HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Greater Toronto Area

Date Released: March 2018

Canada

CMHC SCHL

Publication Update!

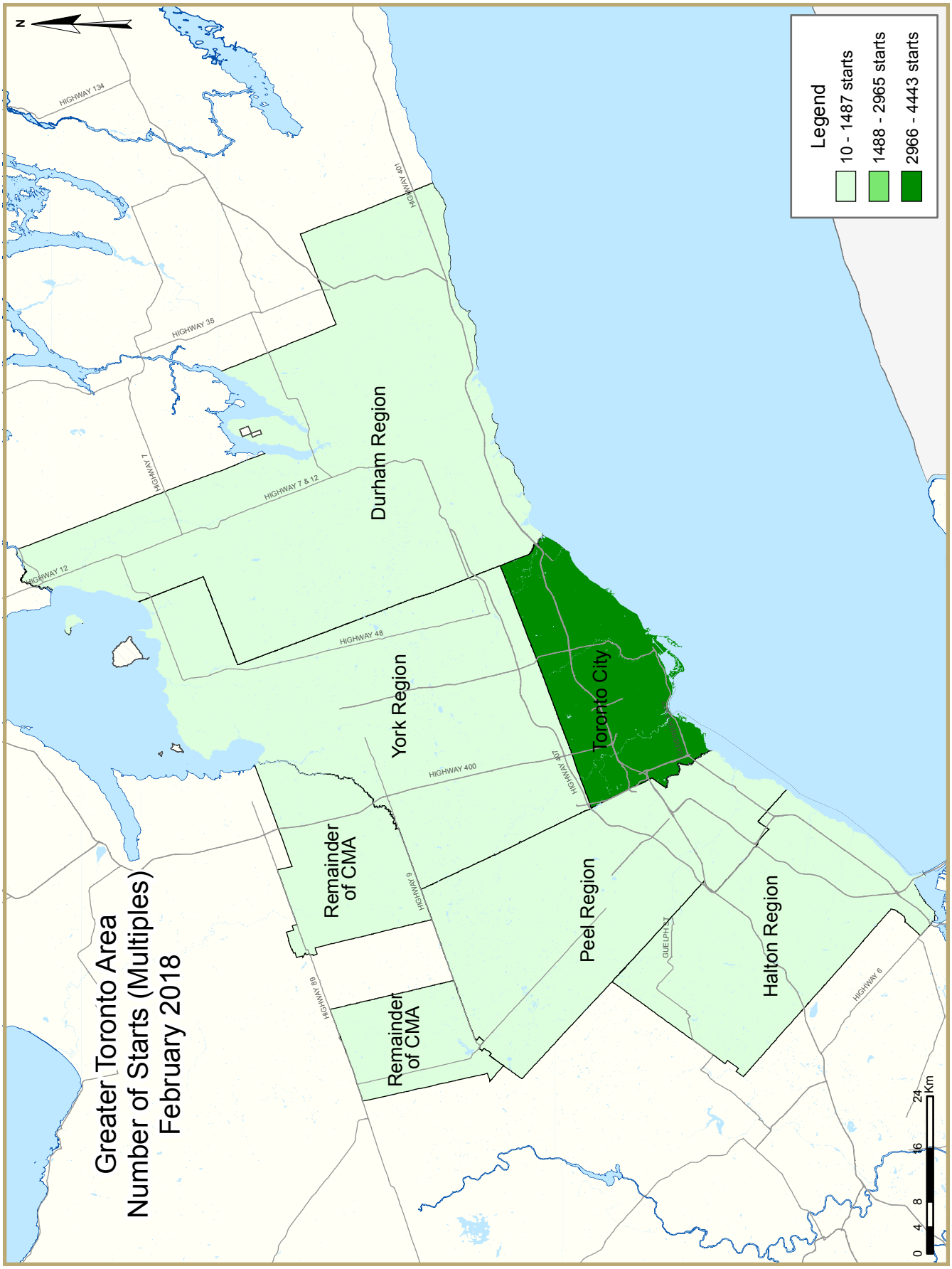
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

