

HOUSING NOW TABLES

Greater Toronto Area

Date Released: October 2018



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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

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
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- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend)		
September 2018		
Toronto CMA¹	August 2018	September 2018
Trend ²	35,492	36,198
SAAR	29,153	42,263
	September 2017	September 2018
Actual		
September - Single-Detached	1,080	509
September - Multiples	1,900	3,061
September - Total	2,980	3,570
January to September - Single-Detached	7,835	4,914
January to September - Multiples	22,325	25,164
January to September - Total	30,160	30,078

Table 1b: Housing Starts (SAAR and Trend)		
September 2018		
Oshawa CMA¹	August 2018	September 2018
Trend ²	2,373	2,315
SAAR	3,259	2,271
	September 2017	September 2018
Actual		
September - Single-Detached	90	136
September - Multiples	411	33
September - Total	501	169
January to September - Single-Detached	919	1,019
January to September - Multiples	1,163	600
January to September - Total	2,082	1,619

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
September 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2018	509	280	252	0	170	2,247	0	112	3,570
September 2017	1,076	256	589	4	50	1,001	4	0	2,980
% Change	-52.7	9.4	-57.2	-100.0	**	124.5	-100.0	n/a	19.8
Year-to-date 2018	4,842	748	2,184	72	647	18,624	0	2,961	30,078
Year-to-date 2017	7,818	1,146	4,994	17	565	13,736	39	1,845	30,160
% Change	-38.1	-34.7	-56.3	**	14.5	35.6	-100.0	60.5	-0.3
UNDER CONSTRUCTION									
September 2018	7,509	1,142	4,448	85	866	50,016	17	7,193	71,276
September 2017	10,234	1,316	6,905	21	807	43,894	62	6,555	69,794
% Change	-26.6	-13.2	-35.6	**	7.3	13.9	-72.6	9.7	2.1
COMPLETIONS									
September 2018	630	106	423	9	0	1,702	0	594	3,464
September 2017	1,200	192	335	0	0	1,835	0	50	3,612
% Change	-47.5	-44.8	26.3	n/a	n/a	-7.2	n/a	**	-4.1
Year-to-date 2018	6,943	900	4,929	30	713	12,053	93	2,398	28,059
Year-to-date 2017	9,365	890	3,874	13	479	13,391	75	919	29,006
% Change	-25.9	1.1	27.2	130.8	48.9	-10.0	24.0	160.9	-3.3
COMPLETED & NOT ABSORBED									
September 2018	292	15	67	0	8	67	n/a	n/a	449
September 2017	324	25	100	0	5	193	n/a	n/a	647
% Change	-9.9	-40.0	-33.0	n/a	60.0	-65.3	n/a	n/a	-30.6
ABSORBED									
September 2018	610	106	423	9	0	1,712	n/a	n/a	2,860
September 2017	1,161	192	352	2	12	1,847	n/a	n/a	3,566
% Change	-47.5	-44.8	20.2	**	-100.0	-7.3	n/a	n/a	-19.8
Year-to-date 2018	6,958	909	4,906	30	718	12,211	n/a	n/a	25,732
Year-to-date 2017	9,319	886	3,831	13	495	14,230	n/a	n/a	28,774
% Change	-25.3	2.6	28.1	130.8	45.1	-14.2	n/a	n/a	-10.6

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

**Table 1.1b: Housing Activity Summary of Oshawa CMA
September 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2018	136	0	33	0	0	0	0	0	169
September 2017	90	10	44	0	115	162	0	80	501
% Change	51.1	-100.0	-25.0	n/a	-100.0	-100.0	n/a	-100.0	-66.3
Year-to-date 2018	1,019	46	97	0	111	271	0	75	1,619
Year-to-date 2017	919	50	178	0	329	488	0	118	2,082
% Change	10.9	-8.0	-45.5	n/a	-66.3	-44.5	n/a	-36.4	-22.2
UNDER CONSTRUCTION									
September 2018	1,259	68	214	0	698	971	0	216	3,426
September 2017	915	52	247	0	570	929	0	588	3,301
% Change	37.6	30.8	-13.4	n/a	22.5	4.5	n/a	-63.3	3.8
COMPLETIONS									
September 2018	114	2	0	0	36	0	0	0	152
September 2017	103	2	28	0	0	26	0	143	302
% Change	10.7	0.0	-100.0	n/a	n/a	-100.0	n/a	-100.0	-49.7
Year-to-date 2018	712	26	54	0	294	223	0	91	1,400
Year-to-date 2017	743	38	340	0	80	221	0	328	1,750
% Change	-4.2	-31.6	-84.1	n/a	**	0.9	n/a	-72.3	-20.0
COMPLETED & NOT ABSORBED									
September 2018	19	2	0	0	0	0	n/a	n/a	21
September 2017	24	2	0	0	0	0	n/a	n/a	26
% Change	-20.8	0.0	n/a	n/a	n/a	n/a	n/a	n/a	-19.2
ABSORBED									
September 2018	115	2	0	0	36	0	n/a	n/a	153
September 2017	103	2	28	0	0	26	n/a	n/a	159
% Change	11.7	0.0	-100.0	n/a	n/a	-100.0	n/a	n/a	-3.8
Year-to-date 2018	715	26	50	0	294	223	n/a	n/a	1,308
Year-to-date 2017	745	38	340	0	81	221	n/a	n/a	1,425
% Change	-4.0	-31.6	-85.3	n/a	**	0.9	n/a	n/a	-8.2

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

**Table 1.1c: Housing Activity Summary of Greater Toronto Area
September 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2018	705	280	285	0	170	2,247	9	112	3,808
September 2017	1,107	264	611	4	165	1,163	4	80	3,398
% Change	-36.3	6.1	-53.4	-100.0	3.0	93.2	125.0	40.0	12.1
Year-to-date 2018	5,620	844	2,238	72	706	19,043	18	3,184	31,725
Year-to-date 2017	7,995	1,112	4,931	14	857	14,673	39	1,963	31,584
% Change	-29.7	-24.1	-54.6	**	-17.6	29.8	-53.8	62.2	0.4
UNDER CONSTRUCTION									
September 2018	8,582	1,218	4,575	82	1,504	51,937	35	7,557	75,490
September 2017	10,244	1,274	6,805	9	1,336	46,087	62	7,143	72,960
% Change	-16.2	-4.4	-32.8	**	12.6	12.7	-43.5	5.8	3.5
COMPLETIONS									
September 2018	746	108	423	9	36	1,702	0	594	3,618
September 2017	1,209	192	363	0	0	1,861	0	193	3,818
% Change	-38.3	-43.8	16.5	n/a	n/a	-8.5	n/a	**	-5.2
Year-to-date 2018	6,938	852	4,715	24	969	12,540	74	2,489	28,601
Year-to-date 2017	9,199	858	3,959	10	565	13,834	38	1,244	29,707
% Change	-24.6	-0.7	19.1	140.0	71.5	-9.4	94.7	100.1	-3.7
COMPLETED & NOT ABSORBED									
September 2018	312	17	56	0	8	67	n/a	n/a	460
September 2017	339	27	84	0	5	193	n/a	n/a	648
% Change	-8.0	-37.0	-33.3	n/a	60.0	-65.3	n/a	n/a	-29.0
ABSORBED									
September 2018	713	108	423	9	36	1,712	n/a	n/a	3,001
September 2017	1,167	193	380	2	12	1,873	n/a	n/a	3,627
% Change	-38.9	-44.0	11.3	**	200.0	-8.6	n/a	n/a	-17.3
Year-to-date 2018	6,929	861	4,707	24	974	12,808	n/a	n/a	26,303
Year-to-date 2017	9,135	855	3,916	10	569	14,673	n/a	n/a	29,158
% Change	-24.1	0.7	20.2	140.0	71.2	-12.7	n/a	n/a	-9.8

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

**Table 1.2: Housing Activity Summary by Submarket
September 2018**

	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									
September 2018	121	4	8	0	0	2,077	0	33	2,243
September 2017	139	4	73	2	0	811	4	0	1,033
York Region									
September 2018	172	202	174	0	64	0	0	1	613
September 2017	309	6	145	1	0	190	0	0	651
Peel Region									
September 2018	141	16	19	0	75	0	0	78	329
September 2017	315	84	55	1	0	0	0	0	455
Halton Region									
September 2018	63	58	51	0	0	170	9	0	351
September 2017	216	150	269	0	50	0	0	0	685
Durham Region									
September 2018	208	0	33	0	31	0	0	0	272
September 2017	128	20	69	0	115	162	0	80	574
Toronto CMA									
September 2018	509	280	252	0	170	2,247	0	112	3,570
September 2017	1,076	256	589	4	50	1,001	4	0	2,980
Oshawa CMA									
September 2018	136	0	33	0	0	0	0	0	169
September 2017	90	10	44	0	115	162	0	80	501
Greater Toronto Area									
September 2018	705	280	285	0	170	2,247	9	112	3,808
September 2017	1,107	264	611	4	165	1,163	4	80	3,398

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

**Table 1.2: Housing Activity Summary by Submarket
September 2018**

	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									
September 2018	1,551	184	841	11	194	37,647	17	6,023	46,468
September 2017	1,527	144	1,177	2	359	31,728	57	5,773	40,767
York Region									
September 2018	2,543	464	2,065	24	128	6,940	0	164	12,328
September 2017	3,701	222	2,829	6	0	8,170	0	226	15,154
Peel Region									
September 2018	1,248	164	629	46	163	3,816	0	271	6,337
September 2017	2,308	386	1,209	1	135	2,355	5	0	6,399
Halton Region									
September 2018	1,552	308	647	1	140	2,254	18	575	5,495
September 2017	1,281	416	1,133	0	222	2,459	0	284	5,795
Durham Region									
September 2018	1,688	98	393	0	879	1,280	0	524	4,862
September 2017	1,427	106	457	0	620	1,375	0	860	4,845
Toronto CMA									
September 2018	7,509	1,142	4,448	85	866	50,016	17	7,193	71,276
September 2017	10,234	1,316	6,905	21	807	43,894	62	6,555	69,794
Oshawa CMA									
September 2018	1,259	68	214	0	698	971	0	216	3,426
September 2017	915	52	247	0	570	929	0	588	3,301
Greater Toronto Area									
September 2018	8,582	1,218	4,575	82	1,504	51,937	35	7,557	75,490
September 2017	10,244	1,274	6,805	9	1,336	46,087	62	7,143	72,960

