

# HOUSING NOW TABLES

## Greater Toronto Area

Date Released: February 2018



## Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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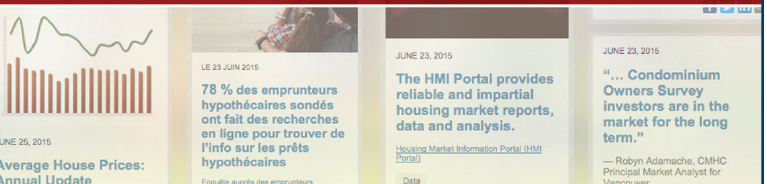
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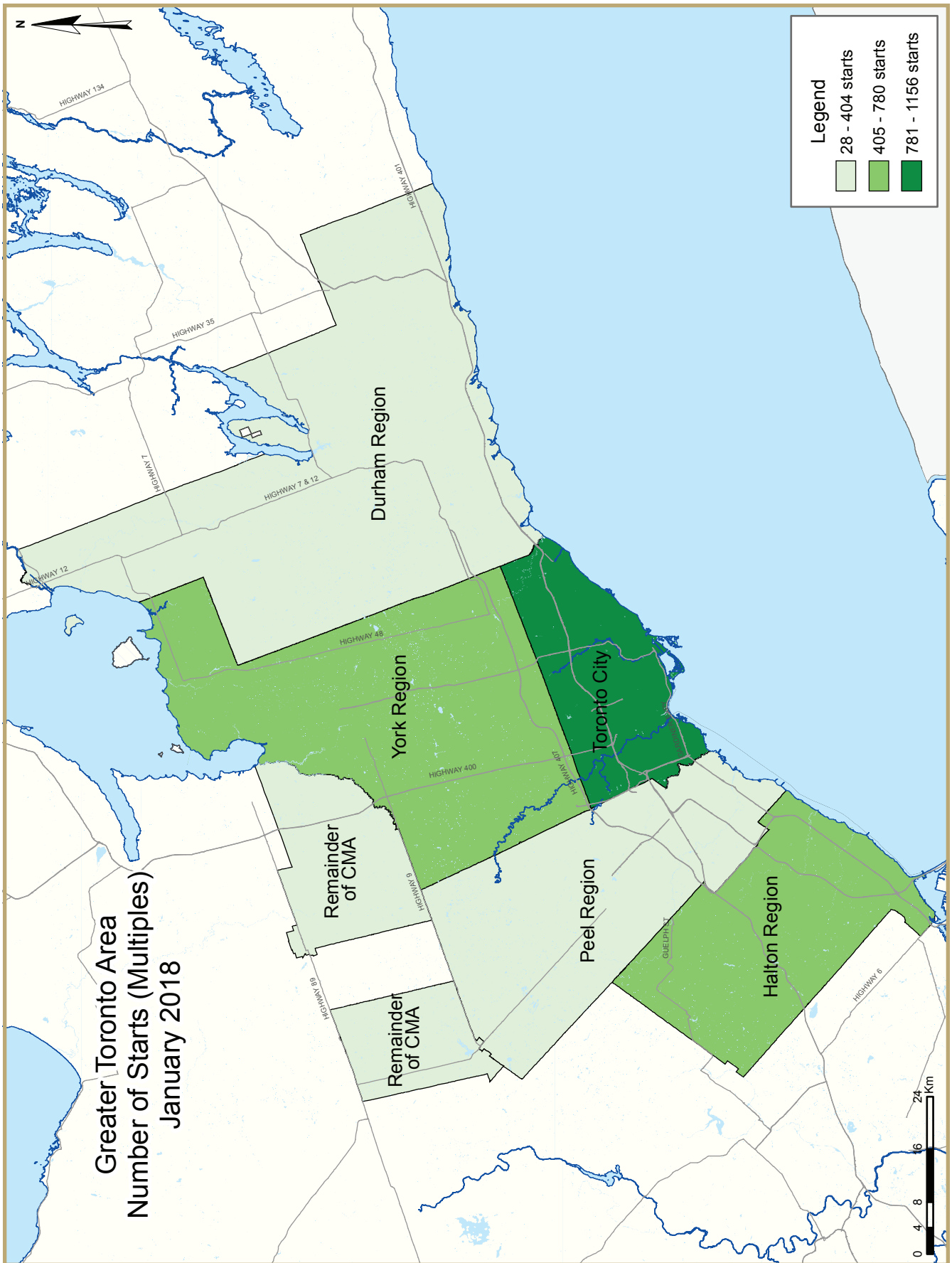
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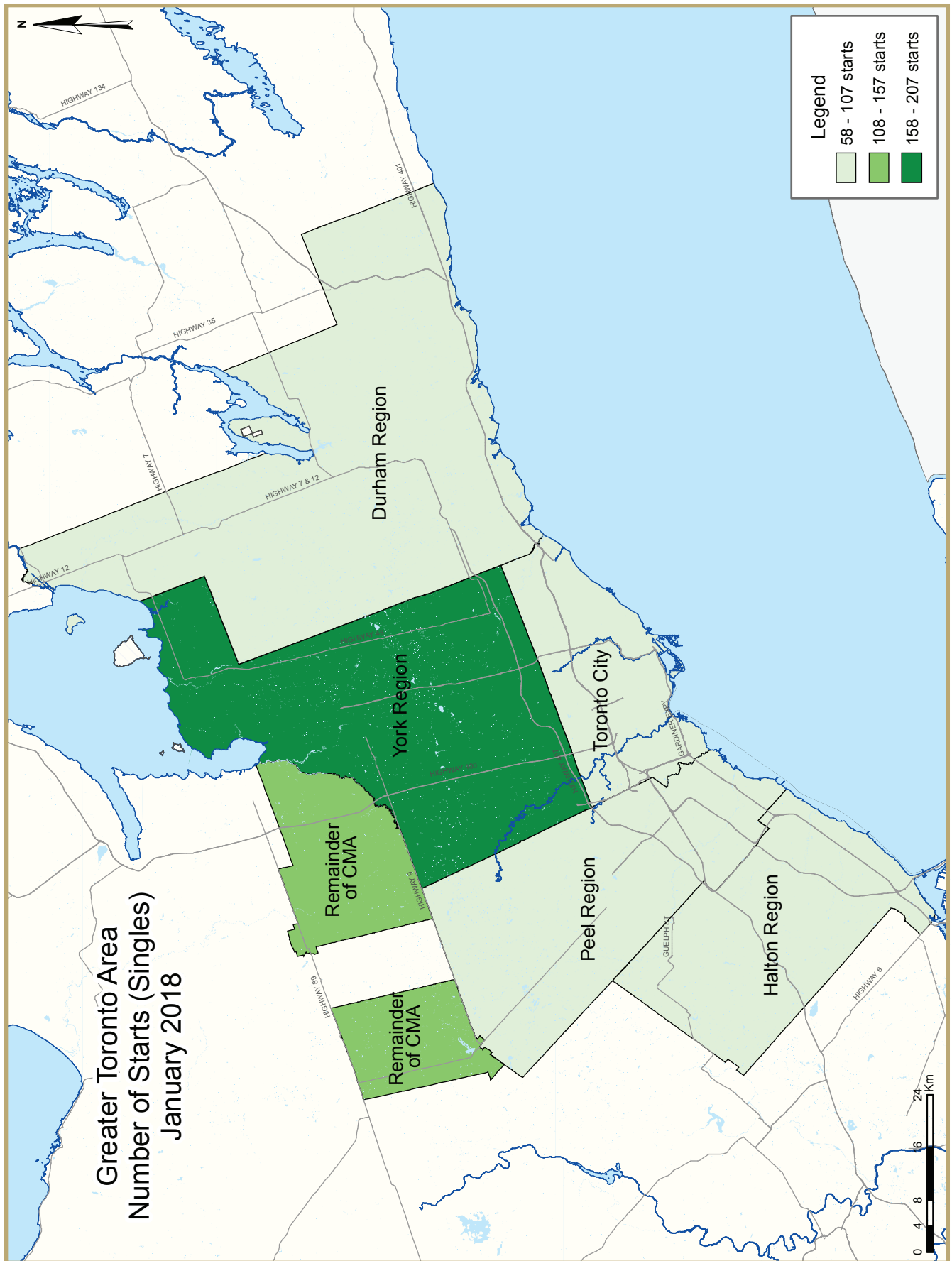
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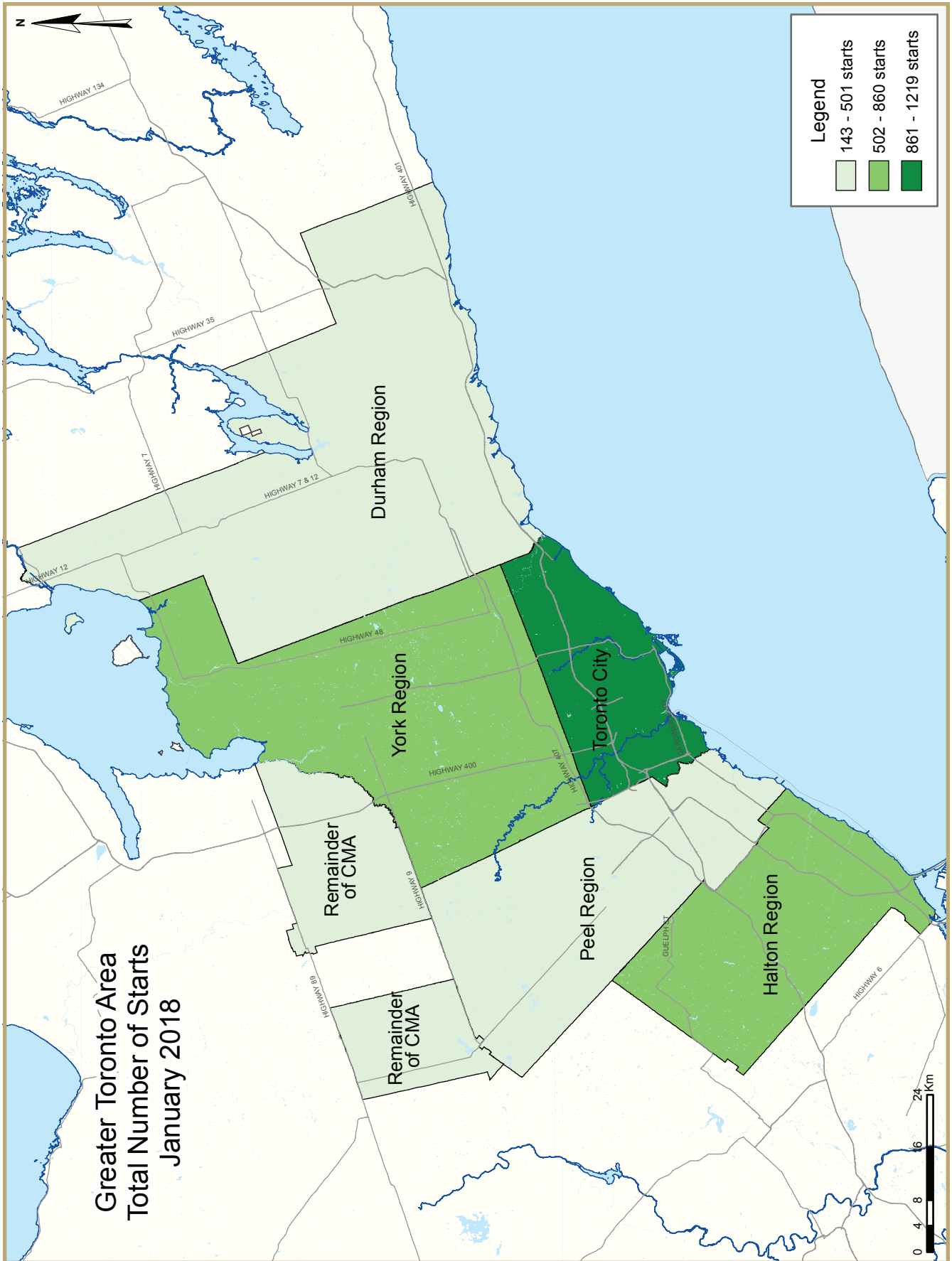
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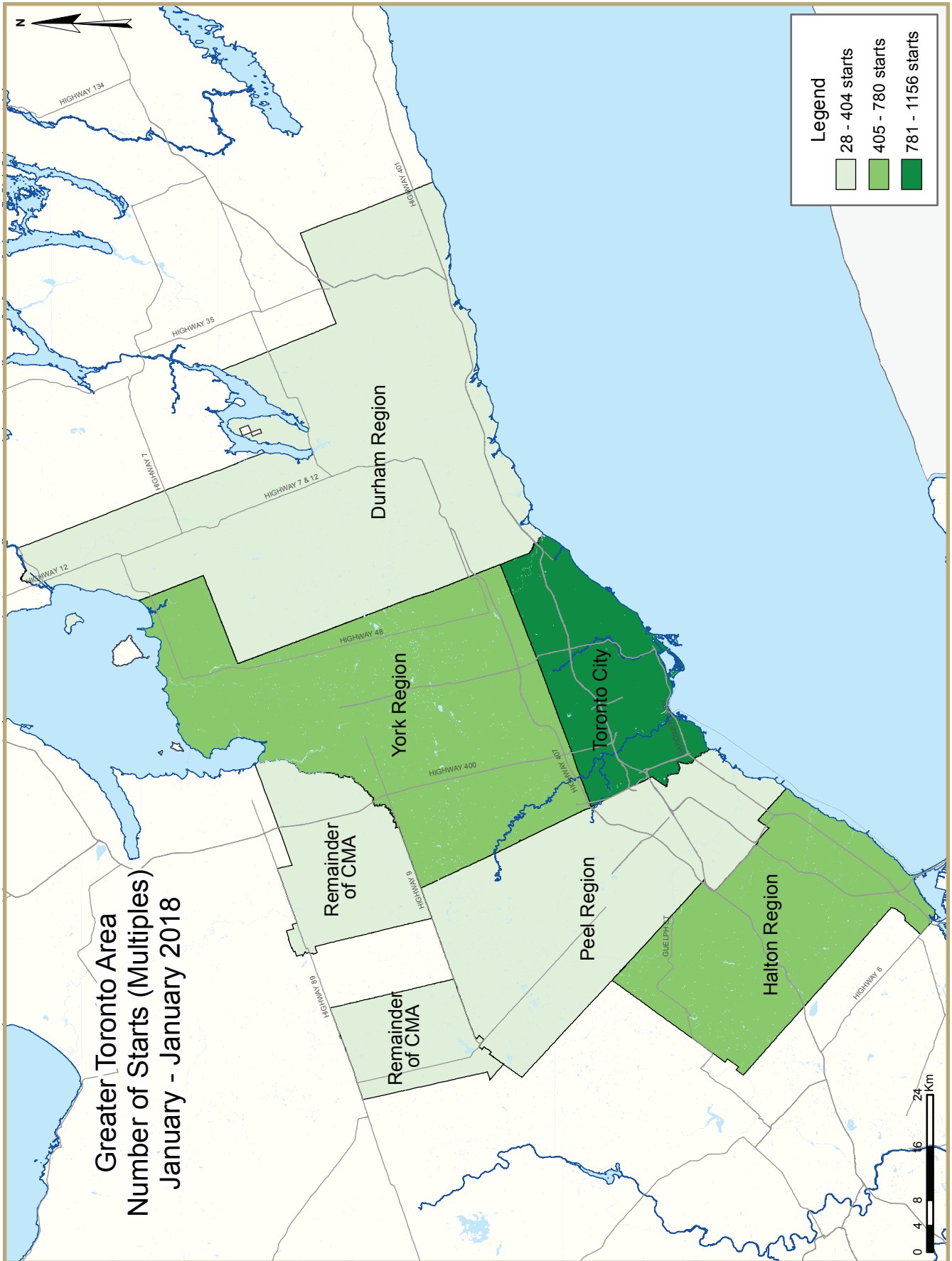


