

HOUSING NOW TABLES

Greater Toronto Area

Date Released: October 2017



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.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

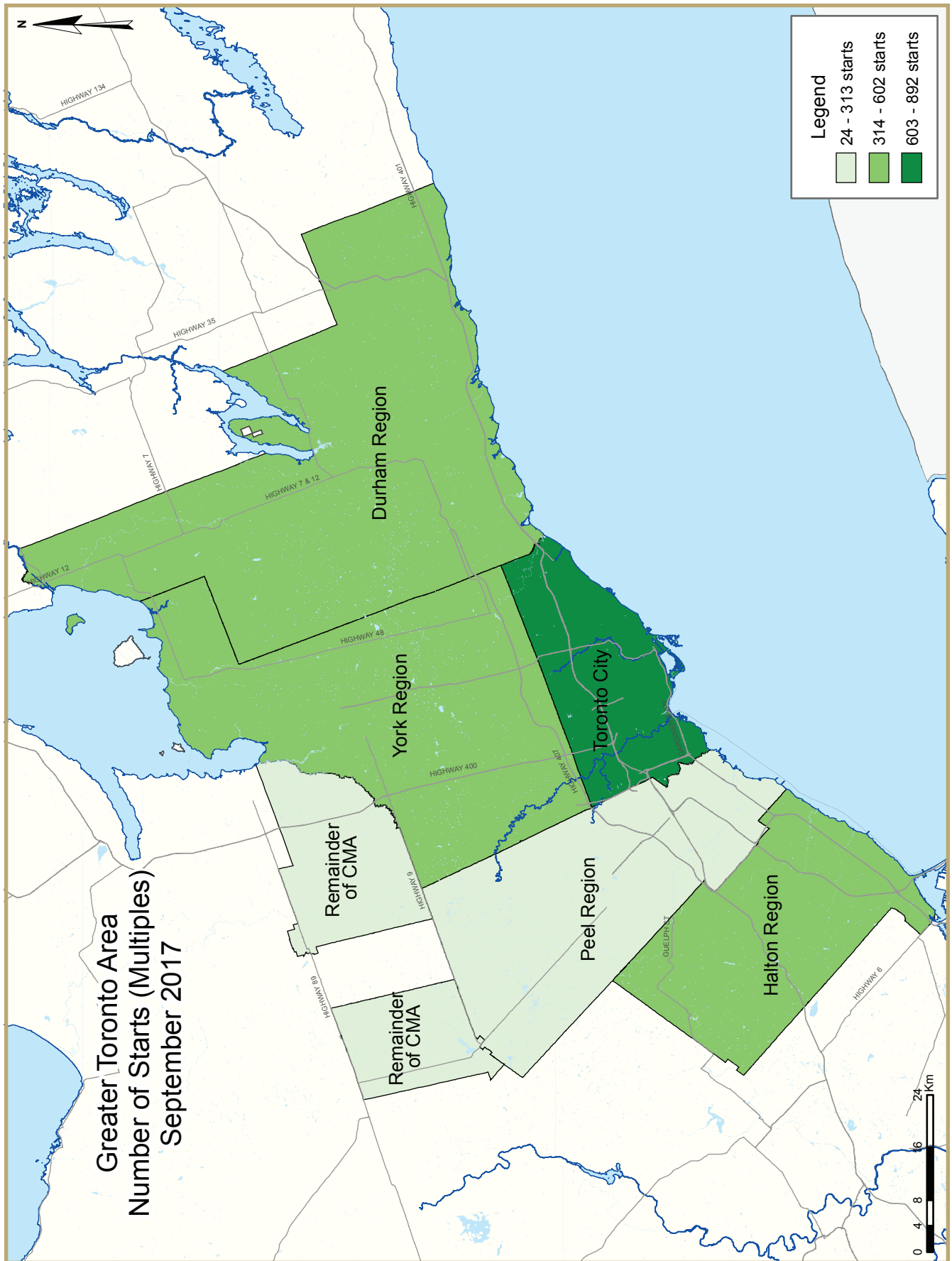
Housing Observer Online

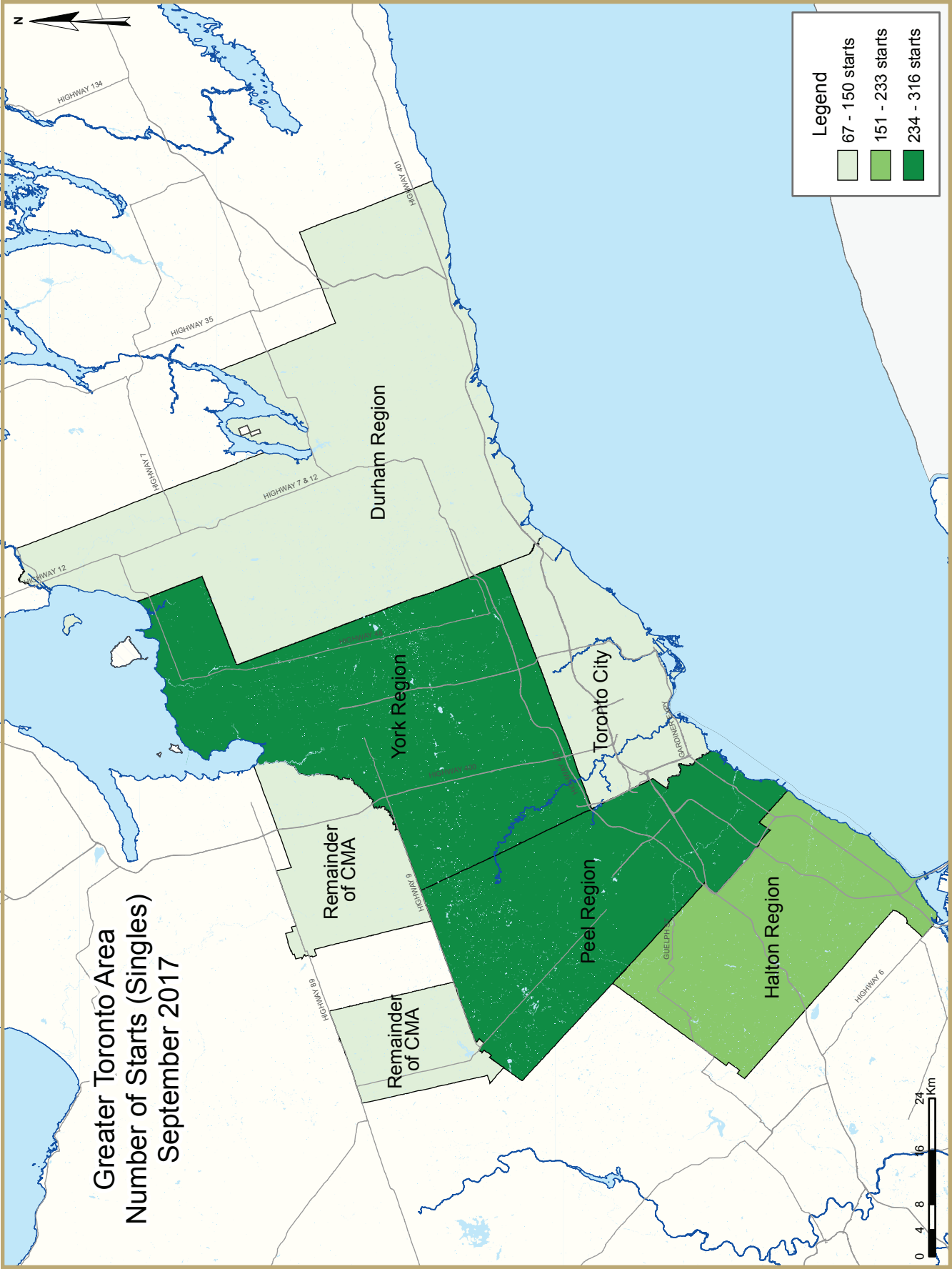
Featuring quick reads and videos on...

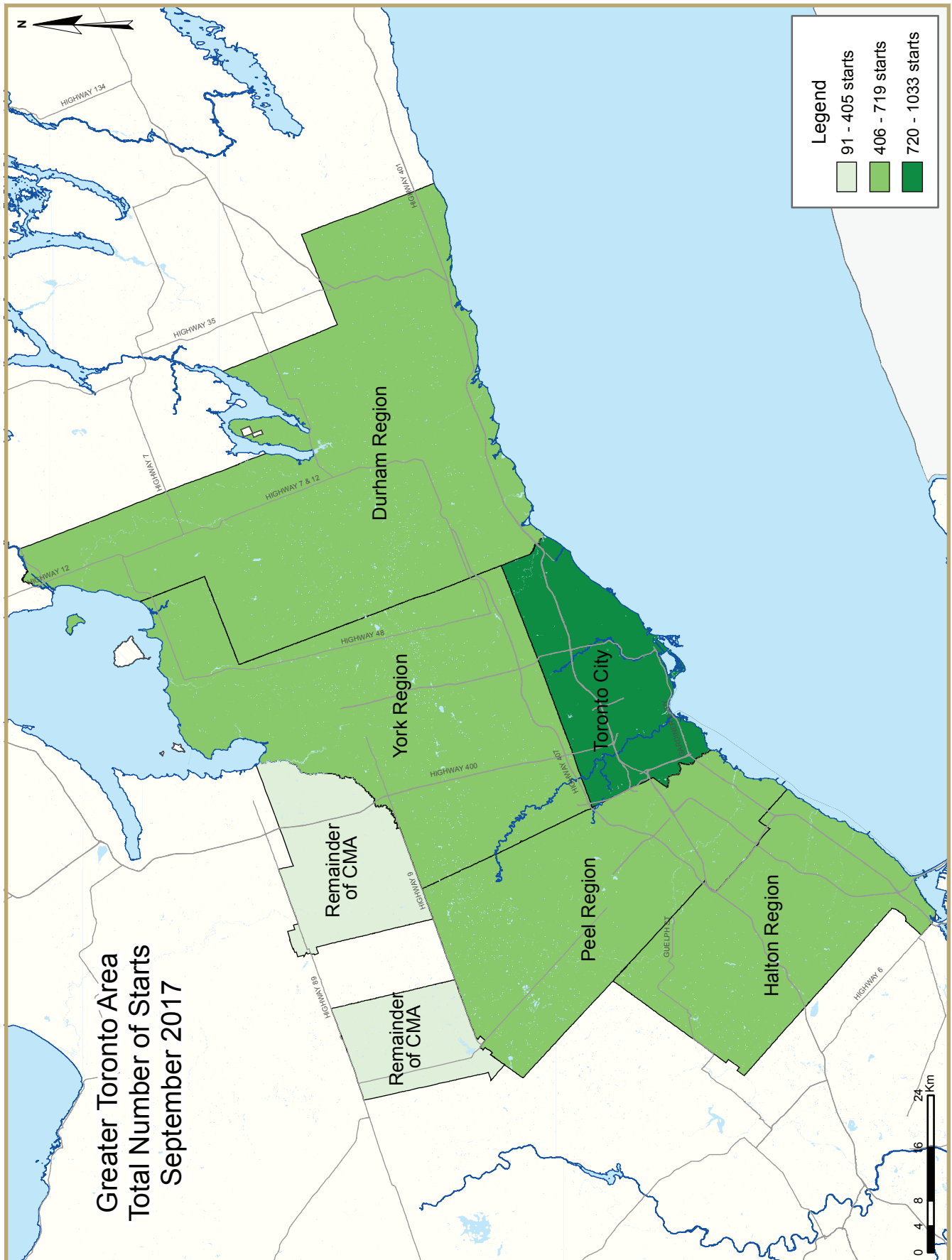
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

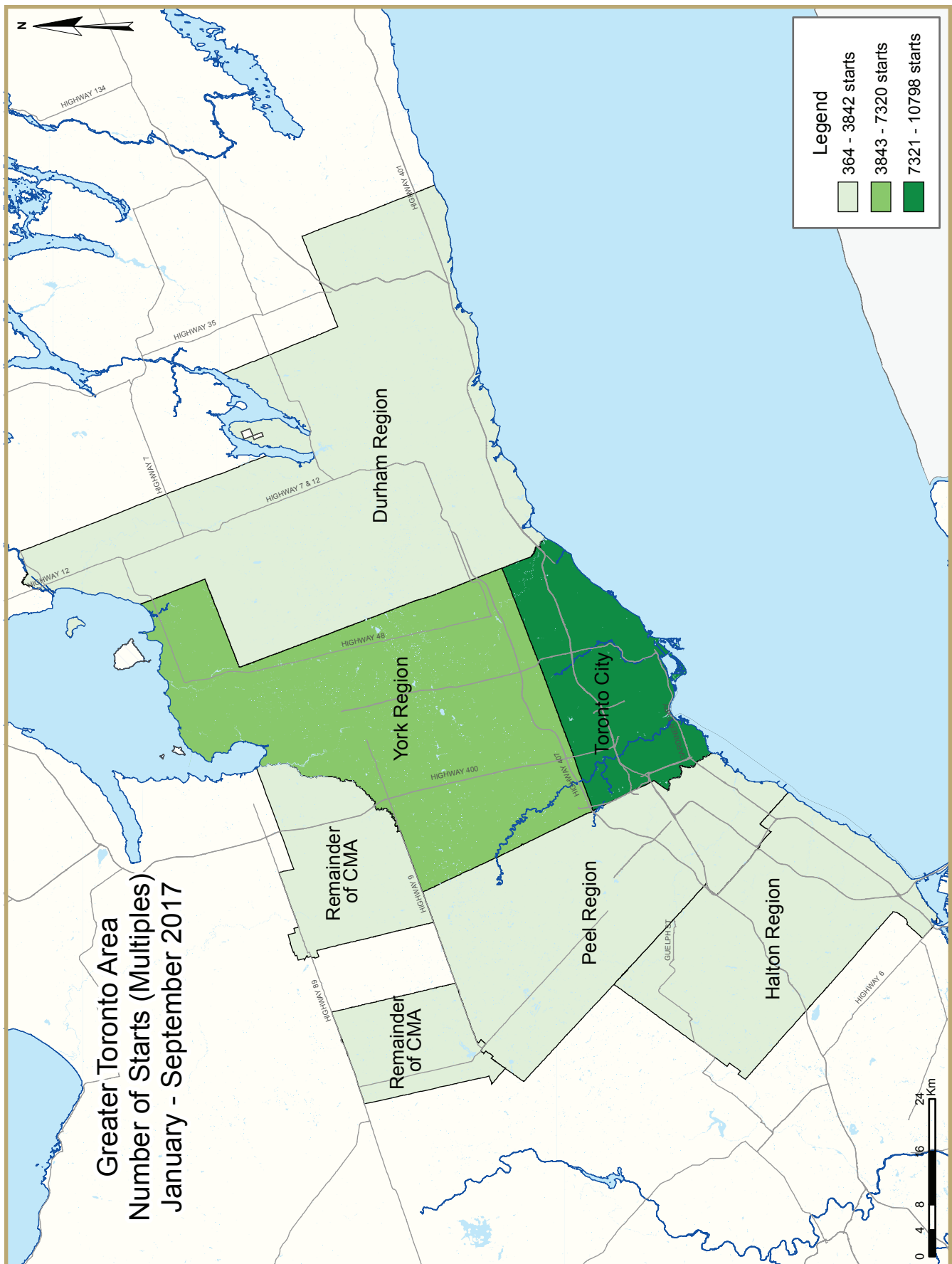
All links can be shared in social media friendly formats!

