260	14	143	0	827	360
Oshawa	489	655	0	0	96	312	585	967
Pickering	128	114	30	169	0	0	158	283
Scugog	7	8	0	0	0	0	7	8
Uxbridge	53	101	1	0	0	0	54	101
Whitby	257	133	126	191	0	10	383	334
Remainder of Toronto CMA	1,277	566	2	75	38	0	1,317	641
Bradford West Gwillimbury	537	238	0	0	0	0	537	238
Town of Mono	66	55	0	0	1	0	67	55
New Tecumseth	636	232	2	70	0	0	638	302
Orangeville	38	41	0	5	37	0	75	46
Toronto CMA	10,340	9,435	13,786	15,901	2,400	1,499	26,526	26,835
Oshawa CMA	1,170	1,134	386	205	239	322	1,795	1,661
Greater Toronto Area (GTA)	10,276	10,088	14,472	16,143	2,601	1,821	27,349	28,052

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	% Change
Toronto City	120	71	10	6	40	0	1,448	683	1,618	760	112.9
Toronto	14	10	0	2	40	0	1,095	582	1,149	594	93.4
East York	3	3	6	0	0	0	0	0	9	3	200.0
Etobicoke	22	3	2	0	0	0	0	0	24	3	**
North York	62	34	0	0	0	0	257	95	319	129	147.3
Scarborough	13	17	0	0	0	0	96	0	109	17	**
York	6	4	2	4	0	0	0	6	8	14	-42.9
York Region	247	211	30	4	35	76	460	223	772	514	50.2
Aurora	26	46	0	0	4	0	0	0	30	46	-34.8
East Gwillimbury	3	17	0	0	0	0	0	0	3	17	-82.4
Georgina Township	22	7	0	0	0	8	0	0	22	15	46.7
King Township	22	10	0	0	0	0	0	0	22	10	120.0
Markham	0	36	0	4	0	0	460	195	460	235	95.7
Newmarket	34	0	30	0	0	0	0	0	64	0	n/a
Richmond Hill	26	35	0	0	7	44	0	28	33	107	-69.2
Vaughan	113	44	0	0	14	0	0	0	127	44	188.6
Whitchurch-Stouffville	1	16	0	0	10	24	0	0	11	40	-72.5
Peel Region	152	172	12	50	258	49	0	0	422	271	55.7
Brampton	102	146	0	50	230	29	0	0	332	225	47.6
Caledon	38	16	6	0	0	0	0	0	44	16	175.0
Mississauga	12	10	6	0	28	20	0	0	46	30	53.3
Halton Region	61	61	4	0	101	29	185	101	351	191	83.8
Burlington	2	19	4	0	0	0	155	78	161	97	66.0
Halton Hills	11	2	0	0	0	0	0	0	11	2	**
Milton	23	16	0	0	17	29	6	0	46	45	2.2
Oakville	25	24	0	0	84	0	24	23	133	47	183.0
Durham Region	88	115	0	6	73	38	15	0	176	159	10.7
Ajax	3	24	0	0	5	7	0	0	8	31	-74.2
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	32	43	0	0	37	0	0	0	69	43	60.5
Oshawa	31	13	0	0	17	0	15	0	63	13	**
Pickering	15	19	0	6	0	18	0	0	15	43	-65.1
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	0	2	0	0	0	0	0	0	0	2	-100.0
Whitby	5	12	0	0	14	13	0	0	19	25	-24.0
Remainder of Toronto CMA	65	53	4	4	51	0	0	0	120	57	110.5
Bradford West Gwillimbury	28	5	2	0	38	0	0	0	68	5	**
Town of Mono	5	2	0	0	0	0	0	0	5	2	150.0
New Tecumseth	32	37	2	4	13	0	0	0	47	41	14.6
Orangeville	0	9	0	0	0	0	0	0	0	9	-100.0
Toronto CMA	661	594	56	70	490	179	1,938	929	3,145	1,772	77.5
Oshawa CMA	68	68	0	0	68	13	15	0	151	81	86.4
Greater Toronto Area (GTA)	668	630	56	66	507	192	2,108	1,007	3,339	1,895	76.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	729	581	90	82	220	145	8,635	25,221	9,674	26,029	-62.8
Toronto	103	122	8	38	46	89	5,055	16,404	5,212	16,653	-68.7
East York	44	39	8	4	0	5	0	0	52	48	8.3
Etobicoke	162	76	8	2	4	21	1,093	2,806	1,267	2,905	-56.4
North York	315	247	54	2	57	0	1,971	5,023	2,397	5,272	-54.5
Scarborough	78	83	4	12	113	11	516	530	711	636	11.8
York	27	14	8	24	0	19	0	458	35	515	-93.2
York Region	1,849	1,723	120	266	1,047	894	1,595	2,716	4,611	5,599	-17.6
Aurora	319	170	4	0	181	13	112	0	616	183	**
East Gwillimbury	156	45	0	2	0	0	0	0	156	47	**
Georgina Township	186	120	2	0	14	37	0	0	202	157	28.7
King Township	154	170	0	0	27	26	0	0	181	196	-7.7
Markham	134	411	22	186	86	332	717	1,751	959	2,680	-64.2
Newmarket	157	19	54	0	13	31	16	0	240	50	**
Richmond Hill	132	213	0	16	248	334	652	325	1,032	888	16.2
Vaughan	584	461	38	62	248	97	58	614	928	1,234	-24.8
Whitchurch-Stouffville	27	114	0	0	230	24	40	26	297	164	81.1
Peel Region	1,975	1,418	386	486	1,248	484	803	586	4,412	2,974	48.4
Brampton	1,515	1,162	264	424	1,042	254	617	103	3,438	1,943	76.9
Caledon	347	156	68	40	62	145	0	0	477	341	39.9
Mississauga	113	100	54	22	144	85	186	483	497	690	-28.0
Halton Region	898	696	14	32	498	437	857	349	2,267	1,514	49.7
Burlington	33	56	4	0	10	69	177	203	224	328	-31.7
Halton Hills	186	41	0	0	65	7	0	0	251	48	**
Milton	386	357	8	32	131	167	97	0	622	556	11.9
Oakville	293	242	2	0	292	194	583	146	1,170	582	101.0
Durham Region	1,057	995	32	38	412	289	215	72	1,716	1,394	23.1
Ajax	97	273	0	8	38	143	0	0	135	424	-68.2
Brock	7	4	0	0	0	0	0	0	7	4	75.0
Clarington	286	284	4	0	122	20	0	0	412	304	35.5
Oshawa	381	225	18	0	96	26	215	72	710	323	119.8
Pickering	114	86	8	30	20	87	0	0	142	203	-30.0
Scugog	20	13	0	0	0	0	0	0	20	13	53.8
Uxbridge	39	11	2	0	0	0	0	0	41	11	**
Whitby	113	99	0	0	136	13	0	0	249	112	122.3
Remainder of Toronto CMA	649	501	40	34	118	37	49	0	856	572	49.7
Bradford West Gwillimbury	245	158	4	0	38	7	0	0	287	165	73.9
Town of Mono	109	71	0	0	0	0	1	0	110	71	54.9
New Tecumseth	276	231	36	34	33	3	48	0	393	268	46.6
Orangeville	19	41	0	0	47	27	0	0	66	68	-2.9
Toronto CMA	6,317	5,233	656	938	3,179	2,158	11,762	28,669	21,914	36,998	-40.8
Oshawa CMA	780	608	22	0	354	59	215	72	1,371	739	85.5
Greater Toronto Area (GTA)	6,508	5,413	642	904	3,425	2,249	12,105	28,944	22,680	37,510	-39.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Toronto City	0	0	40	0	1,448	577	0	106
Toronto	0	0	40	0	1,095	577	0	5
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	257	0	0	95
Scarborough	0	0	0	0	96	0	0	0
York	0	0	0	0	0	0	0	6
York Region	35	76	0	0	0	195	460	28
Aurora	4	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	8	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	0	0	0	0	195	460	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	7	44	0	0	0	0	0	28
Vaughan	14	0	0	0	0	0	0	0
Whitchurch-Stouffville	10	24	0	0	0	0	0	0
Peel Region	258	49	0	0	0	0	0	0
Brampton	230	29	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	28	20	0	0	0	0	0	0
Halton Region	101	29	0	0	30	101	155	0
Burlington	0	0	0	0	0	78	155	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	17	29	0	0	6	0	0	0
Oakville	84	0	0	0	24	23	0	0
Durham Region	73	38	0	0	0	0	15	0
Ajax	5	7	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	37	0	0	0	0	0	0	0
Oshawa	17	0	0	0	0	0	15	0
Pickering	0	18	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	14	13	0	0	0	0	0	0
Remainder of Toronto CMA	51	0	0	0	0	0	0	0
Bradford West Gwillimbury	38	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	13	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	450	179	40	0	1,478	795	460	134
Oshawa CMA	68	13	0	0	0	0	15	0
Greater Toronto Area (GTA)	467	192	40	0	1,478	873	630	134