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

**Table 1.2: Housing Activity Summary by Submarket
September 2018**

	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									
September 2018	113	8	97	0	0	849	0	594	1,661
September 2017	185	2	131	0	0	727	0	50	1,095
York Region									
September 2018	252	4	172	0	0	674	0	0	1,102
September 2017	321	10	39	0	0	98	0	0	468
Peel Region									
September 2018	90	72	0	9	0	0	0	0	171
September 2017	477	176	21	0	0	1,010	0	0	1,684
Halton Region									
September 2018	135	20	123	0	0	75	0	0	353
September 2017	105	2	144	0	0	0	0	0	251
Durham Region									
September 2018	156	4	31	0	36	104	0	0	331
September 2017	121	2	28	0	0	26	0	143	320
Toronto CMA									
September 2018	630	106	423	9	0	1,702	0	594	3,464
September 2017	1,200	192	335	0	0	1,835	0	50	3,612
Oshawa CMA									
September 2018	114	2	0	0	36	0	0	0	152
September 2017	103	2	28	0	0	26	0	143	302
Greater Toronto Area									
September 2018	746	108	423	9	36	1,702	0	594	3,618
September 2017	1,209	192	363	0	0	1,861	0	193	3,818

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

**Table 1.2: Housing Activity Summary by Submarket
September 2018**

	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									
September 2018	239	7	0	0	0	48	n/a	n/a	294
September 2017	248	15	19	0	5	182	n/a	n/a	469
York Region									
September 2018	28	8	2	0	0	19	n/a	n/a	57
September 2017	43	8	0	0	0	6	n/a	n/a	57
Peel Region									
September 2018	2	0	11	0	8	0	n/a	n/a	21
September 2017	2	2	17	0	0	0	n/a	n/a	21
Halton Region									
September 2018	18	0	43	0	0	0	n/a	n/a	61
September 2017	18	0	48	0	0	5	n/a	n/a	71
Durham Region									
September 2018	25	2	0	0	0	0	n/a	n/a	27
September 2017	28	2	0	0	0	0	n/a	n/a	30
Toronto CMA									
September 2018	292	15	67	0	8	67	n/a	n/a	449
September 2017	324	25	100	0	5	193	n/a	n/a	647
Oshawa CMA									
September 2018	19	2	0	0	0	0	n/a	n/a	21
September 2017	24	2	0	0	0	0	n/a	n/a	26
Greater Toronto Area									
September 2018	312	17	56	0	8	67	n/a	n/a	460
September 2017	339	27	84	0	5	193	n/a	n/a	648

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

**Table 1.2: Housing Activity Summary by Submarket
September 2018**

	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									
September 2018	92	8	97	0	0	857	n/a	n/a	1,054
September 2017	152	2	140	0	12	736	n/a	n/a	1,042
York Region									
September 2018	253	4	172	0	0	676	n/a	n/a	1,105
September 2017	313	10	39	0	0	98	n/a	n/a	460
Peel Region									
September 2018	90	72	0	9	0	0	n/a	n/a	171
September 2017	477	176	21	0	0	1,010	n/a	n/a	1,684
Halton Region									
September 2018	135	20	123	0	0	75	n/a	n/a	353
September 2017	104	3	152	0	0	3	n/a	n/a	262
Durham Region									
September 2018	143	4	31	0	36	104	n/a	n/a	318
September 2017	121	2	28	2	0	26	n/a	n/a	179
Toronto CMA									
September 2018	610	106	423	9	0	1,712	n/a	n/a	2,860
September 2017	1,161	192	352	2	12	1,847	n/a	n/a	3,566
Oshawa CMA									
September 2018	115	2	0	0	36	0	n/a	n/a	153
September 2017	103	2	28	0	0	26	n/a	n/a	159
Greater Toronto Area									
September 2018	713	108	423	9	36	1,712	n/a	n/a	3,001
September 2017	1,167	193	380	2	12	1,873	n/a	n/a	3,627

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

**Table 1.3a: History of Housing Starts of Toronto CMA
2008 - 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2017	10,128	1,406	6,499	44	810	17,487	39	2,325	38,738
% Change	-14.6	58.7	40.4	109.5	70.9	-5.4	-66.4	-8.9	-0.7
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of Oshawa CMA
2008 - 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2017	1,208	52	213	0	619	622	0	121	2,835
% Change	27.8	0.0	-53.5	n/a	137.2	19.6	-100.0	-51.8	13.8
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area
2008 - 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2017	10,348	1,350	6,405	41	1,364	18,717	39	2,446	40,710
% Change	-9.0	64.6	34.4	192.9	88.4	-4.8	-53.0	-12.7	1.1
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	% Change
Toronto City	121	141	4	4	8	77	2,110	811	2,243	1,033	117.1
Toronto	24	23	2	0	0	19	858	787	884	829	6.6
East York	15	7	0	2	8	0	0	0	23	9	155.6
Etobicoke	12	31	0	2	0	19	5	0	17	52	-67.3
North York	50	59	0	0	0	39	905	0	955	98	**
Scarborough	16	14	2	0	0	0	340	24	358	38	**
York	4	7	0	0	0	0	2	0	6	7	-14.3
York Region	172	310	202	6	238	145	1	190	613	651	-5.8
Aurora	10	22	0	2	0	0	0	40	10	64	-84.4
East Gwillimbury	72	159	0	0	14	0	0	0	86	159	-45.9
Georgina Township	4	1	0	4	0	0	1	0	5	5	0.0
King Township	3	5	0	0	0	0	0	0	3	5	-40.0
Markham	34	3	196	0	154	27	0	0	384	30	**
Newmarket	2	37	2	0	45	0	0	0	49	37	32.4
Richmond Hill	19	37	4	0	12	0	0	0	35	37	-5.4
Vaughan	28	26	0	0	13	89	0	0	41	115	-64.3
Whitchurch-Stouffville	0	20	0	0	0	29	0	150	0	199	-100.0
Peel Region	141	316	16	84	94	55	78	0	329	455	-27.7
Brampton	52	269	0	84	94	36	0	0	146	389	-62.5
Caledon	64	31	16	0	0	19	4	0	84	50	68.0
Mississauga	25	16	0	0	0	0	74	0	99	16	**
Halton Region	63	216	58	150	60	319	170	0	351	685	-48.8
Burlington	6	7	0	0	9	0	0	0	15	7	114.3
Halton Hills	3	1	0	0	0	0	0	0	3	1	200.0
Milton	43	160	58	148	12	169	170	0	283	477	-40.7
Oakville	11	48	0	2	39	150	0	0	50	200	-75.0
Durham Region	208	128	0	22	64	182	0	242	272	574	-52.6
Ajax	9	29	0	10	31	25	0	0	40	64	-37.5
Brock	60	1	0	0	0	0	0	0	60	1	**
Clarington	19	26	0	4	25	38	0	103	44	171	-74.3
Oshawa	11	60	0	8	8	91	0	139	19	298	-93.6
Pickering	2	5	0	0	0	0	0	0	2	5	-60.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	3	0	0	0	0	0	0	1	3	-66.7
Whitby	106	4	0	0	0	28	0	0	106	32	**
Remainder of Toronto CMA	6	67	0	2	0	22	0	0	6	91	-93.4
Bradford West Gwillimbury	2	4	0	0	0	0	0	0	2	4	-50.0
Town of Mono	0	2	0	0	0	0	0	0	0	2	-100.0
New Tecumseth	3	59	0	2	0	0	0	0	3	61	-95.1
Orangeville	1	2	0	0	0	22	0	0	1	24	-95.8
Toronto CMA	509	1,080	280	256	422	643	2,359	1,001	3,570	2,980	19.8
Oshawa CMA	136	90	0	12	33	157	0	242	169	501	-66.3
Greater Toronto Area (GTA)	705	1,111	280	266	464	778	2,359	1,243	3,808	3,398	12.1

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Toronto City	845	830	106	48	224	671	14,251	10,079	15,426	11,628	32.7
Toronto	105	113	14	4	111	65	7,692	8,665	7,922	8,847	-10.5
East York	58	43	0	4	8	0	0	2	66	49	34.7
Etobicoke	149	135	70	8	61	252	1,107	250	1,387	645	115.0
North York	335	377	8	0	32	168	3,932	611	4,307	1,156	**
Scarborough	170	121	8	26	0	62	1,299	119	1,477	328	**
York	28	41	6	6	12	124	221	432	267	603	-55.7
York Region	1,579	2,395	342	156	1,040	1,642	3,251	3,141	6,212	7,334	-15.3
Aurora	128	272	0	2	19	15	0	203	147	492	-70.1
East Gwillimbury	454	892	14	68	14	266	0	0	482	1,226	-60.7
Georgina Township	43	87	0	6	0	24	1	0	44	117	-62.4
King Township	46	210	0	16	0	0	0	1	46	227	-79.7
Markham	100	97	202	22	398	396	1,324	796	2,024	1,311	54.4
Newmarket	110	169	2	0	230	46	0	0	342	215	59.1
Richmond Hill	254	195	120	38	264	3	311	189	949	425	123.3
Vaughan	368	368	4	4	109	824	1,615	1,802	2,096	2,998	-30.1
Whitchurch-Stouffville	76	105	0	0	6	68	0	150	82	323	-74.6
Peel Region	1,127	2,335	188	444	440	1,218	2,447	1,321	4,202	5,318	-21.0
Brampton	656	1,969	148	378	297	949	177	354	1,278	3,650	-65.0
Caledon	327	250	16	10	143	269	144	0	630	529	19.1
Mississauga	144	116	24	56	0	0	2,126	967	2,294	1,139	101.4
Halton Region	895	1,121	134	370	575	1,222	1,361	1,107	2,965	3,820	-22.4
Burlington	137	60	66	2	18	0	475	449	696	511	36.2
Halton Hills	183	83	0	0	0	0	0	0	183	83	120.5
Milton	224	385	68	270	225	607	383	153	900	1,415	-36.4
Oakville	351	593	0	98	332	615	503	505	1,186	1,811	-34.5
Durham Region	1,246	1,328	76	96	441	736	1,157	1,324	2,920	3,484	-16.2
Ajax	68	71	28	44	163	93	308	272	567	480	18.1
Brock	70	128	0	0	0	0	0	0	70	128	-45.3
Clarington	507	392	42	12	25	43	176	121	750	568	32.0
Oshawa	262	474	4	40	166	201	170	447	602	1,162	-48.2
Pickering	50	149	2	0	70	138	503	446	625	733	-14.7
Scugog	25	10	0	0	0	0	0	0	25	10	150.0
Uxbridge	14	51	0	0	0	0	0	0	14	51	-72.5
Whitby	250	53	0	0	17	261	0	38	267	352	-24.1
Remainder of Toronto CMA	473	943	16	90	95	274	179	0	763	1,307	-41.6
Bradford West Gwillimbury	152	369	4	0	0	22	0	0	156	391	-60.1
Town of Mono	11	46	0	0	0	0	0	0	11	46	-76.1
New Tecumseth	309	440	12	90	30	63	176	0	527	593	-11.1
Orangeville	1	88	0	0	65	189	3	0	69	277	-75.1
Toronto CMA	4,914	7,835	750	1,150	2,589	5,258	21,825	15,917	30,078	30,160	-0.3
Oshawa CMA	1,019	919	46	52	208	505	346	606	1,619	2,082	-22.2
Greater Toronto Area (GTA)	5,692	8,009	846	1,114	2,720	5,489	22,467	16,972	31,725	31,584	0.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Toronto City	8	73	0	4	2,077	811	33	0
Toronto	0	15	0	4	832	787	26	0
East York	8	0	0	0	0	0	0	0
Etobicoke	0	19	0	0	0	0	5	0
North York	0	39	0	0	905	0	0	0
Scarborough	0	0	0	0	340	24	0	0
York	0	0	0	0	0	0	2	0
York Region	238	145	0	0	0	190	1	0
Aurora	0	0	0	0	0	40	0	0
East Gwillimbury	14	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	1	0
King Township	0	0	0	0	0	0	0	0
Markham	154	27	0	0	0	0	0	0
Newmarket	45	0	0	0	0	0	0	0
Richmond Hill	12	0	0	0	0	0	0	0
Vaughan	13	89	0	0	0	0	0	0
Whitchurch-Stouffville	0	29	0	0	0	150	0	0
Peel Region	94	55	0	0	0	0	78	0
Brampton	94	36	0	0	0	0	0	0
Caledon	0	19	0	0	0	0	4	0
Mississauga	0	0	0	0	0	0	74	0
Halton Region	51	319	9	0	170	0	0	0
Burlington	0	0	9	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	12	169	0	0	170	0	0	0
Oakville	39	150	0	0	0	0	0	0
Durham Region	64	182	0	0	0	162	0	80
Ajax	31	25	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	25	38	0	0	0	103	0	0
Oshawa	8	91	0	0	0	59	0	80
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	28	0	0	0	0	0	0
Remainder of Toronto CMA	0	22	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	22	0	0	0	0	0	0
Toronto CMA	422	639	0	4	2,247	1,001	112	0
Oshawa CMA	33	157	0	0	0	162	0	80
Greater Toronto Area (GTA)	455	774	9	4	2,247	1,163	112	80