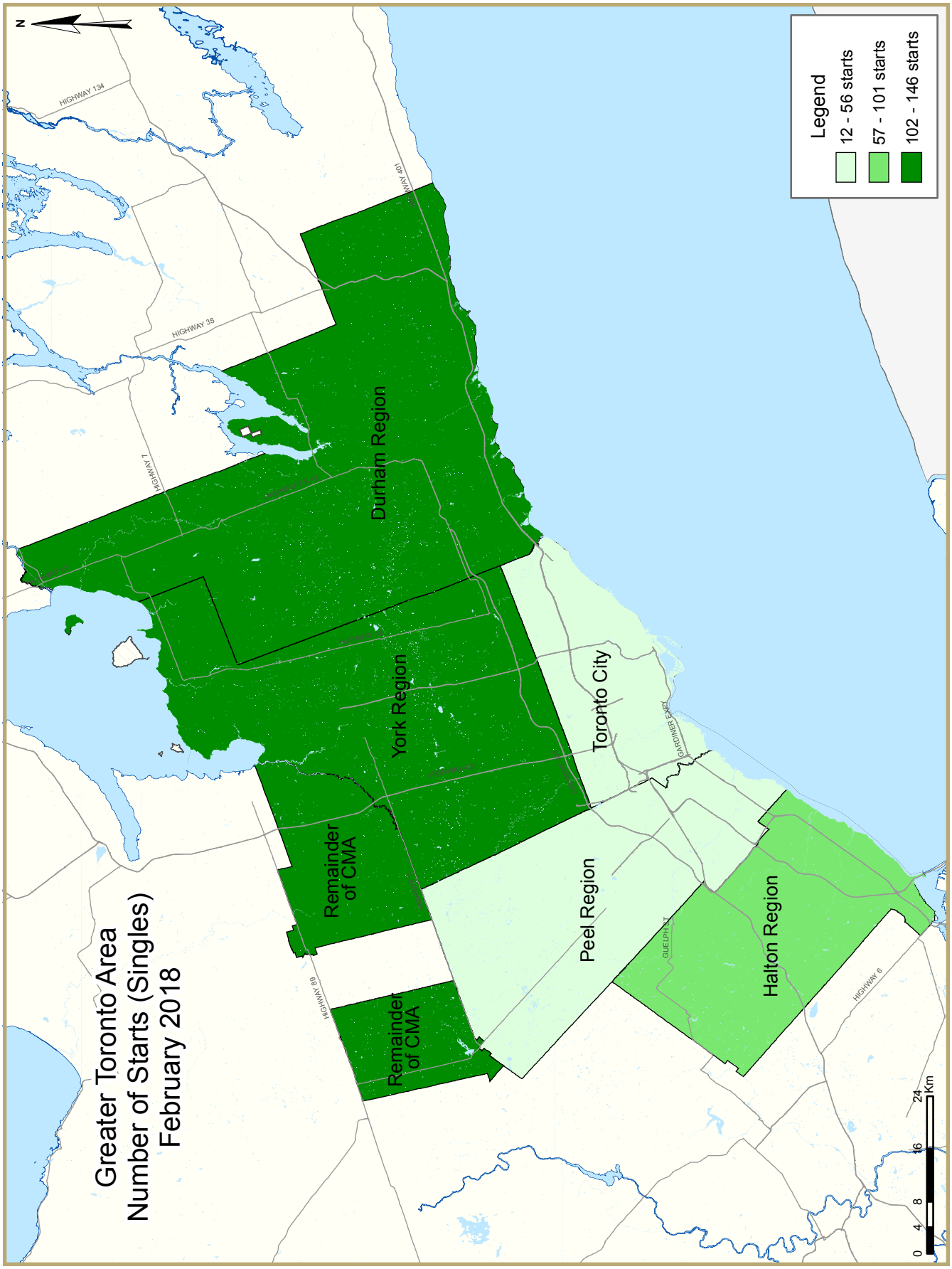
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

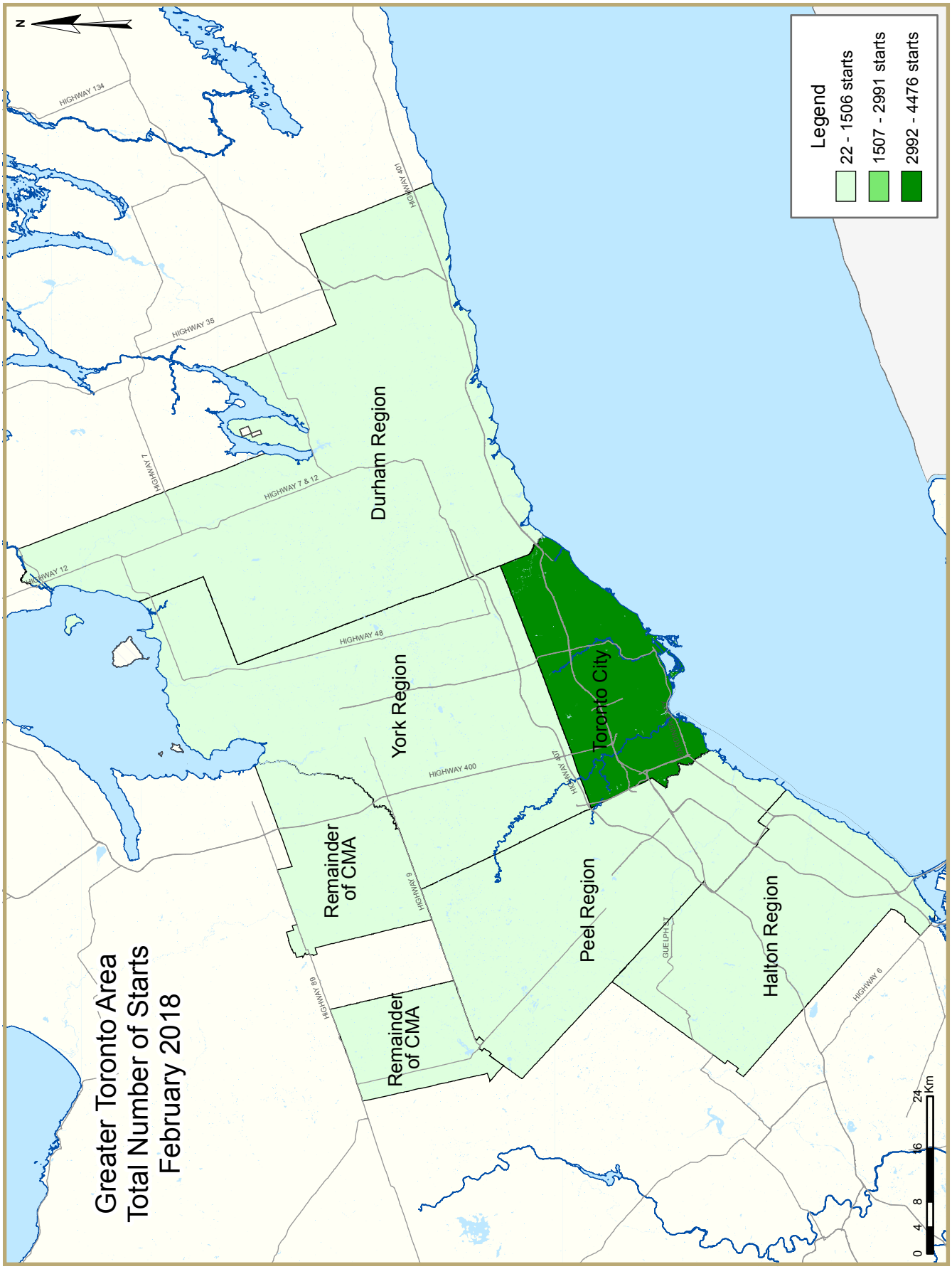
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