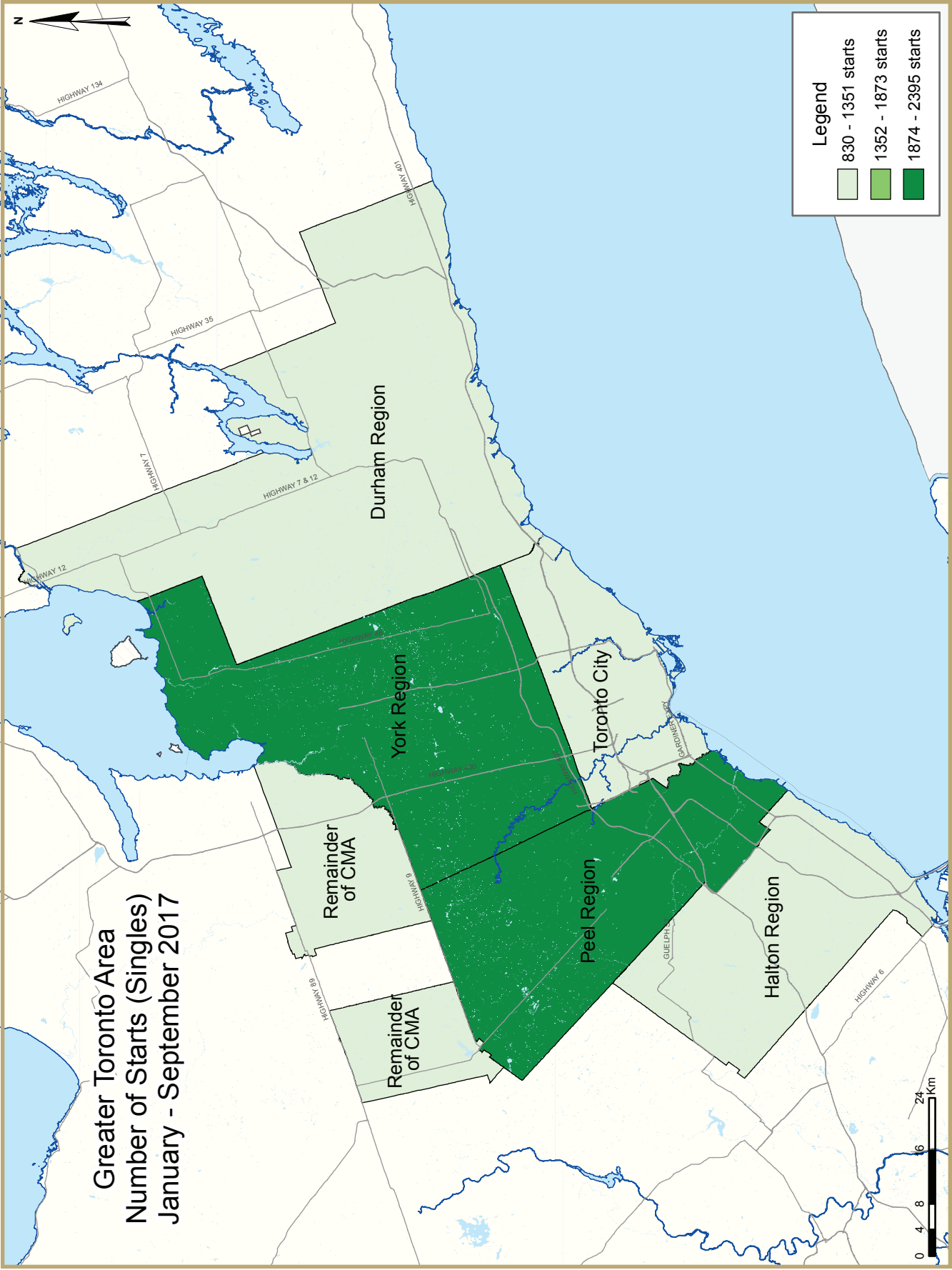
Subscribe today to stay in the know!
www.cmhc.ca/observer