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	224	632	0	39	12,013	8,791	2,238	1,288
Toronto	111	26	0	39	5,954	8,158	1,738	507
East York	8	0	0	0	0	0	0	2
Etobicoke	61	252	0	0	609	250	498	0
North York	32	168	0	0	3,932	211	0	400
Scarborough	0	62	0	0	1,299	119	0	0
York	12	124	0	0	219	53	2	379
York Region	1,040	1,642	0	0	3,250	3,140	1	1
Aurora	19	15	0	0	0	203	0	0
East Gwillimbury	14	266	0	0	0	0	0	0
Georgina Township	0	24	0	0	0	0	1	0
King Township	0	0	0	0	0	0	0	1
Markham	398	396	0	0	1,324	796	0	0
Newmarket	230	46	0	0	0	0	0	0
Richmond Hill	264	3	0	0	311	189	0	0
Vaughan	109	824	0	0	1,615	1,802	0	0
Whitchurch-Stouffville	6	68	0	0	0	150	0	0
Peel Region	440	1,218	0	0	2,176	1,321	271	0
Brampton	297	949	0	0	177	354	0	0
Caledon	143	269	0	0	140	0	4	0
Mississauga	0	0	0	0	1,859	967	267	0
Halton Region	557	1,222	18	0	1,070	823	291	284
Burlington	0	0	18	0	327	449	148	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	225	607	0	0	383	153	0	0
Oakville	332	615	0	0	360	221	143	284
Durham Region	441	736	0	0	774	934	383	390
Ajax	163	93	0	0	0	0	308	272
Brock	0	0	0	0	0	0	0	0
Clarington	25	43	0	0	101	121	75	0
Oshawa	166	201	0	0	170	367	0	80
Pickering	70	138	0	0	503	446	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	261	0	0	0	0	0	38
Remainder of Toronto CMA	95	274	0	0	179	0	0	0
Bradford West Gwillimbury	0	22	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	30	63	0	0	176	0	0	0
Orangeville	65	189	0	0	3	0	0	0
Toronto CMA	2,589	5,219	0	39	18,864	14,072	2,961	1,845
Oshawa CMA	208	505	0	0	271	488	75	118
Greater Toronto Area (GTA)	2,702	5,450	18	39	19,283	15,009	3,184	1,963

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Toronto City	133	216	2,077	813	33	4	2,243	1,033
Toronto	26	38	832	787	26	4	884	829
East York	23	9	0	0	0	0	23	9
Etobicoke	12	52	0	0	5	0	17	52
North York	50	98	905	0	0	0	955	98
Scarborough	18	12	340	26	0	0	358	38
York	4	7	0	0	2	0	6	7
York Region	548	460	64	191	1	0	613	651
Aurora	10	23	0	41	0	0	10	64
East Gwillimbury	86	159	0	0	0	0	86	159
Georgina Township	4	5	0	0	1	0	5	5
King Township	3	5	0	0	0	0	3	5
Markham	320	30	64	0	0	0	384	30
Newmarket	49	37	0	0	0	0	49	37
Richmond Hill	35	37	0	0	0	0	35	37
Vaughan	41	115	0	0	0	0	41	115
Whitchurch-Stouffville	0	49	0	150	0	0	0	199
Peel Region	176	454	75	1	78	0	329	455
Brampton	71	388	75	1	0	0	146	389
Caledon	80	50	0	0	4	0	84	50
Mississauga	25	16	0	0	74	0	99	16
Halton Region	172	635	170	50	9	0	351	685
Burlington	6	7	0	0	9	0	15	7
Halton Hills	3	1	0	0	0	0	3	1
Milton	113	477	170	0	0	0	283	477
Oakville	50	150	0	50	0	0	50	200
Durham Region	241	217	31	277	0	80	272	574
Ajax	9	64	31	0	0	0	40	64
Brock	60	1	0	0	0	0	60	1
Clarington	44	28	0	143	0	0	44	171
Oshawa	19	98	0	120	0	80	19	298
Pickering	2	5	0	0	0	0	2	5
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	3	0	0	0	0	1	3
Whitby	106	18	0	14	0	0	106	32
Remainder of Toronto CMA	6	91	0	0	0	0	6	91
Bradford West Gwillimbury	2	4	0	0	0	0	2	4
Town of Mono	0	2	0	0	0	0	0	2
New Tecumseth	3	61	0	0	0	0	3	61
Orangeville	1	24	0	0	0	0	1	24
Toronto CMA	1,041	1,921	2,417	1,055	112	4	3,570	2,980
Oshawa CMA	169	144	0	277	0	80	169	501
Greater Toronto Area (GTA)	1,270	1,982	2,417	1,332	121	84	3,808	3,398

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	1,171	1,682	12,017	8,619	2,238	1,327	15,426	11,628
Toronto	228	432	5,956	7,869	1,738	546	7,922	8,847
East York	66	47	0	0	0	2	66	49
Etobicoke	280	395	609	250	498	0	1,387	645
North York	375	545	3,932	211	0	400	4,307	1,156
Scarborough	176	214	1,301	114	0	0	1,477	328
York	46	49	219	175	2	379	267	603
York Region	2,855	4,219	3,356	3,114	1	1	6,212	7,334
Aurora	124	286	23	206	0	0	147	492
East Gwillimbury	482	1,226	0	0	0	0	482	1,226
Georgina Township	43	116	0	1	1	0	44	117
King Township	46	226	0	0	0	1	46	227
Markham	636	545	1,388	766	0	0	2,024	1,311
Newmarket	342	215	0	0	0	0	342	215
Richmond Hill	619	236	330	189	0	0	949	425
Vaughan	481	1,196	1,615	1,802	0	0	2,096	2,998
Whitchurch-Stouffville	82	173	0	150	0	0	82	323
Peel Region	1,590	3,881	2,341	1,437	271	0	4,202	5,318
Brampton	936	3,180	342	470	0	0	1,278	3,650
Caledon	486	529	140	0	4	0	630	529
Mississauga	168	172	1,859	967	267	0	2,294	1,139
Halton Region	1,352	2,478	1,304	1,058	309	284	2,965	3,820
Burlington	203	62	327	449	166	0	696	511
Halton Hills	183	83	0	0	0	0	183	83
Milton	468	1,262	432	153	0	0	900	1,415
Oakville	498	1,071	545	456	143	284	1,186	1,811
Durham Region	1,734	1,778	803	1,316	383	390	2,920	3,484
Ajax	123	160	136	48	308	272	567	480
Brock	70	128	0	0	0	0	70	128
Clarington	574	407	101	161	75	0	750	568
Oshawa	338	620	264	462	0	80	602	1,162
Pickering	340	282	285	451	0	0	625	733
Scugog	25	10	0	0	0	0	25	10
Uxbridge	14	51	0	0	0	0	14	51
Whitby	250	120	17	194	0	38	267	352
Remainder of Toronto CMA	532	1,267	231	40	0	0	763	1,307
Bradford West Gwillimbury	156	391	0	0	0	0	156	391
Town of Mono	11	46	0	0	0	0	11	46
New Tecumseth	342	576	185	17	0	0	527	593
Orangeville	23	254	46	23	0	0	69	277
Toronto CMA	7,774	13,958	19,343	14,318	2,961	1,884	30,078	30,160
Oshawa CMA	1,162	1,147	382	817	75	118	1,619	2,082
Greater Toronto Area (GTA)	8,702	14,038	19,821	15,544	3,202	2,002	31,725	31,584

