

HOUSING NOW TABLES

Greater Toronto Area

Date Released: September 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.

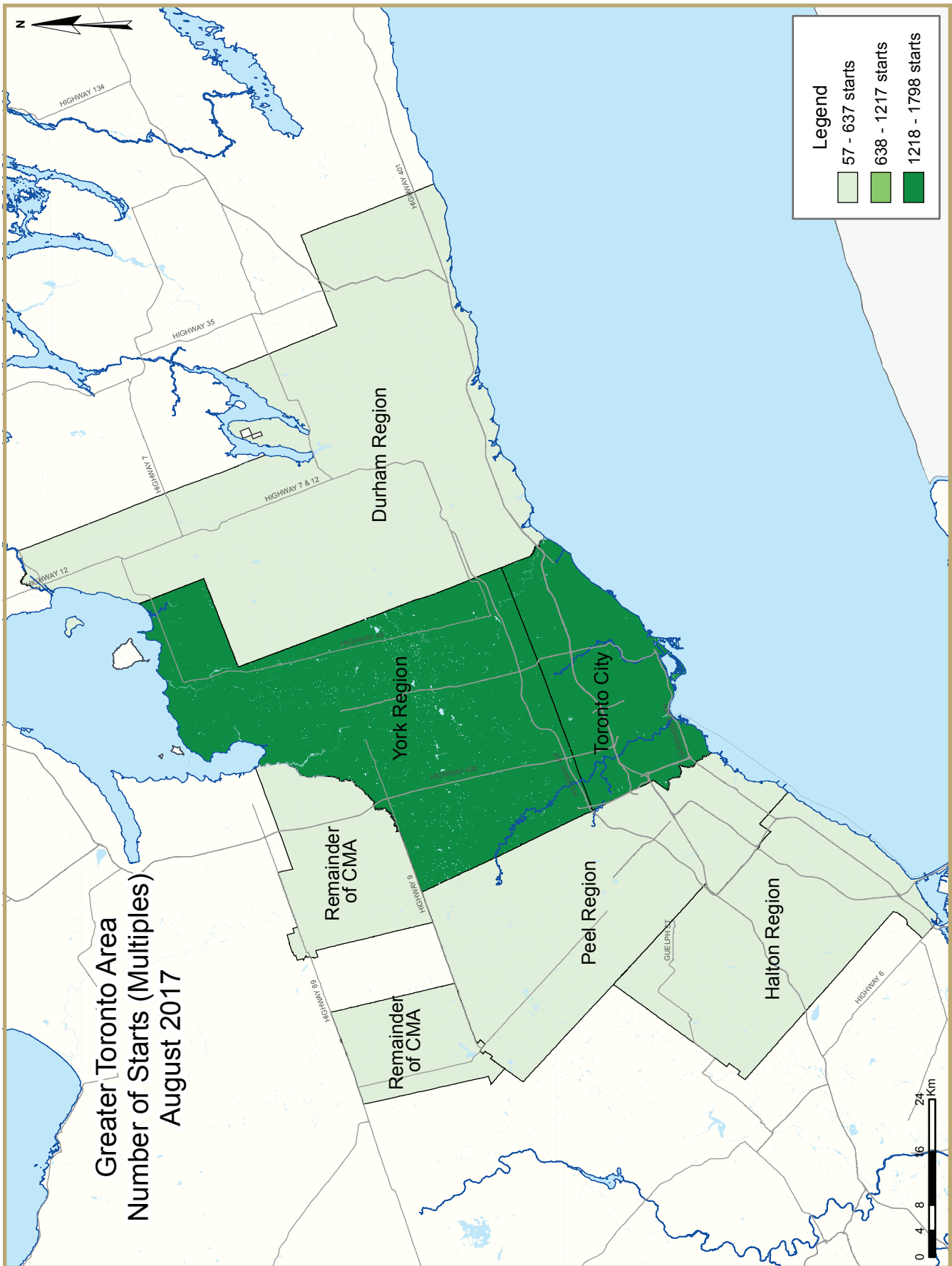
Housing Observer Online

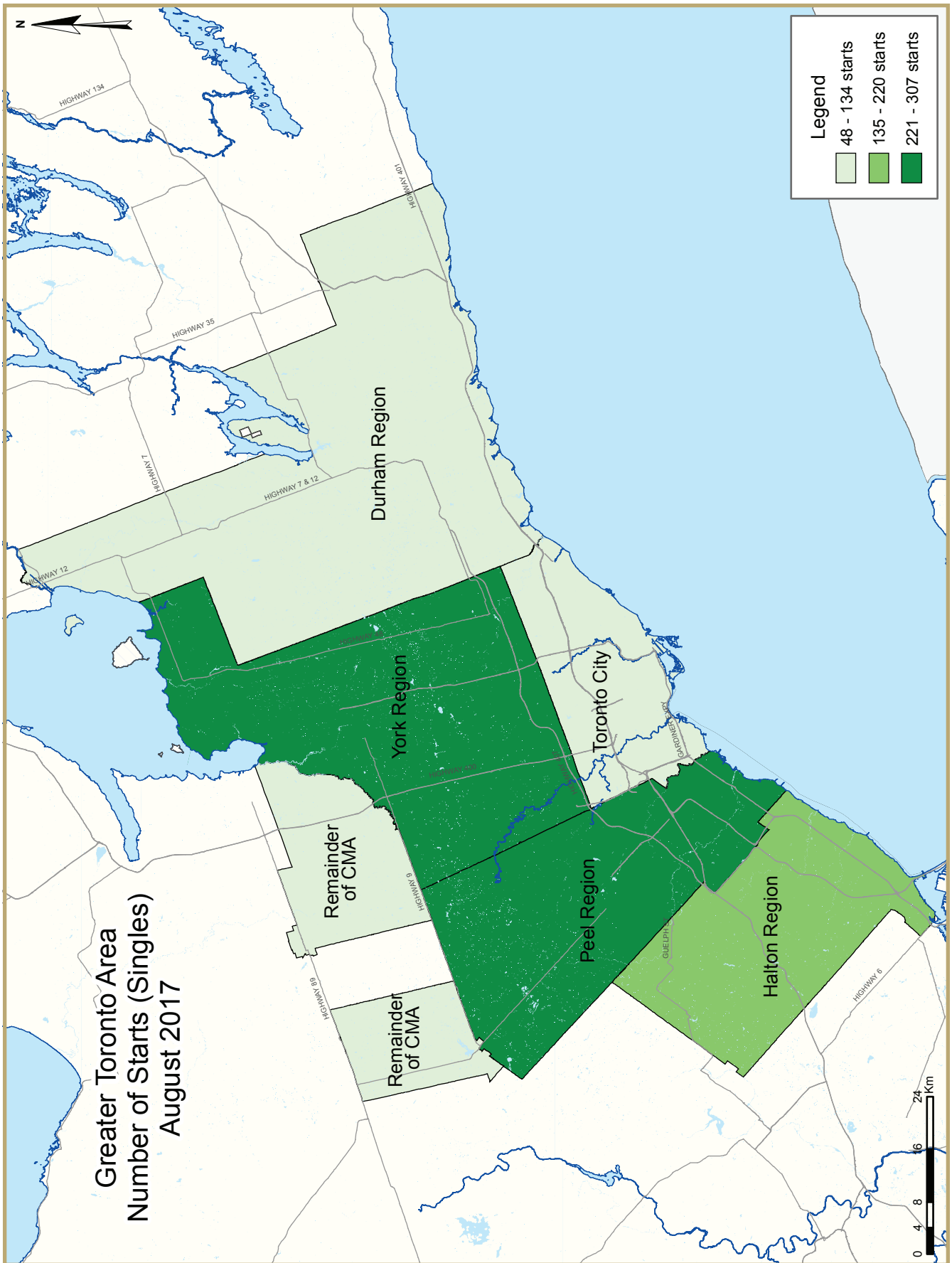
Featuring quick reads and videos on...

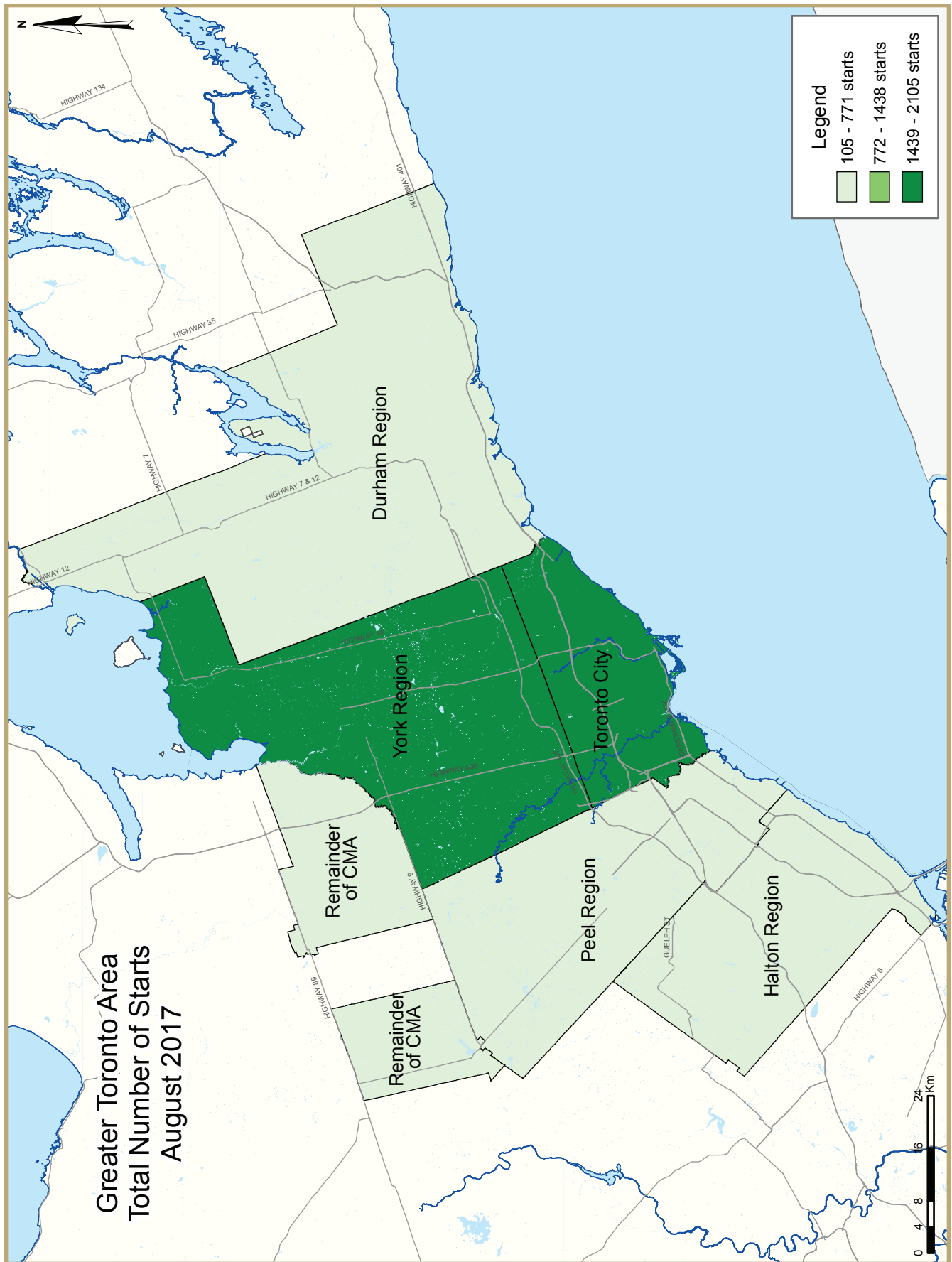
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

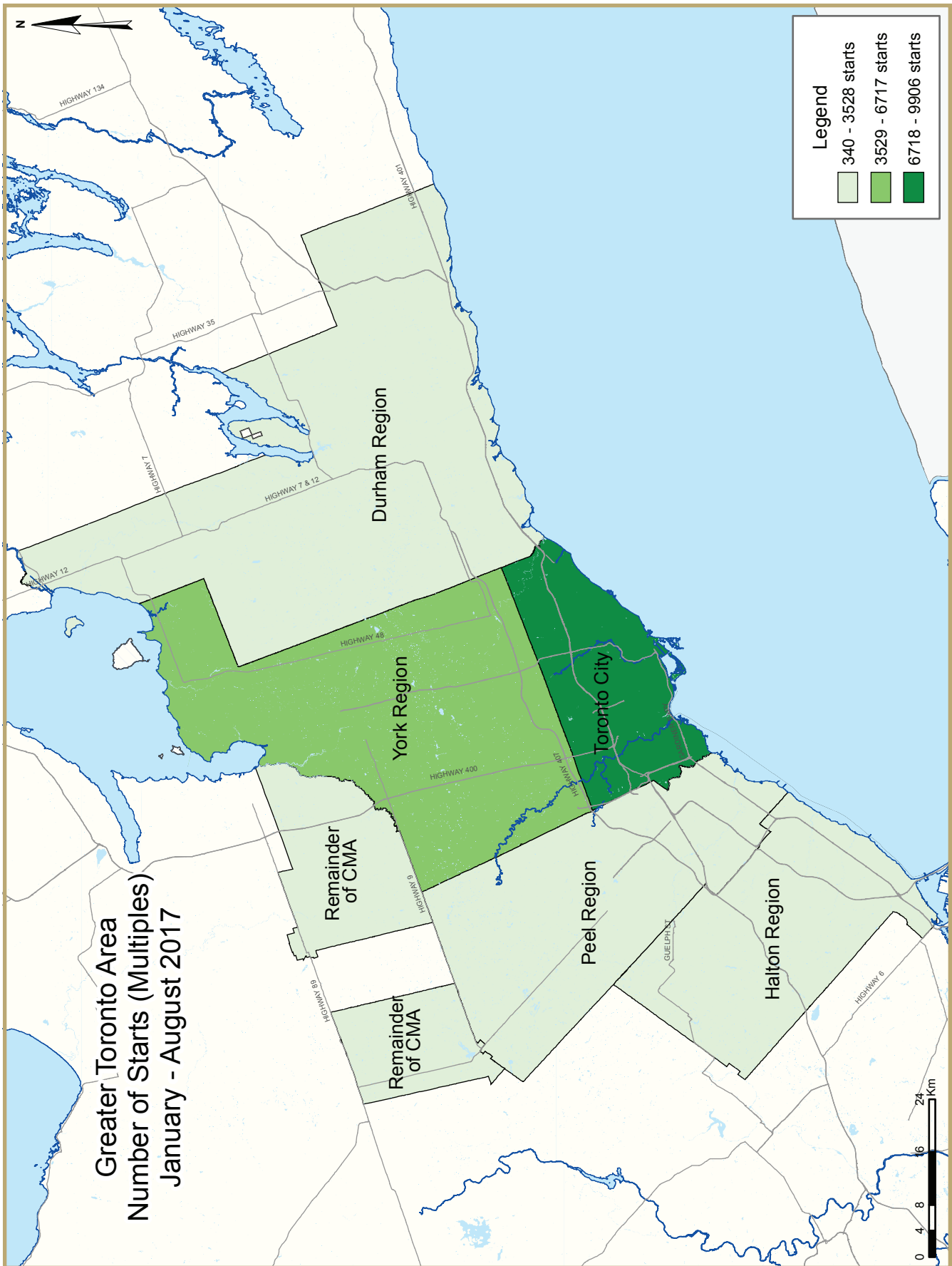
All links can be shared in social media friendly formats!