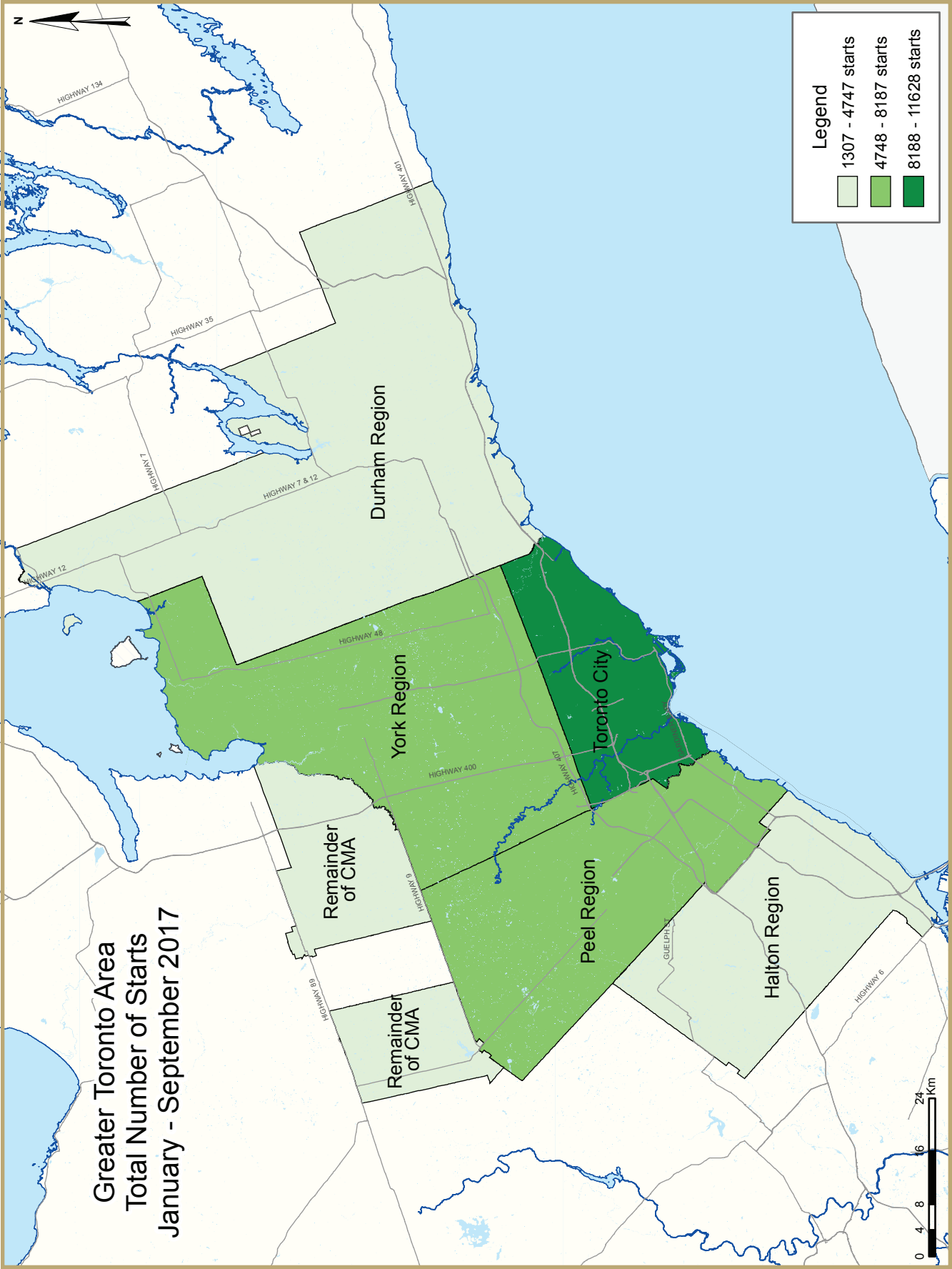


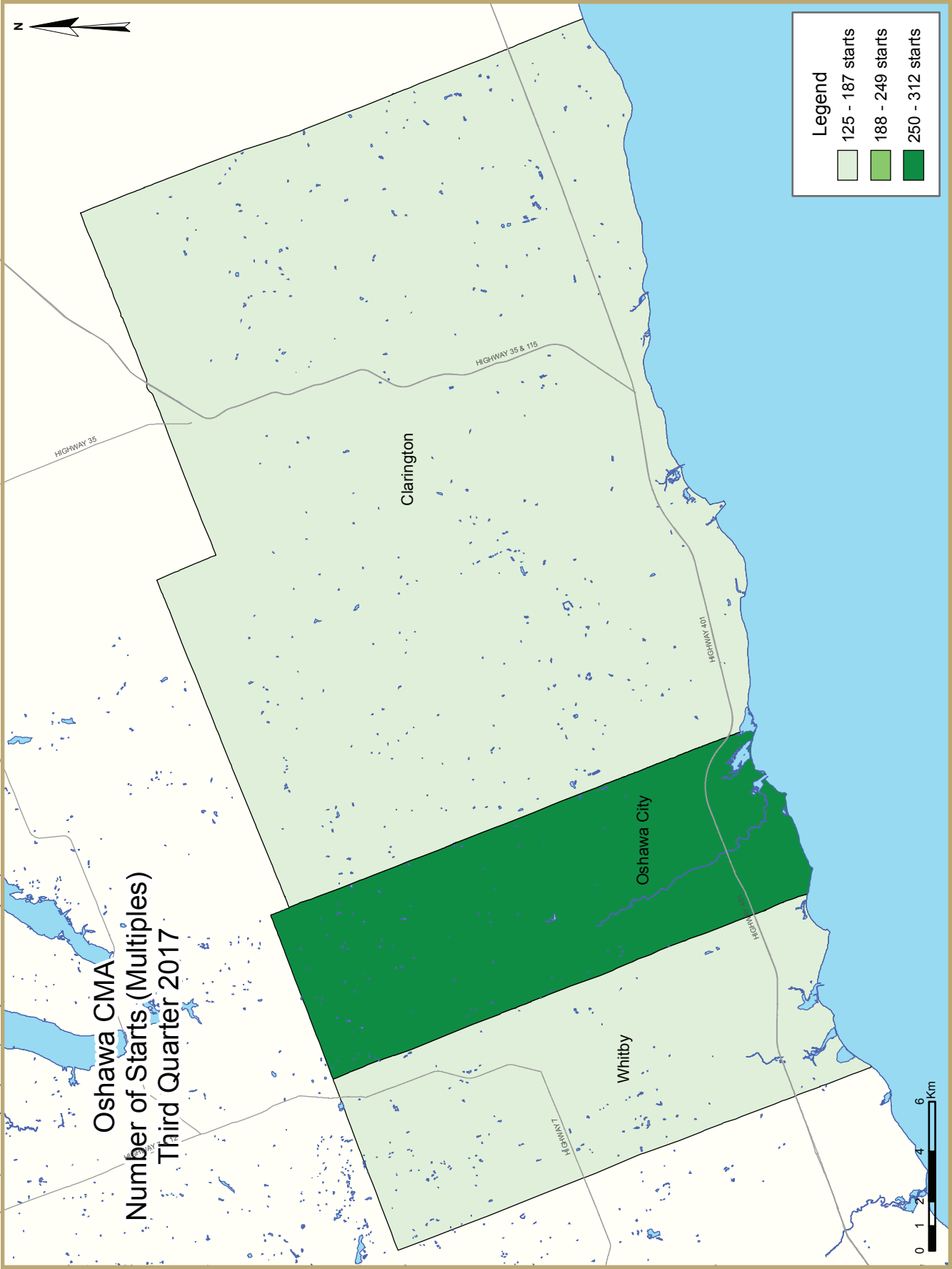


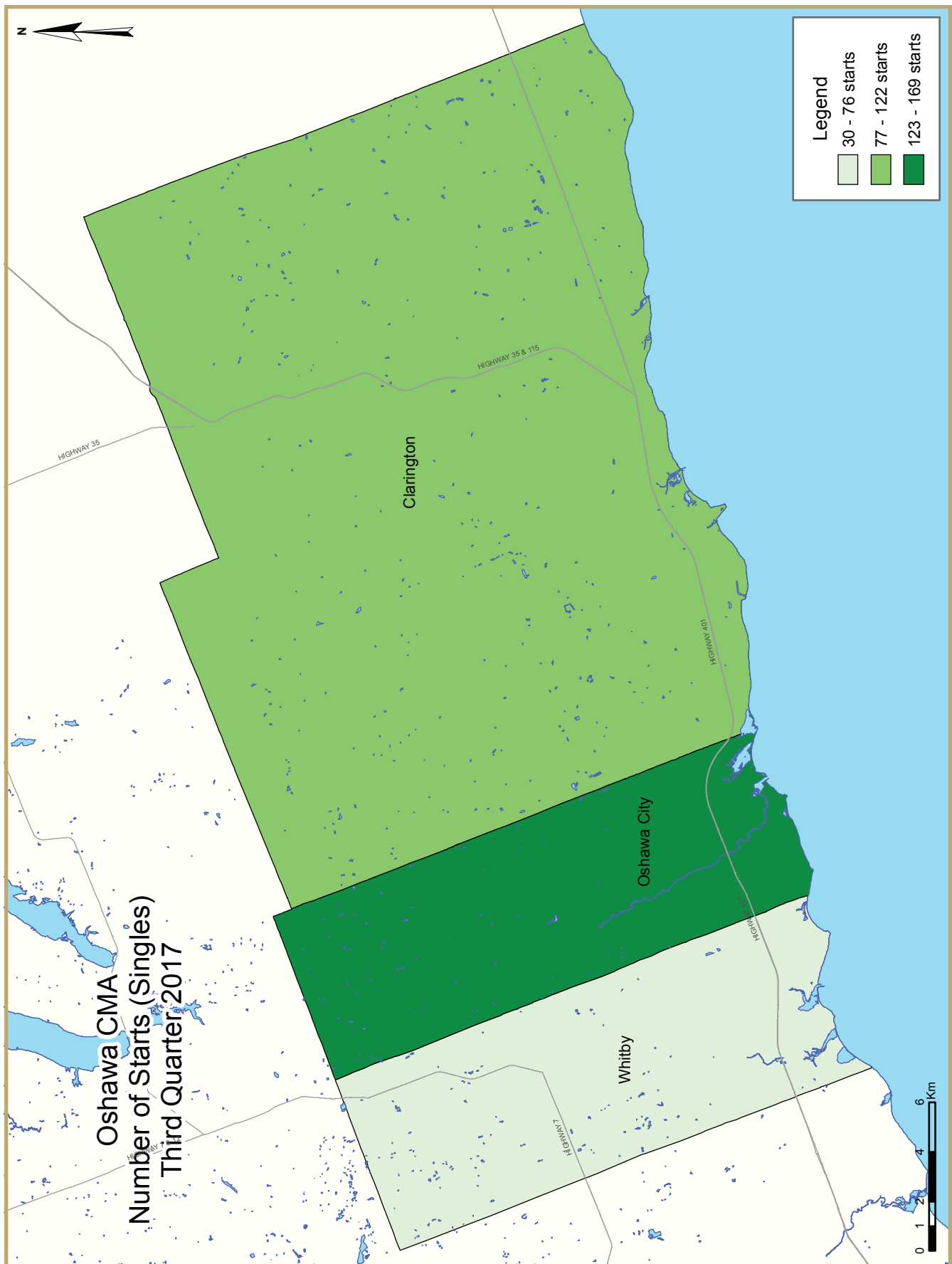


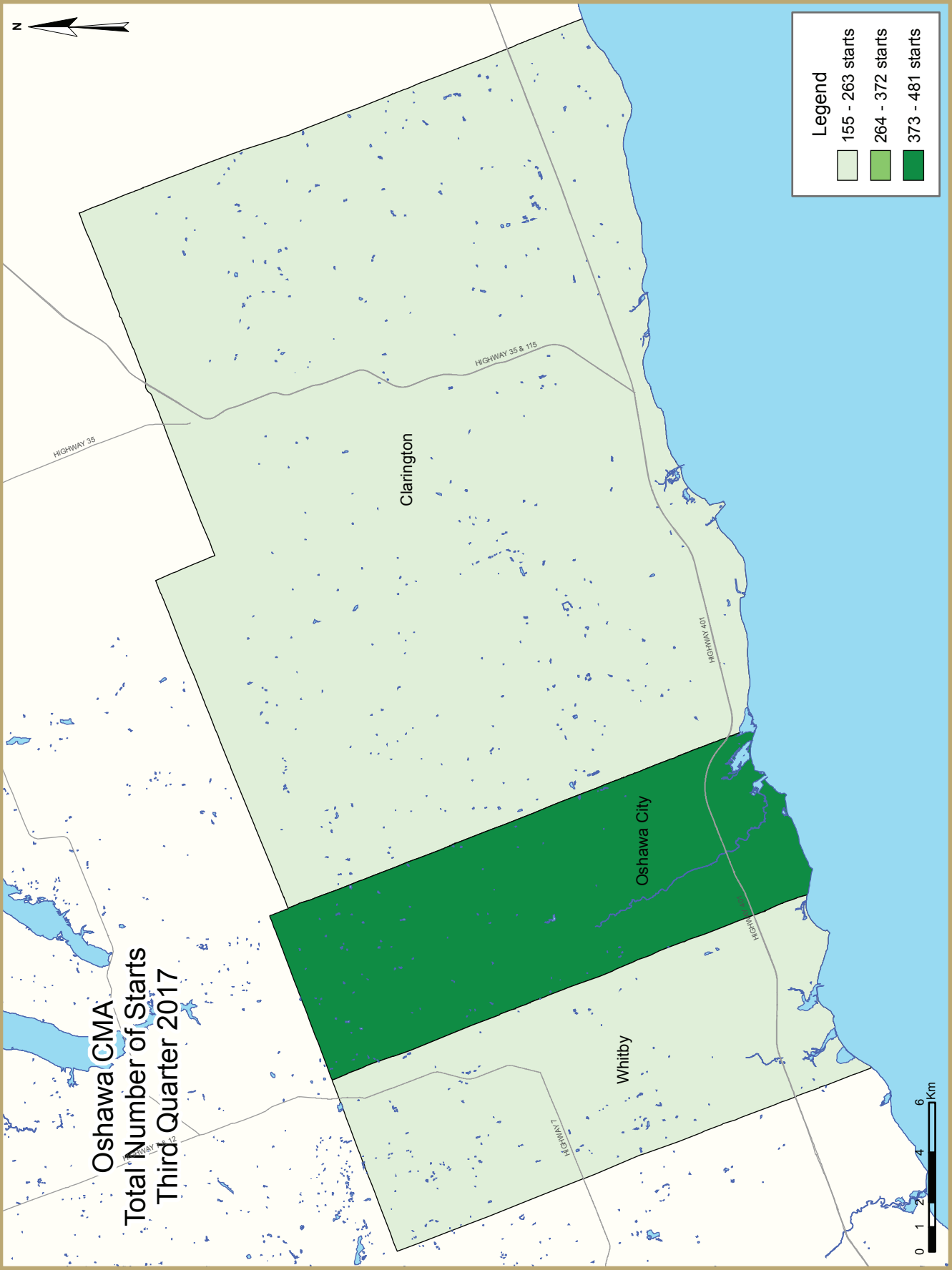


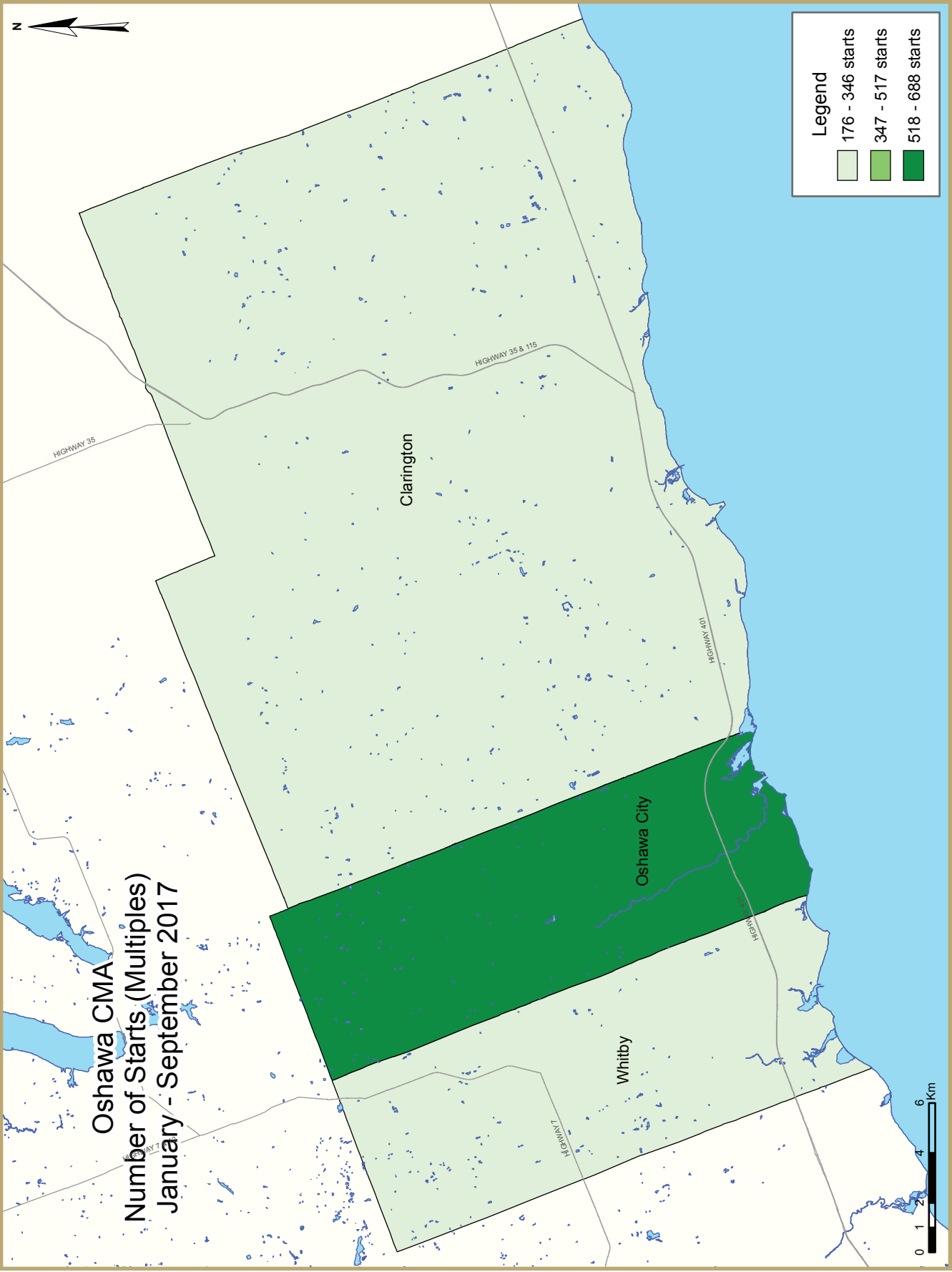


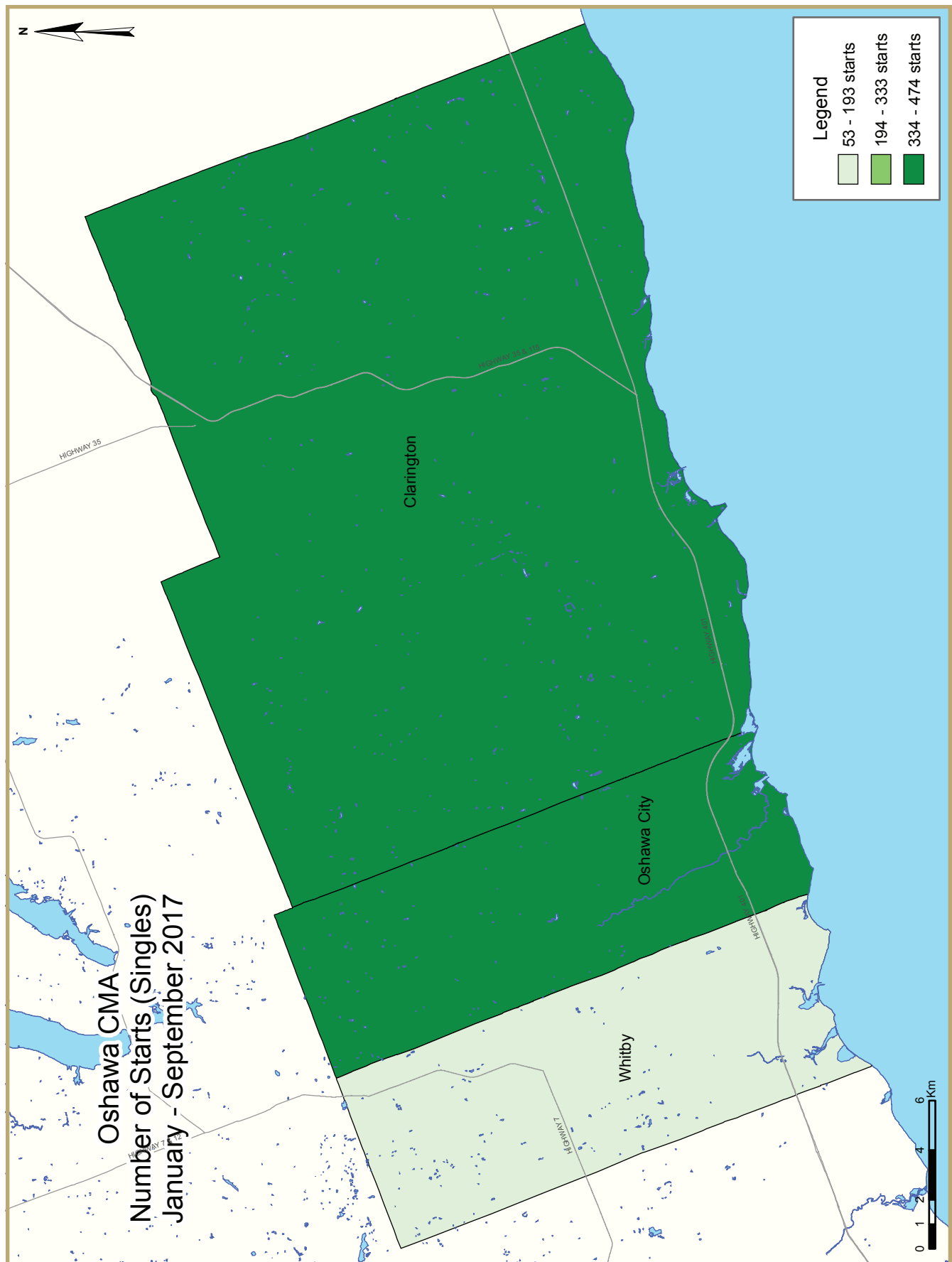


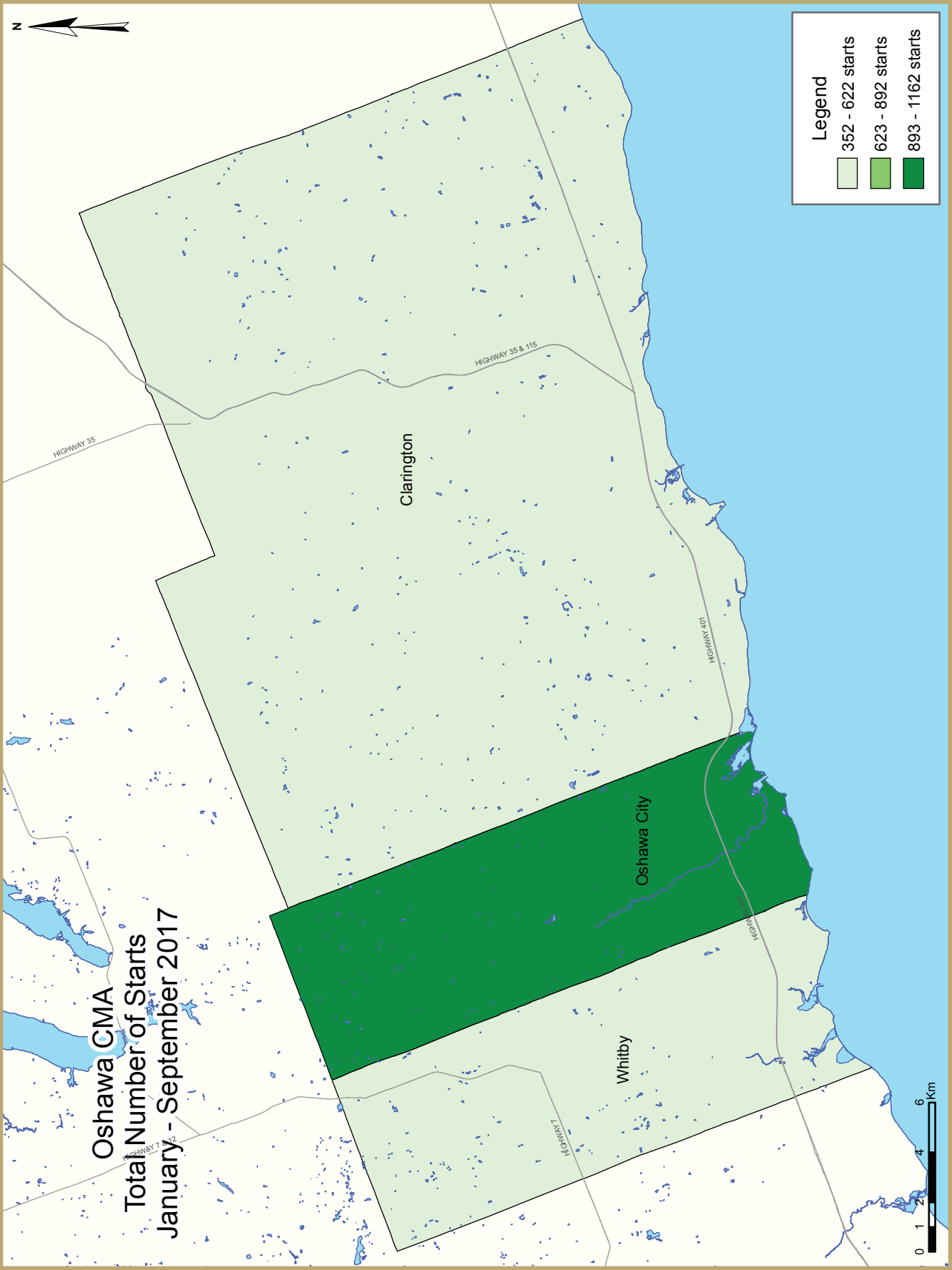












ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton 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

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
- 5 MLS® Residential Activity
- 6 Economic Indicators

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)		
September 2017		
Toronto CMA ¹	August 2017	September 2017
Trend ²	41,521	38,626
SAAR	53,894	35,125
	September 2016	September 2017
Actual		
September - Single-Detached	1,001	1,080
September - Multiples	1,568	1,900
September - Total	2,569	2,980
January to September - Single-Detached	8,011	7,835
January to September - Multiples	21,084	22,325
January to September - Total	29,095	30,160

Table 1b: Housing Starts (SAAR and Trend)		
September 2017		
Oshawa CMA ¹	August 2017	September 2017
Trend ²	2,504	3,123
SAAR	3,265	6,019
	September 2016	September 2017
Actual		
September - Single-Detached	44	90
September - Multiples	136	411
September - Total	180	501
January to September - Single-Detached	788	919
January to September - Multiples	1,187	1,163
January to September - Total	1,975	2,082

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
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2017	1,076	256	589	4	50	1,001	4	0	2,980
September 2016	1,001	104	503	0	44	680	0	237	2,569
% Change	7.5	146.2	17.1	n/a	13.6	47.2	n/a	-100.0	16.0
Year-to-date 2017	7,818	1,146	4,994	17	565	13,736	39	1,845	30,160
Year-to-date 2016	7,997	678	3,273	14	448	14,048	86	2,551	29,095
% Change	-2.2	69.0	52.6	21.4	26.1	-2.2	-54.7	-27.7	3.7
UNDER CONSTRUCTION									
September 2017	10,234	1,316	6,905	21	807	43,894	62	6,555	69,794
September 2016	10,521	1,136	5,120	19	905	44,546	86	5,973	68,306
% Change	-2.7	15.8	34.9	10.5	-10.8	-1.5	-27.9	9.7	2.2
COMPLETIONS									
September 2017	1,200	192	335	0	0	1,835	0	50	3,612
September 2016	673	66	179	0	39	2,047	0	307	3,311
% Change	78.3	190.9	87.2	n/a	-100.0	-10.4	n/a	-83.7	9.1
Year-to-date 2017	9,365	890	3,874	13	479	13,391	75	919	29,006
Year-to-date 2016	6,957	704	2,405	33	943	12,202	63	1,914	25,225
% Change	34.6	26.4	61.1	-60.6	-49.2	9.7	19.0	-52.0	15.0
COMPLETED & NOT ABSORBED									
September 2017	324	25	100	0	5	193	n/a	n/a	647
September 2016	247	21	56	1	21	907	n/a	n/a	1,253
% Change	31.2	19.0	78.6	-100.0	-76.2	-78.7	n/a	n/a	-48.4
ABSORBED									
September 2017	1,161	192	352	2	12	1,847	n/a	n/a	3,566
September 2016	660	62	173	0	39	2,061	n/a	n/a	2,995
% Change	75.9	**	103.5	n/a	-69.2	-10.4	n/a	n/a	19.1
Year-to-date 2017	9,319	886	3,831	13	495	14,230	n/a	n/a	28,774
Year-to-date 2016	6,990	697	2,405	32	947	13,239	n/a	n/a	24,310
% Change	33.3	27.1	59.3	-59.4	-47.7	7.5	n/a	n/a	18.4