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	% Change
Toronto City	113	185	8	2	97	131	1,443	777	1,661	1,095	51.7
Toronto	13	19	4	0	0	0	1,414	535	1,431	554	158.3
East York	4	13	2	0	0	0	0	0	6	13	-53.8
Etobicoke	17	24	0	0	97	0	0	192	114	216	-47.2
North York	64	112	0	2	0	131	0	0	64	245	-73.9
Scarborough	13	12	2	0	0	0	29	50	44	62	-29.0
York	2	5	0	0	0	0	0	0	2	5	-60.0
York Region	252	321	4	10	172	39	674	98	1,102	468	135.5
Aurora	27	27	0	0	0	8	0	0	27	35	-22.9
East Gwillimbury	52	59	0	4	44	0	0	0	96	63	52.4
Georgina Township	11	45	0	0	4	12	0	0	15	57	-73.7
King Township	19	28	0	0	0	0	0	0	19	28	-32.1
Markham	14	43	4	6	7	0	406	0	431	49	**
Newmarket	42	0	0	0	0	0	0	0	42	0	n/a
Richmond Hill	14	50	0	0	3	0	0	0	17	50	-66.0
Vaughan	55	60	0	0	108	19	268	98	431	177	143.5
Whitchurch-Stouffville	18	9	0	0	6	0	0	0	24	9	166.7
Peel Region	99	477	72	176	0	21	0	1,010	171	1,684	-89.8
Brampton	70	365	66	176	0	21	0	0	136	562	-75.8
Caledon	20	93	0	0	0	0	0	0	20	93	-78.5
Mississauga	9	19	6	0	0	0	0	1,010	15	1,029	-98.5
Halton Region	135	105	20	2	123	144	75	0	353	251	40.6
Burlington	35	1	0	0	0	0	0	0	35	1	**
Halton Hills	0	9	0	0	0	0	0	0	0	9	-100.0
Milton	15	50	20	0	100	78	75	0	210	128	64.1
Oakville	85	45	0	2	23	66	0	0	108	113	-4.4
Durham Region	156	121	4	2	67	28	104	169	331	320	3.4
Ajax	7	3	2	0	18	0	0	0	27	3	**
Brock	14	1	0	0	0	0	0	0	14	1	**
Clarington	63	42	2	0	5	6	0	169	70	217	-67.7
Oshawa	48	53	0	0	14	12	0	0	62	65	-4.6
Pickering	20	12	0	0	13	0	104	0	137	12	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	2	0	0	0	0	0	0	1	2	-50.0
Whitby	3	8	0	2	17	10	0	0	20	20	0.0
Remainder of Toronto CMA	47	96	0	2	0	0	0	0	47	98	-52.0
Bradford West Gwillimbury	25	28	0	2	0	0	0	0	25	30	-16.7
Town of Mono	0	1	0	0	0	0	0	0	0	1	-100.0
New Tecumseth	21	63	0	0	0	0	0	0	21	63	-66.7
Orangeville	1	4	0	0	0	0	0	0	1	4	-75.0
Toronto CMA	639	1,200	106	192	423	335	2,296	1,885	3,464	3,612	-4.1
Oshawa CMA	114	103	2	2	36	28	0	169	152	302	-49.7
Greater Toronto Area (GTA)	755	1,209	108	192	459	363	2,296	2,054	3,618	3,818	-5.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Toronto City	715	972	48	58	831	531	9,083	10,272	10,677	11,833	-9.8
Toronto	90	123	14	6	115	102	4,938	7,031	5,157	7,262	-29.0
East York	35	66	2	4	0	0	66	316	103	386	-73.3
Etobicoke	119	240	2	4	226	134	1,426	1,527	1,773	1,905	-6.9
North York	344	406	22	32	302	295	1,757	1,003	2,425	1,736	39.7
Scarborough	101	94	4	6	188	0	896	171	1,189	271	**
York	26	43	4	6	0	0	0	224	30	273	-89.0
York Region	2,629	2,797	106	132	1,825	1,194	4,024	519	8,584	4,642	84.9
Aurora	211	451	2	68	15	357	0	95	228	971	-76.5
East Gwillimbury	895	314	64	10	365	36	0	0	1,324	360	**
Georgina Township	83	261	4	0	24	54	0	0	111	315	-64.8
King Township	227	279	16	2	0	18	0	0	243	299	-18.7
Markham	95	219	10	14	646	248	1,508	0	2,259	481	**
Newmarket	246	184	0	6	60	31	0	6	306	227	34.8
Richmond Hill	171	315	6	22	76	129	1,353	99	1,606	565	184.2
Vaughan	542	618	4	10	571	284	1,163	319	2,280	1,231	85.2
Whitchurch-Stouffville	159	156	0	0	68	37	0	0	227	193	17.6
Peel Region	1,634	3,429	362	574	1,064	1,376	594	2,544	3,654	7,923	-53.9
Brampton	1,339	2,970	286	514	847	1,094	360	564	2,832	5,142	-44.9
Caledon	183	348	10	24	187	142	0	0	380	514	-26.1
Mississauga	112	111	66	36	30	140	234	1,980	442	2,267	-80.5
Halton Region	921	921	260	46	1,292	771	637	1,087	3,110	2,825	10.1
Burlington	103	53	0	0	0	13	264	222	367	288	27.4
Halton Hills	58	64	0	0	0	69	0	0	58	133	-56.4
Milton	191	413	174	0	611	186	75	186	1,051	785	33.9
Oakville	569	391	86	46	681	503	298	679	1,634	1,619	0.9
Durham Region	1,063	1,090	78	56	729	620	706	718	2,576	2,484	3.7
Ajax	139	179	48	6	67	90	272	0	526	275	91.3
Brock	24	10	0	0	0	0	0	0	24	10	140.0
Clarington	297	321	4	0	29	114	237	232	567	667	-15.0
Oshawa	370	287	22	20	116	183	77	181	585	671	-12.8
Pickering	135	110	2	4	307	63	120	169	564	346	63.0
Scugog	4	8	0	0	0	0	0	0	4	8	-50.0
Uxbridge	49	40	2	8	7	47	0	0	58	95	-38.9
Whitby	45	135	0	18	203	123	0	136	248	412	-39.8
Remainder of Toronto CMA	854	983	78	70	321	299	0	3	1,253	1,355	-7.5
Bradford West Gwillimbury	323	366	0	44	22	72	0	0	345	482	-28.4
Town of Mono	22	109	0	0	0	0	0	0	22	109	-79.8
New Tecumseth	466	494	78	26	103	122	0	0	647	642	0.8
Orangeville	43	14	0	0	196	105	0	3	239	122	95.9
Toronto CMA	6,973	9,378	906	898	5,714	4,358	14,466	14,372	28,059	29,006	-3.3
Oshawa CMA	712	743	26	38	348	420	314	549	1,400	1,750	-20.0
Greater Toronto Area (GTA)	6,962	9,209	854	866	5,741	4,492	15,044	15,140	28,601	29,707	-3.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Toronto City	97	131	0	0	849	727	594	50
Toronto	0	0	0	0	820	535	594	0
East York	0	0	0	0	0	0	0	0
Etobicoke	97	0	0	0	0	192	0	0
North York	0	131	0	0	0	0	0	0
Scarborough	0	0	0	0	29	0	0	50
York	0	0	0	0	0	0	0	0
York Region	172	39	0	0	674	98	0	0
Aurora	0	8	0	0	0	0	0	0
East Gwillimbury	44	0	0	0	0	0	0	0
Georgina Township	4	12	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	7	0	0	0	406	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	3	0	0	0	0	0	0	0
Vaughan	108	19	0	0	268	98	0	0
Whitchurch-Stouffville	6	0	0	0	0	0	0	0
Peel Region	0	21	0	0	0	1,010	0	0
Brampton	0	21	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	1,010	0	0
Halton Region	123	144	0	0	75	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	100	78	0	0	75	0	0	0
Oakville	23	66	0	0	0	0	0	0
Durham Region	67	28	0	0	104	26	0	143
Ajax	18	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	5	6	0	0	0	26	0	143
Oshawa	14	12	0	0	0	0	0	0
Pickering	13	0	0	0	104	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	10	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	423	335	0	0	1,702	1,835	594	50
Oshawa CMA	36	28	0	0	0	26	0	143
Greater Toronto Area (GTA)	459	363	0	0	1,702	1,861	594	193

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	757	493	74	38	6,988	9,731	2,095	541
Toronto	61	80	54	22	3,485	6,540	1,453	491
East York	0	0	0	0	66	316	0	0
Etobicoke	226	134	0	0	1,425	1,527	1	0
North York	282	279	20	16	1,116	1,003	641	0
Scarborough	188	0	0	0	896	121	0	50
York	0	0	0	0	0	224	0	0
York Region	1,825	1,194	0	0	3,999	480	25	39
Aurora	15	357	0	0	0	95	0	0
East Gwillimbury	365	36	0	0	0	0	0	0
Georgina Township	24	54	0	0	0	0	0	0
King Township	0	18	0	0	0	0	0	0
Markham	646	248	0	0	1,508	0	0	0
Newmarket	60	31	0	0	0	0	0	6
Richmond Hill	76	129	0	0	1,353	99	0	0
Vaughan	571	284	0	0	1,138	286	25	33
Whitchurch-Stouffville	68	37	0	0	0	0	0	0
Peel Region	1,064	1,376	0	0	588	2,208	6	336
Brampton	847	1,094	0	0	354	552	6	12
Caledon	187	142	0	0	0	0	0	0
Mississauga	30	140	0	0	234	1,656	0	324
Halton Region	1,292	771	0	0	637	1,087	0	0
Burlington	0	13	0	0	264	222	0	0
Halton Hills	0	69	0	0	0	0	0	0
Milton	611	186	0	0	75	186	0	0
Oakville	681	503	0	0	298	679	0	0
Durham Region	729	620	0	0	343	390	363	328
Ajax	67	90	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	29	114	0	0	223	85	14	147
Oshawa	116	183	0	0	0	0	77	181
Pickering	307	63	0	0	120	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	47	0	0	0	0	0	0
Whitby	203	123	0	0	0	136	0	0
Remainder of Toronto CMA	302	262	19	37	0	0	0	3
Bradford West Gwillimbury	22	72	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	103	122	0	0	0	0	0	0
Orangeville	177	68	19	37	0	0	0	3
Toronto CMA	5,621	4,283	93	75	12,068	13,453	2,398	919
Oshawa CMA	348	420	0	0	223	221	91	328
Greater Toronto Area (GTA)	5,667	4,454	74	38	12,555	13,896	2,489	1,244

