

HOUSING NOW TABLES

Greater Toronto Area

Date Released: November 2017



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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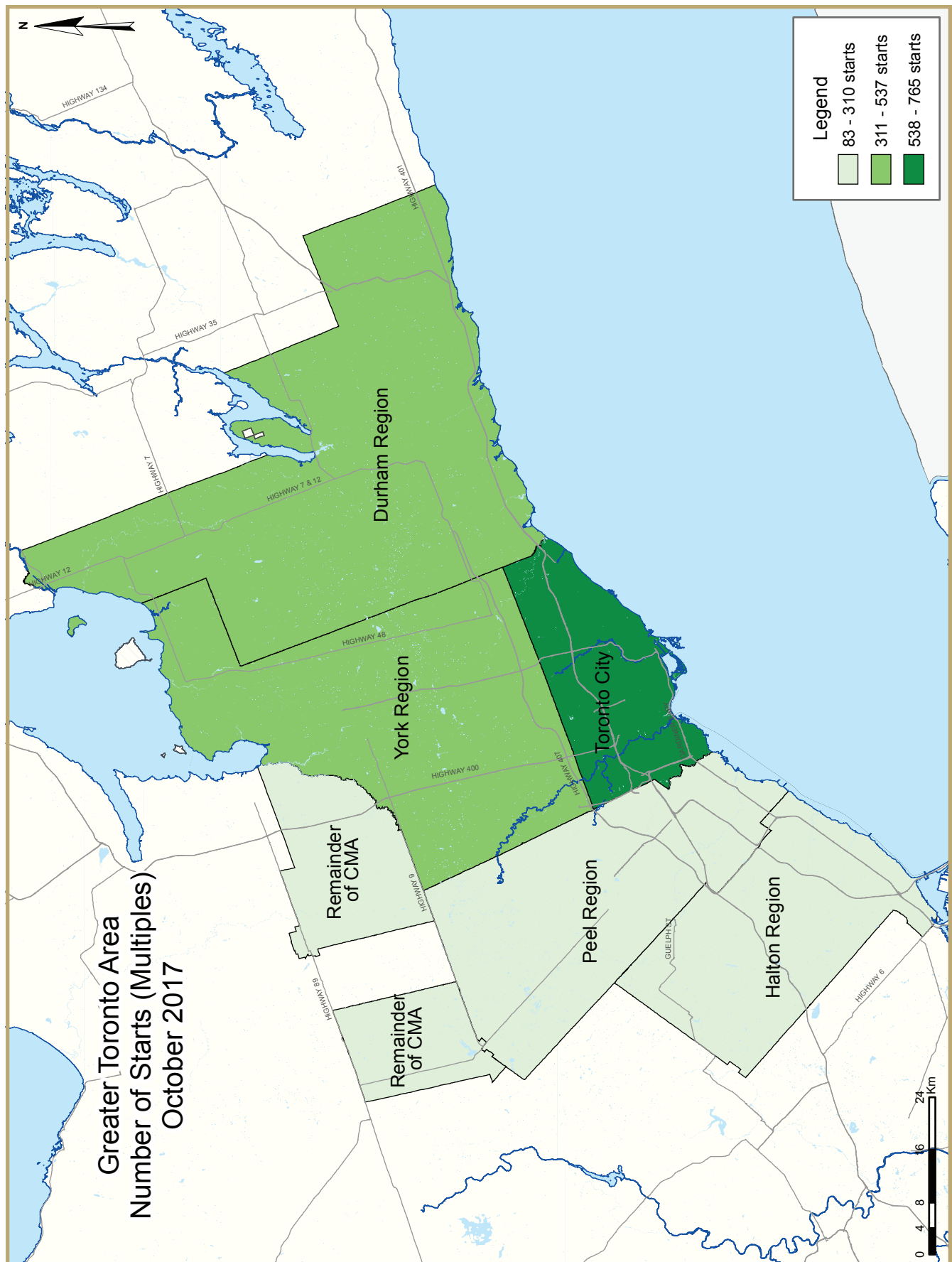
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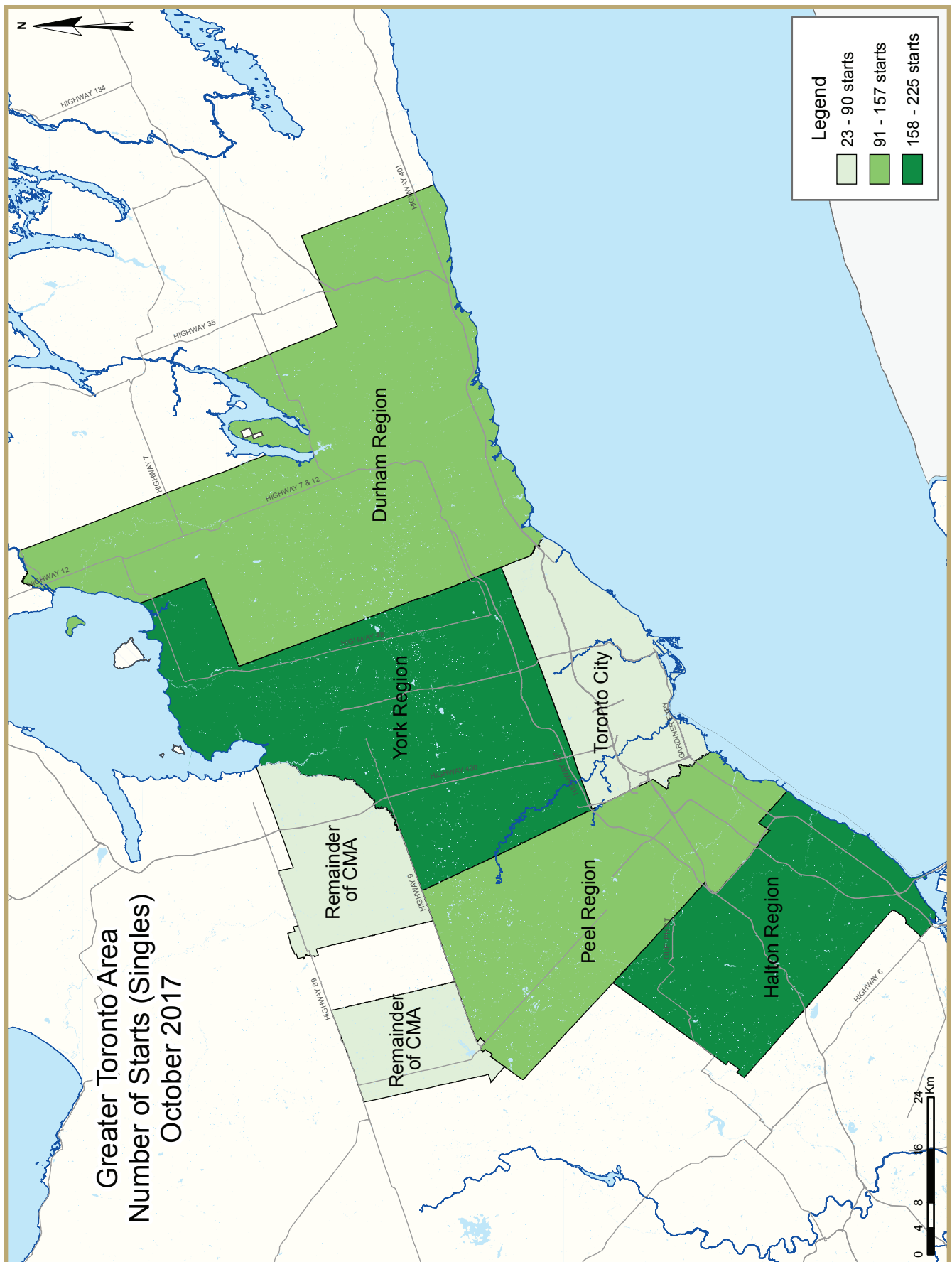
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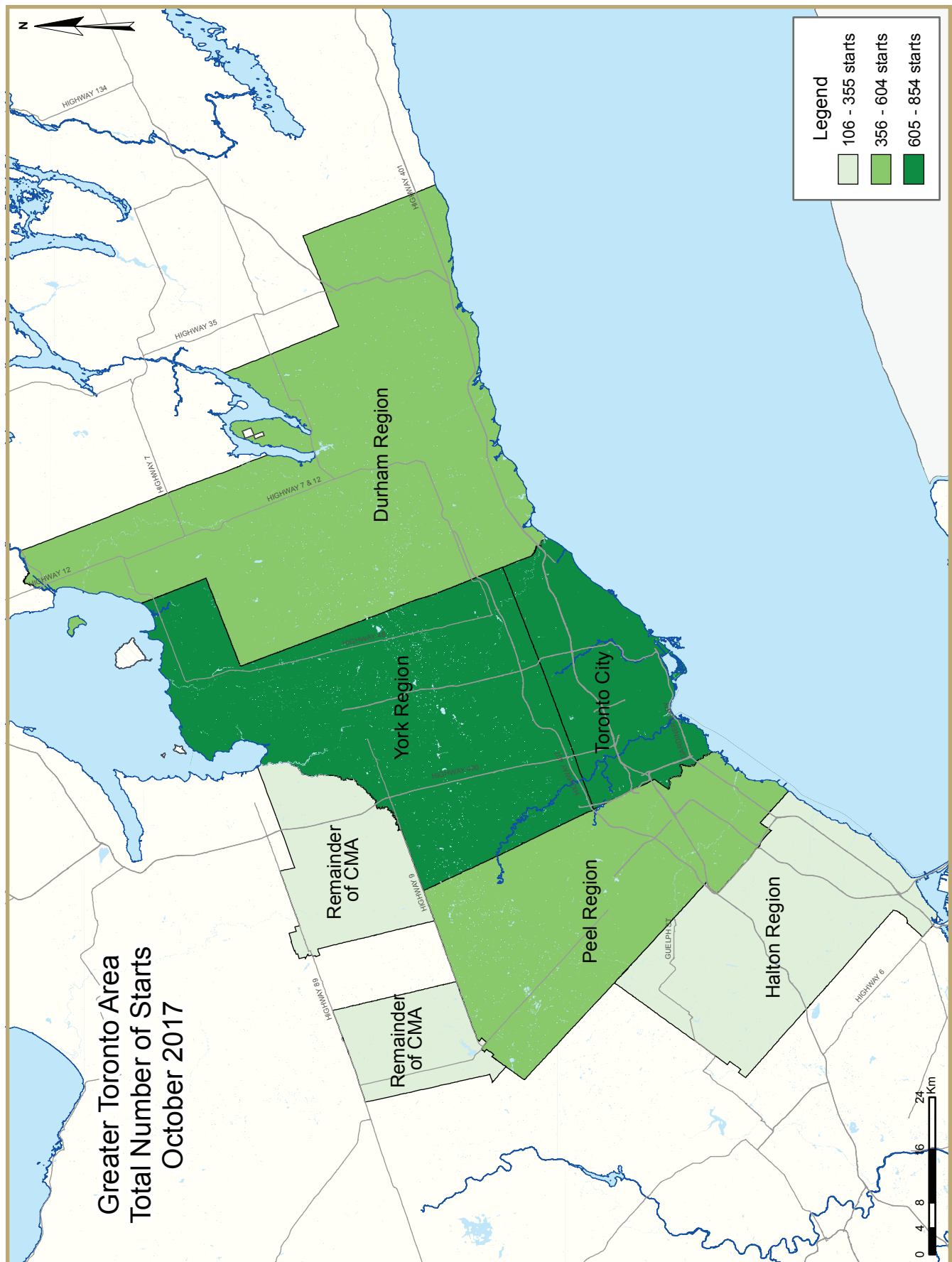
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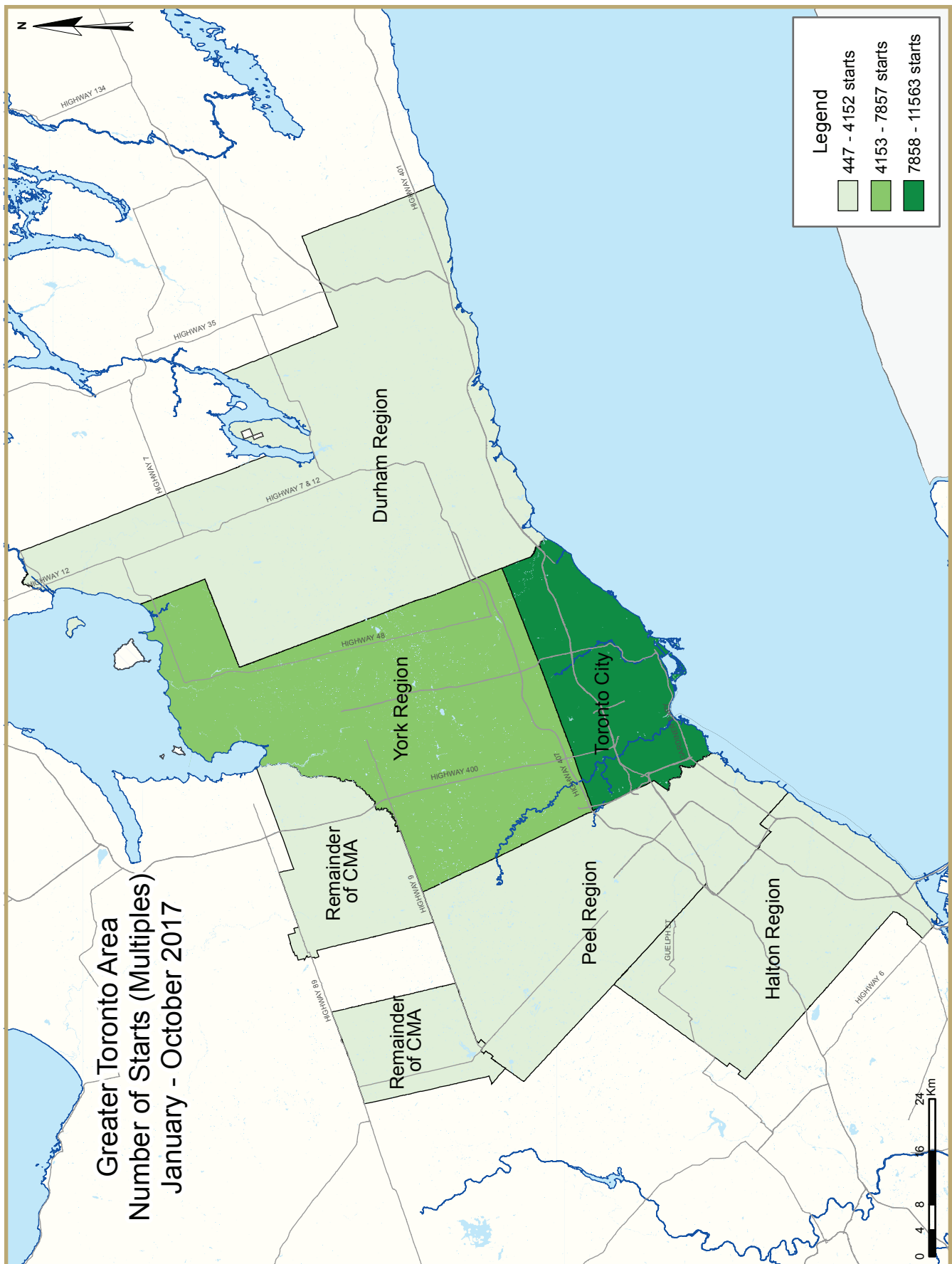
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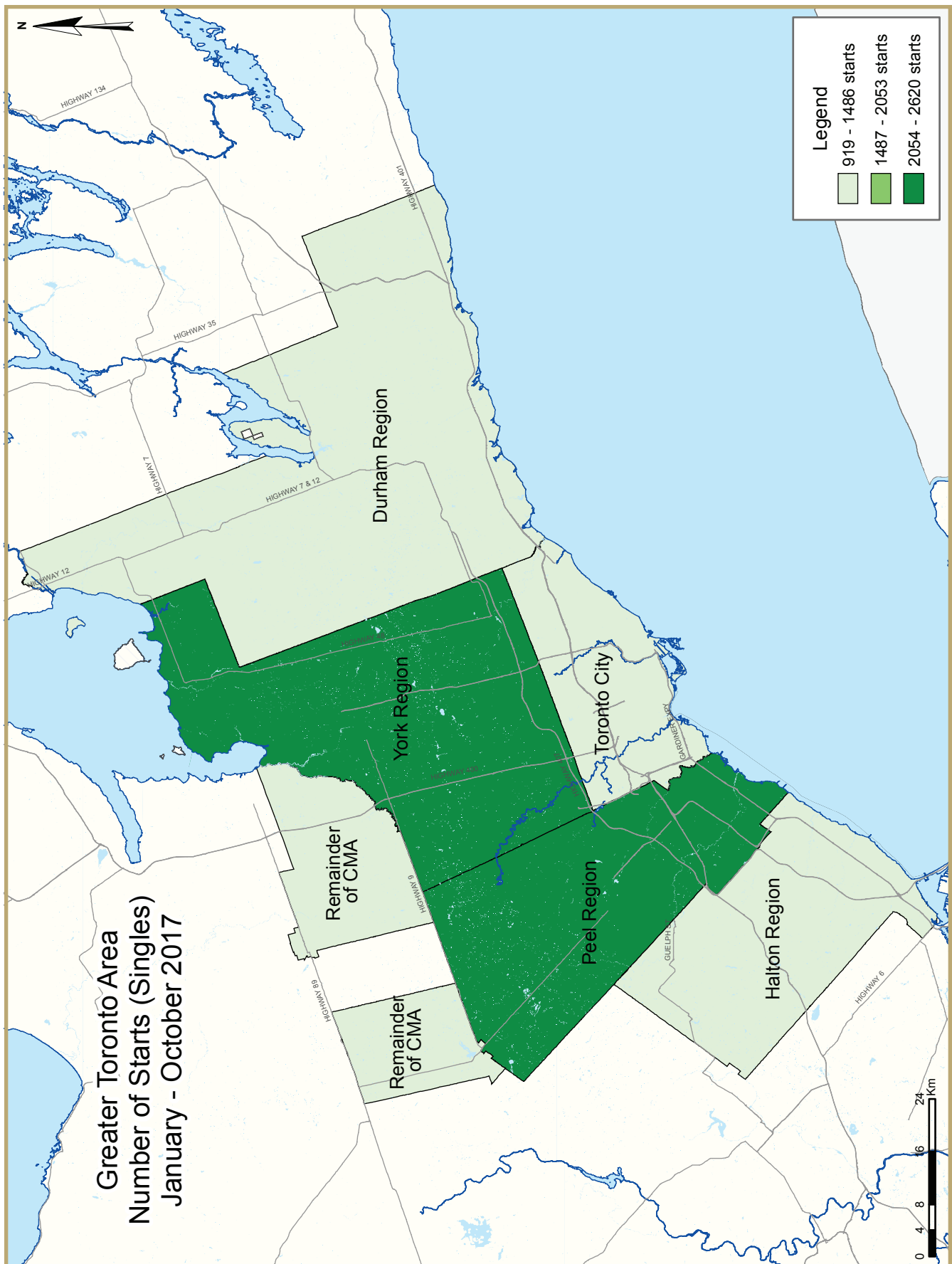
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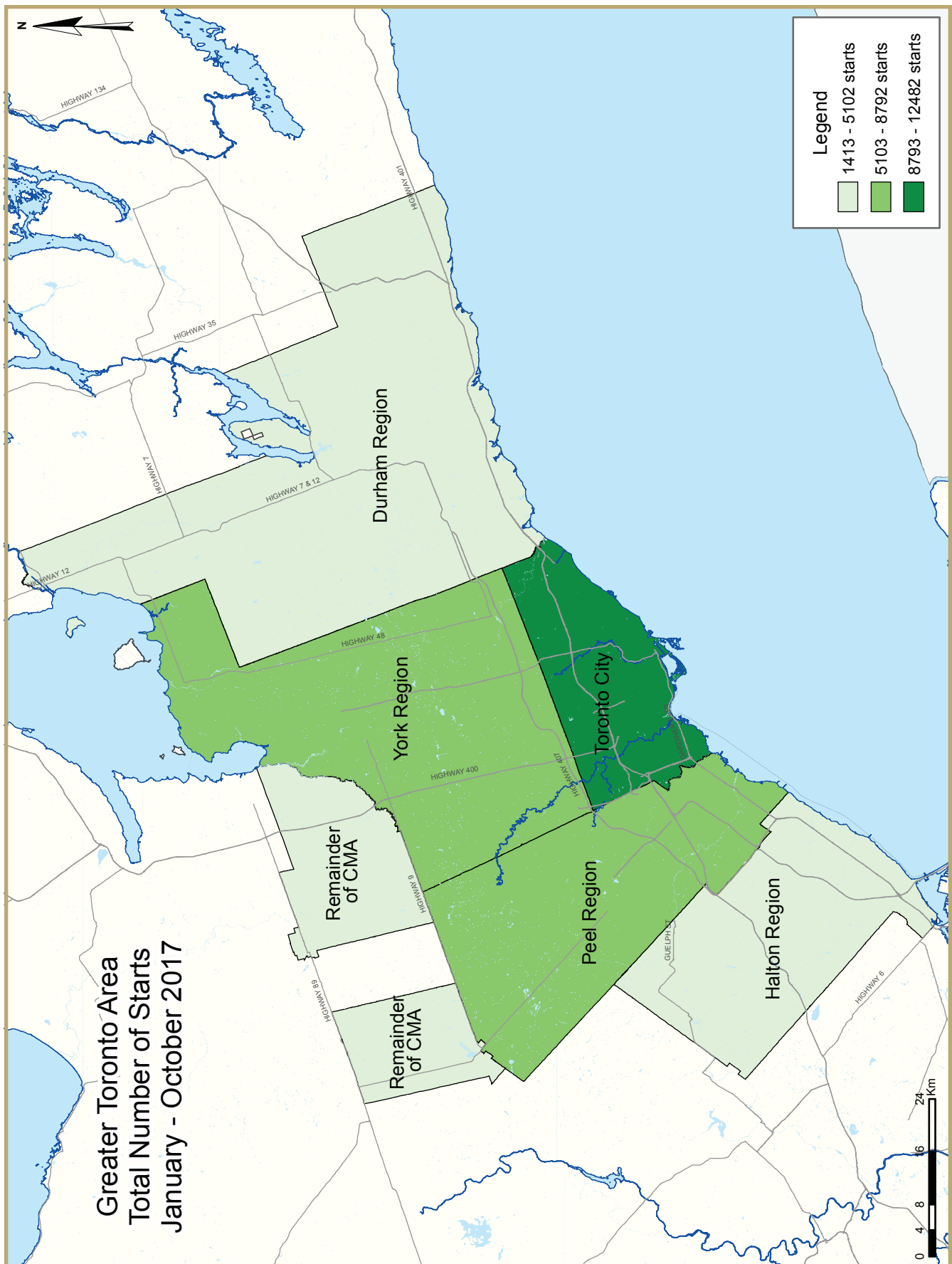