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

Table 1.1b: Housing Activity Summary of Oshawa CMA
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2017	90	10	44	0	115	162	0	80	501
September 2016	44	2	10	0	12	112	0	0	180
% Change	104.5	**	**	n/a	**	44.6	n/a	n/a	178.3
Year-to-date 2017	919	50	178	0	329	488	0	118	2,082
Year-to-date 2016	788	50	388	0	82	428	2	237	1,975
% Change	16.6	0.0	-54.1	n/a	**	14.0	-100.0	-50.2	5.4
UNDER CONSTRUCTION									
September 2017	915	52	247	0	570	929	0	588	3,301
September 2016	911	48	374	0	186	560	0	786	2,865
% Change	0.4	8.3	-34.0	n/a	**	65.9	n/a	-25.2	15.2
COMPLETIONS									
September 2017	103	2	28	0	0	26	0	143	302
September 2016	86	0	8	0	5	0	0	19	118
% Change	19.8	n/a	**	n/a	-100.0	n/a	n/a	**	155.9
Year-to-date 2017	743	38	340	0	80	221	0	328	1,750
Year-to-date 2016	866	22	201	0	166	0	0	234	1,489
% Change	-14.2	72.7	69.2	n/a	-51.8	n/a	n/a	40.2	17.5
COMPLETED & NOT ABSORBED									
September 2017	24	2	0	0	0	0	n/a	n/a	26
September 2016	28	2	0	0	1	0	n/a	n/a	31
% Change	-14.3	0.0	n/a	n/a	-100.0	n/a	n/a	n/a	-16.1
ABSORBED									
September 2017	103	2	28	0	0	26	n/a	n/a	159
September 2016	85	0	8	0	5	0	n/a	n/a	98
% Change	21.2	n/a	**	n/a	-100.0	n/a	n/a	n/a	62.2
Year-to-date 2017	745	38	340	0	81	221	n/a	n/a	1,425
Year-to-date 2016	866	20	201	0	165	0	n/a	n/a	1,252
% Change	-14.0	90.0	69.2	n/a	-50.9	n/a	n/a	n/a	13.8

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

Table I.1c: Housing Activity Summary of Greater Toronto Area
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2017	1,107	264	611	4	165	1,163	4	80	3,398
September 2016	991	106	498	0	56	792	0	237	2,680
% Change	11.7	149.1	22.7	n/a	194.6	46.8	n/a	-66.2	26.8
Year-to-date 2017	7,995	1,112	4,931	14	857	14,673	39	1,963	31,584
Year-to-date 2016	7,819	626	3,426	12	530	14,778	51	2,787	30,029
% Change	2.3	77.6	43.9	16.7	61.7	-0.7	-23.5	-29.6	5.2
UNDER CONSTRUCTION									
September 2017	10,244	1,274	6,805	9	1,336	46,087	62	7,143	72,960
September 2016	10,446	1,056	5,156	15	1,104	45,791	49	6,756	70,373
% Change	-1.9	20.6	32.0	-40.0	21.0	0.6	26.5	5.7	3.7
COMPLETIONS									
September 2017	1,209	192	363	0	0	1,861	0	193	3,818
September 2016	734	62	187	1	44	2,047	0	326	3,401
% Change	64.7	**	94.1	-100.0	-100.0	-9.1	n/a	-40.8	12.3
Year-to-date 2017	9,199	858	3,959	10	565	13,834	38	1,244	29,707
Year-to-date 2016	7,225	694	2,499	18	1,100	12,176	63	2,302	26,081
% Change	27.3	23.6	58.4	-44.4	-48.6	13.6	-39.7	-46.0	13.9
COMPLETED & NOT ABSORBED									
September 2017	339	27	84	0	5	193	n/a	n/a	648
September 2016	273	24	40	1	22	906	n/a	n/a	1,266
% Change	24.2	12.5	110.0	-100.0	-77.3	-78.7	n/a	n/a	-48.8
ABSORBED									
September 2017	1,167	193	380	2	12	1,873	n/a	n/a	3,627
September 2016	716	58	181	1	44	2,061	n/a	n/a	3,061
% Change	63.0	**	109.9	100.0	-72.7	-9.1	n/a	n/a	18.5
Year-to-date 2017	9,135	855	3,916	10	569	14,673	n/a	n/a	29,158
Year-to-date 2016	7,237	685	2,499	17	1,103	13,196	n/a	n/a	24,737
% Change	26.2	24.8	56.7	-41.2	-48.4	11.2	n/a	n/a	17.9

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

Table 1.2: Housing Activity Summary by Submarket
September 2017

	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									
September 2017	139	4	73	2	0	811	4	0	1,033
September 2016	135	12	188	0	0	680	0	237	1,252
York Region									
September 2017	309	6	145	1	0	190	0	0	651
September 2016	449	66	187	0	33	0	0	0	735
Peel Region									
September 2017	315	84	55	1	0	0	0	0	455
September 2016	258	24	83	0	0	0	0	0	365
Halton Region									
September 2017	216	150	269	0	50	0	0	0	685
September 2016	78	0	0	0	0	0	0	0	78
Durham Region									
September 2017	128	20	69	0	115	162	0	80	574
September 2016	71	4	40	0	23	112	0	0	250
Toronto CMA									
September 2017	1,076	256	589	4	50	1,001	4	0	2,980
September 2016	1,001	104	503	0	44	680	0	237	2,569
Oshawa CMA									
September 2017	90	10	44	0	115	162	0	80	501
September 2016	44	2	10	0	12	112	0	0	180
Greater Toronto Area									
September 2017	1,107	264	611	4	165	1,163	4	80	3,398
September 2016	991	106	498	0	56	792	0	237	2,680

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

Table 1.2: Housing Activity Summary by Submarket
September 2017

	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									
September 2017	1,527	144	1,177	2	359	31,728	57	5,773	40,767
September 2016	1,770	136	753	0	440	32,757	26	5,403	41,285
York Region									
September 2017	3,701	222	2,829	6	0	8,170	0	226	15,154
September 2016	3,468	210	1,693	2	173	6,679	0	231	12,456
Peel Region									
September 2017	2,308	386	1,209	1	135	2,355	5	0	6,399
September 2016	3,032	576	1,361	9	196	2,785	23	336	8,318
Halton Region									
September 2017	1,281	416	1,133	0	222	2,459	0	284	5,795
September 2016	825	50	792	3	13	2,841	0	0	4,524
Durham Region									
September 2017	1,427	106	457	0	620	1,375	0	860	4,845
September 2016	1,351	84	557	1	282	729	0	786	3,790
Toronto CMA									
September 2017	10,234	1,316	6,905	21	807	43,894	62	6,555	69,794
September 2016	10,521	1,136	5,120	19	905	44,546	86	5,973	68,306
Oshawa CMA									
September 2017	915	52	247	0	570	929	0	588	3,301
September 2016	911	48	374	0	186	560	0	786	2,865
Greater Toronto Area									
September 2017	10,244	1,274	6,805	9	1,336	46,087	62	7,143	72,960
September 2016	10,446	1,056	5,156	15	1,104	45,791	49	6,756	70,373

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

Table 1.2: Housing Activity Summary by Submarket
September 2017

	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									
September 2017	185	2	131	0	0	727	0	50	1,095
September 2016	136	4	6	0	18	2,047	0	227	2,438
York Region									
September 2017	321	10	39	0	0	98	0	0	468
September 2016	253	12	75	0	0	0	0	0	340
Peel Region									
September 2017	477	176	21	0	0	1,010	0	0	1,684
September 2016	174	38	85	0	0	0	0	80	377
Halton Region									
September 2017	105	2	144	0	0	0	0	0	251
September 2016	69	8	13	1	21	0	0	0	112
Durham Region									
September 2017	121	2	28	0	0	26	0	143	320
September 2016	102	0	8	0	5	0	0	19	134
Toronto CMA									
September 2017	1,200	192	335	0	0	1,835	0	50	3,612
September 2016	673	66	179	0	39	2,047	0	307	3,311
Oshawa CMA									
September 2017	103	2	28	0	0	26	0	143	302
September 2016	86	0	8	0	5	0	0	19	118
Greater Toronto Area									
September 2017	1,209	192	363	0	0	1,861	0	193	3,818
September 2016	734	62	187	1	44	2,047	0	326	3,401

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

Table 1.2: Housing Activity Summary by Submarket
September 2017

	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									
September 2017	248	15	19	0	5	182	n/a	n/a	469
September 2016	194	13	18	1	21	814	n/a	n/a	1,061
York Region									
September 2017	43	8	0	0	0	6	n/a	n/a	57
September 2016	32	8	0	0	0	39	n/a	n/a	79
Peel Region									
September 2017	2	2	17	0	0	0	n/a	n/a	21
September 2016	1	0	22	0	0	0	n/a	n/a	23
Halton Region									
September 2017	18	0	48	0	0	5	n/a	n/a	71
September 2016	16	1	0	0	0	53	n/a	n/a	70
Durham Region									
September 2017	28	2	0	0	0	0	n/a	n/a	30
September 2016	30	2	0	0	1	0	n/a	n/a	33
Toronto CMA									
September 2017	324	25	100	0	5	193	n/a	n/a	647
September 2016	247	21	56	1	21	907	n/a	n/a	1,253
Oshawa CMA									
September 2017	24	2	0	0	0	0	n/a	n/a	26
September 2016	28	2	0	0	1	0	n/a	n/a	31
Greater Toronto Area									
September 2017	339	27	84	0	5	193	n/a	n/a	648
September 2016	273	24	40	1	22	906	n/a	n/a	1,266

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

Table 1.2: Housing Activity Summary by Submarket
September 2017

	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									
September 2017	152	2	140	0	12	736	n/a	n/a	1,042
September 2016	120	0	0	0	18	2,050	n/a	n/a	2,188
York Region									
September 2017	313	10	39	0	0	98	n/a	n/a	460
September 2016	254	12	75	0	0	11	n/a	n/a	352
Peel Region									
September 2017	477	176	21	0	0	1,010	n/a	n/a	1,684
September 2016	174	38	85	0	0	0	n/a	n/a	297
Halton Region									
September 2017	104	3	152	0	0	3	n/a	n/a	262
September 2016	69	8	13	1	21	0	n/a	n/a	112
Durham Region									
September 2017	121	2	28	2	0	26	n/a	n/a	179
September 2016	99	0	8	0	5	0	n/a	n/a	112
Toronto CMA									
September 2017	1,161	192	352	2	12	1,847	n/a	n/a	3,566
September 2016	660	62	173	0	39	2,061	n/a	n/a	2,995
Oshawa CMA									
September 2017	103	2	28	0	0	26	n/a	n/a	159
September 2016	85	0	8	0	5	0	n/a	n/a	98
Greater Toronto Area									
September 2017	1,167	193	380	2	12	1,873	n/a	n/a	3,627
September 2016	716	58	181	1	44	2,061	n/a	n/a	3,061

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

**Table 1.3a: History of Housing Starts of Toronto CMA
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
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

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,372	820	4,767	14	724	19,671	83	2,801	40,252
% Change	5.6	-19.6	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.6
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Toronto City	141	135	4	12	77	188	811	917	1,033	1,252	-17.5
Toronto	23	23	0	0	19	0	787	705	829	728	13.9
East York	7	10	2	0	0	0	0	0	9	10	-10.0
Etobicoke	31	33	2	0	19	0	0	0	52	33	57.6
North York	59	53	0	10	39	188	0	212	98	463	-78.8
Scarborough	14	13	0	0	0	0	24	0	38	13	192.3
York	7	3	0	2	0	0	0	0	7	5	40.0
York Region	310	449	6	66	145	220	190	0	651	735	-11.4
Aurora	22	63	2	2	0	36	40	0	64	101	-36.6
East Gwillimbury	159	118	0	50	0	46	0	0	159	214	-25.7
Georgina Township	1	20	4	0	0	0	0	0	5	20	-75.0
King Township	5	21	0	0	0	0	0	0	5	21	-76.2
Markham	3	17	0	6	27	59	0	0	30	82	-63.4
Newmarket	37	14	0	0	0	0	0	0	37	14	164.3
Richmond Hill	37	45	0	8	0	0	0	0	37	53	-30.2
Vaughan	26	104	0	0	89	58	0	0	115	162	-29.0
Whitchurch-Stouffville	20	47	0	0	29	21	150	0	199	68	192.6
Peel Region	316	258	84	24	55	83	0	0	455	365	24.7
Brampton	269	230	84	20	36	53	0	0	389	303	28.4
Caledon	31	12	0	0	19	30	0	0	50	42	19.0
Mississauga	16	16	0	4	0	0	0	0	16	20	-20.0
Halton Region	216	78	150	0	319	0	0	0	685	78	**
Burlington	7	10	0	0	0	0	0	0	7	10	-30.0
Halton Hills	1	3	0	0	0	0	0	0	1	3	-66.7
Milton	160	39	148	0	169	0	0	0	477	39	**
Oakville	48	26	2	0	150	0	0	0	200	26	**
Durham Region	128	71	22	4	182	63	242	112	574	250	129.6
Ajax	29	18	10	0	25	0	0	0	64	18	**
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	26	22	4	0	38	12	103	112	171	146	17.1
Oshawa	60	16	8	0	91	0	139	0	298	16	**
Pickering	5	8	0	0	0	34	0	0	5	42	-88.1
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	3	1	0	2	0	7	0	0	3	10	-70.0
Whitby	4	6	0	2	28	10	0	0	32	18	77.8
Remainder of Toronto CMA	67	64	2	0	22	15	0	0	91	79	15.2
Bradford West Gwillimbury	4	19	0	0	0	0	0	0	4	19	-78.9
Town of Mono	2	8	0	0	0	0	0	0	2	8	-75.0
New Tecumseth	59	37	2	0	0	0	0	0	61	37	64.9
Orangeville	2	0	0	0	22	15	0	0	24	15	60.0
Toronto CMA	1,080	1,001	256	104	643	547	1,001	917	2,980	2,569	16.0
Oshawa CMA	90	44	12	2	157	22	242	112	501	180	178.3
Greater Toronto Area (GTA)	1,111	991	266	106	778	554	1,243	1,029	3,398	2,680	26.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	830	1,009	48	46	671	573	10,079	14,224	11,628	15,852	-26.6
Toronto	113	136	4	6	65	98	8,665	8,689	8,847	8,929	-0.9
East York	43	65	4	8	0	0	2	0	49	73	-32.9
Etobicoke	135	263	8	4	252	68	250	2,071	645	2,406	-73.2
North York	377	388	0	22	168	253	611	1,741	1,156	2,404	-51.9
Scarborough	121	125	26	0	62	154	119	1,683	328	1,962	-83.3
York	41	32	6	6	124	0	432	40	603	78	**
York Region	2,395	2,772	156	206	1,642	1,157	3,141	1,988	7,334	6,123	19.8
Aurora	272	483	2	82	15	261	203	0	492	826	-40.4
East Gwillimbury	892	246	68	50	266	58	0	0	1,226	354	**
Georgina Township	87	272	6	0	24	28	0	0	117	300	-61.0
King Township	210	219	16	0	0	10	1	0	227	229	-0.9
Markham	97	278	22	32	396	230	796	1,501	1,311	2,041	-35.8
Newmarket	169	274	0	2	46	41	0	231	215	548	-60.8
Richmond Hill	195	295	38	22	3	87	189	0	425	404	5.2
Vaughan	368	572	4	18	824	396	1,802	102	2,998	1,088	175.6
Whitchurch-Stouffville	105	133	0	0	68	46	150	154	323	333	-3.0
Peel Region	2,335	2,178	444	258	1,218	867	1,321	310	5,318	3,613	47.2
Brampton	1,969	1,894	378	198	949	687	354	50	3,650	2,829	29.0
Caledon	250	177	10	26	269	46	0	0	529	249	112.4
Mississauga	116	107	56	34	0	134	967	260	1,139	535	112.9
Halton Region	1,121	741	370	48	1,222	516	1,107	651	3,820	1,956	95.3
Burlington	60	38	2	0	0	0	449	302	511	340	50.3
Halton Hills	83	60	0	2	0	71	0	0	83	133	-37.6
Milton	385	165	270	0	607	39	153	135	1,415	339	**
Oakville	593	478	98	46	615	406	505	214	1,811	1,144	58.3
Durham Region	1,328	1,131	96	78	736	611	1,324	665	3,484	2,485	40.2
Ajax	71	170	44	10	93	51	272	0	480	231	107.8
Brock	128	8	0	0	0	0	0	0	128	8	**
Clarington	392	346	12	2	43	180	121	445	568	973	-41.6
Oshawa	474	282	40	30	201	195	447	94	1,162	601	93.3
Pickering	149	122	0	4	138	74	446	0	733	200	**
Scugog	10	7	0	0	0	0	0	0	10	7	42.9
Uxbridge	51	36	0	12	0	16	0	0	51	64	-20.3
Whitby	53	160	0	20	261	95	38	126	352	401	-12.2
Remainder of Toronto CMA	943	1,021	90	102	274	272	0	1	1,307	1,396	-6.4
Bradford West Gwillimbury	369	414	0	62	22	80	0	0	391	556	-29.7
Town of Mono	46	74	0	0	0	0	0	1	46	75	-38.7
New Tecumseth	440	522	90	40	63	113	0	0	593	675	-12.1
Orangeville	88	11	0	0	189	79	0	0	277	90	**
Toronto CMA	7,835	8,011	1,150	686	5,258	3,526	15,917	16,872	30,160	29,095	3.7
Oshawa CMA	919	788	52	52	505	470	606	665	2,082	1,975	5.4
Greater Toronto Area (GTA)	8,009	7,831	1,114	636	5,489	3,724	16,972	17,838	31,584	30,029	5.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Toronto City	73	188	4	0	811	680	0	237
Toronto	15	0	4	0	787	468	0	237
East York	0	0	0	0	0	0	0	0
Etobicoke	19	0	0	0	0	0	0	0
North York	39	188	0	0	0	212	0	0
Scarborough	0	0	0	0	24	0	0	0
York	0	0	0	0	0	0	0	0
York Region	145	220	0	0	190	0	0	0
Aurora	0	36	0	0	40	0	0	0
East Gwillimbury	0	46	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	27	59	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	89	58	0	0	0	0	0	0
Whitchurch-Stouffville	29	21	0	0	150	0	0	0
Peel Region	55	83	0	0	0	0	0	0
Brampton	36	53	0	0	0	0	0	0
Caledon	19	30	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	319	0	0	0	0	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	169	0	0	0	0	0	0	0
Oakville	150	0	0	0	0	0	0	0
Durham Region	182	63	0	0	162	112	80	0
Ajax	25	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	38	12	0	0	103	112	0	0
Oshawa	91	0	0	0	59	0	80	0
Pickering	0	34	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	7	0	0	0	0	0	0
Whitby	28	10	0	0	0	0	0	0
Remainder of Toronto CMA	22	15	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	22	15	0	0	0	0	0	0
Toronto CMA	639	547	4	0	1,001	680	0	237
Oshawa CMA	157	22	0	0	162	112	80	0
Greater Toronto Area (GTA)	774	554	4	0	1,163	792	80	237