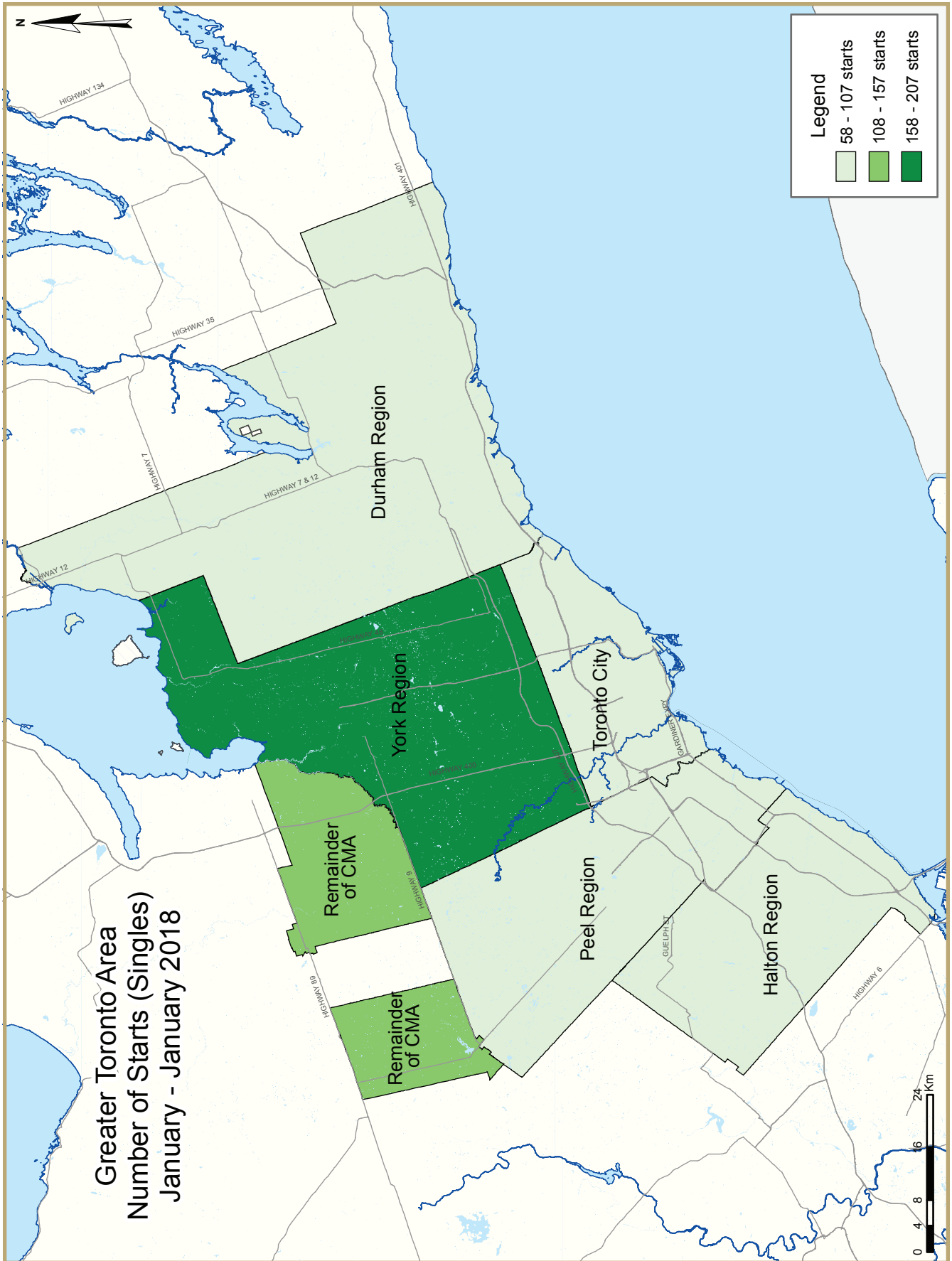


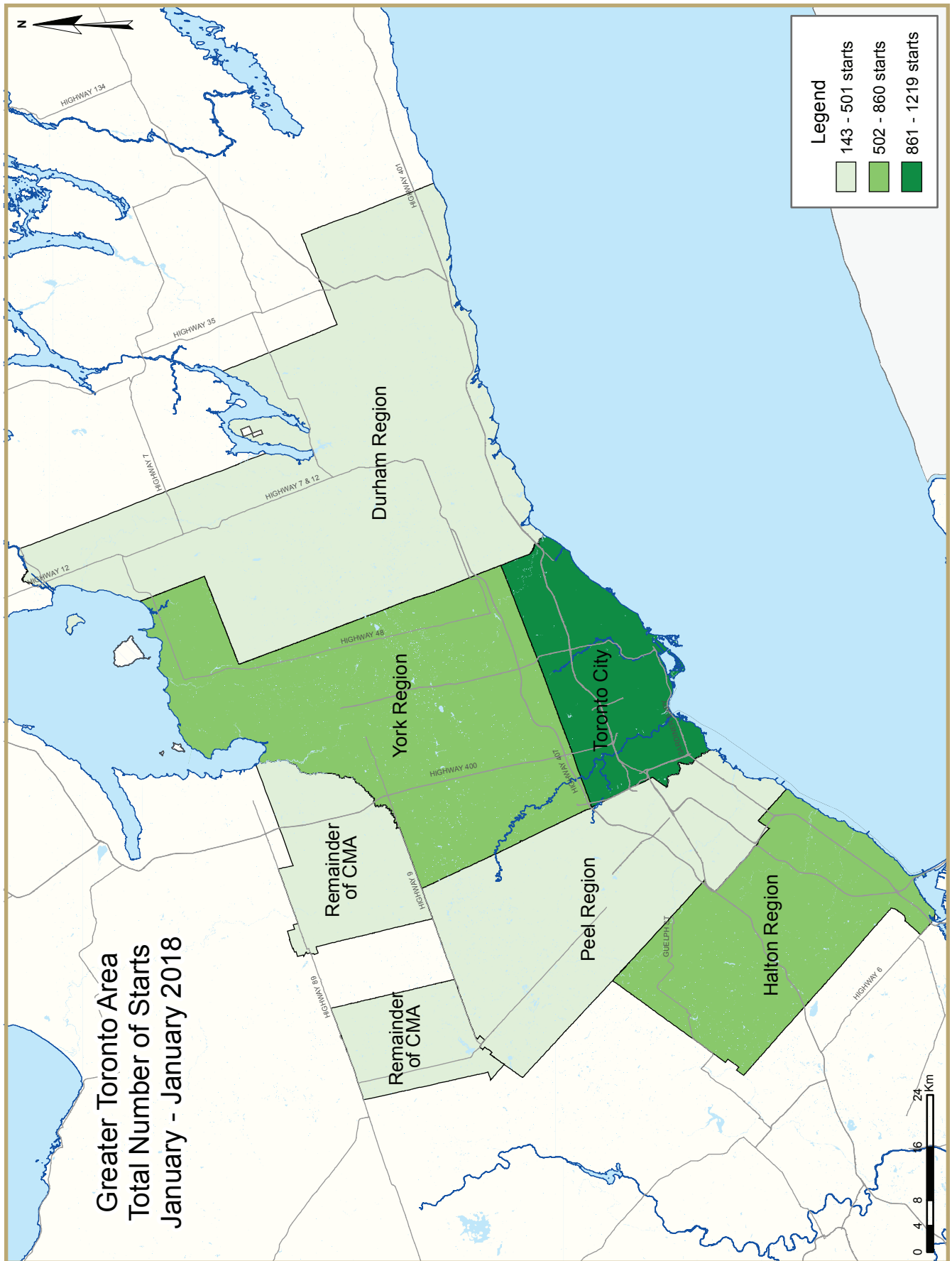




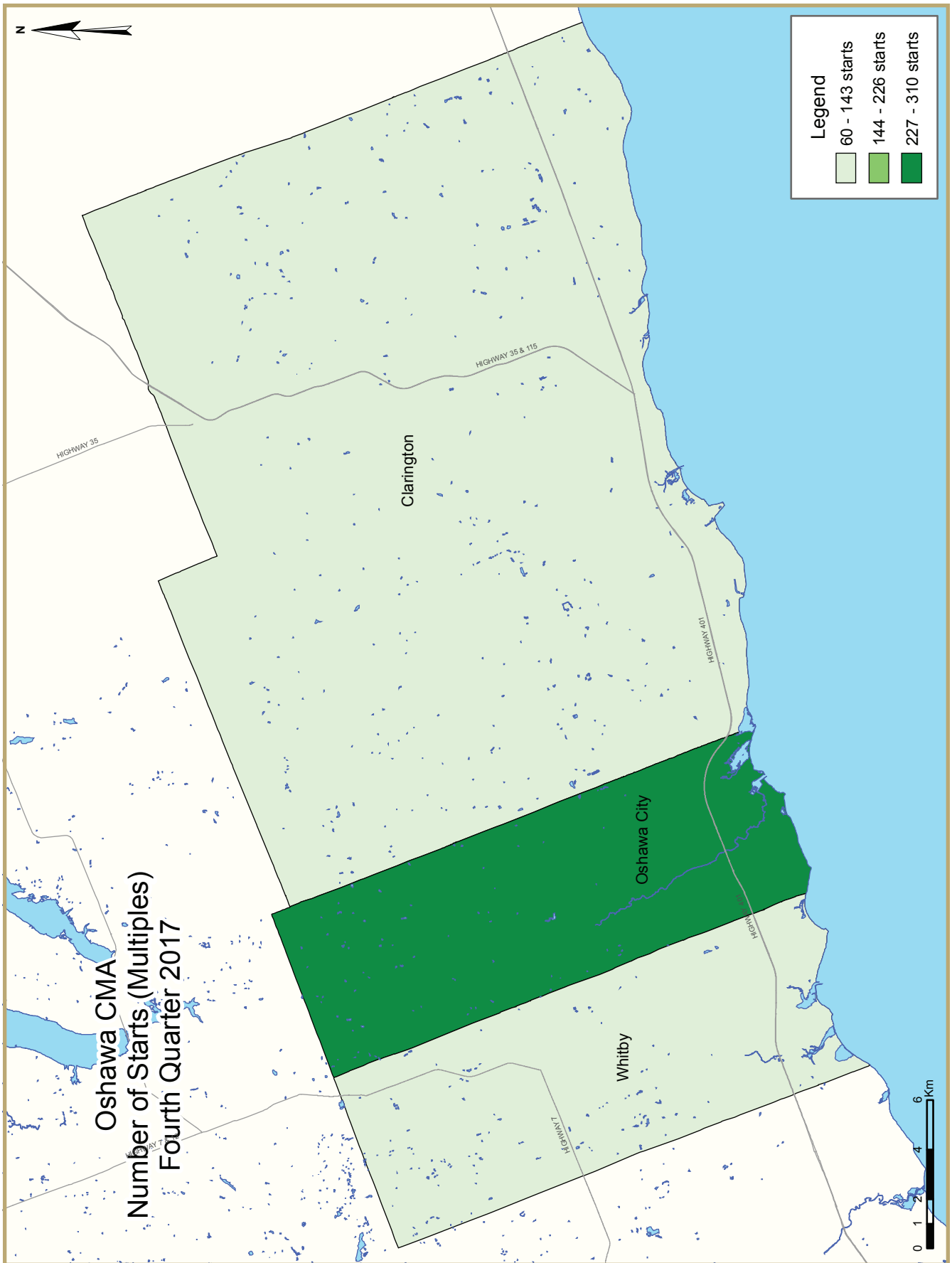


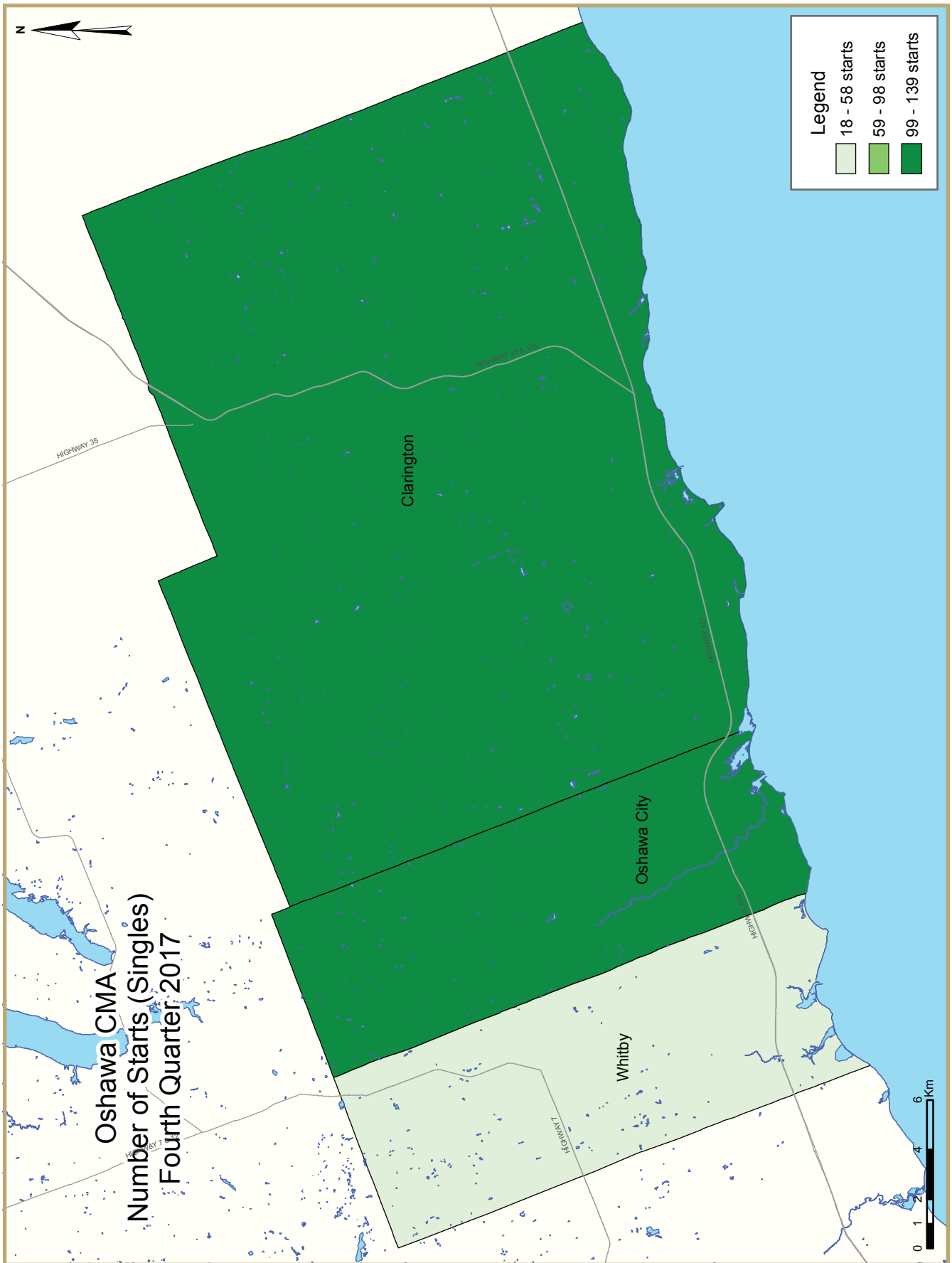


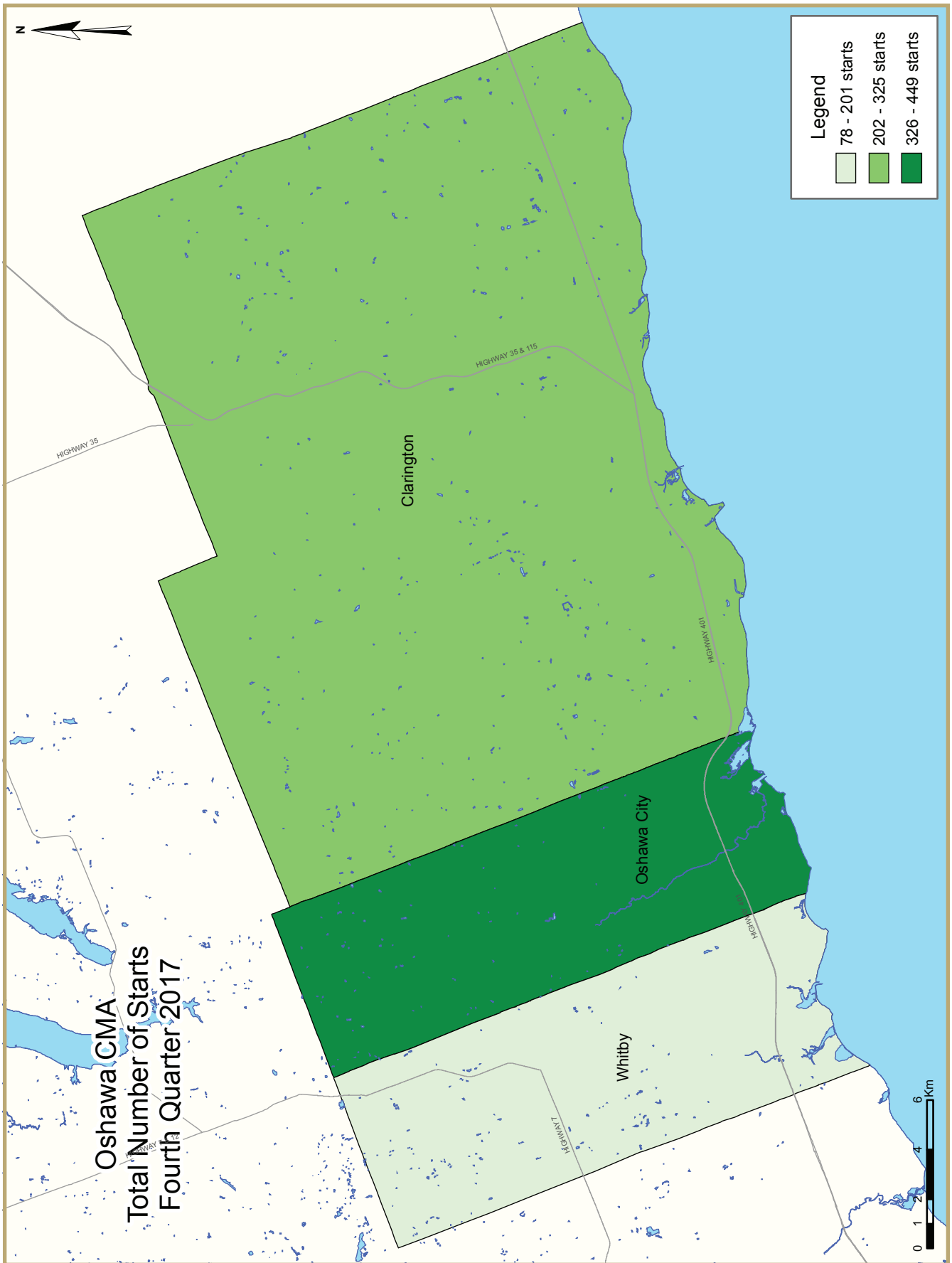


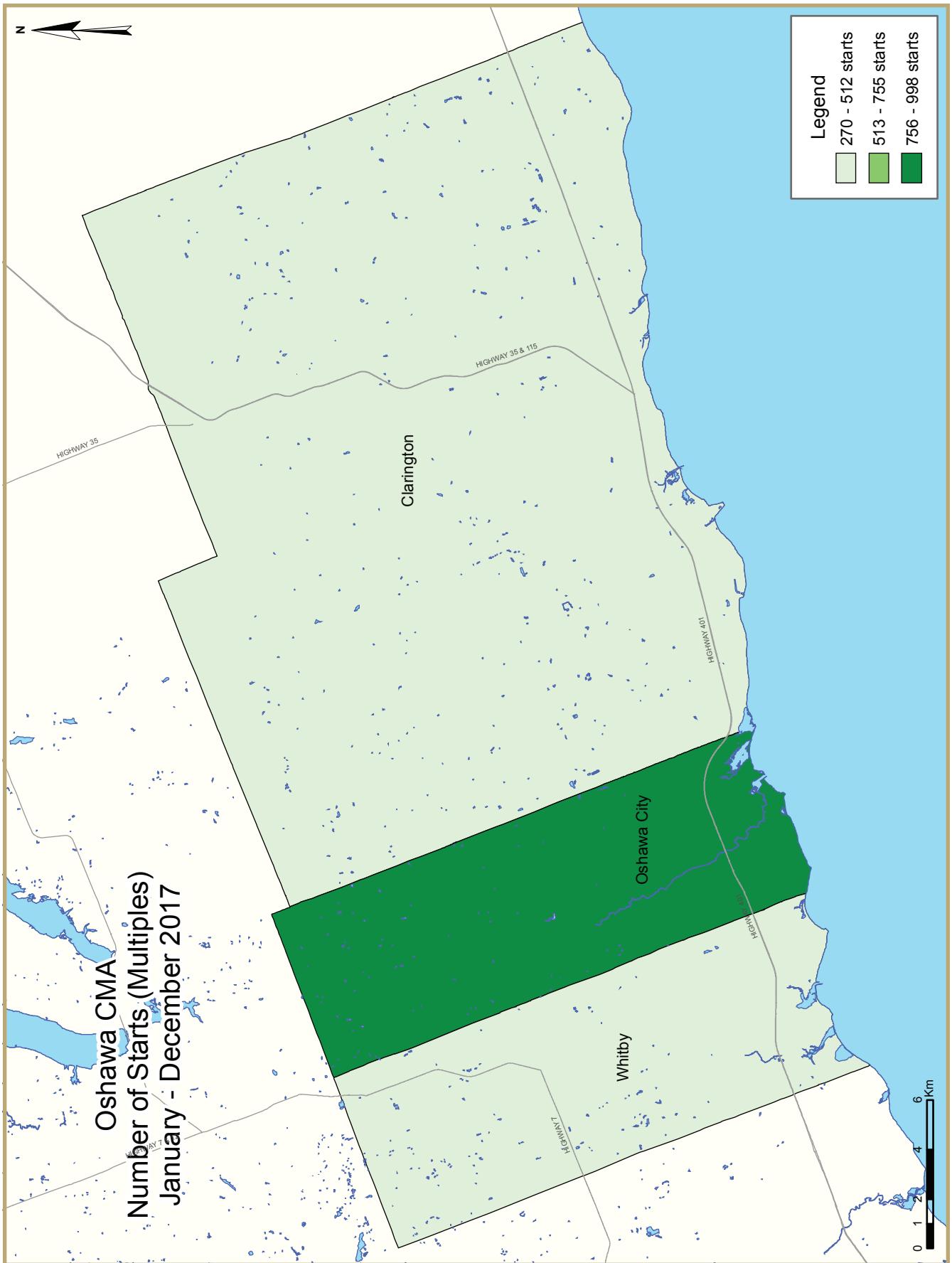