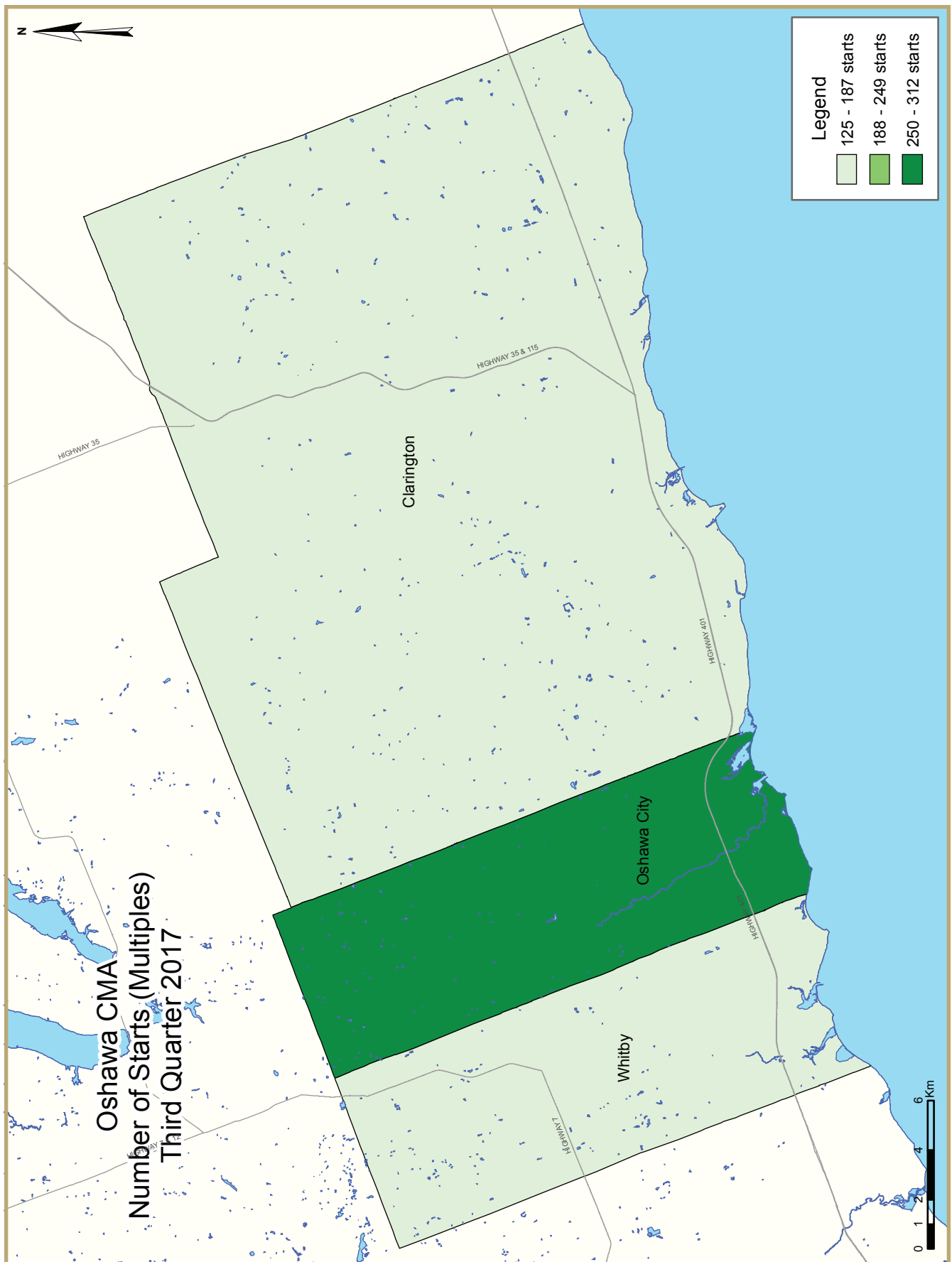


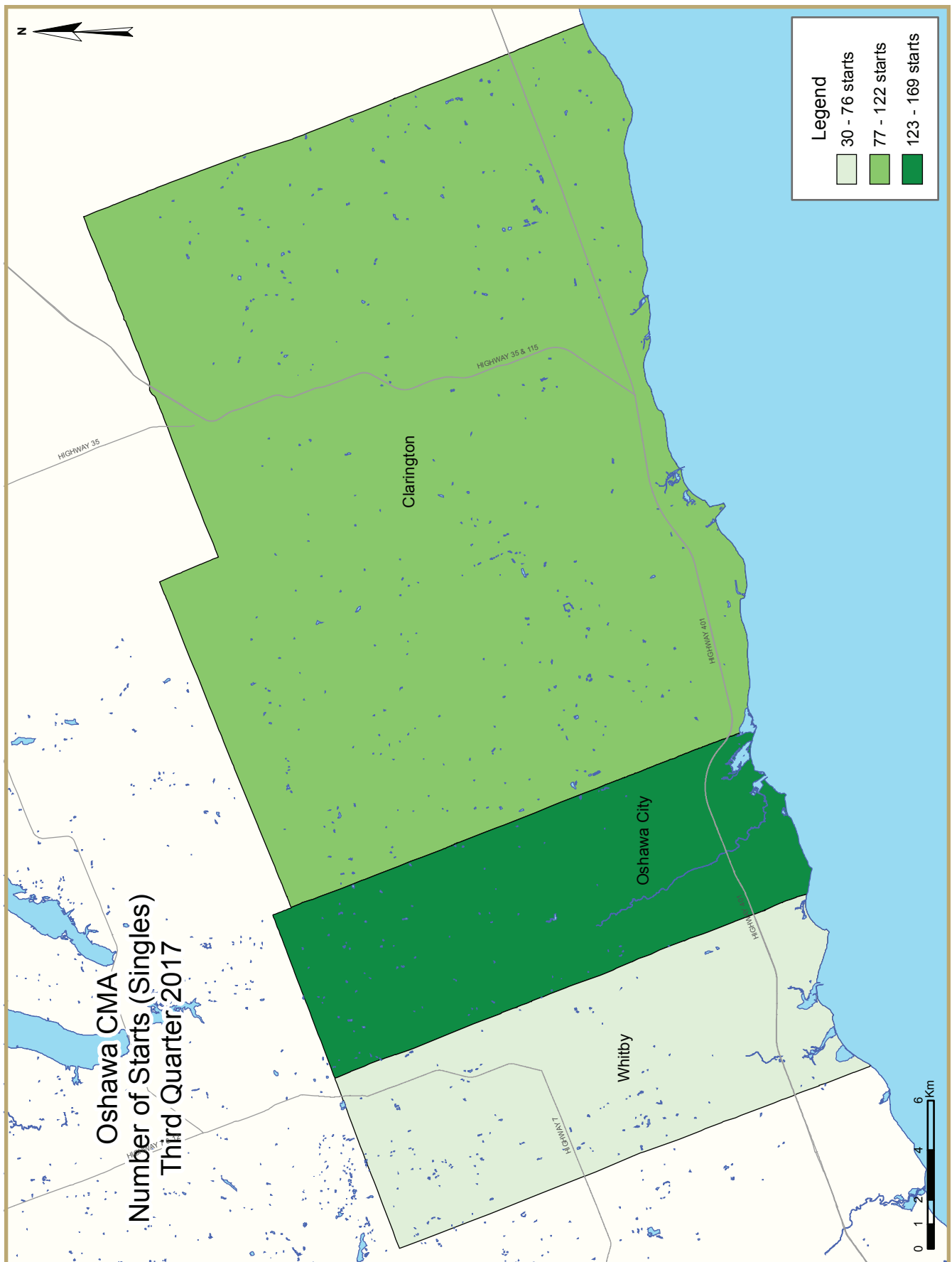


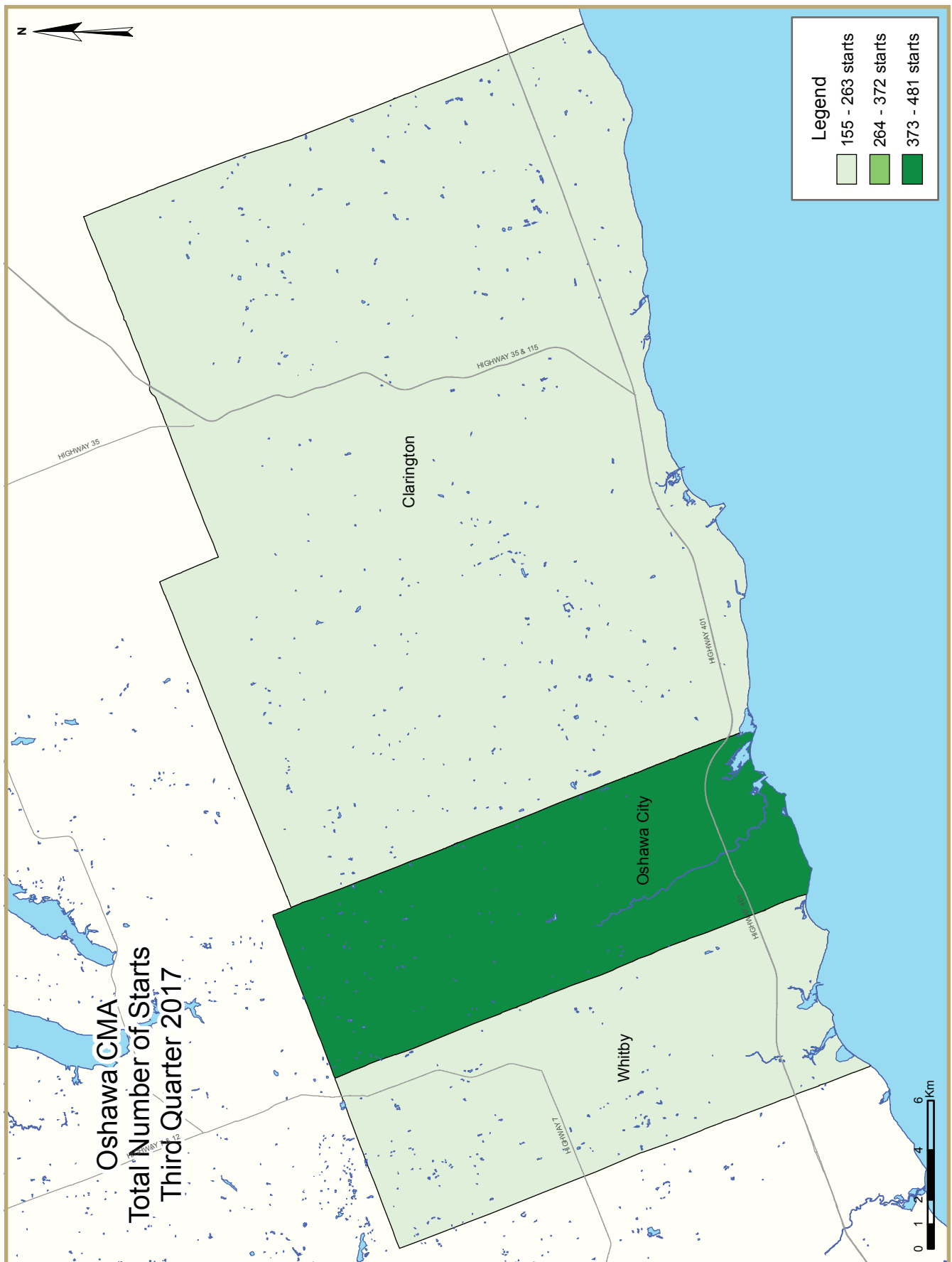


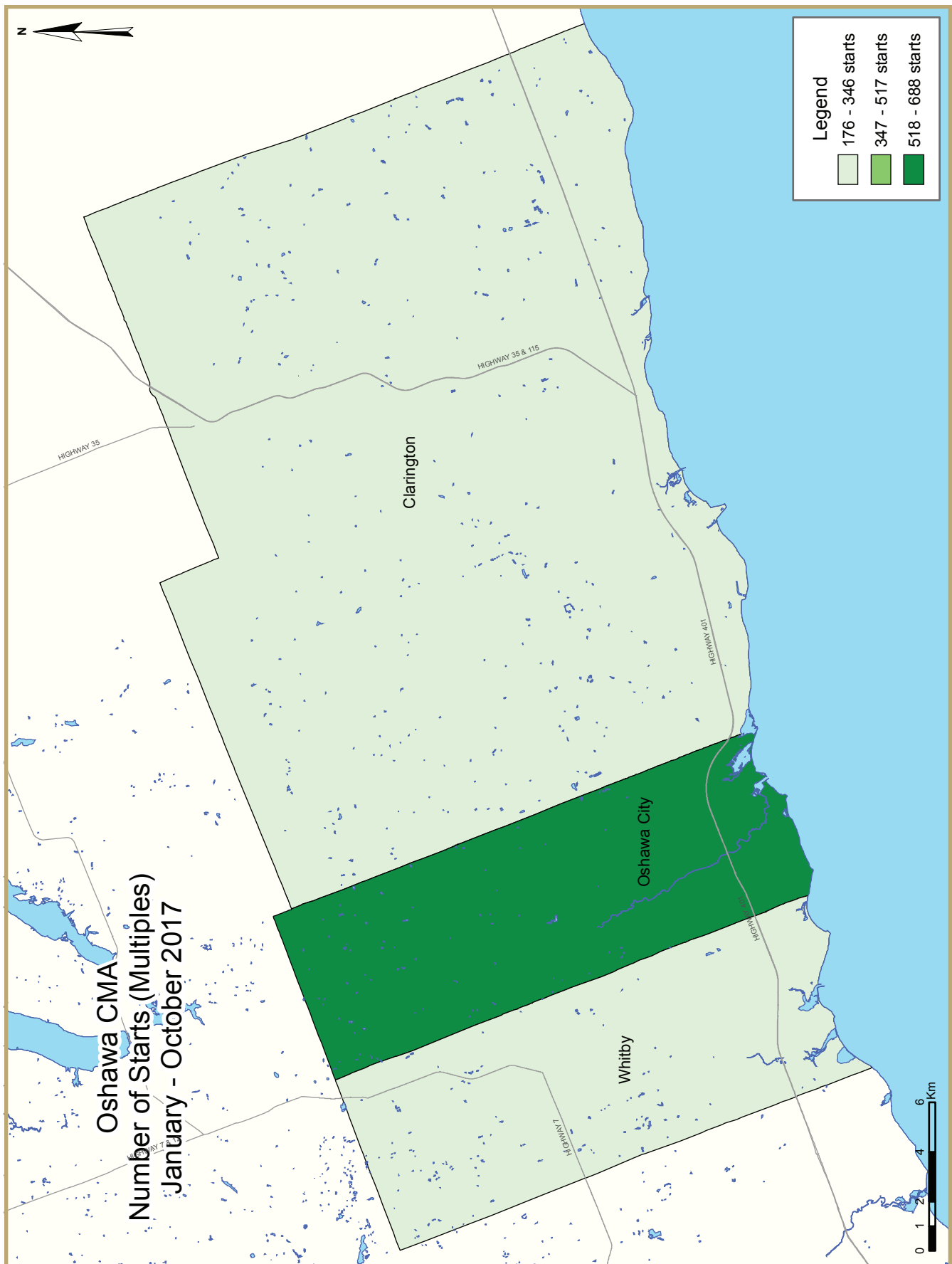


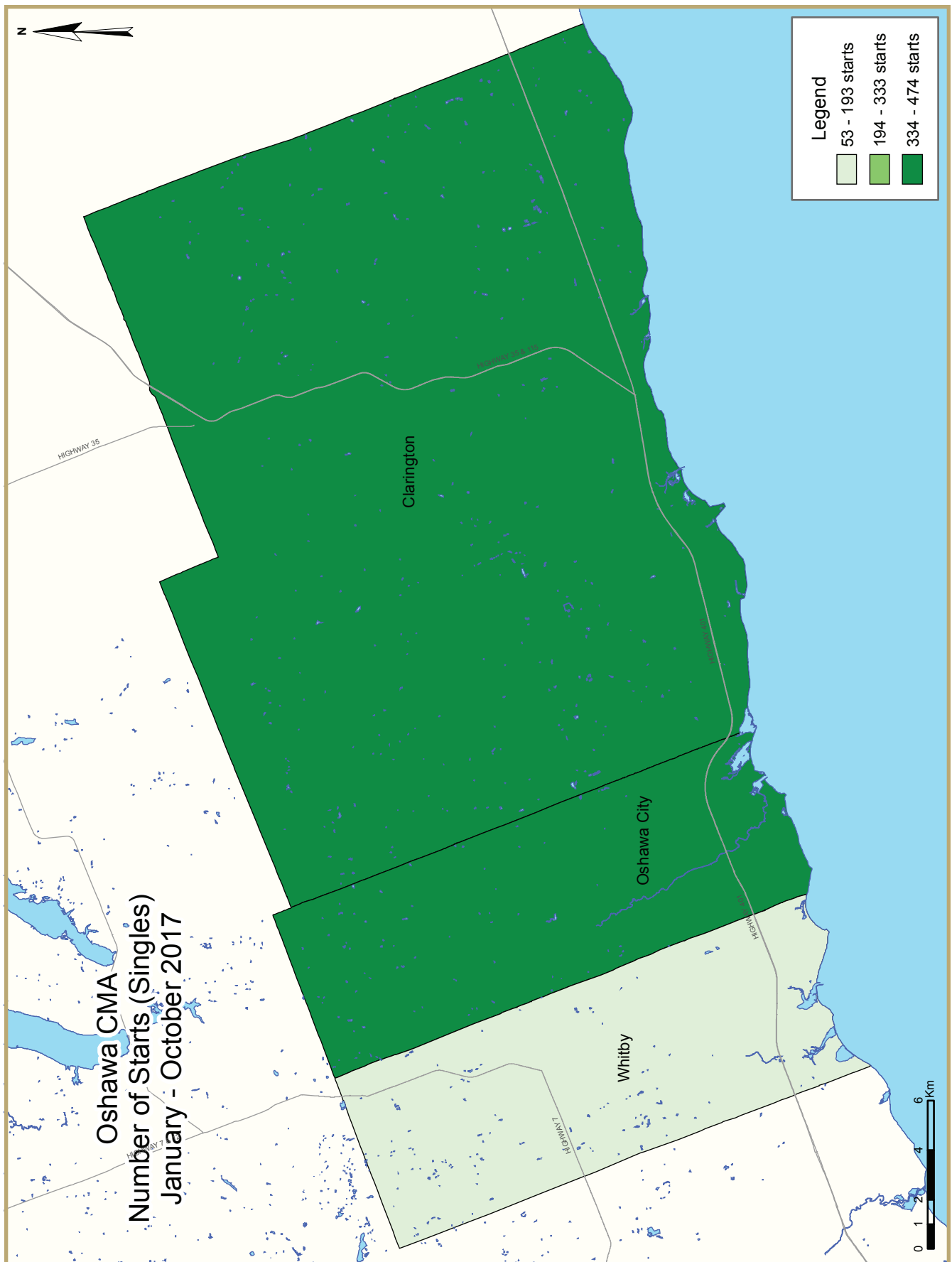


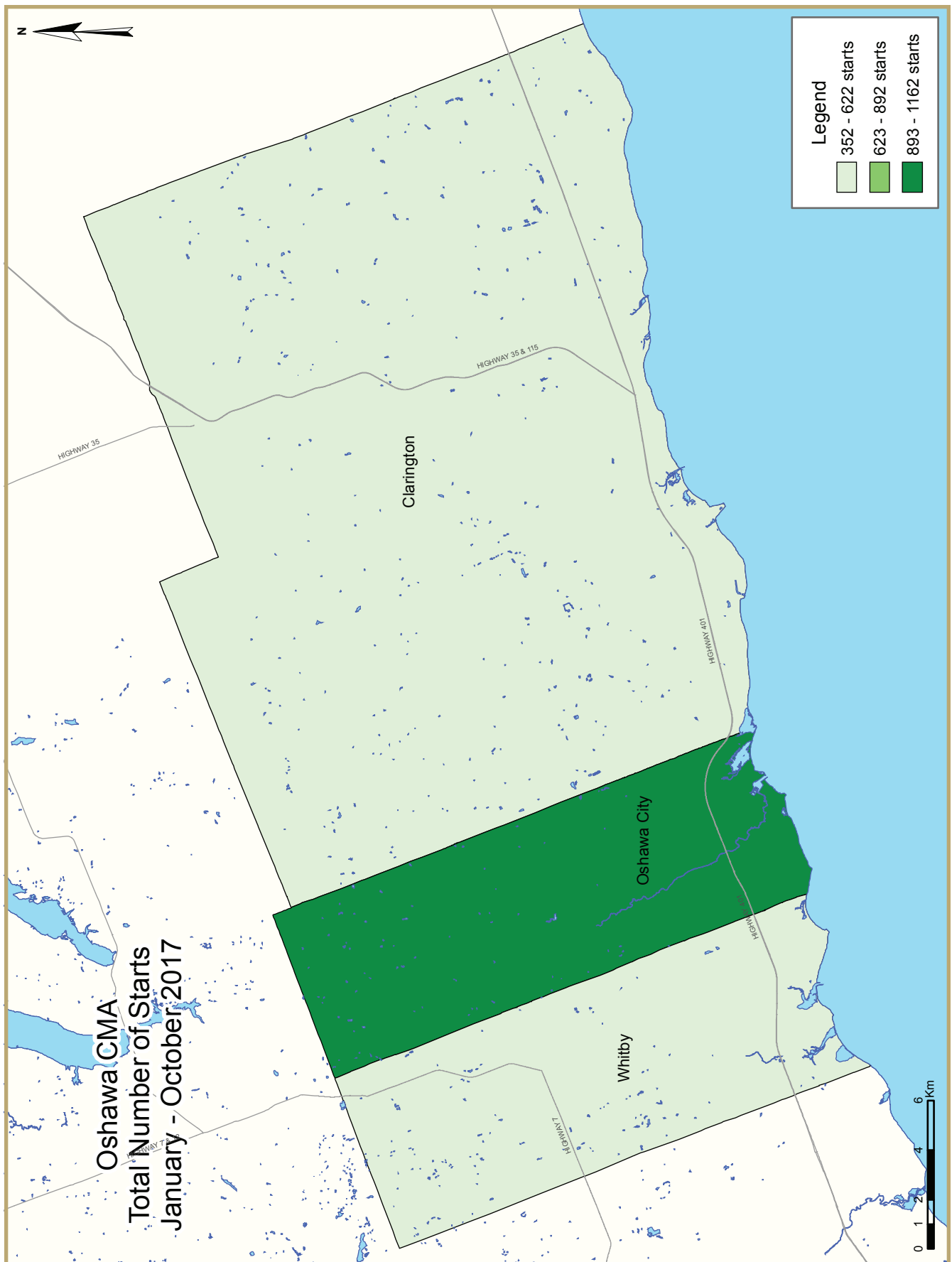












ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton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

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)		
October 2017		
Toronto CMA ¹	September 2017	October 2017
Trend ²	38,638	36,625
SAAR	35,299	28,049
	October 2016	October 2017
Actual		
October - Single-Detached	1,215	684
October - Multiples	2,989	1,754
October - Total	4,204	2,438
January to October - Single-Detached	9,226	8,519
January to October - Multiples	24,073	24,079
January to October - Total	33,299	32,598

Table 1b: Housing Starts (SAAR and Trend)		
October 2017		
Oshawa CMA ¹	September 2017	October 2017
Trend ²	3,111	3,530
SAAR	5,978	3,629
	October 2016	October 2017
Actual		
October - Single-Detached	75	61
October - Multiples	200	258
October - Total	275	319
January to October - Single-Detached	863	980
January to October - Multiples	1,387	1,421
January to October - Total	2,250	2,401