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	166	141	54	4	8,217	23,885	418	1,336
Toronto	6	85	40	4	4,737	15,805	318	599
East York	0	5	0	0	0	0	0	0
Etobicoke	4	21	0	0	1,093	2,806	0	0
North York	43	0	14	0	1,871	4,928	100	95
Scarborough	113	11	0	0	516	346	0	184
York	0	19	0	0	0	0	0	458
York Region	1,047	894	0	0	893	2,684	702	32
Aurora	181	13	0	0	112	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	14	37	0	0	0	0	0	0
King Township	27	26	0	0	0	0	0	0
Markham	86	332	0	0	257	1,747	460	4
Newmarket	13	31	0	0	0	0	16	0
Richmond Hill	248	334	0	0	450	297	202	28
Vaughan	248	97	0	0	34	614	24	0
Whitchurch-Stouffville	230	24	0	0	40	26	0	0
Peel Region	1,239	484	9	0	317	586	486	0
Brampton	1,033	254	9	0	131	103	486	0
Caledon	62	145	0	0	0	0	0	0
Mississauga	144	85	0	0	186	483	0	0
Halton Region	498	437	0	0	702	234	155	115
Burlington	10	69	0	0	22	88	155	115
Halton Hills	65	7	0	0	0	0	0	0
Milton	131	167	0	0	97	0	0	0
Oakville	292	194	0	0	583	146	0	0
Durham Region	412	289	0	0	0	0	215	72
Ajax	38	143	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	122	20	0	0	0	0	0	0
Oshawa	96	26	0	0	0	0	215	72
Pickering	20	87	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	136	13	0	0	0	0	0	0
Remainder of Toronto CMA	118	37	0	0	48	0	1	0
Bradford West Gwillimbury	38	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	33	3	0	0	48	0	0	0
Orangeville	47	27	0	0	0	0	0	0
Toronto CMA	3,116	2,154	63	4	10,155	27,301	1,607	1,368
Oshawa CMA	354	59	0	0	0	0	215	72
Greater Toronto Area (GTA)	3,362	2,245	63	4	10,129	27,389	1,976	1,555

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015	Aug 2016	Aug 2015
Toronto City	129	77	1,449	577	40	106	1,618	760
Toronto	14	12	1,095	577	40	5	1,149	594
East York	9	3	0	0	0	0	9	3
Etobicoke	24	3	0	0	0	0	24	3
North York	61	34	258	0	0	95	319	129
Scarborough	13	17	96	0	0	0	109	17
York	8	8	0	0	0	6	8	14
York Region	302	291	10	195	460	28	772	514
Aurora	30	46	0	0	0	0	30	46
East Gwillimbury	3	17	0	0	0	0	3	17
Georgina Township	22	15	0	0	0	0	22	15
King Township	22	10	0	0	0	0	22	10
Markham	0	40	0	195	460	0	460	235
Newmarket	64	0	0	0	0	0	64	0
Richmond Hill	33	79	0	0	0	28	33	107
Vaughan	127	44	0	0	0	0	127	44
Whitchurch-Stouffville	1	40	10	0	0	0	11	40
Peel Region	209	271	213	0	0	0	422	271
Brampton	119	225	213	0	0	0	332	225
Caledon	44	16	0	0	0	0	44	16
Mississauga	46	30	0	0	0	0	46	30
Halton Region	113	90	83	101	155	0	351	191
Burlington	6	19	0	78	155	0	161	97
Halton Hills	11	2	0	0	0	0	11	2
Milton	40	45	6	0	0	0	46	45
Oakville	56	24	77	23	0	0	133	47
Durham Region	110	139	51	20	15	0	176	159
Ajax	8	24	0	7	0	0	8	31
Brock	1	1	0	0	0	0	1	1
Clarington	32	43	37	0	0	0	69	43
Oshawa	48	13	0	0	15	0	63	13
Pickering	15	43	0	0	0	0	15	43
Scugog	1	1	0	0	0	0	1	1
Uxbridge	0	2	0	0	0	0	0	2
Whitby	5	12	14	13	0	0	19	25
Remainder of Toronto CMA	120	55	0	2	0	0	120	57
Bradford West Gwillimbury	68	5	0	0	0	0	68	5
Town of Mono	5	2	0	0	0	0	5	2
New Tecumseth	47	39	0	2	0	0	47	41
Orangeville	0	9	0	0	0	0	0	9
Toronto CMA	890	834	1,755	804	500	134	3,145	1,772
Oshawa CMA	85	68	51	13	15	0	151	81
Greater Toronto Area (GTA)	863	868	1,806	893	670	134	3,339	1,895

