

# HOUSING NOW TABLES

## Greater Toronto Area

Date Released: November 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](mailto: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](http://www.cmhc.ca/hmiportal).

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton, Caledon, Mississauga
<b>Halton Region</b>	Burlington, Halton Hills, Milton, Oakville
<b>Durham Region</b>	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton, Caledon, Mississauga
<b>Halton Region (part)</b>	Halton Hills, Milton, Oakville
<b>Durham Region (part)</b>	Ajax, Pickering, Uxbridge
<b>Remainder of CMA</b>	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA	
Whitby (Town)	
Oshawa (City)	
Clarington (Municipality)	

# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- 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)		
October 2018		
Toronto CMA <sup>1</sup>	September 2018	October 2018
Trend <sup>2</sup>	36,167	39,145
SAAR	42,150	44,464
	October 2017	October 2018
Actual		
October - Single-Detached	684	403
October - Multiples	1,754	3,316
October - Total	2,438	3,719
January to October - Single-Detached	8,519	5,317
January to October - Multiples	24,079	28,480
January to October - Total	32,598	33,797

Table 1b: Housing Starts (SAAR and Trend)		
October 2018		
Oshawa CMA <sup>1</sup>	September 2018	October 2018
Trend <sup>2</sup>	2,296	2,772
SAAR	2,112	4,704
	October 2017	October 2018
Actual		
October - Single-Detached	61	141
October - Multiples	258	290
October - Total	319	431
January to October - Single-Detached	980	1,160
January to October - Multiples	1,421	890
January to October - Total	2,401	2,050

Source: CMHC

<sup>1</sup> Census Metropolitan Area<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

**Table 1.1a: Housing Activity Summary of Toronto CMA**  
**October 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2018	403	78	457	0	80	2,686	0	15	3,719
October 2017	684	106	505	0	4	935	0	204	2,438
% Change	-41.1	-26.4	-9.5	n/a	**	187.3	n/a	-92.6	52.5
Year-to-date 2018	5,245	826	2,641	72	727	21,310	0	2,976	33,797
Year-to-date 2017	8,502	1,252	5,499	17	569	14,671	39	2,049	32,598
% Change	-38.3	-34.0	-52.0	**	27.8	45.3	-100.0	45.2	3.7
UNDER CONSTRUCTION									
October 2018	7,270	1,014	4,292	81	878	50,987	17	6,945	71,484
October 2017	9,952	1,276	7,121	20	799	43,259	57	6,755	69,239
% Change	-26.9	-20.5	-39.7	**	9.9	17.9	-70.2	2.8	3.2
COMPLETIONS									
October 2018	641	204	563	4	107	1,339	8	263	3,129
October 2017	966	146	284	1	34	1,548	5	4	2,988
% Change	-33.6	39.7	98.2	**	**	-13.5	60.0	**	4.7
Year-to-date 2018	7,584	1,104	5,492	34	820	13,392	101	2,661	31,188
Year-to-date 2017	10,331	1,036	4,158	14	513	14,939	80	923	31,994
% Change	-26.6	6.6	32.1	142.9	59.8	-10.4	26.3	188.3	-2.5
COMPLETED & NOT ABSORBED									
October 2018	288	16	67	0	8	76	n/a	n/a	455
October 2017	319	29	89	0	5	197	n/a	n/a	639
% Change	-9.7	-44.8	-24.7	n/a	60.0	-61.4	n/a	n/a	-28.8
ABSORBED									
October 2018	645	203	563	4	107	1,330	n/a	n/a	2,852
October 2017	970	142	295	1	34	1,544	n/a	n/a	2,986
% Change	-33.5	43.0	90.8	**	**	-13.9	n/a	n/a	-4.5
Year-to-date 2018	7,603	1,112	5,469	34	825	13,541	n/a	n/a	28,584
Year-to-date 2017	10,289	1,028	4,126	14	529	15,774	n/a	n/a	31,760
% Change	-26.1	8.2	32.5	142.9	56.0	-14.2	n/a	n/a	-10.0

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2018	141	4	57	0	23	0	0	206	431
October 2017	61	2	11	0	143	102	0	0	319
% Change	131.1	100.0	**	n/a	-83.9	-100.0	n/a	n/a	35.1
Year-to-date 2018	1,160	50	154	0	134	271	0	281	2,050
Year-to-date 2017	980	52	189	0	472	590	0	118	2,401
% Change	18.4	-3.8	-18.5	n/a	-71.6	-54.1	n/a	138.1	-14.6
UNDER CONSTRUCTION									
October 2018	1,312	68	266	0	668	663	0	422	3,399
October 2017	893	52	244	0	706	968	0	349	3,212
% Change	46.9	30.8	9.0	n/a	-5.4	-31.5	n/a	20.9	5.8
COMPLETIONS									
October 2018	85	2	5	0	53	308	0	8	461
October 2017	83	2	14	0	7	63	0	239	408
% Change	2.4	0.0	-64.3	n/a	**	**	n/a	-96.7	13.0
Year-to-date 2018	797	28	59	0	347	531	0	99	1,861
Year-to-date 2017	826	40	354	0	87	284	0	567	2,158
% Change	-3.5	-30.0	-83.3	n/a	**	87.0	n/a	-82.5	-13.8
COMPLETED & NOT ABSORBED									
October 2018	19	2	0	0	0	0	n/a	n/a	21
October 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									
October 2018	85	2	5	0	53	308	n/a	n/a	453
October 2017	83	2	14	0	7	63	n/a	n/a	169
% Change	2.4	0.0	-64.3	n/a	**	**	n/a	n/a	168.0
Year-to-date 2018	800	28	55	0	347	531	n/a	n/a	1,761
Year-to-date 2017	828	40	354	0	88	284	n/a	n/a	1,594
% Change	-3.4	-30.0	-84.5	n/a	**	87.0	n/a	n/a	10.5

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2018	561	28	511	0	103	2,686	0	221	4,110
October 2017	742	102	469	0	147	1,007	0	204	2,671
% Change	-24.4	-72.5	9.0	n/a	-29.9	166.7	n/a	8.3	53.9
Year-to-date 2018	6,181	872	2,749	72	809	21,729	18	3,405	35,835
Year-to-date 2017	8,737	1,214	5,400	14	1,004	15,680	39	2,167	34,255
% Change	-29.3	-28.2	-49.1	**	-19.4	38.6	-53.8	57.1	4.6
UNDER CONSTRUCTION									
October 2018	8,413	1,040	4,493	78	1,490	52,600	35	7,515	75,664
October 2017	10,051	1,228	6,997	9	1,464	45,318	57	7,104	72,228
% Change	-16.3	-15.3	-35.8	**	1.8	16.1	-38.6	5.8	4.8
COMPLETIONS									
October 2018	726	202	551	4	156	1,647	0	271	3,557
October 2017	935	148	277	0	41	1,754	5	243	3,403
% Change	-22.4	36.5	98.9	n/a	**	-6.1	-100.0	11.5	4.5
Year-to-date 2018	7,664	1,054	5,266	28	1,125	14,187	74	2,760	32,158
Year-to-date 2017	10,134	1,006	4,236	10	606	15,588	43	1,487	33,110
% Change	-24.4	4.8	24.3	180.0	85.6	-9.0	72.1	85.6	-2.9
COMPLETED & NOT ABSORBED									
October 2018	308	18	56	0	8	76	n/a	n/a	466
October 2017	344	31	89	0	5	307	n/a	n/a	776
% Change	-10.5	-41.9	-37.1	n/a	60.0	-75.2	n/a	n/a	-39.9
ABSORBED									
October 2018	683	201	551	4	156	1,638	n/a	n/a	3,233
October 2017	928	144	272	0	41	1,640	n/a	n/a	3,025
% Change	-26.4	39.6	102.6	n/a	**	-0.1	n/a	n/a	6.9
Year-to-date 2018	7,612	1,062	5,258	28	1,130	14,446	n/a	n/a	29,536
Year-to-date 2017	10,063	999	4,188	10	610	16,313	n/a	n/a	32,183
% Change	-24.4	6.3	25.5	180.0	85.2	-11.4	n/a	n/a	-8.2

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	131	4	0	0	0	2,474	0	15	2,624
October 2017	89	8	0	0	0	721	0	36	854
York Region									
October 2018	132	14	236	0	35	0	0	0	417
October 2017	225	36	212	0	0	0	0	162	635
Peel Region									
October 2018	33	4	0	0	0	0	0	0	37
October 2017	134	34	163	0	4	68	0	6	409
Halton Region									
October 2018	77	2	148	0	8	0	0	0	235
October 2017	185	8	16	0	0	116	0	0	325
Durham Region									
October 2018	188	4	127	0	60	212	0	206	797
October 2017	109	16	78	0	143	102	0	0	448
Toronto CMA									
October 2018	403	78	457	0	80	2,686	0	15	3,719
October 2017	684	106	505	0	4	935	0	204	2,438
Oshawa CMA									
October 2018	141	4	57	0	23	0	0	206	431
October 2017	61	2	11	0	143	102	0	0	319
Greater Toronto Area									
October 2018	561	28	511	0	103	2,686	0	221	4,110
October 2017	742	102	469	0	147	1,007	0	204	2,671

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
October 2018	1,593	126	832	10	184	38,880	17	5,775	47,417
October 2017	1,498	150	1,177	2	359	31,564	57	5,805	40,612
York Region									
October 2018	2,454	440	2,141	23	189	6,650	0	164	12,061
October 2017	3,604	240	2,931	6	0	8,170	0	388	15,339
Peel Region									
October 2018	1,200	100	389	44	140	3,692	0	271	5,836
October 2017	2,163	326	1,296	1	127	1,760	0	6	5,679
Halton Region									
October 2018	1,438	282	658	1	106	2,194	18	575	5,272
October 2017	1,381	402	1,072	0	222	2,432	0	284	5,793
Durham Region									
October 2018	1,728	92	473	0	871	1,184	0	730	5,078
October 2017	1,405	110	521	0	756	1,392	0	621	4,805
Toronto CMA									
October 2018	7,270	1,014	4,292	81	878	50,987	17	6,945	71,484
October 2017	9,952	1,276	7,121	20	799	43,259	57	6,755	69,239
Oshawa CMA									
October 2018	1,312	68	266	0	668	663	0	422	3,399
October 2017	893	52	244	0	706	968	0	349	3,212
Greater Toronto Area									
October 2018	8,413	1,040	4,493	78	1,490	52,600	35	7,515	75,664
October 2017	10,051	1,228	6,997	9	1,464	45,318	57	7,104	72,228