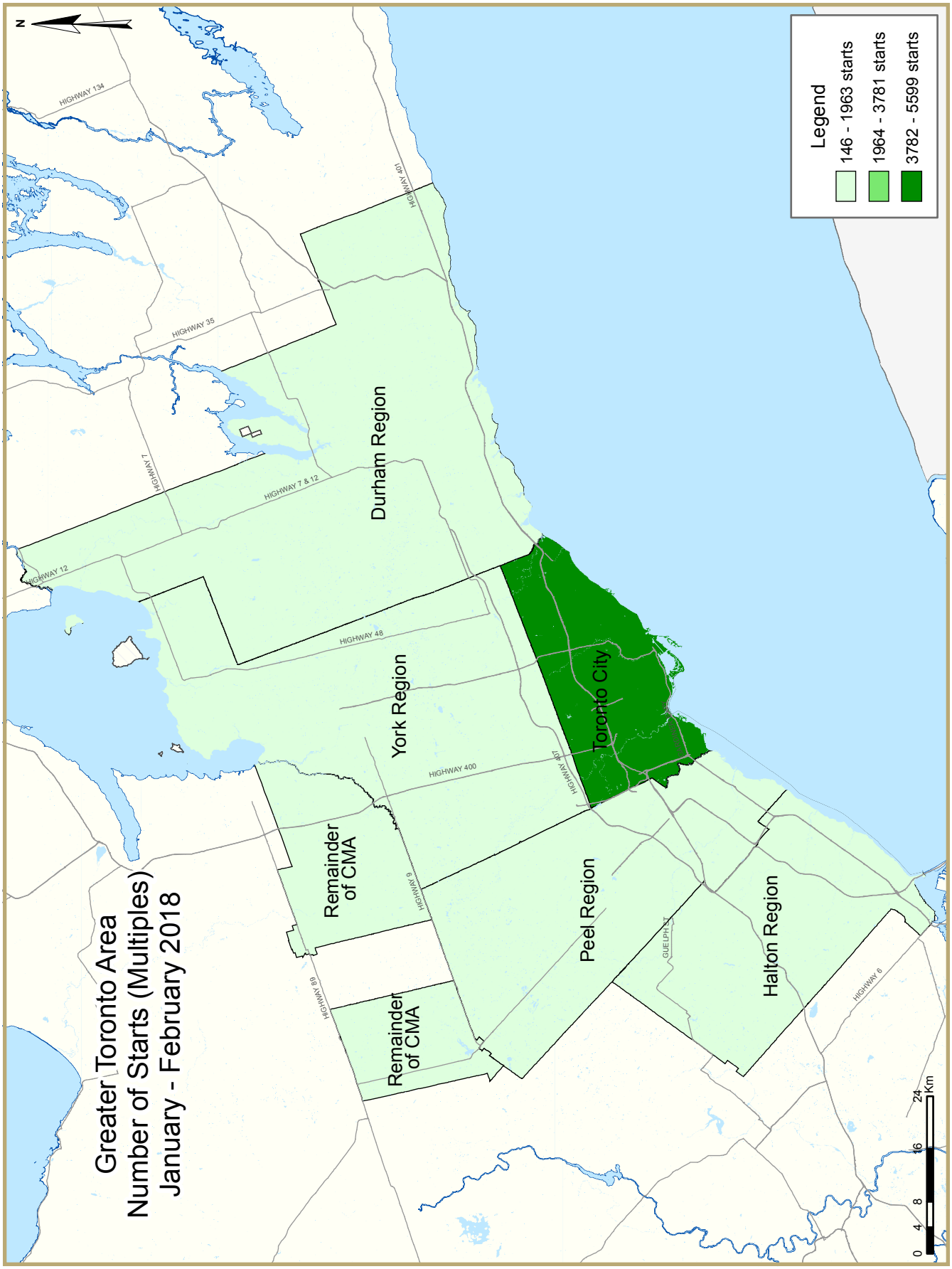
SUBSCRIBE NOW!