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
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2017	684	106	505	0	4	935	0	204	2,438
October 2016	1,210	122	447	5	4	2,386	30	0	4,204
% Change	-43.5	-13.1	13.0	-100.0	0.0	-60.8	-100.0	n/a	-42.0
Year-to-date 2017	8,502	1,252	5,499	17	569	14,671	39	2,049	32,598
Year-to-date 2016	9,207	800	3,720	19	452	16,434	116	2,551	33,299
% Change	-7.7	56.5	47.8	-10.5	25.9	-10.7	-66.4	-19.7	-2.1
UNDER CONSTRUCTION									
October 2017	9,952	1,276	7,121	20	799	43,259	57	6,755	69,239
October 2016	10,922	1,118	5,316	24	866	44,799	98	5,926	69,069
% Change	-8.9	14.1	34.0	-16.7	-7.7	-3.4	-41.8	14.0	0.2
COMPLETIONS									
October 2017	966	146	284	1	34	1,548	5	4	2,988
October 2016	807	140	251	0	43	2,212	18	47	3,518
% Change	19.7	4.3	13.1	n/a	-20.9	-30.0	-72.2	-91.5	-15.1
Year-to-date 2017	10,331	1,036	4,158	14	513	14,939	80	923	31,994
Year-to-date 2016	7,764	844	2,656	33	986	14,414	81	1,961	28,743
% Change	33.1	22.7	56.6	-57.6	-48.0	3.6	-1.2	-52.9	11.3
COMPLETED & NOT ABSORBED									
October 2017	319	29	89	0	5	197	n/a	n/a	639
October 2016	245	19	56	1	21	977	n/a	n/a	1,319
% Change	30.2	52.6	58.9	-100.0	-76.2	-79.8	n/a	n/a	-51.6
ABSORBED									
October 2017	970	142	295	1	34	1,544	n/a	n/a	2,986
October 2016	811	142	251	0	43	2,142	n/a	n/a	3,389
% Change	19.6	0.0	17.5	n/a	-20.9	-27.9	n/a	n/a	-11.9
Year-to-date 2017	10,289	1,028	4,126	14	529	15,774	n/a	n/a	31,760
Year-to-date 2016	7,801	839	2,656	32	990	15,381	n/a	n/a	27,699
% Change	31.9	22.5	55.3	-56.3	-46.6	2.6	n/a	n/a	14.7

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2017	61	2	11	0	143	102	0	0	319
October 2016	75	2	59	0	45	92	2	0	275
% Change	-18.7	0.0	-81.4	n/a	**	10.9	-100.0	n/a	16.0
Year-to-date 2017	980	52	189	0	472	590	0	118	2,401
Year-to-date 2016	863	52	447	0	127	520	4	237	2,250
% Change	13.6	0.0	-57.7	n/a	**	13.5	-100.0	-50.2	6.7
UNDER CONSTRUCTION									
October 2017	893	52	244	0	706	968	0	349	3,212
October 2016	860	50	421	0	218	652	2	784	2,987
% Change	3.8	4.0	-42.0	n/a	**	48.5	-100.0	-55.5	7.5
COMPLETIONS									
October 2017	83	2	14	0	7	63	0	239	408
October 2016	126	0	12	0	13	0	0	2	153
% Change	-34.1	n/a	16.7	n/a	-46.2	n/a	n/a	**	166.7
Year-to-date 2017	826	40	354	0	87	284	0	567	2,158
Year-to-date 2016	992	22	213	0	179	0	0	236	1,642
% Change	-16.7	81.8	66.2	n/a	-51.4	n/a	n/a	140.3	31.4
COMPLETED & NOT ABSORBED									
October 2017	24	2	0	0	0	0	n/a	n/a	26
October 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									
October 2017	83	2	14	0	7	63	n/a	n/a	169
October 2016	126	0	12	0	13	0	n/a	n/a	151
% Change	-34.1	n/a	16.7	n/a	-46.2	n/a	n/a	n/a	11.9
Year-to-date 2017	828	40	354	0	88	284	n/a	n/a	1,594
Year-to-date 2016	992	20	213	0	178	0	n/a	n/a	1,403
% Change	-16.5	100.0	66.2	n/a	-50.6	n/a	n/a	n/a	13.6

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

Table 1.1c: Housing Activity Summary of Greater Toronto Area
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2017	742	102	469	0	147	1,007	0	204	2,671
October 2016	1,217	120	478	0	45	2,478	32	0	4,370
% Change	-39.0	-15.0	-1.9	n/a	**	-59.4	-100.0	n/a	-38.9
Year-to-date 2017	8,737	1,214	5,400	14	1,004	15,680	39	2,167	34,255
Year-to-date 2016	9,036	746	3,904	12	575	17,256	83	2,787	34,399
% Change	-3.3	62.7	38.3	16.7	74.6	-9.1	-53.0	-22.2	-0.4
UNDER CONSTRUCTION									
October 2017	10,051	1,228	6,997	9	1,464	45,318	57	7,104	72,228
October 2016	10,829	1,062	5,400	15	1,093	46,125	63	6,707	71,294
% Change	-7.2	15.6	29.6	-40.0	33.9	-1.7	-9.5	5.9	1.3
COMPLETIONS									
October 2017	935	148	277	0	41	1,754	5	243	3,403
October 2016	831	114	234	0	56	2,223	18	49	3,525
% Change	12.5	29.8	18.4	n/a	-26.8	-21.1	-72.2	**	-3.5
Year-to-date 2017	10,134	1,006	4,236	10	606	15,588	43	1,487	33,110
Year-to-date 2016	8,056	808	2,733	18	1,156	14,399	81	2,351	29,606
% Change	25.8	24.5	55.0	-44.4	-47.6	8.3	-46.9	-36.8	11.8
COMPLETED & NOT ABSORBED									
October 2017	344	31	89	0	5	307	n/a	n/a	776
October 2016	272	22	40	1	22	977	n/a	n/a	1,334
% Change	26.5	40.9	122.5	-100.0	-77.3	-68.6	n/a	n/a	-41.8
ABSORBED									
October 2017	928	144	272	0	41	1,640	n/a	n/a	3,025
October 2016	833	116	234	0	56	2,152	n/a	n/a	3,391
% Change	11.4	24.1	16.2	n/a	-26.8	-23.8	n/a	n/a	-10.8
Year-to-date 2017	10,063	999	4,188	10	610	16,313	n/a	n/a	32,183
Year-to-date 2016	8,070	801	2,733	17	1,159	15,348	n/a	n/a	28,128
% Change	24.7	24.7	53.2	-41.2	-47.4	6.3	n/a	n/a	14.4

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

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
October 2017	89	8	0	0	0	721	0	36	854
October 2016	112	8	20	0	0	1,954	30	0	2,124
York Region									
October 2017	225	36	212	0	0	0	0	162	635
October 2016	534	4	298	0	0	376	0	0	1,212
Peel Region									
October 2017	134	34	163	0	4	68	0	6	409
October 2016	304	72	0	0	0	0	0	0	376
Halton Region									
October 2017	185	8	16	0	0	116	0	0	325
October 2016	135	34	94	0	0	56	0	0	319
Durham Region									
October 2017	109	16	78	0	143	102	0	0	448
October 2016	132	2	66	0	45	92	2	0	339
Toronto CMA									
October 2017	684	106	505	0	4	935	0	204	2,438
October 2016	1,210	122	447	5	4	2,386	30	0	4,204
Oshawa CMA									
October 2017	61	2	11	0	143	102	0	0	319
October 2016	75	2	59	0	45	92	2	0	275
Greater Toronto Area									
October 2017	742	102	469	0	147	1,007	0	204	2,671
October 2016	1,217	120	478	0	45	2,478	32	0	4,370

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

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October 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Toronto City									
October 2017	1,498	150	1,177	2	359	31,564	57	5,805	40,612
October 2016	1,789	142	773	0	425	32,973	56	5,356	41,514
York Region									
October 2017	3,604	240	2,931	6	0	8,170	0	388	15,339
October 2016	3,706	206	1,908	2	173	6,660	0	231	12,886
Peel Region									
October 2017	2,163	326	1,296	1	127	1,760	0	6	5,679
October 2016	3,130	544	1,336	9	168	2,785	5	336	8,313
Halton Region									
October 2017	1,381	402	1,072	0	222	2,432	0	284	5,793
October 2016	870	84	785	3	13	2,886	0	0	4,641
Durham Region									
October 2017	1,405	110	521	0	756	1,392	0	621	4,805
October 2016	1,334	86	598	1	314	821	2	784	3,940
Toronto CMA									
October 2017	9,952	1,276	7,121	20	799	43,259	57	6,755	69,239
October 2016	10,922	1,118	5,316	24	866	44,799	98	5,926	69,069
Oshawa CMA									
October 2017	893	52	244	0	706	968	0	349	3,212
October 2016	860	50	421	0	218	652	2	784	2,987
Greater Toronto Area									
October 2017	10,051	1,228	6,997	9	1,464	45,318	57	7,104	72,228
October 2016	10,829	1,062	5,400	15	1,093	46,125	63	6,707	71,294

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

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
October 2017	118	2	0	0	0	885	0	4	1,009
October 2016	91	2	0	0	15	1,817	0	47	1,972
York Region									
October 2017	322	18	110	0	0	0	0	0	450
October 2016	296	8	83	0	0	395	0	0	782
Peel Region									
October 2017	279	94	76	0	12	663	5	0	1,129
October 2016	206	104	25	0	28	0	18	0	381
Halton Region									
October 2017	85	22	77	0	0	143	0	0	327
October 2016	90	0	101	0	0	11	0	0	202
Durham Region									
October 2017	131	12	14	0	29	63	0	239	488
October 2016	148	0	25	0	13	0	0	2	188
Toronto CMA									
October 2017	966	146	284	1	34	1,548	5	4	2,988
October 2016	807	140	251	0	43	2,212	18	47	3,518
Oshawa CMA									
October 2017	83	2	14	0	7	63	0	239	408
October 2016	126	0	12	0	13	0	0	2	153
Greater Toronto Area									
October 2017	935	148	277	0	41	1,754	5	243	3,403
October 2016	831	114	234	0	56	2,223	18	49	3,525

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

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October 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Toronto City									
October 2017	261	15	19	0	5	186	n/a	n/a	486
October 2016	193	11	18	1	21	892	n/a	n/a	1,136
York Region									
October 2017	39	8	4	0	0	6	n/a	n/a	57
October 2016	31	8	0	0	0	32	n/a	n/a	71
Peel Region									
October 2017	2	2	11	0	0	0	n/a	n/a	15
October 2016	1	0	22	0	0	0	n/a	n/a	23
Halton Region									
October 2017	15	0	55	0	0	115	n/a	n/a	185
October 2016	17	1	0	0	0	53	n/a	n/a	71
Durham Region									
October 2017	27	6	0	0	0	0	n/a	n/a	33
October 2016	30	2	0	0	1	0	n/a	n/a	33
Toronto CMA									
October 2017	319	29	89	0	5	197	n/a	n/a	639
October 2016	245	19	56	1	21	977	n/a	n/a	1,319
Oshawa CMA									
October 2017	24	2	0	0	0	0	n/a	n/a	26
October 2016	28	2	0	0	1	0	n/a	n/a	31
Greater Toronto Area									
October 2017	344	31	89	0	5	307	n/a	n/a	776
October 2016	272	22	40	1	22	977	n/a	n/a	1,334

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

Table 1.2: Housing Activity Summary by Submarket
October 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
October 2017	105	2	0	0	0	881	n/a	n/a	988
October 2016	92	4	0	0	15	1,739	n/a	n/a	1,850
York Region									
October 2017	326	18	106	0	0	0	n/a	n/a	450
October 2016	299	8	83	0	0	402	n/a	n/a	792
Peel Region									
October 2017	278	94	82	0	12	663	n/a	n/a	1,129
October 2016	206	104	25	0	28	0	n/a	n/a	363
Halton Region									
October 2017	88	22	70	0	0	33	n/a	n/a	213
October 2016	89	0	101	0	0	11	n/a	n/a	201
Durham Region									
October 2017	131	8	14	0	29	63	n/a	n/a	245
October 2016	147	0	25	0	13	0	n/a	n/a	185
Toronto CMA									
October 2017	970	142	295	1	34	1,544	n/a	n/a	2,986
October 2016	811	142	251	0	43	2,142	n/a	n/a	3,389
Oshawa CMA									
October 2017	83	2	14	0	7	63	n/a	n/a	169
October 2016	126	0	12	0	13	0	n/a	n/a	151
Greater Toronto Area									
October 2017	928	144	272	0	41	1,640	n/a	n/a	3,025
October 2016	833	116	234	0	56	2,152	n/a	n/a	3,391