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - August 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	933	771	8,265	23,916	472	1,342	9,674	26,029
Toronto	114	245	4,740	15,805	358	603	5,212	16,653
East York	52	46	0	0	0	2	52	48
Etobicoke	174	81	1,093	2,824	0	0	1,267	2,905
North York	367	247	1,916	4,930	114	95	2,397	5,272
Scarborough	191	95	516	357	0	184	711	636
York	35	57	0	0	0	458	35	515
York Region	2,644	2,844	1,265	2,723	702	32	4,611	5,599
Aurora	504	183	112	0	0	0	616	183
East Gwillimbury	156	47	0	0	0	0	156	47
Georgina Township	202	157	0	0	0	0	202	157
King Township	160	196	21	0	0	0	181	196
Markham	242	929	257	1,747	460	4	959	2,680
Newmarket	211	39	13	11	16	0	240	50
Richmond Hill	291	543	539	317	202	28	1,032	888
Vaughan	728	612	176	622	24	0	928	1,234
Whitchurch-Stouffville	150	138	147	26	0	0	297	164
Peel Region	3,217	2,307	700	667	495	0	4,412	2,974
Brampton	2,523	1,808	420	135	495	0	3,438	1,943
Caledon	477	341	0	0	0	0	477	341
Mississauga	217	158	280	532	0	0	497	690
Halton Region	1,319	1,134	793	265	155	115	2,267	1,514
Burlington	37	85	32	128	155	115	224	328
Halton Hills	251	48	0	0	0	0	251	48
Milton	525	556	97	0	0	0	622	556
Oakville	506	445	664	137	0	0	1,170	582
Durham Region	1,322	1,201	179	120	215	73	1,716	1,394
Ajax	117	317	18	107	0	0	135	424
Brock	7	4	0	0	0	0	7	4
Clarington	355	304	57	0	0	0	412	304
Oshawa	495	250	0	0	215	73	710	323
Pickering	142	203	0	0	0	0	142	203
Scugog	20	13	0	0	0	0	20	13
Uxbridge	41	11	0	0	0	0	41	11
Whitby	145	99	104	13	0	0	249	112
Remainder of Toronto CMA	772	558	83	14	1	0	856	572
Bradford West Gwillimbury	287	165	0	0	0	0	287	165
Town of Mono	109	68	0	3	1	0	110	71
New Tecumseth	315	257	78	11	0	0	393	268
Orangeville	61	68	5	0	0	0	66	68
Toronto CMA	9,148	8,060	11,092	27,564	1,670	1,374	21,914	36,998
Oshawa CMA	995	653	161	13	215	73	1,371	739
Greater Toronto Area (GTA)	9,435	8,257	11,202	27,691	2,039	1,562	22,680	37,510