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
October 2018	88	62	9	1	10	1,240	0	263	1,673
October 2017	118	2	0	0	0	885	0	4	1,009
York Region									
October 2018	221	36	121	1	13	39	0	0	431
October 2017	322	18	110	0	0	0	0	0	450
Peel Region									
October 2018	81	68	240	2	23	0	0	0	414
October 2017	279	94	76	0	12	663	5	0	1,129
Halton Region									
October 2018	191	28	134	0	42	60	0	0	455
October 2017	85	22	77	0	0	143	0	0	327
Durham Region									
October 2018	145	8	47	0	68	308	0	8	584
October 2017	131	12	14	0	29	63	0	239	488
Toronto CMA									
October 2018	641	204	563	4	107	1,339	8	263	3,129
October 2017	966	146	284	1	34	1,548	5	4	2,988
Oshawa CMA									
October 2018	85	2	5	0	53	308	0	8	461
October 2017	83	2	14	0	7	63	0	239	408
Greater Toronto Area									
October 2018	726	202	551	4	156	1,647	0	271	3,557
October 2017	935	148	277	0	41	1,754	5	243	3,403

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	229	8	0	0	0	57	n/a	n/a	294
October 2017	261	15	19	0	5	186	n/a	n/a	486
York Region									
October 2018	31	8	2	0	0	19	n/a	n/a	60
October 2017	39	8	4	0	0	6	n/a	n/a	57
Peel Region									
October 2018	3	0	11	0	8	0	n/a	n/a	22
October 2017	2	2	11	0	0	0	n/a	n/a	15
Halton Region									
October 2018	20	0	43	0	0	0	n/a	n/a	63
October 2017	15	0	55	0	0	115	n/a	n/a	185
Durham Region									
October 2018	25	2	0	0	0	0	n/a	n/a	27
October 2017	27	6	0	0	0	0	n/a	n/a	33
Toronto CMA									
October 2018	288	16	67	0	8	76	n/a	n/a	455
October 2017	319	29	89	0	5	197	n/a	n/a	639
Oshawa CMA									
October 2018	19	2	0	0	0	0	n/a	n/a	21
October 2017	24	2	0	0	0	0	n/a	n/a	26
Greater Toronto Area									
October 2018	308	18	56	0	8	76	n/a	n/a	466
October 2017	344	31	89	0	5	307	n/a	n/a	776

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2018	98	61	9	1	10	1,231	n/a	n/a	1,410
October 2017	105	2	0	0	0	881	n/a	n/a	988
York Region									
October 2018	218	36	121	1	13	39	n/a	n/a	428
October 2017	326	18	106	0	0	0	n/a	n/a	450
Peel Region									
October 2018	80	68	240	2	23	0	n/a	n/a	413
October 2017	278	94	82	0	12	663	n/a	n/a	1,129
Halton Region									
October 2018	189	28	134	0	42	60	n/a	n/a	453
October 2017	88	22	70	0	0	33	n/a	n/a	213
Durham Region									
October 2018	98	8	47	0	68	308	n/a	n/a	529
October 2017	131	8	14	0	29	63	n/a	n/a	245
Toronto CMA									
October 2018	645	203	563	4	107	1,330	n/a	n/a	2,852
October 2017	970	142	295	1	34	1,544	n/a	n/a	2,986
Oshawa CMA									
October 2018	85	2	5	0	53	308	n/a	n/a	453
October 2017	83	2	14	0	7	63	n/a	n/a	169
Greater Toronto Area									
October 2018	683	201	551	4	156	1,638	n/a	n/a	3,233
October 2017	928	144	272	0	41	1,640	n/a	n/a	3,025

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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**  
**October 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	% Change
<b>Toronto City</b>	131	89	4	8	0	0	2,489	757	2,624	854	**
Toronto	14	19	0	2	0	0	1,534	721	1,548	742	108.6
East York	5	14	2	0	0	0	38	0	45	14	**
Etobicoke	25	5	2	2	0	0	489	0	516	7	**
North York	44	33	0	0	0	0	153	36	197	69	185.5
Scarborough	35	10	0	0	0	0	275	0	310	10	**
York	8	8	0	4	0	0	0	0	8	12	-33.3
<b>York Region</b>	132	225	14	36	271	212	0	162	417	635	-34.3
Aurora	2	4	0	0	0	60	0	0	2	64	-96.9
East Gwillimbury	11	8	0	2	0	37	0	0	11	47	-76.6
Georgina Township	9	9	0	0	0	0	0	0	9	9	0.0
King Township	12	8	0	0	0	0	0	0	12	8	50.0
Markham	31	22	0	16	231	0	0	0	262	38	**
Newmarket	1	47	0	8	27	0	0	0	28	55	-49.1
Richmond Hill	30	9	14	2	13	0	0	0	57	11	**
Vaughan	18	94	0	8	0	115	0	162	18	379	-95.3
Whitchurch-Stouffville	18	24	0	0	0	0	0	0	18	24	-25.0
<b>Peel Region</b>	33	134	4	34	0	151	0	90	37	409	-91.0
Brampton	24	72	2	32	0	151	0	6	26	261	-90.0
Caledon	7	29	2	0	0	0	0	0	9	29	-69.0
Mississauga	2	33	0	2	0	0	0	84	2	119	-98.3
<b>Halton Region</b>	77	185	2	8	156	16	0	116	235	325	-27.7
Burlington	6	15	0	0	0	0	0	0	6	15	-60.0
Halton Hills	6	8	0	0	0	0	0	0	6	8	-25.0
Milton	43	113	2	8	73	0	0	116	118	237	-50.2
Oakville	22	49	0	0	83	16	0	0	105	65	61.5
<b>Durham Region</b>	188	109	4	20	187	217	418	102	797	448	77.9
Ajax	2	33	0	14	70	32	0	0	72	79	-8.9
Brock	39	1	0	0	0	0	0	0	39	1	**
Clarington	43	23	4	4	72	19	0	61	119	107	11.2
Oshawa	12	31	0	2	8	91	206	41	226	165	37.0
Pickering	1	9	0	0	37	35	212	0	250	44	**
Scugog	2	4	0	0	0	0	0	0	2	4	-50.0
Uxbridge	3	1	0	0	0	0	0	0	3	1	200.0
Whitby	86	7	0	0	0	40	0	0	86	47	83.0
<b>Remainder of Toronto CMA</b>	30	23	54	6	3	47	0	30	87	106	-17.9
Bradford West Gwillimbury	20	0	0	0	0	0	0	0	20	0	n/a
Town of Mono	4	2	0	0	0	0	0	0	4	2	100.0
New Tecumseth	6	19	54	6	3	15	0	30	63	70	-10.0
Orangeville	0	2	0	0	0	32	0	0	0	34	-100.0
<b>Toronto CMA</b>	403	684	78	106	537	493	2,701	1,155	3,719	2,438	52.5
<b>Oshawa CMA</b>	141	61	4	6	80	150	206	102	431	319	35.1
<b>Greater Toronto Area (GTA)</b>	561	742	28	106	614	596	2,907	1,227	4,110	2,671	53.9

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - October 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
<b>Toronto City</b>	976	919	110	56	224	671	16,740	10,836	18,050	12,482	44.6
Toronto	119	132	14	6	111	65	9,226	9,386	9,470	9,589	-1.2
East York	63	57	2	4	8	0	38	2	111	63	76.2
Etobicoke	174	140	72	10	61	252	1,596	250	1,903	652	191.9
North York	379	410	8	0	32	168	4,085	647	4,504	1,225	**
Scarborough	205	131	8	26	0	62	1,574	119	1,787	338	**
York	36	49	6	10	12	124	221	432	275	615	-55.3
<b>York Region</b>	1,711	2,620	356	192	1,311	1,854	3,251	3,303	6,629	7,969	-16.8
Aurora	130	276	0	2	19	75	0	203	149	556	-73.2
East Gwillimbury	465	900	14	70	14	303	0	0	493	1,273	-61.3
Georgina Township	52	96	0	6	0	24	1	0	53	126	-57.9
King Township	58	218	0	16	0	0	0	1	58	235	-75.3
Markham	131	119	202	38	629	396	1,324	796	2,286	1,349	69.5
Newmarket	111	216	2	8	257	46	0	0	370	270	37.0
Richmond Hill	284	204	134	40	277	3	311	189	1,006	436	130.7
Vaughan	386	462	4	12	109	939	1,615	1,964	2,114	3,377	-37.4
Whitchurch-Stouffville	94	129	0	0	6	68	0	150	100	347	-71.2
<b>Peel Region</b>	1,160	2,469	192	478	440	1,369	2,447	1,411	4,239	5,727	-26.0
Brampton	680	2,041	150	410	297	1,100	177	360	1,304	3,911	-66.7
Caledon	334	279	18	10	143	269	144	0	639	558	14.5
Mississauga	146	149	24	58	0	0	2,126	1,051	2,296	1,258	82.5
<b>Halton Region</b>	972	1,306	136	378	731	1,238	1,361	1,223	3,200	4,145	-22.8
Burlington	143	75	66	2	18	0	475	449	702	526	33.5
Halton Hills	189	91	0	0	0	0	0	0	189	91	107.7
Milton	267	498	70	278	298	607	383	269	1,018	1,652	-38.4
Oakville	373	642	0	98	415	631	503	505	1,291	1,876	-31.2
<b>Durham Region</b>	1,434	1,437	80	116	628	953	1,575	1,426	3,717	3,932	-5.5
Ajax	70	104	28	58	233	125	308	272	639	559	14.3
Brock	109	129	0	0	0	0	0	0	109	129	-15.5
Clarington	550	415	46	16	97	62	176	182	869	675	28.7
Oshawa	274	505	4	42	174	292	376	488	828	1,327	-37.6
Pickering	51	158	2	0	107	173	715	446	875	777	12.6
Scugog	27	14	0	0	0	0	0	0	27	14	92.9
Uxbridge	17	52	0	0	0	0	0	0	17	52	-67.3
Whitby	336	60	0	0	17	301	0	38	353	399	-11.5
<b>Remainder of Toronto CMA</b>	503	966	70	96	98	321	179	30	850	1,413	-39.8
Bradford West Gwillimbury	172	369	4	0	0	22	0	0	176	391	-55.0
Town of Mono	15	48	0	0	0	0	0	0	15	48	-68.8
New Tecumseth	315	459	66	96	33	78	176	30	590	663	-11.0
Orangeville	1	90	0	0	65	221	3	0	69	311	-77.8
<b>Toronto CMA</b>	5,317	8,519	828	1,256	3,126	5,751	24,526	17,072	33,797	32,598	3.7
<b>Oshawa CMA</b>	1,160	980	50	58	288	655	552	708	2,050	2,401	-14.6
<b>Greater Toronto Area (GTA)</b>	6,253	8,751	874	1,220	3,334	6,085	25,374	18,199	35,835	34,255	4.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
<b>Toronto City</b>	0	0	0	0	2,474	721	15	36
Toronto	0	0	0	0	1,519	721	15	0
East York	0	0	0	0	38	0	0	0
Etobicoke	0	0	0	0	489	0	0	0
North York	0	0	0	0	153	0	0	36
Scarborough	0	0	0	0	275	0	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	271	212	0	0	0	0	0	162
Aurora	0	60	0	0	0	0	0	0
East Gwillimbury	0	37	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	231	0	0	0	0	0	0	0
Newmarket	27	0	0	0	0	0	0	0
Richmond Hill	13	0	0	0	0	0	0	0
Vaughan	0	115	0	0	0	0	0	162
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	0	151	0	0	0	84	0	6
Brampton	0	151	0	0	0	0	0	6
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	84	0	0
<b>Halton Region</b>	156	16	0	0	0	116	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	73	0	0	0	0	116	0	0
Oakville	83	16	0	0	0	0	0	0
<b>Durham Region</b>	187	217	0	0	212	102	206	0
Ajax	70	32	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	72	19	0	0	0	61	0	0
Oshawa	8	91	0	0	0	41	206	0
Pickering	37	35	0	0	212	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	40	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	3	47	0	0	0	30	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	3	15	0	0	0	30	0	0
Orangeville	0	32	0	0	0	0	0	0
<b>Toronto CMA</b>	537	493	0	0	2,686	951	15	204
<b>Oshawa CMA</b>	80	150	0	0	0	102	206	0
<b>Greater Toronto Area (GTA)</b>	614	596	0	0	2,686	1,023	221	204