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Toronto City	218	318	849	727	594	50	1,661	1,095
Toronto	17	19	820	535	594	0	1,431	554
East York	6	13	0	0	0	0	6	13
Etobicoke	114	24	0	192	0	0	114	216
North York	64	245	0	0	0	0	64	245
Scarborough	15	12	29	0	0	50	44	62
York	2	5	0	0	0	0	2	5
York Region	428	370	674	98	0	0	1,102	468
Aurora	27	35	0	0	0	0	27	35
East Gwillimbury	96	63	0	0	0	0	96	63
Georgina Township	15	57	0	0	0	0	15	57
King Township	19	28	0	0	0	0	19	28
Markham	25	49	406	0	0	0	431	49
Newmarket	42	0	0	0	0	0	42	0
Richmond Hill	17	50	0	0	0	0	17	50
Vaughan	163	79	268	98	0	0	431	177
Whitchurch-Stouffville	24	9	0	0	0	0	24	9
Peel Region	162	674	9	1,010	0	0	171	1,684
Brampton	127	562	9	0	0	0	136	562
Caledon	20	93	0	0	0	0	20	93
Mississauga	15	19	0	1,010	0	0	15	1,029
Halton Region	278	251	75	0	0	0	353	251
Burlington	35	1	0	0	0	0	35	1
Halton Hills	0	9	0	0	0	0	0	9
Milton	135	128	75	0	0	0	210	128
Oakville	108	113	0	0	0	0	108	113
Durham Region	191	151	140	26	0	143	331	320
Ajax	27	3	0	0	0	0	27	3
Brock	14	1	0	0	0	0	14	1
Clarington	65	48	5	26	0	143	70	217
Oshawa	48	65	14	0	0	0	62	65
Pickering	33	12	104	0	0	0	137	12
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	2	0	0	0	0	1	2
Whitby	3	20	17	0	0	0	20	20
Remainder of Toronto CMA	47	98	0	0	0	0	47	98
Bradford West Gwillimbury	25	30	0	0	0	0	25	30
Town of Mono	0	1	0	0	0	0	0	1
New Tecumseth	21	63	0	0	0	0	21	63
Orangeville	1	4	0	0	0	0	1	4
Toronto CMA	1,159	1,727	1,711	1,835	594	50	3,464	3,612
Oshawa CMA	116	133	36	26	0	143	152	302
Greater Toronto Area (GTA)	1,277	1,764	1,747	1,861	594	193	3,618	3,818

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	1,353	1,389	7,155	9,865	2,169	579	10,677	11,833
Toronto	163	209	3,487	6,540	1,507	513	5,157	7,262
East York	37	70	66	316	0	0	103	386
Etobicoke	347	244	1,425	1,661	1	0	1,773	1,905
North York	602	717	1,162	1,003	661	16	2,425	1,736
Scarborough	174	100	1,015	121	0	50	1,189	271
York	30	49	0	224	0	0	30	273
York Region	4,557	3,965	4,002	638	25	39	8,584	4,642
Aurora	225	874	3	97	0	0	228	971
East Gwillimbury	1,324	360	0	0	0	0	1,324	360
Georgina Township	111	315	0	0	0	0	111	315
King Township	243	299	0	0	0	0	243	299
Markham	751	473	1,508	8	0	0	2,259	481
Newmarket	306	221	0	0	0	6	306	227
Richmond Hill	253	430	1,353	135	0	0	1,606	565
Vaughan	1,117	800	1,138	398	25	33	2,280	1,231
Whitchurch-Stouffville	227	193	0	0	0	0	227	193
Peel Region	2,966	5,353	682	2,234	6	336	3,654	7,923
Brampton	2,378	4,549	448	581	6	12	2,832	5,142
Caledon	380	514	0	0	0	0	380	514
Mississauga	208	290	234	1,653	0	324	442	2,267
Halton Region	2,156	1,721	954	1,104	0	0	3,110	2,825
Burlington	103	53	264	235	0	0	367	288
Halton Hills	58	133	0	0	0	0	58	133
Milton	976	599	75	186	0	0	1,051	785
Oakville	1,019	936	615	683	0	0	1,634	1,619
Durham Region	1,473	1,588	740	568	363	328	2,576	2,484
Ajax	254	219	0	56	272	0	526	275
Brock	24	10	0	0	0	0	24	10
Clarington	306	399	247	121	14	147	567	667
Oshawa	410	490	98	0	77	181	585	671
Pickering	341	136	223	210	0	0	564	346
Scugog	4	8	0	0	0	0	4	8
Uxbridge	58	94	0	1	0	0	58	95
Whitby	76	232	172	180	0	0	248	412
Remainder of Toronto CMA	1,190	1,305	44	10	19	40	1,253	1,355
Bradford West Gwillimbury	345	482	0	0	0	0	345	482
Town of Mono	22	109	0	0	0	0	22	109
New Tecumseth	627	639	20	3	0	0	647	642
Orangeville	196	75	24	7	19	40	239	122
Toronto CMA	12,772	14,129	12,796	13,883	2,491	994	28,059	29,006
Oshawa CMA	792	1,121	517	301	91	328	1,400	1,750
Greater Toronto Area (GTA)	12,505	14,016	13,533	14,409	2,563	1,282	28,601	29,707

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2018**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
September 2018	0	0.0	0	0.0	0	0.0	3	4.9	58	95.1	61	2,000,000	2,044,077
September 2017	0	0.0	1	0.9	1	0.9	6	5.2	107	93.0	115	2,200,000	2,026,779
Year-to-date 2018	1	0.2	0	0.0	2	0.3	48	8.3	526	91.2	577	2,000,000	2,012,156
Year-to-date 2017	1	0.1	4	0.5	15	2.0	87	11.4	653	85.9	760	1,950,000	1,847,449
Toronto													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
September 2017	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	2.4	40	97.6	41	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	6.7	56	93.3	60	-	-
East York													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Etobicoke													
September 2018	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	-	-
September 2017	0	0.0	0	0.0	0	0.0	2	7.7	24	92.3	26	-	-
Year-to-date 2018	1	0.8	0	0.0	0	0.0	18	13.5	114	85.7	133	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	47	21.0	177	79.0	224	930,000	1,035,633
North York													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	34	100.0	34	-	-
September 2017	0	0.0	1	1.5	1	1.5	1	1.5	64	95.5	67	-	2,283,333
Year-to-date 2018	0	0.0	0	0.0	0	0.0	24	8.4	262	91.6	286	930,000	1,394,286
Year-to-date 2017	0	0.0	4	1.2	10	3.0	7	2.1	309	93.6	330	-	2,283,333
Scarborough													
September 2018	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	-	1,895,000
September 2017	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	-	-
Year-to-date 2018	0	0.0	0	0.0	2	2.2	3	3.4	84	94.4	89	-	1,895,000
Year-to-date 2017	1	0.9	0	0.0	4	3.8	23	21.7	78	73.6	106	-	-
York													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
September 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	11.1	16	88.9	18	-	-
Year-to-date 2017	0	0.0	0	0.0	1	3.3	6	20.0	23	76.7	30	-	-

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2018**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
September 2018	8	3.2	40	16.0	18	7.2	53	21.2	131	52.4	250	1,010,000	1,224,035
September 2017	8	2.6	70	22.4	34	10.9	63	20.1	138	44.1	313	920,000	1,201,655
Year-to-date 2018	165	6.3	524	20.1	309	11.8	362	13.9	1,253	48.0	2,613	975,000	1,224,915
Year-to-date 2017	93	3.4	326	11.7	395	14.2	464	16.7	1,498	54.0	2,776	1,065,000	1,215,888
Aurora													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	1,445,000	1,532,361
September 2017	0	0.0	0	0.0	0	0.0	4	14.8	23	85.2	27	-	1,385,359
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	2.4	206	97.6	211	1,445,000	1,576,742
Year-to-date 2017	0	0.0	0	0.0	37	8.2	98	21.7	316	70.1	451	1,240,000	1,219,790
East Gwillimbury													
September 2018	5	9.6	33	63.5	10	19.2	4	7.7	0	0.0	52	605,000	605,990
September 2017	5	8.5	27	45.8	26	44.1	1	1.7	0	0.0	59	610,000	612,124
Year-to-date 2018	152	17.0	474	53.0	212	23.7	55	6.1	2	0.2	895	605,000	607,095
Year-to-date 2017	51	16.2	90	28.7	141	44.9	32	10.2	0	0.0	314	660,000	641,818
Georgina Township													
September 2018	3	27.3	7	63.6	1	9.1	0	0.0	0	0.0	11	530,000	551,717
September 2017	2	4.4	42	93.3	0	0.0	0	0.0	1	2.2	45	570,000	595,390
Year-to-date 2018	10	12.0	42	50.6	12	14.5	13	15.7	6	7.2	83	590,000	685,279
Year-to-date 2017	37	14.3	190	73.6	19	7.4	9	3.5	3	1.2	258	575,000	597,157
King Township													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,860,000	1,911,442
September 2017	0	0.0	0	0.0	0	0.0	4	14.3	24	85.7	28	1,350,000	1,510,825
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	2.2	222	97.8	227	1,615,000	1,753,906
Year-to-date 2017	1	0.4	0	0.0	9	3.2	31	11.0	240	85.4	281	1,255,000	1,441,925
Markham													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,650,000	2,082,417
September 2017	0	0.0	0	0.0	0	0.0	9	26.5	25	73.5	34	1,800,000	1,826,732
Year-to-date 2018	1	1.2	1	1.2	1	1.2	13	15.9	66	80.5	82	1,200,000	1,550,179
Year-to-date 2017	0	0.0	0	0.0	2	1.0	56	28.4	139	70.6	197	1,180,000	1,604,072
Newmarket													
September 2018	0	0.0	0	0.0	7	16.7	27	64.3	8	19.0	42	937,500	937,512
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	0.4	2	0.8	73	29.7	134	54.5	36	14.6	246	880,000	869,831
Year-to-date 2017	1	0.5	22	12.0	57	31.0	29	15.8	75	40.8	184	855,000	874,140
Richmond Hill													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	2,110,000	2,222,154
September 2017	1	2.0	0	0.0	0	0.0	23	46.0	26	52.0	50	1,345,000	1,534,890
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	0.6	170	99.4	171	2,250,000	2,592,990
Year-to-date 2017	1	0.3	0	0.0	8	2.5	37	11.7	269	85.4	315	1,480,000	1,783,984
Vaughan													
September 2018	0	0.0	0	0.0	0	0.0	14	25.5	41	74.5	55	1,250,000	1,383,743
September 2017	0	0.0	0	0.0	0	0.0	22	36.1	39	63.9	61	1,220,000	1,439,540
Year-to-date 2018	0	0.0	0	0.0	0	0.0	55	10.2	484	89.8	539	1,640,000	1,723,647
Year-to-date 2017	0	0.0	0	0.0	5	0.8	168	27.1	448	72.1	621	1,250,000	1,425,389
Whitchurch-Stouffville													
September 2018	0	0.0	0	0.0	0	0.0	8	44.4	10	55.6	18	1,000,000	1,064,264
September 2017	0	0.0	1	11.1	8	88.9	0	0.0	0	0.0	9	-	759,657
Year-to-date 2018	1	0.6	5	3.1	11	6.9	81	50.9	61	38.4	159	950,000	930,157
Year-to-date 2017	2	1.3	24	15.5	117	75.5	4	2.6	8	5.2	155	740,000	756,618