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
August 2016	0	0.0	1	0.9	2	1.8	13	11.4	98	86.0	114	2,000,000	1,923,005
August 2015	0	0.0	0	0.0	2	3.4	11	18.6	46	78.0	59	1,840,000	1,781,839
Year-to-date 2016	1	0.2	1	0.2	32	5.2	54	8.8	526	85.7	614	2,000,000	1,947,150
Year-to-date 2015	1	0.2	9	2.0	16	3.5	55	12.0	376	82.3	457	1,985,000	1,962,743
Toronto													
August 2016	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	-	-
August 2015	0	0.0	0	0.0	1	10.0	0	0.0	9	90.0	10	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	6	13.0	40	87.0	46	-	-
Year-to-date 2015	0	0.0	0	0.0	1	1.5	13	19.7	52	78.8	66	-	-
East York													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	2	13.3	2	13.3	11	73.3	15	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
Etobicoke													
August 2016	0	0.0	1	4.0	0	0.0	0	0.0	24	96.0	25	-	1,354,750
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	1	0.7	0	0.0	2	1.4	140	97.9	143	-	1,629,958
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.3	79	98.8	80	-	1,287,500
North York													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	57	100.0	57	-	2,181,700
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	-	2,190,909
Year-to-date 2016	0	0.0	0	0.0	1	0.3	0	0.0	302	99.7	303	-	2,228,590
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	213	100.0	213	-	2,190,909
Scarborough													
August 2016	0	0.0	0	0.0	2	14.3	9	64.3	3	21.4	14	-	-
August 2015	0	0.0	0	0.0	0	0.0	10	71.4	4	28.6	14	-	986,250
Year-to-date 2016	1	1.3	0	0.0	29	36.7	31	39.2	18	22.8	79	-	-
Year-to-date 2015	1	1.3	9	11.3	12	15.0	36	45.0	22	27.5	80	-	716,818
York													
August 2016	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
August 2015	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	13	46.4	15	53.6	28	-	-
Year-to-date 2015	0	0.0	0	0.0	3	25.0	3	25.0	6	50.0	12	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
August 2016	6	2.4	31	12.4	33	13.3	53	21.3	126	50.6	249	1,115,000	1,251,685
August 2015	10	4.9	22	10.8	49	24.0	42	20.6	81	39.7	204	897,500	1,058,614
Year-to-date 2016	124	6.7	287	15.5	278	15.0	396	21.3	771	41.5	1,856	885,000	1,023,094
Year-to-date 2015	122	7.1	229	13.4	327	19.1	475	27.7	562	32.8	1,715	895,000	984,212
Aurora													
August 2016	0	0.0	0	0.0	0	0.0	1	3.8	25	96.2	26	1,195,000	1,176,259
August 2015	0	0.0	0	0.0	22	47.8	9	19.6	15	32.6	46	850,000	991,034
Year-to-date 2016	0	0.0	0	0.0	45	14.0	158	49.2	118	36.8	321	885,000	948,221
Year-to-date 2015	0	0.0	6	3.6	87	51.8	47	28.0	28	16.7	168	765,000	901,492
East Gwillimbury													
August 2016	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
August 2015	3	17.6	11	64.7	3	17.6	0	0.0	0	0.0	17	590,000	570,990
Year-to-date 2016	49	31.4	70	44.9	36	23.1	0	0.0	1	0.6	156	610,000	583,121
Year-to-date 2015	18	40.0	22	48.9	4	8.9	0	0.0	1	2.2	45	615,000	572,834
Georgina Township													
August 2016	5	22.7	15	68.2	2	9.1	0	0.0	0	0.0	22	-	-
August 2015	7	100.0	0	0.0	0	0.0	0	0.0	0	0.0	7	-	378,561
Year-to-date 2016	56	30.1	117	62.9	8	4.3	3	1.6	2	1.1	186	550,000	550,300
Year-to-date 2015	99	82.5	8	6.7	6	5.0	2	1.7	5	4.2	120	400,000	466,604
King Township													
August 2016	0	0.0	0	0.0	1	4.3	2	8.7	20	87.0	23	1,305,000	1,326,515
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	1,303,570
Year-to-date 2016	0	0.0	0	0.0	2	1.3	26	16.4	131	82.4	159	1,300,000	1,338,457
Year-to-date 2015	0	0.0	0	0.0	3	1.8	57	33.9	108	64.3	168	1,185,000	1,225,748
Markham													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	0.0	2	6.3	10	31.3	14	43.8	6	18.8	32	890,000	937,373
Year-to-date 2016	14	10.9	25	19.4	33	25.6	16	12.4	41	31.8	129	760,000	932,452
Year-to-date 2015	0	0.0	67	16.5	117	28.9	157	38.8	64	15.8	405	875,000	898,463
Newmarket													
August 2016	1	2.9	11	32.4	18	52.9	3	8.8	1	2.9	34	700,000	708,993
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	1	0.6	40	25.5	60	38.2	41	26.1	15	9.6	157	775,000	771,817
Year-to-date 2015	1	5.3	0	0.0	12	63.2	6	31.6	0	0.0	19	-	773,543
Richmond Hill													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	2,010,000	2,707,538
August 2015	0	0.0	4	11.4	9	25.7	11	31.4	11	31.4	35	825,000	1,078,280
Year-to-date 2016	0	0.0	0	0.0	13	9.8	30	22.6	90	67.7	133	1,587,500	1,825,688
Year-to-date 2015	1	0.5	17	8.1	39	18.5	55	26.1	99	46.9	211	960,000	1,183,056
Vaughan													
August 2016	0	0.0	3	2.6	10	8.8	47	41.2	54	47.4	114	977,500	1,083,609
August 2015	0	0.0	0	0.0	0	0.0	8	18.2	36	81.8	44	1,157,500	1,514,929
Year-to-date 2016	1	0.2	26	4.4	78	13.3	120	20.4	362	61.7	587	1,140,000	1,130,079
Year-to-date 2015	1	0.2	45	9.7	22	4.8	150	32.5	244	52.8	462	1,030,000	1,147,845
Whitchurch-Stouffville													
August 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
August 2015	0	0.0	5	31.3	5	31.3	0	0.0	6	37.5	16	700,000	905,960
Year-to-date 2016	3	10.7	9	32.1	3	10.7	2	7.1	11	39.3	28	-	927,594
Year-to-date 2015	2	1.7	64	54.7	37	31.6	1	0.9	13	11.1	117	602,500	716,860

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
August 2016	24	15.8	39	25.7	54	35.5	17	11.2	18	11.8	152	680,000	736,321
August 2015	41	23.8	95	55.2	24	14.0	1	0.6	11	6.4	172	560,000	616,273
Year-to-date 2016	170	8.6	576	29.0	727	36.6	317	15.9	198	10.0	1,988	685,000	754,982
Year-to-date 2015	312	22.2	578	41.1	315	22.4	93	6.6	110	7.8	1,408	600,000	658,477
Brampton													
August 2016	24	23.5	39	38.2	16	15.7	17	16.7	6	5.9	102	605,000	668,201
August 2015	41	28.1	85	58.2	18	12.3	1	0.7	1	0.7	146	527,500	554,510
Year-to-date 2016	167	10.9	557	36.5	427	27.9	274	17.9	103	6.7	1,528	660,000	706,727
Year-to-date 2015	311	27.0	506	44.0	244	21.2	65	5.7	24	2.1	1,150	580,000	596,547
Caledon													
August 2016	0	0.0	0	0.0	38	100.0	0	0.0	0	0.0	38	685,000	691,163
August 2015	0	0.0	10	62.5	6	37.5	0	0.0	0	0.0	16	625,000	627,525
Year-to-date 2016	3	0.9	19	5.5	300	86.5	9	2.6	16	4.6	347	685,000	718,489
Year-to-date 2015	1	0.6	72	45.6	70	44.3	10	6.3	5	3.2	158	650,000	665,701
Mississauga													
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,450,000	1,458,333
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,425,000	1,500,000
Year-to-date 2016	0	0.0	0	0.0	0	0.0	34	30.1	79	69.9	113	1,350,000	1,519,549
Year-to-date 2015	0	0.0	0	0.0	1	1.0	18	18.0	81	81.0	100	1,250,000	1,359,258
Halton Region													
August 2016	0	0.0	24	34.3	14	20.0	15	21.4	17	24.3	70	790,000	1,047,919
August 2015	2	3.1	18	28.1	9	14.1	12	18.8	23	35.9	64	902,500	1,143,500
Year-to-date 2016	3	0.3	243	26.6	263	28.8	227	24.9	176	19.3	912	780,000	942,419
Year-to-date 2015	45	6.6	308	45.0	65	9.5	99	14.5	168	24.5	685	590,000	924,182
Burlington													
August 2016	0	0.0	5	62.5	0	0.0	0	0.0	3	37.5	8	-	-
August 2015	0	0.0	4	20.0	9	45.0	2	10.0	5	25.0	20	-	-
Year-to-date 2016	0	0.0	5	12.5	2	5.0	8	20.0	25	62.5	40	-	1,561,700
Year-to-date 2015	0	0.0	5	10.0	13	26.0	6	12.0	26	52.0	50	-	1,499,230
Halton Hills													
August 2016	0	0.0	1	9.1	2	18.2	3	27.3	5	45.5	11	950,000	1,805,581
August 2015	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	16	8.6	82	44.1	74	39.8	14	7.5	186	800,000	895,107
Year-to-date 2015	0	0.0	7	17.1	14	34.1	10	24.4	10	24.4	41	790,000	908,183
Milton													
August 2016	0	0.0	16	69.6	7	30.4	0	0.0	0	0.0	23	640,000	647,995
August 2015	0	0.0	13	81.3	0	0.0	0	0.0	3	18.8	16	612,500	750,629
Year-to-date 2016	1	0.3	220	57.1	133	34.5	23	6.0	8	2.1	385	640,000	680,215
Year-to-date 2015	41	11.5	295	82.6	4	1.1	7	2.0	10	2.8	357	520,000	575,175
Oakville													
August 2016	0	0.0	2	7.1	5	17.9	12	42.9	9	32.1	28	867,500	1,078,776
August 2015	2	7.7	0	0.0	0	0.0	9	34.6	15	57.7	26	1,155,000	1,385,266
Year-to-date 2016	2	0.7	2	0.7	46	15.3	122	40.5	129	42.9	301	930,000	1,279,500
Year-to-date 2015	4	1.7	1	0.4	34	14.3	76	32.1	122	51.5	237	1,027,500	1,388,772