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - October 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
<b>Toronto City</b>	224	632	0	39	14,487	9,512	2,253	1,324
Toronto	111	26	0	39	7,473	8,879	1,753	507
East York	8	0	0	0	38	0	0	2
Etobicoke	61	252	0	0	1,098	250	498	0
North York	32	168	0	0	4,085	211	0	436
Scarborough	0	62	0	0	1,574	119	0	0
York	12	124	0	0	219	53	2	379
<b>York Region</b>	1,311	1,854	0	0	3,250	3,140	1	163
Aurora	19	75	0	0	0	203	0	0
East Gwillimbury	14	303	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	629	396	0	0	1,324	796	0	0
Newmarket	257	46	0	0	0	0	0	0
Richmond Hill	277	3	0	0	311	189	0	0
Vaughan	109	939	0	0	1,615	1,802	0	162
Whitchurch-Stouffville	6	68	0	0	0	150	0	0
<b>Peel Region</b>	440	1,369	0	0	2,176	1,405	271	6
Brampton	297	1,100	0	0	177	354	0	6
Caledon	143	269	0	0	140	0	4	0
Mississauga	0	0	0	0	1,859	1,051	267	0
<b>Halton Region</b>	713	1,238	18	0	1,070	939	291	284
Burlington	0	0	18	0	327	449	148	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	298	607	0	0	383	269	0	0
Oakville	415	631	0	0	360	221	143	284
<b>Durham Region</b>	628	953	0	0	986	1,036	589	390
Ajax	233	125	0	0	0	0	308	272
Brock	0	0	0	0	0	0	0	0
Clarington	97	62	0	0	101	182	75	0
Oshawa	174	292	0	0	170	408	206	80
Pickering	107	173	0	0	715	446	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	301	0	0	0	0	0	38
<b>Remainder of Toronto CMA</b>	98	321	0	0	179	30	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	33	78	0	0	176	30	0	0
Orangeville	65	221	0	0	3	0	0	0
<b>Toronto CMA</b>	3,126	5,712	0	39	21,550	15,023	2,976	2,049
<b>Oshawa CMA</b>	288	655	0	0	271	590	281	118
<b>Greater Toronto Area (GTA)</b>	3,316	6,046	18	39	21,969	16,032	3,405	2,167

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**October 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
<b>Toronto City</b>	135	97	2,474	721	15	36	2,624	854
Toronto	14	21	1,519	721	15	0	1,548	742
East York	7	14	38	0	0	0	45	14
Etobicoke	27	7	489	0	0	0	516	7
North York	44	33	153	0	0	36	197	69
Scarborough	35	10	275	0	0	0	310	10
York	8	12	0	0	0	0	8	12
<b>York Region</b>	382	473	35	0	0	162	417	635
Aurora	2	64	0	0	0	0	2	64
East Gwillimbury	11	47	0	0	0	0	11	47
Georgina Township	9	9	0	0	0	0	9	9
King Township	12	8	0	0	0	0	12	8
Markham	227	38	35	0	0	0	262	38
Newmarket	28	55	0	0	0	0	28	55
Richmond Hill	57	11	0	0	0	0	57	11
Vaughan	18	217	0	0	0	162	18	379
Whitchurch-Stouffville	18	24	0	0	0	0	18	24
<b>Peel Region</b>	37	331	0	72	0	6	37	409
Brampton	26	251	0	4	0	6	26	261
Caledon	9	29	0	0	0	0	9	29
Mississauga	2	51	0	68	0	0	2	119
<b>Halton Region</b>	227	209	8	116	0	0	235	325
Burlington	6	15	0	0	0	0	6	15
Halton Hills	6	8	0	0	0	0	6	8
Milton	118	121	0	116	0	0	118	237
Oakville	97	65	8	0	0	0	105	65
<b>Durham Region</b>	319	203	272	245	206	0	797	448
Ajax	68	79	4	0	0	0	72	79
Brock	39	1	0	0	0	0	39	1
Clarington	96	23	23	84	0	0	119	107
Oshawa	20	44	0	121	206	0	226	165
Pickering	5	44	245	0	0	0	250	44
Scugog	2	4	0	0	0	0	2	4
Uxbridge	3	1	0	0	0	0	3	1
Whitby	86	7	0	40	0	0	86	47
<b>Remainder of Toronto CMA</b>	87	76	0	30	0	0	87	106
Bradford West Gwillimbury	20	0	0	0	0	0	20	0
Town of Mono	4	2	0	0	0	0	4	2
New Tecumseth	63	40	0	30	0	0	63	70
Orangeville	0	34	0	0	0	0	0	34
<b>Toronto CMA</b>	938	1,295	2,766	939	15	204	3,719	2,438
<b>Oshawa CMA</b>	202	74	23	245	206	0	431	319
<b>Greater Toronto Area (GTA)</b>	1,100	1,313	2,789	1,154	221	204	4,110	2,671

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
<b>Toronto City</b>	1,306	1,779	14,491	9,340	2,253	1,363	18,050	12,482
Toronto	242	453	7,475	8,590	1,753	546	9,470	9,589
East York	73	61	38	0	0	2	111	63
Etobicoke	307	402	1,098	250	498	0	1,903	652
North York	419	578	4,085	211	0	436	4,504	1,225
Scarborough	211	224	1,576	114	0	0	1,787	338
York	54	61	219	175	2	379	275	615
<b>York Region</b>	3,237	4,692	3,391	3,114	1	163	6,629	7,969
Aurora	126	350	23	206	0	0	149	556
East Gwillimbury	493	1,273	0	0	0	0	493	1,273
Georgina Township	52	125	0	1	1	0	53	126
King Township	58	234	0	0	0	1	58	235
Markham	863	583	1,423	766	0	0	2,286	1,349
Newmarket	370	270	0	0	0	0	370	270
Richmond Hill	676	247	330	189	0	0	1,006	436
Vaughan	499	1,413	1,615	1,802	0	162	2,114	3,377
Whitchurch-Stouffville	100	197	0	150	0	0	100	347
<b>Peel Region</b>	1,627	4,212	2,341	1,509	271	6	4,239	5,727
Brampton	962	3,431	342	474	0	6	1,304	3,911
Caledon	495	558	140	0	4	0	639	558
Mississauga	170	223	1,859	1,035	267	0	2,296	1,258
<b>Halton Region</b>	1,579	2,687	1,312	1,174	309	284	3,200	4,145
Burlington	209	77	327	449	166	0	702	526
Halton Hills	189	91	0	0	0	0	189	91
Milton	586	1,383	432	269	0	0	1,018	1,652
Oakville	595	1,136	553	456	143	284	1,291	1,876
<b>Durham Region</b>	2,053	1,981	1,075	1,561	589	390	3,717	3,932
Ajax	191	239	140	48	308	272	639	559
Brock	109	129	0	0	0	0	109	129
Clarington	670	430	124	245	75	0	869	675
Oshawa	358	664	264	583	206	80	828	1,327
Pickering	345	326	530	451	0	0	875	777
Scugog	27	14	0	0	0	0	27	14
Uxbridge	17	52	0	0	0	0	17	52
Whitby	336	127	17	234	0	38	353	399
<b>Remainder of Toronto CMA</b>	619	1,343	231	70	0	0	850	1,413
Bradford West Gwillimbury	176	391	0	0	0	0	176	391
Town of Mono	15	48	0	0	0	0	15	48
New Tecumseth	405	616	185	47	0	0	590	663
Orangeville	23	288	46	23	0	0	69	311
<b>Toronto CMA</b>	8,712	15,253	22,109	15,257	2,976	2,088	33,797	32,598
<b>Oshawa CMA</b>	1,364	1,221	405	1,062	281	118	2,050	2,401
<b>Greater Toronto Area (GTA)</b>	9,802	15,351	22,610	16,698	3,423	2,206	35,835	34,255