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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
October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Toronto City	89	112	8	8	0	50	757	1,954	854	2,124	-59.8
Toronto	19	26	2	8	0	20	721	667	742	721	2.9
East York	14	6	0	0	0	0	0	66	14	72	-80.6
Etobicoke	5	19	2	0	0	0	0	422	7	441	-98.4
North York	33	43	0	0	0	30	36	550	69	623	-88.9
Scarborough	10	11	0	0	0	0	0	249	10	260	-96.2
York	8	7	4	0	0	0	0	0	12	7	71.4
York Region	225	534	36	4	212	298	162	376	635	1,212	-47.6
Aurora	4	98	0	0	60	82	0	0	64	180	-64.4
East Gwillimbury	8	238	2	2	37	80	0	0	47	320	-85.3
Georgina Township	9	22	0	0	0	16	0	0	9	38	-76.3
King Township	8	20	0	0	0	0	0	0	8	20	-60.0
Markham	22	28	16	2	0	8	0	200	38	238	-84.0
Newmarket	47	26	8	0	0	0	0	0	55	26	111.5
Richmond Hill	9	47	2	0	0	73	0	176	11	296	-96.3
Vaughan	94	48	8	0	115	39	162	0	379	87	**
Whitchurch-Stouffville	24	7	0	0	0	0	0	0	24	7	**
Peel Region	134	304	34	72	151	0	90	0	409	376	8.8
Brampton	72	277	32	72	151	0	6	0	261	349	-25.2
Caledon	29	11	0	0	0	0	0	0	29	11	163.6
Mississauga	33	16	2	0	0	0	84	0	119	16	**
Halton Region	185	135	8	34	16	94	116	56	325	319	1.9
Burlington	15	4	0	0	0	0	0	0	15	4	**
Halton Hills	8	14	0	0	0	0	0	56	8	70	-88.6
Milton	113	40	8	34	0	0	116	0	237	74	**
Oakville	49	77	0	0	16	94	0	0	65	171	-62.0
Durham Region	109	132	20	4	217	111	102	92	448	339	32.2
Ajax	33	32	14	0	32	0	0	0	79	32	146.9
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	23	25	4	0	19	4	61	78	107	107	0.0
Oshawa	31	38	2	2	91	59	41	0	165	99	66.7
Pickering	9	18	0	0	35	7	0	0	44	25	76.0
Scugog	4	5	0	0	0	0	0	0	4	5	-20.0
Uxbridge	1	0	0	0	0	0	0	0	1	0	n/a
Whitby	7	12	0	2	40	41	0	14	47	69	-31.9
Remainder of Toronto CMA	23	84	6	8	47	28	30	0	106	120	-11.7
Bradford West Gwillimbury	0	6	0	0	0	0	0	0	0	6	-100.0
Town of Mono	2	10	0	0	0	0	0	0	2	10	-80.0
New Tecumseth	19	68	6	8	15	16	30	0	70	92	-23.9
Orangeville	2	0	0	0	32	12	0	0	34	12	183.3
Toronto CMA	684	1,215	106	126	493	477	1,155	2,386	2,438	4,204	-42.0
Oshawa CMA	61	75	6	4	150	104	102	92	319	275	16.0
Greater Toronto Area (GTA)	742	1,217	106	122	596	553	1,227	2,478	2,671	4,370	-38.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - October 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	919	1,121	56	54	671	623	10,836	16,178	12,482	17,976	-30.6
Toronto	132	162	6	14	65	118	9,386	9,356	9,589	9,650	-0.6
East York	57	71	4	8	0	0	2	66	63	145	-56.6
Etobicoke	140	282	10	4	252	68	250	2,493	652	2,847	-77.1
North York	410	431	0	22	168	283	647	2,291	1,225	3,027	-59.5
Scarborough	131	136	26	0	62	154	119	1,932	338	2,222	-84.8
York	49	39	10	6	124	0	432	40	615	85	**
York Region	2,620	3,306	192	210	1,854	1,455	3,303	2,364	7,969	7,335	8.6
Aurora	276	581	2	82	75	343	203	0	556	1,006	-44.7
East Gwillimbury	900	484	70	52	303	138	0	0	1,273	674	88.9
Georgina Township	96	294	6	0	24	44	0	0	126	338	-62.7
King Township	218	239	16	0	0	10	1	0	235	249	-5.6
Markham	119	306	38	34	396	238	796	1,701	1,349	2,279	-40.8
Newmarket	216	300	8	2	46	41	0	231	270	574	-53.0
Richmond Hill	204	342	40	22	3	160	189	176	436	700	-37.7
Vaughan	462	620	12	18	939	435	1,964	102	3,377	1,175	187.4
Whitchurch-Stouffville	129	140	0	0	68	46	150	154	347	340	2.1
Peel Region	2,469	2,482	478	330	1,369	867	1,411	310	5,727	3,989	43.6
Brampton	2,041	2,171	410	270	1,100	687	360	50	3,911	3,178	23.1
Caledon	279	188	10	26	269	46	0	0	558	260	114.6
Mississauga	149	123	58	34	0	134	1,051	260	1,258	551	128.3
Halton Region	1,306	876	378	82	1,238	610	1,223	707	4,145	2,275	82.2
Burlington	75	42	2	0	0	0	449	302	526	344	52.9
Halton Hills	91	74	0	2	0	71	0	56	91	203	-55.2
Milton	498	205	278	34	607	39	269	135	1,652	413	**
Oakville	642	555	98	46	631	500	505	214	1,876	1,315	42.7
Durham Region	1,437	1,263	116	82	953	722	1,426	757	3,932	2,824	39.2
Ajax	104	202	58	10	125	51	272	0	559	263	112.5
Brock	129	10	0	0	0	0	0	0	129	10	**
Clarington	415	371	16	2	62	184	182	523	675	1,080	-37.5
Oshawa	505	320	42	32	292	254	488	94	1,327	700	89.6
Pickering	158	140	0	4	173	81	446	0	777	225	**
Scugog	14	12	0	0	0	0	0	0	14	12	16.7
Uxbridge	52	36	0	12	0	16	0	0	52	64	-18.8
Whitby	60	172	0	22	301	136	38	140	399	470	-15.1
Remainder of Toronto CMA	966	1,105	96	110	321	300	30	1	1,413	1,516	-6.8
Bradford West Gwillimbury	369	420	0	62	22	80	0	0	391	562	-30.4
Town of Mono	48	84	0	0	0	0	0	1	48	85	-43.5
New Tecumseth	459	590	96	48	78	129	30	0	663	767	-13.6
Orangeville	90	11	0	0	221	91	0	0	311	102	**
Toronto CMA	8,519	9,226	1,256	812	5,751	4,003	17,072	19,258	32,598	33,299	-2.1
Oshawa CMA	980	863	58	56	655	574	708	757	2,401	2,250	6.7
Greater Toronto Area (GTA)	8,751	9,048	1,220	758	6,085	4,277	18,199	20,316	34,255	34,399	-0.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Toronto City	0	20	0	30	721	1,954	36	0
Toronto	0	20	0	0	721	667	0	0
East York	0	0	0	0	0	66	0	0
Etobicoke	0	0	0	0	0	422	0	0
North York	0	0	0	30	0	550	36	0
Scarborough	0	0	0	0	0	249	0	0
York	0	0	0	0	0	0	0	0
York Region	212	298	0	0	0	376	162	0
Aurora	60	82	0	0	0	0	0	0
East Gwillimbury	37	80	0	0	0	0	0	0
Georgina Township	0	16	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	8	0	0	0	200	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	73	0	0	0	176	0	0
Vaughan	115	39	0	0	0	0	162	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	151	0	0	0	84	0	6	0
Brampton	151	0	0	0	0	0	6	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	84	0	0	0
Halton Region	16	94	0	0	116	56	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	56	0	0
Milton	0	0	0	0	116	0	0	0
Oakville	16	94	0	0	0	0	0	0
Durham Region	217	111	0	0	102	92	0	0
Ajax	32	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	19	4	0	0	61	78	0	0
Oshawa	91	59	0	0	41	0	0	0
Pickering	35	7	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	40	41	0	0	0	14	0	0
Remainder of Toronto CMA	47	28	0	0	30	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	15	16	0	0	30	0	0	0
Orangeville	32	12	0	0	0	0	0	0
Toronto CMA	493	447	0	30	951	2,386	204	0
Oshawa CMA	150	104	0	0	102	92	0	0
Greater Toronto Area (GTA)	596	523	0	30	1,023	2,478	204	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 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	544	39	79	9,512	14,165	1,324	2,013
Toronto	26	78	39	40	8,879	7,539	507	1,817
East York	0	0	0	0	0	66	2	0
Etobicoke	252	68	0	0	250	2,493	0	0
North York	168	244	0	39	211	2,291	436	0
Scarborough	62	154	0	0	119	1,736	0	196
York	124	0	0	0	53	40	379	0
York Region	1,854	1,455	0	0	3,140	1,827	163	537
Aurora	75	343	0	0	203	0	0	0
East Gwillimbury	303	138	0	0	0	0	0	0
Georgina Township	24	44	0	0	0	0	0	0
King Township	0	10	0	0	0	0	1	0
Markham	396	238	0	0	796	1,395	0	306
Newmarket	46	41	0	0	0	0	0	231
Richmond Hill	3	160	0	0	189	176	0	0
Vaughan	939	435	0	0	1,802	102	162	0
Whitchurch-Stouffville	68	46	0	0	150	154	0	0
Peel Region	1,369	867	0	0	1,405	310	6	0
Brampton	1,100	687	0	0	354	50	6	0
Caledon	269	46	0	0	0	0	0	0
Mississauga	0	134	0	0	1,051	260	0	0
Halton Region	1,238	610	0	0	939	707	284	0
Burlington	0	0	0	0	449	302	0	0
Halton Hills	0	71	0	0	0	56	0	0
Milton	607	39	0	0	269	135	0	0
Oakville	631	500	0	0	221	214	284	0
Durham Region	953	722	0	0	1,036	520	390	237
Ajax	125	51	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	62	184	0	0	182	380	0	143
Oshawa	292	254	0	0	408	0	80	94
Pickering	173	81	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	301	136	0	0	0	140	38	0
Remainder of Toronto CMA	321	263	0	37	30	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	78	129	0	0	30	0	0	0
Orangeville	221	54	0	37	0	0	0	0
Toronto CMA	5,712	3,887	39	116	15,023	16,707	2,049	2,551
Oshawa CMA	655	574	0	0	590	520	118	237
Greater Toronto Area (GTA)	6,046	4,198	39	79	16,032	17,529	2,167	2,787

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Toronto City	97	140	721	1,954	36	30	854	2,124
Toronto	21	54	721	667	0	0	742	721
East York	14	6	0	66	0	0	14	72
Etobicoke	7	19	0	422	0	0	7	441
North York	33	43	0	550	36	30	69	623
Scarborough	10	11	0	249	0	0	10	260
York	12	7	0	0	0	0	12	7
York Region	473	836	0	376	162	0	635	1,212
Aurora	64	180	0	0	0	0	64	180
East Gwillimbury	47	320	0	0	0	0	47	320
Georgina Township	9	38	0	0	0	0	9	38
King Township	8	20	0	0	0	0	8	20
Markham	38	38	0	200	0	0	38	238
Newmarket	55	26	0	0	0	0	55	26
Richmond Hill	11	120	0	176	0	0	11	296
Vaughan	217	87	0	0	162	0	379	87
Whitchurch-Stouffville	24	7	0	0	0	0	24	7
Peel Region	331	376	72	0	6	0	409	376
Brampton	251	349	4	0	6	0	261	349
Caledon	29	11	0	0	0	0	29	11
Mississauga	51	16	68	0	0	0	119	16
Halton Region	209	263	116	56	0	0	325	319
Burlington	15	4	0	0	0	0	15	4
Halton Hills	8	14	0	56	0	0	8	70
Milton	121	74	116	0	0	0	237	74
Oakville	65	171	0	0	0	0	65	171
Durham Region	203	200	245	137	0	2	448	339
Ajax	79	32	0	0	0	0	79	32
Brock	1	2	0	0	0	0	1	2
Clarington	23	25	84	82	0	0	107	107
Oshawa	44	99	121	0	0	0	165	99
Pickering	44	25	0	0	0	0	44	25
Scugog	4	5	0	0	0	0	4	5
Uxbridge	1	0	0	0	0	0	1	0
Whitby	7	12	40	55	0	2	47	69
Remainder of Toronto CMA	76	111	30	9	0	0	106	120
Bradford West Gwillimbury	0	6	0	0	0	0	0	6
Town of Mono	2	10	0	0	0	0	2	10
New Tecumseth	40	83	30	9	0	0	70	92
Orangeville	34	12	0	0	0	0	34	12
Toronto CMA	1,295	1,779	939	2,395	204	30	2,438	4,204
Oshawa CMA	74	136	245	137	0	2	319	275
Greater Toronto Area (GTA)	1,313	1,815	1,154	2,523	204	32	2,671	4,370

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - October 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	1,779	1,524	9,340	14,360	1,363	2,092	12,482	17,976
Toronto	453	244	8,590	7,549	546	1,857	9,589	9,650
East York	61	79	0	66	2	0	63	145
Etobicoke	402	302	250	2,545	0	0	652	2,847
North York	578	697	211	2,291	436	39	1,225	3,027
Scarborough	224	157	114	1,869	0	196	338	2,222
York	61	45	175	40	379	0	615	85
York Region	4,692	5,017	3,114	1,781	163	537	7,969	7,335
Aurora	350	1,004	206	2	0	0	556	1,006
East Gwillimbury	1,273	674	0	0	0	0	1,273	674
Georgina Township	125	338	1	0	0	0	126	338
King Township	234	243	0	6	1	0	235	249
Markham	583	777	766	1,196	0	306	1,349	2,279
Newmarket	270	343	0	0	0	231	270	574
Richmond Hill	247	496	189	204	0	0	436	700
Vaughan	1,413	956	1,802	219	162	0	3,377	1,175
Whitchurch-Stouffville	197	186	150	154	0	0	347	340
Peel Region	4,212	3,714	1,509	275	6	0	5,727	3,989
Brampton	3,431	3,169	474	9	6	0	3,911	3,178
Caledon	558	260	0	0	0	0	558	260
Mississauga	223	285	1,035	266	0	0	1,258	551
Halton Region	2,687	1,553	1,174	722	284	0	4,145	2,275
Burlington	77	42	449	302	0	0	526	344
Halton Hills	91	147	0	56	0	0	91	203
Milton	1,383	278	269	135	0	0	1,652	413
Oakville	1,136	1,086	456	229	284	0	1,876	1,315
Durham Region	1,981	1,878	1,561	705	390	241	3,932	2,824
Ajax	239	247	48	16	272	0	559	263
Brock	129	10	0	0	0	0	129	10
Clarington	430	471	245	466	0	143	675	1,080
Oshawa	664	604	583	0	80	96	1,327	700
Pickering	326	184	451	41	0	0	777	225
Scugog	14	12	0	0	0	0	14	12
Uxbridge	52	63	0	1	0	0	52	64
Whitby	127	287	234	181	38	2	399	470
Remainder of Toronto CMA	1,343	1,467	70	11	0	38	1,413	1,516
Bradford West Gwillimbury	391	562	0	0	0	0	391	562
Town of Mono	48	84	0	0	0	1	48	85
New Tecumseth	616	756	47	11	0	0	663	767
Orangeville	288	65	23	0	0	37	311	102
Toronto CMA	15,253	13,727	15,257	16,905	2,088	2,667	32,598	33,299
Oshawa CMA	1,221	1,362	1,062	647	118	241	2,401	2,250
Greater Toronto Area (GTA)	15,351	13,686	16,698	17,843	2,206	2,870	34,255	34,399