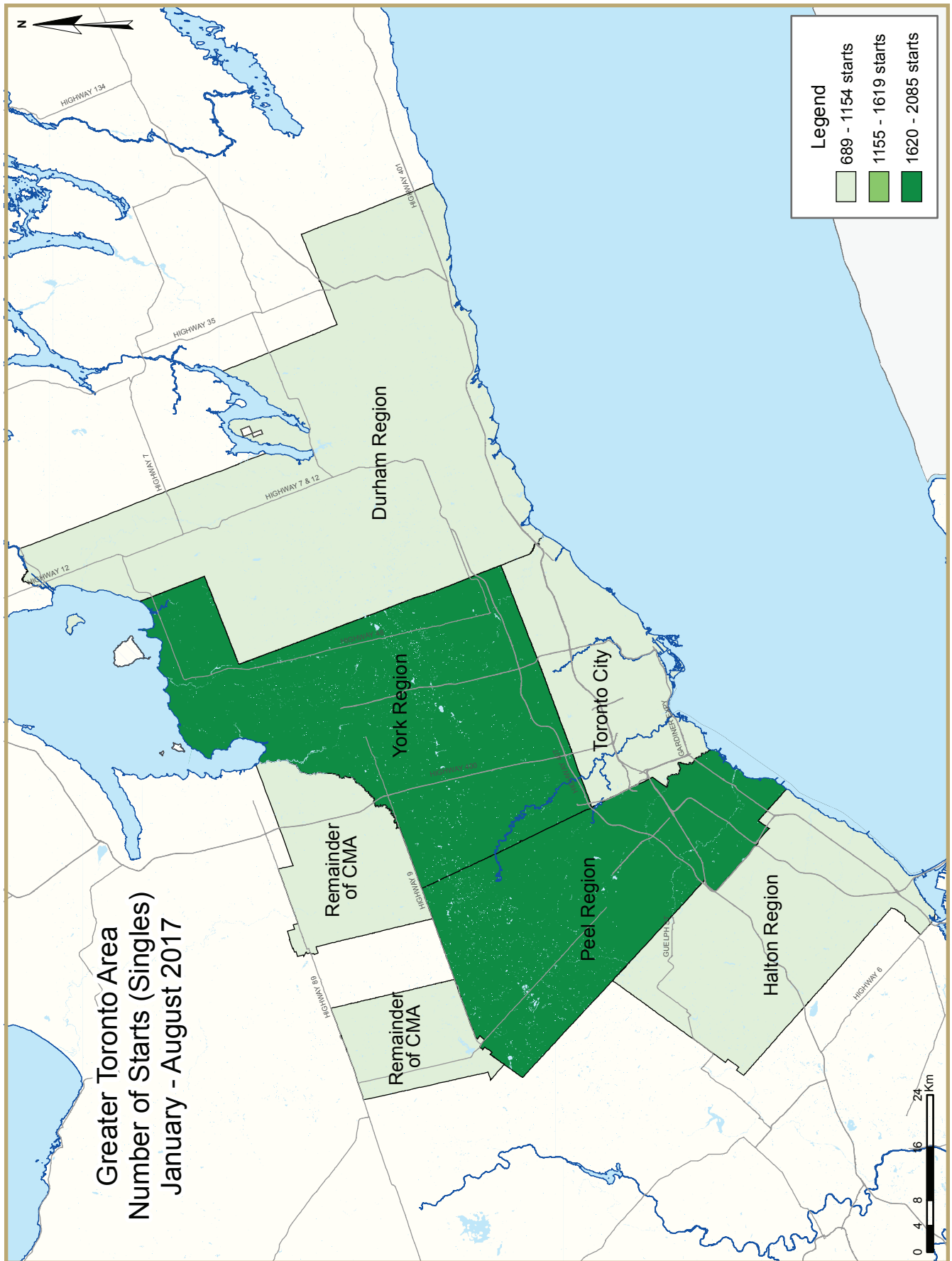
Subscribe today to stay in the know!
www.cmhc.ca/observer