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
August 2016	25	28.7	35	40.2	14	16.1	11	12.6	2	2.3	87	890,000	611,625
August 2015	62	53.0	46	39.3	6	5.1	3	2.6	0	0.0	117	490,000	493,464
Year-to-date 2016	412	41.0	393	39.1	153	15.2	39	3.9	8	0.8	1,005	520,000	542,009
Year-to-date 2015	504	51.3	338	34.4	101	10.3	35	3.6	5	0.5	983	490,000	513,865
Ajax													
August 2016	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	-	684,594
August 2015	15	62.5	6	25.0	2	8.3	1	4.2	0	0.0	24	400,000	455,917
Year-to-date 2016	4	4.1	47	48.5	46	47.4	0	0.0	0	0.0	97	630,000	628,649
Year-to-date 2015	118	42.0	94	33.5	63	22.4	6	2.1	0	0.0	281	520,000	543,050
Brock													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	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	-	-
Clarington													
August 2016	5	16.1	23	74.2	1	3.2	1	3.2	1	3.2	31	-	577,484
August 2015	30	66.7	13	28.9	1	2.2	1	2.2	0	0.0	45	440,000	458,838
Year-to-date 2016	122	46.0	132	49.8	4	1.5	6	2.3	1	0.4	265	500,000	504,246
Year-to-date 2015	202	72.1	63	22.5	12	4.3	3	1.1	0	0.0	280	400,000	439,828
Oshawa													
August 2016	17	54.8	9	29.0	4	12.9	1	3.2	0	0.0	31	-	513,387
August 2015	6	46.2	7	53.8	0	0.0	0	0.0	0	0.0	13	520,000	503,028
Year-to-date 2016	206	54.2	150	39.5	21	5.5	3	0.8	0	0.0	380	485,000	500,342
Year-to-date 2015	126	56.0	93	41.3	5	2.2	1	0.4	0	0.0	225	485,000	488,183
Pickering													
August 2016	0	0.0	1	6.7	4	26.7	9	60.0	1	6.7	15	890,000	860,887
August 2015	7	35.0	11	55.0	1	5.0	1	5.0	0	0.0	20	540,000	555,320
Year-to-date 2016	18	15.9	30	26.5	46	40.7	18	15.9	1	0.9	113	652,500	671,852
Year-to-date 2015	15	17.6	41	48.2	8	9.4	19	22.4	2	2.4	85	555,000	640,325
Scugog													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	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	-	-
Uxbridge													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	21	53.8	13	33.3	4	10.3	1	2.6	0	0.0	39	450,000	477,943
Year-to-date 2015	9	81.8	2	18.2	0	0.0	0	0.0	0	0.0	11	-	-
Whitby													
August 2016	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	-	-
August 2015	2	15.4	9	69.2	2	15.4	0	0.0	0	0.0	13	585,000	577,911
Year-to-date 2016	41	36.9	21	18.9	32	28.8	11	9.9	6	5.4	111	585,000	607,280
Year-to-date 2015	34	33.7	45	44.6	13	12.9	6	5.9	3	3.0	101	540,000	585,287

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
August 2016	22	33.8	35	53.8	8	12.3	0	0.0	0	0.0	65	567,500	537,737
August 2015	31	58.5	19	35.8	2	3.8	1	1.9	0	0.0	53	500,000	488,031
Year-to-date 2016	182	28.1	372	57.5	76	11.7	15	2.3	2	0.3	647	550,000	556,386
Year-to-date 2015	318	63.7	136	27.3	36	7.2	4	0.8	5	1.0	499	460,000	493,036
Bradford West Gwillimbury													
August 2016	0	0.0	25	89.3	3	10.7	0	0.0	0	0.0	28	585,000	607,097
August 2015	3	60.0	1	20.0	0	0.0	1	20.0	0	0.0	5	-	522,990
Year-to-date 2016	38	15.6	195	80.2	9	3.7	1	0.4	0	0.0	243	580,000	574,981
Year-to-date 2015	98	62.0	49	31.0	5	3.2	1	0.6	5	3.2	158	480,000	520,618
Town of Mono													
August 2016	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	-	698,100
August 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	12	11.0	38	34.9	45	41.3	13	11.9	1	0.9	109	645,000	668,111
Year-to-date 2015	6	8.7	38	55.1	24	34.8	1	1.4	0	0.0	69	650,000	651,822
New Tecumseth													
August 2016	22	68.8	10	31.3	0	0.0	0	0.0	0	0.0	32	450,000	451,990
August 2015	19	51.4	17	45.9	1	2.7	0	0.0	0	0.0	37	500,000	506,069
Year-to-date 2016	128	46.4	131	47.5	16	5.8	0	0.0	1	0.4	276	505,000	499,939
Year-to-date 2015	178	77.1	47	20.3	4	1.7	2	0.9	0	0.0	231	417,500	442,560
Orangeville													
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2015	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	-	394,456
Year-to-date 2016	4	21.1	8	42.1	6	31.6	1	5.3	0	0.0	19	-	-
Year-to-date 2015	36	87.8	2	4.9	3	7.3	0	0.0	0	0.0	41	-	418,217
Toronto CMA													
August 2016	52	7.9	127	19.2	119	18.0	107	16.2	257	38.8	662	840,000	1,119,243
August 2015	108	18.7	167	28.9	80	13.8	67	11.6	156	27.0	578	675,000	908,812
Year-to-date 2016	523	8.4	1,564	25.1	1,470	23.6	1,020	16.4	1,649	26.5	6,226	750,000	950,631
Year-to-date 2015	940	18.5	1,392	27.3	817	16.0	745	14.6	1,197	23.5	5,091	680,000	890,618
Oshawa CMA													
August 2016	25	37.3	33	49.3	6	9.0	2	3.0	1	1.5	67	530,000	541,164
August 2015	38	53.5	29	40.8	3	4.2	1	1.4	0	0.0	71	485,000	488,731
Year-to-date 2016	369	48.8	303	40.1	57	7.5	20	2.6	7	0.9	756	500,000	520,201
Year-to-date 2015	362	59.7	201	33.2	30	5.0	10	1.7	3	0.5	606	470,000	482,115
Greater Toronto Area													
August 2016	55	8.2	130	19.3	117	17.4	109	16.2	261	38.8	672	942,500	1,145,961
August 2015	115	18.7	181	29.4	90	14.6	69	11.2	161	26.1	616	657,500	898,412
Year-to-date 2016	710	11.1	1,500	23.5	1,453	22.8	1,033	16.2	1,679	26.3	6,375	745,000	942,517
Year-to-date 2015	984	18.8	1,462	27.9	824	15.7	757	14.4	1,221	23.3	5,248	670,000	887,795