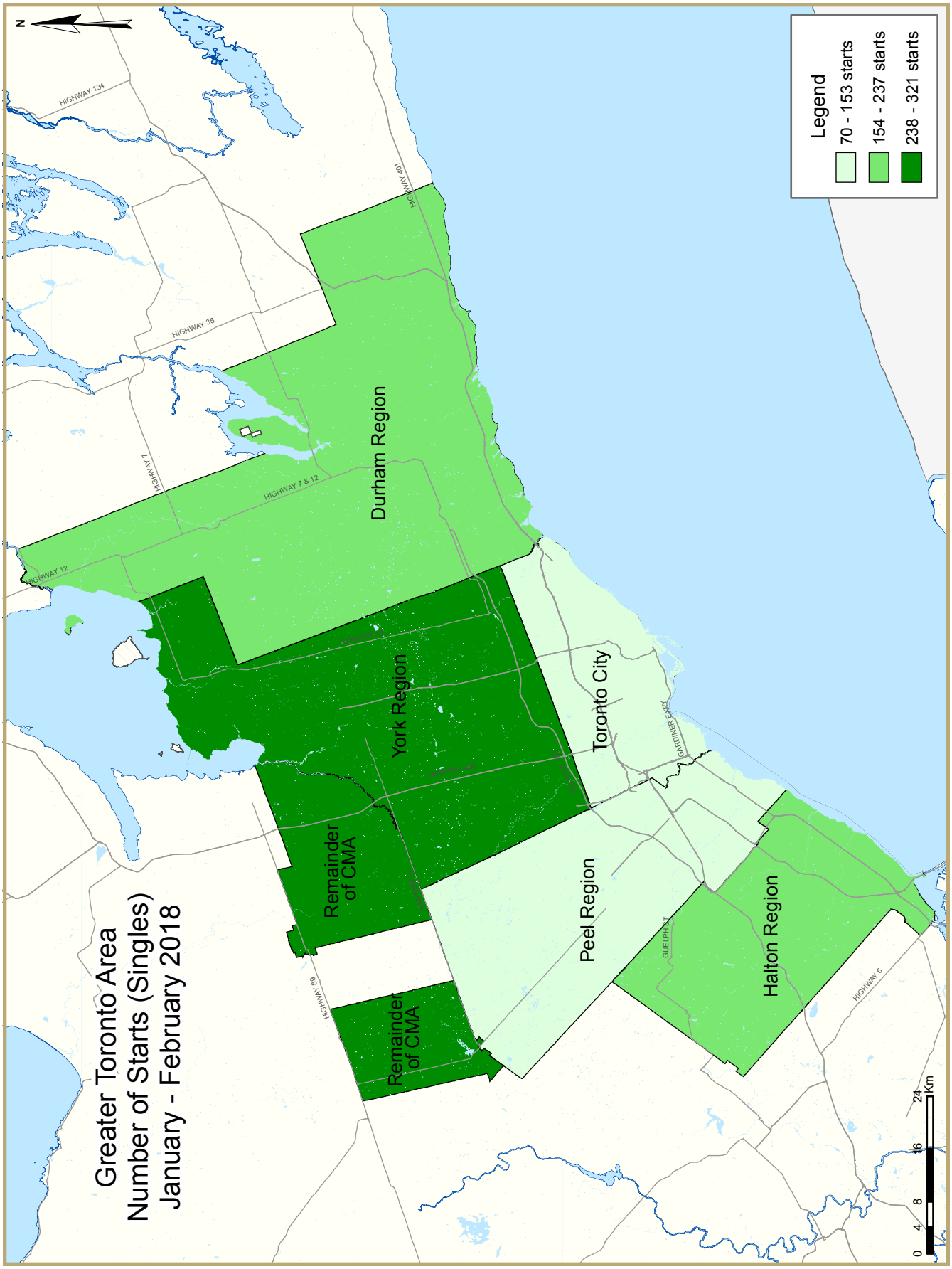
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