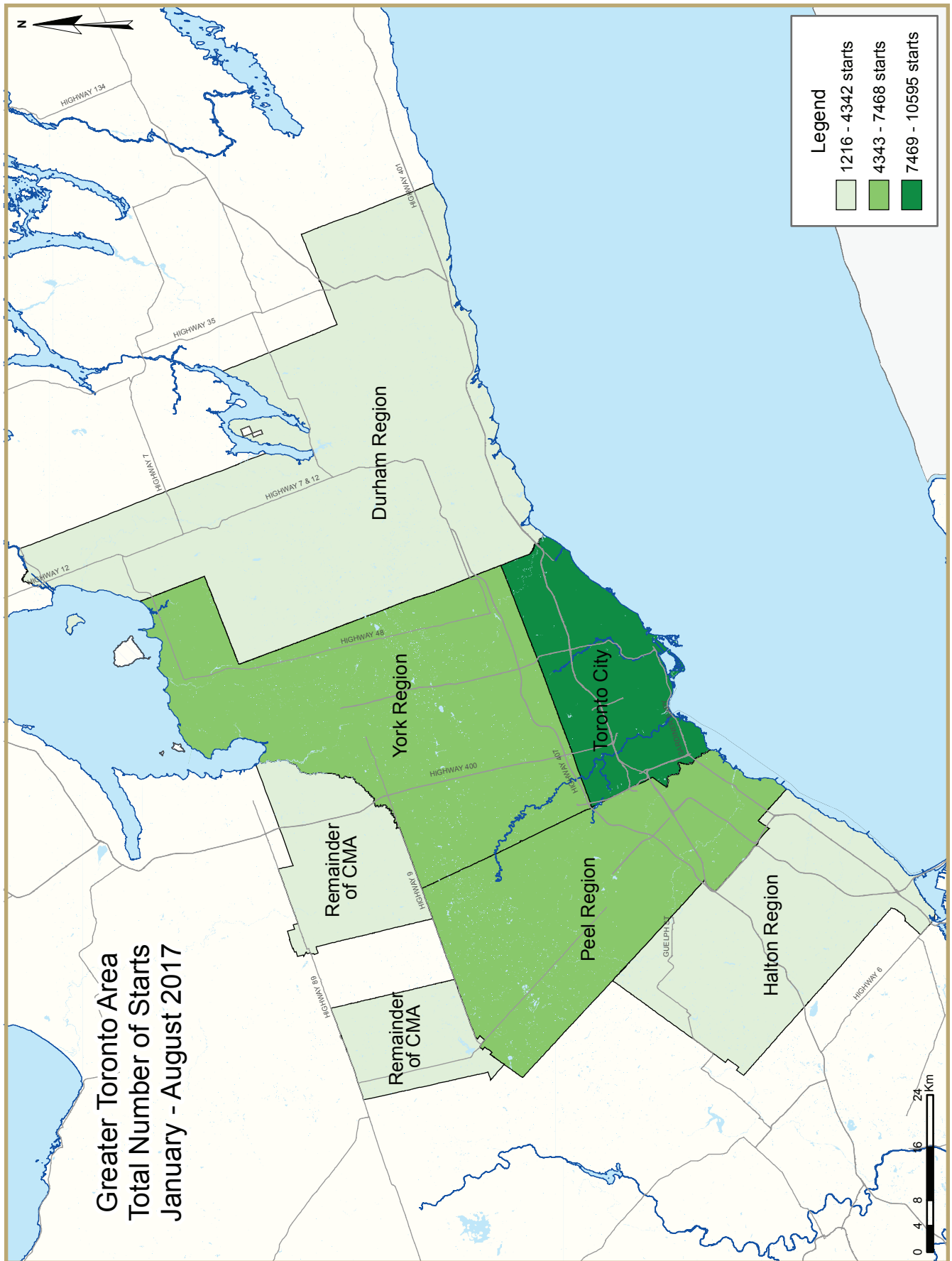


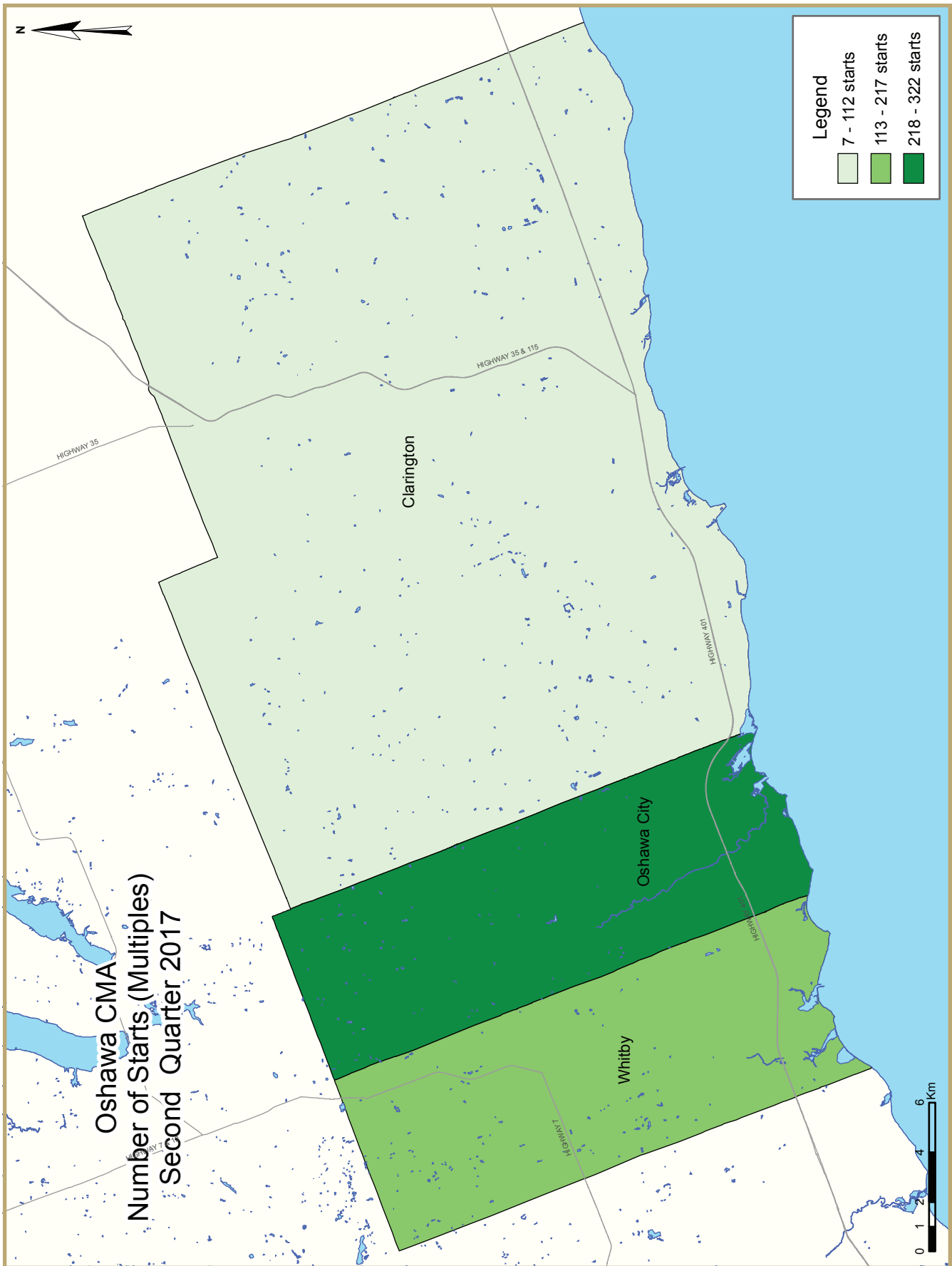


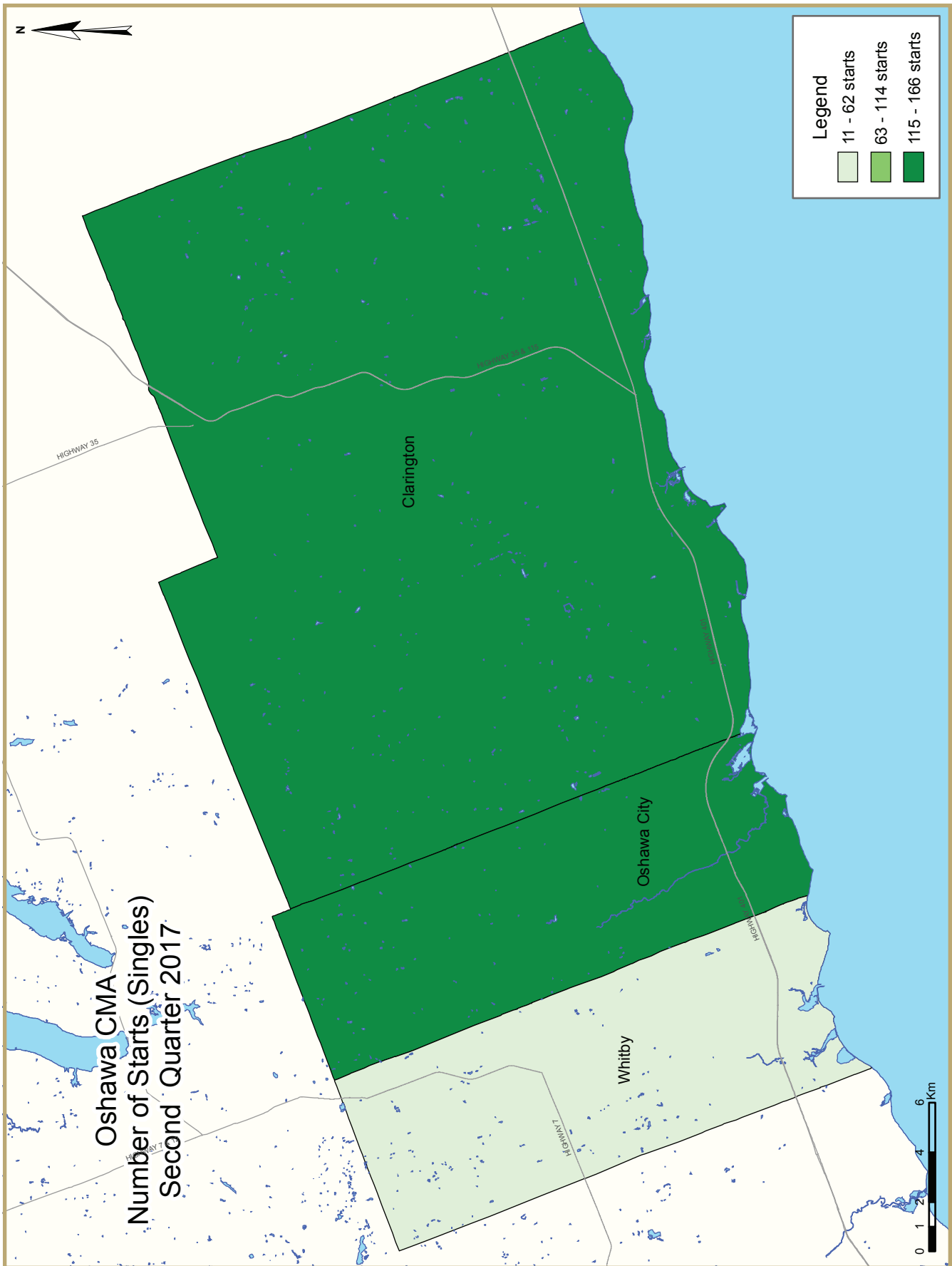


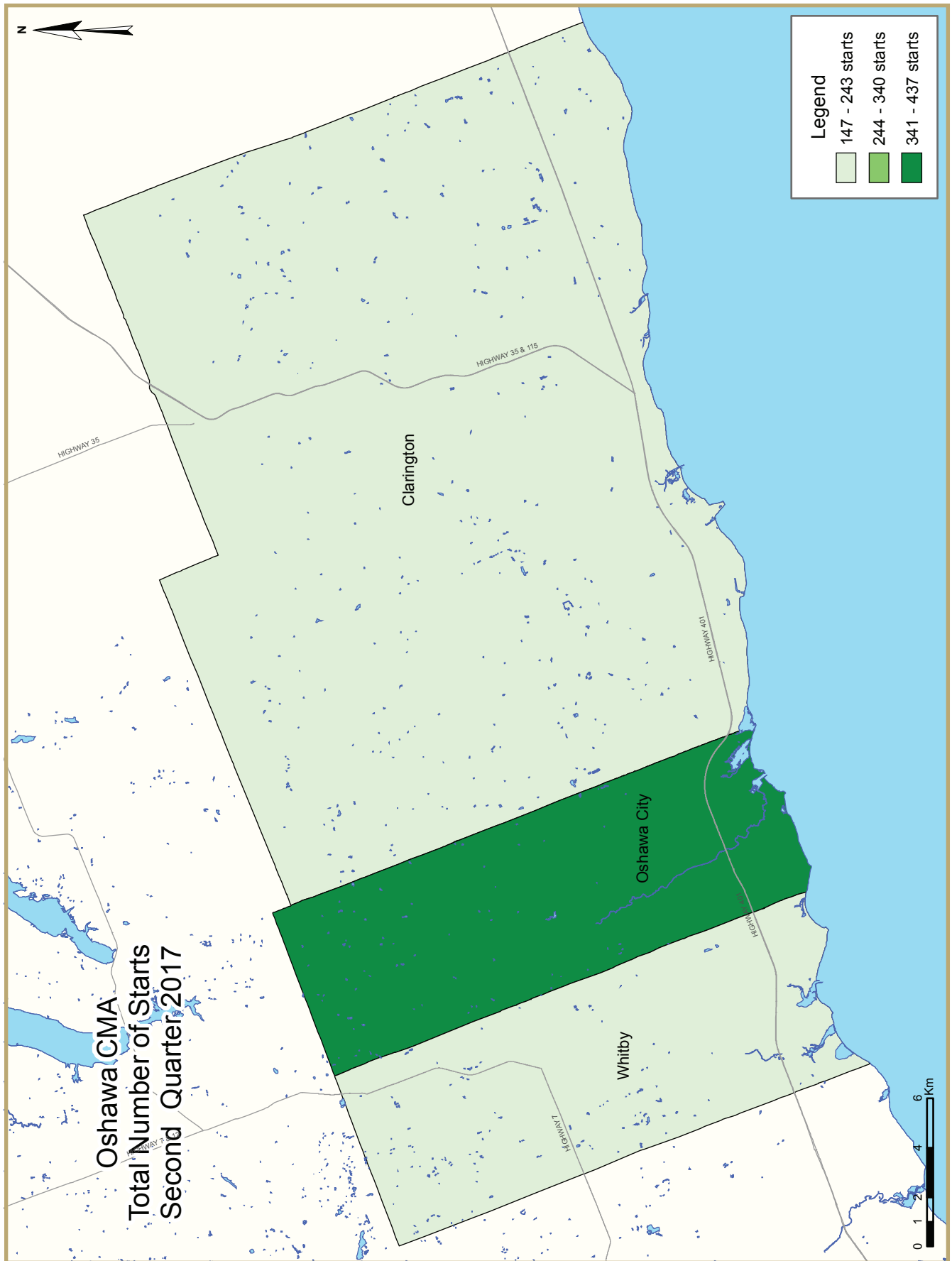


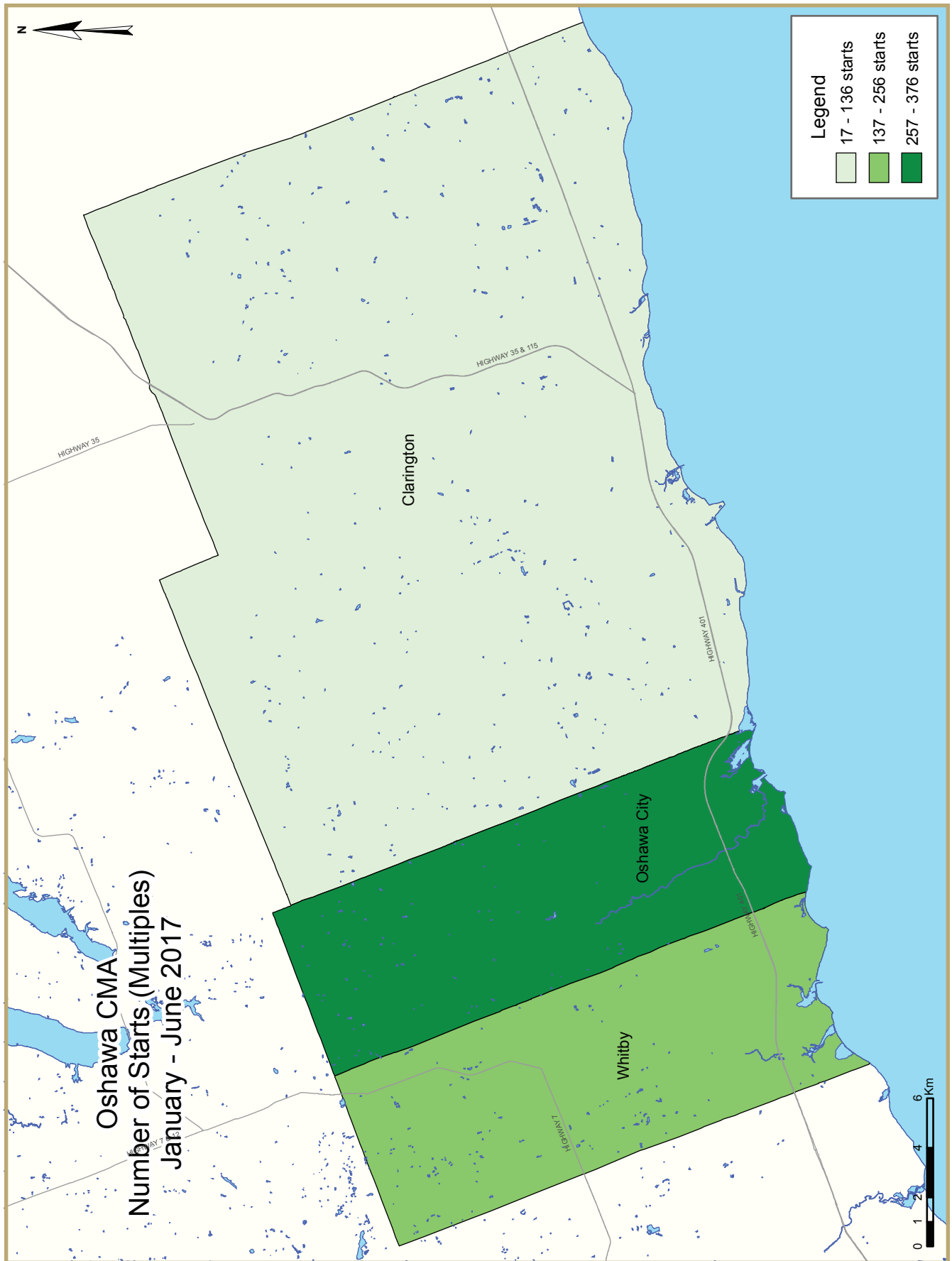


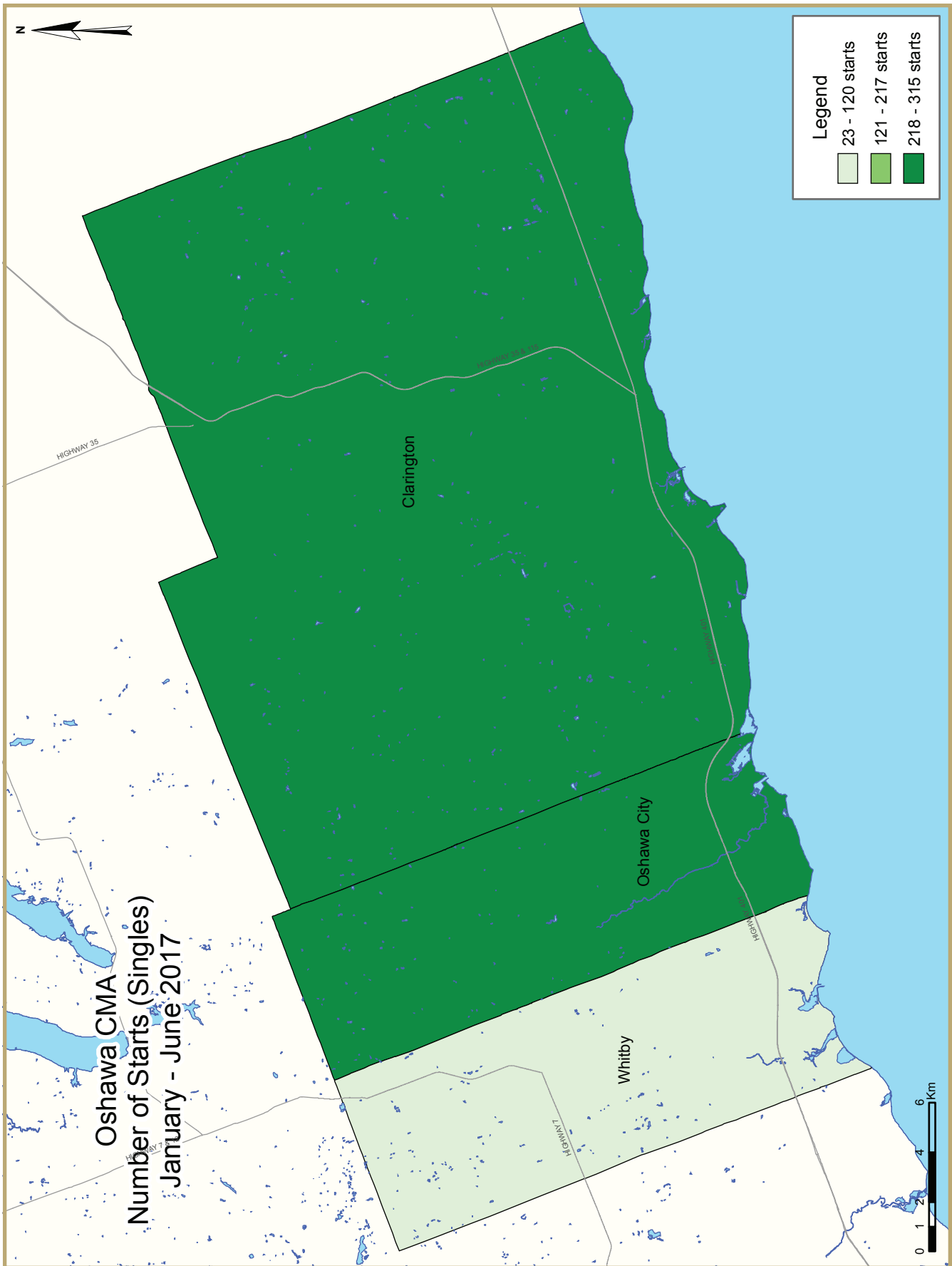


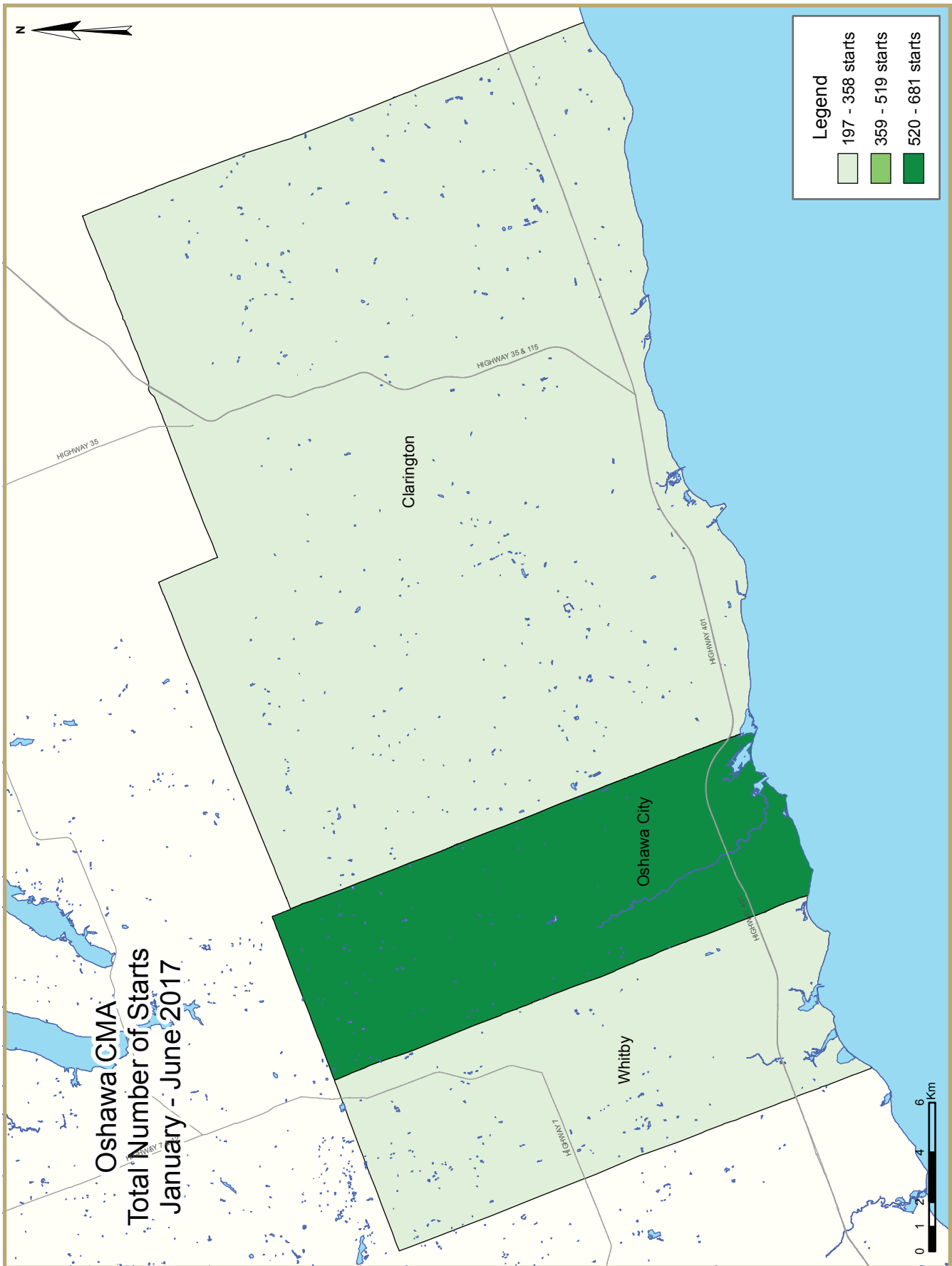












ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton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

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

- 1.2 Housing Activity Summary by Submarket
- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 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)		
August 2017		
Toronto CMA¹	July 2017	August 2017
Trend ²	38,415	41,558
SAAR	44,012	53,656
	August 2016	August 2017
Actual		
August - Single-Detached	1,183	887
August - Multiples	2,363	3,725
August - Total	3,546	4,612
January to August - Single-Detached	7,010	6,755
January to August - Multiples	19,516	20,425
January to August - Total	26,526	27,180