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
August 2016

Submarket	Aug 2016	Aug 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	1,923,005	1,781,839	7.9	1,947,150	1,962,743	-0.8
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	1,354,750	-	n/a	1,629,958	1,287,500	26.6
North York	2,181,700	2,190,909	-0.4	2,228,590	2,190,909	1.7
Scarborough	-	986,250	n/a	-	716,818	n/a
York	-	-	n/a	-	-	n/a
York Region	1,251,685	1,058,614	18.2	1,023,094	984,212	4.0
Aurora	1,176,259	991,034	18.7	948,221	901,492	5.2
East Gwillimbury	-	570,990	n/a	583,121	572,834	1.8
Georgina Township	-	378,561	n/a	550,300	466,604	17.9
King Township	1,326,515	1,303,570	1.8	1,338,457	1,225,748	9.2
Markham	-	937,373	n/a	932,452	898,463	3.8
Newmarket	708,993	-	n/a	771,817	773,543	-0.2
Richmond Hill	2,707,538	1,078,280	151.1	1,825,688	1,183,056	54.3
Vaughan	1,083,609	1,514,929	-28.5	1,130,079	1,147,845	-1.5
Whitchurch-Stouffville	-	905,960	n/a	927,594	716,860	29.4
Peel Region	736,321	616,273	19.5	754,982	658,477	14.7
Brampton	668,201	554,510	20.5	706,727	596,547	18.5
Caledon	691,163	627,525	10.1	718,489	665,701	7.9
Mississauga	1,458,333	1,500,000	-2.8	1,519,549	1,359,258	11.8
Halton Region	1,047,919	1,143,500	-8.4	942,419	924,182	2.0
Burlington	-	-	n/a	1,561,700	1,499,230	4.2
Halton Hills	1,805,581	-	n/a	895,107	908,183	-1.4
Milton	647,995	750,629	-13.7	680,215	575,175	18.3
Oakville	1,078,776	1,385,266	-22.1	1,279,500	1,388,772	-7.9
Durham Region	611,625	493,464	23.9	542,009	513,865	5.5
Ajax	684,594	455,917	50.2	628,649	543,050	15.8
Brock	-	-	n/a	-	-	n/a
Clarington	577,484	458,838	25.9	504,246	439,828	14.6
Oshawa	513,387	503,028	2.1	500,342	488,183	2.5
Pickering	860,887	555,320	55.0	671,852	640,325	4.9
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	477,943	-	n/a
Whitby	-	577,911	n/a	607,280	585,287	3.8
Remainder of Toronto CMA	537,737	488,031	10.2	556,386	493,036	12.8
Bradford West Gwillimbury	607,097	522,990	16.1	574,981	520,618	10.4
Town of Mono	698,100	-	n/a	668,111	651,822	2.5
New Tecumseth	451,990	506,069	-10.7	499,939	442,560	13.0
Orangeville	-	394,456	n/a	-	418,217	n/a
Toronto CMA	1,119,243	908,812	23.2	950,631	890,618	6.7
Oshawa CMA	541,164	488,731	10.7	520,201	482,115	7.9
Greater Toronto Area (GTA)	1,145,961	898,412	27.6	942,517	887,795	6.2