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**October 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	% Change
<b>Toronto City</b>	89	118	62	2	19	0	1,503	889	1,673	1,009	65.8
Toronto	8	20	0	0	10	0	1,423	889	1,441	909	58.5
East York	5	3	0	0	0	0	0	0	5	3	66.7
Etobicoke	29	16	60	0	9	0	0	0	98	16	**
North York	32	49	0	2	0	0	80	0	112	51	119.6
Scarborough	9	28	0	0	0	0	0	0	9	28	-67.9
York	6	2	2	0	0	0	0	0	8	2	**
<b>York Region</b>	222	322	36	18	134	110	39	0	431	450	-4.2
Aurora	5	45	0	0	6	0	0	0	11	45	-75.6
East Gwillimbury	110	53	26	16	52	0	0	0	188	69	172.5
Georgina Township	8	11	0	2	0	8	0	0	8	21	-61.9
King Township	14	10	0	0	0	0	0	0	14	10	40.0
Markham	4	17	0	0	22	14	0	0	26	31	-16.1
Newmarket	11	2	10	0	0	0	0	0	21	2	**
Richmond Hill	18	76	0	0	0	39	0	0	18	115	-84.3
Vaughan	31	94	0	0	18	49	39	0	88	143	-38.5
Whitchurch-Stouffville	21	14	0	0	36	0	0	0	57	14	**
<b>Peel Region</b>	83	279	68	94	263	93	0	663	414	1,129	-63.3
Brampton	59	248	54	94	253	70	0	0	366	412	-11.2
Caledon	9	14	10	0	10	23	0	0	29	37	-21.6
Mississauga	15	17	4	0	0	0	0	663	19	680	-97.2
<b>Halton Region</b>	191	85	28	22	176	77	60	143	455	327	39.1
Burlington	4	2	0	0	0	0	0	143	4	145	-97.2
Halton Hills	35	6	0	0	0	0	0	0	35	6	**
Milton	96	43	28	22	134	62	0	0	258	127	103.1
Oakville	56	34	0	0	42	15	60	0	158	49	**
<b>Durham Region</b>	145	131	8	12	115	43	316	302	584	488	19.7
Ajax	2	2	0	10	23	0	0	0	25	12	108.3
Brock	47	0	0	0	0	0	0	0	47	0	n/a
Clarington	30	39	0	0	5	0	0	0	35	39	-10.3
Oshawa	51	37	2	2	37	8	316	239	406	286	42.0
Pickering	10	44	6	0	34	22	0	0	50	66	-24.2
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	4	7	0	0	16	13	0	63	20	83	-75.9
<b>Remainder of Toronto CMA</b>	51	118	4	0	29	21	0	0	84	139	-39.6
Bradford West Gwillimbury	14	71	0	0	0	21	0	0	14	92	-84.8
Town of Mono	0	9	0	0	0	0	0	0	0	9	-100.0
New Tecumseth	37	38	4	0	0	0	0	0	41	38	7.9
Orangeville	0	0	0	0	29	0	0	0	29	0	n/a
<b>Toronto CMA</b>	645	967	204	146	678	323	1,602	1,552	3,129	2,988	4.7
<b>Oshawa CMA</b>	85	83	2	2	58	21	316	302	461	408	13.0
<b>Greater Toronto Area (GTA)</b>	730	935	202	148	707	323	1,918	1,997	3,557	3,403	4.5

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - October 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
<b>Toronto City</b>	804	1,090	110	60	850	531	10,586	11,161	12,350	12,842	-3.8
Toronto	98	143	14	6	125	102	6,361	7,920	6,598	8,171	-19.3
East York	40	69	2	4	0	0	66	316	108	389	-72.2
Etobicoke	148	256	62	4	235	134	1,426	1,527	1,871	1,921	-2.6
North York	376	455	22	34	302	295	1,837	1,003	2,537	1,787	42.0
Scarborough	110	122	4	6	188	0	896	171	1,198	299	**
York	32	45	6	6	0	0	0	224	38	275	-86.2
<b>York Region</b>	2,851	3,119	142	150	1,959	1,304	4,063	519	9,015	5,092	77.0
Aurora	216	496	2	68	21	357	0	95	239	1,016	-76.5
East Gwillimbury	1,005	367	90	26	417	36	0	0	1,512	429	**
Georgina Township	91	272	4	2	24	62	0	0	119	336	-64.6
King Township	241	289	16	2	0	18	0	0	257	309	-16.8
Markham	99	236	10	14	668	262	1,508	0	2,285	512	**
Newmarket	257	186	10	6	60	31	0	6	327	229	42.8
Richmond Hill	189	391	6	22	76	168	1,353	99	1,624	680	138.8
Vaughan	573	712	4	10	589	333	1,202	319	2,368	1,374	72.3
Whitchurch-Stouffville	180	170	0	0	104	37	0	0	284	207	37.2
<b>Peel Region</b>	1,717	3,708	430	668	1,327	1,469	594	3,207	4,068	9,052	-55.1
Brampton	1,398	3,218	340	608	1,100	1,164	360	564	3,198	5,554	-42.4
Caledon	192	362	20	24	197	165	0	0	409	551	-25.8
Mississauga	127	128	70	36	30	140	234	2,643	461	2,947	-84.4
<b>Halton Region</b>	1,112	1,006	288	68	1,468	848	697	1,230	3,565	3,152	13.1
Burlington	107	55	0	0	0	13	264	365	371	433	-14.3
Halton Hills	93	70	0	0	0	69	0	0	93	139	-33.1
Milton	287	456	202	22	745	248	75	186	1,309	912	43.5
Oakville	625	425	86	46	723	518	358	679	1,792	1,668	7.4
<b>Durham Region</b>	1,208	1,221	86	68	844	663	1,022	1,020	3,160	2,972	6.3
Ajax	141	181	48	16	90	90	272	0	551	287	92.0
Brock	71	10	0	0	0	0	0	0	71	10	**
Clarington	327	360	4	0	34	114	237	232	602	706	-14.7
Oshawa	421	324	24	22	153	191	393	420	991	957	3.6
Pickering	145	154	8	4	341	85	120	169	614	412	49.0
Scugog	4	9	0	0	0	0	0	0	4	9	-55.6
Uxbridge	50	41	2	8	7	47	0	0	59	96	-38.5
Whitby	49	142	0	18	219	136	0	199	268	495	-45.9
<b>Remainder of Toronto CMA</b>	905	1,101	82	70	350	320	0	3	1,337	1,494	-10.5
Bradford West Gwillimbury	337	437	0	44	22	93	0	0	359	574	-37.5
Town of Mono	22	118	0	0	0	0	0	0	22	118	-81.4
New Tecumseth	503	532	82	26	103	122	0	0	688	680	1.2
Orangeville	43	14	0	0	225	105	0	3	268	122	119.7
<b>Toronto CMA</b>	7,618	10,345	1,110	1,044	6,392	4,681	16,068	15,924	31,188	31,994	-2.5
<b>Oshawa CMA</b>	797	826	28	40	406	441	630	851	1,861	2,158	-13.8
<b>Greater Toronto Area (GTA)</b>	7,692	10,144	1,056	1,014	6,448	4,815	16,962	17,137	32,158	33,110	-2.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
<b>Toronto City</b>	19	0	0	0	1,240	885	263	4
Toronto	10	0	0	0	1,160	885	263	4
East York	0	0	0	0	0	0	0	0
Etobicoke	9	0	0	0	0	0	0	0
North York	0	0	0	0	80	0	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	134	110	0	0	39	0	0	0
Aurora	6	0	0	0	0	0	0	0
East Gwillimbury	52	0	0	0	0	0	0	0
Georgina Township	0	8	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	22	14	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	39	0	0	0	0	0	0
Vaughan	18	49	0	0	39	0	0	0
Whitchurch-Stouffville	36	0	0	0	0	0	0	0
<b>Peel Region</b>	263	88	0	5	0	663	0	0
Brampton	253	65	0	5	0	0	0	0
Caledon	10	23	0	0	0	0	0	0
Mississauga	0	0	0	0	0	663	0	0
<b>Halton Region</b>	176	77	0	0	60	143	0	0
Burlington	0	0	0	0	0	143	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	134	62	0	0	0	0	0	0
Oakville	42	15	0	0	60	0	0	0
<b>Durham Region</b>	115	43	0	0	308	63	8	239
Ajax	23	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	5	0	0	0	0	0	0	0
Oshawa	37	8	0	0	308	0	8	239
Pickering	34	22	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	16	13	0	0	0	63	0	0
<b>Remainder of Toronto CMA</b>	21	21	8	0	0	0	0	0
Bradford West Gwillimbury	0	21	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	21	0	8	0	0	0	0	0
<b>Toronto CMA</b>	670	318	8	5	1,339	1,548	263	4
<b>Oshawa CMA</b>	58	21	0	0	308	63	8	239
<b>Greater Toronto Area (GTA)</b>	707	318	0	5	1,647	1,754	271	243