Table 1b: Housing Starts (SAAR and Trend)		
August 2017		
Oshawa CMA¹	July 2017	August 2017
Trend ²	2,400	2,506
SAAR	944	3,238
	August 2016	August 2017
Actual		
August - Single-Detached	52	86
August - Multiples	135	176
August - Total	187	262
January to August - Single-Detached	744	829
January to August - Multiples	1,051	752
January to August - Total	1,795	1,581

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

**Table 1.1a: Housing Activity Summary of Toronto CMA
August 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2017	887	68	629	0	39	2,566	13	410	4,612
August 2016	1,183	56	409	0	15	1,538	28	317	3,546
% Change	-25.0	21.4	53.8	n/a	160.0	66.8	-53.6	29.3	30.1
Year-to-date 2017	6,742	890	4,405	13	515	12,735	35	1,845	27,180
Year-to-date 2016	6,996	574	2,770	14	404	13,368	86	2,314	26,526
% Change	-3.6	55.1	59.0	-7.1	27.5	-4.7	-59.3	-20.3	2.5
UNDER CONSTRUCTION									
August 2017	10,365	1,252	6,667	17	757	44,721	58	6,605	70,442
August 2016	10,193	1,098	4,796	19	900	45,913	86	6,043	69,048
% Change	1.7	14.0	39.0	-10.5	-15.9	-2.6	-32.6	9.3	2.0
COMPLETIONS									
August 2017	968	60	395	4	118	1,958	0	19	3,522
August 2016	645	56	189	16	261	1,478	40	460	3,145
% Change	50.1	7.1	109.0	-75.0	-54.8	32.5	-100.0	-95.9	12.0
Year-to-date 2017	8,165	698	3,539	13	479	11,556	75	869	25,394
Year-to-date 2016	6,284	638	2,226	33	904	10,155	63	1,607	21,914
% Change	29.9	9.4	59.0	-60.6	-47.0	13.8	19.0	-45.9	15.9
COMPLETED & NOT ABSORBED									
August 2017	285	25	117	2	17	205	n/a	n/a	651
August 2016	235	21	56	1	21	921	n/a	n/a	1,255
% Change	21.3	19.0	108.9	100.0	-19.0	-77.7	n/a	n/a	-48.1
ABSORBED									
August 2017	953	60	380	2	118	1,959	n/a	n/a	3,472
August 2016	658	58	189	15	261	1,783	n/a	n/a	2,964
% Change	44.8	3.4	101.1	-86.7	-54.8	9.9	n/a	n/a	17.1
Year-to-date 2017	8,158	694	3,479	11	483	12,383	n/a	n/a	25,208
Year-to-date 2016	6,330	635	2,232	32	908	11,178	n/a	n/a	21,315
% Change	28.9	9.3	55.9	-65.6	-46.8	10.8	n/a	n/a	18.3

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2017	86	20	22	0	84	12	0	38	262
August 2016	52	2	10	0	50	73	0	0	187
% Change	65.4	**	120.0	n/a	68.0	-83.6	n/a	n/a	40.1
Year-to-date 2017	829	40	134	0	214	326	0	38	1,581
Year-to-date 2016	744	48	378	0	70	316	2	237	1,795
% Change	11.4	-16.7	-64.6	n/a	**	3.2	-100.0	-84.0	-11.9
UNDER CONSTRUCTION									
August 2017	928	44	231	0	455	793	0	651	3,102
August 2016	953	46	372	0	179	448	0	805	2,803
% Change	-2.6	-4.3	-37.9	n/a	154.2	77.0	n/a	-19.1	10.7
COMPLETIONS									
August 2017	53	2	17	0	0	0	0	152	224
August 2016	68	0	17	0	51	0	0	15	151
% Change	-22.1	n/a	0.0	n/a	-100.0	n/a	n/a	**	48.3
Year-to-date 2017	640	36	312	0	80	195	0	185	1,448
Year-to-date 2016	780	22	193	0	161	0	0	215	1,371
% Change	-17.9	63.6	61.7	n/a	-50.3	n/a	n/a	-14.0	5.6
COMPLETED & NOT ABSORBED									
August 2017	24	2	0	0	0	0	n/a	n/a	26
August 2016	27	2	0	0	1	0	n/a	n/a	30
% Change	-11.1	0.0	n/a	n/a	-100.0	n/a	n/a	n/a	-13.3
ABSORBED									
August 2017	53	2	17	0	0	0	n/a	n/a	72
August 2016	69	0	17	0	51	0	n/a	n/a	137
% Change	-23.2	n/a	0.0	n/a	-100.0	n/a	n/a	n/a	-47.4
Year-to-date 2017	642	36	312	0	81	195	n/a	n/a	1,266
Year-to-date 2016	781	20	193	0	160	0	n/a	n/a	1,154
% Change	-17.8	80.0	61.7	n/a	-49.4	n/a	n/a	n/a	9.7

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2017	933	80	602	0	123	2,732	13	448	4,931
August 2016	1,090	58	413	0	65	1,611	28	317	3,582
% Change	-14.4	37.9	45.8	n/a	89.2	69.6	-53.6	41.3	37.7
Year-to-date 2017	6,888	848	4,320	10	692	13,510	35	1,883	28,186
Year-to-date 2016	6,828	520	2,928	12	474	13,986	51	2,550	27,349
% Change	0.9	63.1	47.5	-16.7	46.0	-3.4	-31.4	-26.2	3.1
UNDER CONSTRUCTION									
August 2017	10,351	1,202	6,573	5	1,171	46,778	58	7,256	73,394
August 2016	10,189	1,012	4,845	16	1,092	47,046	49	6,845	71,094
% Change	1.6	18.8	35.7	-68.8	7.2	-0.6	18.4	6.0	3.2
COMPLETIONS									
August 2017	927	60	376	4	111	1,958	0	171	3,607
August 2016	652	56	155	16	312	1,478	40	630	3,339
% Change	42.2	7.1	142.6	-75.0	-64.4	32.5	-100.0	-72.9	8.0
Year-to-date 2017	7,990	666	3,596	10	565	11,973	38	1,051	25,889
Year-to-date 2016	6,491	632	2,312	17	1,056	10,129	63	1,976	22,680
% Change	23.1	5.4	55.5	-41.2	-46.5	18.2	-39.7	-46.8	14.1
COMPLETED & NOT ABSORBED									
August 2017	298	28	101	2	17	205	n/a	n/a	651
August 2016	258	24	40	1	22	920	n/a	n/a	1,265
% Change	15.5	16.7	152.5	100.0	-22.7	-77.7	n/a	n/a	-48.5
ABSORBED									
August 2017	901	60	361	2	111	1,959	n/a	n/a	3,394
August 2016	670	58	155	15	312	1,783	n/a	n/a	2,993
% Change	34.5	3.4	132.9	-86.7	-64.4	9.9	n/a	n/a	13.4
Year-to-date 2017	7,968	662	3,536	8	557	12,800	n/a	n/a	25,531
Year-to-date 2016	6,521	627	2,318	16	1,059	11,135	n/a	n/a	21,676
% Change	22.2	5.6	52.5	-50.0	-47.4	15.0	n/a	n/a	17.8

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

**Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	86	6	16	0	0	988	13	410	1,519
August 2016	146	22	85	0	0	1,030	28	317	1,628
York Region									
August 2017	307	22	334	0	0	1,442	0	0	2,105
August 2016	441	22	157	0	0	324	0	0	944
Peel Region									
August 2017	232	14	148	0	0	0	0	0	394
August 2016	314	4	88	0	0	0	0	0	406
Halton Region									
August 2017	198	18	75	0	39	154	0	0	484
August 2016	76	4	73	0	15	184	0	0	352
Durham Region									
August 2017	110	20	29	0	84	148	0	38	429
August 2016	113	6	10	0	50	73	0	0	252
Toronto CMA									
August 2017	887	68	629	0	39	2,566	13	410	4,612
August 2016	1,183	56	409	0	15	1,538	28	317	3,546
Oshawa CMA									
August 2017	86	20	22	0	84	12	0	38	262
August 2016	52	2	10	0	50	73	0	0	187
Greater Toronto Area									
August 2017	933	80	602	0	123	2,732	13	448	4,931
August 2016	1,090	58	413	0	65	1,611	28	317	3,582

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

**Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	1,572	142	1,251	0	359	31,628	53	5,823	40,828
August 2016	1,771	128	571	0	458	34,124	26	5,393	42,471
York Region									
August 2017	3,719	226	2,723	5	0	8,078	0	226	14,977
August 2016	3,272	156	1,581	2	140	6,679	0	231	12,061
Peel Region									
August 2017	2,470	478	1,175	0	135	3,374	5	0	7,637
August 2016	2,948	590	1,363	9	196	2,785	23	416	8,330
Halton Region									
August 2017	1,170	268	1,008	0	172	2,459	0	284	5,361
August 2016	816	58	805	4	34	2,841	0	0	4,558
Durham Region									
August 2017	1,420	88	416	0	505	1,239	0	923	4,591
August 2016	1,382	80	525	1	264	617	0	805	3,674
Toronto CMA									
August 2017	10,365	1,252	6,667	17	757	44,721	58	6,605	70,442
August 2016	10,193	1,098	4,796	19	900	45,913	86	6,043	69,048
Oshawa CMA									
August 2017	928	44	231	0	455	793	0	651	3,102
August 2016	953	46	372	0	179	448	0	805	2,803
Greater Toronto Area									
August 2017	10,351	1,202	6,573	5	1,171	46,778	58	7,256	73,394
August 2016	10,189	1,012	4,845	16	1,092	47,046	49	6,845	71,094

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

**Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	115	32	152	0	68	1,601	0	13	1,981
August 2016	119	10	0	1	0	1,448	40	0	1,618
York Region									
August 2017	436	18	82	0	14	0	0	6	556
August 2016	247	30	25	0	10	0	0	460	772
Peel Region									
August 2017	197	2	7	0	0	113	0	0	319
August 2016	137	12	60	15	198	0	0	0	422
Halton Region									
August 2017	78	6	115	0	0	244	0	0	443
August 2016	61	4	48	0	53	30	0	155	351
Durham Region									
August 2017	101	2	20	4	29	0	0	152	308
August 2016	88	0	22	0	51	0	0	15	176
Toronto CMA									
August 2017	968	60	395	4	118	1,958	0	19	3,522
August 2016	645	56	189	16	261	1,478	40	460	3,145
Oshawa CMA									
August 2017	53	2	17	0	0	0	0	152	224
August 2016	68	0	17	0	51	0	0	15	151
Greater Toronto Area									
August 2017	927	60	376	4	111	1,958	0	171	3,607
August 2016	652	56	155	16	312	1,478	40	630	3,339

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

**Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	215	15	28	0	17	191	n/a	n/a	466
August 2016	179	13	18	1	21	817	n/a	n/a	1,049
York Region									
August 2017	35	8	0	0	0	6	n/a	n/a	49
August 2016	33	8	0	0	0	50	n/a	n/a	91
Peel Region									
August 2017	2	2	17	0	0	0	n/a	n/a	21
August 2016	1	0	22	0	0	0	n/a	n/a	23
Halton Region									
August 2017	17	1	56	0	0	8	n/a	n/a	82
August 2016	16	1	0	0	0	53	n/a	n/a	70
Durham Region									
August 2017	29	2	0	2	0	0	n/a	n/a	33
August 2016	29	2	0	0	1	0	n/a	n/a	32
Toronto CMA									
August 2017	285	25	117	2	17	205	n/a	n/a	651
August 2016	235	21	56	1	21	921	n/a	n/a	1,255
Oshawa CMA									
August 2017	24	2	0	0	0	0	n/a	n/a	26
August 2016	27	2	0	0	1	0	n/a	n/a	30
Greater Toronto Area									
August 2017	298	28	101	2	17	205	n/a	n/a	651
August 2016	258	24	40	1	22	920	n/a	n/a	1,265

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

**Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	95	32	152	0	68	1,601	n/a	n/a	1,948
August 2016	125	10	0	0	0	1,693	n/a	n/a	1,828
York Region									
August 2017	430	18	82	0	14	0	n/a	n/a	544
August 2016	249	32	25	0	10	60	n/a	n/a	376
Peel Region									
August 2017	198	2	12	0	0	113	n/a	n/a	325
August 2016	137	12	60	15	198	0	n/a	n/a	422
Halton Region									
August 2017	81	6	95	0	0	245	n/a	n/a	427
August 2016	70	4	48	0	53	30	n/a	n/a	205
Durham Region									
August 2017	97	2	20	2	29	0	n/a	n/a	150
August 2016	89	0	22	0	51	0	n/a	n/a	162
Toronto CMA									
August 2017	953	60	380	2	118	1,959	n/a	n/a	3,472
August 2016	658	58	189	15	261	1,783	n/a	n/a	2,964
Oshawa CMA									
August 2017	53	2	17	0	0	0	n/a	n/a	72
August 2016	69	0	17	0	51	0	n/a	n/a	137
Greater Toronto Area									
August 2017	901	60	361	2	111	1,959	n/a	n/a	3,394
August 2016	670	58	155	15	312	1,783	n/a	n/a	2,993