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

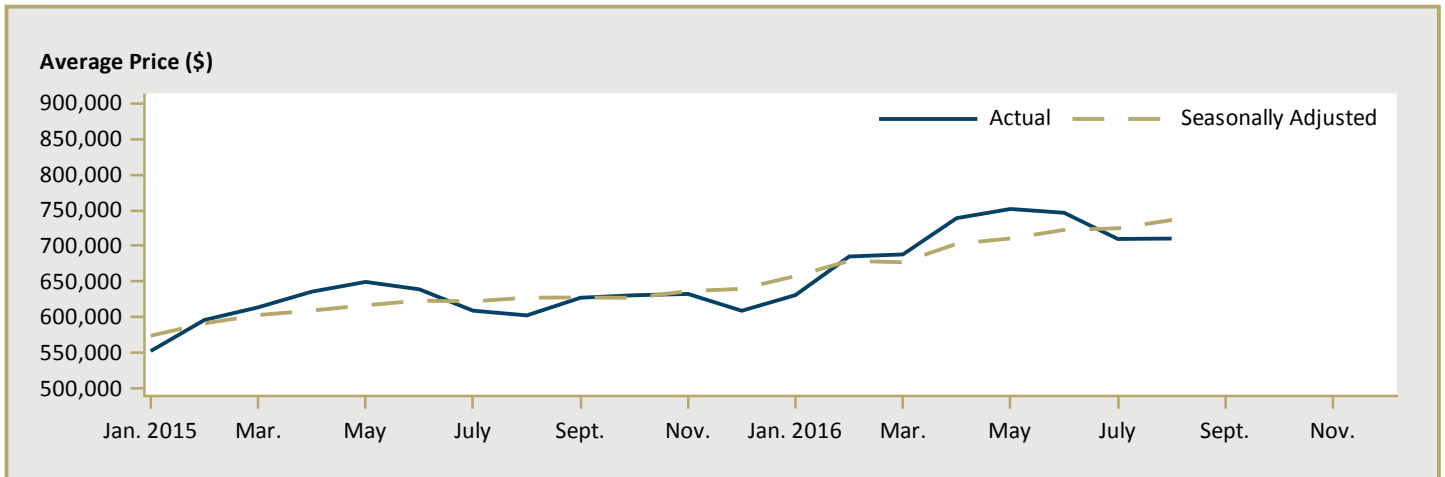


Figure 5.2a: MLS® Residential Sales for Toronto

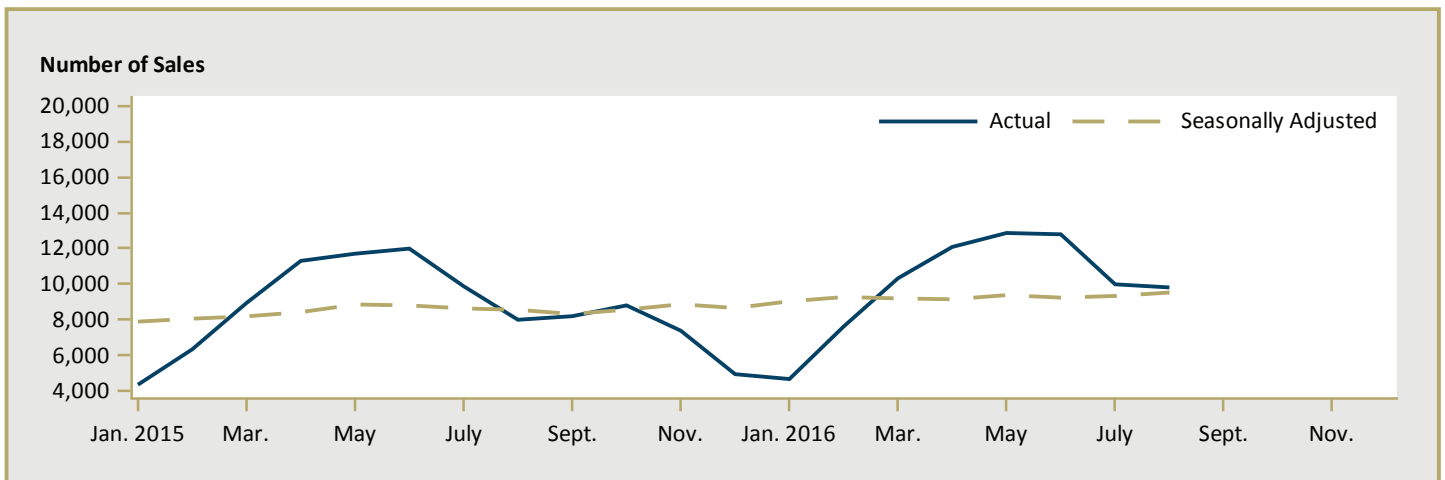
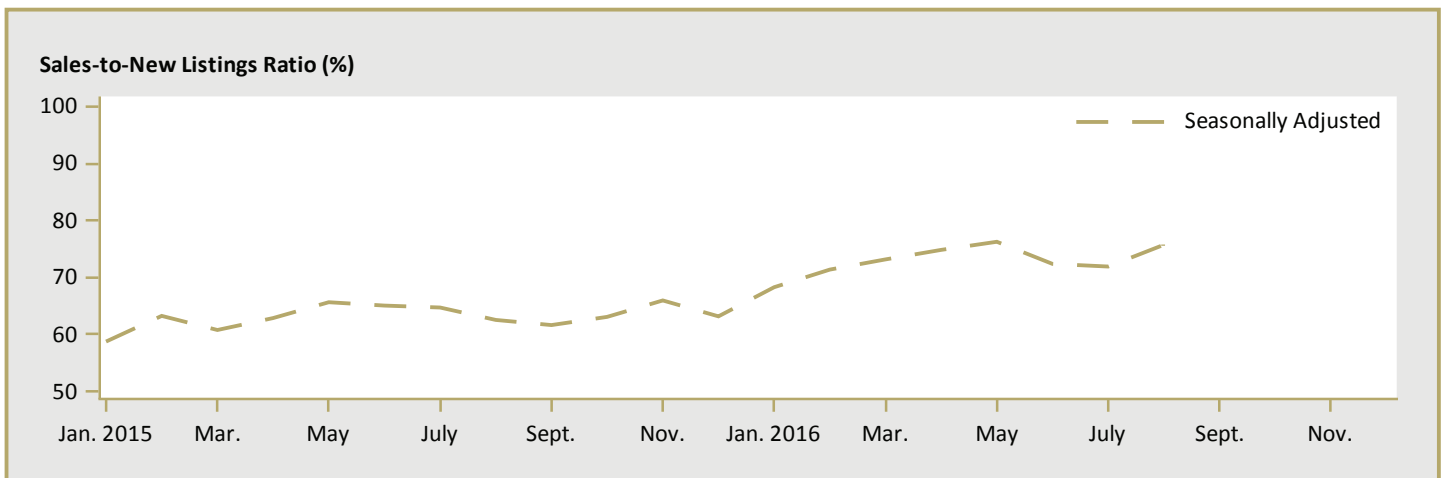