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - October 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
<b>Toronto City</b>	776	493	74	38	8,228	10,616	2,358	545
Toronto	71	80	54	22	4,645	7,425	1,716	495
East York	0	0	0	0	66	316	0	0
Etobicoke	235	134	0	0	1,425	1,527	1	0
North York	282	279	20	16	1,196	1,003	641	0
Scarborough	188	0	0	0	896	121	0	50
York	0	0	0	0	0	224	0	0
<b>York Region</b>	1,959	1,304	0	0	4,038	480	25	39
Aurora	21	357	0	0	0	95	0	0
East Gwillimbury	417	36	0	0	0	0	0	0
Georgina Township	24	62	0	0	0	0	0	0
King Township	0	18	0	0	0	0	0	0
Markham	668	262	0	0	1,508	0	0	0
Newmarket	60	31	0	0	0	0	0	6
Richmond Hill	76	168	0	0	1,353	99	0	0
Vaughan	589	333	0	0	1,177	286	25	33
Whitchurch-Stouffville	104	37	0	0	0	0	0	0
<b>Peel Region</b>	1,327	1,464	0	5	588	2,871	6	336
Brampton	1,100	1,159	0	5	354	552	6	12
Caledon	197	165	0	0	0	0	0	0
Mississauga	30	140	0	0	234	2,319	0	324
<b>Halton Region</b>	1,468	848	0	0	697	1,230	0	0
Burlington	0	13	0	0	264	365	0	0
Halton Hills	0	69	0	0	0	0	0	0
Milton	745	248	0	0	75	186	0	0
Oakville	723	518	0	0	358	679	0	0
<b>Durham Region</b>	844	663	0	0	651	453	371	567
Ajax	90	90	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	34	114	0	0	223	85	14	147
Oshawa	153	191	0	0	308	0	85	420
Pickering	341	85	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	219	136	0	0	0	199	0	0
<b>Remainder of Toronto CMA</b>	323	283	27	37	0	0	0	3
Bradford West Gwillimbury	22	93	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	198	68	27	37	0	0	0	3
<b>Toronto CMA</b>	6,291	4,601	101	80	13,407	15,001	2,661	923
<b>Oshawa CMA</b>	406	441	0	0	531	284	99	567
<b>Greater Toronto Area (GTA)</b>	6,374	4,772	74	43	14,202	15,650	2,760	1,487

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**October 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017	Oct 2018	Oct 2017
<b>Toronto City</b>	159	120	1,251	885	263	4	1,673	1,009
Toronto	8	20	1,170	885	263	4	1,441	909
East York	5	3	0	0	0	0	5	3
Etobicoke	98	16	0	0	0	0	98	16
North York	32	51	80	0	0	0	112	51
Scarborough	8	28	1	0	0	0	9	28
York	8	2	0	0	0	0	8	2
<b>York Region</b>	378	450	53	0	0	0	431	450
Aurora	10	45	1	0	0	0	11	45
East Gwillimbury	188	69	0	0	0	0	188	69
Georgina Township	8	21	0	0	0	0	8	21
King Township	14	10	0	0	0	0	14	10
Markham	13	31	13	0	0	0	26	31
Newmarket	21	2	0	0	0	0	21	2
Richmond Hill	18	115	0	0	0	0	18	115
Vaughan	49	143	39	0	0	0	88	143
Whitchurch-Stouffville	57	14	0	0	0	0	57	14
<b>Peel Region</b>	389	449	25	675	0	5	414	1,129
Brampton	341	395	25	12	0	5	366	412
Caledon	29	37	0	0	0	0	29	37
Mississauga	19	17	0	663	0	0	19	680
<b>Halton Region</b>	353	184	102	143	0	0	455	327
Burlington	4	2	0	143	0	0	4	145
Halton Hills	35	6	0	0	0	0	35	6
Milton	258	127	0	0	0	0	258	127
Oakville	56	49	102	0	0	0	158	49
<b>Durham Region</b>	200	157	376	92	8	239	584	488
Ajax	25	12	0	0	0	0	25	12
Brock	47	0	0	0	0	0	47	0
Clarington	35	39	0	0	0	0	35	39
Oshawa	53	47	345	0	8	239	406	286
Pickering	35	44	15	22	0	0	50	66
Scugog	0	1	0	0	0	0	0	1
Uxbridge	1	1	0	0	0	0	1	1
Whitby	4	13	16	70	0	0	20	83
<b>Remainder of Toronto CMA</b>	72	138	4	1	8	0	84	139
Bradford West Gwillimbury	14	92	0	0	0	0	14	92
Town of Mono	0	9	0	0	0	0	0	9
New Tecumseth	41	37	0	1	0	0	41	38
Orangeville	17	0	4	0	8	0	29	0
<b>Toronto CMA</b>	1,408	1,396	1,450	1,583	271	9	3,129	2,988
<b>Oshawa CMA</b>	92	99	361	70	8	239	461	408
<b>Greater Toronto Area (GTA)</b>	1,479	1,360	1,807	1,795	271	248	3,557	3,403

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
<b>Toronto City</b>	1,512	1,509	8,406	10,750	2,432	583	12,350	12,842
Toronto	171	229	4,657	7,425	1,770	517	6,598	8,171
East York	42	73	66	316	0	0	108	389
Etobicoke	445	260	1,425	1,661	1	0	1,871	1,921
North York	634	768	1,242	1,003	661	16	2,537	1,787
Scarborough	182	128	1,016	121	0	50	1,198	299
York	38	51	0	224	0	0	38	275
<b>York Region</b>	4,935	4,415	4,055	638	25	39	9,015	5,092
Aurora	235	919	4	97	0	0	239	1,016
East Gwillimbury	1,512	429	0	0	0	0	1,512	429
Georgina Township	119	336	0	0	0	0	119	336
King Township	257	309	0	0	0	0	257	309
Markham	764	504	1,521	8	0	0	2,285	512
Newmarket	327	223	0	0	0	6	327	229
Richmond Hill	271	545	1,353	135	0	0	1,624	680
Vaughan	1,166	943	1,177	398	25	33	2,368	1,374
Whitchurch-Stouffville	284	207	0	0	0	0	284	207
<b>Peel Region</b>	3,355	5,802	707	2,909	6	341	4,068	9,052
Brampton	2,719	4,944	473	593	6	17	3,198	5,554
Caledon	409	551	0	0	0	0	409	551
Mississauga	227	307	234	2,316	0	324	461	2,947
<b>Halton Region</b>	2,509	1,905	1,056	1,247	0	0	3,565	3,152
Burlington	107	55	264	378	0	0	371	433
Halton Hills	93	139	0	0	0	0	93	139
Milton	1,234	726	75	186	0	0	1,309	912
Oakville	1,075	985	717	683	0	0	1,792	1,668
<b>Durham Region</b>	1,673	1,745	1,116	660	371	567	3,160	2,972
Ajax	279	231	0	56	272	0	551	287
Brock	71	10	0	0	0	0	71	10
Clarington	341	438	247	121	14	147	602	706
Oshawa	463	537	443	0	85	420	991	957
Pickering	376	180	238	232	0	0	614	412
Scugog	4	9	0	0	0	0	4	9
Uxbridge	59	95	0	1	0	0	59	96
Whitby	80	245	188	250	0	0	268	495
<b>Remainder of Toronto CMA</b>	1,262	1,443	48	11	27	40	1,337	1,494
Bradford West Gwillimbury	359	574	0	0	0	0	359	574
Town of Mono	22	118	0	0	0	0	22	118
New Tecumseth	668	676	20	4	0	0	688	680
Orangeville	213	75	28	7	27	40	268	122
<b>Toronto CMA</b>	14,180	15,525	14,246	15,466	2,762	1,003	31,188	31,994
<b>Oshawa CMA</b>	884	1,220	878	371	99	567	1,861	2,158
<b>Greater Toronto Area (GTA)</b>	13,984	15,376	15,340	16,204	2,834	1,530	32,158	33,110

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 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													
October 2018	0	0.0	0	0.0	0	0.0	4	5.0	76	95.0	80	1,950,000	1,929,669
October 2017	1	1.2	0	0.0	0	0.0	2	2.4	81	96.4	84	1,997,500	2,043,500
Year-to-date 2018	1	0.2	0	0.0	2	0.3	52	7.9	602	91.6	657	2,000,000	2,002,112
Year-to-date 2017	2	0.2	4	0.5	15	1.8	89	10.5	734	87.0	844	1,950,000	1,866,961
Toronto													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	2.2	44	97.8	45	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	5.9	64	94.1	68	-	-
East York													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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	0	0.0	10	100.0	10	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Etobicoke													
October 2018	0	0.0	0	0.0	0	0.0	1	3.8	25	96.2	26	-	-
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2018	1	0.6	0	0.0	0	0.0	19	11.9	139	87.4	159	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	47	20.3	184	79.7	231	930,000	1,035,633
North York													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	-	-
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	42	100.0	42	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	24	7.6	293	92.4	317	930,000	1,394,286
Year-to-date 2017	0	0.0	4	1.1	10	2.7	7	1.9	351	94.4	372	-	2,283,333
Scarborough													
October 2018	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	-	-
October 2017	1	5.0	0	0.0	0	0.0	0	0.0	19	95.0	20	-	-
Year-to-date 2018	0	0.0	0	0.0	2	1.9	5	4.9	96	93.2	103	-	1,895,000
Year-to-date 2017	2	1.6	0	0.0	4	3.2	23	18.3	97	77.0	126	-	-
York													
October 2018	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
October 2017	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	3	13.0	20	87.0	23	-	-
Year-to-date 2017	0	0.0	0	0.0	1	2.8	8	22.2	27	75.0	36	-	-