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	632	524	39	49	8,791	12,211	1,288	2,013
Toronto	26	58	39	40	8,158	6,872	507	1,817
East York	0	0	0	0	0	0	2	0
Etobicoke	252	68	0	0	250	2,071	0	0
North York	168	244	0	9	211	1,741	400	0
Scarborough	62	154	0	0	119	1,487	0	196
York	124	0	0	0	53	40	379	0
York Region	1,642	1,157	0	0	3,140	1,451	1	537
Aurora	15	261	0	0	203	0	0	0
East Gwillimbury	266	58	0	0	0	0	0	0
Georgina Township	24	28	0	0	0	0	0	0
King Township	0	10	0	0	0	0	1	0
Markham	396	230	0	0	796	1,195	0	306
Newmarket	46	41	0	0	0	0	0	231
Richmond Hill	3	87	0	0	189	0	0	0
Vaughan	824	396	0	0	1,802	102	0	0
Whitchurch-Stouffville	68	46	0	0	150	154	0	0
Peel Region	1,218	867	0	0	1,321	310	0	0
Brampton	949	687	0	0	354	50	0	0
Caledon	269	46	0	0	0	0	0	0
Mississauga	0	134	0	0	967	260	0	0
Halton Region	1,222	516	0	0	823	651	284	0
Burlington	0	0	0	0	449	302	0	0
Halton Hills	0	71	0	0	0	0	0	0
Milton	607	39	0	0	153	135	0	0
Oakville	615	406	0	0	221	214	284	0
Durham Region	736	611	0	0	934	428	390	237
Ajax	93	51	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	43	180	0	0	121	302	0	143
Oshawa	201	195	0	0	367	0	80	94
Pickering	138	74	0	0	446	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	16	0	0	0	0	0	0
Whitby	261	95	0	0	0	126	38	0
Remainder of Toronto CMA	274	235	0	37	0	0	0	1
Bradford West Gwillimbury	22	80	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	63	113	0	0	0	0	0	0
Orangeville	189	42	0	37	0	0	0	0
Toronto CMA	5,219	3,440	39	86	14,072	14,321	1,845	2,551
Oshawa CMA	505	470	0	0	488	428	118	237
Greater Toronto Area (GTA)	5,450	3,675	39	49	15,009	15,051	1,963	2,787

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Toronto City	216	335	813	680	4	237	1,033	1,252
Toronto	38	23	787	468	4	237	829	728
East York	9	10	0	0	0	0	9	10
Etobicoke	52	33	0	0	0	0	52	33
North York	98	251	0	212	0	0	98	463
Scarborough	12	13	26	0	0	0	38	13
York	7	5	0	0	0	0	7	5
York Region	460	702	191	33	0	0	651	735
Aurora	23	101	41	0	0	0	64	101
East Gwillimbury	159	214	0	0	0	0	159	214
Georgina Township	5	20	0	0	0	0	5	20
King Township	5	21	0	0	0	0	5	21
Markham	30	74	0	8	0	0	30	82
Newmarket	37	14	0	0	0	0	37	14
Richmond Hill	37	53	0	0	0	0	37	53
Vaughan	115	137	0	25	0	0	115	162
Whitchurch-Stouffville	49	68	150	0	0	0	199	68
Peel Region	454	365	1	0	0	0	455	365
Brampton	388	303	1	0	0	0	389	303
Caledon	50	42	0	0	0	0	50	42
Mississauga	16	20	0	0	0	0	16	20
Halton Region	635	78	50	0	0	0	685	78
Burlington	7	10	0	0	0	0	7	10
Halton Hills	1	3	0	0	0	0	1	3
Milton	477	39	0	0	0	0	477	39
Oakville	150	26	50	0	0	0	200	26
Durham Region	217	115	277	135	80	0	574	250
Ajax	64	18	0	0	0	0	64	18
Brock	1	0	0	0	0	0	1	0
Clarington	28	22	143	124	0	0	171	146
Oshawa	98	16	120	0	80	0	298	16
Pickering	5	31	0	11	0	0	5	42
Scugog	0	0	0	0	0	0	0	0
Uxbridge	3	10	0	0	0	0	3	10
Whitby	18	18	14	0	0	0	32	18
Remainder of Toronto CMA	91	79	0	0	0	0	91	79
Bradford West Gwillimbury	4	19	0	0	0	0	4	19
Town of Mono	2	8	0	0	0	0	2	8
New Tecumseth	61	37	0	0	0	0	61	37
Orangeville	24	15	0	0	0	0	24	15
Toronto CMA	1,921	1,608	1,055	724	4	237	2,980	2,569
Oshawa CMA	144	56	277	124	80	0	501	180
Greater Toronto Area (GTA)	1,982	1,595	1,332	848	84	237	3,398	2,680

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - September 2017

Submarket	Freehold		Condominium		Rental		Total ¹	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	1,682	1,384	8,619	12,406	1,327	2,062	11,628	15,852
Toronto	432	190	7,869	6,882	546	1,857	8,847	8,929
East York	47	73	0	0	2	0	49	73
Etobicoke	395	283	250	2,123	0	0	645	2,406
North York	545	654	211	1,741	400	9	1,156	2,404
Scarborough	214	146	114	1,620	0	196	328	1,962
York	49	38	175	40	379	0	603	78
York Region	4,219	4,181	3,114	1,405	1	537	7,334	6,123
Aurora	286	824	206	2	0	0	492	826
East Gwillimbury	1,226	354	0	0	0	0	1,226	354
Georgina Township	116	300	1	0	0	0	117	300
King Township	226	223	0	6	1	0	227	229
Markham	545	739	766	996	0	306	1,311	2,041
Newmarket	215	317	0	0	0	231	215	548
Richmond Hill	236	376	189	28	0	0	425	404
Vaughan	1,196	869	1,802	219	0	0	2,998	1,088
Whitchurch-Stouffville	173	179	150	154	0	0	323	333
Peel Region	3,881	3,338	1,437	275	0	0	5,318	3,613
Brampton	3,180	2,820	470	9	0	0	3,650	2,829
Caledon	529	249	0	0	0	0	529	249
Mississauga	172	269	967	266	0	0	1,139	535
Halton Region	2,478	1,290	1,058	666	284	0	3,820	1,956
Burlington	62	38	449	302	0	0	511	340
Halton Hills	83	133	0	0	0	0	83	133
Milton	1,262	204	153	135	0	0	1,415	339
Oakville	1,071	915	456	229	284	0	1,811	1,144
Durham Region	1,778	1,678	1,316	568	390	239	3,484	2,485
Ajax	160	215	48	16	272	0	480	231
Brock	128	8	0	0	0	0	128	8
Clarington	407	446	161	384	0	143	568	973
Oshawa	620	505	462	0	80	96	1,162	601
Pickering	282	159	451	41	0	0	733	200
Scugog	10	7	0	0	0	0	10	7
Uxbridge	51	63	0	1	0	0	51	64
Whitby	120	275	194	126	38	0	352	401
Remainder of Toronto CMA	1,267	1,356	40	2	0	38	1,307	1,396
Bradford West Gwillimbury	391	556	0	0	0	0	391	556
Town of Mono	46	74	0	0	0	1	46	75
New Tecumseth	576	673	17	2	0	0	593	675
Orangeville	254	53	23	0	0	37	277	90
Toronto CMA	13,958	11,948	14,318	14,510	1,884	2,637	30,160	29,095
Oshawa CMA	1,147	1,226	817	510	118	239	2,082	1,975
Greater Toronto Area (GTA)	14,038	11,871	15,544	15,320	2,002	2,838	31,584	30,029

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Toronto City	185	136	2	4	131	24	777	2,274	1,095	2,438	-55.1
Toronto	19	22	0	0	0	14	535	2,224	554	2,260	-75.5
East York	13	14	0	0	0	0	0	0	13	14	-7.1
Etobicoke	24	27	0	0	0	0	192	0	216	27	**
North York	112	45	2	0	131	4	0	0	245	49	**
Scarborough	12	23	0	4	0	6	50	50	62	83	-25.3
York	5	5	0	0	0	0	0	0	5	5	0.0
York Region	321	253	10	12	39	61	98	14	468	340	37.6
Aurora	27	44	0	0	8	0	0	0	35	44	-20.5
East Gwillimbury	59	4	4	0	0	0	0	0	63	4	**
Georgina Township	45	50	0	0	12	0	0	0	57	50	14.0
King Township	28	30	0	0	0	6	0	0	28	36	-22.2
Markham	43	25	6	10	0	0	0	0	49	35	40.0
Newmarket	0	35	0	0	0	0	0	0	0	35	-100.0
Richmond Hill	50	46	0	2	0	38	0	0	50	86	-41.9
Vaughan	60	13	0	0	19	12	98	0	177	25	**
Whitchurch-Stouffville	9	6	0	0	0	5	0	14	9	25	-64.0
Peel Region	477	174	176	38	21	85	1,010	80	1,684	377	**
Brampton	365	78	176	28	21	85	0	0	562	191	194.2
Caledon	93	79	0	4	0	0	0	0	93	83	12.0
Mississauga	19	17	0	6	0	0	1,010	80	1,029	103	**
Halton Region	105	70	2	8	144	34	0	0	251	112	124.1
Burlington	1	10	0	0	0	0	0	0	1	10	-90.0
Halton Hills	9	19	0	0	0	0	0	0	9	19	-52.6
Milton	50	11	0	8	78	8	0	0	128	27	**
Oakville	45	30	2	0	66	26	0	0	113	56	101.8
Durham Region	121	102	2	0	28	13	169	19	320	134	138.8
Ajax	3	5	0	0	0	0	0	0	3	5	-40.0
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	42	37	0	0	6	5	169	0	217	42	**
Oshawa	53	36	0	0	12	8	0	19	65	63	3.2
Pickering	12	6	0	0	0	0	0	0	12	6	100.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	2	3	0	0	0	0	0	0	2	3	-33.3
Whitby	8	13	2	0	10	0	0	0	20	13	53.8
Remainder of Toronto CMA	96	36	2	4	0	0	0	0	98	40	145.0
Bradford West Gwillimbury	28	20	2	4	0	0	0	0	30	24	25.0
Town of Mono	1	4	0	0	0	0	0	0	1	4	-75.0
New Tecumseth	63	12	0	0	0	0	0	0	63	12	**
Orangeville	4	0	0	0	0	0	0	0	4	0	n/a
Toronto CMA	1,200	673	192	66	335	204	1,885	2,368	3,612	3,311	9.1
Oshawa CMA	103	86	2	0	28	13	169	19	302	118	155.9
Greater Toronto Area (GTA)	1,209	735	192	62	363	217	2,054	2,387	3,818	3,401	12.3