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2018**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
September 2018	34	34.3	34	34.3	16	16.2	5	5.1	10	10.1	99	555,000	710,091
September 2017	72	15.1	178	37.3	158	33.1	36	7.5	33	6.9	477	635,000	699,993
Year-to-date 2018	229	14.0	526	32.2	448	27.4	226	13.8	206	12.6	1,635	670,000	760,625
Year-to-date 2017	358	10.4	1,129	32.9	1,165	34.0	516	15.1	260	7.6	3,428	675,000	718,760
Brampton													
September 2018	31	44.3	25	35.7	9	12.9	5	7.1	0	0.0	70	535,000	553,886
September 2017	69	18.9	159	43.6	96	26.3	33	9.0	8	2.2	365	605,000	634,566
Year-to-date 2018	218	16.3	446	33.3	385	28.7	206	15.4	86	6.4	1,341	655,000	685,875
Year-to-date 2017	347	11.7	1,081	36.4	942	31.7	472	15.9	127	4.3	2,969	655,000	683,733
Caledon													
September 2018	3	15.0	9	45.0	7	35.0	0	0.0	1	5.0	20	647,500	632,350
September 2017	3	3.2	19	20.4	62	66.7	3	3.2	6	6.5	93	735,000	748,497
Year-to-date 2018	11	6.0	80	43.7	63	34.4	19	10.4	10	5.5	183	665,000	699,239
Year-to-date 2017	11	3.2	48	13.8	223	64.1	39	11.2	27	7.8	348	725,000	766,201
Mississauga													
September 2018	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	2,097,778
September 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	1,490,000	1,719,474
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	0.9	110	99.1	111	1,450,000	1,792,786
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	4.5	106	95.5	111	1,450,000	1,611,468
Halton Region													
September 2018	0	0.0	0	0.0	11	8.1	36	26.7	88	65.2	135	1,187,500	1,260,898
September 2017	0	0.0	0	0.0	19	18.3	43	41.3	42	40.4	104	950,000	1,576,773
Year-to-date 2018	0	0.0	0	0.0	87	9.5	203	22.2	625	68.3	915	1,160,000	1,310,383
Year-to-date 2017	2	0.2	17	1.9	192	20.9	404	44.0	303	33.0	918	885,000	1,265,727
Burlington													
September 2018	0	0.0	0	0.0	0	0.0	19	54.3	16	45.7	35	-	-
September 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	37	35.6	67	64.4	104	-	1,498,685
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	9.6	47	90.4	52	-	2,226,250
Halton Hills													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	0.0	0	0.0	1	11.1	7	77.8	1	11.1	9	-	914,467
Year-to-date 2018	0	0.0	0	0.0	5	8.6	13	22.4	40	69.0	58	1,152,500	1,218,197
Year-to-date 2017	0	0.0	0	0.0	7	10.9	44	68.8	13	20.3	64	1,175,000	1,101,503
Milton													
September 2018	0	0.0	0	0.0	1	6.7	8	53.3	6	40.0	15	980,000	983,767
September 2017	0	0.0	0	0.0	18	36.0	32	64.0	0	0.0	50	820,000	842,109
Year-to-date 2018	0	0.0	0	0.0	31	16.2	101	52.9	59	30.9	191	960,000	963,923
Year-to-date 2017	1	0.2	17	4.1	158	38.3	232	56.2	5	1.2	413	820,000	826,794
Oakville													
September 2018	0	0.0	0	0.0	10	11.8	9	10.6	66	77.6	85	1,265,000	1,309,803
September 2017	0	0.0	0	0.0	0	0.0	4	9.1	40	90.9	44	2,800,000	2,547,091
Year-to-date 2018	0	0.0	0	0.0	51	9.1	52	9.3	459	81.7	562	1,200,000	1,425,945
Year-to-date 2017	1	0.3	0	0.0	27	6.9	123	31.6	238	61.2	389	1,200,000	1,735,905

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2018**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
September 2018	8	5.8	52	37.4	36	25.9	24	17.3	19	13.7	139	635,000	698,780
September 2017	15	12.6	51	42.9	32	26.9	12	10.1	9	7.6	119	685,000	657,455
Year-to-date 2018	62	6.2	380	37.8	262	26.1	219	21.8	82	8.2	1,005	675,000	728,718
Year-to-date 2017	280	26.8	365	34.9	241	23.1	122	11.7	37	3.5	1,045	577,500	608,932
Ajax													
September 2018	0	0.0	2	28.6	2	28.6	2	28.6	1	14.3	7	-	-
September 2017	0	0.0	0	0.0	2	33.3	0	0.0	4	66.7	6	-	909,182
Year-to-date 2018	0	0.0	59	42.4	24	17.3	51	36.7	5	3.6	139	700,000	748,102
Year-to-date 2017	0	0.0	74	42.0	93	52.8	0	0.0	9	5.1	176	660,000	661,317
Brock													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	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	-	-
Clarington													
September 2018	5	8.2	34	55.7	14	23.0	3	4.9	5	8.2	61	610,000	694,524
September 2017	11	27.5	26	65.0	3	7.5	0	0.0	0	0.0	40	-	549,850
Year-to-date 2018	40	14.4	148	53.2	63	22.7	19	6.8	8	2.9	278	612,500	648,464
Year-to-date 2017	167	55.1	116	38.3	14	4.6	5	1.7	1	0.3	303	480,000	511,635
Oshawa													
September 2018	3	6.3	10	20.8	6	12.5	17	35.4	12	25.0	48	-	-
September 2017	4	7.5	25	47.2	19	35.8	5	9.4	0	0.0	53	625,000	647,717
Year-to-date 2018	14	3.8	110	29.9	116	31.5	104	28.3	24	6.5	368	725,000	725,440
Year-to-date 2017	78	27.5	145	51.1	53	18.7	8	2.8	0	0.0	284	540,000	564,289
Pickering													
September 2018	0	0.0	5	25.0	13	65.0	1	5.0	1	5.0	20	675,000	711,760
September 2017	0	0.0	0	0.0	5	41.7	5	41.7	2	16.7	12	910,000	933,283
Year-to-date 2018	0	0.0	57	41.6	34	24.8	25	18.2	21	15.3	137	630,000	780,337
Year-to-date 2017	2	1.8	7	6.3	34	30.6	56	50.5	12	10.8	111	845,000	862,074
Scugog													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	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	-	-
Uxbridge													
September 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
September 2017	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2018	8	17.8	3	6.7	7	15.6	8	17.8	19	42.2	45	1,000,000	886,300
Year-to-date 2017	24	60.0	7	17.5	3	7.5	5	12.5	1	2.5	40	320,000	422,906
Whitby													
September 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
September 2017	0	0.0	0	0.0	2	33.3	2	33.3	2	33.3	6	-	-
Year-to-date 2018	0	0.0	3	7.9	18	47.4	12	31.6	5	13.2	38	-	801,875
Year-to-date 2017	9	6.9	16	12.2	44	33.6	48	36.6	14	10.7	131	707,500	793,641

Source: CMHC (Market Absorption Survey)

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September 2018

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$500,000		\$500,000 - \$649,999		\$650,000 - \$799,999		\$800,000 - \$999,999		\$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
September 2018	6	12.8	40	85.1	1	2.1	0	0.0	0	0.0	47	537,500	546,794
September 2017	28	28.6	67	68.4	3	3.1	0	0.0	0	0.0	98	550,000	542,968
Year-to-date 2018	198	23.2	538	63.0	62	7.3	50	5.9	6	0.7	854	555,000	576,874
Year-to-date 2017	184	18.7	701	71.2	52	5.3	43	4.4	4	0.4	984	555,000	565,745
Bradford West Gwillimbury													
September 2018	3	12.0	22	88.0	0	0.0	0	0.0	0	0.0	25	530,000	545,590
September 2017	4	13.8	25	86.2	0	0.0	0	0.0	0	0.0	29	570,000	569,231
Year-to-date 2018	10	3.1	294	91.0	11	3.4	5	1.5	3	0.9	323	590,000	597,419
Year-to-date 2017	46	12.2	322	85.6	6	1.6	1	0.3	1	0.3	376	570,000	570,502
Town of Mono													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	9	40.9	5	22.7	3	13.6	3	13.6	2	9.1	22	-	562,022
Year-to-date 2017	2	1.9	25	23.1	38	35.2	41	38.0	2	1.9	108	780,000	759,952
New Tecumseth													
September 2018	3	14.3	17	81.0	1	4.8	0	0.0	0	0.0	21	545,000	548,228
September 2017	23	35.9	38	59.4	3	4.7	0	0.0	0	0.0	64	517,500	531,068
Year-to-date 2018	170	36.5	215	46.1	39	8.4	41	8.8	1	0.2	466	520,000	561,776
Year-to-date 2017	135	27.8	341	70.2	8	1.6	1	0.2	1	0.2	486	525,000	523,032
Orangeville													
September 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
September 2017	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2018	9	20.9	24	55.8	9	20.9	1	2.3	0	0.0	43	587,500	590,541
Year-to-date 2017	1	7.1	13	92.9	0	0.0	0	0.0	0	0.0	14	-	582,150
Toronto CMA													
September 2018	48	8.2	122	20.9	61	10.4	81	13.8	273	46.7	585	975,000	1,151,077
September 2017	108	9.6	316	28.1	223	19.8	153	13.6	326	29.0	1,126	755,000	1,045,616
Year-to-date 2018	601	8.8	1,707	25.1	973	14.3	936	13.7	2,594	38.1	6,811	825,000	1,088,375
Year-to-date 2017	664	7.3	2,265	24.8	1,949	21.3	1,570	17.2	2,693	29.5	9,141	780,000	996,612
Oshawa CMA													
September 2018	8	7.2	44	39.6	21	18.9	21	18.9	17	15.3	111	665,000	749,982
September 2017	15	15.2	51	51.5	24	24.2	7	7.1	2	2.0	99	595,000	631,929
Year-to-date 2018	54	7.9	261	38.2	197	28.8	135	19.7	37	5.4	684	670,000	703,373
Year-to-date 2017	254	35.4	277	38.6	111	15.5	61	8.5	15	2.1	718	545,000	585,430
Greater Toronto Area													
September 2018	50	7.3	126	18.4	81	11.8	121	17.7	306	44.7	684	965,000	1,156,831
September 2017	95	8.4	300	26.6	244	21.6	160	14.2	329	29.2	1,128	770,000	1,053,154
Year-to-date 2018	457	6.8	1,430	21.2	1,108	16.4	1,058	15.7	2,692	39.9	6,745	880,000	1,127,210
Year-to-date 2017	734	8.2	1,841	20.6	2,008	22.5	1,593	17.8	2,751	30.8	8,927	790,000	1,014,741