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

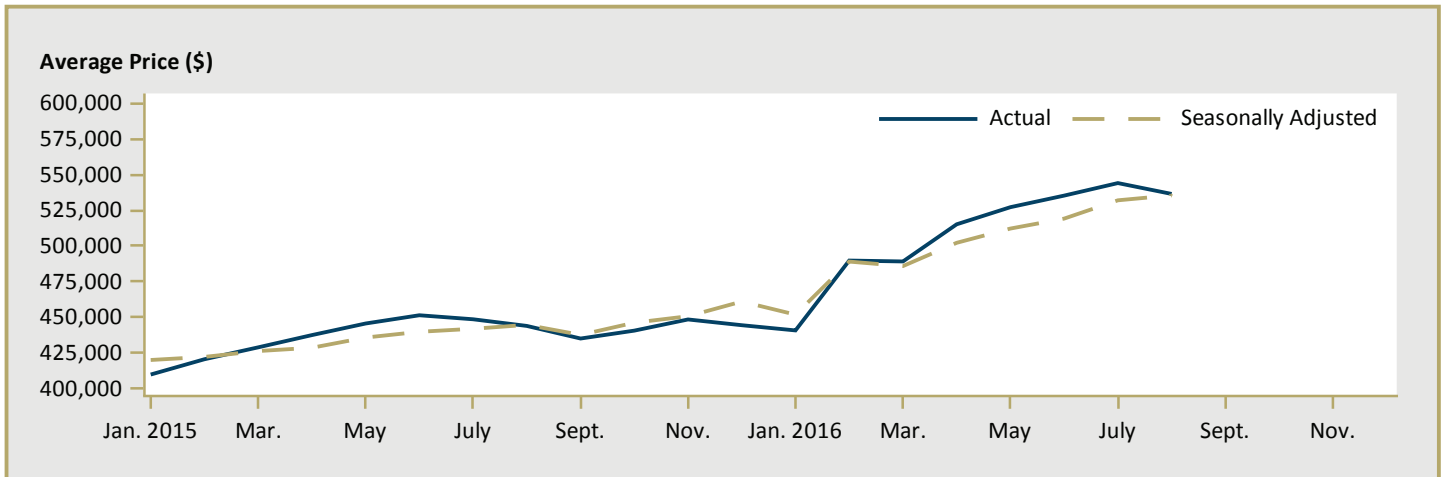


Figure 5.2b: MLS® Residential Sales for Durham Region

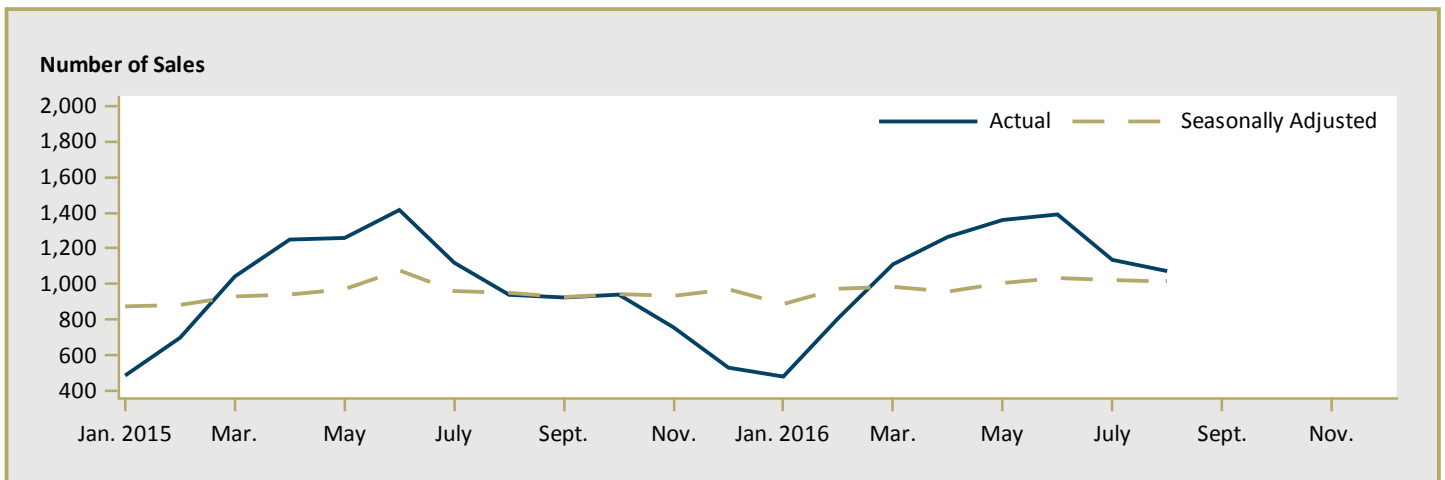
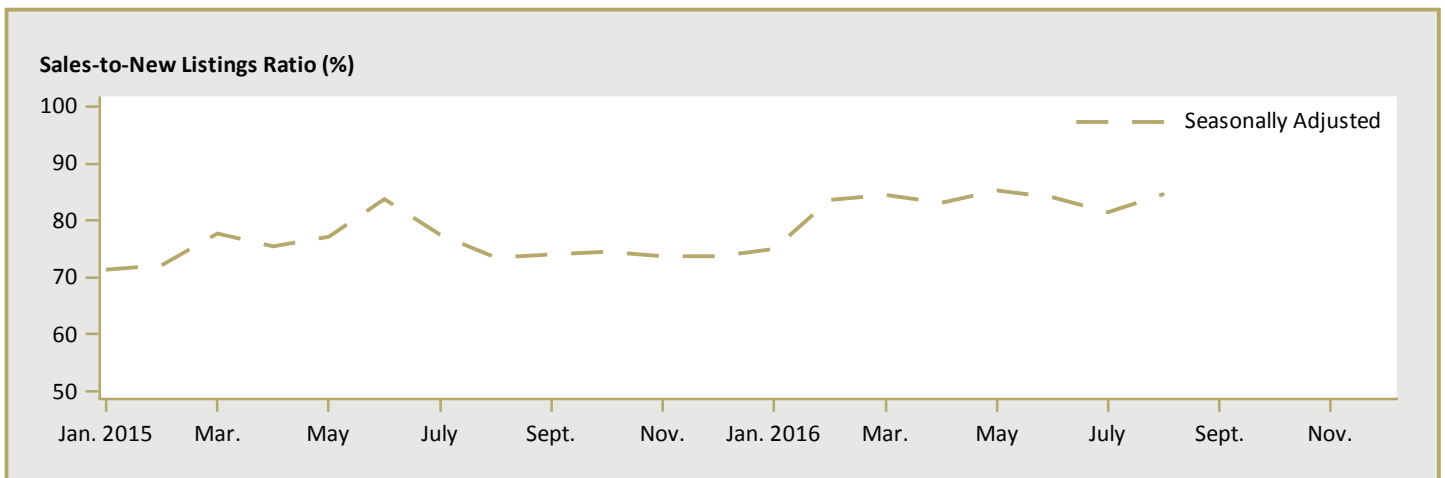


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA**August 2016**

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 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						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,212	7.3	67.2	993
	April	561	3.14	4.64	130.6	130.7	3,210	7.5	67.1	996
	May	561	3.14	4.64	133.1	131.2	3,222	7.3	67.2	991
	June	561	3.14	4.64	133.7	131.5	3,238	6.7	67.0	985
	July	567	3.14	4.74	135.1	131.4	3,235	6.4	66.6	985
	August	567	3.14	4.74		131.1	3,222	6.5	66.3	989
	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**August 2016**

		Intetereest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 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						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64	128.7	129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64	129.2	129.4	209.9	6.1	68.9	990
	March	561	3.14	4.64	129.7	130.3	210.9	6.1	69.1	980
	April	561	3.14	4.64	130.6	130.7	211.7	6.0	69.2	970
	May	561	3.14	4.64	133.1	131.2	213.3	5.6	69.3	963
	June	561	3.14	4.64	133.7	131.5	212.5	6.4	69.6	964
	July	567	3.14	4.74	135.1	131.4	212.5	6.4	69.5	962
	August	567	3.14	4.74		131.1	213.4	6.9	70.1	963
	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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