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	972	865	58	94	531	244	10,272	10,909	11,833	12,112	-2.3
Toronto	123	125	6	8	102	60	7,031	7,279	7,262	7,472	-2.8
East York	66	58	4	8	0	0	316	0	386	66	**
Etobicoke	240	189	4	8	134	4	1,527	1,093	1,905	1,294	47.2
North York	406	360	32	54	295	61	1,003	1,971	1,736	2,446	-29.0
Scarborough	94	101	6	8	0	119	171	566	271	794	-65.9
York	43	32	6	8	0	0	224	0	273	40	**
York Region	2,797	2,102	132	132	1,194	1,108	519	1,609	4,642	4,951	-6.2
Aurora	451	363	68	4	357	181	95	112	971	660	47.1
East Gwillimbury	314	160	10	0	36	0	0	0	360	160	125.0
Georgina Township	261	236	0	2	54	14	0	0	315	252	25.0
King Township	279	184	2	0	18	33	0	0	299	217	37.8
Markham	219	159	14	32	248	86	0	717	481	994	-51.6
Newmarket	184	192	6	54	31	13	6	16	227	275	-17.5
Richmond Hill	315	178	22	2	129	286	99	652	565	1,118	-49.5
Vaughan	618	597	10	38	284	260	319	58	1,231	953	29.2
Whitchurch-Stouffville	156	33	0	0	37	235	0	54	193	322	-40.1
Peel Region	3,429	2,149	574	424	1,376	1,333	2,544	883	7,923	4,789	65.4
Brampton	2,970	1,593	514	292	1,094	1,127	564	617	5,142	3,629	41.7
Caledon	348	426	24	72	142	62	0	0	514	560	-8.2
Mississauga	111	130	36	60	140	144	1,980	266	2,267	600	**
Halton Region	921	968	46	22	771	532	1,087	857	2,825	2,379	18.7
Burlington	53	43	0	4	13	10	222	177	288	234	23.1
Halton Hills	64	205	0	0	69	65	0	0	133	270	-50.7
Milton	413	397	0	16	186	139	186	97	785	649	21.0
Oakville	391	323	46	2	503	318	679	583	1,619	1,226	32.1
Durham Region	1,090	1,159	56	32	620	425	718	234	2,484	1,850	34.3
Ajax	179	102	6	0	90	38	0	0	275	140	96.4
Brock	10	9	0	0	0	0	0	0	10	9	11.1
Clarington	321	323	0	4	114	127	232	0	667	454	46.9
Oshawa	287	417	20	18	183	104	181	234	671	773	-13.2
Pickering	110	120	4	8	63	20	169	0	346	148	133.8
Scugog	8	20	0	0	0	0	0	0	8	20	-60.0
Uxbridge	40	42	8	2	47	0	0	0	95	44	115.9
Whitby	135	126	18	0	123	136	136	0	412	262	57.3
Remainder of Toronto CMA	983	685	70	44	299	118	3	49	1,355	896	51.2
Bradford West Gwillimbury	366	265	44	8	72	38	0	0	482	311	55.0
Town of Mono	109	113	0	0	0	0	0	1	109	114	-4.4
New Tecumseth	494	288	26	36	122	33	0	48	642	405	58.5
Orangeville	14	19	0	0	105	47	3	0	122	66	84.8
Toronto CMA	9,378	6,990	898	722	4,358	3,383	14,372	14,130	29,006	25,225	15.0
Oshawa CMA	743	866	38	22	420	367	549	234	1,750	1,489	17.5
Greater Toronto Area (GTA)	9,209	7,243	866	704	4,492	3,642	15,140	14,492	29,707	26,081	13.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Toronto City	131	24	0	0	727	2,047	50	227
Toronto	0	14	0	0	535	1,997	0	227
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	192	0	0	0
North York	131	4	0	0	0	0	0	0
Scarborough	0	6	0	0	0	50	50	0
York	0	0	0	0	0	0	0	0
York Region	39	61	0	0	98	14	0	0
Aurora	8	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	0	0	0	0	0	0	0
King Township	0	6	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	38	0	0	0	0	0	0
Vaughan	19	12	0	0	98	0	0	0
Whitchurch-Stouffville	0	5	0	0	0	14	0	0
Peel Region	21	85	0	0	1,010	0	0	80
Brampton	21	85	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	1,010	0	0	80
Halton Region	144	34	0	0	0	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	78	8	0	0	0	0	0	0
Oakville	66	26	0	0	0	0	0	0
Durham Region	28	13	0	0	26	0	143	19
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	5	0	0	26	0	143	0
Oshawa	12	8	0	0	0	0	0	19
Pickering	0	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	10	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	335	204	0	0	1,835	2,061	50	307
Oshawa CMA	28	13	0	0	26	0	143	19
Greater Toronto Area (GTA)	363	217	0	0	1,861	2,061	193	326

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	493	190	38	54	9,731	10,264	541	645
Toronto	80	20	22	40	6,540	6,734	491	545
East York	0	0	0	0	316	0	0	0
Etobicoke	134	4	0	0	1,527	1,093	0	0
North York	279	47	16	14	1,003	1,871	0	100
Scarborough	0	119	0	0	121	566	50	0
York	0	0	0	0	224	0	0	0
York Region	1,194	1,108	0	0	480	907	39	702
Aurora	357	181	0	0	95	112	0	0
East Gwillimbury	36	0	0	0	0	0	0	0
Georgina Township	54	14	0	0	0	0	0	0
King Township	18	33	0	0	0	0	0	0
Markham	248	86	0	0	0	257	0	460
Newmarket	31	13	0	0	0	0	6	16
Richmond Hill	129	286	0	0	99	450	0	202
Vaughan	284	260	0	0	286	34	33	24
Whitchurch-Stouffville	37	235	0	0	0	54	0	0
Peel Region	1,376	1,324	0	9	2,208	317	336	566
Brampton	1,094	1,118	0	9	552	131	12	486
Caledon	142	62	0	0	0	0	0	0
Mississauga	140	144	0	0	1,656	186	324	80
Halton Region	771	532	0	0	1,087	702	0	155
Burlington	13	10	0	0	222	22	0	155
Halton Hills	69	65	0	0	0	0	0	0
Milton	186	139	0	0	186	97	0	0
Oakville	503	318	0	0	679	583	0	0
Durham Region	620	425	0	0	390	0	328	234
Ajax	90	38	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	114	127	0	0	85	0	147	0
Oshawa	183	104	0	0	0	0	181	234
Pickering	63	20	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	47	0	0	0	0	0	0	0
Whitby	123	136	0	0	136	0	0	0
Remainder of Toronto CMA	262	118	37	0	0	48	3	1
Bradford West Gwillimbury	72	38	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	122	33	0	0	0	48	0	0
Orangeville	68	47	37	0	0	0	3	0
Toronto CMA	4,283	3,320	75	63	13,453	12,216	919	1,914
Oshawa CMA	420	367	0	0	221	0	328	234
Greater Toronto Area (GTA)	4,454	3,579	38	63	13,896	12,190	1,244	2,302

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Toronto City	318	146	727	2,065	50	227	1,095	2,438
Toronto	19	22	535	2,011	0	227	554	2,260
East York	13	14	0	0	0	0	13	14
Etobicoke	24	27	192	0	0	0	216	27
North York	245	45	0	4	0	0	245	49
Scarborough	12	33	0	50	50	0	62	83
York	5	5	0	0	0	0	5	5
York Region	370	340	98	0	0	0	468	340
Aurora	35	44	0	0	0	0	35	44
East Gwillimbury	63	4	0	0	0	0	63	4
Georgina Township	57	50	0	0	0	0	57	50
King Township	28	36	0	0	0	0	28	36
Markham	49	35	0	0	0	0	49	35
Newmarket	0	35	0	0	0	0	0	35
Richmond Hill	50	86	0	0	0	0	50	86
Vaughan	79	25	98	0	0	0	177	25
Whitchurch-Stouffville	9	25	0	0	0	0	9	25
Peel Region	674	297	1,010	0	0	80	1,684	377
Brampton	562	191	0	0	0	0	562	191
Caledon	93	83	0	0	0	0	93	83
Mississauga	19	23	1,010	0	0	80	1,029	103
Halton Region	251	90	0	22	0	0	251	112
Burlington	1	9	0	1	0	0	1	10
Halton Hills	9	19	0	0	0	0	9	19
Milton	128	27	0	0	0	0	128	27
Oakville	113	35	0	21	0	0	113	56
Durham Region	151	110	26	5	143	19	320	134
Ajax	3	5	0	0	0	0	3	5
Brock	1	2	0	0	0	0	1	2
Clarington	48	37	26	5	143	0	217	42
Oshawa	65	44	0	0	0	19	65	63
Pickering	12	6	0	0	0	0	12	6
Scugog	0	0	0	0	0	0	0	0
Uxbridge	2	3	0	0	0	0	2	3
Whitby	20	13	0	0	0	0	20	13
Remainder of Toronto CMA	98	40	0	0	0	0	98	40
Bradford West Gwillimbury	30	24	0	0	0	0	30	24
Town of Mono	1	4	0	0	0	0	1	4
New Tecumseth	63	12	0	0	0	0	63	12
Orangeville	4	0	0	0	0	0	4	0
Toronto CMA	1,727	918	1,835	2,086	50	307	3,612	3,311
Oshawa CMA	133	94	26	5	143	19	302	118
Greater Toronto Area (GTA)	1,764	983	1,861	2,092	193	326	3,818	3,401

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	1,389	1,079	9,865	10,330	579	699	11,833	12,112
Toronto	209	136	6,540	6,751	513	585	7,262	7,472
East York	70	66	316	0	0	0	386	66
Etobicoke	244	201	1,661	1,093	0	0	1,905	1,294
North York	717	412	1,003	1,920	16	114	1,736	2,446
Scarborough	100	224	121	566	50	0	271	794
York	49	40	224	0	0	0	273	40
York Region	3,965	2,984	638	1,265	39	702	4,642	4,951
Aurora	874	548	97	112	0	0	971	660
East Gwillimbury	360	160	0	0	0	0	360	160
Georgina Township	315	252	0	0	0	0	315	252
King Township	299	196	0	21	0	0	299	217
Markham	473	277	8	257	0	460	481	994
Newmarket	221	246	0	13	6	16	227	275
Richmond Hill	430	377	135	539	0	202	565	1,118
Vaughan	800	753	398	176	33	24	1,231	953
Whitchurch-Stouffville	193	175	0	147	0	0	193	322
Peel Region	5,353	3,514	2,234	700	336	575	7,923	4,789
Brampton	4,549	2,714	581	420	12	495	5,142	3,629
Caledon	514	560	0	0	0	0	514	560
Mississauga	290	240	1,653	280	324	80	2,267	600
Halton Region	1,721	1,409	1,104	815	0	155	2,825	2,379
Burlington	53	46	235	33	0	155	288	234
Halton Hills	133	270	0	0	0	0	133	270
Milton	599	552	186	97	0	0	785	649
Oakville	936	541	683	685	0	0	1,619	1,226
Durham Region	1,588	1,432	568	184	328	234	2,484	1,850
Ajax	219	122	56	18	0	0	275	140
Brock	10	9	0	0	0	0	10	9
Clarington	399	392	121	62	147	0	667	454
Oshawa	490	539	0	0	181	234	671	773
Pickering	136	148	210	0	0	0	346	148
Scugog	8	20	0	0	0	0	8	20
Uxbridge	94	44	1	0	0	0	95	44
Whitby	232	158	180	104	0	0	412	262
Remainder of Toronto CMA	1,305	812	10	83	40	1	1,355	896
Bradford West Gwillimbury	482	311	0	0	0	0	482	311
Town of Mono	109	113	0	0	0	1	109	114
New Tecumseth	639	327	3	78	0	0	642	405
Orangeville	75	61	7	5	40	0	122	66
Toronto CMA	14,129	10,066	13,883	13,178	994	1,977	29,006	25,225
Oshawa CMA	1,121	1,089	301	166	328	234	1,750	1,489
Greater Toronto Area (GTA)	14,016	10,418	14,409	13,294	1,282	2,365	29,707	26,081

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

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													
September 2017	0	0.0	1	0.9	1	0.9	6	5.2	107	93.0	115	2,200,000	2,026,779
September 2016	2	2.2	0	0.0	0	0.0	15	16.5	74	81.3	91	2,100,000	2,023,503
Year-to-date 2017	1	0.1	4	0.5	15	2.0	87	11.4	653	85.9	760	1,950,000	1,847,449
Year-to-date 2016	3	0.4	1	0.1	32	4.5	69	9.8	600	85.1	705	2,000,000	1,957,005
Toronto													
September 2017	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	6.7	56	93.3	60	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	6	11.1	48	88.9	54	-	-
East York													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Year-to-date 2016	0	0.0	0	0.0	2	13.3	2	13.3	11	73.3	15	-	-
Etobicoke													
September 2017	0	0.0	0	0.0	0	0.0	2	7.7	24	92.3	26	-	-
September 2016	0	0.0	0	0.0	0	0.0	3	12.5	21	87.5	24	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	47	21.0	177	79.0	224	930,000	1,035,633
Year-to-date 2016	0	0.0	1	0.6	0	0.0	5	3.0	161	96.4	167	-	1,629,958
North York													
September 2017	0	0.0	1	1.5	1	1.5	1	1.5	64	95.5	67	-	2,283,333
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	-
Year-to-date 2017	0	0.0	4	1.2	10	3.0	7	2.1	309	93.6	330	-	2,283,333
Year-to-date 2016	0	0.0	0	0.0	1	0.3	0	0.0	340	99.7	341	-	2,228,590
Scarborough													
September 2017	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	-	-
September 2016	2	9.5	0	0.0	0	0.0	12	57.1	7	33.3	21	-	-
Year-to-date 2017	1	0.9	0	0.0	4	3.8	23	21.7	78	73.6	106	-	-
Year-to-date 2016	3	3.0	0	0.0	29	29.0	43	43.0	25	25.0	100	-	-
York													
September 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	1	3.3	6	20.0	23	76.7	30	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	13	46.4	15	53.6	28	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

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													
September 2017	8	2.6	70	22.4	34	10.9	63	20.1	138	44.1	313	920,000	1,201,655
September 2016	10	3.9	61	24.0	55	21.7	40	15.7	88	34.6	254	827,500	1,007,047
Year-to-date 2017	93	3.4	326	11.7	395	14.2	464	16.7	1,498	54.0	2,776	1,065,000	1,215,888
Year-to-date 2016	134	6.4	348	16.5	333	15.8	436	20.7	859	40.7	2,110	890,000	1,030,562
Aurora													
September 2017	0	0.0	0	0.0	0	0.0	4	14.8	23	85.2	27	-	1,385,359
September 2016	0	0.0	0	0.0	4	9.1	7	15.9	33	75.0	44	1,205,000	1,185,238
Year-to-date 2017	0	0.0	0	0.0	37	8.2	98	21.7	316	70.1	451	1,240,000	1,219,790
Year-to-date 2016	0	0.0	0	0.0	49	13.4	165	45.2	151	41.4	365	885,000	978,893
East Gwillimbury													
September 2017	5	8.5	27	45.8	26	44.1	1	1.7	0	0.0	59	610,000	612,124
September 2016	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2017	51	16.2	90	28.7	141	44.9	32	10.2	0	0.0	314	660,000	641,818
Year-to-date 2016	51	31.9	72	45.0	36	22.5	0	0.0	1	0.6	160	610,000	583,121
Georgina Township													
September 2017	2	4.4	42	93.3	0	0.0	0	0.0	1	2.2	45	570,000	595,390
September 2016	8	16.0	40	80.0	2	4.0	0	0.0	0	0.0	50	550,000	549,510
Year-to-date 2017	37	14.3	190	73.6	19	7.4	9	3.5	3	1.2	258	575,000	597,157
Year-to-date 2016	64	27.1	157	66.5	10	4.2	3	1.3	2	0.8	236	560,000	547,672
King Township													
September 2017	0	0.0	0	0.0	0	0.0	4	14.3	24	85.7	28	1,350,000	1,510,825
September 2016	0	0.0	0	0.0	0	0.0	8	25.8	23	74.2	31	1,220,000	1,412,929
Year-to-date 2017	1	0.4	0	0.0	9	3.2	31	11.0	240	85.4	281	1,255,000	1,441,925
Year-to-date 2016	0	0.0	0	0.0	2	1.1	34	17.9	154	81.1	190	1,285,000	1,350,607
Markham													
September 2017	0	0.0	0	0.0	0	0.0	9	26.5	25	73.5	34	1,800,000	1,826,732
September 2016	0	0.0	0	0.0	8	32.0	16	64.0	1	4.0	25	840,000	853,960
Year-to-date 2017	0	0.0	0	0.0	2	1.0	56	28.4	139	70.6	197	1,180,000	1,604,072
Year-to-date 2016	14	9.1	25	16.2	41	26.6	32	20.8	42	27.3	154	770,000	919,710
Newmarket													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	0.0	14	40.0	16	45.7	4	11.4	1	2.9	35	665,000	706,928
Year-to-date 2017	1	0.5	22	12.0	57	31.0	29	15.8	75	40.8	184	855,000	874,140
Year-to-date 2016	1	0.5	54	28.1	76	39.6	45	23.4	16	8.3	192	762,500	759,988
Richmond Hill													
September 2017	1	2.0	0	0.0	0	0.0	23	46.0	26	52.0	50	1,345,000	1,534,890
September 2016	0	0.0	0	0.0	24	52.2	5	10.9	17	37.0	46	767,500	1,153,272
Year-to-date 2017	1	0.3	0	0.0	8	2.5	37	11.7	269	85.4	315	1,480,000	1,783,984
Year-to-date 2016	0	0.0	0	0.0	37	20.7	35	19.6	107	59.8	179	1,410,000	1,652,888
Vaughan													
September 2017	0	0.0	0	0.0	0	0.0	22	36.1	39	63.9	61	1,220,000	1,439,540
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,600,000	1,935,996
Year-to-date 2017	0	0.0	0	0.0	5	0.8	168	27.1	448	72.1	621	1,250,000	1,425,389
Year-to-date 2016	1	0.2	26	4.3	78	13.0	120	20.0	375	62.5	600	1,140,000	1,147,541
Whitchurch-Stouffville													
September 2017	0	0.0	1	11.1	8	88.9	0	0.0	0	0.0	9	-	759,657
September 2016	0	0.0	5	83.3	1	16.7	0	0.0	0	0.0	6	-	670,823
Year-to-date 2017	2	1.3	24	15.5	117	75.5	4	2.6	8	5.2	155	740,000	756,618
Year-to-date 2016	3	8.8	14	41.2	4	11.8	2	5.9	11	32.4	34	-	857,565