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type

October 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Toronto City	118	91	2	2	0	15	889	1,864	1,009	1,972	-48.8
Toronto	20	7	0	0	0	15	889	1,028	909	1,050	-13.4
East York	3	8	0	0	0	0	0	0	3	8	-62.5
Etobicoke	16	17	0	2	0	0	0	719	16	738	-97.8
North York	49	48	2	0	0	0	0	95	51	143	-64.3
Scarborough	28	9	0	0	0	0	0	22	28	31	-9.7
York	2	2	0	0	0	0	0	0	2	2	0.0
York Region	322	296	18	8	110	83	0	395	450	782	-42.5
Aurora	45	54	0	0	0	0	0	0	45	54	-16.7
East Gwillimbury	53	7	16	0	0	0	0	0	69	7	**
Georgina Township	11	32	2	0	8	0	0	0	21	32	-34.4
King Township	10	21	0	0	0	0	0	0	10	21	-52.4
Markham	17	17	0	0	14	7	0	65	31	89	-65.2
Newmarket	2	43	0	0	0	6	0	0	2	49	-95.9
Richmond Hill	76	20	0	0	39	0	0	330	115	350	-67.1
Vaughan	94	91	0	8	49	70	0	0	143	169	-15.4
Whitchurch-Stouffville	14	11	0	0	0	0	0	0	14	11	27.3
Peel Region	279	206	94	104	93	71	663	0	1,129	381	196.3
Brampton	248	154	94	98	70	71	0	0	412	323	27.6
Caledon	14	42	0	4	23	0	0	0	37	46	-19.6
Mississauga	17	10	0	2	0	0	663	0	680	12	**
Halton Region	85	90	22	0	77	101	143	11	327	202	61.9
Burlington	2	3	0	0	0	12	143	11	145	26	**
Halton Hills	6	2	0	0	0	0	0	0	6	2	200.0
Milton	43	21	22	0	62	55	0	0	127	76	67.1
Oakville	34	64	0	0	15	34	0	0	49	98	-50.0
Durham Region	131	148	12	0	43	38	302	2	488	188	159.6
Ajax	2	11	10	0	0	0	0	0	12	11	9.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	39	56	0	0	0	13	0	0	39	69	-43.5
Oshawa	37	54	2	0	8	12	239	2	286	68	**
Pickering	44	6	0	0	22	0	0	0	66	6	**
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	1	4	0	0	0	13	0	0	1	17	-94.1
Whitby	7	16	0	0	13	0	63	0	83	16	**
Remainder of Toronto CMA	118	106	0	26	21	41	0	0	139	173	-19.7
Bradford West Gwillimbury	71	84	0	0	21	26	0	0	92	110	-16.4
Town of Mono	9	0	0	0	0	0	0	0	9	0	n/a
New Tecumseth	38	18	0	26	0	15	0	0	38	59	-35.6
Orangeville	0	4	0	0	0	0	0	0	0	4	-100.0
Toronto CMA	967	807	146	140	323	312	1,552	2,259	2,988	3,518	-15.1
Oshawa CMA	83	126	2	0	21	25	302	2	408	153	166.7
Greater Toronto Area (GTA)	935	831	148	114	323	308	1,997	2,272	3,403	3,525	-3.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - October 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	1,090	956	60	96	531	259	11,161	12,773	12,842	14,084	-8.8
Toronto	143	132	6	8	102	75	7,920	8,307	8,171	8,522	-4.1
East York	69	66	4	8	0	0	316	0	389	74	**
Etobicoke	256	206	4	10	134	4	1,527	1,812	1,921	2,032	-5.5
North York	455	408	34	54	295	61	1,003	2,066	1,787	2,589	-31.0
Scarborough	122	110	6	8	0	119	171	588	299	825	-63.8
York	45	34	6	8	0	0	224	0	275	42	**
York Region	3,119	2,398	150	140	1,304	1,191	519	2,004	5,092	5,733	-11.2
Aurora	496	417	68	4	357	181	95	112	1,016	714	42.3
East Gwillimbury	367	167	26	0	36	0	0	0	429	167	156.9
Georgina Township	272	268	2	2	62	14	0	0	336	284	18.3
King Township	289	205	2	0	18	33	0	0	309	238	29.8
Markham	236	176	14	32	262	93	0	782	512	1,083	-52.7
Newmarket	186	235	6	54	31	19	6	16	229	324	-29.3
Richmond Hill	391	198	22	2	168	286	99	982	680	1,468	-53.7
Vaughan	712	688	10	46	333	330	319	58	1,374	1,122	22.5
Whitchurch-Stouffville	170	44	0	0	37	235	0	54	207	333	-37.8
Peel Region	3,708	2,355	668	528	1,469	1,404	3,207	883	9,052	5,170	75.1
Brampton	3,218	1,747	608	390	1,164	1,198	564	617	5,554	3,952	40.5
Caledon	362	468	24	76	165	62	0	0	551	606	-9.1
Mississauga	128	140	36	62	140	144	2,643	266	2,947	612	**
Halton Region	1,006	1,058	68	22	848	633	1,230	868	3,152	2,581	22.1
Burlington	55	46	0	4	13	22	365	188	433	260	66.5
Halton Hills	70	207	0	0	69	65	0	0	139	272	-48.9
Milton	456	418	22	16	248	194	186	97	912	725	25.8
Oakville	425	387	46	2	518	352	679	583	1,668	1,324	26.0
Durham Region	1,221	1,307	68	32	663	463	1,020	236	2,972	2,038	45.8
Ajax	181	113	16	0	90	38	0	0	287	151	90.1
Brock	10	9	0	0	0	0	0	0	10	9	11.1
Clarington	360	379	0	4	114	140	232	0	706	523	35.0
Oshawa	324	471	22	18	191	116	420	236	957	841	13.8
Pickering	154	126	4	8	85	20	169	0	412	154	167.5
Scugog	9	21	0	0	0	0	0	0	9	21	-57.1
Uxbridge	41	46	8	2	47	13	0	0	96	61	57.4
Whitby	142	142	18	0	136	136	199	0	495	278	78.1
Remainder of Toronto CMA	1,101	791	70	70	320	159	3	49	1,494	1,069	39.8
Bradford West Gwillimbury	437	349	44	8	93	64	0	0	574	421	36.3
Town of Mono	118	113	0	0	0	0	0	1	118	114	3.5
New Tecumseth	532	306	26	62	122	48	0	48	680	464	46.6
Orangeville	14	23	0	0	105	47	3	0	122	70	74.3
Toronto CMA	10,345	7,797	1,044	862	4,681	3,695	15,924	16,389	31,994	28,743	11.3
Oshawa CMA	826	992	40	22	441	392	851	236	2,158	1,642	31.4
Greater Toronto Area (GTA)	10,144	8,074	1,014	818	4,815	3,950	17,137	16,764	33,110	29,606	11.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Toronto City	0	15	0	0	885	1,817	4	47
Toronto	0	15	0	0	885	1,003	4	25
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	719	0	0
North York	0	0	0	0	0	95	0	0
Scarborough	0	0	0	0	0	0	0	22
York	0	0	0	0	0	0	0	0
York Region	110	83	0	0	0	395	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	8	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	14	7	0	0	0	65	0	0
Newmarket	0	6	0	0	0	0	0	0
Richmond Hill	39	0	0	0	0	330	0	0
Vaughan	49	70	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	88	53	5	18	663	0	0	0
Brampton	65	53	5	18	0	0	0	0
Caledon	23	0	0	0	0	0	0	0
Mississauga	0	0	0	0	663	0	0	0
Halton Region	77	101	0	0	143	11	0	0
Burlington	0	12	0	0	143	11	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	62	55	0	0	0	0	0	0
Oakville	15	34	0	0	0	0	0	0
Durham Region	43	38	0	0	63	0	239	2
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	13	0	0	0	0	0	0
Oshawa	8	12	0	0	0	0	239	2
Pickering	22	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	13	0	0	0	0	0	0
Whitby	13	0	0	0	63	0	0	0
Remainder of Toronto CMA	21	41	0	0	0	0	0	0
Bradford West Gwillimbury	21	26	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	15	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	318	294	5	18	1,548	2,212	4	47
Oshawa CMA	21	25	0	0	63	0	239	2
Greater Toronto Area (GTA)	318	290	5	18	1,754	2,223	243	49

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 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	205	38	54	10,616	12,081	545	692
Toronto	80	35	22	40	7,425	7,737	495	570
East York	0	0	0	0	316	0	0	0
Etobicoke	134	4	0	0	1,527	1,812	0	0
North York	279	47	16	14	1,003	1,966	0	100
Scarborough	0	119	0	0	121	566	50	22
York	0	0	0	0	224	0	0	0
York Region	1,304	1,191	0	0	480	1,302	39	702
Aurora	357	181	0	0	95	112	0	0
East Gwillimbury	36	0	0	0	0	0	0	0
Georgina Township	62	14	0	0	0	0	0	0
King Township	18	33	0	0	0	0	0	0
Markham	262	93	0	0	0	322	0	460
Newmarket	31	19	0	0	0	0	6	16
Richmond Hill	168	286	0	0	99	780	0	202
Vaughan	333	330	0	0	286	34	33	24
Whitchurch-Stouffville	37	235	0	0	0	54	0	0
Peel Region	1,464	1,377	5	27	2,871	317	336	566
Brampton	1,159	1,171	5	27	552	131	12	486
Caledon	165	62	0	0	0	0	0	0
Mississauga	140	144	0	0	2,319	186	324	80
Halton Region	848	633	0	0	1,230	713	0	155
Burlington	13	22	0	0	365	33	0	155
Halton Hills	69	65	0	0	0	0	0	0
Milton	248	194	0	0	186	97	0	0
Oakville	518	352	0	0	679	583	0	0
Durham Region	663	463	0	0	453	0	567	236
Ajax	90	38	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	114	140	0	0	85	0	147	0
Oshawa	191	116	0	0	0	0	420	236
Pickering	85	20	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	47	13	0	0	0	0	0	0
Whitby	136	136	0	0	199	0	0	0
Remainder of Toronto CMA	283	159	37	0	0	48	3	1
Bradford West Gwillimbury	93	64	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	1
New Tecumseth	122	48	0	0	0	48	0	0
Orangeville	68	47	37	0	0	0	3	0
Toronto CMA	4,601	3,614	80	81	15,001	14,428	923	1,961
Oshawa CMA	441	392	0	0	284	0	567	236
Greater Toronto Area (GTA)	4,772	3,869	43	81	15,650	14,413	1,487	2,351

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Toronto City	120	93	885	1,832	4	47	1,009	1,972
Toronto	20	7	885	1,018	4	25	909	1,050
East York	3	8	0	0	0	0	3	8
Etobicoke	16	19	0	719	0	0	16	738
North York	51	48	0	95	0	0	51	143
Scarborough	28	9	0	0	0	22	28	31
York	2	2	0	0	0	0	2	2
York Region	450	387	0	395	0	0	450	782
Aurora	45	54	0	0	0	0	45	54
East Gwillimbury	69	7	0	0	0	0	69	7
Georgina Township	21	32	0	0	0	0	21	32
King Township	10	21	0	0	0	0	10	21
Markham	31	24	0	65	0	0	31	89
Newmarket	2	49	0	0	0	0	2	49
Richmond Hill	115	20	0	330	0	0	115	350
Vaughan	143	169	0	0	0	0	143	169
Whitchurch-Stouffville	14	11	0	0	0	0	14	11
Peel Region	449	335	675	28	5	18	1,129	381
Brampton	395	277	12	28	5	18	412	323
Caledon	37	46	0	0	0	0	37	46
Mississauga	17	12	663	0	0	0	680	12
Halton Region	184	191	143	11	0	0	327	202
Burlington	2	15	143	11	0	0	145	26
Halton Hills	6	2	0	0	0	0	6	2
Milton	127	76	0	0	0	0	127	76
Oakville	49	98	0	0	0	0	49	98
Durham Region	157	173	92	13	239	2	488	188
Ajax	12	11	0	0	0	0	12	11
Brock	0	0	0	0	0	0	0	0
Clarington	39	56	0	13	0	0	39	69
Oshawa	47	66	0	0	239	2	286	68
Pickering	44	6	22	0	0	0	66	6
Scugog	1	1	0	0	0	0	1	1
Uxbridge	1	17	0	0	0	0	1	17
Whitby	13	16	70	0	0	0	83	16
Remainder of Toronto CMA	138	173	1	0	0	0	139	173
Bradford West Gwillimbury	92	110	0	0	0	0	92	110
Town of Mono	9	0	0	0	0	0	9	0
New Tecumseth	37	59	1	0	0	0	38	59
Orangeville	0	4	0	0	0	0	0	4
Toronto CMA	1,396	1,198	1,583	2,255	9	65	2,988	3,518
Oshawa CMA	99	138	70	13	239	2	408	153
Greater Toronto Area (GTA)	1,360	1,179	1,795	2,279	248	67	3,403	3,525

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	1,509	1,172	10,750	12,162	583	746	12,842	14,084
Toronto	229	143	7,425	7,769	517	610	8,171	8,522
East York	73	74	316	0	0	0	389	74
Etobicoke	260	220	1,661	1,812	0	0	1,921	2,032
North York	768	460	1,003	2,015	16	114	1,787	2,589
Scarborough	128	233	121	566	50	22	299	825
York	51	42	224	0	0	0	275	42
York Region	4,415	3,371	638	1,660	39	702	5,092	5,733
Aurora	919	602	97	112	0	0	1,016	714
East Gwillimbury	429	167	0	0	0	0	429	167
Georgina Township	336	284	0	0	0	0	336	284
King Township	309	217	0	21	0	0	309	238
Markham	504	301	8	322	0	460	512	1,083
Newmarket	223	295	0	13	6	16	229	324
Richmond Hill	545	397	135	869	0	202	680	1,468
Vaughan	943	922	398	176	33	24	1,374	1,122
Whitchurch-Stouffville	207	186	0	147	0	0	207	333
Peel Region	5,802	3,849	2,909	728	341	593	9,052	5,170
Brampton	4,944	2,991	593	448	17	513	5,554	3,952
Caledon	551	606	0	0	0	0	551	606
Mississauga	307	252	2,316	280	324	80	2,947	612
Halton Region	1,905	1,600	1,247	826	0	155	3,152	2,581
Burlington	55	61	378	44	0	155	433	260
Halton Hills	139	272	0	0	0	0	139	272
Milton	726	628	186	97	0	0	912	725
Oakville	985	639	683	685	0	0	1,668	1,324
Durham Region	1,745	1,605	660	197	567	236	2,972	2,038
Ajax	231	133	56	18	0	0	287	151
Brock	10	9	0	0	0	0	10	9
Clarington	438	448	121	75	147	0	706	523
Oshawa	537	605	0	0	420	236	957	841
Pickering	180	154	232	0	0	0	412	154
Scugog	9	21	0	0	0	0	9	21
Uxbridge	95	61	1	0	0	0	96	61
Whitby	245	174	250	104	0	0	495	278
Remainder of Toronto CMA	1,443	985	11	83	40	1	1,494	1,069
Bradford West Gwillimbury	574	421	0	0	0	0	574	421
Town of Mono	118	113	0	0	0	1	118	114
New Tecumseth	676	386	4	78	0	0	680	464
Orangeville	75	65	7	5	40	0	122	70
Toronto CMA	15,525	11,264	15,466	15,433	1,003	2,042	31,994	28,743
Oshawa CMA	1,220	1,227	371	179	567	236	2,158	1,642
Greater Toronto Area (GTA)	15,376	11,597	16,204	15,573	1,530	2,432	33,110	29,606