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Toronto City	86	146	6	22	27	113	1,400	1,347	1,519	1,628	-6.7
Toronto	12	16	0	6	13	57	998	955	1,023	1,034	-1.1
East York	2	9	0	4	0	0	0	0	2	13	-84.6
Etobicoke	14	37	2	0	6	0	0	282	22	319	-93.1
North York	38	64	0	12	8	56	400	60	446	192	132.3
Scarborough	16	19	0	0	0	0	0	50	16	69	-76.8
York	4	1	4	0	0	0	2	0	10	1	**
York Region	307	441	22	22	334	157	1,442	324	2,105	944	123.0
Aurora	23	64	0	18	0	26	0	0	23	108	-78.7
East Gwillimbury	120	34	20	0	0	12	0	0	140	46	**
Georgina Township	10	18	0	0	0	16	0	0	10	34	-70.6
King Township	18	41	2	0	0	0	0	0	20	41	-51.2
Markham	23	26	0	0	25	26	478	266	526	318	65.4
Newmarket	62	10	0	0	46	19	0	0	108	29	**
Richmond Hill	19	59	0	2	0	26	0	0	19	87	-78.2
Vaughan	27	186	0	2	258	32	964	58	1,249	278	**
Whitchurch-Stouffville	5	3	0	0	5	0	0	0	10	3	**
Peel Region	232	314	14	4	148	88	0	0	394	406	-3.0
Brampton	170	268	12	2	148	88	0	0	330	358	-7.8
Caledon	41	32	0	2	0	0	0	0	41	34	20.6
Mississauga	21	14	2	0	0	0	0	0	23	14	64.3
Halton Region	198	76	18	4	114	88	154	184	484	352	37.5
Burlington	0	2	0	0	0	0	154	0	154	2	**
Halton Hills	47	12	0	0	0	20	0	0	47	32	46.9
Milton	12	13	8	0	39	0	0	0	59	13	**
Oakville	139	49	10	4	75	68	0	184	224	305	-26.6
Durham Region	110	113	20	6	113	60	186	73	429	252	70.2
Ajax	0	24	0	0	0	0	0	0	0	24	-100.0
Brock	5	1	0	0	0	0	0	0	5	1	**
Clarington	17	14	2	0	0	60	12	10	31	84	-63.1
Oshawa	53	7	18	0	56	0	0	0	127	7	**
Pickering	7	31	0	4	7	0	136	0	150	35	**
Scugog	3	2	0	0	0	0	0	0	3	2	50.0
Uxbridge	9	3	0	0	0	0	0	0	9	3	200.0
Whitby	16	31	0	2	50	0	38	63	104	96	8.3
Remainder of Toronto CMA	48	150	8	0	49	6	0	0	105	156	-32.7
Bradford West Gwillimbury	1	63	0	0	0	0	0	0	1	63	-98.4
Town of Mono	8	18	0	0	0	0	0	0	8	18	-55.6
New Tecumseth	39	69	8	0	0	0	0	0	47	69	-31.9
Orangeville	0	0	0	0	49	6	0	0	49	6	**
Toronto CMA	887	1,183	68	56	679	452	2,978	1,855	4,612	3,546	30.1
Oshawa CMA	86	52	20	2	106	60	50	73	262	187	40.1
Greater Toronto Area (GTA)	933	1,090	80	58	736	506	3,182	1,928	4,931	3,582	37.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	689	874	44	34	594	385	9,268	13,307	10,595	14,600	-27.4
Toronto	90	113	4	6	46	98	7,878	7,984	8,018	8,201	-2.2
East York	36	55	2	8	0	0	2	0	40	63	-36.5
Etobicoke	104	230	6	4	233	68	250	2,071	593	2,373	-75.0
North York	318	335	0	12	129	65	611	1,529	1,058	1,941	-45.5
Scarborough	107	112	26	0	62	154	95	1,683	290	1,949	-85.1
York	34	29	6	4	124	0	432	40	596	73	**
York Region	2,085	2,323	150	140	1,497	937	2,951	1,988	6,683	5,388	24.0
Aurora	250	420	0	80	15	225	163	0	428	725	-41.0
East Gwillimbury	733	128	68	0	266	12	0	0	1,067	140	**
Georgina Township	86	252	2	0	24	28	0	0	112	280	-60.0
King Township	205	198	16	0	0	10	1	0	222	208	6.7
Markham	94	261	22	26	369	171	796	1,501	1,281	1,959	-34.6
Newmarket	132	260	0	2	46	41	0	231	178	534	-66.7
Richmond Hill	158	250	38	14	3	87	189	0	388	351	10.5
Vaughan	342	468	4	18	735	338	1,802	102	2,883	926	**
Whitchurch-Stouffville	85	86	0	0	39	25	0	154	124	265	-53.2
Peel Region	2,019	1,920	360	234	1,163	784	1,321	310	4,863	3,248	49.7
Brampton	1,700	1,664	294	178	913	634	354	50	3,261	2,526	29.1
Caledon	219	165	10	26	250	16	0	0	479	207	131.4
Mississauga	100	91	56	30	0	134	967	260	1,123	515	118.1
Halton Region	905	663	220	48	903	516	1,107	651	3,135	1,878	66.9
Burlington	53	28	2	0	0	0	449	302	504	330	52.7
Halton Hills	82	57	0	2	0	71	0	0	82	130	-36.9
Milton	225	126	122	0	438	39	153	135	938	300	**
Oakville	545	452	96	46	465	406	505	214	1,611	1,118	44.1
Durham Region	1,200	1,060	74	74	554	548	1,082	553	2,910	2,235	30.2
Ajax	42	152	34	10	68	51	272	0	416	213	95.3
Brock	127	8	0	0	0	0	0	0	127	8	**
Clarington	366	324	8	2	5	168	18	333	397	827	-52.0
Oshawa	414	266	32	30	110	195	308	94	864	585	47.7
Pickering	144	114	0	4	138	40	446	0	728	158	**
Scugog	10	7	0	0	0	0	0	0	10	7	42.9
Uxbridge	48	35	0	10	0	9	0	0	48	54	-11.1
Whitby	49	154	0	18	233	85	38	126	320	383	-16.4
Remainder of Toronto CMA	876	957	88	102	252	257	0	1	1,216	1,317	-7.7
Bradford West Gwillimbury	365	395	0	62	22	80	0	0	387	537	-27.9
Town of Mono	44	66	0	0	0	0	0	1	44	67	-34.3
New Tecumseth	381	485	88	40	63	113	0	0	532	638	-16.6
Orangeville	86	11	0	0	167	64	0	0	253	75	**
Toronto CMA	6,755	7,010	894	582	4,615	2,979	14,916	15,955	27,180	26,526	2.5
Oshawa CMA	829	744	40	50	348	448	364	553	1,581	1,795	-11.9
Greater Toronto Area (GTA)	6,898	6,840	848	530	4,711	3,170	15,729	16,809	28,186	27,349	3.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Toronto City	14	85	13	28	990	1,030	410	317
Toronto	0	29	13	28	988	688	10	267
East York	0	0	0	0	0	0	0	0
Etobicoke	6	0	0	0	0	282	0	0
North York	8	56	0	0	0	60	400	0
Scarborough	0	0	0	0	0	0	0	50
York	0	0	0	0	2	0	0	0
York Region	334	157	0	0	1,442	324	0	0
Aurora	0	26	0	0	0	0	0	0
East Gwillimbury	0	12	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	25	26	0	0	478	266	0	0
Newmarket	46	19	0	0	0	0	0	0
Richmond Hill	0	26	0	0	0	0	0	0
Vaughan	258	32	0	0	964	58	0	0
Whitchurch-Stouffville	5	0	0	0	0	0	0	0
Peel Region	148	88	0	0	0	0	0	0
Brampton	148	88	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	114	88	0	0	154	184	0	0
Burlington	0	0	0	0	154	0	0	0
Halton Hills	0	20	0	0	0	0	0	0
Milton	39	0	0	0	0	0	0	0
Oakville	75	68	0	0	0	184	0	0
Durham Region	113	60	0	0	148	73	38	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	60	0	0	12	10	0	0
Oshawa	56	0	0	0	0	0	0	0
Pickering	7	0	0	0	136	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	50	0	0	0	0	63	38	0
Remainder of Toronto CMA	49	6	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	49	6	0	0	0	0	0	0
Toronto CMA	666	424	13	28	2,568	1,538	410	317
Oshawa CMA	106	60	0	0	12	73	38	0
Greater Toronto Area (GTA)	723	478	13	28	2,734	1,611	448	317

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	559	336	35	49	7,980	11,531	1,288	1,776
Toronto	11	58	35	40	7,371	6,404	507	1,580
East York	0	0	0	0	0	0	2	0
Etobicoke	233	68	0	0	250	2,071	0	0
North York	129	56	0	9	211	1,529	400	0
Scarborough	62	154	0	0	95	1,487	0	196
York	124	0	0	0	53	40	379	0
York Region	1,497	937	0	0	2,950	1,451	1	537
Aurora	15	225	0	0	163	0	0	0
East Gwillimbury	266	12	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	369	171	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	735	338	0	0	1,802	102	0	0
Whitchurch-Stouffville	39	25	0	0	0	154	0	0
Peel Region	1,163	784	0	0	1,321	310	0	0
Brampton	913	634	0	0	354	50	0	0
Caledon	250	16	0	0	0	0	0	0
Mississauga	0	134	0	0	967	260	0	0
Halton Region	903	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	438	39	0	0	153	135	0	0
Oakville	465	406	0	0	221	214	284	0
Durham Region	554	548	0	0	772	316	310	237
Ajax	68	51	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	5	168	0	0	18	190	0	143
Oshawa	110	195	0	0	308	0	0	94
Pickering	138	40	0	0	446	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	9	0	0	0	0	0	0
Whitby	233	85	0	0	0	126	38	0
Remainder of Toronto CMA	252	220	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	167	27	0	37	0	0	0	0
Toronto CMA	4,580	2,893	35	86	13,071	13,641	1,845	2,314
Oshawa CMA	348	448	0	0	326	316	38	237
Greater Toronto Area (GTA)	4,676	3,121	35	49	13,846	14,259	1,883	2,550

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Toronto City	108	253	988	1,030	423	345	1,519	1,628
Toronto	12	51	988	688	23	295	1,023	1,034
East York	2	13	0	0	0	0	2	13
Etobicoke	22	37	0	282	0	0	22	319
North York	46	132	0	60	400	0	446	192
Scarborough	16	19	0	0	0	50	16	69
York	10	1	0	0	0	0	10	1
York Region	663	620	1,442	324	0	0	2,105	944
Aurora	23	108	0	0	0	0	23	108
East Gwillimbury	140	46	0	0	0	0	140	46
Georgina Township	10	34	0	0	0	0	10	34
King Township	20	41	0	0	0	0	20	41
Markham	48	52	478	266	0	0	526	318
Newmarket	108	29	0	0	0	0	108	29
Richmond Hill	19	87	0	0	0	0	19	87
Vaughan	285	220	964	58	0	0	1,249	278
Whitchurch-Stouffville	10	3	0	0	0	0	10	3
Peel Region	394	406	0	0	0	0	394	406
Brampton	330	358	0	0	0	0	330	358
Caledon	41	34	0	0	0	0	41	34
Mississauga	23	14	0	0	0	0	23	14
Halton Region	291	153	193	199	0	0	484	352
Burlington	0	2	154	0	0	0	154	2
Halton Hills	47	32	0	0	0	0	47	32
Milton	59	13	0	0	0	0	59	13
Oakville	185	106	39	199	0	0	224	305
Durham Region	159	129	232	123	38	0	429	252
Ajax	0	24	0	0	0	0	0	24
Brock	5	1	0	0	0	0	5	1
Clarington	19	24	12	60	0	0	31	84
Oshawa	93	7	34	0	0	0	127	7
Pickering	14	35	136	0	0	0	150	35
Scugog	3	2	0	0	0	0	3	2
Uxbridge	9	3	0	0	0	0	9	3
Whitby	16	33	50	63	38	0	104	96
Remainder of Toronto CMA	105	156	0	0	0	0	105	156
Bradford West Gwillimbury	1	63	0	0	0	0	1	63
Town of Mono	8	18	0	0	0	0	8	18
New Tecumseth	47	69	0	0	0	0	47	69
Orangeville	49	6	0	0	0	0	49	6
Toronto CMA	1,584	1,648	2,605	1,553	423	345	4,612	3,546
Oshawa CMA	128	64	96	123	38	0	262	187
Greater Toronto Area (GTA)	1,615	1,561	2,855	1,676	461	345	4,931	3,582

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	1,466	1,049	7,806	11,726	1,323	1,825	10,595	14,600
Toronto	394	167	7,082	6,414	542	1,620	8,018	8,201
East York	38	63	0	0	2	0	40	63
Etobicoke	343	250	250	2,123	0	0	593	2,373
North York	447	403	211	1,529	400	9	1,058	1,941
Scarborough	202	133	88	1,620	0	196	290	1,949
York	42	33	175	40	379	0	596	73
York Region	3,759	3,479	2,923	1,372	1	537	6,683	5,388
Aurora	263	723	165	2	0	0	428	725
East Gwillimbury	1,067	140	0	0	0	0	1,067	140
Georgina Township	111	280	1	0	0	0	112	280
King Township	221	202	0	6	1	0	222	208
Markham	515	665	766	988	0	306	1,281	1,959
Newmarket	178	303	0	0	0	231	178	534
Richmond Hill	199	323	189	28	0	0	388	351
Vaughan	1,081	732	1,802	194	0	0	2,883	926
Whitchurch-Stouffville	124	111	0	154	0	0	124	265
Peel Region	3,427	2,973	1,436	275	0	0	4,863	3,248
Brampton	2,792	2,517	469	9	0	0	3,261	2,526
Caledon	479	207	0	0	0	0	479	207
Mississauga	156	249	967	266	0	0	1,123	515
Halton Region	1,843	1,212	1,008	666	284	0	3,135	1,878
Burlington	55	28	449	302	0	0	504	330
Halton Hills	82	130	0	0	0	0	82	130
Milton	785	165	153	135	0	0	938	300
Oakville	921	889	406	229	284	0	1,611	1,118
Durham Region	1,561	1,563	1,039	433	310	239	2,910	2,235
Ajax	96	197	48	16	272	0	416	213
Brock	127	8	0	0	0	0	127	8
Clarington	379	424	18	260	0	143	397	827
Oshawa	522	489	342	0	0	96	864	585
Pickering	277	128	451	30	0	0	728	158
Scugog	10	7	0	0	0	0	10	7
Uxbridge	48	53	0	1	0	0	48	54
Whitby	102	257	180	126	38	0	320	383
Remainder of Toronto CMA	1,176	1,277	40	2	0	38	1,216	1,317
Bradford West Gwillimbury	387	537	0	0	0	0	387	537
Town of Mono	44	66	0	0	0	1	44	67
New Tecumseth	515	636	17	2	0	0	532	638
Orangeville	230	38	23	0	0	37	253	75
Toronto CMA	12,037	10,340	13,263	13,786	1,880	2,400	27,180	26,526
Oshawa CMA	1,003	1,170	540	386	38	239	1,581	1,795
Greater Toronto Area (GTA)	12,056	10,276	14,212	14,472	1,918	2,601	28,186	27,349