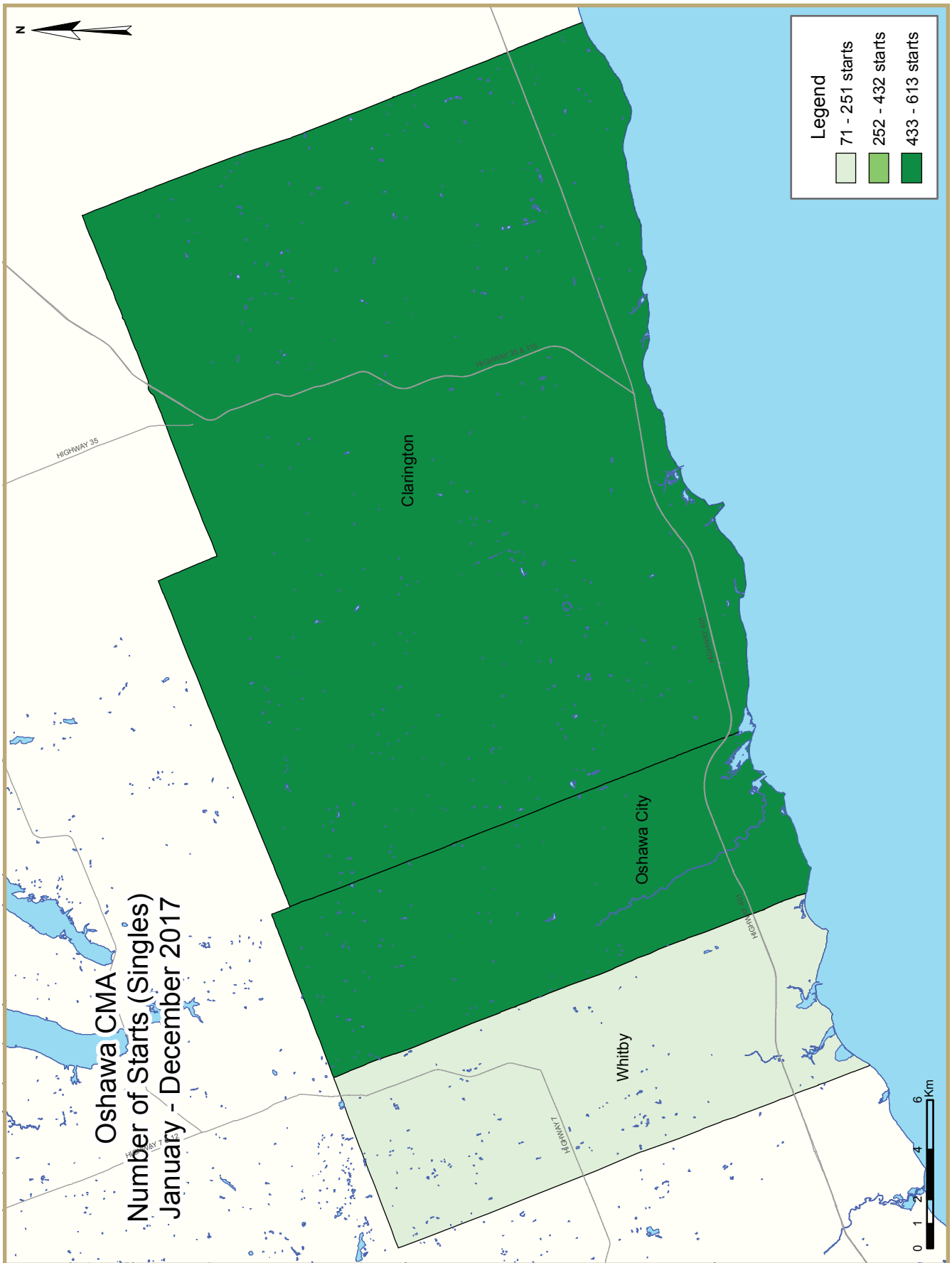


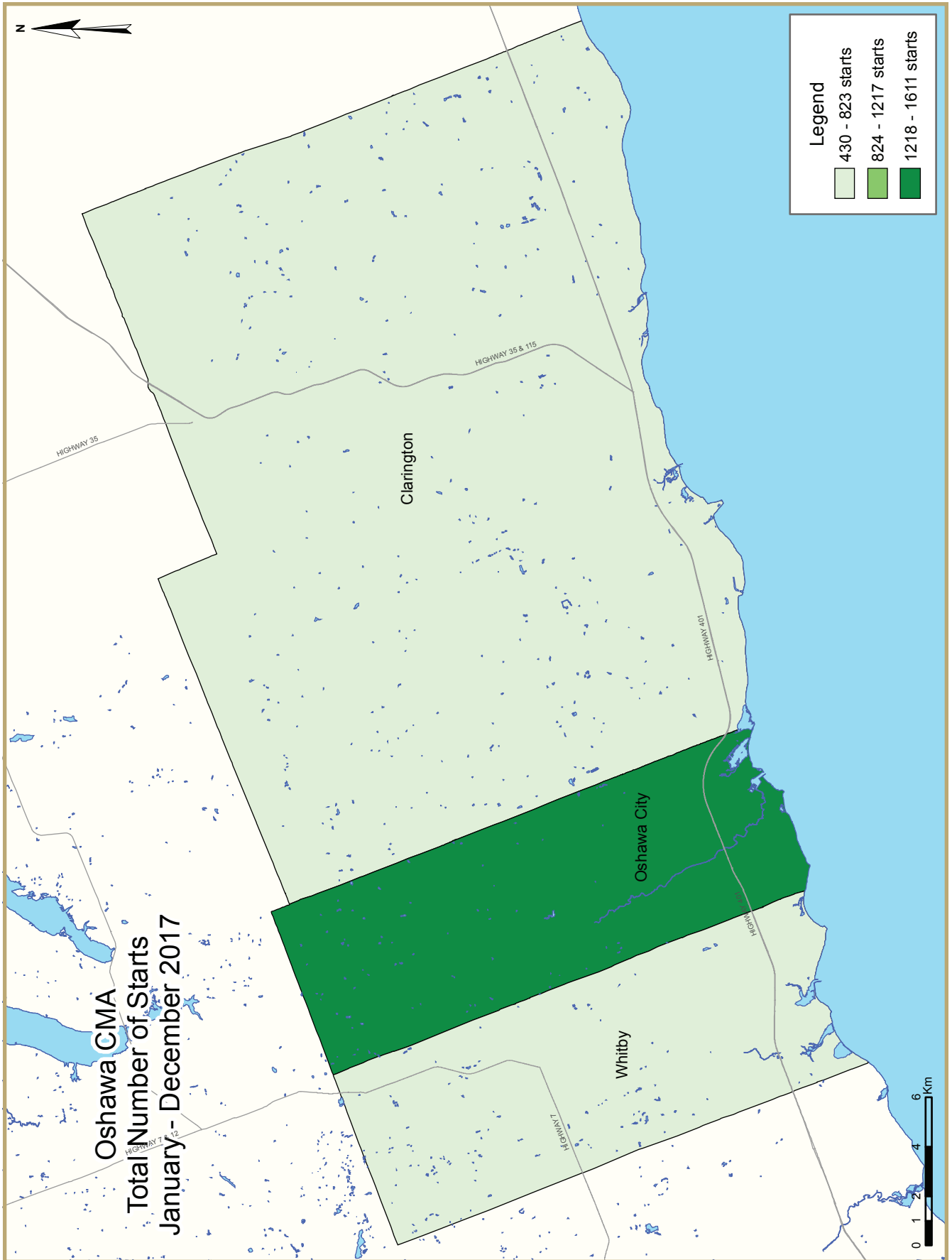












<b>ZONE DESCRIPTIONS - GREATER TORONTO AREA</b>	
<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton,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