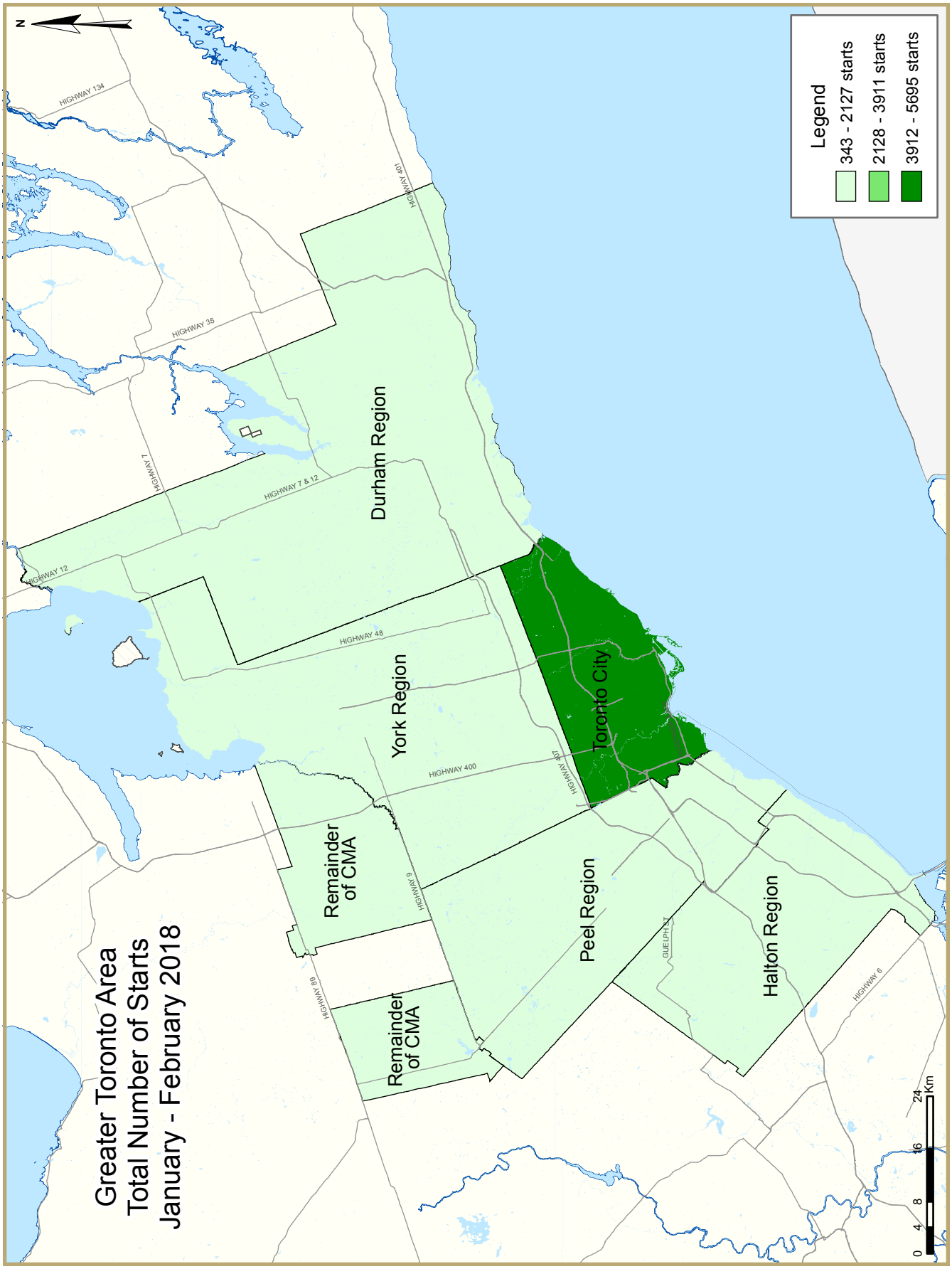

Greater Toronto Area
Number of Starts (Multiples)
February 2018
Legend
10 - 1487 starts
1488 - 2965 starts
2966 - 4443 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 9
HIGHWAY 89
GUELPH ST
HIGHWAY 6
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
February 2018
Legend
12 - 56 starts
57 - 101 starts
102 - 146 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 401
HIGHWAY 89
GARDINER EXPY
GUELPH ST
HIGHWAY 6
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
February 2018
Legend
22 - 1506 starts
1507 - 2991 starts
2992 - 4476 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 404
HIGHWAY 9
HIGHWAY 89
GUELPH CT
HIGHWAY 6
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - February 2018
Legend
146 - 1963 starts
1964 - 3781 starts
3782 - 5599 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 6
HIGHWAY 89
GUELPH CT
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
January - February 2018
Legend
70 - 153 starts
154 - 237 starts
238 - 321 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 401
HIGHWAY 404
HIGHWAY 400
HIGHWAY 427
HIGHWAY 27
HIGHWAY 50
HIGHWAY 89
GARDINER EXPY
GUELPH ST
HIGHWAY 6
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - February 2018
Legend
343 - 2127 starts
2128 - 3911 starts
3912 - 5695 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 134
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 407
HIGHWAY 6
GUELPH ST
0
4
8
16
24
Km

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

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

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

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1a: Housing Starts (SAAR and Trend) February 2018		
Toronto CMA[1]	January 2018	February 2018
Trend[2]	38,023	40,891
SAAR	39,996	71,031
	February 2017	February 2018
Actual		
February - Single-Detached	790	394
February - Multiples	1,751	5,283
February - Total	2,541	5,677
January to February - Single-Detached	1,661	937
January to February - Multiples	4,890	7,888
January to February - Total	6,551	8,825

Table 1b: Housing Starts (SAAR and Trend) February 2018		
Oshawa CMA[1]	January 2018	February 2018
Trend[2]	3,430	3,162
SAAR	2,091	1,658
	February 2017	February 2018
Actual		
February - Single-Detached	115	104
February - Multiples	19	6
February - Total	134	110
January to February - Single-Detached	221	160
January to February - Multiples	86	70
January to February - Total	307	230

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2018	390	36	272	4	6	4,291	0	678	5,677
February 2017	782	76	638	8	32	733	0	272	2,541
% Change	-50.1	-52.6	-57.4	-50.0	-81.3	**	n/a	149.3	123.4
Year-to-date 2018	926	234	390	11	120	6,015	0	1,129	8,825
Year-to-date 2017	1,652	136	993	9	156	3,178	0	427	6,551
% Change	-43.9	72.1	-60.7	22.2	-23.1	89.3	n/a	164.4	34.7
UNDER CONSTRUCTION									
February 2018	9,092	1,302	6,725	54	832	46,928	17	7,106	72,056
February 2017	11,408	922	5,920	22	858	42,643	82	5,209	67,064
% Change	-20.3	41.2	13.6	145.5	-3.0	10.0	-79.3	36.4	7.4
COMPLETIONS									
February 2018	744	102	775	0	56	2,019	0	25	3,721
February 2017	1,012	120	490	0	6	2,066	0	328	4,022
% Change	-26.5	-15.0	58.2	n/a	**	-2.3	n/a	-92.4	-7.5
Year-to-date 2018	1,457	238	1,234	1	131	3,249	93	664	7,067
Year-to-date 2017	2,074	276	905	4	77	4,277	16	812	8,441
% Change	-29.7	-13.8	36.4	-75.0	70.1	-24.0	**	-18.2	-16.3
COMPLETED & NOT ABSORBED									
February 2018	256	25	62	0	28	192	n/a	n/a	563
February 2017	306	21	110	0	21	905	n/a	n/a	1,363
% Change	-16.3	19.0	-43.6	n/a	33.3	-78.8	n/a	n/a	-58.7
ABSORBED									
February 2018	769	102	780	0	61	2,029	n/a	n/a	3,741
February 2017	1,005	122	490	0	6	2,050	n/a	n/a	3,673
% Change	-23.5	-16.4	59.2	n/a	**	-1.0	n/a	n/a	1.9
Year-to-date 2018	1,506	237	1,239	1	116	3,311	n/a	n/a	6,410
Year-to-date 2017	2,048	276	852	4	77	4,404	n/a	n/a	7,661
% Change	-26.5	-14.1	45.4	-75.0	50.6	-24.8	n/a	n/a	-16.3

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

Table 1.1b: Housing Activity Summary of Oshawa CMA
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2018	104	0	0	0	6	0	0	0	110
February 2017	115	0	19	0	0	0	0	0	134
% Change	-9.6	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-17.9
Year-to-date 2018	160	0	0	0	6	64	0	0	230
Year-to-date 2017	221	0	79	0	7	0	0	0	307
% Change	-27.6	n/a	-100.0	n/a	-14.3	n/a	n/a	n/a	-25.1
UNDER CONSTRUCTION									
February 2018	942	48	188	0	825	1,001	0	155	3,159
February 2017	752	30	382	0	266	570	2	800	2,802
% Change	25.3	60.0	-50.8	n/a	**	75.6	-100.0	-80.6	12.7
COMPLETIONS									
February 2018	65	0	12	0	6	0	0	77	160
February 2017	92	8	6	0	13	73	0	0	192
% Change	-29.3	-100.0	100.0	n/a	-53.8	-100.0	n/a	n/a	-16.7
Year-to-date 2018	171	0	17	0	14	0	0	77	279
Year-to-date 2017	208	14	106	0	62	82	0	2	474
% Change	-17.8	-100.0	-84.0	n/a	-77.4	-100.0	n/a	**	-41.1
COMPLETED & NOT ABSORBED									
February 2018	21	2	0	0	0	0	n/a	n/a	23
February 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
ABSORBED									
February 2018	65	0	12	0	6	0	n/a	n/a	83
February 2017	92	8	6	0	13	73	n/a	n/a	192
% Change	-29.3	-100.0	100.0	n/a	-53.8	-100.0	n/a	n/a	-56.8
Year-to-date 2018	172	0	17	0	14	0	n/a	n/a	203
Year-to-date 2017	209	14	106	0	62	82	n/a	n/a	473
% Change	-17.7	-100.0	-84.0	n/a	-77.4	-100.0	n/a	n/a	-57.1