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Toronto City	115	120	32	10	220	40	1,614	1,448	1,981	1,618	22.4
Toronto	1	14	0	0	4	40	1,318	1,095	1,323	1,149	15.1
East York	5	3	2	6	0	0	0	0	7	9	-22.2
Etobicoke	29	22	0	2	68	0	170	0	267	24	**
North York	48	62	30	0	148	0	0	257	226	319	-29.2
Scarborough	24	13	0	0	0	0	105	96	129	109	18.3
York	8	6	0	2	0	0	21	0	29	8	**
York Region	436	247	18	30	96	35	6	460	556	772	-28.0
Aurora	38	26	0	0	0	4	0	0	38	30	26.7
East Gwillimbury	100	3	6	0	8	0	0	0	114	3	**
Georgina Township	11	22	0	0	0	0	0	0	11	22	-50.0
King Township	27	22	0	0	0	0	0	0	27	22	22.7
Markham	69	0	4	0	43	0	0	460	116	460	-74.8
Newmarket	28	34	0	30	0	0	6	0	34	64	-46.9
Richmond Hill	43	26	8	0	26	7	0	0	77	33	133.3
Vaughan	103	113	0	0	14	14	0	0	117	127	-7.9
Whitchurch-Stouffville	17	1	0	0	5	10	0	0	22	11	100.0
Peel Region	197	152	2	12	4	258	116	0	319	422	-24.4
Brampton	167	102	0	0	0	230	113	0	280	332	-15.7
Caledon	24	38	0	6	0	0	0	0	24	44	-45.5
Mississauga	6	12	2	6	4	28	3	0	15	46	-67.4
Halton Region	78	61	6	4	115	101	244	185	443	351	26.2
Burlington	12	2	0	4	0	0	0	155	12	161	-92.5
Halton Hills	9	11	0	0	12	0	0	0	21	11	90.9
Milton	22	23	0	0	35	17	0	6	57	46	23.9
Oakville	35	25	6	0	68	84	244	24	353	133	165.4
Durham Region	105	88	2	0	49	73	152	15	308	176	75.0
Ajax	29	3	0	0	29	5	0	0	58	8	**
Brock	4	1	0	0	0	0	0	0	4	1	**
Clarington	17	32	0	0	6	37	0	0	23	69	-66.7
Oshawa	32	31	0	0	11	17	152	15	195	63	**
Pickering	17	15	0	0	0	0	0	0	17	15	13.3
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	1	0	0	0	3	0	0	0	4	0	n/a
Whitby	4	5	2	0	0	14	0	0	6	19	-68.4
Remainder of Toronto CMA	111	65	2	4	43	51	0	0	156	120	30.0
Bradford West Gwillimbury	22	28	2	2	18	38	0	0	42	68	-38.2
Town of Mono	25	5	0	0	0	0	0	0	25	5	**
New Tecumseth	56	32	0	2	0	13	0	0	56	47	19.1
Orangeville	8	0	0	0	25	0	0	0	33	0	n/a
Toronto CMA	972	661	60	56	510	490	1,980	1,938	3,522	3,145	12.0
Oshawa CMA	53	68	2	0	17	68	152	15	224	151	48.3
Greater Toronto Area (GTA)	931	668	60	56	484	507	2,132	2,108	3,607	3,339	8.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 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	787	729	56	90	400	220	9,495	8,635	10,738	9,674	11.0
Toronto	104	103	6	8	102	46	6,496	5,055	6,708	5,212	28.7
East York	53	44	4	8	0	0	316	0	373	52	**
Etobicoke	216	162	4	8	134	4	1,335	1,093	1,689	1,267	33.3
North York	294	315	30	54	164	57	1,003	1,971	1,491	2,397	-37.8
Scarborough	82	78	6	4	0	113	121	516	209	711	-70.6
York	38	27	6	8	0	0	224	0	268	35	**
York Region	2,476	1,849	122	120	1,155	1,047	421	1,595	4,174	4,611	-9.5
Aurora	424	319	68	4	349	181	95	112	936	616	51.9
East Gwillimbury	255	156	6	0	36	0	0	0	297	156	90.4
Georgina Township	216	186	0	2	42	14	0	0	258	202	27.7
King Township	251	154	2	0	18	27	0	0	271	181	49.7
Markham	176	134	8	22	248	86	0	717	432	959	-55.0
Newmarket	184	157	6	54	31	13	6	16	227	240	-5.4
Richmond Hill	265	132	22	0	129	248	99	652	515	1,032	-50.1
Vaughan	558	584	10	38	265	248	221	58	1,054	928	13.6
Whitchurch-Stouffville	147	27	0	0	37	230	0	40	184	297	-38.0
Peel Region	2,952	1,975	398	386	1,355	1,248	1,534	803	6,239	4,412	41.4
Brampton	2,605	1,515	338	264	1,073	1,042	564	617	4,580	3,438	33.2
Caledon	255	347	24	68	142	62	0	0	421	477	-11.7
Mississauga	92	113	36	54	140	144	970	186	1,238	497	149.1
Halton Region	816	898	44	14	627	498	1,087	857	2,574	2,267	13.5
Burlington	52	33	0	4	13	10	222	177	287	224	28.1
Halton Hills	55	186	0	0	69	65	0	0	124	251	-50.6
Milton	363	386	0	8	108	131	186	97	657	622	5.6
Oakville	346	293	44	2	437	292	679	583	1,506	1,170	28.7
Durham Region	969	1,057	54	32	592	412	549	215	2,164	1,716	26.1
Ajax	176	97	6	0	90	38	0	0	272	135	101.5
Brock	9	7	0	0	0	0	0	0	9	7	28.6
Clarington	279	286	0	4	108	122	63	0	450	412	9.2
Oshawa	234	381	20	18	171	96	181	215	606	710	-14.6
Pickering	98	114	4	8	63	20	169	0	334	142	135.2
Scugog	8	20	0	0	0	0	0	0	8	20	-60.0
Uxbridge	38	39	8	2	47	0	0	0	93	41	126.8
Whitby	127	113	16	0	113	136	136	0	392	249	57.4
Remainder of Toronto CMA	887	649	68	40	299	118	3	49	1,257	856	46.8
Bradford West Gwillimbury	338	245	42	4	72	38	0	0	452	287	57.5
Town of Mono	108	109	0	0	0	0	0	1	108	110	-1.8
New Tecumseth	431	276	26	36	122	33	0	48	579	393	47.3
Orangeville	10	19	0	0	105	47	3	0	118	66	78.8
Toronto CMA	8,178	6,317	706	656	4,023	3,179	12,487	11,762	25,394	21,914	15.9
Oshawa CMA	640	780	36	22	392	354	380	215	1,448	1,371	5.6
Greater Toronto Area (GTA)	8,000	6,508	674	642	4,129	3,425	13,086	12,105	25,889	22,680	14.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Toronto City	220	0	0	40	1,601	1,448	13	0
Toronto	4	0	0	40	1,305	1,095	13	0
East York	0	0	0	0	0	0	0	0
Etobicoke	68	0	0	0	170	0	0	0
North York	148	0	0	0	0	257	0	0
Scarborough	0	0	0	0	105	96	0	0
York	0	0	0	0	21	0	0	0
York Region	96	35	0	0	0	0	6	460
Aurora	0	4	0	0	0	0	0	0
East Gwillimbury	8	0	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	43	0	0	0	0	0	0	460
Newmarket	0	0	0	0	0	0	6	0
Richmond Hill	26	7	0	0	0	0	0	0
Vaughan	14	14	0	0	0	0	0	0
Whitchurch-Stouffville	5	10	0	0	0	0	0	0
Peel Region	4	258	0	0	116	0	0	0
Brampton	0	230	0	0	113	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	4	28	0	0	3	0	0	0
Halton Region	115	101	0	0	244	30	0	155
Burlington	0	0	0	0	0	0	0	155
Halton Hills	12	0	0	0	0	0	0	0
Milton	35	17	0	0	0	6	0	0
Oakville	68	84	0	0	244	24	0	0
Durham Region	49	73	0	0	0	0	152	15
Ajax	29	5	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	37	0	0	0	0	0	0
Oshawa	11	17	0	0	0	0	152	15
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	3	0	0	0	0	0	0	0
Whitby	0	14	0	0	0	0	0	0
Remainder of Toronto CMA	43	51	0	0	0	0	0	0
Bradford West Gwillimbury	18	38	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	13	0	0	0	0	0	0
Orangeville	25	0	0	0	0	0	0	0
Toronto CMA	510	450	0	40	1,961	1,478	19	460
Oshawa CMA	17	68	0	0	0	0	152	15
Greater Toronto Area (GTA)	484	467	0	40	1,961	1,478	171	630

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 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	362	166	38	54	9,004	8,217	491	418
Toronto	80	6	22	40	6,005	4,737	491	318
East York	0	0	0	0	316	0	0	0
Etobicoke	134	4	0	0	1,335	1,093	0	0
North York	148	43	16	14	1,003	1,871	0	100
Scarborough	0	113	0	0	121	516	0	0
York	0	0	0	0	224	0	0	0
York Region	1,155	1,047	0	0	382	893	39	702
Aurora	349	181	0	0	95	112	0	0
East Gwillimbury	36	0	0	0	0	0	0	0
Georgina Township	42	14	0	0	0	0	0	0
King Township	18	27	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	248	0	0	99	450	0	202
Vaughan	265	248	0	0	188	34	33	24
Whitchurch-Stouffville	37	230	0	0	0	40	0	0
Peel Region	1,355	1,239	0	9	1,198	317	336	486
Brampton	1,073	1,033	0	9	552	131	12	486
Caledon	142	62	0	0	0	0	0	0
Mississauga	140	144	0	0	646	186	324	0
Halton Region	627	498	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	108	131	0	0	186	97	0	0
Oakville	437	292	0	0	679	583	0	0
Durham Region	592	412	0	0	364	0	185	215
Ajax	90	38	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	108	122	0	0	59	0	4	0
Oshawa	171	96	0	0	0	0	181	215
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	113	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	3,948	3,116	75	63	11,618	10,155	869	1,607
Oshawa CMA	392	354	0	0	195	0	185	215
Greater Toronto Area (GTA)	4,091	3,362	38	63	12,035	10,129	1,051	1,976

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market**August 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Toronto City	299	129	1,669	1,449	13	40	1,981	1,618
Toronto	5	14	1,305	1,095	13	40	1,323	1,149
East York	7	9	0	0	0	0	7	9
Etobicoke	29	24	238	0	0	0	267	24
North York	226	61	0	258	0	0	226	319
Scarborough	24	13	105	96	0	0	129	109
York	8	8	21	0	0	0	29	8
York Region	536	302	14	10	6	460	556	772
Aurora	38	30	0	0	0	0	38	30
East Gwillimbury	114	3	0	0	0	0	114	3
Georgina Township	11	22	0	0	0	0	11	22
King Township	27	22	0	0	0	0	27	22
Markham	116	0	0	0	0	460	116	460
Newmarket	28	64	0	0	6	0	34	64
Richmond Hill	77	33	0	0	0	0	77	33
Vaughan	103	127	14	0	0	0	117	127
Whitchurch-Stouffville	22	1	0	10	0	0	22	11
Peel Region	206	209	113	213	0	0	319	422
Brampton	167	119	113	213	0	0	280	332
Caledon	24	44	0	0	0	0	24	44
Mississauga	15	46	0	0	0	0	15	46
Halton Region	199	113	244	83	0	155	443	351
Burlington	12	6	0	0	0	155	12	161
Halton Hills	21	11	0	0	0	0	21	11
Milton	57	40	0	6	0	0	57	46
Oakville	109	56	244	77	0	0	353	133
Durham Region	123	110	33	51	152	15	308	176
Ajax	25	8	33	0	0	0	58	8
Brock	4	1	0	0	0	0	4	1
Clarington	23	32	0	37	0	0	23	69
Oshawa	43	48	0	0	152	15	195	63
Pickering	17	15	0	0	0	0	17	15
Scugog	1	1	0	0	0	0	1	1
Uxbridge	4	0	0	0	0	0	4	0
Whitby	6	5	0	14	0	0	6	19
Remainder of Toronto CMA	149	120	7	0	0	0	156	120
Bradford West Gwillimbury	42	68	0	0	0	0	42	68
Town of Mono	25	5	0	0	0	0	25	5
New Tecumseth	56	47	0	0	0	0	56	47
Orangeville	26	0	7	0	0	0	33	0
Toronto CMA	1,423	890	2,080	1,755	19	500	3,522	3,145
Oshawa CMA	72	85	0	51	152	15	224	151
Greater Toronto Area (GTA)	1,363	863	2,073	1,806	171	670	3,607	3,339

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	1,071	933	9,138	8,265	529	472	10,738	9,674
Toronto	190	114	6,005	4,740	513	358	6,708	5,212
East York	57	52	316	0	0	0	373	52
Etobicoke	220	174	1,469	1,093	0	0	1,689	1,267
North York	472	367	1,003	1,916	16	114	1,491	2,397
Scarborough	88	191	121	516	0	0	209	711
York	44	35	224	0	0	0	268	35
York Region	3,595	2,644	540	1,265	39	702	4,174	4,611
Aurora	839	504	97	112	0	0	936	616
East Gwillimbury	297	156	0	0	0	0	297	156
Georgina Township	258	202	0	0	0	0	258	202
King Township	271	160	0	21	0	0	271	181
Markham	424	242	8	257	0	460	432	959
Newmarket	221	211	0	13	6	16	227	240
Richmond Hill	380	291	135	539	0	202	515	1,032
Vaughan	721	728	300	176	33	24	1,054	928
Whitchurch-Stouffville	184	150	0	147	0	0	184	297
Peel Region	4,679	3,217	1,224	700	336	495	6,239	4,412
Brampton	3,987	2,523	581	420	12	495	4,580	3,438
Caledon	421	477	0	0	0	0	421	477
Mississauga	271	217	643	280	324	0	1,238	497
Halton Region	1,470	1,319	1,104	793	0	155	2,574	2,267
Burlington	52	37	235	32	0	155	287	224
Halton Hills	124	251	0	0	0	0	124	251
Milton	471	525	186	97	0	0	657	622
Oakville	823	506	683	664	0	0	1,506	1,170
Durham Region	1,437	1,322	542	179	185	215	2,164	1,716
Ajax	216	117	56	18	0	0	272	135
Brock	9	7	0	0	0	0	9	7
Clarington	351	355	95	57	4	0	450	412
Oshawa	425	495	0	0	181	215	606	710
Pickering	124	142	210	0	0	0	334	142
Scugog	8	20	0	0	0	0	8	20
Uxbridge	92	41	1	0	0	0	93	41
Whitby	212	145	180	104	0	0	392	249
Remainder of Toronto CMA	1,207	772	10	83	40	1	1,257	856
Bradford West Gwillimbury	452	287	0	0	0	0	452	287
Town of Mono	108	109	0	0	0	1	108	110
New Tecumseth	576	315	3	78	0	0	579	393
Orangeville	71	61	7	5	40	0	118	66
Toronto CMA	12,402	9,148	12,048	11,092	944	1,670	25,394	21,914
Oshawa CMA	988	995	275	161	185	215	1,448	1,371
Greater Toronto Area (GTA)	12,252	9,435	12,548	11,202	1,089	2,039	25,889	22,680

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2017	0	0.0	3	3.4	9	10.1	12	13.5	65	73.0	89	1,300,000	1,451,134
August 2016	0	0.0	1	0.9	2	1.8	13	11.4	98	86.0	114	2,000,000	1,923,005
Year-to-date 2017	1	0.2	3	0.5	14	2.2	81	12.6	546	84.7	645	1,875,000	1,815,475
Year-to-date 2016	1	0.2	1	0.2	32	5.2	54	8.8	526	85.7	614	2,000,000	1,947,150
Toronto													
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
August 2016	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	5.6	51	94.4	54	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	6	13.0	40	87.0	46	-	-
East York													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
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													
August 2017	0	0.0	0	0.0	0	0.0	1	4.5	21	95.5	22	-	-
August 2016	0	0.0	1	4.0	0	0.0	0	0.0	24	96.0	25	-	1,354,750
Year-to-date 2017	0	0.0	0	0.0	0	0.0	45	22.7	153	77.3	198	930,000	1,035,633
Year-to-date 2016	0	0.0	1	0.7	0	0.0	2	1.4	140	97.9	143	-	1,629,958
North York													
August 2017	0	0.0	3	7.5	9	22.5	5	12.5	23	57.5	40	-	-
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	57	100.0	57	-	2,181,700
Year-to-date 2017	0	0.0	3	1.1	9	3.4	6	2.3	245	93.2	263	-	-
Year-to-date 2016	0	0.0	0	0.0	1	0.3	0	0.0	302	99.7	303	-	2,228,590
Scarborough													
August 2017	0	0.0	0	0.0	0	0.0	5	21.7	18	78.3	23	-	-
August 2016	0	0.0	0	0.0	2	14.3	9	64.3	3	21.4	14	-	-
Year-to-date 2017	1	1.0	0	0.0	4	4.2	21	21.9	70	72.9	96	-	-
Year-to-date 2016	1	1.3	0	0.0	29	36.7	31	39.2	18	22.8	79	-	-
York													
August 2017	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
August 2016	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	1	4.2	6	25.0	17	70.8	24	-	-
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
August 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													
August 2017	13	3.0	44	10.2	62	14.4	63	14.7	248	57.7	430	1,090,000	1,186,130
August 2016	6	2.4	31	12.4	33	13.3	53	21.3	126	50.6	249	1,115,000	1,251,685
Year-to-date 2017	85	3.5	256	10.4	361	14.7	401	16.3	1,360	55.2	2,463	1,075,000	1,217,733
Year-to-date 2016	124	6.7	287	15.5	278	15.0	396	21.3	771	41.5	1,856	900,000	1,033,915
Aurora													
August 2017	0	0.0	0	0.0	1	2.6	4	10.5	33	86.8	38	1,155,000	1,184,009
August 2016	0	0.0	0	0.0	0	0.0	1	3.8	25	96.2	26	1,195,000	1,176,259
Year-to-date 2017	0	0.0	0	0.0	37	8.7	94	22.2	293	69.1	424	1,240,000	1,209,247
Year-to-date 2016	0	0.0	0	0.0	45	14.0	158	49.2	118	36.8	321	885,000	948,221
East Gwillimbury													
August 2017	9	9.0	37	37.0	41	41.0	13	13.0	0	0.0	100	670,000	661,667
August 2016	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2017	46	18.0	63	24.7	115	45.1	31	12.2	0	0.0	255	660,000	648,797
Year-to-date 2016	49	31.4	70	44.9	36	23.1	0	0.0	1	0.6	156	610,000	583,121
Georgina Township													
August 2017	3	27.3	6	54.5	1	9.1	1	9.1	0	0.0	11	595,000	611,808
August 2016	5	22.7	15	68.2	2	9.1	0	0.0	0	0.0	22	-	-
Year-to-date 2017	35	16.4	148	69.5	19	8.9	9	4.2	2	0.9	213	575,000	597,606
Year-to-date 2016	56	30.1	117	62.9	8	4.3	3	1.6	2	1.1	186	565,000	546,924
King Township													
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,300,000	1,535,919
August 2016	0	0.0	0	0.0	1	4.3	2	8.7	20	87.0	23	1,305,000	1,326,515
Year-to-date 2017	1	0.4	0	0.0	9	3.6	27	10.7	216	85.4	253	1,250,000	1,434,300
Year-to-date 2016	0	0.0	0	0.0	2	1.3	26	16.4	131	82.4	159	1,300,000	1,338,457
Markham													
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	63	100.0	63	1,200,000	1,367,060
August 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	2	1.2	47	28.8	114	69.9	163	1,150,000	1,555,852
Year-to-date 2016	14	10.9	25	19.4	33	25.6	16	12.4	41	31.8	129	760,000	932,452
Newmarket													
August 2017	0	0.0	0	0.0	5	17.9	3	10.7	20	71.4	28	1,035,000	991,134
August 2016	1	2.9	11	32.4	18	52.9	3	8.8	1	2.9	34	700,000	708,993
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	0.6	40	25.5	60	38.2	41	26.1	15	9.6	157	775,000	771,817
Richmond Hill													
August 2017	0	0.0	0	0.0	0	0.0	14	32.6	29	67.4	43	1,330,000	1,684,148
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	2,010,000	2,707,538
Year-to-date 2017	0	0.0	0	0.0	8	3.0	14	5.3	243	91.7	265	1,580,000	1,830,983
Year-to-date 2016	0	0.0	0	0.0	13	9.8	30	22.6	90	67.7	133	1,587,500	1,825,688
Vaughan													
August 2017	0	0.0	0	0.0	0	0.0	27	26.2	76	73.8	103	1,360,000	1,476,886
August 2016	0	0.0	3	2.6	10	8.8	47	41.2	54	47.4	114	977,500	1,083,609
Year-to-date 2017	0	0.0	0	0.0	5	0.9	146	26.1	409	73.0	560	1,255,000	1,423,848
Year-to-date 2016	1	0.2	26	4.4	78	13.3	120	20.4	362	61.7	587	1,140,000	1,130,079
Whitchurch-Stouffville													
August 2017	1	5.9	1	5.9	14	82.4	1	5.9	0	0.0	17	740,000	721,345
August 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	2	1.4	23	15.8	109	74.7	4	2.7	8	5.5	146	740,000	756,428
Year-to-date 2016	3	10.7	9	32.1	3	10.7	2	7.1	11	39.3	28	-	927,594