<b>ZONE DESCRIPTIONS - TORONTO CMA</b>	
<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

<b>ZONE DESCRIPTIONS - OSHAWA CMA</b>	
Whitby (Town)	
Oshawa (City)	
Clarington (Municipality)	

## HOUSING NOW REPORT TABLES

### Available in ALL reports:

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

### Available in SELECTED Reports:

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

### SYMBOLS

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



<b>Table 1a: Housing Starts (SAAR and Trend)</b>		
<b>January 2018</b>		
<b>Toronto CMA<sup>1</sup></b>	December 2017	January 2018
Trend <sup>2</sup>	38,743	38,079
SAAR	25,967	40,166
	January 2017	January 2018
Actual		
January - Single-Detached	871	543
January - Multiples	3,139	2,605
January - Total	4,010	3,148
January to January - Single-Detached	871	543
January to January - Multiples	3,139	2,605
January to January - Total	4,010	3,148

<b>Table 1b: Housing Starts (SAAR and Trend)</b>		
<b>January 2018</b>		
<b>Oshawa CMA<sup>1</sup></b>	December 2017	January 2018
Trend <sup>2</sup>	3,215	3,397
SAAR	1,724	2,032
	January 2017	January 2018
Actual		
January - Single-Detached	106	56
January - Multiples	67	64
January - Total	173	120
January to January - Single-Detached	106	56
January to January - Multiples	67	64
January to January - Total	173	120

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**  
**January 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
January 2018	536	198	118	7	114	1,724	0	451	3,148
January 2017	870	60	355	1	124	2,445	0	155	4,010
% Change	-38.4	**	-66.8	**	-8.1	-29.5	n/a	191.0	-21.5
Year-to-date 2018	536	198	118	7	114	1,724	0	451	3,148
Year-to-date 2017	870	60	355	1	124	2,445	0	155	4,010
% Change	-38.4	**	-66.8	**	-8.1	-29.5	n/a	191.0	-21.5
<b>UNDER CONSTRUCTION</b>									
January 2018	9,450	1,368	7,228	50	882	44,688	17	6,428	70,111
January 2017	11,636	966	5,754	14	832	43,966	82	5,265	68,515
% Change	-18.8	41.6	25.6	**	6.0	1.6	-79.3	22.1	2.3
<b>COMPLETIONS</b>									
January 2018	713	136	459	1	75	1,230	93	639	3,346
January 2017	1,062	156	415	4	71	2,211	16	484	4,419
% Change	-32.9	-12.8	10.6	-75.0	5.6	-44.4	**	32.0	-24.3
Year-to-date 2018	713	136	459	1	75	1,230	93	639	3,346
Year-to-date 2017	1,062	156	415	4	71	2,211	16	484	4,419
% Change	-32.9	-12.8	10.6	-75.0	5.6	-44.4	**	32.0	-24.3
<b>COMPLETED &amp; NOT ABSORBED</b>									
January 2018	281	25	67	0	33	202	n/a	n/a	608
January 2017	299	23	110	0	21	889	n/a	n/a	1,342
% Change	-6.0	8.7	-39.1	n/a	57.1	-77.3	n/a	n/a	-54.7
<b>ABSORBED</b>									
January 2018	737	135	459	1	55	1,282	n/a	n/a	2,669
January 2017	1,043	154	362	4	71	2,354	n/a	n/a	3,988
% Change	-29.3	-12.3	26.8	-75.0	-22.5	-45.5	n/a	n/a	-33.1
Year-to-date 2018	737	135	459	1	55	1,282	n/a	n/a	2,669
Year-to-date 2017	1,043	154	362	4	71	2,354	n/a	n/a	3,988
% Change	-29.3	-12.3	26.8	-75.0	-22.5	-45.5	n/a	n/a	-33.1

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
January 2018	56	0	0	0	0	64	0	0	120
January 2017	106	0	60	0	7	0	0	0	173
% Change	-47.2	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	-30.6
Year-to-date 2018	56	0	0	0	0	64	0	0	120
Year-to-date 2017	106	0	60	0	7	0	0	0	173
% Change	-47.2	n/a	-100.0	n/a	-100.0	n/a	n/a	n/a	-30.6
<b>UNDER CONSTRUCTION</b>									
January 2018	904	48	200	0	825	1,001	0	230	3,208
January 2017	729	38	369	0	279	643	2	800	2,860
% Change	24.0	26.3	-45.8	n/a	195.7	55.7	-100.0	-71.3	12.2
<b>COMPLETIONS</b>									
January 2018	106	0	5	0	8	0	0	0	119
January 2017	116	6	100	0	49	9	0	2	282
% Change	-8.6	-100.0	-95.0	n/a	-83.7	-100.0	n/a	-100.0	-57.8
Year-to-date 2018	106	0	5	0	8	0	0	0	119
Year-to-date 2017	116	6	100	0	49	9	0	2	282
% Change	-8.6	-100.0	-95.0	n/a	-83.7	-100.0	n/a	-100.0	-57.8
<b>COMPLETED &amp; NOT ABSORBED</b>									
January 2018	21	2	0	0	0	0	n/a	n/a	23
January 2017	25	2	0	0	1	0	n/a	n/a	28
% Change	-16.0	0.0	n/a	n/a	-100.0	n/a	n/a	n/a	-17.9
<b>ABSORBED</b>									
January 2018	107	0	5	0	8	0	n/a	n/a	120
January 2017	117	6	100	0	49	9	n/a	n/a	281
% Change	-8.5	-100.0	-95.0	n/a	-83.7	-100.0	n/a	n/a	-57.3
Year-to-date 2018	107	0	5	0	8	0	n/a	n/a	120
Year-to-date 2017	117	6	100	0	49	9	n/a	n/a	281
% Change	-8.5	-100.0	-95.0	n/a	-83.7	-100.0	n/a	n/a	-57.3

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

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

January 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
January 2018	501	198	113	7	91	1,788	0	503	3,201
January 2017	862	42	399	1	131	2,445	0	155	4,035
% Change	-41.9	**	-71.7	**	-30.5	-26.9	n/a	**	-20.7
Year-to-date 2018	501	198	113	7	91	1,788	0	503	3,201
Year-to-date 2017	862	42	399	1	131	2,445	0	155	4,035
% Change	-41.9	**	-71.7	**	-30.5	-26.9	n/a	**	-20.7
<b>UNDER CONSTRUCTION</b>									
January 2018	9,710	1,304	7,127	42	1,643	46,819	17	6,710	73,372
January 2017	11,251	926	5,764	5	1,113	45,424	47	6,062	70,592
% Change	-13.7	40.8	23.6	**	47.6	3.1	-63.8	10.7	3.9
<b>COMPLETIONS</b>									
January 2018	708	132	448	0	78	1,230	74	639	3,309
January 2017	1,103	142	497	1	120	2,442	16	486	4,807
% Change	-35.8	-7.0	-9.9	-100.0	-35.0	-49.6	**	31.5	-31.2
Year-to-date 2018	708	132	448	0	78	1,230	74	639	3,309
Year-to-date 2017	1,103	142	497	1	120	2,442	16	486	4,807
% Change	-35.8	-7.0	-9.9	-100.0	-35.0	-49.6	**	31.5	-31.2
<b>COMPLETED &amp; NOT ABSORBED</b>									
January 2018	304	27	67	0	33	202	n/a	n/a	633
January 2017	313	26	94	0	22	889	n/a	n/a	1,344
% Change	-2.9	3.8	-28.7	n/a	50.0	-77.3	n/a	n/a	-52.9
<b>ABSORBED</b>									
January 2018	731	131	448	0	58	1,392	n/a	n/a	2,760
January 2017	1,084	140	444	1	120	2,585	n/a	n/a	4,374
% Change	-32.6	-6.4	0.9	-100.0	-51.7	-46.2	n/a	n/a	-36.9
Year-to-date 2018	731	131	448	0	58	1,392	n/a	n/a	2,760
Year-to-date 2017	1,084	140	444	1	120	2,585	n/a	n/a	4,374
% Change	-32.6	-6.4	0.9	-100.0	-51.7	-46.2	n/a	n/a	-36.9

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



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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Toronto City</b>									
January 2018	63	38	57	0	0	1,061	0	0	1,219
January 2017	63	0	0	0	124	1,566	0	155	1,908
<b>York Region</b>									
January 2018	202	72	14	5	0	379	0	0	672
January 2017	292	2	260	1	0	434	0	0	989
<b>Peel Region</b>									
January 2018	56	76	10	2	0	177	0	0	321
January 2017	215	40	0	0	0	445	0	0	700
<b>Halton Region</b>									
January 2018	105	0	19	0	91	107	0	195	517
January 2017	70	0	79	0	0	0	0	0	149
<b>Durham Region</b>									
January 2018	75	12	13	0	0	64	0	308	472
January 2017	222	0	60	0	7	0	0	0	289
<b>Toronto CMA</b>									
January 2018	536	198	118	7	114	1,724	0	451	3,148
January 2017	870	60	355	1	124	2,445	0	155	4,010
<b>Oshawa CMA</b>									
January 2018	56	0	0	0	0	64	0	0	120
January 2017	106	0	60	0	7	0	0	0	173
<b>Greater Toronto Area</b>									
January 2018	501	198	113	7	91	1,788	0	503	3,201
January 2017	862	42	399	1	131	2,445	0	155	4,035

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	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Toronto City</b>									
January 2018	1,414	158	1,248	9	355	33,022	17	5,252	41,475
January 2017	1,670	154	739	0	492	33,053	40	4,707	40,855
<b>York Region</b>									
January 2018	3,559	290	3,077	10	45	8,349	0	163	15,493
January 2017	4,094	152	2,424	5	136	5,955	0	231	12,997
<b>Peel Region</b>									
January 2018	1,687	320	1,117	23	117	2,051	0	6	5,321
January 2017	3,197	490	1,208	0	99	3,168	5	324	8,491
<b>Halton Region</b>									
January 2018	1,634	426	1,221	0	288	1,992	0	479	6,040
January 2017	1,048	74	870	0	13	2,436	0	0	4,441
<b>Durham Region</b>									
January 2018	1,416	110	464	0	838	1,405	0	810	5,043
January 2017	1,242	56	523	0	373	812	2	800	3,808
<b>Toronto CMA</b>									
January 2018	9,450	1,368	7,228	50	882	44,688	17	6,428	70,111
January 2017	11,636	966	5,754	14	832	43,966	82	5,265	68,515
<b>Oshawa CMA</b>									
January 2018	904	48	200	0	825	1,001	0	230	3,208
January 2017	729	38	369	0	279	643	2	800	2,860
<b>Greater Toronto Area</b>									
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January 2017	11,251	926	5,764	5	1,113	45,424	47	6,062	70,592

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

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**January 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Toronto City</b>									
January 2018	78	16	18	0	19	876	74	639	1,720
January 2017	99	2	0	0	51	1,623	16	472	2,263
<b>York Region</b>									
January 2018	261	14	83	0	0	0	0	0	358
January 2017	313	40	44	0	20	54	0	0	471
<b>Peel Region</b>									
January 2018	149	94	192	0	0	354	0	0	789
January 2017	422	66	245	0	0	478	0	12	1,223
<b>Halton Region</b>									
January 2018	54	6	129	0	31	0	0	0	220
January 2017	103	18	108	0	0	278	0	0	507
<b>Durham Region</b>									
January 2018	166	2	26	0	28	0	0	0	222
January 2017	166	16	100	1	49	9	0	2	343
<b>Toronto CMA</b>									
January 2018	713	136	459	1	75	1,230	93	639	3,346
January 2017	1,062	156	415	4	71	2,211	16	484	4,419
<b>Oshawa CMA</b>									
January 2018	106	0	5	0	8	0	0	0	119
January 2017	116	6	100	0	49	9	0	2	282
<b>Greater Toronto Area</b>									
January 2018	708	132	448	0	78	1,230	74	639	3,309
January 2017	1,103	142	497	1	120	2,442	16	486	4,807

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Toronto City</b>									
January 2018	230	15	4	0	5	147	n/a	n/a	401
January 2017	221	13	19	0	21	782	n/a	n/a	1,056
<b>York Region</b>									
January 2018	28	8	4	0	0	50	n/a	n/a	90
January 2017	48	8	0	0	0	54	n/a	n/a	110
<b>Peel Region</b>									
January 2018	4	2	11	0	8	0	n/a	n/a	25
January 2017	2	0	22	0	0	0	n/a	n/a	24
<b>Halton Region</b>									
January 2018	13	0	48	0	0	5	n/a	n/a	66
January 2017	15	1	53	0	0	53	n/a	n/a	122
<b>Durham Region</b>									
January 2018	29	2	0	0	20	0	n/a	n/a	51
January 2017	27	4	0	0	1	0	n/a	n/a	32
<b>Toronto CMA</b>									
January 2018	281	25	67	0	33	202	n/a	n/a	608
January 2017	299	23	110	0	21	889	n/a	n/a	1,342
<b>Oshawa CMA</b>									
January 2018	21	2	0	0	0	0	n/a	n/a	23
January 2017	25	2	0	0	1	0	n/a	n/a	28
<b>Greater Toronto Area</b>									
January 2018	304	27	67	0	33	202	n/a	n/a	633
January 2017	313	26	94	0	22	889	n/a	n/a	1,344

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Toronto City</b>									
January 2018	108	15	18	0	19	909	n/a	n/a	1,069
January 2017	99	2	0	0	51	1,755	n/a	n/a	1,907
<b>York Region</b>									
January 2018	260	14	83	0	0	19	n/a	n/a	376
January 2017	295	40	44	0	20	65	n/a	n/a	464
<b>Peel Region</b>									
January 2018	148	94	192	0	0	354	n/a	n/a	788
January 2017	421	66	245	0	0	478	n/a	n/a	1,210
<b>Halton Region</b>									
January 2018	54	6	129	0	31	110	n/a	n/a	330
January 2017	103	18	55	0	0	278	n/a	n/a	454
<b>Durham Region</b>									
January 2018	161	2	26	0	8	0	n/a	n/a	197
January 2017	166	14	100	1	49	9	n/a	n/a	339
<b>Toronto CMA</b>									
January 2018	737	135	459	1	55	1,282	n/a	n/a	2,669
January 2017	1,043	154	362	4	71	2,354	n/a	n/a	3,988
<b>Oshawa CMA</b>									
January 2018	107	0	5	0	8	0	n/a	n/a	120
January 2017	117	6	100	0	49	9	n/a	n/a	281
<b>Greater Toronto Area</b>									
January 2018	731	131	448	0	58	1,392	n/a	n/a	2,760
January 2017	1,084	140	444	1	120	2,585	n/a	n/a	4,374