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2018

Submarket	Sept 2018	Sept 2017	% Change	YTD 2018	YTD 2017	% Change
Toronto City	2,044,077	2,026,779	0.9	2,012,156	1,847,449	8.9
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	-	1,035,633	n/a
North York	-	2,283,333	n/a	1,394,286	2,283,333	-38.9
Scarborough	1,895,000	-	n/a	1,895,000	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,224,035	1,201,655	1.9	1,224,915	1,215,888	0.7
Aurora	1,532,361	1,385,359	10.6	1,576,742	1,219,790	29.3
East Gwillimbury	605,990	612,124	-1.0	607,095	641,818	-5.4
Georgina Township	551,717	595,390	-7.3	685,279	597,157	14.8
King Township	1,911,442	1,510,825	26.5	1,753,906	1,441,925	21.6
Markham	2,082,417	1,826,732	14.0	1,550,179	1,604,072	-3.4
Newmarket	937,512	-	n/a	869,831	874,140	-0.5
Richmond Hill	2,222,154	1,534,890	44.8	2,592,990	1,783,984	45.3
Vaughan	1,383,743	1,439,540	-3.9	1,723,647	1,425,389	20.9
Whitchurch-Stouffville	1,064,264	759,657	40.1	930,157	756,618	22.9
Peel Region	710,091	699,993	1.4	760,625	718,760	5.8
Brampton	553,886	634,566	-12.7	685,875	683,733	0.3
Caledon	632,350	748,497	-15.5	699,239	766,201	-8.7
Mississauga	2,097,778	1,719,474	22.0	1,792,786	1,611,468	11.3
Halton Region	1,260,898	1,576,773	-20.0	1,310,383	1,265,727	3.5
Burlington	-	-	n/a	1,498,685	2,226,250	-32.7
Halton Hills	-	914,467	n/a	1,218,197	1,101,503	10.6
Milton	983,767	842,109	16.8	963,923	826,794	16.6
Oakville	1,309,803	2,547,091	-48.6	1,425,945	1,735,905	-17.9
Durham Region	698,780	657,455	6.3	728,718	608,932	19.7
Ajax	-	909,182	n/a	748,102	661,317	13.1
Brock	-	-	n/a	-	-	n/a
Clarington	694,524	549,850	26.3	648,464	511,635	26.7
Oshawa	-	647,717	n/a	725,440	564,289	28.6
Pickering	711,760	933,283	-23.7	780,337	862,074	-9.5
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	886,300	422,906	109.6
Whitby	-	-	n/a	801,875	793,641	1.0
Remainder of Toronto CMA	546,794	542,968	0.7	576,874	565,745	2.0
Bradford West Gwillimbury	545,590	569,231	-4.2	597,419	570,502	4.7
Town of Mono	-	-	n/a	562,022	759,952	-26.0
New Tecumseth	548,228	531,068	3.2	561,776	523,032	7.4
Orangeville	-	-	n/a	590,541	582,150	1.4
Toronto CMA	1,151,077	1,045,616	10.1	1,088,375	996,612	9.2
Oshawa CMA	749,982	631,929	18.7	703,373	585,430	20.1
Greater Toronto Area (GTA)	1,156,831	1,053,154	9.8	1,127,210	1,014,741	11.1

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

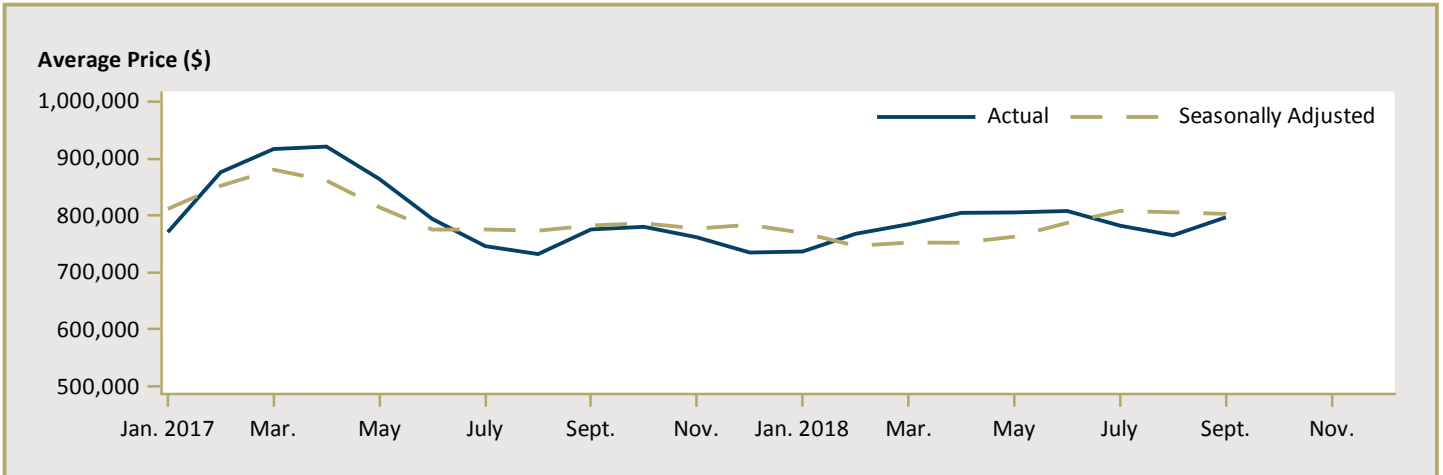


Figure 5.2a: MLS® Residential Sales for Toronto

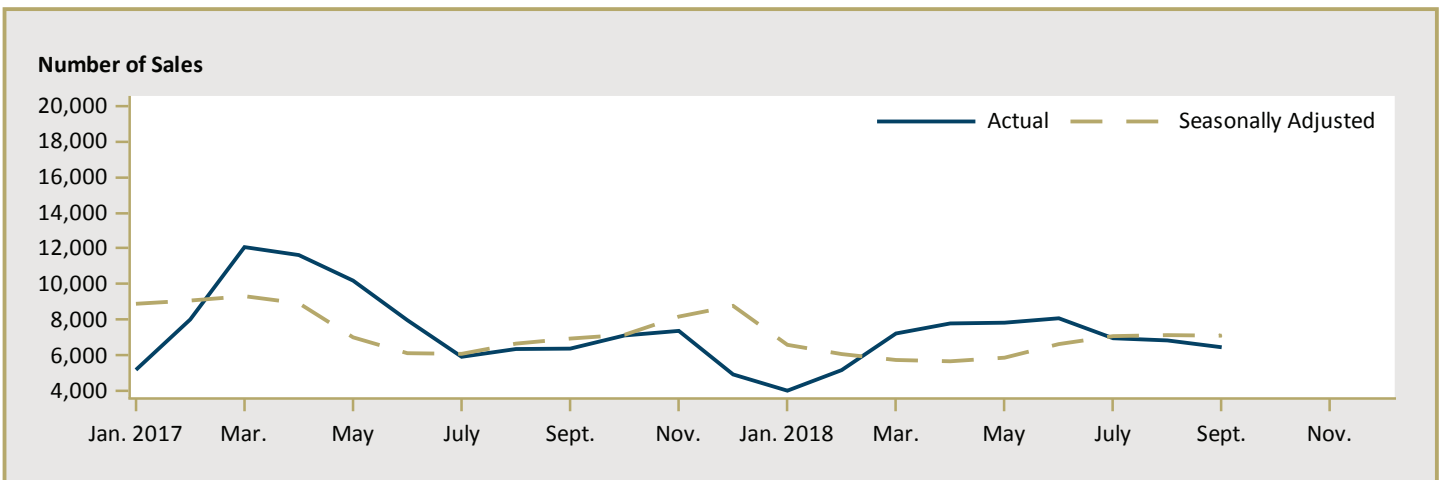
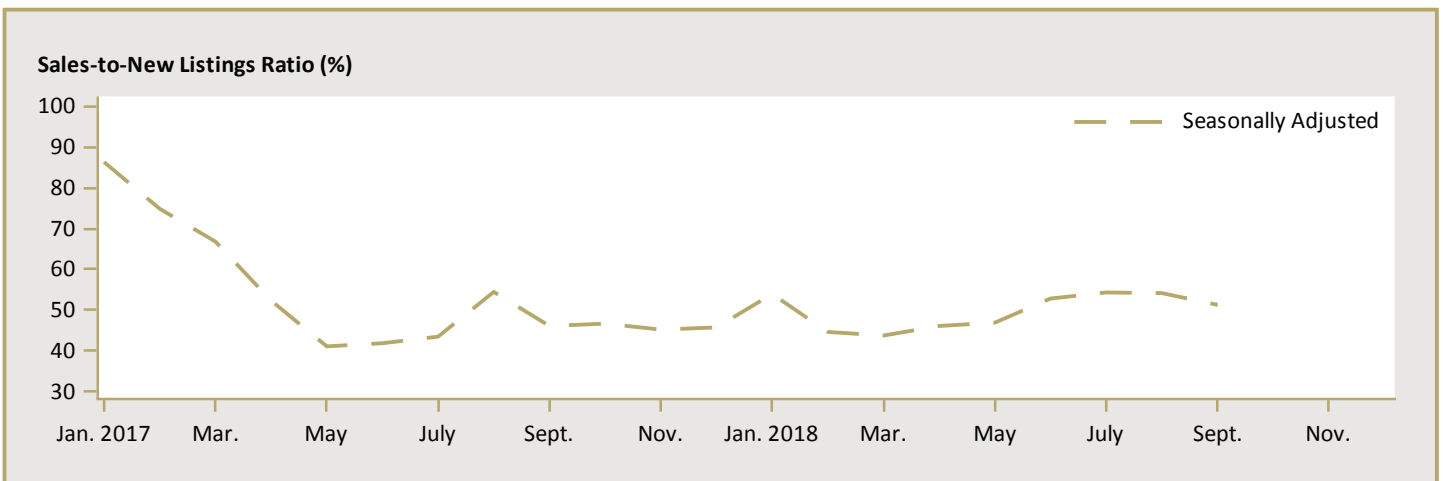