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2017	49	24.7	61	30.8	58	29.3	17	8.6	13	6.6	198	610,000	640,094
August 2016	24	15.8	39	25.7	54	35.5	17	11.2	18	11.8	152	680,000	736,321
Year-to-date 2017	286	9.7	951	32.2	1,007	34.1	480	16.3	227	7.7	2,951	675,000	721,807
Year-to-date 2016	170	8.6	576	29.0	727	36.6	317	15.9	198	10.0	1,988	685,000	754,982
Brampton													
August 2017	46	27.5	59	35.3	41	24.6	15	9.0	6	3.6	167	590,000	634,159
August 2016	24	23.5	39	38.2	16	15.7	17	16.7	6	5.9	102	605,000	668,201
Year-to-date 2017	278	10.7	922	35.4	846	32.5	439	16.9	119	4.6	2,604	665,000	690,625
Year-to-date 2016	167	10.9	557	36.5	427	27.9	274	17.9	103	6.7	1,528	660,000	706,727
Caledon													
August 2017	3	12.0	2	8.0	17	68.0	2	8.0	1	4.0	25	705,000	679,740
August 2016	0	0.0	0	0.0	38	100.0	0	0.0	0	0.0	38	685,000	691,163
Year-to-date 2017	8	3.1	29	11.4	161	63.1	36	14.1	21	8.2	255	725,000	772,657
Year-to-date 2016	3	0.9	19	5.5	300	86.5	9	2.6	16	4.6	347	685,000	718,489
Mississauga													
August 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
August 2016	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,450,000	1,458,333
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	5.4	87	94.6	92	1,450,000	1,585,492
Year-to-date 2016	0	0.0	0	0.0	0	0.0	34	30.1	79	69.9	113	1,350,000	1,519,549
Halton Region													
August 2017	1	1.2	0	0.0	1	1.2	34	42.0	45	55.6	81	1,270,000	1,691,759
August 2016	0	0.0	24	34.3	14	20.0	15	21.4	17	24.3	70	790,000	1,047,919
Year-to-date 2017	2	0.2	17	2.1	173	21.3	361	44.3	261	32.1	814	885,000	1,223,956
Year-to-date 2016	3	0.3	243	26.6	263	28.8	227	24.9	176	19.3	912	780,000	942,419
Burlington													
August 2017	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	-	-
August 2016	0	0.0	5	62.5	0	0.0	0	0.0	3	37.5	8	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	9.8	46	90.2	51	-	2,226,250
Year-to-date 2016	0	0.0	5	12.5	2	5.0	8	20.0	25	62.5	40	-	1,561,700
Halton Hills													
August 2017	0	0.0	0	0.0	1	11.1	7	77.8	1	11.1	9	-	1,156,689
August 2016	0	0.0	1	9.1	2	18.2	3	27.3	5	45.5	11	950,000	1,805,581
Year-to-date 2017	0	0.0	0	0.0	6	10.9	37	67.3	12	21.8	55	1,175,000	1,133,264
Year-to-date 2016	0	0.0	16	8.6	82	44.1	74	39.8	14	7.5	186	800,000	895,107
Milton													
August 2017	1	4.5	0	0.0	0	0.0	21	95.5	0	0.0	22	875,000	863,341
August 2016	0	0.0	16	69.6	7	30.4	0	0.0	0	0.0	23	640,000	647,995
Year-to-date 2017	1	0.3	17	4.7	140	38.6	200	55.1	5	1.4	363	820,000	824,672
Year-to-date 2016	1	0.3	220	57.1	133	34.5	23	6.0	8	2.1	385	640,000	680,215
Oakville													
August 2017	0	0.0	0	0.0	0	0.0	4	10.8	33	89.2	37	2,300,000	2,314,485
August 2016	0	0.0	2	7.1	5	17.9	12	42.9	9	32.1	28	867,500	1,078,776
Year-to-date 2017	1	0.3	0	0.0	27	7.8	119	34.5	198	57.4	345	1,045,000	1,632,449
Year-to-date 2016	2	0.7	2	0.7	46	15.3	122	40.5	129	42.9	301	930,000	1,279,500

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2017	7	7.1	44	44.4	28	28.3	17	17.2	3	3.0	99	665,000	680,788
August 2016	25	28.7	35	40.2	14	16.1	11	12.6	2	2.3	87	890,000	611,625
Year-to-date 2017	265	28.6	314	33.9	209	22.6	110	11.9	28	3.0	926	570,000	602,580
Year-to-date 2016	412	41.0	393	39.1	153	15.2	39	3.9	8	0.8	1,005	520,000	540,786
Ajax													
August 2017	0	0.0	10	38.5	14	53.8	0	0.0	2	7.7	26	660,000	680,714
August 2016	0	0.0	1	20.0	4	80.0	0	0.0	0	0.0	5	-	684,594
Year-to-date 2017	0	0.0	74	43.5	91	53.5	0	0.0	5	2.9	170	660,000	652,568
Year-to-date 2016	4	4.1	47	48.5	46	47.4	0	0.0	0	0.0	97	630,000	628,649
Brock													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 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													
August 2017	2	11.8	15	88.2	0	0.0	0	0.0	0	0.0	17	-	581,412
August 2016	5	16.1	23	74.2	1	3.2	1	3.2	1	3.2	31	-	577,484
Year-to-date 2017	156	59.3	90	34.2	11	4.2	5	1.9	1	0.4	263	480,000	505,823
Year-to-date 2016	122	46.0	132	49.8	4	1.5	6	2.3	1	0.4	265	500,000	504,246
Oshawa													
August 2017	5	15.6	18	56.3	9	28.1	0	0.0	0	0.0	32	570,000	586,469
August 2016	17	54.8	9	29.0	4	12.9	1	3.2	0	0.0	31	-	513,387
Year-to-date 2017	74	32.0	120	51.9	34	14.7	3	1.3	0	0.0	231	525,000	545,147
Year-to-date 2016	206	54.2	150	39.5	21	5.5	3	0.8	0	0.0	380	485,000	500,342
Pickering													
August 2017	0	0.0	0	0.0	5	26.3	14	73.7	0	0.0	19	915,000	872,247
August 2016	0	0.0	1	6.7	4	26.7	9	60.0	1	6.7	15	890,000	860,887
Year-to-date 2017	2	2.0	7	7.1	29	29.3	51	51.5	10	10.1	99	845,000	852,786
Year-to-date 2016	18	15.9	30	26.5	46	40.7	18	15.9	1	0.9	113	652,500	671,852
Scugog													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 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													
August 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	24	63.2	7	18.4	2	5.3	5	13.2	0	0.0	38	320,000	422,906
Year-to-date 2016	21	53.8	13	33.3	4	10.3	1	2.6	0	0.0	39	390,000	477,943
Whitby													
August 2017	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	948,750
August 2016	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	-	-
Year-to-date 2017	9	7.2	16	12.8	42	33.6	46	36.8	12	9.6	125	707,500	793,641
Year-to-date 2016	41	36.9	21	18.9	32	28.8	11	9.9	6	5.4	111	557,500	604,549

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range

August 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													
August 2017	17	14.4	82	69.5	5	4.2	13	11.0	1	0.8	118	555,000	596,505
August 2016	22	33.8	35	53.8	8	12.3	0	0.0	0	0.0	65	567,500	537,737
Year-to-date 2017	156	17.6	634	71.6	49	5.5	43	4.9	4	0.5	886	555,000	568,168
Year-to-date 2016	182	28.1	372	57.5	76	11.7	15	2.3	2	0.3	647	540,000	548,915
Bradford West Gwillimbury													
August 2017	1	3.4	28	96.6	0	0.0	0	0.0	0	0.0	29	595,000	586,438
August 2016	0	0.0	25	89.3	3	10.7	0	0.0	0	0.0	28	585,000	607,097
Year-to-date 2017	42	12.1	297	85.6	6	1.7	1	0.3	1	0.3	347	575,000	570,608
Year-to-date 2016	38	15.6	195	80.2	9	3.7	1	0.4	0	0.0	243	580,000	574,981
Town of Mono													
August 2017	0	0.0	6	24.0	5	20.0	13	52.0	1	4.0	25	-	785,500
August 2016	0	0.0	0	0.0	5	100.0	0	0.0	0	0.0	5	-	698,100
Year-to-date 2017	2	1.9	24	22.4	38	35.5	41	38.3	2	1.9	107	780,000	759,952
Year-to-date 2016	12	11.0	38	34.9	45	41.3	13	11.9	1	0.9	109	-	645,986
New Tecumseth													
August 2017	16	28.6	40	71.4	0	0.0	0	0.0	0	0.0	56	550,000	519,397
August 2016	22	68.8	10	31.3	0	0.0	0	0.0	0	0.0	32	450,000	451,990
Year-to-date 2017	112	26.5	303	71.8	5	1.2	1	0.2	1	0.2	422	525,000	521,814
Year-to-date 2016	128	46.4	131	47.5	16	5.8	0	0.0	1	0.4	276	505,000	499,939
Orangeville													
August 2017	0	0.0	8	100.0	0	0.0	0	0.0	0	0.0	8	-	582,150
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	10	100.0	0	0.0	0	0.0	0	0.0	10	-	582,150
Year-to-date 2016	4	21.1	8	42.1	6	31.6	1	5.3	0	0.0	19	-	-
Toronto CMA													
August 2017	80	8.4	201	21.2	154	16.2	151	15.9	363	38.3	949	850,000	1,046,926
August 2016	52	7.9	127	19.2	119	18.0	107	16.2	257	38.8	662	840,000	1,119,243
Year-to-date 2017	556	6.9	1,949	24.3	1,726	21.5	1,417	17.7	2,367	29.5	8,015	780,000	989,728
Year-to-date 2016	523	8.4	1,564	25.1	1,470	23.6	1,020	16.4	1,649	26.5	6,226	750,000	950,631
Oshawa CMA													
August 2017	7	13.2	33	62.3	9	17.0	3	5.7	1	1.9	53	595,000	612,189
August 2016	25	37.3	33	49.3	6	9.0	2	3.0	1	1.5	67	530,000	541,164
Year-to-date 2017	239	38.6	226	36.5	87	14.1	54	8.7	13	2.1	619	530,000	577,993
Year-to-date 2016	369	48.8	303	40.1	57	7.5	20	2.6	7	0.9	756	500,000	520,201
Greater Toronto Area													
August 2017	70	7.8	152	16.9	158	17.6	143	15.9	374	41.7	897	890,000	1,076,216
August 2016	55	8.2	130	19.3	117	17.4	109	16.2	261	38.8	672	942,500	1,145,961
Year-to-date 2017	639	8.2	1,541	19.8	1,764	22.6	1,433	18.4	2,422	31.1	7,799	795,000	1,009,094
Year-to-date 2016	710	11.1	1,500	23.5	1,453	22.8	1,033	16.2	1,679	26.3	6,375	750,000	945,830

Source: CMHC (Market Absorption Survey)

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

Submarket	Aug 2017	Aug 2016	% Change	YTD 2017	YTD 2016	% Change
Toronto City	1,451,134	1,923,005	-24.5	1,815,475	1,947,150	-6.8
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	1,354,750	n/a	1,035,633	1,629,958	-36.5
North York	-	2,181,700	n/a	-	2,228,590	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,186,130	1,251,685	-5.2	1,217,733	1,033,915	17.8
Aurora	1,184,009	1,176,259	0.7	1,209,247	948,221	27.5
East Gwillimbury	661,667	-	n/a	648,797	583,121	11.3
Georgina Township	611,808	-	n/a	597,606	546,924	9.3
King Township	1,535,919	1,326,515	15.8	1,434,300	1,338,457	7.2
Markham	1,367,060	-	n/a	1,555,852	932,452	66.9
Newmarket	991,134	708,993	39.8	874,140	771,817	13.3
Richmond Hill	1,684,148	2,707,538	-37.8	1,830,983	1,825,688	0.3
Vaughan	1,476,886	1,083,609	36.3	1,423,848	1,130,079	26.0
Whitchurch-Stouffville	721,345	-	n/a	756,428	927,594	-18.5
Peel Region	640,094	736,321	-13.1	721,807	754,982	-4.4
Brampton	634,159	668,201	-5.1	690,625	706,727	-2.3
Caledon	679,740	691,163	-1.7	772,657	718,489	7.5
Mississauga	-	1,458,333	n/a	1,585,492	1,519,549	4.3
Halton Region	1,691,759	1,047,919	61.4	1,223,956	942,419	29.9
Burlington	-	-	n/a	2,226,250	1,561,700	42.6
Halton Hills	1,156,689	1,805,581	-35.9	1,133,264	895,107	26.6
Milton	863,341	647,995	33.2	824,672	680,215	21.2
Oakville	2,314,485	1,078,776	114.5	1,632,449	1,279,500	27.6
Durham Region	680,788	611,625	11.3	602,580	540,786	11.4
Ajax	680,714	684,594	-0.6	652,568	628,649	3.8
Brock	-	-	n/a	-	-	n/a
Clarington	581,412	577,484	0.7	505,823	504,246	0.3
Oshawa	586,469	513,387	14.2	545,147	500,342	9.0
Pickering	872,247	860,887	1.3	852,786	671,852	26.9
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	422,906	477,943	-11.5
Whitby	948,750	-	n/a	793,641	604,549	31.3
Remainder of Toronto CMA	596,505	537,737	10.9	568,168	548,915	3.5
Bradford West Gwillimbury	586,438	607,097	-3.4	570,608	574,981	-0.8
Town of Mono	785,500	698,100	12.5	759,952	645,986	17.6
New Tecumseth	519,397	451,990	14.9	521,814	499,939	4.4
Orangeville	582,150	-	n/a	582,150	-	n/a
Toronto CMA	1,046,926	1,119,243	-6.5	989,728	950,631	4.1
Oshawa CMA	612,189	541,164	13.1	577,993	520,201	11.1
Greater Toronto Area (GTA)	1,076,216	1,145,961	-6.1	1,009,094	945,830	6.7