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 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													
October 2018	12	5.5	90	41.3	16	7.3	21	9.6	79	36.2	218	665,000	1,045,479
October 2017	12	3.7	30	9.2	19	5.8	40	12.3	225	69.0	326	1,330,000	1,435,016
Year-to-date 2018	177	6.3	614	21.7	325	11.5	383	13.5	1,332	47.1	2,831	950,000	1,211,093
Year-to-date 2017	105	3.4	356	11.5	414	13.3	504	16.2	1,723	55.5	3,102	1,095,000	1,239,150
Aurora													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	2,753,851
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	45	100.0	45	1,445,000	1,559,613
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	2.3	211	97.7	216	1,445,000	1,604,244
Year-to-date 2017	0	0.0	0	0.0	37	7.5	98	19.8	361	72.8	496	1,240,000	1,250,621
East Gwillimbury													
October 2018	12	11.0	85	78.0	12	11.0	0	0.0	0	0.0	109	590,000	580,348
October 2017	11	20.8	20	37.7	14	26.4	8	15.1	0	0.0	53	610,000	636,705
Year-to-date 2018	164	16.3	559	55.7	224	22.3	55	5.5	2	0.2	1,004	600,000	604,191
Year-to-date 2017	62	16.9	110	30.0	155	42.2	40	10.9	0	0.0	367	660,000	641,071
Georgina Township													
October 2018	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	-	628,865
October 2017	1	8.3	10	83.3	1	8.3	0	0.0	0	0.0	12	567,500	577,823
Year-to-date 2018	10	11.0	47	51.6	15	16.5	13	14.3	6	6.6	91	590,000	679,566
Year-to-date 2017	38	14.1	200	74.1	20	7.4	9	3.3	3	1.1	270	575,000	596,165
King Township													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	2,027,500	2,047,342
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,372,500	1,389,791
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	2.1	236	97.9	241	1,650,000	1,770,952
Year-to-date 2017	1	0.3	0	0.0	9	3.1	31	10.7	250	85.9	291	1,265,000	1,440,134
Markham													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	2,650,000	2,606,823
Year-to-date 2018	1	1.2	1	1.2	1	1.2	13	15.3	69	81.2	85	1,200,000	1,550,179
Year-to-date 2017	0	0.0	0	0.0	2	0.9	56	26.2	156	72.9	214	1,200,000	1,686,027
Newmarket													
October 2018	0	0.0	0	0.0	1	9.1	4	36.4	6	54.5	11	1,045,000	1,067,412
October 2017	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2018	1	0.4	2	0.8	74	28.8	138	53.7	42	16.3	257	880,000	878,288
Year-to-date 2017	1	0.5	22	11.8	57	30.6	31	16.7	75	40.3	186	855,000	874,140
Richmond Hill													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	1,780,000	1,915,134
October 2017	0	0.0	0	0.0	1	1.3	6	7.9	69	90.8	76	1,492,500	1,632,474
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	0.5	188	99.5	189	2,205,000	2,528,433
Year-to-date 2017	1	0.3	0	0.0	9	2.3	43	11.0	338	86.4	391	1,480,000	1,754,534
Vaughan													
October 2018	0	0.0	0	0.0	0	0.0	3	10.0	27	90.0	30	1,715,000	1,658,103
October 2017	0	0.0	0	0.0	1	1.0	19	19.6	77	79.4	97	1,680,000	1,604,427
Year-to-date 2018	0	0.0	0	0.0	0	0.0	58	10.2	511	89.8	569	1,640,000	1,720,191
Year-to-date 2017	0	0.0	0	0.0	6	0.8	187	26.0	525	73.1	718	1,297,500	1,449,577
Whitchurch-Stouffville													
October 2018	0	0.0	0	0.0	0	0.0	14	70.0	6	30.0	20	900,000	905,000
October 2017	0	0.0	0	0.0	2	14.3	5	35.7	7	50.0	14	1,122,500	1,155,138
Year-to-date 2018	1	0.6	5	2.8	11	6.1	95	53.1	67	37.4	179	930,000	927,070
Year-to-date 2017	2	1.2	24	14.2	119	70.4	9	5.3	15	8.9	169	740,000	790,027

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 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													
October 2018	2	2.4	9	11.0	34	41.5	17	20.7	20	24.4	82	790,000	949,748
October 2017	19	6.8	92	33.1	108	38.8	29	10.4	30	10.8	278	675,000	767,575
Year-to-date 2018	231	13.5	535	31.2	482	28.1	243	14.2	226	13.2	1,717	675,000	769,673
Year-to-date 2017	377	10.2	1,221	32.9	1,273	34.3	545	14.7	290	7.8	3,706	675,000	722,434
Brampton													
October 2018	2	3.4	8	13.8	28	48.3	15	25.9	5	8.6	58	730,000	779,452
October 2017	19	7.7	84	34.0	102	41.3	29	11.7	13	5.3	247	675,000	717,418
Year-to-date 2018	220	15.7	454	32.5	413	29.5	221	15.8	91	6.5	1,399	665,000	689,755
Year-to-date 2017	366	11.4	1,165	36.2	1,044	32.5	501	15.6	140	4.4	3,216	657,500	686,320
Caledon													
October 2018	0	0.0	1	11.1	6	66.7	1	11.1	1	11.1	9	-	797,900
October 2017	0	0.0	8	57.1	6	42.9	0	0.0	0	0.0	14	650,000	660,257
Year-to-date 2018	11	5.7	81	42.2	69	35.9	20	10.4	11	5.7	192	665,000	703,864
Year-to-date 2017	11	3.0	56	15.5	229	63.3	39	10.8	27	7.5	362	725,000	762,103
Mississauga													
October 2018	0	0.0	0	0.0	0	0.0	1	6.7	14	93.3	15	1,500,000	1,699,333
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	1,450,000	1,584,706
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	1.6	124	98.4	126	1,450,000	1,781,389
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	3.9	123	96.1	128	1,450,000	1,607,512
Halton Region													
October 2018	0	0.0	0	0.0	18	9.5	15	7.9	156	82.5	189	1,260,000	1,236,542
October 2017	0	0.0	1	1.1	12	13.6	55	62.5	20	22.7	88	862,500	1,073,713
Year-to-date 2018	0	0.0	0	0.0	105	9.5	218	19.7	781	70.7	1,104	1,165,000	1,296,977
Year-to-date 2017	2	0.2	18	1.8	204	20.3	459	45.6	323	32.1	1,006	885,000	1,248,453
Burlington													
October 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	37	34.3	71	65.7	108	-	1,498,685
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	9.3	49	90.7	54	-	2,226,250
Halton Hills													
October 2018	0	0.0	0	0.0	0	0.0	3	8.6	32	91.4	35	1,260,000	1,218,878
October 2017	0	0.0	0	0.0	1	16.7	4	66.7	1	16.7	6	-	954,917
Year-to-date 2018	0	0.0	0	0.0	5	5.4	16	17.2	72	77.4	93	1,205,000	1,218,477
Year-to-date 2017	0	0.0	0	0.0	8	11.4	48	68.6	14	20.0	70	1,175,000	1,088,569
Milton													
October 2018	0	0.0	0	0.0	0	0.0	8	8.3	88	91.7	96	1,267,500	1,249,456
October 2017	0	0.0	1	2.3	8	18.6	32	74.4	2	4.7	43	850,000	864,824
Year-to-date 2018	0	0.0	0	0.0	31	10.8	109	38.0	147	51.2	287	1,010,000	1,059,433
Year-to-date 2017	1	0.2	18	3.9	166	36.4	264	57.9	7	1.5	456	820,000	830,396
Oakville													
October 2018	0	0.0	0	0.0	18	33.3	4	7.4	32	59.3	54	1,102,500	1,225,034
October 2017	0	0.0	0	0.0	3	8.1	19	51.4	15	40.5	37	950,000	1,335,739
Year-to-date 2018	0	0.0	0	0.0	69	11.2	56	9.1	491	79.7	616	1,195,000	1,408,332
Year-to-date 2017	1	0.2	0	0.0	30	7.0	142	33.3	253	59.4	426	1,102,500	1,701,148

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 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													
October 2018	6	6.3	36	37.5	17	17.7	21	21.9	16	16.7	96	815,000	860,615
October 2017	9	7.1	37	29.1	28	22.0	49	38.6	4	3.1	127	805,000	710,578
Year-to-date 2018	68	6.2	416	37.8	279	25.3	240	21.8	98	8.9	1,101	680,000	737,974
Year-to-date 2017	289	24.7	402	34.3	269	23.0	171	14.6	41	3.5	1,172	585,000	619,984
Ajax													
October 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
October 2017	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2018	0	0.0	59	41.8	25	17.7	52	36.9	5	3.5	141	700,000	748,102
Year-to-date 2017	0	0.0	74	41.3	96	53.6	0	0.0	9	5.0	179	660,000	661,317
Brock													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2018	4	13.3	18	60.0	7	23.3	1	3.3	0	0.0	30	-	-
October 2017	6	16.7	24	66.7	4	11.1	2	5.6	0	0.0	36	-	591,361
Year-to-date 2018	44	14.3	166	53.9	70	22.7	20	6.5	8	2.6	308	612,500	648,464
Year-to-date 2017	173	51.0	140	41.3	18	5.3	7	2.1	1	0.3	339	480,000	520,102
Oshawa													
October 2018	2	4.0	15	30.0	7	14.0	16	32.0	10	20.0	50	815,000	802,120
October 2017	3	8.1	13	35.1	18	48.6	3	8.1	0	0.0	37	685,000	660,405
Year-to-date 2018	16	3.8	125	29.9	123	29.4	120	28.7	34	8.1	418	735,000	736,618
Year-to-date 2017	81	25.2	158	49.2	71	22.1	11	3.4	0	0.0	321	550,000	575,368
Pickering													
October 2018	0	0.0	3	30.0	1	10.0	2	20.0	4	40.0	10	847,500	1,153,090
October 2017	0	0.0	0	0.0	1	2.3	41	93.2	2	4.5	44	817,500	850,310
Year-to-date 2018	0	0.0	60	40.8	35	23.8	27	18.4	25	17.0	147	665,000	807,348
Year-to-date 2017	2	1.3	7	4.5	35	22.6	97	62.6	14	9.0	155	825,000	858,577
Scugog													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
October 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	8	17.4	3	6.5	8	17.4	8	17.4	19	41.3	46	1,000,000	886,300
Year-to-date 2017	24	58.5	7	17.1	3	7.3	6	14.6	1	2.4	41	320,000	422,906
Whitby													
October 2018	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
October 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	7.3	18	43.9	13	31.7	7	17.1	41	-	801,875
Year-to-date 2017	9	6.6	16	11.7	46	33.6	50	36.5	16	11.7	137	707,500	793,641