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2018	396	34	272	4	12	4,175	0	678	5,571
February 2017	779	76	649	8	5	733	0	272	2,522
% Change	-49.2	-55.3	-58.1	-50.0	140.0	**	n/a	149.3	120.9
Year-to-date 2018	897	232	385	11	103	5,963	0	1,181	8,772
Year-to-date 2017	1,641	118	1,048	9	136	3,178	0	427	6,557
% Change	-45.3	96.6	-63.3	22.2	-24.3	87.6	n/a	176.6	33.8
UNDER CONSTRUCTION									
February 2018	9,356	1,242	6,646	46	1,593	48,943	17	7,313	75,156
February 2017	11,067	890	6,009	13	1,086	44,028	47	6,006	69,146
% Change	-15.5	39.6	10.6	**	46.7	11.2	-63.8	21.8	8.7
COMPLETIONS									
February 2018	747	96	753	0	62	2,019	0	102	3,779
February 2017	965	112	422	0	32	2,139	0	328	3,998
% Change	-22.6	-14.3	78.4	n/a	93.8	-5.6	n/a	-68.9	-5.5
Year-to-date 2018	1,455	228	1,201	0	140	3,249	74	741	7,088
Year-to-date 2017	2,068	254	919	1	152	4,581	16	814	8,805
% Change	-29.6	-10.2	30.7	-100.0	-7.9	-29.1	**	-9.0	-19.5
COMPLETED & NOT ABSORBED									
February 2018	279	27	62	0	28	192	n/a	n/a	588
February 2017	320	24	94	0	22	905	n/a	n/a	1,365
% Change	-12.8	12.5	-34.0	n/a	27.3	-78.8	n/a	n/a	-56.9
ABSORBED									
February 2018	769	96	758	0	67	2,029	n/a	n/a	3,719
February 2017	955	114	422	0	19	2,123	n/a	n/a	3,633
% Change	-19.5	-15.8	79.6	n/a	**	-4.4	n/a	n/a	2.4
Year-to-date 2018	1,500	227	1,206	0	125	3,421	n/a	n/a	6,479
Year-to-date 2017	2,039	254	866	1	139	4,708	n/a	n/a	8,007
% Change	-26.4	-10.6	39.3	-100.0	-10.1	-27.3	n/a	n/a	-19.1

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
February 2018	33	28	64	0	0	3,673	0	678	4,476
February 2017	73	4	308	0	0	189	0	0	574
York Region									
February 2018	114	2	55	0	0	261	0	0	432
February 2017	387	26	92	1	0	0	0	0	506
Peel Region									
February 2018	9	4	6	3	0	0	0	0	22
February 2017	124	46	161	0	0	376	0	0	707
Halton Region									
February 2018	94	0	49	1	6	0	0	0	150
February 2017	73	0	69	0	0	142	0	0	284
Durham Region									
February 2018	146	0	98	0	6	241	0	0	491
February 2017	122	0	19	7	5	26	0	272	451
Toronto CMA									
February 2018	390	36	272	4	6	4,291	0	678	5,677
February 2017	782	76	638	8	32	733	0	272	2,541
Oshawa CMA									
February 2018	104	0	0	0	6	0	0	0	110
February 2017	115	0	19	0	0	0	0	0	134
Greater Toronto Area									
February 2018	396	34	272	4	12	4,175	0	678	5,571
February 2017	779	76	649	8	5	733	0	272	2,522

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	1,399	176	1,130	9	355	36,436	17	5,930	45,452
February 2017	1,661	158	1,067	0	492	31,424	40	4,703	39,545
York Region									
February 2018	3,501	272	2,994	10	45	6,818	0	163	13,803
February 2017	4,221	148	2,389	6	134	5,931	0	231	13,060
Peel Region									
February 2018	1,342	284	785	26	108	2,051	0	6	4,602
February 2017	2,901	464	1,194	0	99	3,544	5	0	8,207
Halton Region									
February 2018	1,638	402	1,200	1	247	1,992	0	479	5,959
February 2017	1,066	72	875	0	0	2,364	0	0	4,377
Durham Region									
February 2018	1,476	108	537	0	838	1,646	0	735	5,340
February 2017	1,218	48	484	7	361	765	2	1,072	3,957
Toronto CMA									
February 2018	9,092	1,302	6,725	54	832	46,928	17	7,106	72,056
February 2017	11,408	922	5,920	22	858	42,643	82	5,209	67,064
Oshawa CMA									
February 2018	942	48	188	0	825	1,001	0	155	3,159
February 2017	752	30	382	0	266	570	2	800	2,802
Greater Toronto Area									
February 2018	9,356	1,242	6,646	46	1,593	48,943	17	7,313	75,156
February 2017	11,067	890	6,009	13	1,086	44,028	47	6,006	69,146