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

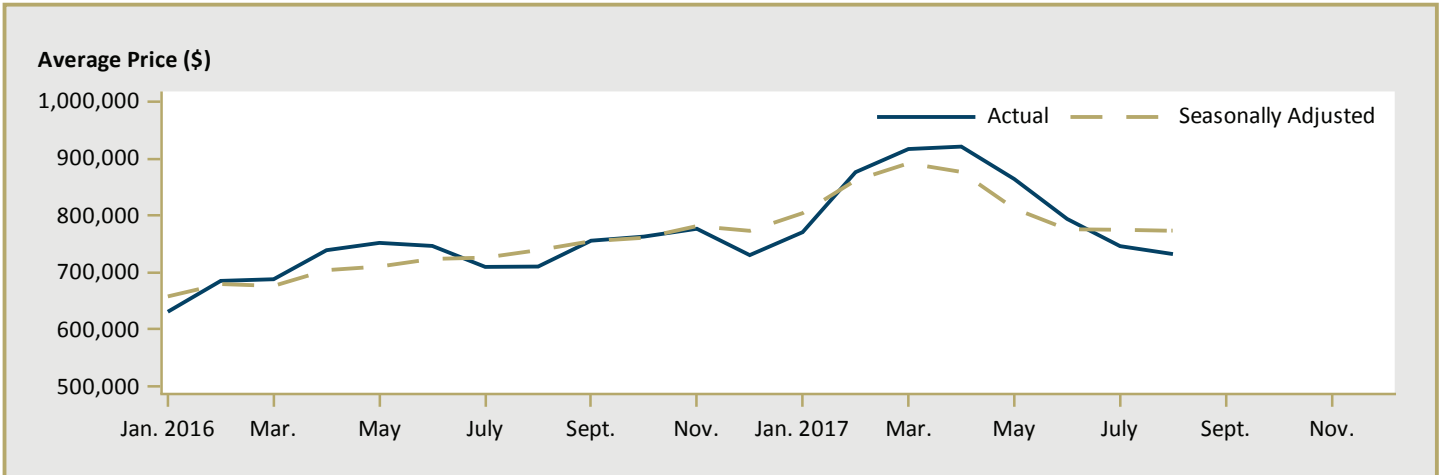


Figure 5.2a: MLS® Residential Sales for Toronto

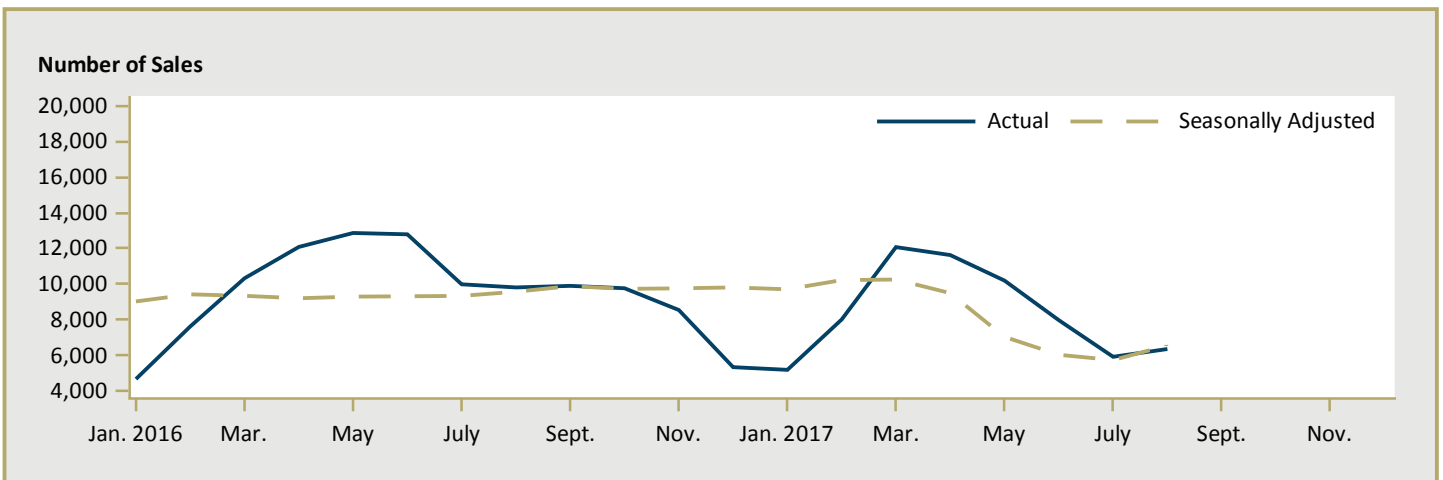
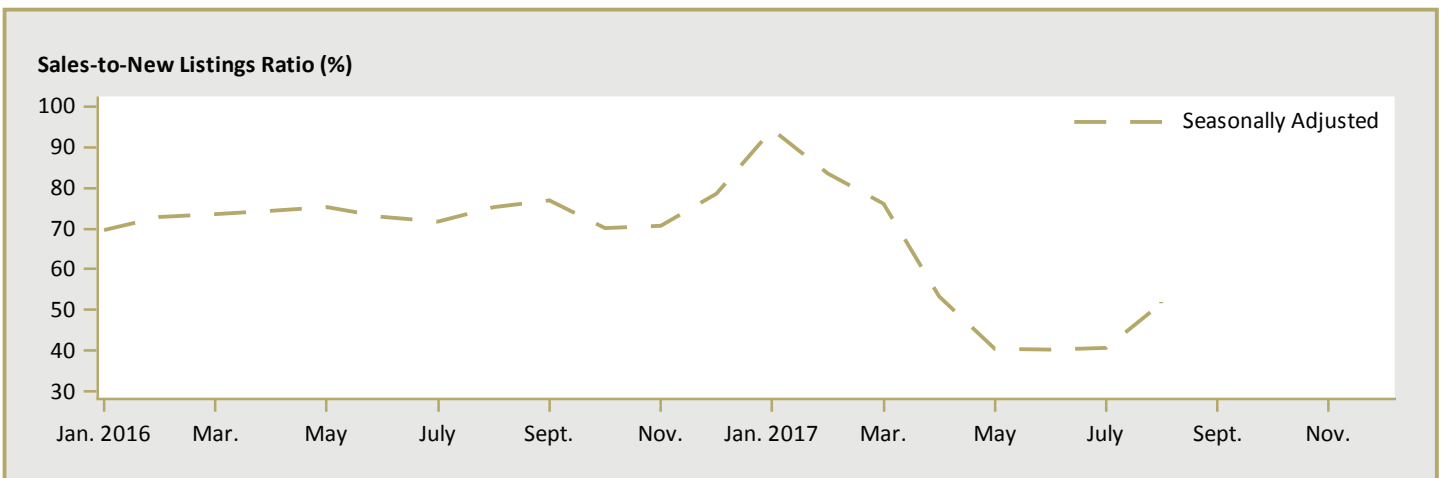


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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

Source: CREA / Haver Analytics

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

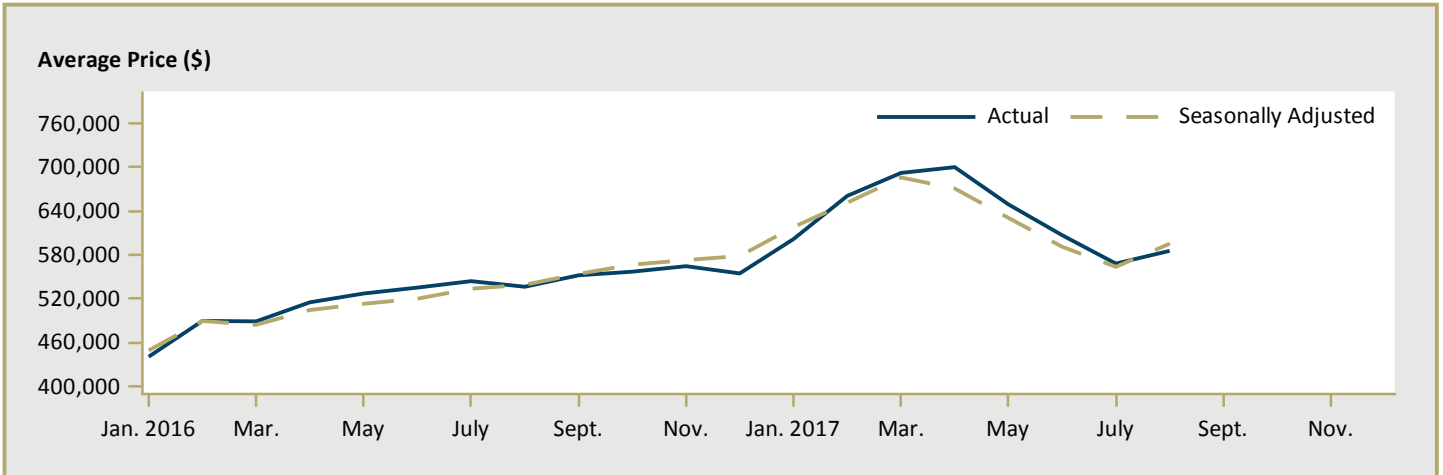


Figure 5.2b: MLS® Residential Sales for Durham Region

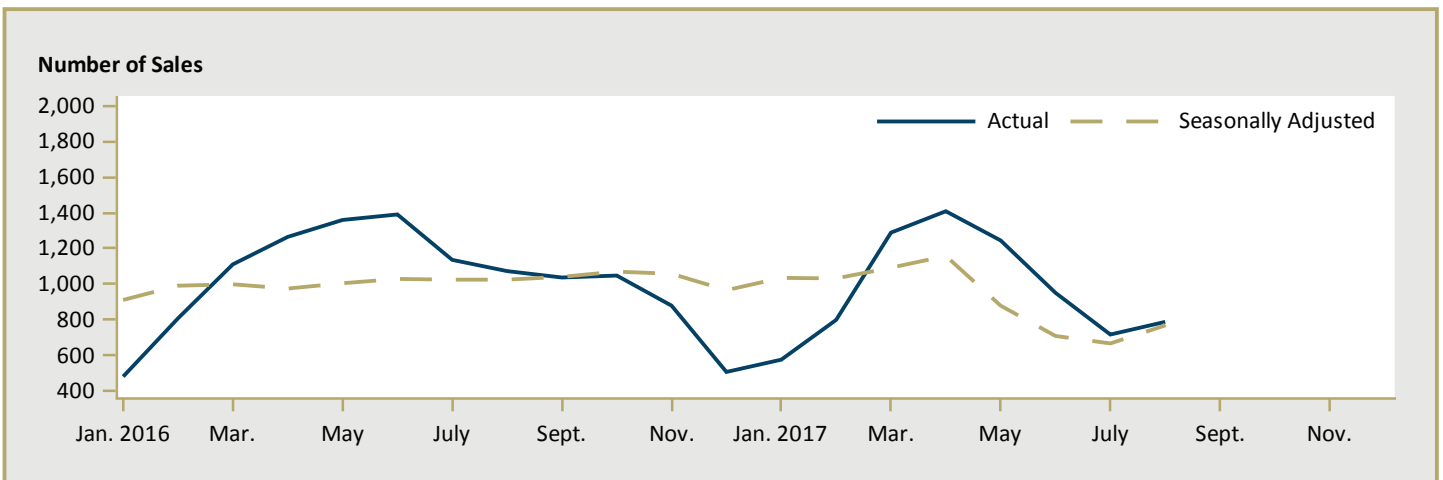
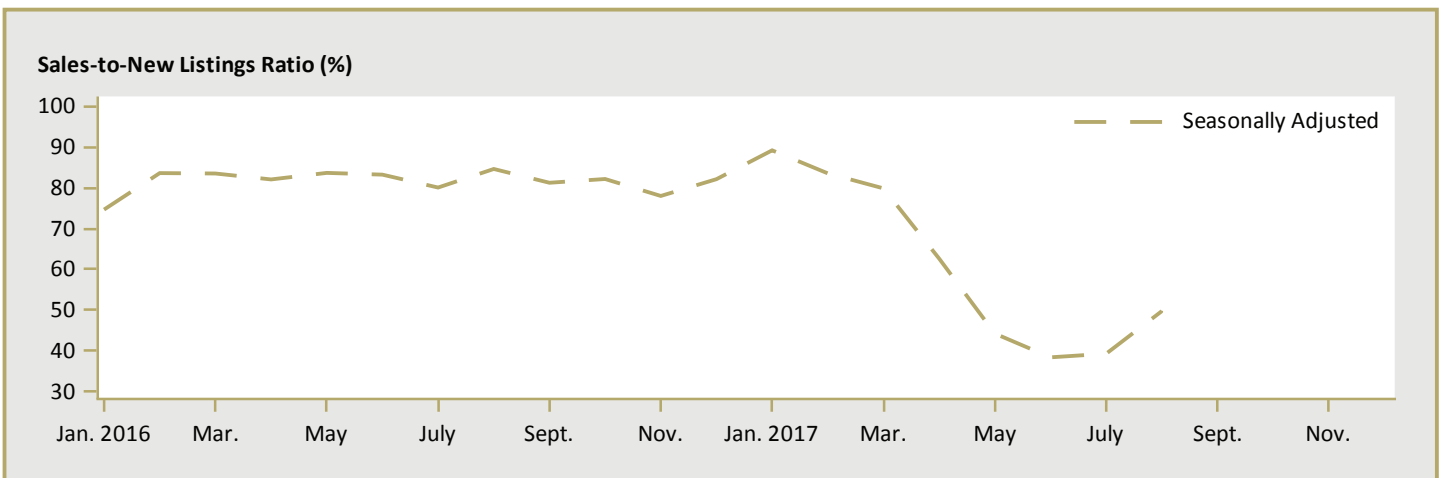


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
August 2017

		Intetereest 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		133.8	3,269	6.4	65.9	983
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
August 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		133.8	213.5	5.3	67.7	1,059
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 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

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

Get the market intelligence you need today!

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

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

The screenshot shows a grid of article thumbnails with titles like 'The HMI Portal provides reliable and impartial housing market reports, data and analysis.', 'An alternative water ready home — what's the plan?', 'We have to learn to be flexible... and so does our housing', and 'What is a condo?'. A red banner at the bottom contains the subscription information.