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

January 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
<b>Toronto City</b>	63	63	38	0	57	124	1,061	1,721	1,219	1,908	-36.1
Toronto	7	9	0	0	9	0	466	1,721	482	1,730	-72.1
East York	7	7	0	0	0	0	0	0	7	7	0.0
Etobicoke	19	13	38	0	48	0	0	0	105	13	**
North York	15	21	0	0	0	0	595	0	610	21	**
Scarborough	10	11	0	0	0	0	0	0	10	11	-9.1
York	5	2	0	0	0	124	0	0	5	126	-96.0
<b>York Region</b>	207	293	72	2	14	260	379	434	672	989	-32.1
Aurora	14	72	0	0	6	0	0	77	20	149	-86.6
East Gwillimbury	59	121	2	0	0	108	0	0	61	229	-73.4
Georgina Township	6	18	0	2	0	24	0	0	6	44	-86.4
King Township	2	9	0	0	0	0	0	0	2	9	-77.8
Markham	7	13	0	0	0	39	379	108	386	160	141.3
Newmarket	13	16	0	0	0	0	0	0	13	16	-18.8
Richmond Hill	19	19	70	0	8	0	0	189	97	208	-53.4
Vaughan	72	20	0	0	0	89	0	60	72	169	-57.4
Whitchurch-Stouffville	15	5	0	0	0	0	0	0	15	5	200.0
<b>Peel Region</b>	58	215	76	40	10	0	177	445	321	700	-54.1
Brampton	48	195	76	38	10	0	177	0	311	233	33.5
Caledon	8	18	0	0	0	0	0	0	8	18	-55.6
Mississauga	2	2	0	2	0	0	0	445	2	449	-99.6
<b>Halton Region</b>	105	70	0	0	110	79	302	0	517	149	**
Burlington	24	7	0	0	0	0	52	0	76	7	**
Halton Hills	21	5	0	0	0	0	0	0	21	5	**
Milton	25	47	0	0	19	22	0	0	44	69	-36.2
Oakville	35	11	0	0	91	57	250	0	376	68	**
<b>Durham Region</b>	75	222	12	0	13	67	372	0	472	289	63.3
Ajax	16	13	12	0	6	0	308	0	342	13	**
Brock	0	2	0	0	0	0	0	0	0	2	-100.0
Clarington	28	42	0	0	0	0	0	0	28	42	-33.3
Oshawa	27	61	0	0	0	54	64	0	91	115	-20.9
Pickering	1	70	0	0	7	0	0	0	8	70	-88.6
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	2	29	0	0	0	0	0	0	2	29	-93.1
Whitby	1	3	0	0	0	13	0	0	1	16	-93.8
<b>Remainder of Toronto CMA</b>	115	125	0	18	28	16	0	0	143	159	-10.1
Bradford West Gwillimbury	44	42	0	0	0	0	0	0	44	42	4.8
Town of Mono	1	3	0	0	0	0	0	0	1	3	-66.7
New Tecumseth	70	76	0	18	5	0	0	0	75	94	-20.2
Orangeville	0	4	0	0	23	16	0	0	23	20	15.0
<b>Toronto CMA</b>	543	871	198	60	232	479	2,175	2,600	3,148	4,010	-21.5
<b>Oshawa CMA</b>	56	106	0	0	0	67	64	0	120	173	-30.6
<b>Greater Toronto Area (GTA)</b>	508	863	198	42	204	530	2,291	2,600	3,201	4,035	-20.7

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - January 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>	63	63	38	0	57	124	1,061	1,721	1,219	1,908	-36.1
Toronto	7	9	0	0	9	0	466	1,721	482	1,730	-72.1
East York	7	7	0	0	0	0	0	0	7	7	0.0
Etobicoke	19	13	38	0	48	0	0	0	105	13	**
North York	15	21	0	0	0	0	595	0	610	21	**
Scarborough	10	11	0	0	0	0	0	0	10	11	-9.1
York	5	2	0	0	0	124	0	0	5	126	-96.0
<b>York Region</b>	207	293	72	2	14	260	379	434	672	989	-32.1
Aurora	14	72	0	0	6	0	0	77	20	149	-86.6
East Gwillimbury	59	121	2	0	0	108	0	0	61	229	-73.4
Georgina Township	6	18	0	2	0	24	0	0	6	44	-86.4
King Township	2	9	0	0	0	0	0	0	2	9	-77.8
Markham	7	13	0	0	0	39	379	108	386	160	141.3
Newmarket	13	16	0	0	0	0	0	0	13	16	-18.8
Richmond Hill	19	19	70	0	8	0	0	189	97	208	-53.4
Vaughan	72	20	0	0	0	89	0	60	72	169	-57.4
Whitchurch-Stouffville	15	5	0	0	0	0	0	0	15	5	200.0
<b>Peel Region</b>	58	215	76	40	10	0	177	445	321	700	-54.1
Brampton	48	195	76	38	10	0	177	0	311	233	33.5
Caledon	8	18	0	0	0	0	0	0	8	18	-55.6
Mississauga	2	2	0	2	0	0	0	445	2	449	-99.6
<b>Halton Region</b>	105	70	0	0	110	79	302	0	517	149	**
Burlington	24	7	0	0	0	0	52	0	76	7	**
Halton Hills	21	5	0	0	0	0	0	0	21	5	**
Milton	25	47	0	0	19	22	0	0	44	69	-36.2
Oakville	35	11	0	0	91	57	250	0	376	68	**
<b>Durham Region</b>	75	222	12	0	13	67	372	0	472	289	63.3
Ajax	16	13	12	0	6	0	308	0	342	13	**
Brock	0	2	0	0	0	0	0	0	0	2	-100.0
Clarington	28	42	0	0	0	0	0	0	28	42	-33.3
Oshawa	27	61	0	0	0	54	64	0	91	115	-20.9
Pickering	1	70	0	0	7	0	0	0	8	70	-88.6
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	2	29	0	0	0	0	0	0	2	29	-93.1
Whitby	1	3	0	0	0	13	0	0	1	16	-93.8
<b>Remainder of Toronto CMA</b>	115	125	0	18	28	16	0	0	143	159	-10.1
Bradford West Gwillimbury	44	42	0	0	0	0	0	0	44	42	4.8
Town of Mono	1	3	0	0	0	0	0	0	1	3	-66.7
New Tecumseth	70	76	0	18	5	0	0	0	75	94	-20.2
Orangeville	0	4	0	0	23	16	0	0	23	20	15.0
<b>Toronto CMA</b>	543	871	198	60	232	479	2,175	2,600	3,148	4,010	-21.5
<b>Oshawa CMA</b>	56	106	0	0	0	67	64	0	120	173	-30.6
<b>Greater Toronto Area (GTA)</b>	508	863	198	42	204	530	2,291	2,600	3,201	4,035	-20.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
<b>Toronto City</b>	57	124	0	0	1,061	1,566	0	155
Toronto	9	0	0	0	466	1,566	0	155
East York	0	0	0	0	0	0	0	0
Etobicoke	48	0	0	0	0	0	0	0
North York	0	0	0	0	595	0	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	124	0	0	0	0	0	0
<b>York Region</b>	14	260	0	0	379	434	0	0
Aurora	6	0	0	0	0	77	0	0
East Gwillimbury	0	108	0	0	0	0	0	0
Georgina Township	0	24	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	39	0	0	379	108	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	8	0	0	0	0	189	0	0
Vaughan	0	89	0	0	0	60	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	10	0	0	0	177	445	0	0
Brampton	10	0	0	0	177	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	445	0	0
<b>Halton Region</b>	110	79	0	0	107	0	195	0
Burlington	0	0	0	0	0	0	52	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	19	22	0	0	0	0	0	0
Oakville	91	57	0	0	107	0	143	0
<b>Durham Region</b>	13	67	0	0	64	0	308	0
Ajax	6	0	0	0	0	0	308	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	54	0	0	64	0	0	0
Pickering	7	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	13	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	28	16	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	5	0	0	0	0	0	0	0
Orangeville	23	16	0	0	0	0	0	0
<b>Toronto CMA</b>	232	479	0	0	1,724	2,445	451	155
<b>Oshawa CMA</b>	0	67	0	0	64	0	0	0
<b>Greater Toronto Area (GTA)</b>	204	530	0	0	1,788	2,445	503	155

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - January 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>	57	124	0	0	1,061	1,566	0	155
Toronto	9	0	0	0	466	1,566	0	155
East York	0	0	0	0	0	0	0	0
Etobicoke	48	0	0	0	0	0	0	0
North York	0	0	0	0	595	0	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	124	0	0	0	0	0	0
<b>York Region</b>	14	260	0	0	379	434	0	0
Aurora	6	0	0	0	0	77	0	0
East Gwillimbury	0	108	0	0	0	0	0	0
Georgina Township	0	24	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	39	0	0	379	108	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	8	0	0	0	0	189	0	0
Vaughan	0	89	0	0	0	60	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	10	0	0	0	177	445	0	0
Brampton	10	0	0	0	177	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	445	0	0
<b>Halton Region</b>	110	79	0	0	107	0	195	0
Burlington	0	0	0	0	0	0	52	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	19	22	0	0	0	0	0	0
Oakville	91	57	0	0	107	0	143	0
<b>Durham Region</b>	13	67	0	0	64	0	308	0
Ajax	6	0	0	0	0	0	308	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	54	0	0	64	0	0	0
Pickering	7	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	13	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	28	16	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	5	0	0	0	0	0	0	0
Orangeville	23	16	0	0	0	0	0	0
<b>Toronto CMA</b>	232	479	0	0	1,724	2,445	451	155
<b>Oshawa CMA</b>	0	67	0	0	64	0	0	0
<b>Greater Toronto Area (GTA)</b>	204	530	0	0	1,788	2,445	503	155

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
<b>Toronto City</b>	158	63	1,061	1,690	0	155	1,219	1,908
Toronto	16	9	466	1,566	0	155	482	1,730
East York	7	7	0	0	0	0	7	7
Etobicoke	105	13	0	0	0	0	105	13
North York	15	21	595	0	0	0	610	21
Scarborough	10	11	0	0	0	0	10	11
York	5	2	0	124	0	0	5	126
<b>York Region</b>	288	554	384	435	0	0	672	989
Aurora	15	72	5	77	0	0	20	149
East Gwillimbury	61	229	0	0	0	0	61	229
Georgina Township	6	43	0	1	0	0	6	44
King Township	2	9	0	0	0	0	2	9
Markham	7	52	379	108	0	0	386	160
Newmarket	13	16	0	0	0	0	13	16
Richmond Hill	97	19	0	189	0	0	97	208
Vaughan	72	109	0	60	0	0	72	169
Whitchurch-Stouffville	15	5	0	0	0	0	15	5
<b>Peel Region</b>	142	255	179	445	0	0	321	700
Brampton	132	233	179	0	0	0	311	233
Caledon	8	18	0	0	0	0	8	18
Mississauga	2	4	0	445	0	0	2	449
<b>Halton Region</b>	124	149	198	0	195	0	517	149
Burlington	24	7	0	0	52	0	76	7
Halton Hills	21	5	0	0	0	0	21	5
Milton	44	69	0	0	0	0	44	69
Oakville	35	68	198	0	143	0	376	68
<b>Durham Region</b>	100	282	64	7	308	0	472	289
Ajax	34	13	0	0	308	0	342	13
Brock	0	2	0	0	0	0	0	2
Clarington	28	42	0	0	0	0	28	42
Oshawa	27	115	64	0	0	0	91	115
Pickering	8	70	0	0	0	0	8	70
Scugog	0	2	0	0	0	0	0	2
Uxbridge	2	29	0	0	0	0	2	29
Whitby	1	9	0	7	0	0	1	16
<b>Remainder of Toronto CMA</b>	120	159	23	0	0	0	143	159
Bradford West Gwillimbury	44	42	0	0	0	0	44	42
Town of Mono	1	3	0	0	0	0	1	3
New Tecumseth	75	94	0	0	0	0	75	94
Orangeville	0	20	23	0	0	0	23	20
<b>Toronto CMA</b>	852	1,285	1,845	2,570	451	155	3,148	4,010
<b>Oshawa CMA</b>	56	166	64	7	0	0	120	173
<b>Greater Toronto Area (GTA)</b>	812	1,303	1,886	2,577	503	155	3,201	4,035

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - January 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>	158	63	1,061	1,690	0	155	1,219	1,908
Toronto	16	9	466	1,566	0	155	482	1,730
East York	7	7	0	0	0	0	7	7
Etobicoke	105	13	0	0	0	0	105	13
North York	15	21	595	0	0	0	610	21
Scarborough	10	11	0	0	0	0	10	11
York	5	2	0	124	0	0	5	126
<b>York Region</b>	288	554	384	435	0	0	672	989
Aurora	15	72	5	77	0	0	20	149
East Gwillimbury	61	229	0	0	0	0	61	229
Georgina Township	6	43	0	1	0	0	6	44
King Township	2	9	0	0	0	0	2	9
Markham	7	52	379	108	0	0	386	160
Newmarket	13	16	0	0	0	0	13	16
Richmond Hill	97	19	0	189	0	0	97	208
Vaughan	72	109	0	60	0	0	72	169
Whitchurch-Stouffville	15	5	0	0	0	0	15	5
<b>Peel Region</b>	142	255	179	445	0	0	321	700
Brampton	132	233	179	0	0	0	311	233
Caledon	8	18	0	0	0	0	8	18
Mississauga	2	4	0	445	0	0	2	449
<b>Halton Region</b>	124	149	198	0	195	0	517	149
Burlington	24	7	0	0	52	0	76	7
Halton Hills	21	5	0	0	0	0	21	5
Milton	44	69	0	0	0	0	44	69
Oakville	35	68	198	0	143	0	376	68
<b>Durham Region</b>	100	282	64	7	308	0	472	289
Ajax	34	13	0	0	308	0	342	13
Brock	0	2	0	0	0	0	0	2
Clarington	28	42	0	0	0	0	28	42
Oshawa	27	115	64	0	0	0	91	115
Pickering	8	70	0	0	0	0	8	70
Scugog	0	2	0	0	0	0	0	2
Uxbridge	2	29	0	0	0	0	2	29
Whitby	1	9	0	7	0	0	1	16
<b>Remainder of Toronto CMA</b>	120	159	23	0	0	0	143	159
Bradford West Gwillimbury	44	42	0	0	0	0	44	42
Town of Mono	1	3	0	0	0	0	1	3
New Tecumseth	75	94	0	0	0	0	75	94
Orangeville	0	20	23	0	0	0	23	20
<b>Toronto CMA</b>	852	1,285	1,845	2,570	451	155	3,148	4,010
<b>Oshawa CMA</b>	56	166	64	7	0	0	120	173
<b>Greater Toronto Area (GTA)</b>	812	1,303	1,886	2,577	503	155	3,201	4,035

Source: CMHC (Starts and Completions Survey)