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

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													
September 2017	72	15.1	178	37.3	158	33.1	36	7.5	33	6.9	477	635,000	699,993
September 2016	15	8.6	34	19.5	99	56.9	9	5.2	17	9.8	174	687,500	754,869
Year-to-date 2017	358	10.4	1,129	32.9	1,165	34.0	516	15.1	260	7.6	3,428	675,000	718,760
Year-to-date 2016	185	8.6	610	28.2	826	38.2	326	15.1	215	9.9	2,162	685,000	754,973
Brampton													
September 2017	69	18.9	159	43.6	96	26.3	33	9.0	8	2.2	365	605,000	634,566
September 2016	15	19.2	33	42.3	22	28.2	7	9.0	1	1.3	78	620,000	628,028
Year-to-date 2017	347	11.7	1,081	36.4	942	31.7	472	15.9	127	4.3	2,969	655,000	683,733
Year-to-date 2016	182	11.3	590	36.7	449	28.0	281	17.5	104	6.5	1,606	660,000	702,905
Caledon													
September 2017	3	3.2	19	20.4	62	66.7	3	3.2	6	6.5	93	735,000	748,497
September 2016	0	0.0	1	1.3	77	97.5	1	1.3	0	0.0	79	690,000	698,748
Year-to-date 2017	11	3.2	48	13.8	223	64.1	39	11.2	27	7.8	348	725,000	766,201
Year-to-date 2016	3	0.7	20	4.7	377	88.5	10	2.3	16	3.8	426	685,000	714,828
Mississauga													
September 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,490,000	1,719,474
September 2016	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	1,450,000	1,597,641
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	4.5	106	95.5	111	1,450,000	1,611,468
Year-to-date 2016	0	0.0	0	0.0	0	0.0	35	26.9	95	73.1	130	1,450,000	1,529,761
Halton Region													
September 2017	0	0.0	0	0.0	19	18.3	43	41.3	42	40.4	104	950,000	1,576,773
September 2016	0	0.0	4	5.7	21	30.0	27	38.6	18	25.7	70	820,000	954,912
Year-to-date 2017	2	0.2	17	1.9	192	20.9	404	44.0	303	33.0	918	885,000	1,265,727
Year-to-date 2016	3	0.3	247	25.2	284	28.9	254	25.9	194	19.8	982	790,000	943,339
Burlington													
September 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
September 2016	0	0.0	1	10.0	0	0.0	1	10.0	8	80.0	10	-	1,512,900
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	9.6	47	90.4	52	-	2,226,250
Year-to-date 2016	0	0.0	6	12.0	2	4.0	9	18.0	33	66.0	50	-	1,540,483
Halton Hills													
September 2017	0	0.0	0	0.0	1	11.1	7	77.8	1	11.1	9	-	914,467
September 2016	0	0.0	0	0.0	12	63.2	7	36.8	0	0.0	19	790,000	775,953
Year-to-date 2017	0	0.0	0	0.0	7	10.9	44	68.8	13	20.3	64	1,175,000	1,101,503
Year-to-date 2016	0	0.0	16	7.8	94	45.9	81	39.5	14	6.8	205	792,500	883,787
Milton													
September 2017	0	0.0	0	0.0	18	36.0	32	64.0	0	0.0	50	820,000	842,109
September 2016	0	0.0	3	27.3	8	72.7	0	0.0	0	0.0	11	690,000	693,736
Year-to-date 2017	1	0.2	17	4.1	158	38.3	232	56.2	5	1.2	413	820,000	826,794
Year-to-date 2016	1	0.3	223	56.3	141	35.6	23	5.8	8	2.0	396	642,500	680,590
Oakville													
September 2017	0	0.0	0	0.0	0	0.0	4	9.1	40	90.9	44	2,800,000	2,547,091
September 2016	0	0.0	0	0.0	1	3.3	19	63.3	10	33.3	30	885,000	978,022
Year-to-date 2017	1	0.3	0	0.0	27	6.9	123	31.6	238	61.2	389	1,200,000	1,735,905
Year-to-date 2016	2	0.6	2	0.6	47	14.2	141	42.6	139	42.0	331	930,000	1,252,176

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

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													
September 2017	15	12.6	51	42.9	32	26.9	12	10.1	9	7.6	119	685,000	657,455
September 2016	27	27.8	50	51.5	12	12.4	6	6.2	2	2.1	97	540,000	570,204
Year-to-date 2017	280	26.8	365	34.9	241	23.1	122	11.7	37	3.5	1,045	577,500	608,932
Year-to-date 2016	439	39.8	443	40.2	165	15.0	45	4.1	10	0.9	1,102	520,000	543,138
Ajax													
September 2017	0	0.0	0	0.0	2	33.3	0	0.0	4	66.7	6	-	909,182
September 2016	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	-	612,194
Year-to-date 2017	0	0.0	74	42.0	93	52.8	0	0.0	9	5.1	176	660,000	661,317
Year-to-date 2016	4	3.9	51	50.0	47	46.1	0	0.0	0	0.0	102	630,000	627,834
Brock													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	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	-	-
Clarington													
September 2017	11	27.5	26	65.0	3	7.5	0	0.0	0	0.0	40	-	549,850
September 2016	13	35.1	20	54.1	3	8.1	0	0.0	1	2.7	37	545,000	549,973
Year-to-date 2017	167	55.1	116	38.3	14	4.6	5	1.7	1	0.3	303	480,000	511,635
Year-to-date 2016	135	44.7	152	50.3	7	2.3	6	2.0	2	0.7	302	500,000	509,848
Oshawa													
September 2017	4	7.5	25	47.2	19	35.8	5	9.4	0	0.0	53	625,000	647,717
September 2016	13	37.1	20	57.1	1	2.9	0	0.0	1	2.9	35	540,000	543,486
Year-to-date 2017	78	27.5	145	51.1	53	18.7	8	2.8	0	0.0	284	540,000	564,289
Year-to-date 2016	219	52.8	170	41.0	22	5.3	3	0.7	1	0.2	415	490,000	503,980
Pickering													
September 2017	0	0.0	0	0.0	5	41.7	5	41.7	2	16.7	12	910,000	933,283
September 2016	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	-	815,827
Year-to-date 2017	2	1.8	7	6.3	34	30.6	56	50.5	12	10.8	111	845,000	862,074
Year-to-date 2016	18	15.1	30	25.2	49	41.2	21	17.6	1	0.8	119	652,500	679,299
Scugog													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	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	-	-
Uxbridge													
September 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
September 2016	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	-	-
Year-to-date 2017	24	60.0	7	17.5	3	7.5	5	12.5	1	2.5	40	320,000	422,906
Year-to-date 2016	22	52.4	13	31.0	4	9.5	3	7.1	0	0.0	42	390,000	477,943
Whitby													
September 2017	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
September 2016	0	0.0	6	54.5	4	36.4	1	9.1	0	0.0	11	-	-
Year-to-date 2017	9	6.9	16	12.2	44	33.6	48	36.6	14	10.7	131	707,500	793,641
Year-to-date 2016	41	33.6	27	22.1	36	29.5	12	9.8	6	4.9	122	557,500	604,549

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

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													
September 2017	28	28.6	67	68.4	3	3.1	0	0.0	0	0.0	98	550,000	542,968
September 2016	7	18.4	27	71.1	4	10.5	0	0.0	0	0.0	38	540,000	567,138
Year-to-date 2017	184	18.7	701	71.2	52	5.3	43	4.4	4	0.4	984	555,000	565,745
Year-to-date 2016	189	27.6	399	58.2	80	11.7	15	2.2	2	0.3	685	540,000	550,013
Bradford West Gwillimbury													
September 2017	4	13.8	25	86.2	0	0.0	0	0.0	0	0.0	29	570,000	569,231
September 2016	4	20.0	15	75.0	1	5.0	0	0.0	0	0.0	20	560,000	566,140
Year-to-date 2017	46	12.2	322	85.6	6	1.6	1	0.3	1	0.3	376	570,000	570,502
Year-to-date 2016	42	16.0	210	79.8	10	3.8	1	0.4	0	0.0	263	575,000	574,309
Town of Mono													
September 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
September 2016	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	6	-	679,430
Year-to-date 2017	2	1.9	25	23.1	38	35.2	41	38.0	2	1.9	108	780,000	759,952
Year-to-date 2016	12	10.4	41	35.7	48	41.7	13	11.3	1	0.9	115	-	648,495
New Tecumseth													
September 2017	23	35.9	38	59.4	3	4.7	0	0.0	0	0.0	64	517,500	531,068
September 2016	3	25.0	9	75.0	0	0.0	0	0.0	0	0.0	12	502,500	512,657
Year-to-date 2017	135	27.8	341	70.2	8	1.6	1	0.2	1	0.2	486	525,000	523,032
Year-to-date 2016	131	45.5	140	48.6	16	5.6	0	0.0	1	0.3	288	505,000	500,469
Orangeville													
September 2017	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	7.1	13	92.9	0	0.0	0	0.0	0	0.0	14	-	582,150
Year-to-date 2016	4	21.1	8	42.1	6	31.6	1	5.3	0	0.0	19	-	-
Toronto CMA													
September 2017	108	9.6	316	28.1	223	19.8	153	13.6	326	29.0	1,126	755,000	1,045,616
September 2016	35	5.5	129	20.4	183	29.0	95	15.1	189	30.0	631	755,000	1,034,408
Year-to-date 2017	664	7.3	2,265	24.8	1,949	21.3	1,570	17.2	2,693	29.5	9,141	780,000	996,612
Year-to-date 2016	558	8.1	1,693	24.7	1,653	24.1	1,115	16.3	1,838	26.8	6,857	750,000	958,341
Oshawa CMA													
September 2017	15	15.2	51	51.5	24	24.2	7	7.1	2	2.0	99	595,000	631,929
September 2016	26	31.3	46	55.4	8	9.6	1	1.2	2	2.4	83	550,000	562,084
Year-to-date 2017	254	35.4	277	38.6	111	15.5	61	8.5	15	2.1	718	545,000	585,430
Year-to-date 2016	395	47.1	349	41.6	65	7.7	21	2.5	9	1.1	839	505,000	524,345
Greater Toronto Area													
September 2017	95	8.4	300	26.6	244	21.6	160	14.2	329	29.2	1,128	770,000	1,053,154
September 2016	54	7.9	149	21.7	187	27.3	97	14.1	199	29.0	686	745,000	1,020,087
Year-to-date 2017	734	8.2	1,841	20.6	2,008	22.5	1,593	17.8	2,751	30.8	8,927	790,000	1,014,741
Year-to-date 2016	764	10.8	1,649	23.4	1,640	23.2	1,130	16.0	1,878	26.6	7,061	750,000	953,063

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2017

Submarket	Sept 2017	Sept 2016	% Change	YTD 2017	YTD 2016	% Change
Toronto City	2,026,779	2,023,503	0.2	1,847,449	1,957,005	-5.6
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,035,633	1,629,958	-36.5
North York	2,283,333	-	n/a	2,283,333	2,228,590	2.5
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,201,655	1,007,047	19.3	1,215,888	1,030,562	18.0
Aurora	1,385,359	1,185,238	16.9	1,219,790	978,893	24.6
East Gwillimbury	612,124	-	n/a	641,818	583,121	10.1
Georgina Township	595,390	549,510	8.3	597,157	547,672	9.0
King Township	1,510,825	1,412,929	6.9	1,441,925	1,350,607	6.8
Markham	1,826,732	853,960	113.9	1,604,072	919,710	74.4
Newmarket	-	706,928	n/a	874,140	759,988	15.0
Richmond Hill	1,534,890	1,153,272	33.1	1,783,984	1,652,888	7.9
Vaughan	1,439,540	1,935,996	-25.6	1,425,389	1,147,541	24.2
Whitchurch-Stouffville	759,657	670,823	13.2	756,618	857,565	-11.8
Peel Region	699,993	754,869	-7.3	718,760	754,973	-4.8
Brampton	634,566	628,028	1.0	683,733	702,905	-2.7
Caledon	748,497	698,748	7.1	766,201	714,828	7.2
Mississauga	1,719,474	1,597,641	7.6	1,611,468	1,529,761	5.3
Halton Region	1,576,773	954,912	65.1	1,265,727	943,339	34.2
Burlington	-	1,512,900	n/a	2,226,250	1,540,483	44.5
Halton Hills	914,467	775,953	17.9	1,101,503	883,787	24.6
Milton	842,109	693,736	21.4	826,794	680,590	21.5
Oakville	2,547,091	978,022	160.4	1,735,905	1,252,176	38.6
Durham Region	657,455	570,204	15.3	608,932	543,138	12.1
Ajax	909,182	612,194	48.5	661,317	627,834	5.3
Brock	-	-	n/a	-	-	n/a
Clarington	549,850	549,973	0.0	511,635	509,848	0.4
Oshawa	647,717	543,486	19.2	564,289	503,980	12.0
Pickering	933,283	815,827	14.4	862,074	679,299	26.9
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	422,906	477,943	-11.5
Whitby	-	-	n/a	793,641	604,549	31.3
Remainder of Toronto CMA	542,968	567,138	-4.3	565,745	550,013	2.9
Bradford West Gwillimbury	569,231	566,140	0.5	570,502	574,309	-0.7
Town of Mono	-	679,430	n/a	759,952	648,495	17.2
New Tecumseth	531,068	512,657	3.6	523,032	500,469	4.5
Orangeville	-	-	n/a	582,150	-	n/a
Toronto CMA	1,045,616	1,034,408	1.1	996,612	958,341	4.0
Oshawa CMA	631,929	562,084	12.4	585,430	524,345	11.6
Greater Toronto Area (GTA)	1,053,154	1,020,087	3.2	1,014,741	953,063	6.5