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range****October 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													
October 2018	13	25.5	37	72.5	1	2.0	0	0.0	0	0.0	51	555,000	550,284
October 2017	13	10.2	102	79.7	6	4.7	7	5.5	0	0.0	128	555,000	575,52
Year-to-date 2018	211	23.3	575	63.5	63	7.0	50	5.5	6	0.7	905	555,000	575,347
Year-to-date 2017	197	17.7	803	72.2	58	5.2	50	4.5	4	0.4	1,112	555,000	566,887
Bradford West Gwillimbury													
October 2018	0	0.0	14	100.0	0	0.0	0	0.0	0	0.0	14	605,000	607,919
October 2017	3	4.1	67	91.8	3	4.1	0	0.0	0	0.0	73	570,000	568,482
Year-to-date 2018	10	3.0	308	91.4	11	3.3	5	1.5	3	0.9	337	590,000	597,855
Year-to-date 2017	49	10.9	389	86.6	9	2.0	1	0.2	1	0.2	449	570,000	570,174
Town of Mono													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2017	0	0.0	0	0.0	2	22.2	7	77.8	0	0.0	9	-	840,344
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	1.7	25	21.4	40	34.2	48	41.0	2	1.7	117	780,000	766,777
New Tecumseth													
October 2018	13	35.1	23	62.2	1	2.7	0	0.0	0	0.0	37	515,000	528,476
October 2017	10	21.7	35	76.1	1	2.2	0	0.0	0	0.0	46	530,000	534,879
Year-to-date 2018	183	36.4	238	47.3	40	8.0	41	8.2	1	0.2	503	520,000	559,327
Year-to-date 2017	145	27.3	376	70.7	9	1.7	1	0.2	1	0.2	532	525,000	524,057
Orangeville													
October 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
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													
October 2018	27	4.3	139	22.1	72	11.4	60	9.5	331	52.6	629	1,085,000	1,167,412
October 2017	45	4.7	225	23.7	149	15.7	175	18.4	356	37.5	950	830,000	1,113,838
Year-to-date 2018	628	8.4	1,846	24.8	1,045	14.0	996	13.4	2,925	39.3	7,440	835,000	1,095,057
Year-to-date 2017	709	7.0	2,490	24.7	2,098	20.8	1,745	17.3	3,049	30.2	10,091	785,000	1,007,648
Oshawa CMA													
October 2018	6	7.2	33	39.8	14	16.9	18	21.7	12	14.5	83	665,000	732,024
October 2017	9	11.4	37	46.8	24	30.4	7	8.9	2	2.5	79	625,000	646,253
Year-to-date 2018	60	7.8	294	38.3	211	27.5	153	19.9	49	6.4	767	670,000	706,473
Year-to-date 2017	263	33.0	314	39.4	135	16.9	68	8.5	17	2.1	797	560,000	591,459
Greater Toronto Area													
October 2018	20	3.0	135	20.3	85	12.8	78	11.7	347	52.2	665	1,110,000	1,185,576
October 2017	41	4.5	160	17.7	167	18.5	175	19.4	360	39.9	903	875,000	1,153,500
Year-to-date 2018	477	6.4	1,565	21.1	1,193	16.1	1,136	15.3	3,039	41.0	7,410	890,000	1,132,370
Year-to-date 2017	775	7.9	2,001	20.4	2,175	22.1	1,768	18.0	3,111	31.6	9,830	800,000	1,027,562

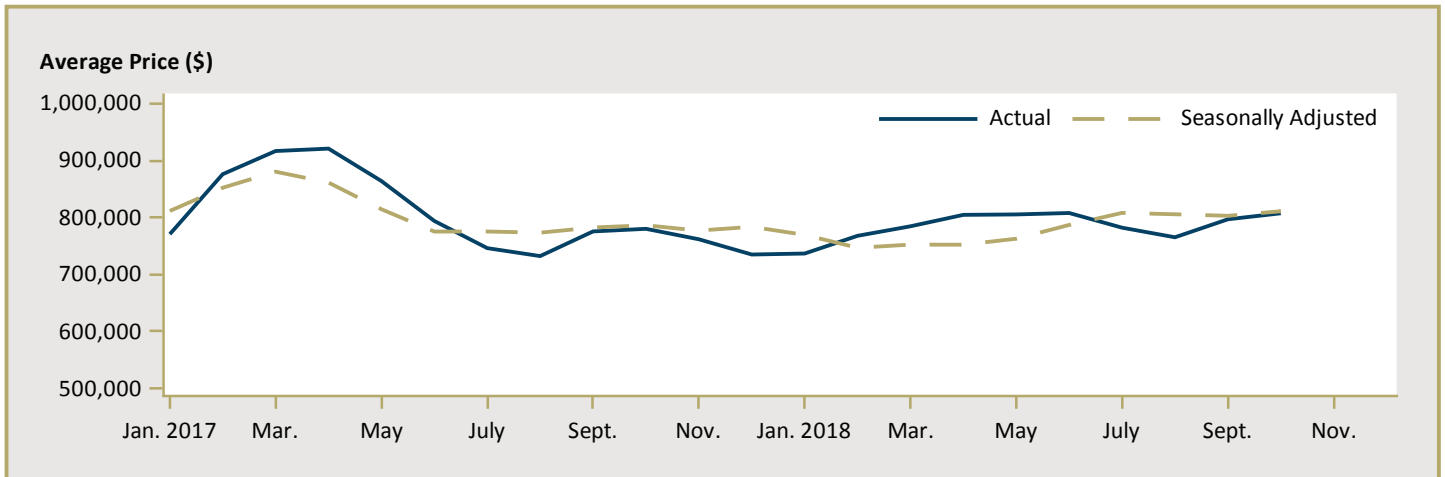
Source: CMHC (Market Absorption Survey)

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

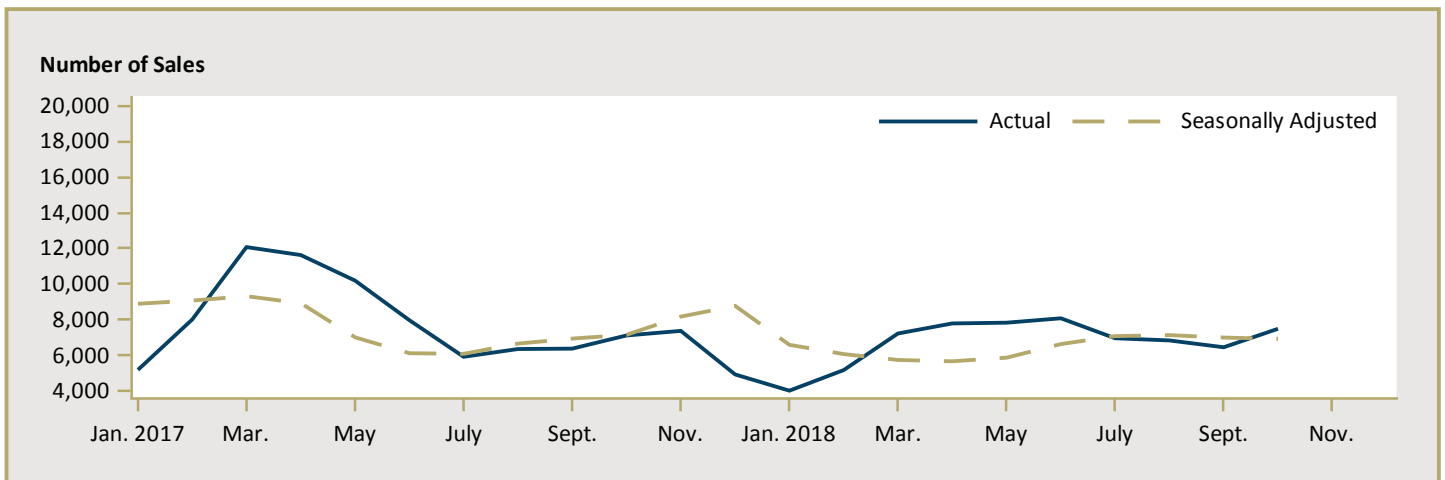
Submarket	Oct 2018	Oct 2017	% Change	YTD 2018	YTD 2017	% Change
<b>Toronto City</b>	1,929,669	2,043,500	-5.6	2,002,112	1,866,961	7.2
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	-	1,035,633	n/a
North York	-	-	n/a	1,394,286	2,283,333	-38.9
Scarborough	-	-	n/a	1,895,000	-	n/a
York	-	-	n/a	-	-	n/a
<b>York Region</b>	1,045,479	1,435,016	-27.1	1,211,093	1,239,150	-2.3
Aurora	2,753,851	1,559,613	76.6	1,604,244	1,250,621	28.3
East Gwillimbury	580,348	636,705	-8.9	604,191	641,071	-5.8
Georgina Township	628,865	577,823	8.8	679,566	596,165	14.0
King Township	2,047,342	1,389,791	47.3	1,770,952	1,440,134	23.0
Markham	-	2,606,823	n/a	1,550,179	1,686,027	-8.1
Newmarket	1,067,412	-	n/a	878,288	874,140	0.5
Richmond Hill	1,915,134	1,632,474	17.3	2,528,433	1,754,534	44.1
Vaughan	1,658,103	1,604,427	3.3	1,720,191	1,449,577	18.7
Whitchurch-Stouffville	905,000	1,155,138	-21.7	927,070	790,027	17.3
<b>Peel Region</b>	949,748	767,575	23.7	769,673	722,434	6.5
Brampton	779,452	717,418	8.6	689,755	686,320	0.5
Caledon	797,900	660,257	20.8	703,864	762,103	-7.6
Mississauga	1,699,333	1,584,706	7.2	1,781,389	1,607,512	10.8
<b>Halton Region</b>	1,236,542	1,073,713	15.2	1,296,977	1,248,453	3.9
Burlington	-	-	n/a	1,498,685	2,226,250	-32.7
Halton Hills	1,218,878	954,917	27.6	1,218,477	1,088,569	11.9
Milton	1,249,456	864,824	44.5	1,059,433	830,396	27.6
Oakville	1,225,034	1,335,739	-8.3	1,408,332	1,701,148	-17.2
<b>Durham Region</b>	860,615	710,578	21.1	737,974	619,984	19.0
Ajax	-	-	n/a	748,102	661,317	13.1
Brock	-	-	n/a	-	-	n/a
Clarington	-	591,361	n/a	648,464	520,102	24.7
Oshawa	802,120	660,405	21.5	736,618	575,368	28.0
Pickering	1,153,090	850,310	35.6	807,348	858,577	-6.0
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	886,300	422,906	109.6
Whitby	-	-	n/a	801,875	793,641	1.0
<b>Remainder of Toronto CMA</b>	550,284	575,521	-4.4	575,347	566,887	1.5
Bradford West Gwillimbury	607,919	568,482	6.9	597,855	570,174	4.9
Town of Mono	-	840,344	n/a	562,022	766,777	-26.7
New Tecumseth	528,476	534,879	-1.2	559,327	524,057	6.7
Orangeville	-	-	n/a	590,541	582,150	1.4
<b>Toronto CMA</b>	1,167,412	1,113,838	4.8	1,095,057	1,007,648	8.7
<b>Oshawa CMA</b>	732,024	646,253	13.3	706,473	591,459	19.4
<b>Greater Toronto Area (GTA)</b>	1,185,576	1,153,500	2.8	1,132,370	1,027,562	10.2