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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Source: CREA / Haver Analytics

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

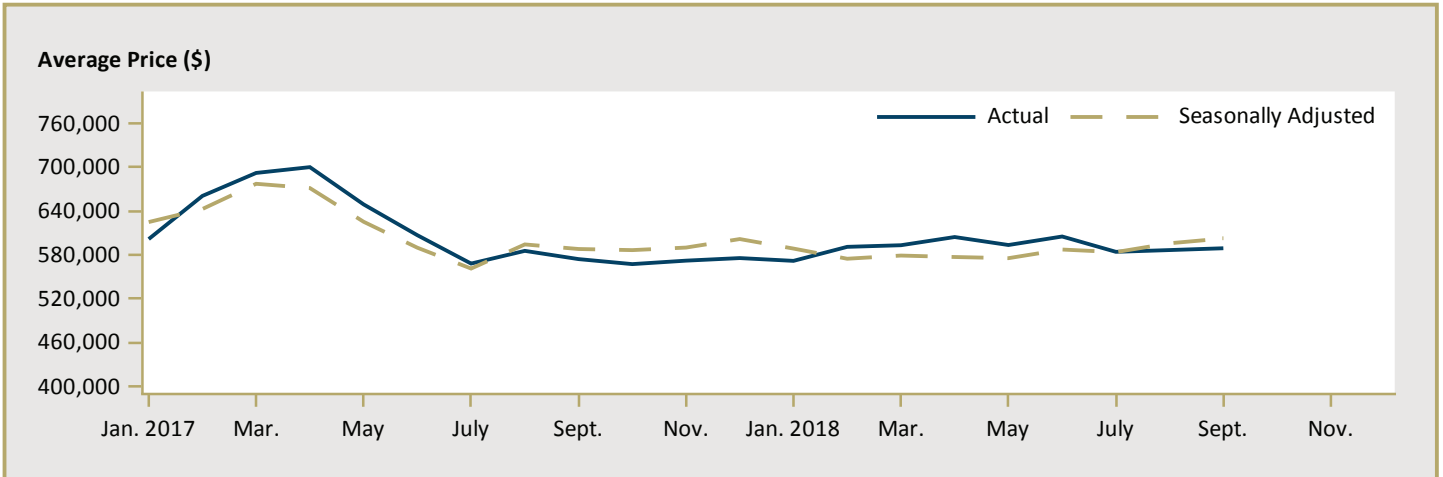


Figure 5.2b: MLS® Residential Sales for Durham Region

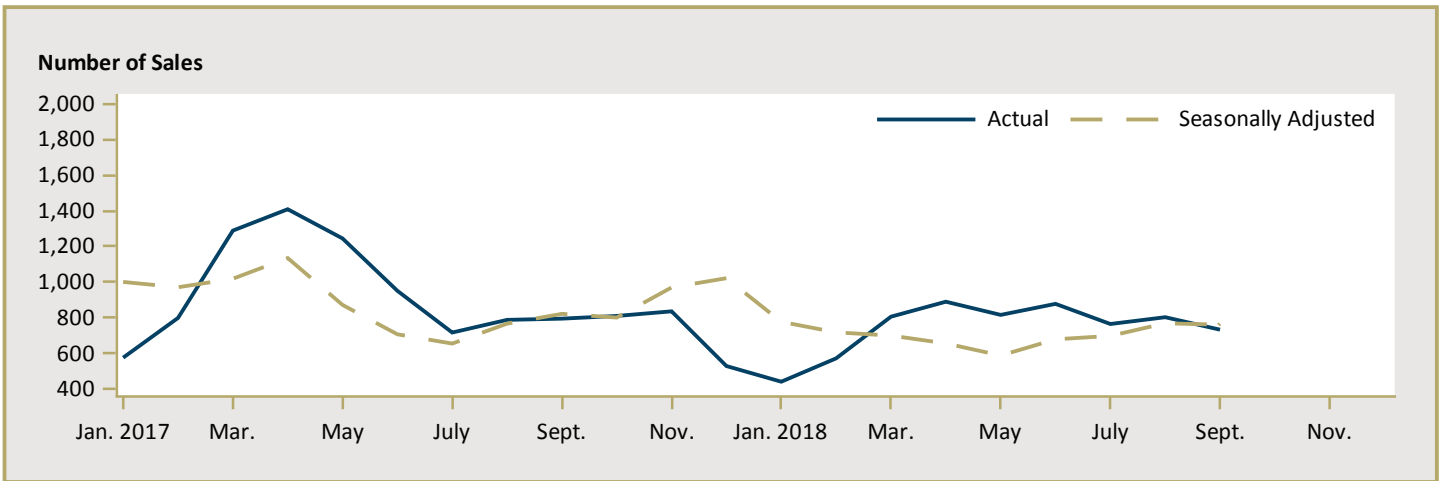
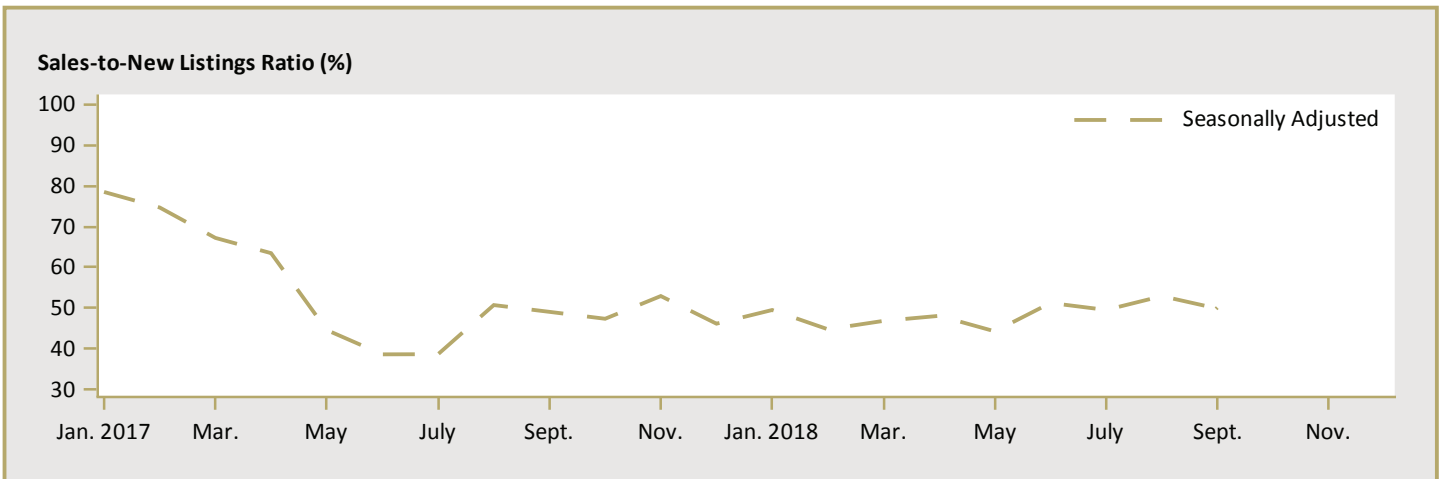


Figure 5.3b: MLS® Residential Sales-to- New Listings Ratio for Durham Region



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

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
September 2018

		Intetereast 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						
2017	January	561	3.14	4.64	100.2	132.1	3,218	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,235	7.0	66.3	969
	March	561	3.14	4.64	101.4	133.0	3,248	7.1	66.5	970
	April	561	3.14	4.64	103.5	133.6	3,257	6.8	66.4	976
	May	561	3.14	4.64	104.6	133.7	3,265	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	3,270	6.8	66.3	975
	August	573	3.14	4.84	104.6	133.8	3,274	6.3	65.9	983
	September	575	3.09	4.89	104.6	134.4	3,293	6.1	66.0	990
	October	581	3.24	4.99	104.7	134.3	3,315	5.9	66.2	994
	November	581	3.24	4.99	104.7	134.6	3,336	6.0	66.5	999
	December	581	3.24	4.99	104.7	134.0	3,356	6.0	66.9	1,005
2018	January	590	3.34	5.14	104.6	135.3	3,363	5.9	66.8	1,011
	February	590	3.34	5.14	104.0	136.0	3,364	5.8	66.6	1,015
	March	590	3.34	5.14	103.7	136.7	3,351	5.8	66.2	1,017
	April	590	3.34	5.14	103.2	136.8	3,342	5.9	66.0	1,023
	May	601	3.49	5.34	103.2	136.7	3,336	6.2	65.9	1,027
	June	601	3.49	5.34	103.2	137.5	3,340	6.3	65.9	1,028
	July	601	3.49	5.34	103.3	138.0	3,361	6.1	66.0	1,020
	August	601	3.49	5.34	103.3	137.9	3,350	6.1	65.7	1,016
	September	601	3.49	5.34		137.4	3,343	6.1	65.4	1,018
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

Table 6b: Economic Indicators Oshawa CMA
September 2018

		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						
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.3	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.8	5.8	68.1	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	205.8	6.1	66.2	1,073
	May	561	3.14	4.64	104.6	133.7	209.5	5.9	67.2	1,077
	June	561	3.14	4.64	104.6	134.2	213.6	5.7	68.3	1,070
	July	573	3.14	4.84	104.6	134.0	213.3	5.7	68.1	1,063
	August	573	3.14	4.84	104.6	133.8	213.3	5.1	67.5	1,059
	September	575	3.09	4.89	104.6	134.4	212.4	4.8	66.9	1,067
	October	581	3.24	4.99	104.7	134.3	212.8	5.0	67.1	1,062
	November	581	3.24	4.99	104.7	134.6	211.3	5.4	66.8	1,055
	December	581	3.24	4.99	104.7	134.0	209.0	5.5	66.0	1,030
2018	January	590	3.34	5.14	104.6	135.3	207.9	5.2	65.4	1,025
	February	590	3.34	5.14	104.0	136.0	209.2	4.8	65.5	1,027
	March	590	3.34	5.14	103.7	136.7	214.0	4.5	66.6	1,045
	April	590	3.34	5.14	103.2	136.8	219.6	4.4	68.2	1,038
	May	601	3.49	5.34	103.2	136.7	224.9	4.5	69.7	1,025
	June	601	3.49	5.34	103.2	137.5	227.7	4.2	70.3	1,019
	July	601	3.49	5.34	103.3	138.0	227.2	4.4	70.1	1,018
	August	601	3.49	5.34	103.3	137.9	224.5	4.9	69.5	1,032
	September	601	3.49	5.34		137.4	221.8	5.6	69.1	1,039
	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.

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