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

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	
<b>Toronto City</b>	78	99	16	2	111	67	1,515	2,095	1,720	2,263	-24.0
Toronto	10	17	0	0	54	0	845	1,982	909	1,999	-54.5
East York	5	7	0	2	0	0	0	0	5	9	-44.4
Etobicoke	14	19	2	0	18	51	16	0	50	70	-28.6
North York	43	50	12	0	20	16	372	113	447	179	149.7
Scarborough	4	5	0	0	19	0	282	0	305	5	**
York	2	1	2	0	0	0	0	0	4	1	**
<b>York Region</b>	261	313	14	40	83	64	0	54	358	471	-24.0
Aurora	25	69	0	28	0	0	0	0	25	97	-74.2
East Gwillimbury	121	4	0	0	44	0	0	0	165	4	**
Georgina Township	10	33	4	0	12	0	0	0	26	33	-21.2
King Township	38	53	10	2	0	3	0	0	48	58	-17.2
Markham	2	71	0	4	27	15	0	0	29	90	-67.8
Newmarket	19	29	0	6	0	0	0	0	19	35	-45.7
Richmond Hill	10	15	0	0	0	28	0	0	10	43	-76.7
Vaughan	26	23	0	0	0	12	0	54	26	89	-70.8
Whitchurch-Stouffville	10	16	0	0	0	6	0	0	10	22	-54.5
<b>Peel Region</b>	149	422	94	66	192	195	354	540	789	1,223	-35.5
Brampton	129	359	44	58	192	195	354	188	719	800	-10.1
Caledon	5	52	2	6	0	0	0	0	7	58	-87.9
Mississauga	15	11	48	2	0	0	0	352	63	365	-82.7
<b>Halton Region</b>	54	103	6	18	160	108	0	278	220	507	-56.6
Burlington	12	13	0	0	0	0	0	222	12	235	-94.9
Halton Hills	4	2	0	0	0	0	0	0	4	2	100.0
Milton	19	17	0	0	68	16	0	0	87	33	163.6
Oakville	19	71	6	18	92	92	0	56	117	237	-50.6
<b>Durham Region</b>	166	167	2	16	54	149	0	11	222	343	-35.3
Ajax	9	11	0	0	0	0	0	0	9	11	-18.2
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	57	52	0	0	0	30	0	11	57	93	-38.7
Oshawa	42	43	0	6	0	89	0	0	42	138	-69.6
Pickering	12	11	0	4	34	0	0	0	46	15	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	37	28	2	6	7	0	0	0	46	34	35.3
Whitby	7	21	0	0	13	30	0	0	20	51	-60.8
<b>Remainder of Toronto CMA</b>	126	92	4	20	40	18	0	0	170	130	30.8
Bradford West Gwillimbury	54	51	0	20	0	10	0	0	54	81	-33.3
Town of Mono	3	0	0	0	0	0	0	0	3	0	n/a
New Tecumseth	59	41	4	0	5	8	0	0	68	49	38.8
Orangeville	10	0	0	0	35	0	0	0	45	0	n/a
<b>Toronto CMA</b>	714	1,066	136	156	627	452	1,869	2,745	3,346	4,419	-24.3
<b>Oshawa CMA</b>	106	116	0	6	13	149	0	11	119	282	-57.8
<b>Greater Toronto Area (GTA)</b>	708	1,104	132	142	600	583	1,869	2,978	3,309	4,807	-31.2

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - January 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>	78	99	16	2	111	67	1,515	2,095	1,720	2,263	-24.0
Toronto	10	17	0	0	54	0	845	1,982	909	1,999	-54.5
East York	5	7	0	2	0	0	0	0	5	9	-44.4
Etobicoke	14	19	2	0	18	51	16	0	50	70	-28.6
North York	43	50	12	0	20	16	372	113	447	179	149.7
Scarborough	4	5	0	0	19	0	282	0	305	5	**
York	2	1	2	0	0	0	0	0	4	1	**
<b>York Region</b>	261	313	14	40	83	64	0	54	358	471	-24.0
Aurora	25	69	0	28	0	0	0	0	25	97	-74.2
East Gwillimbury	121	4	0	0	44	0	0	0	165	4	**
Georgina Township	10	33	4	0	12	0	0	0	26	33	-21.2
King Township	38	53	10	2	0	3	0	0	48	58	-17.2
Markham	2	71	0	4	27	15	0	0	29	90	-67.8
Newmarket	19	29	0	6	0	0	0	0	19	35	-45.7
Richmond Hill	10	15	0	0	0	28	0	0	10	43	-76.7
Vaughan	26	23	0	0	0	12	0	54	26	89	-70.8
Whitchurch-Stouffville	10	16	0	0	0	6	0	0	10	22	-54.5
<b>Peel Region</b>	149	422	94	66	192	195	354	540	789	1,223	-35.5
Brampton	129	359	44	58	192	195	354	188	719	800	-10.1
Caledon	5	52	2	6	0	0	0	0	7	58	-87.9
Mississauga	15	11	48	2	0	0	0	352	63	365	-82.7
<b>Halton Region</b>	54	103	6	18	160	108	0	278	220	507	-56.6
Burlington	12	13	0	0	0	0	0	222	12	235	-94.9
Halton Hills	4	2	0	0	0	0	0	0	4	2	100.0
Milton	19	17	0	0	68	16	0	0	87	33	163.6
Oakville	19	71	6	18	92	92	0	56	117	237	-50.6
<b>Durham Region</b>	166	167	2	16	54	149	0	11	222	343	-35.3
Ajax	9	11	0	0	0	0	0	0	9	11	-18.2
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	57	52	0	0	0	30	0	11	57	93	-38.7
Oshawa	42	43	0	6	0	89	0	0	42	138	-69.6
Pickering	12	11	0	4	34	0	0	0	46	15	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	37	28	2	6	7	0	0	0	46	34	35.3
Whitby	7	21	0	0	13	30	0	0	20	51	-60.8
<b>Remainder of Toronto CMA</b>	126	92	4	20	40	18	0	0	170	130	30.8
Bradford West Gwillimbury	54	51	0	20	0	10	0	0	54	81	-33.3
Town of Mono	3	0	0	0	0	0	0	0	3	0	n/a
New Tecumseth	59	41	4	0	5	8	0	0	68	49	38.8
Orangeville	10	0	0	0	35	0	0	0	45	0	n/a
<b>Toronto CMA</b>	714	1,066	136	156	627	452	1,869	2,745	3,346	4,419	-24.3
<b>Oshawa CMA</b>	106	116	0	6	13	149	0	11	119	282	-57.8
<b>Greater Toronto Area (GTA)</b>	708	1,104	132	142	600	583	1,869	2,978	3,309	4,807	-31.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
<b>Toronto City</b>	37	51	74	16	876	1,623	639	472
Toronto	0	0	54	0	578	1,510	267	472
East York	0	0	0	0	0	0	0	0
Etobicoke	18	51	0	0	16	0	0	0
North York	0	0	20	16	0	113	372	0
Scarborough	19	0	0	0	282	0	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	83	64	0	0	0	54	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	44	0	0	0	0	0	0	0
Georgina Township	12	0	0	0	0	0	0	0
King Township	0	3	0	0	0	0	0	0
Markham	27	15	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	28	0	0	0	0	0	0
Vaughan	0	12	0	0	0	54	0	0
Whitchurch-Stouffville	0	6	0	0	0	0	0	0
<b>Peel Region</b>	192	195	0	0	354	528	0	12
Brampton	192	195	0	0	354	176	0	12
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	352	0	0
<b>Halton Region</b>	160	108	0	0	0	278	0	0
Burlington	0	0	0	0	0	222	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	68	16	0	0	0	0	0	0
Oakville	92	92	0	0	0	56	0	0
<b>Durham Region</b>	54	149	0	0	0	9	0	2
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	30	0	0	0	9	0	2
Oshawa	0	89	0	0	0	0	0	0
Pickering	34	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	0	0	0	0	0	0	0
Whitby	13	30	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	21	18	19	0	0	0	0	0
Bradford West Gwillimbury	0	10	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	5	8	0	0	0	0	0	0
Orangeville	16	0	19	0	0	0	0	0
<b>Toronto CMA</b>	534	436	93	16	1,230	2,261	639	484
<b>Oshawa CMA</b>	13	149	0	0	0	9	0	2
<b>Greater Toronto Area (GTA)</b>	526	567	74	16	1,230	2,492	639	486

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - January 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>	37	51	74	16	876	1,623	639	472
Toronto	0	0	54	0	578	1,510	267	472
East York	0	0	0	0	0	0	0	0
Etobicoke	18	51	0	0	16	0	0	0
North York	0	0	20	16	0	113	372	0
Scarborough	19	0	0	0	282	0	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	83	64	0	0	0	54	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	44	0	0	0	0	0	0	0
Georgina Township	12	0	0	0	0	0	0	0
King Township	0	3	0	0	0	0	0	0
Markham	27	15	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	28	0	0	0	0	0	0
Vaughan	0	12	0	0	0	54	0	0
Whitchurch-Stouffville	0	6	0	0	0	0	0	0
<b>Peel Region</b>	192	195	0	0	354	528	0	12
Brampton	192	195	0	0	354	176	0	12
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	352	0	0
<b>Halton Region</b>	160	108	0	0	0	278	0	0
Burlington	0	0	0	0	0	222	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	68	16	0	0	0	0	0	0
Oakville	92	92	0	0	0	56	0	0
<b>Durham Region</b>	54	149	0	0	0	9	0	2
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	30	0	0	0	9	0	2
Oshawa	0	89	0	0	0	0	0	0
Pickering	34	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	0	0	0	0	0	0	0
Whitby	13	30	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	21	18	19	0	0	0	0	0
Bradford West Gwillimbury	0	10	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	5	8	0	0	0	0	0	0
Orangeville	16	0	19	0	0	0	0	0
<b>Toronto CMA</b>	534	436	93	16	1,230	2,261	639	484
<b>Oshawa CMA</b>	13	149	0	0	0	9	0	2
<b>Greater Toronto Area (GTA)</b>	526	567	74	16	1,230	2,492	639	486

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
<b>Toronto City</b>	112	101	895	1,674	713	488	1,720	2,263
Toronto	10	17	578	1,510	321	472	909	1,999
East York	5	9	0	0	0	0	5	9
Etobicoke	34	19	16	51	0	0	50	70
North York	55	50	0	113	392	16	447	179
Scarborough	4	5	301	0	0	0	305	5
York	4	1	0	0	0	0	4	1
<b>York Region</b>	358	397	0	74	0	0	358	471
Aurora	25	97	0	0	0	0	25	97
East Gwillimbury	165	4	0	0	0	0	165	4
Georgina Township	26	33	0	0	0	0	26	33
King Township	48	58	0	0	0	0	48	58
Markham	29	90	0	0	0	0	29	90
Newmarket	19	35	0	0	0	0	19	35
Richmond Hill	10	35	0	8	0	0	10	43
Vaughan	26	23	0	66	0	0	26	89
Whitchurch-Stouffville	10	22	0	0	0	0	10	22
<b>Peel Region</b>	435	733	354	478	0	12	789	1,223
Brampton	365	662	354	126	0	12	719	800
Caledon	7	58	0	0	0	0	7	58
Mississauga	63	13	0	352	0	0	63	365
<b>Halton Region</b>	189	229	31	278	0	0	220	507
Burlington	12	13	0	222	0	0	12	235
Halton Hills	4	2	0	0	0	0	4	2
Milton	87	33	0	0	0	0	87	33
Oakville	86	181	31	56	0	0	117	237
<b>Durham Region</b>	194	282	28	59	0	2	222	343
Ajax	9	11	0	0	0	0	9	11
Brock	2	1	0	0	0	0	2	1
Clarington	57	52	0	39	0	2	57	93
Oshawa	42	138	0	0	0	0	42	138
Pickering	26	15	20	0	0	0	46	15
Scugog	0	0	0	0	0	0	0	0
Uxbridge	46	33	0	1	0	0	46	34
Whitby	12	32	8	19	0	0	20	51
<b>Remainder of Toronto CMA</b>	145	127	6	3	19	0	170	130
Bradford West Gwillimbury	54	81	0	0	0	0	54	81
Town of Mono	3	0	0	0	0	0	3	0
New Tecumseth	62	46	6	3	0	0	68	49
Orangeville	26	0	0	0	19	0	45	0
<b>Toronto CMA</b>	1,308	1,633	1,306	2,286	732	500	3,346	4,419
<b>Oshawa CMA</b>	111	222	8	58	0	2	119	282
<b>Greater Toronto Area (GTA)</b>	1,288	1,742	1,308	2,563	713	502	3,309	4,807

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - January 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>	112	101	895	1,674	713	488	1,720	2,263
Toronto	10	17	578	1,510	321	472	909	1,999
East York	5	9	0	0	0	0	5	9
Etobicoke	34	19	16	51	0	0	50	70
North York	55	50	0	113	392	16	447	179
Scarborough	4	5	301	0	0	0	305	5
York	4	1	0	0	0	0	4	1
<b>York Region</b>	358	397	0	74	0	0	358	471
Aurora	25	97	0	0	0	0	25	97
East Gwillimbury	165	4	0	0	0	0	165	4
Georgina Township	26	33	0	0	0	0	26	33
King Township	48	58	0	0	0	0	48	58
Markham	29	90	0	0	0	0	29	90
Newmarket	19	35	0	0	0	0	19	35
Richmond Hill	10	35	0	8	0	0	10	43
Vaughan	26	23	0	66	0	0	26	89
Whitchurch-Stouffville	10	22	0	0	0	0	10	22
<b>Peel Region</b>	435	733	354	478	0	12	789	1,223
Brampton	365	662	354	126	0	12	719	800
Caledon	7	58	0	0	0	0	7	58
Mississauga	63	13	0	352	0	0	63	365
<b>Halton Region</b>	189	229	31	278	0	0	220	507
Burlington	12	13	0	222	0	0	12	235
Halton Hills	4	2	0	0	0	0	4	2
Milton	87	33	0	0	0	0	87	33
Oakville	86	181	31	56	0	0	117	237
<b>Durham Region</b>	194	282	28	59	0	2	222	343
Ajax	9	11	0	0	0	0	9	11
Brock	2	1	0	0	0	0	2	1
Clarington	57	52	0	39	0	2	57	93
Oshawa	42	138	0	0	0	0	42	138
Pickering	26	15	20	0	0	0	46	15
Scugog	0	0	0	0	0	0	0	0
Uxbridge	46	33	0	1	0	0	46	34
Whitby	12	32	8	19	0	0	20	51
<b>Remainder of Toronto CMA</b>	145	127	6	3	19	0	170	130
Bradford West Gwillimbury	54	81	0	0	0	0	54	81
Town of Mono	3	0	0	0	0	0	3	0
New Tecumseth	62	46	6	3	0	0	68	49
Orangeville	26	0	0	0	19	0	45	0
<b>Toronto CMA</b>	1,308	1,633	1,306	2,286	732	500	3,346	4,419
<b>Oshawa CMA</b>	111	222	8	58	0	2	119	282
<b>Greater Toronto Area (GTA)</b>	1,288	1,742	1,308	2,563	713	502	3,309	4,807