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

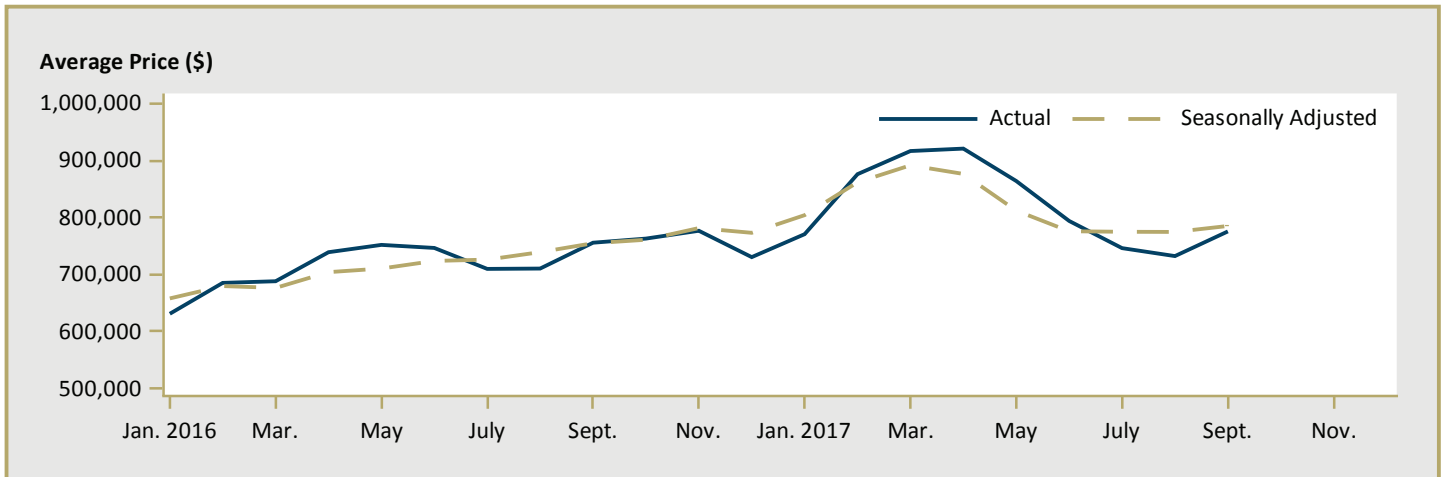


Figure 5.2a: MLS® Residential Sales for Toronto

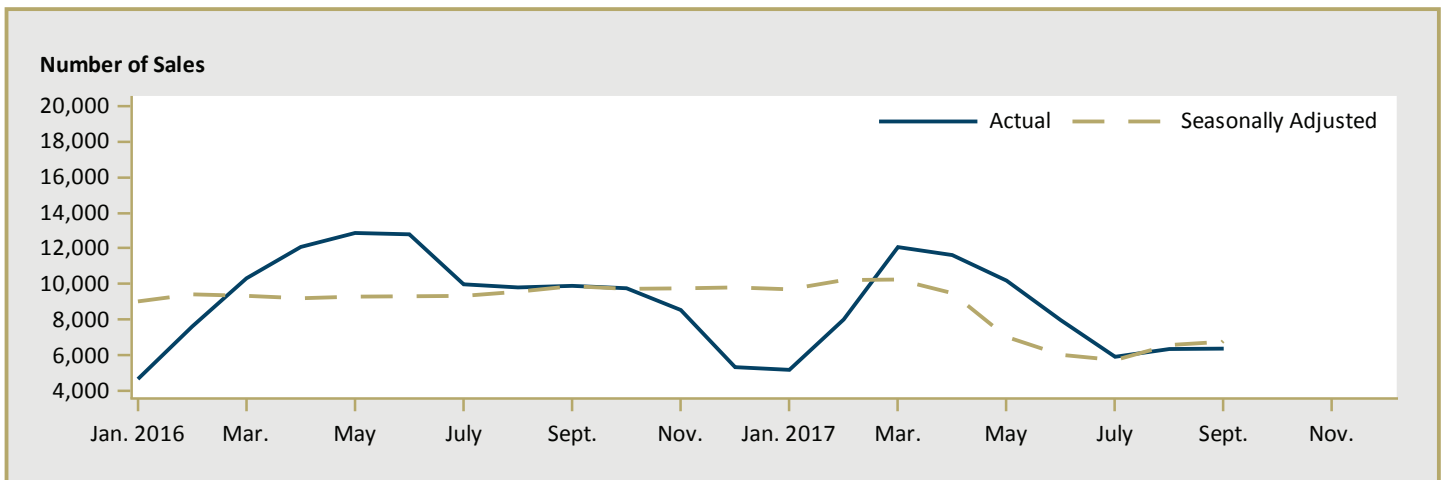
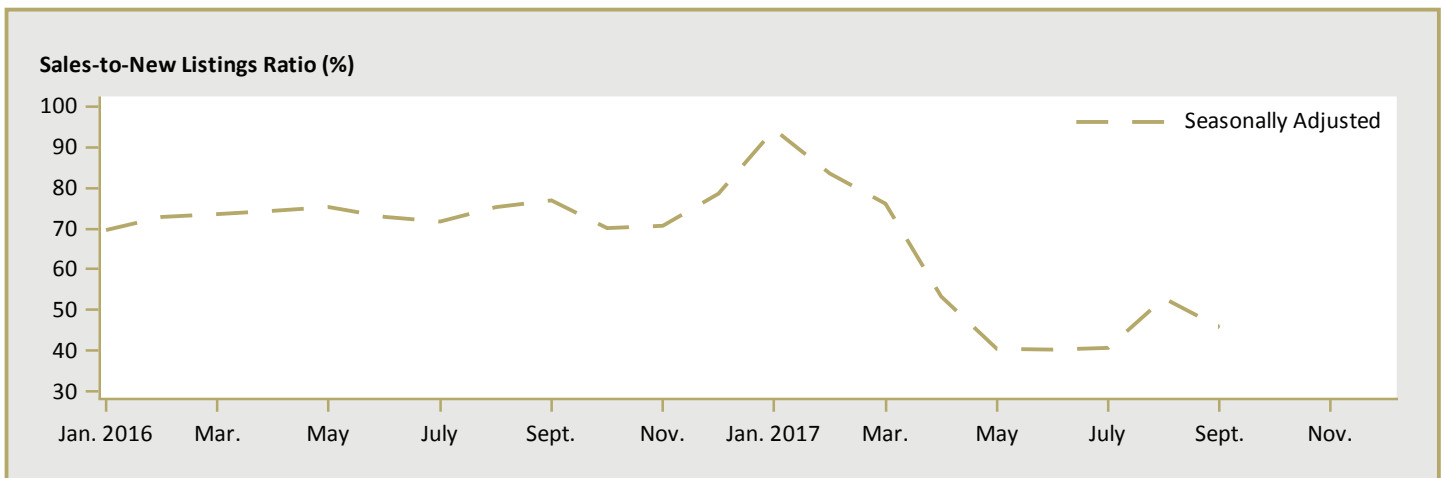


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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

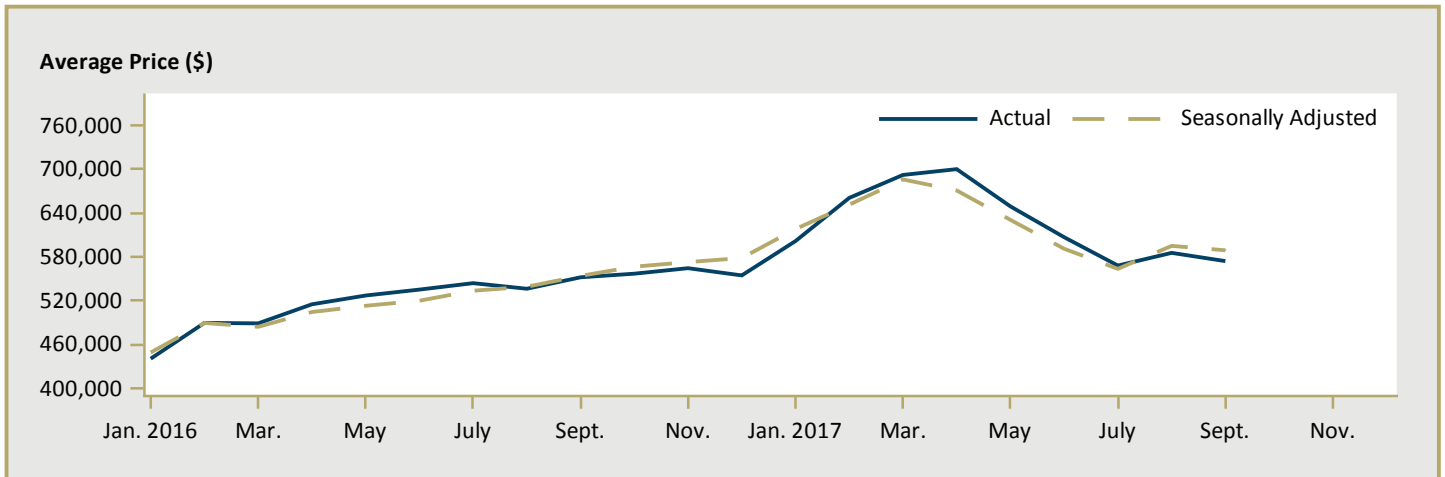


Figure 5.2b: MLS® Residential Sales for Durham Region

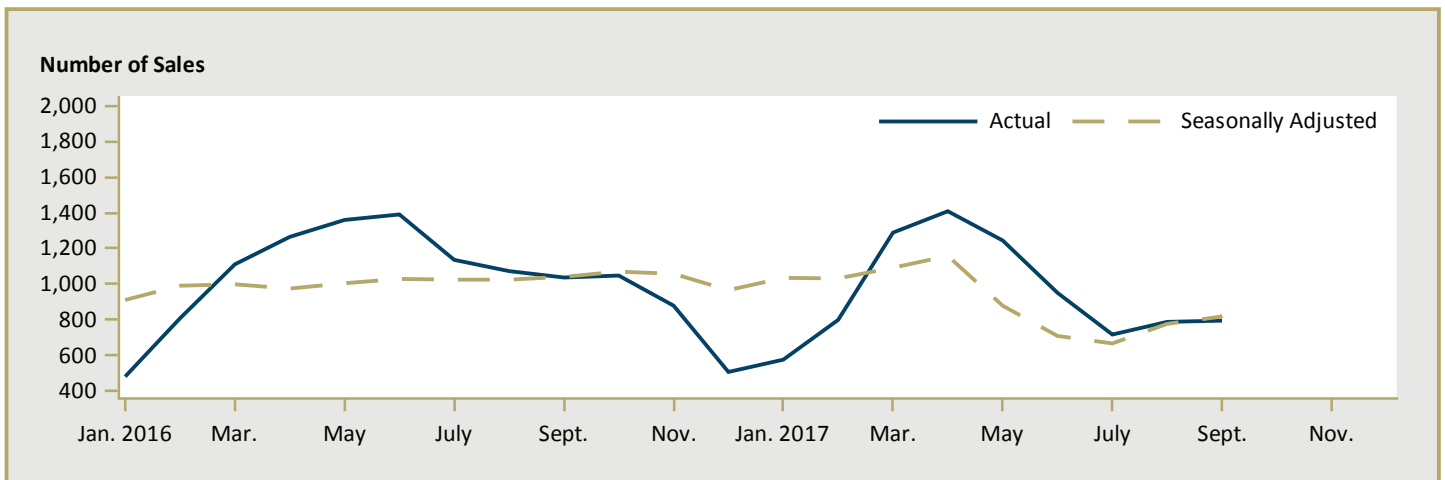
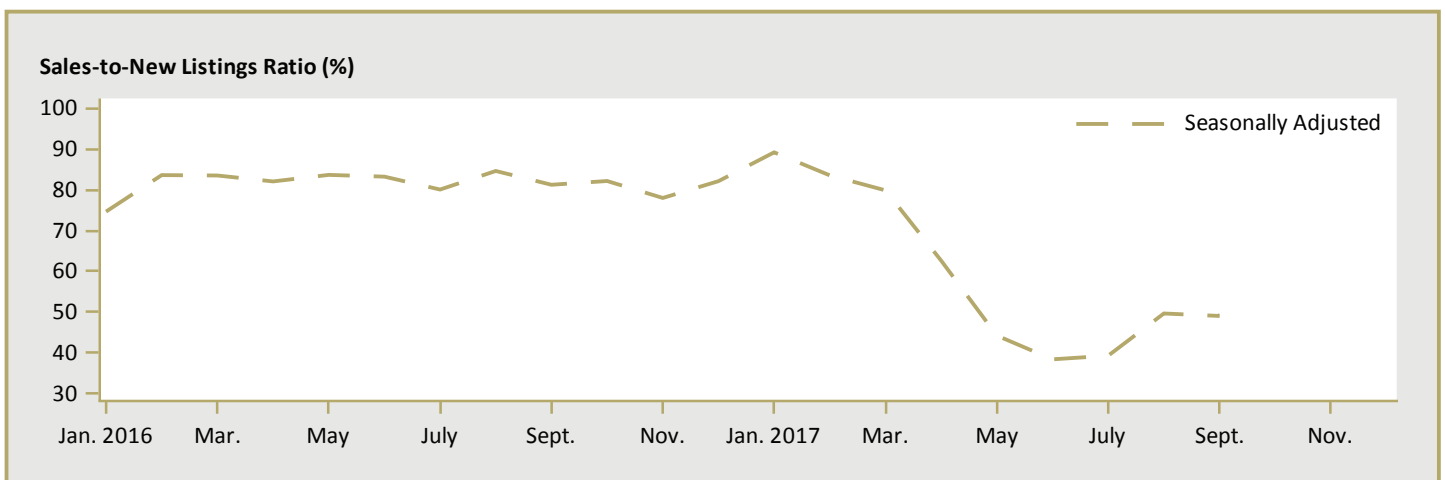


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
September 2017

		Interest Rates			NHPI, Total, Toronto CMA 2016.12 =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						
2016	January	561	3.14	4.64	92.8	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	93.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	93.5	130.3	3,213	7.3	67.2	993
	April	561	3.14	4.64	94.2	130.7	3,210	7.4	67.1	996
	May	561	3.14	4.64	96.0	131.2	3,220	7.2	67.1	991
	June	561	3.14	4.64	96.4	131.5	3,233	6.6	66.8	985
	July	567	3.14	4.74	97.4	131.4	3,229	6.5	66.5	985
	August	567	3.14	4.74	98.0	131.1	3,218	6.6	66.2	989
	September	561	3.14	4.64	98.3	131.7	3,209	7.1	66.3	988
	October	561	3.14	4.64	99.6	132.0	3,206	7.1	66.2	982
	November	561	3.14	4.64	100.0	131.7	3,209	6.9	66.0	976
	December	561	3.14	4.64	100.0	131.5	3,209	6.8	65.8	972
2017	January	561	3.14	4.64	100.2	132.1	3,217	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,233	7.1	66.3	969
	March	561	3.14	4.64	101.4	133.0	3,246	7.1	66.5	970
	April	561	3.14	4.64	103.5	133.6	3,255	6.9	66.4	976
	May	561	3.14	4.64	104.6	133.7	3,264	6.9	66.5	974
	June	561	3.14	4.64	104.6	134.2	3,267	6.7	66.3	974
	July	573	3.14	4.84	104.6	134.0	3,268	6.9	66.3	975
	August	573	3.14	4.84	104.6	133.8	3,269	6.4	65.9	983
	September	575	3.09	4.89		134.4	3,286	6.1	65.9	990
	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
September 2017

		Intetereest Rates			NHPI, Total, Toronto CMA 2016.12 =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						
2016	January	561	3.14	4.64	92.8	129.0	206.9	6.5	68.3	996
	February	561	3.14	4.64	93.2	129.4	209.0	6.1	68.6	990
	March	561	3.14	4.64	93.5	130.3	210.6	6.0	69.0	980
	April	561	3.14	4.64	94.2	130.7	211.8	6.0	69.2	970
	May	561	3.14	4.64	96.0	131.2	213.6	5.6	69.4	963
	June	561	3.14	4.64	96.4	131.5	212.9	6.3	69.6	964
	July	567	3.14	4.74	97.4	131.4	213.0	6.2	69.6	962
	August	567	3.14	4.74	98.0	131.1	213.9	6.8	70.1	963
	September	561	3.14	4.64	98.3	131.7	215.7	6.3	70.2	971
	October	561	3.14	4.64	99.6	132.0	216.2	6.0	70.1	980
	November	561	3.14	4.64	100.0	131.7	216.6	5.4	69.6	991
	December	561	3.14	4.64	100.0	131.5	216.9	5.2	69.5	998
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.1	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.7	5.7	68.0	1,045
	March	561	3.14	4.64	101.4	133.0	207.2	6.0	66.7	1,064
	April	561	3.14	4.64	103.5	133.6	206.2	6.1	66.4	1,073
	May	561	3.14	4.64	104.6	133.7	210.7	5.9	67.6	1,077
	June	561	3.14	4.64	104.6	134.2	215.1	5.7	68.8	1,070
	July	573	3.14	4.84	104.6	134.0	214.1	5.9	68.4	1,063
	August	573	3.14	4.84	104.6	133.8	213.5	5.3	67.7	1,059
	September	575	3.09	4.89		134.4	212.1	4.9	66.9	1,067
	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 2016 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 population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

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

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

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/en/hoficlincl/homain

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 printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer