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	48	10	182	0	0	252	0	0	492
February 2017	83	0	0	0	0	1,828	0	4	1,915
York Region									
February 2018	171	20	138	0	0	1,767	0	25	2,121
February 2017	259	30	127	0	2	24	0	0	442
Peel Region									
February 2018	354	40	338	0	9	0	0	0	741
February 2017	420	72	175	0	0	0	0	324	991
Halton Region									
February 2018	89	24	70	0	47	0	0	0	230
February 2017	55	2	64	0	13	214	0	0	348
Durham Region									
February 2018	85	2	25	0	6	0	0	77	195
February 2017	148	8	56	0	17	73	0	0	302
Toronto CMA									
February 2018	744	102	775	0	56	2,019	0	25	3,721
February 2017	1,012	120	490	0	6	2,066	0	328	4,022
Oshawa CMA									
February 2018	65	0	12	0	6	0	0	77	160
February 2017	92	8	6	0	13	73	0	0	192
Greater Toronto Area									
February 2018	747	96	753	0	62	2,019	0	102	3,779
February 2017	965	112	422	0	32	2,139	0	328	3,998

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
February 2018	202	15	0	0	0	143	n/a	n/a	360
February 2017	225	11	19	0	21	798	n/a	n/a	1,074
York Region									
February 2018	31	8	4	0	0	49	n/a	n/a	92
February 2017	51	8	0	0	0	54	n/a	n/a	113
Peel Region									
February 2018	4	2	11	0	8	0	n/a	n/a	25
February 2017	2	0	22	0	0	0	n/a	n/a	24
Halton Region									
February 2018	17	0	47	0	0	0	n/a	n/a	64
February 2017	15	1	53	0	0	53	n/a	n/a	122
Durham Region									
February 2018	25	2	0	0	20	0	n/a	n/a	47
February 2017	27	4	0	0	1	0	n/a	n/a	32
Toronto CMA									
February 2018	256	25	62	0	28	192	n/a	n/a	563
February 2017	306	21	110	0	21	905	n/a	n/a	1,363
Oshawa CMA									
February 2018	21	2	0	0	0	0	n/a	n/a	23
February 2017	25	2	0	0	1	0	n/a	n/a	28
Greater Toronto Area									
February 2018	279	27	62	0	28	192	n/a	n/a	588
February 2017	320	24	94	0	22	905	n/a	n/a	1,365

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
February 2018	76	10	186	0	5	256	n/a	n/a	533
February 2017	79	2	0	0	0	1,812	n/a	n/a	1,893
York Region									
February 2018	168	20	138	0	0	1,768	n/a	n/a	2,094
February 2017	256	30	127	0	2	24	n/a	n/a	439
Peel Region									
February 2018	354	40	338	0	9	0	n/a	n/a	741
February 2017	420	72	175	0	0	0	n/a	n/a	667
Halton Region									
February 2018	85	24	71	0	47	5	n/a	n/a	232
February 2017	55	2	64	0	0	214	n/a	n/a	335
Durham Region									
February 2018	86	2	25	0	6	0	n/a	n/a	119
February 2017	145	8	56	0	17	73	n/a	n/a	299
Toronto CMA									
February 2018	769	102	780	0	61	2,029	n/a	n/a	3,741
February 2017	1,005	122	490	0	6	2,050	n/a	n/a	3,673
Oshawa CMA									
February 2018	65	0	12	0	6	0	n/a	n/a	83
February 2017	92	8	6	0	13	73	n/a	n/a	192
Greater Toronto Area									
February 2018	769	96	758	0	67	2,029	n/a	n/a	3,719
February 2017	955	114	422	0	19	2,123	n/a	n/a	3,633