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2017	1	1.2	0	0.0	0	0.0	2	2.4	81	96.4	84	1,997,500	2,043,500
October 2016	0	0.0	0	0.0	0	0.0	24	32.4	50	67.6	74	1,915,000	1,850,482
Year-to-date 2017	2	0.2	4	0.5	15	1.8	89	10.5	734	87.0	844	1,950,000	1,866,961
Year-to-date 2016	3	0.4	1	0.1	32	4.1	93	11.9	650	83.4	779	2,000,000	1,946,886
Toronto													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	5.9	64	94.1	68	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	6	10.7	50	89.3	56	-	-
East York													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Year-to-date 2016	0	0.0	0	0.0	2	12.5	2	12.5	12	75.0	16	-	-
Etobicoke													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	47	20.3	184	79.7	231	930,000	1,035,633
Year-to-date 2016	0	0.0	1	0.5	0	0.0	5	2.7	179	96.8	185	-	1,629,958
North York													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	42	100.0	42	-	-
October 2016	0	0.0	0	0.0	0	0.0	16	38.1	26	61.9	42	950,000	1,258,095
Year-to-date 2017	0	0.0	4	1.1	10	2.7	7	1.9	351	94.4	372	-	2,283,333
Year-to-date 2016	0	0.0	0	0.0	1	0.3	16	4.2	366	95.6	383	950,000	1,999,597
Scarborough													
October 2017	1	5.0	0	0.0	0	0.0	0	0.0	19	95.0	20	-	-
October 2016	0	0.0	0	0.0	0	0.0	7	77.8	2	22.2	9	-	-
Year-to-date 2017	2	1.6	0	0.0	4	3.2	23	18.3	97	77.0	126	-	-
Year-to-date 2016	3	2.8	0	0.0	29	26.6	50	45.9	27	24.8	109	-	-
York													
October 2017	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
October 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	1	2.8	8	22.2	27	75.0	36	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	14	46.7	16	53.3	30	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2017	12	3.7	30	9.2	19	5.8	40	12.3	225	69.0	326	1,330,000	1,435,016
October 2016	14	4.7	48	16.1	41	13.7	27	9.0	169	56.5	299	1,090,000	1,159,782
Year-to-date 2017	105	3.4	356	11.5	414	13.3	504	16.2	1,723	55.5	3,102	1,095,000	1,239,150
Year-to-date 2016	148	6.1	396	16.4	374	15.5	463	19.2	1,028	42.7	2,409	900,000	1,047,346
Aurora													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	45	100.0	45	1,445,000	1,559,613
October 2016	0	0.0	0	0.0	3	5.6	3	5.6	48	88.9	54	1,320,000	1,443,992
Year-to-date 2017	0	0.0	0	0.0	37	7.5	98	19.8	361	72.8	496	1,240,000	1,250,621
Year-to-date 2016	0	0.0	0	0.0	52	12.4	168	40.1	199	47.5	419	900,000	1,042,638
East Gwillimbury													
October 2017	11	20.8	20	37.7	14	26.4	8	15.1	0	0.0	53	610,000	636,705
October 2016	1	14.3	2	28.6	4	57.1	0	0.0	0	0.0	7	-	628,419
Year-to-date 2017	62	16.9	110	30.0	155	42.2	40	10.9	0	0.0	367	660,000	641,071
Year-to-date 2016	52	31.1	74	44.3	40	24.0	0	0.0	1	0.6	167	610,000	585,103
Georgina Township													
October 2017	1	8.3	10	83.3	1	8.3	0	0.0	0	0.0	12	567,500	577,823
October 2016	5	15.6	24	75.0	2	6.3	0	0.0	1	3.1	32	567,500	581,053
Year-to-date 2017	38	14.1	200	74.1	20	7.4	9	3.3	3	1.1	270	575,000	596,165
Year-to-date 2016	69	25.7	181	67.5	12	4.5	3	1.1	3	1.1	268	565,000	552,882
King Township													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,372,500	1,389,791
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	1,442,500	1,850,891
Year-to-date 2017	1	0.3	0	0.0	9	3.1	31	10.7	250	85.9	291	1,265,000	1,440,134
Year-to-date 2016	0	0.0	0	0.0	2	0.9	34	16.0	176	83.0	212	1,300,000	1,402,523
Markham													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	2,650,000	2,606,823
October 2016	8	47.1	5	29.4	2	11.8	0	0.0	2	11.8	17	505,000	646,404
Year-to-date 2017	0	0.0	0	0.0	2	0.9	56	26.2	156	72.9	214	1,200,000	1,686,027
Year-to-date 2016	22	12.9	30	17.5	43	25.1	32	18.7	44	25.7	171	760,000	892,539
Newmarket													
October 2017	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
October 2016	0	0.0	15	34.9	12	27.9	6	14.0	10	23.3	43	755,000	797,215
Year-to-date 2017	1	0.5	22	11.8	57	30.6	31	16.7	75	40.3	186	855,000	874,140
Year-to-date 2016	1	0.4	69	29.4	88	37.4	51	21.7	26	11.1	235	760,000	766,800
Richmond Hill													
October 2017	0	0.0	0	0.0	1	1.3	6	7.9	69	90.8	76	1,492,500	1,632,474
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,375,000	1,926,150
Year-to-date 2017	1	0.3	0	0.0	9	2.3	43	11.0	338	86.4	391	1,480,000	1,754,534
Year-to-date 2016	0	0.0	0	0.0	37	18.6	35	17.6	127	63.8	199	1,410,000	1,680,352
Vaughan													
October 2017	0	0.0	0	0.0	1	1.0	19	19.6	77	79.4	97	1,680,000	1,604,427
October 2016	0	0.0	2	2.2	7	7.5	18	19.4	66	71.0	93	1,145,000	1,217,472
Year-to-date 2017	0	0.0	0	0.0	6	0.8	187	26.0	525	73.1	718	1,297,500	1,449,577
Year-to-date 2016	1	0.1	28	4.0	85	12.3	138	19.9	441	63.6	693	1,140,000	1,156,925
Whitchurch-Stouffville													
October 2017	0	0.0	0	0.0	2	14.3	5	35.7	7	50.0	14	1,122,500	1,155,138
October 2016	0	0.0	0	0.0	11	100.0	0	0.0	0	0.0	11	735,000	733,626
Year-to-date 2017	2	1.2	24	14.2	119	70.4	9	5.3	15	8.9	169	740,000	790,027
Year-to-date 2016	3	6.7	14	31.1	15	33.3	2	4.4	11	24.4	45	735,000	816,252

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2017	19	6.8	92	33.1	108	38.8	29	10.4	30	10.8	278	675,000	767,575
October 2016	20	9.7	61	29.6	91	44.2	18	8.7	16	7.8	206	680,000	715,556
Year-to-date 2017	377	10.2	1,221	32.9	1,273	34.3	545	14.7	290	7.8	3,706	675,000	722,434
Year-to-date 2016	205	8.7	671	28.3	917	38.7	344	14.5	231	9.8	2,368	685,000	751,544
Brampton													
October 2017	19	7.7	84	34.0	102	41.3	29	11.7	13	5.3	247	675,000	717,418
October 2016	20	13.0	60	39.0	50	32.5	18	11.7	6	3.9	154	647,500	670,043
Year-to-date 2017	366	11.4	1,165	36.2	1,044	32.5	501	15.6	140	4.4	3,216	657,500	686,320
Year-to-date 2016	202	11.5	650	36.9	499	28.4	299	17.0	110	6.3	1,760	655,000	700,029
Caledon													
October 2017	0	0.0	8	57.1	6	42.9	0	0.0	0	0.0	14	650,000	660,257
October 2016	0	0.0	1	2.4	41	97.6	0	0.0	0	0.0	42	685,000	690,902
Year-to-date 2017	11	3.0	56	15.5	229	63.3	39	10.8	27	7.5	362	725,000	762,103
Year-to-date 2016	3	0.6	21	4.5	418	89.3	10	2.1	16	3.4	468	685,000	712,681
Mississauga													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,450,000	1,584,706
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,450,000	1,520,000
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	3.9	123	96.1	128	1,450,000	1,607,512
Year-to-date 2016	0	0.0	0	0.0	0	0.0	35	25.0	105	75.0	140	1,450,000	1,529,064
Halton Region													
October 2017	0	0.0	1	1.1	12	13.6	55	62.5	20	22.7	88	862,500	1,073,713
October 2016	0	0.0	10	11.2	22	24.7	22	24.7	35	39.3	89	885,000	1,273,566
Year-to-date 2017	2	0.2	18	1.8	204	20.3	459	45.6	323	32.1	1,006	885,000	1,248,453
Year-to-date 2016	3	0.3	257	24.0	306	28.6	276	25.8	229	21.4	1,071	790,000	970,166
Burlington													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
October 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	9.3	49	90.7	54	-	2,226,250
Year-to-date 2016	0	0.0	6	11.3	2	3.8	10	18.9	35	66.0	53	-	1,540,483
Halton Hills													
October 2017	0	0.0	0	0.0	1	16.7	4	66.7	1	16.7	6	-	954,917
October 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	8	11.4	48	68.6	14	20.0	70	1,175,000	1,088,569
Year-to-date 2016	0	0.0	16	7.7	95	45.9	82	39.6	14	6.8	207	792,500	883,787
Milton													
October 2017	0	0.0	1	2.3	8	18.6	32	74.4	2	4.7	43	850,000	864,824
October 2016	0	0.0	10	47.6	8	38.1	3	14.3	0	0.0	21	660,000	676,852
Year-to-date 2017	1	0.2	18	3.9	166	36.4	264	57.9	7	1.5	456	820,000	830,396
Year-to-date 2016	1	0.2	233	55.9	149	35.7	26	6.2	8	1.9	417	645,000	680,402
Oakville													
October 2017	0	0.0	0	0.0	3	8.1	19	51.4	15	40.5	37	950,000	1,335,739
October 2016	0	0.0	0	0.0	13	20.6	17	27.0	33	52.4	63	1,100,000	1,472,470
Year-to-date 2017	1	0.2	0	0.0	30	7.0	142	33.3	253	59.4	426	1,102,500	1,701,148
Year-to-date 2016	2	0.5	2	0.5	60	15.2	158	40.1	172	43.7	394	930,000	1,287,400

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2017	9	7.1	37	29.1	28	22.0	49	38.6	4	3.1	127	805,000	710,578
October 2016	47	32.4	67	46.2	14	9.7	12	8.3	5	3.4	145	530,000	542,778
Year-to-date 2017	289	24.7	402	34.3	269	23.0	171	14.6	41	3.5	1,172	585,000	619,984
Year-to-date 2016	486	39.0	510	40.9	179	14.4	57	4.6	15	1.2	1,247	520,000	543,100
Ajax													
October 2017	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
October 2016	0	0.0	8	72.7	3	27.3	0	0.0	0	0.0	11	625,000	634,672
Year-to-date 2017	0	0.0	74	41.3	96	53.6	0	0.0	9	5.0	179	660,000	661,317
Year-to-date 2016	4	3.5	59	52.2	50	44.2	0	0.0	0	0.0	113	625,000	628,506
Brock													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2017	6	16.7	24	66.7	4	11.1	2	5.6	0	0.0	36	-	591,361
October 2016	17	31.5	33	61.1	4	7.4	0	0.0	0	0.0	54	527,500	519,148
Year-to-date 2017	173	51.0	140	41.3	18	5.3	7	2.1	1	0.3	339	480,000	520,102
Year-to-date 2016	152	42.7	185	52.0	11	3.1	6	1.7	2	0.6	356	505,000	511,259
Oshawa													
October 2017	3	8.1	13	35.1	18	48.6	3	8.1	0	0.0	37	685,000	660,405
October 2016	26	48.1	25	46.3	3	5.6	0	0.0	0	0.0	54	505,000	515,944
Year-to-date 2017	81	25.2	158	49.2	71	22.1	11	3.4	0	0.0	321	550,000	575,368
Year-to-date 2016	245	52.2	195	41.6	25	5.3	3	0.6	1	0.2	469	490,000	505,358
Pickering													
October 2017	0	0.0	0	0.0	1	2.3	41	93.2	2	4.5	44	817,500	850,310
October 2016	0	0.0	0	0.0	2	33.3	4	66.7	0	0.0	6	-	828,483
Year-to-date 2017	2	1.3	7	4.5	35	22.6	97	62.6	14	9.0	155	825,000	858,577
Year-to-date 2016	18	14.4	30	24.0	51	40.8	25	20.0	1	0.8	125	652,500	686,636
Scugog													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
October 2016	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2017	24	58.5	7	17.1	3	7.3	6	14.6	1	2.4	41	320,000	422,906
Year-to-date 2016	26	56.5	13	28.3	4	8.7	3	6.5	0	0.0	46	390,000	477,943
Whitby													
October 2017	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
October 2016	0	0.0	1	6.3	2	12.5	8	50.0	5	31.3	16	-	-
Year-to-date 2017	9	6.6	16	11.7	46	33.6	50	36.5	16	11.7	137	707,500	793,641
Year-to-date 2016	41	29.7	28	20.3	38	27.5	20	14.5	11	8.0	138	557,500	604,549

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 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													
October 2017	13	10.2	102	79.7	6	4.7	7	5.5	0	0.0	128	555,000	575,521
October 2016	33	30.8	73	68.2	0	0.0	1	0.9	0	0.0	107	565,000	543,728
Year-to-date 2017	197	17.7	803	72.2	58	5.2	50	4.5	4	0.4	1,112	555,000	566,887
Year-to-date 2016	222	28.0	472	59.6	80	10.1	16	2.0	2	0.3	792	550,000	549,131
Bradford West Gwillimbury													
October 2017	3	4.1	67	91.8	3	4.1	0	0.0	0	0.0	73	570,000	568,482
October 2016	21	24.7	64	75.3	0	0.0	0	0.0	0	0.0	85	570,000	563,155
Year-to-date 2017	49	10.9	389	86.6	9	2.0	1	0.2	1	0.2	449	570,000	570,174
Year-to-date 2016	63	18.1	274	78.7	10	2.9	1	0.3	0	0.0	348	575,000	571,585
Town of Mono													
October 2017	0	0.0	0	0.0	2	22.2	7	77.8	0	0.0	9	-	840,344
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	1.7	25	21.4	40	34.2	48	41.0	2	1.7	117	780,000	766,777
Year-to-date 2016	12	10.4	41	35.7	48	41.7	13	11.3	1	0.9	115	-	648,495
New Tecumseth													
October 2017	10	21.7	35	76.1	1	2.2	0	0.0	0	0.0	46	530,000	534,879
October 2016	12	66.7	5	27.8	0	0.0	1	5.6	0	0.0	18	400,000	451,991
Year-to-date 2017	145	27.3	376	70.7	9	1.7	1	0.2	1	0.2	532	525,000	524,057
Year-to-date 2016	143	46.7	145	47.4	16	5.2	1	0.3	1	0.3	306	500,000	497,617
Orangeville													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
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	17.4	12	52.2	6	26.1	1	4.3	0	0.0	23	-	-
Toronto CMA													
October 2017	45	4.7	225	23.7	149	15.7	175	18.4	356	37.5	950	830,000	1,113,838
October 2016	71	9.0	200	25.2	159	20.1	95	12.0	268	33.8	793	760,000	1,023,356
Year-to-date 2017	709	7.0	2,490	24.7	2,098	20.8	1,745	17.3	3,049	30.2	10,091	785,000	1,007,648
Year-to-date 2016	629	8.2	1,893	24.7	1,812	23.7	1,210	15.8	2,106	27.5	7,650	750,000	965,080
Oshawa CMA													
October 2017	9	11.4	37	46.8	24	30.4	7	8.9	2	2.5	79	625,000	646,253
October 2016	43	34.7	59	47.6	9	7.3	8	6.5	5	4.0	124	530,000	577,952
Year-to-date 2017	263	33.0	314	39.4	135	16.9	68	8.5	17	2.1	797	560,000	591,459
Year-to-date 2016	438	45.5	408	42.4	74	7.7	29	3.0	14	1.5	963	510,000	531,247
Greater Toronto Area													
October 2017	41	4.5	160	17.7	167	18.5	175	19.4	360	39.9	903	875,000	1,153,500
October 2016	81	10.0	186	22.9	168	20.7	103	12.7	275	33.8	813	760,000	1,022,769
Year-to-date 2017	775	7.9	2,001	20.4	2,175	22.1	1,768	18.0	3,111	31.6	9,830	800,000	1,027,562
Year-to-date 2016	845	10.7	1,835	23.3	1,808	23.0	1,233	15.7	2,153	27.3	7,874	750,000	960,247

Source: CMHC (Market Absorption Survey)

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

Submarket	Oct 2017	Oct 2016	% Change	YTD 2017	YTD 2016	% Change
Toronto City	2,043,500	1,850,482	10.4	1,866,961	1,946,886	-4.1
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,035,633	1,629,958	-36.5
North York	-	1,258,095	n/a	2,283,333	1,999,597	14.2
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,435,016	1,159,782	23.7	1,239,150	1,047,346	18.3
Aurora	1,559,613	1,443,992	8.0	1,250,621	1,042,638	19.9
East Gwillimbury	636,705	628,419	1.3	641,071	585,103	9.6
Georgina Township	577,823	581,053	-0.6	596,165	552,882	7.8
King Township	1,389,791	1,850,891	-24.9	1,440,134	1,402,523	2.7
Markham	2,606,823	646,404	303.3	1,686,027	892,539	88.9
Newmarket	-	797,215	n/a	874,140	766,800	14.0
Richmond Hill	1,632,474	1,926,150	-15.2	1,754,534	1,680,352	4.4
Vaughan	1,604,427	1,217,472	31.8	1,449,577	1,156,925	25.3
Whitchurch-Stouffville	1,155,138	733,626	57.5	790,027	816,252	-3.2
Peel Region	767,575	715,556	7.3	722,434	751,544	-3.9
Brampton	717,418	670,043	7.1	686,320	700,029	-2.0
Caledon	660,257	690,902	-4.4	762,103	712,681	6.9
Mississauga	1,584,706	1,520,000	4.3	1,607,512	1,529,064	5.1
Halton Region	1,073,713	1,273,566	-15.7	1,248,453	970,166	28.7
Burlington	-	-	n/a	2,226,250	1,540,483	44.5
Halton Hills	954,917	-	n/a	1,088,569	883,787	23.2
Milton	864,824	676,852	27.8	830,396	680,402	22.0
Oakville	1,335,739	1,472,470	-9.3	1,701,148	1,287,400	32.1
Durham Region	710,578	542,778	30.9	619,984	543,100	14.2
Ajax	-	634,672	n/a	661,317	628,506	5.2
Brock	-	-	n/a	-	-	n/a
Clarington	591,361	519,148	13.9	520,102	511,259	1.7
Oshawa	660,405	515,944	28.0	575,368	505,358	13.9
Pickering	850,310	828,483	2.6	858,577	686,636	25.0
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	575,521	543,728	5.8	566,887	549,131	3.2
Bradford West Gwillimbury	568,482	563,155	0.9	570,174	571,585	-0.2
Town of Mono	840,344	-	n/a	766,777	648,495	18.2
New Tecumseth	534,879	451,991	18.3	524,057	497,617	5.3
Orangeville	-	-	n/a	582,150	-	n/a
Toronto CMA	1,113,838	1,023,356	8.8	1,007,648	965,080	4.4
Oshawa CMA	646,253	577,952	11.8	591,459	531,247	11.3
Greater Toronto Area (GTA)	1,153,500	1,022,769	12.8	1,027,562	960,247	7.0