Source: CMHC (Market Absorption Survey)

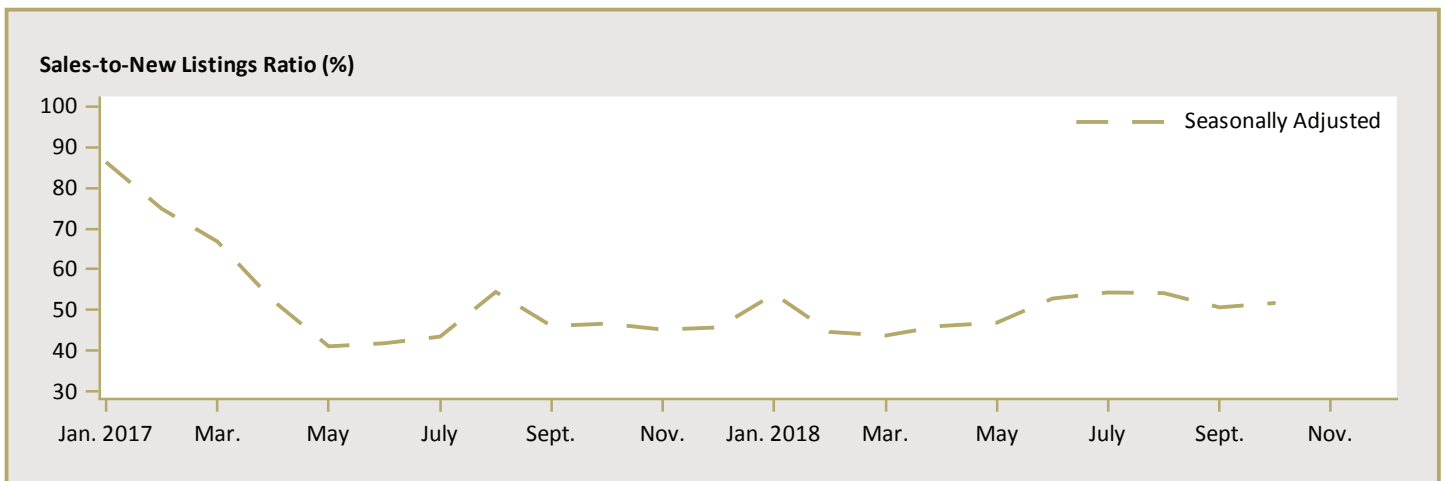
**Figure 5.1a: MLS® Residential Average Price for Toronto**



**Figure 5.2a: MLS® Residential Sales for Toronto**



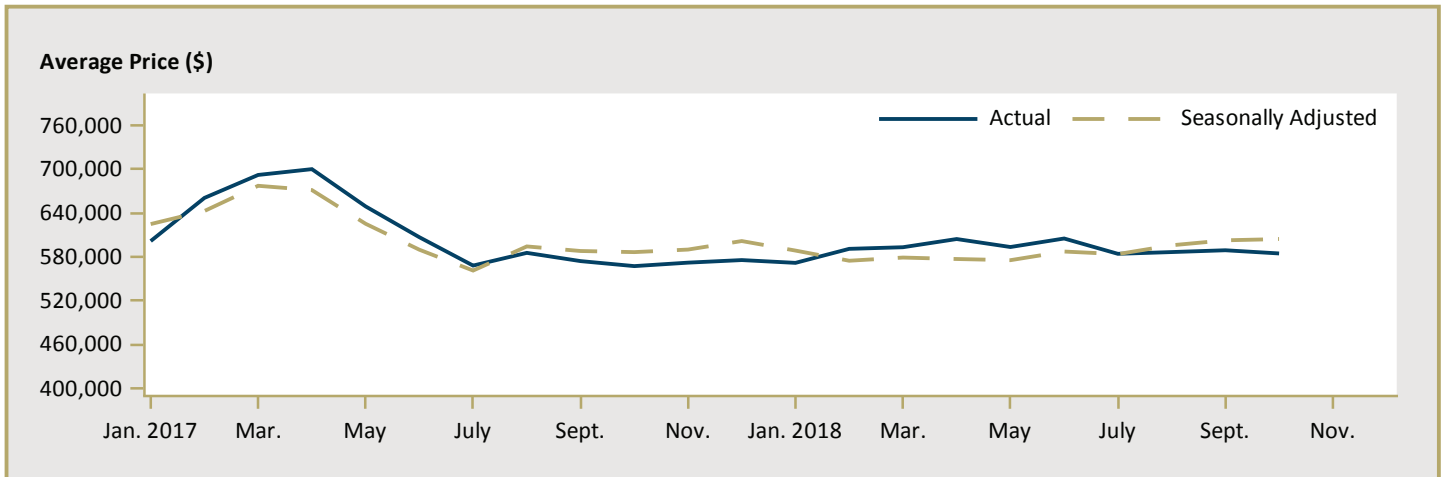
**Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto**



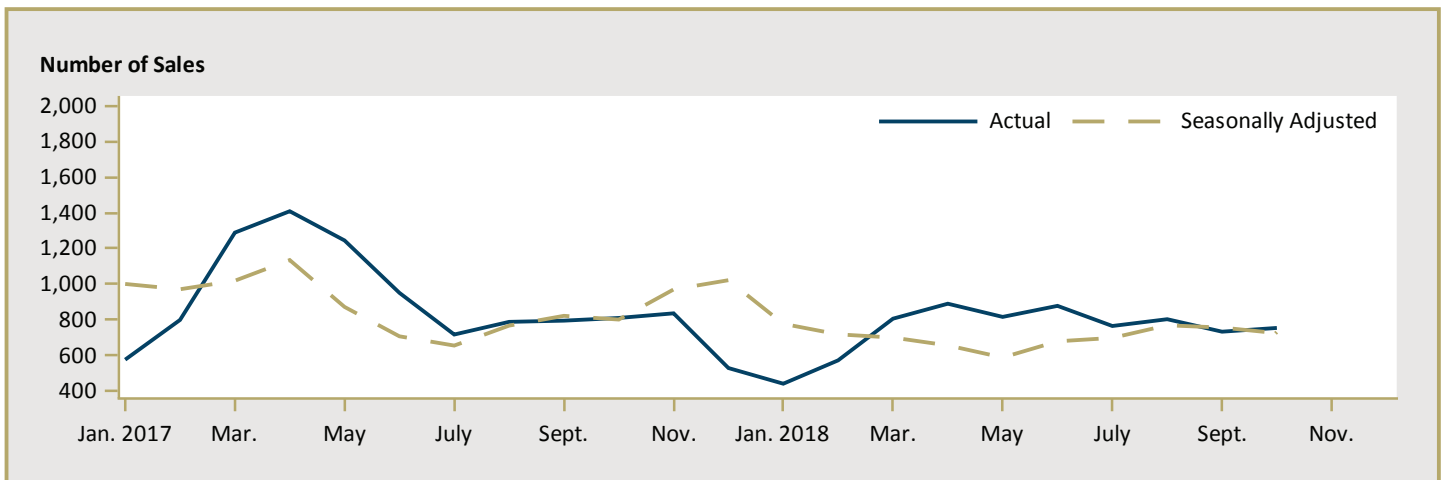
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Source: CREA / Haver Analytics

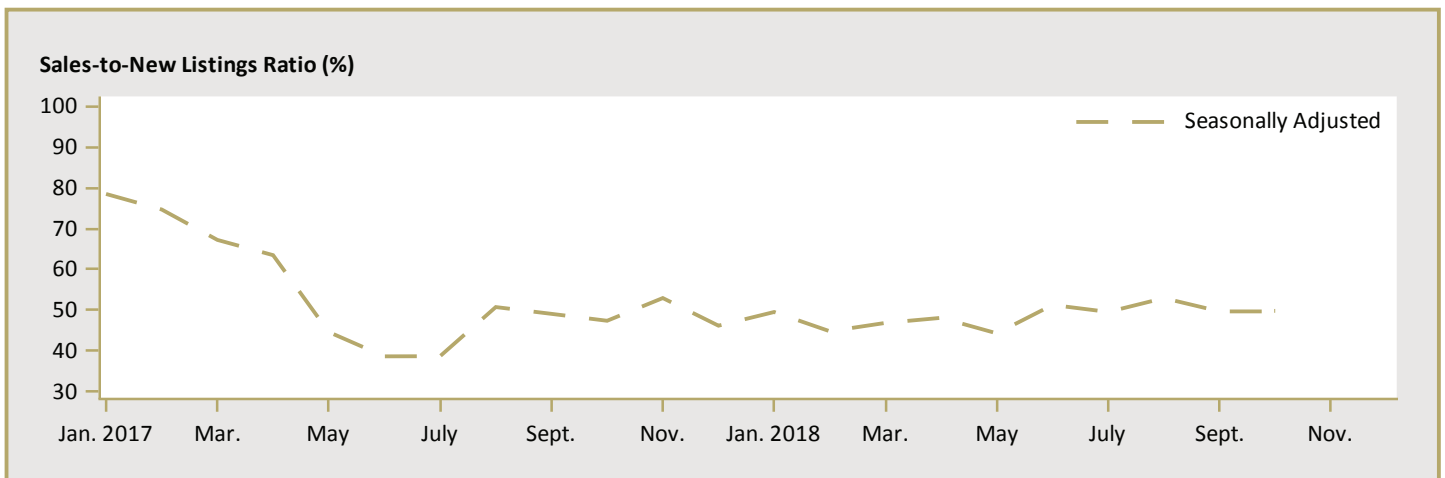
**Figure 5.1b: MLS® Residential Average Price for Durham Region**



**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****October 2018**

		Interest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
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	103.3	137.4	3,343	6.1	65.4	1,018
	October	601	3.64	5.34		137.9	3,335	6.3	65.3	1,020
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

**Table 6b: Economic Indicators Oshawa CMA****October 2018**

		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						
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	103.3	137.4	221.8	5.6	69.1	1,039
	October	601	3.64	5.34		137.9	220.3	5.8	68.7	1,052
	November									
	December									

"P &amp; 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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