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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 (%)			
<b>Toronto City</b>													
January 2018	0	0.0	0	0.0	0	0.0	24	25.5	70	74.5	94	1,825,000	1,760,422
January 2017	0	0.0	0	0.0	0	0.0	7	9.5	67	90.5	74	2,000,000	1,965,635
Year-to-date 2018	0	0.0	0	0.0	0	0.0	24	25.5	70	74.5	94	1,825,000	1,760,422
Year-to-date 2017	0	0.0	0	0.0	0	0.0	7	9.5	67	90.5	74	2,000,000	1,965,635
<b>Toronto</b>													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
January 2017	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
<b>East York</b>													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
<b>Etobicoke</b>													
January 2018	0	0.0	0	0.0	0	0.0	3	11.1	24	88.9	27	-	-
January 2017	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	3	11.1	24	88.9	27	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	-	-
<b>North York</b>													
January 2018	0	0.0	0	0.0	0	0.0	21	42.9	28	57.1	49	930,000	932,381
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	21	42.9	28	57.1	49	930,000	932,381
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	-
<b>Scarborough</b>													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
January 2017	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	-	-
<b>York</b>													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
January 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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 (%)			
<b>York Region</b>													
January 2018	30	11.5	32	12.3	54	20.8	38	14.6	106	40.8	260	850,000	1,137,373
January 2017	6	2.1	43	14.8	61	21.0	73	25.1	108	37.1	291	915,000	1,046,679
Year-to-date 2018	30	11.5	32	12.3	54	20.8	38	14.6	106	40.8	260	850,000	1,137,373
Year-to-date 2017	6	2.1	43	14.8	61	21.0	73	25.1	108	37.1	291	915,000	1,046,679
<b>Aurora</b>													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	1,710,000	1,643,270
January 2017	0	0.0	0	0.0	22	31.9	26	37.7	21	30.4	69	885,000	967,397
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	1,710,000	1,643,270
Year-to-date 2017	0	0.0	0	0.0	22	31.9	26	37.7	21	30.4	69	885,000	967,397
<b>East Gwillimbury</b>													
January 2018	26	21.5	25	20.7	39	32.2	31	25.6	0	0.0	121	660,000	649,990
January 2017	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2018	26	21.5	25	20.7	39	32.2	31	25.6	0	0.0	121	660,000	649,990
Year-to-date 2017	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
<b>Georgina Township</b>													
January 2018	2	20.0	7	70.0	1	10.0	0	0.0	0	0.0	10	565,000	576,840
January 2017	5	15.2	28	84.8	0	0.0	0	0.0	0	0.0	33	570,000	553,233
Year-to-date 2018	2	20.0	7	70.0	1	10.0	0	0.0	0	0.0	10	565,000	576,840
Year-to-date 2017	5	15.2	28	84.8	0	0.0	0	0.0	0	0.0	33	570,000	553,233
<b>King Township</b>													
January 2018	0	0.0	0	0.0	0	0.0	2	5.3	36	94.7	38	1,515,000	1,707,074
January 2017	0	0.0	0	0.0	4	7.5	14	26.4	35	66.0	53	1,095,000	1,232,379
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	5.3	36	94.7	38	1,515,000	1,707,074
Year-to-date 2017	0	0.0	0	0.0	4	7.5	14	26.4	35	66.0	53	1,095,000	1,232,379
<b>Markham</b>													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
January 2017	0	0.0	0	0.0	2	4.1	26	53.1	21	42.9	49	995,000	1,237,438
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	2	4.1	26	53.1	21	42.9	49	995,000	1,237,438
<b>Newmarket</b>													
January 2018	1	5.3	0	0.0	12	63.2	2	10.5	4	21.1	19	750,000	781,465
January 2017	0	0.0	7	24.1	16	55.2	4	13.8	2	6.9	29	755,000	746,532
Year-to-date 2018	1	5.3	0	0.0	12	63.2	2	10.5	4	21.1	19	750,000	781,465
Year-to-date 2017	0	0.0	7	24.1	16	55.2	4	13.8	2	6.9	29	755,000	746,532
<b>Richmond Hill</b>													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,930,000	2,063,580
January 2017	0	0.0	0	0.0	5	33.3	0	0.0	10	66.7	15	1,495,000	1,701,567
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,930,000	2,063,580
Year-to-date 2017	0	0.0	0	0.0	5	33.3	0	0.0	10	66.7	15	1,495,000	1,701,567
<b>Vaughan</b>													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	1,952,500	2,288,171
January 2017	0	0.0	0	0.0	1	4.3	3	13.0	19	82.6	23	1,215,000	1,368,758
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	1,952,500	2,288,171
Year-to-date 2017	0	0.0	0	0.0	1	4.3	3	13.0	19	82.6	23	1,215,000	1,368,758
<b>Whitchurch-Stouffville</b>													
January 2018	1	10.0	0	0.0	2	20.0	3	30.0	4	40.0	10	997,500	923,584
January 2017	0	0.0	5	31.3	11	68.8	0	0.0	0	0.0	16	700,000	674,053
Year-to-date 2018	1	10.0	0	0.0	2	20.0	3	30.0	4	40.0	10	997,500	923,584
Year-to-date 2017	0	0.0	5	31.3	11	68.8	0	0.0	0	0.0	16	700,000	674,053

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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 (%)			
<b>Peel Region</b>													
January 2018	21	14.2	42	28.4	33	22.3	30	20.3	22	14.9	148	700,000	822,241
January 2017	28	6.7	106	25.2	213	50.6	60	14.3	14	3.3	421	685,000	712,981
Year-to-date 2018	21	14.2	42	28.4	33	22.3	30	20.3	22	14.9	148	700,000	822,241
Year-to-date 2017	28	6.7	106	25.2	213	50.6	60	14.3	14	3.3	421	685,000	712,981
<b>Brampton</b>													
January 2018	21	16.3	38	29.5	32	24.8	30	23.3	8	6.2	129	680,000	712,288
January 2017	28	7.8	101	28.1	169	47.1	57	15.9	4	1.1	359	680,000	688,237
Year-to-date 2018	21	16.3	38	29.5	32	24.8	30	23.3	8	6.2	129	680,000	712,288
Year-to-date 2017	28	7.8	101	28.1	169	47.1	57	15.9	4	1.1	359	680,000	688,237
<b>Caledon</b>													
January 2018	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	-	653,300
January 2017	0	0.0	5	9.8	44	86.3	2	3.9	0	0.0	51	725,000	717,253
Year-to-date 2018	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	-	653,300
Year-to-date 2017	0	0.0	5	9.8	44	86.3	2	3.9	0	0.0	51	725,000	717,253
<b>Mississauga</b>													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,950,000	1,895,714
January 2017	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	-	1,500,727
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,950,000	1,895,714
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	-	1,500,727
<b>Halton Region</b>													
January 2018	0	0.0	0	0.0	10	18.5	17	31.5	27	50.0	54	855,000	1,378,305
January 2017	1	1.0	8	7.8	16	15.5	19	18.4	59	57.3	103	1,017,500	1,619,910
Year-to-date 2018	0	0.0	0	0.0	10	18.5	17	31.5	27	50.0	54	855,000	1,378,305
Year-to-date 2017	1	1.0	8	7.8	16	15.5	19	18.4	59	57.3	103	1,017,500	1,619,910
<b>Burlington</b>													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	2,072,283
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	2,072,283
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
<b>Halton Hills</b>													
January 2018	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	992,475
January 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	992,475
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
<b>Milton</b>													
January 2018	0	0.0	0	0.0	9	47.4	10	52.6	0	0.0	19	810,000	821,541
January 2017	0	0.0	8	47.1	9	52.9	0	0.0	0	0.0	17	660,000	662,900
Year-to-date 2018	0	0.0	0	0.0	9	47.4	10	52.6	0	0.0	19	810,000	821,541
Year-to-date 2017	0	0.0	8	47.1	9	52.9	0	0.0	0	0.0	17	660,000	662,900
<b>Oakville</b>													
January 2018	0	0.0	0	0.0	0	0.0	6	31.6	13	68.4	19	1,160,000	1,577,994
January 2017	1	1.4	0	0.0	6	8.5	18	25.4	46	64.8	71	1,270,000	1,849,053
Year-to-date 2018	0	0.0	0	0.0	0	0.0	6	31.6	13	68.4	19	1,160,000	1,577,994
Year-to-date 2017	1	1.4	0	0.0	6	8.5	18	25.4	46	64.8	71	1,270,000	1,849,053

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 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 (%)			
<b>Durham Region</b>													
January 2018	19	12.2	47	30.1	39	25.0	28	17.9	23	14.7	156	665,000	741,142
January 2017	74	45.7	53	32.7	18	11.1	13	8.0	4	2.5	162	475,000	517,484
Year-to-date 2018	19	12.2	47	30.1	39	25.0	28	17.9	23	14.7	156	665,000	741,142
Year-to-date 2017	74	45.7	53	32.7	18	11.1	13	8.0	4	2.5	162	475,000	517,484
<b>Ajax</b>													
January 2018	0	0.0	0	0.0	5	55.6	1	11.1	3	33.3	9	-	922,799
January 2017	0	0.0	9	81.8	2	18.2	0	0.0	0	0.0	11	-	612,808
Year-to-date 2018	0	0.0	0	0.0	5	55.6	1	11.1	3	33.3	9	-	922,799
Year-to-date 2017	0	0.0	9	81.8	2	18.2	0	0.0	0	0.0	11	-	612,808
<b>Brock</b>													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 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	-	-
<b>Clarington</b>													
January 2018	6	11.1	31	57.4	15	27.8	2	3.7	0	0.0	54	600,000	616,276
January 2017	37	75.5	10	20.4	1	2.0	0	0.0	1	2.0	49	460,000	484,959
Year-to-date 2018	6	11.1	31	57.4	15	27.8	2	3.7	0	0.0	54	600,000	616,276
Year-to-date 2017	37	75.5	10	20.4	1	2.0	0	0.0	1	2.0	49	460,000	484,959
<b>Oshawa</b>													
January 2018	6	14.6	15	36.6	9	22.0	11	26.8	0	0.0	41	-	668,683
January 2017	11	26.2	27	64.3	4	9.5	0	0.0	0	0.0	42	552,500	545,524
Year-to-date 2018	6	14.6	15	36.6	9	22.0	11	26.8	0	0.0	41	-	668,683
Year-to-date 2017	11	26.2	27	64.3	4	9.5	0	0.0	0	0.0	42	552,500	545,524
<b>Pickering</b>													
January 2018	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	-	971,687
January 2017	0	0.0	3	27.3	6	54.5	2	18.2	0	0.0	11	-	700,727
Year-to-date 2018	0	0.0	0	0.0	0	0.0	6	75.0	2	25.0	8	-	971,687
Year-to-date 2017	0	0.0	3	27.3	6	54.5	2	18.2	0	0.0	11	-	700,727
<b>Scugog</b>													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 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	-	-
<b>Uxbridge</b>													
January 2018	7	18.9	0	0.0	5	13.5	7	18.9	18	48.6	37	1,000,000	909,638
January 2017	21	75.0	2	7.1	0	0.0	5	17.9	0	0.0	28	320,000	422,906
Year-to-date 2018	7	18.9	0	0.0	5	13.5	7	18.9	18	48.6	37	1,000,000	909,638
Year-to-date 2017	21	75.0	2	7.1	0	0.0	5	17.9	0	0.0	28	320,000	422,906
<b>Whitby</b>													
January 2018	0	0.0	1	14.3	5	71.4	1	14.3	0	0.0	7	-	-
January 2017	5	23.8	2	9.5	5	23.8	6	28.6	3	14.3	21	-	-
Year-to-date 2018	0	0.0	1	14.3	5	71.4	1	14.3	0	0.0	7	-	-
Year-to-date 2017	5	23.8	2	9.5	5	23.8	6	28.6	3	14.3	21	-	-

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**
**January 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 (%)			
<b>Remainder of Toronto CMA</b>													
January 2018	26	20.6	91	72.2	5	4.0	4	3.2	0	0.0	126	555,000	558,006
January 2017	32	34.8	59	64.1	1	1.1	0	0.0	0	0.0	92	550,000	516,414
Year-to-date 2018	26	20.6	91	72.2	5	4.0	4	3.2	0	0.0	126	555,000	558,006
Year-to-date 2017	32	34.8	59	64.1	1	1.1	0	0.0	0	0.0	92	550,000	516,414
<b>Bradford West Gwillimbury</b>													
January 2018	0	0.0	52	96.3	1	1.9	1	1.9	0	0.0	54	590,000	597,786
January 2017	13	25.5	37	72.5	1	2.0	0	0.0	0	0.0	51	555,000	541,421
Year-to-date 2018	0	0.0	52	96.3	1	1.9	1	1.9	0	0.0	54	590,000	597,786
Year-to-date 2017	13	25.5	37	72.5	1	2.0	0	0.0	0	0.0	51	555,000	541,421
<b>Town of Mono</b>													
January 2018	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	-	-
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
<b>New Tecumseth</b>													
January 2018	21	35.6	35	59.3	2	3.4	1	1.7	0	0.0	59	515,000	523,480
January 2017	19	46.3	22	53.7	0	0.0	0	0.0	0	0.0	41	505,000	485,307
Year-to-date 2018	21	35.6	35	59.3	2	3.4	1	1.7	0	0.0	59	515,000	523,480
Year-to-date 2017	19	46.3	22	53.7	0	0.0	0	0.0	0	0.0	41	505,000	485,307
<b>Orangeville</b>													
January 2018	4	40.0	4	40.0	2	20.0	0	0.0	0	0.0	10	540,000	546,900
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	4	40.0	4	40.0	2	20.0	0	0.0	0	0.0	10	540,000	546,900
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
<b>Toronto CMA</b>													
January 2018	84	11.6	165	22.8	112	15.5	127	17.5	236	32.6	724	802,500	1,048,764
January 2017	88	8.6	230	22.6	299	29.4	166	16.3	235	23.1	1,018	730,000	948,988
Year-to-date 2018	84	11.6	165	22.8	112	15.5	127	17.5	236	32.6	724	802,500	1,048,764
Year-to-date 2017	88	8.6	230	22.6	299	29.4	166	16.3	235	23.1	1,018	730,000	948,988
<b>Oshawa CMA</b>													
January 2018	12	11.8	47	46.1	29	28.4	14	13.7	0	0.0	102	617,500	645,911
January 2017	53	47.3	39	34.8	10	8.9	6	5.4	4	3.6	112	507,500	558,759
Year-to-date 2018	12	11.8	47	46.1	29	28.4	14	13.7	0	0.0	102	617,500	645,911
Year-to-date 2017	53	47.3	39	34.8	10	8.9	6	5.4	4	3.6	112	507,500	558,759
<b>Greater Toronto Area</b>													
January 2018	70	9.8	121	17.0	136	19.1	137	19.2	248	34.8	712	850,000	1,088,934
January 2017	109	10.4	210	20.0	308	29.3	172	16.4	252	24.0	1,051	735,000	951,074
Year-to-date 2018	70	9.8	121	17.0	136	19.1	137	19.2	248	34.8	712	850,000	1,088,934
Year-to-date 2017	109	10.4	210	20.0	308	29.3	172	16.4	252	24.0	1,051	735,000	951,074

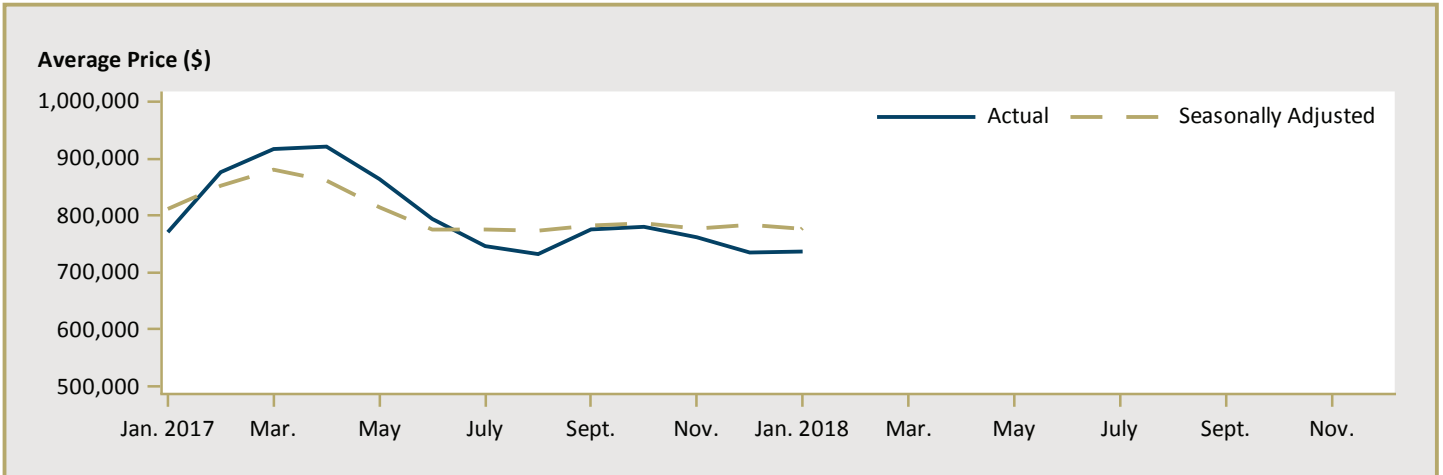
Source: CMHC (Market Absorption Survey)