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

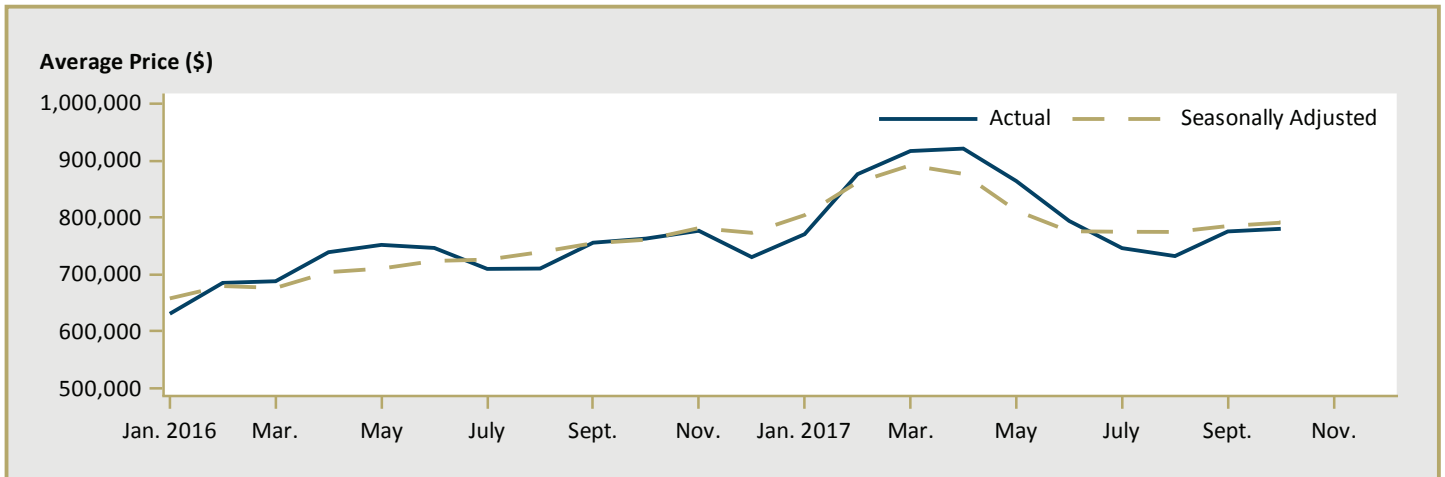


Figure 5.2a: MLS® Residential Sales for Toronto

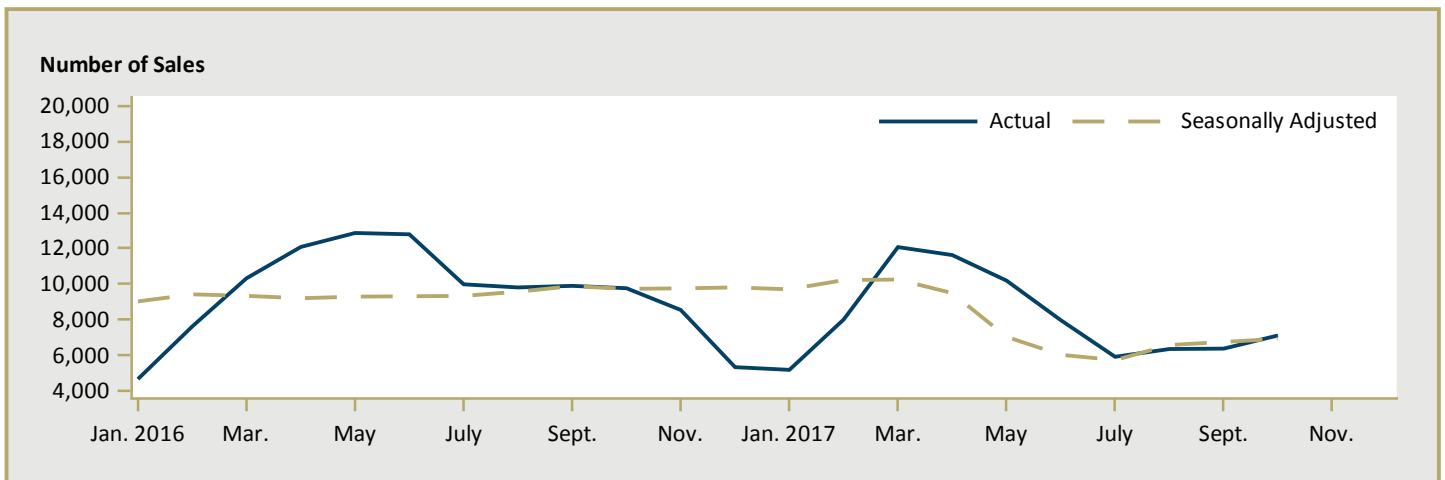
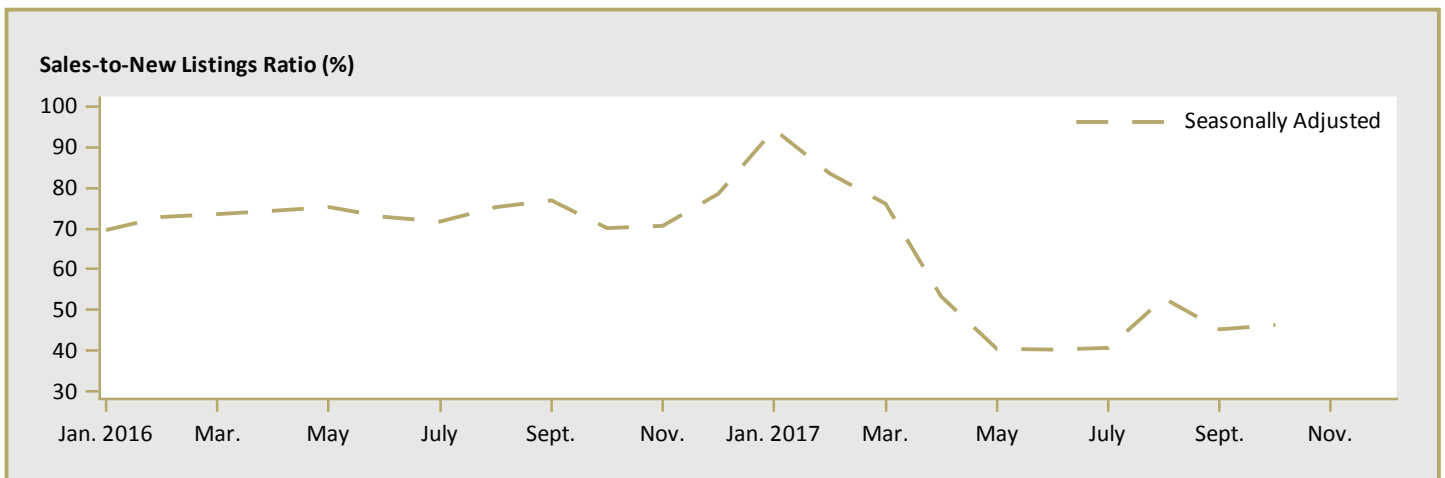


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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

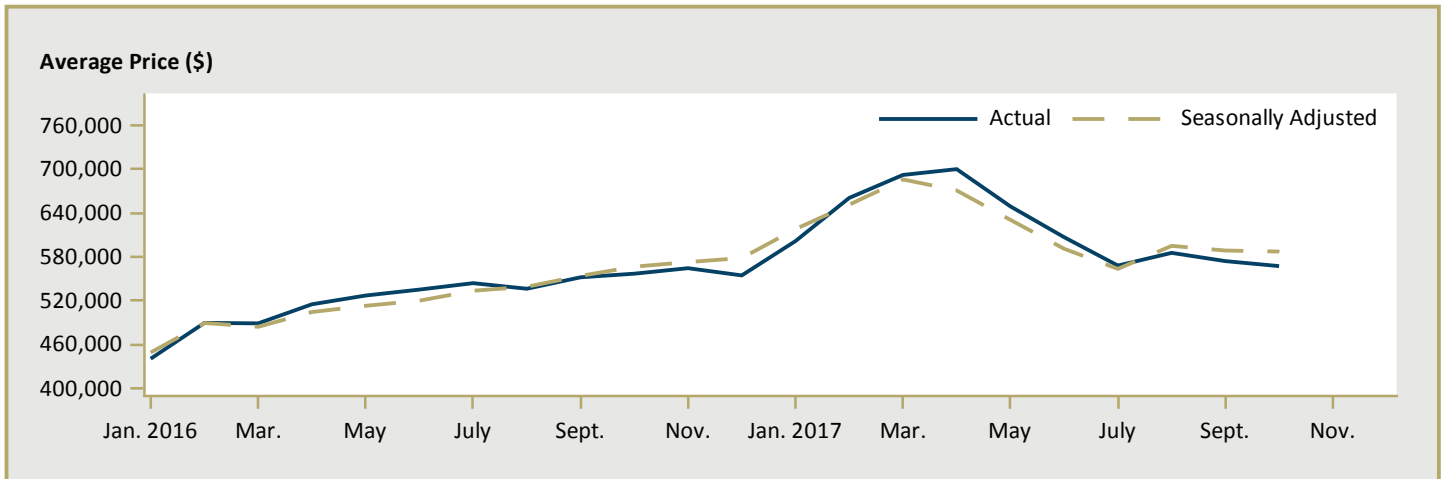


Figure 5.2b: MLS® Residential Sales for Durham Region

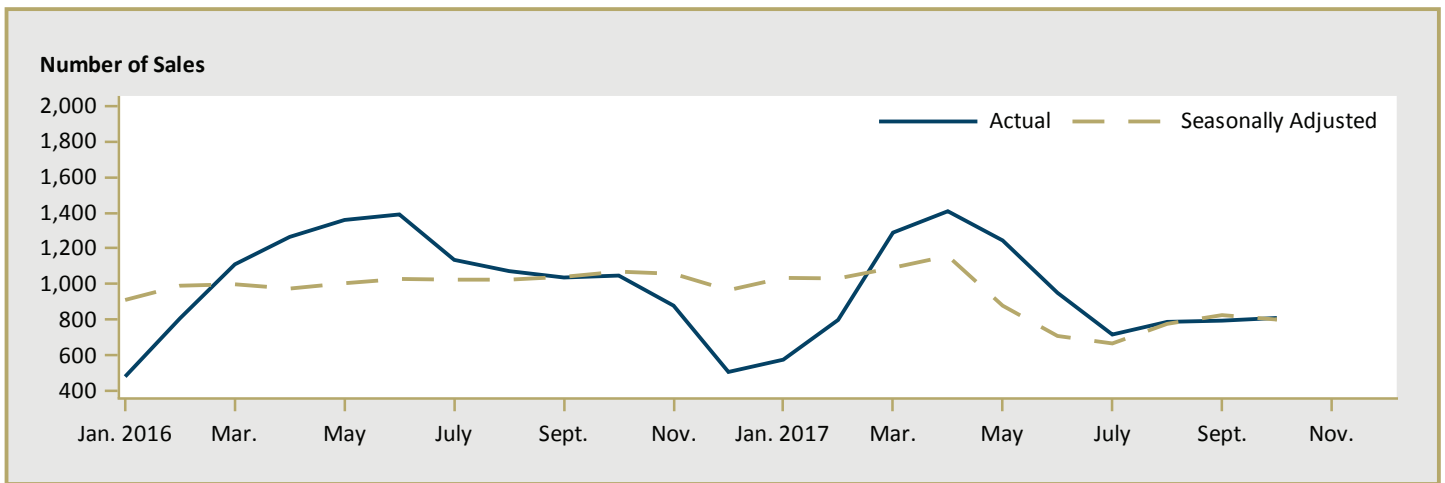
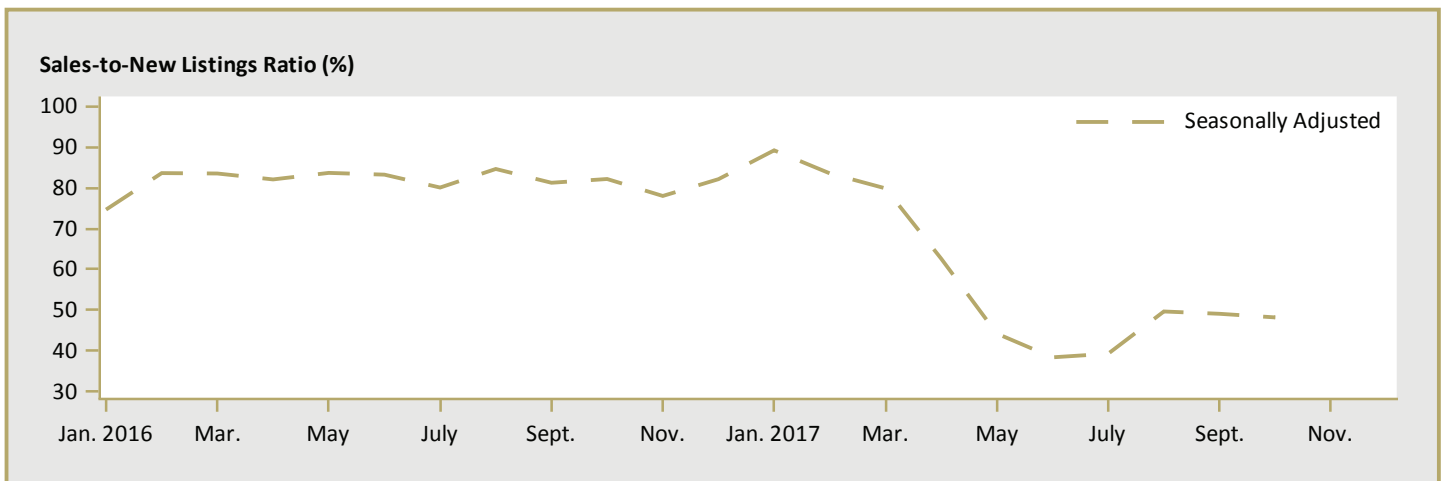


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA**October 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	104.6	134.4	3,286	6.1	65.9	990
	October	581	3.24	4.99		134.3	3,309	5.8	66.0	994
	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**October 2017**

		Interest 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	104.6	134.4	212.1	4.9	66.9	1,067
	October	581	3.24	4.99		134.3	212.8	5.1	67.1	1,062
	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.

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