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

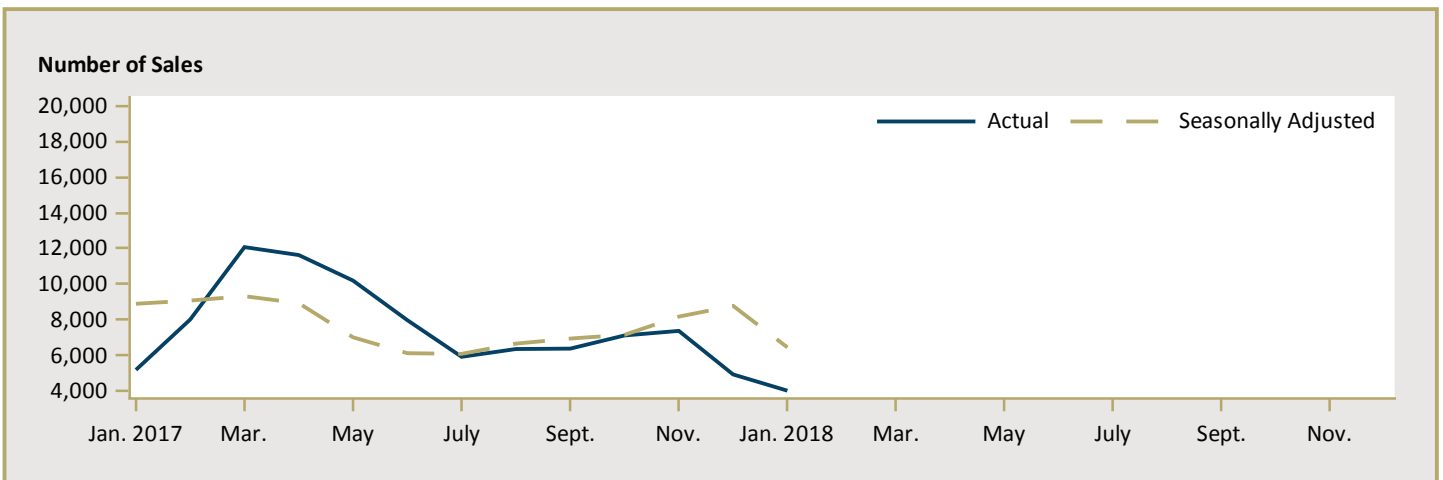
Submarket	Jan 2018	Jan 2017	% Change	YTD 2018	YTD 2017	% Change
<b>Toronto City</b>	1,760,422	1,965,635	-10.4	1,760,422	1,965,635	-10.4
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	-	-	n/a
North York	932,381	-	n/a	932,381	-	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
<b>York Region</b>	1,137,373	1,046,679	8.7	1,137,373	1,046,679	8.7
Aurora	1,643,270	967,397	69.9	1,643,270	967,397	69.9
East Gwillimbury	649,990	-	n/a	649,990	-	n/a
Georgina Township	576,840	553,233	4.3	576,840	553,233	4.3
King Township	1,707,074	1,232,379	38.5	1,707,074	1,232,379	38.5
Markham	-	1,237,438	n/a	-	1,237,438	n/a
Newmarket	781,465	746,532	4.7	781,465	746,532	4.7
Richmond Hill	2,063,580	1,701,567	21.3	2,063,580	1,701,567	21.3
Vaughan	2,288,171	1,368,758	67.2	2,288,171	1,368,758	67.2
Whitchurch-Stouffville	923,584	674,053	37.0	923,584	674,053	37.0
<b>Peel Region</b>	822,241	712,981	15.3	822,241	712,981	15.3
Brampton	712,288	688,237	3.5	712,288	688,237	3.5
Caledon	653,300	717,253	-8.9	653,300	717,253	-8.9
Mississauga	1,895,714	1,500,727	26.3	1,895,714	1,500,727	26.3
<b>Halton Region</b>	1,378,305	1,619,910	-14.9	1,378,305	1,619,910	-14.9
Burlington	2,072,283	-	n/a	2,072,283	-	n/a
Halton Hills	992,475	-	n/a	992,475	-	n/a
Milton	821,541	662,900	23.9	821,541	662,900	23.9
Oakville	1,577,994	1,849,053	-14.7	1,577,994	1,849,053	-14.7
<b>Durham Region</b>	741,142	517,484	43.2	741,142	517,484	43.2
Ajax	922,799	612,808	50.6	922,799	612,808	50.6
Brock	-	-	n/a	-	-	n/a
Clarington	616,276	484,959	27.1	616,276	484,959	27.1
Oshawa	668,683	545,524	22.6	668,683	545,524	22.6
Pickering	971,687	700,727	38.7	971,687	700,727	38.7
Scugog	-	-	n/a	-	-	n/a
Uxbridge	909,638	422,906	115.1	909,638	422,906	115.1
Whitby	-	-	n/a	-	-	n/a
<b>Remainder of Toronto CMA</b>	558,006	516,414	8.1	558,006	516,414	8.1
Bradford West Gwillimbury	597,786	541,421	10.4	597,786	541,421	10.4
Town of Mono	-	-	n/a	-	-	n/a
New Tecumseth	523,480	485,307	7.9	523,480	485,307	7.9
Orangeville	546,900	-	n/a	546,900	-	n/a
<b>Toronto CMA</b>	1,048,764	948,988	10.5	1,048,764	948,988	10.5
<b>Oshawa CMA</b>	645,911	558,759	15.6	645,911	558,759	15.6
<b>Greater Toronto Area (GTA)</b>	1,088,934	951,074	14.5	1,088,934	951,074	14.5

Source: CMHC (Market Absorption Survey)

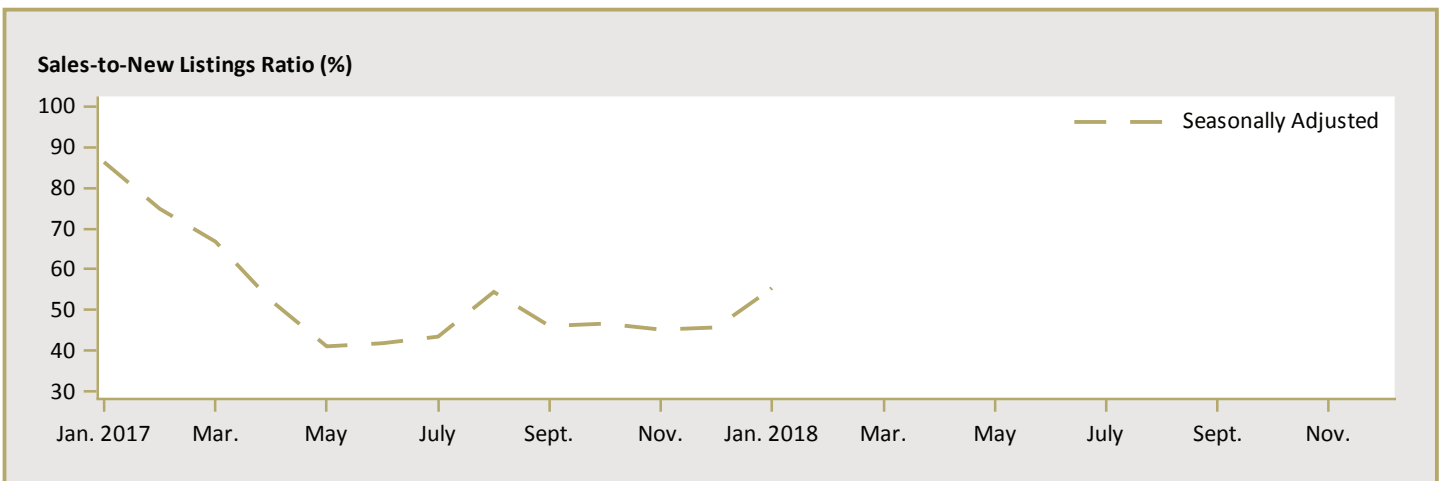
**Figure 5.1a: MLS® Residential Average Price for Toronto**



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



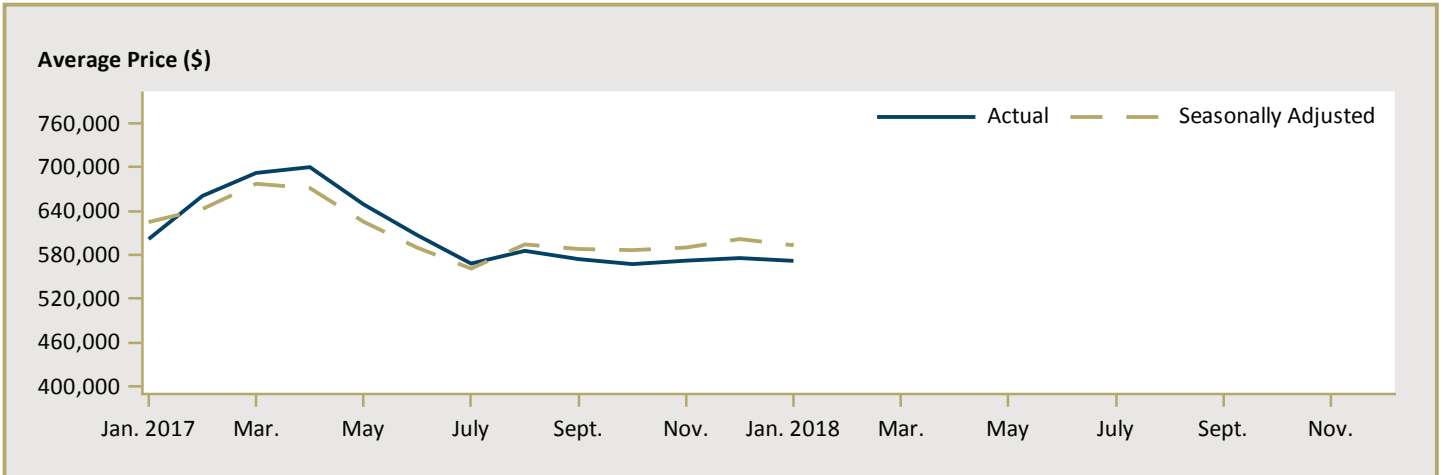
**Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto**



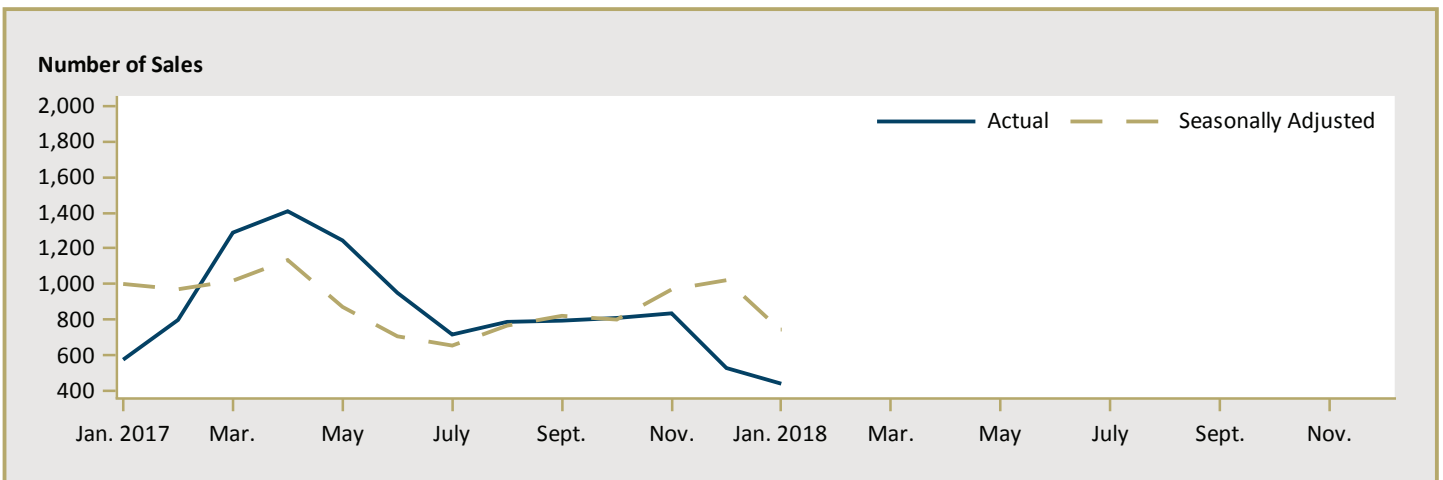
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Source: CREA / Haver Analytics

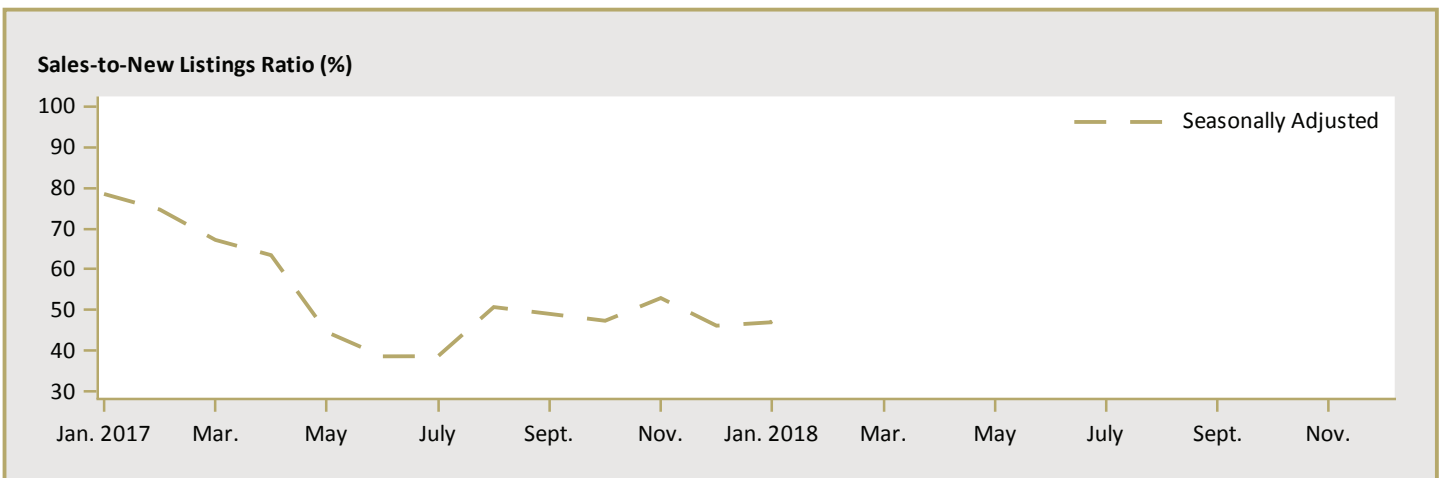
**Figure 5.1b: MLS® Residential Average Price for Durham Region**



**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**

**January 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		135.3	3,363	5.9	66.8	1,011
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

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

**January 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		135.3	207.9	5.2	65.4	1,025
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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



## METHODOLOGY

### Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

### Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental:** Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

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

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

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