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
February 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Toronto City	33	73	28	4	64	19	4,351	478	4,476	574	**
Toronto	7	12	2	0	32	0	2,831	340	2,872	352	**
East York	3	4	0	0	0	0	0	0	3	4	-25.0
Etobicoke	7	5	26	4	0	0	0	0	33	9	**
North York	8	47	0	0	20	19	1,520	138	1,548	204	**
Scarborough	4	4	0	0	0	0	0	0	4	4	0.0
York	4	1	0	0	12	0	0	0	16	1	**
York Region	114	388	2	26	55	92	261	0	432	506	-14.6
Aurora	1	48	0	0	7	0	0	0	8	48	-83.3
East Gwillimbury	47	122	2	2	0	0	0	0	49	124	-60.5
Georgina Township	8	11	0	0	0	0	0	0	8	11	-27.3
King Township	3	21	0	14	0	0	0	0	3	35	-91.4
Markham	8	4	0	0	7	34	261	0	276	38	**
Newmarket	18	7	0	0	26	0	0	0	44	7	**
Richmond Hill	4	34	0	6	0	0	0	0	4	40	-90.0
Vaughan	15	124	0	4	15	24	0	0	30	152	-80.3
Whitchurch-Stouffville	10	17	0	0	0	34	0	0	10	51	-80.4
Peel Region	12	124	4	46	6	161	0	376	22	707	-96.9
Brampton	6	99	4	0	6	103	0	196	16	398	-96.0
Caledon	0	23	0	0	0	58	0	0	0	81	-100.0
Mississauga	6	2	0	46	0	0	0	180	6	228	-97.4
Halton Region	95	73	0	0	55	69	0	142	150	284	-47.2
Burlington	35	5	0	0	0	0	0	0	35	5	**
Halton Hills	2	5	0	0	0	0	0	0	2	5	-60.0
Milton	40	45	0	0	49	38	0	0	89	83	7.2
Oakville	18	18	0	0	6	31	0	142	24	191	-87.4
Durham Region	146	129	0	0	30	24	315	298	491	451	8.9
Ajax	23	7	0	0	8	0	0	272	31	279	-88.9
Brock	0	2	0	0	0	0	0	0	0	2	-100.0
Clarington	67	55	0	0	0	0	0	0	67	55	21.8
Oshawa	36	53	0	0	0	0	0	0	36	53	-32.1
Pickering	18	3	0	0	16	5	315	26	349	34	**
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	1	7	0	0	6	19	0	0	7	26	-73.1
Remainder of Toronto CMA	133	126	2	4	0	31	116	0	251	161	55.9
Bradford West Gwillimbury	61	76	0	0	0	0	0	0	61	76	-19.7
Town of Mono	1	1	0	0	0	0	0	0	1	1	0.0
New Tecumseth	71	49	2	4	0	8	116	0	189	61	**
Orangeville	0	0	0	0	0	23	0	0	0	23	-100.0
Toronto CMA	394	790	36	80	204	377	5,043	1,294	5,677	2,541	123.4
Oshawa CMA	104	115	0	0	6	19	0	0	110	134	-17.9
Greater Toronto Area (GTA)	400	787	34	76	210	365	4,927	1,294	5,571	2,522	120.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Toronto City	96	136	66	4	121	143	5,412	2,199	5,695	2,482	129.5
Toronto	14	21	2	0	41	0	3,297	2,061	3,354	2,082	61.1
East York	10	11	0	0	0	0	0	0	10	11	-9.1
Etobicoke	26	18	64	4	48	0	0	0	138	22	**
North York	23	68	0	0	20	19	2,115	138	2,158	225	**
Scarborough	14	15	0	0	0	0	0	0	14	15	-6.7
York	9	3	0	0	12	124	0	0	21	127	-83.5
York Region	321	681	74	28	69	352	640	434	1,104	1,495	-26.2
Aurora	15	120	0	0	13	0	0	77	28	197	-85.8
East Gwillimbury	106	243	4	2	0	108	0	0	110	353	-68.8
Georgina Township	14	29	0	2	0	24	0	0	14	55	-74.5
King Township	5	30	0	14	0	0	0	0	5	44	-88.6
Markham	15	17	0	0	7	73	640	108	662	198	**
Newmarket	31	23	0	0	26	0	0	0	57	23	147.8
Richmond Hill	23	53	70	6	8	0	0	189	101	248	-59.3
Vaughan	87	144	0	4	15	113	0	60	102	321	-68.2
Whitchurch-Stouffville	25	22	0	0	0	34	0	0	25	56	-55.4
Peel Region	70	339	80	86	16	161	177	821	343	1,407	-75.6
Brampton	54	294	80	38	16	103	177	196	327	631	-48.2
Caledon	8	41	0	0	0	58	0	0	8	99	-91.9
Mississauga	8	4	0	48	0	0	0	625	8	677	-98.8
Halton Region	200	143	0	0	165	148	302	142	667	433	54.0
Burlington	59	12	0	0	0	0	52	0	111	12	**
Halton Hills	23	10	0	0	0	0	0	0	23	10	130.0
Milton	65	92	0	0	68	60	0	0	133	152	-12.5
Oakville	53	29	0	0	97	88	250	142	400	259	54.4
Durham Region	221	351	12	0	43	91	687	298	963	740	30.1
Ajax	39	20	12	0	14	0	308	272	373	292	27.7
Brock	0	4	0	0	0	0	0	0	0	4	-100.0
Clarington	95	97	0	0	0	0	0	0	95	97	-2.1
Oshawa	63	114	0	0	0	54	64	0	127	168	-24.4
Pickering	19	73	0	0	23	5	315	26	357	104	**
Scugog	0	3	0	0	0	0	0	0	0	3	-100.0
Uxbridge	3	30	0	0	0	0	0	0	3	30	-90.0
Whitby	2	10	0	0	6	32	0	0	8	42	-81.0
Remainder of Toronto CMA	248	251	2	22	28	47	116	0	394	320	23.1
Bradford West Gwillimbury	105	118	0	0	0	0	0	0	105	118	-11.0
Town of Mono	2	4	0	0	0	0	0	0	2	4	-50.0
New Tecumseth	141	125	2	22	5	8	116	0	264	155	70.3
Orangeville	0	4	0	0	23	39	0	0	23	43	-46.5
Toronto CMA	937	1,661	234	140	436	856	7,218	3,894	8,825	6,551	34.7
Oshawa CMA	160	221	0	0	6	86	64	0	230	307	-25.1
Greater Toronto Area (GTA)	908	1,650	232	118	414	895	7,218	3,894	8,772	6,557	33.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Toronto City	64	19	0	0	3,673	478	678	0
Toronto	32	0	0	0	2,153	340	678	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	20	19	0	0	1,520	138	0	0
Scarborough	0	0	0	0	0	0	0	0
York	12	0	0	0	0	0	0	0
York Region	55	92	0	0	261	0	0	0
Aurora	7	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	7	34	0	0	261	0	0	0
Newmarket	26	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	15	24	0	0	0	0	0	0
Whitchurch-Stouffville	0	34	0	0	0	0	0	0
Peel Region	6	161	0	0	0	376	0	0
Brampton	6	103	0	0	0	196	0	0
Caledon	0	58	0	0	0	0	0	0
Mississauga	0	0	0	0	0	180	0	0
Halton Region	55	69	0	0	0	142	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	49	38	0	0	0	0	0	0
Oakville	6	31	0	0	0	142	0	0
Durham Region	30	24	0	0	315	26	0	272
Ajax	8	0	0	0	0	0	0	272
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	16	5	0	0	315	26	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	6	19	0	0	0	0	0	0
Remainder of Toronto CMA	0	31	0	0	116	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	8	0	0	116	0	0	0
Orangeville	0	23	0	0	0	0	0	0
Toronto CMA	204	377	0	0	4,365	1,022	678	272
Oshawa CMA	6	19	0	0	0	0	0	0
Greater Toronto Area (GTA)	210	365	0	0	4,249	1,022	678	272

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	121	143	0	0	4,734	2,044	678	155
Toronto	41	0	0	0	2,619	1,906	678	155
East York	0	0	0	0	0	0	0	0
Etobicoke	48	0	0	0	0	0	0	0
North York	20	19	0	0	2,115	138	0	0
Scarborough	0	0	0	0	0	0	0	0
York	12	124	0	0	0	0	0	0
York Region	69	352	0	0	640	434	0	0
Aurora	13	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	7	73	0	0	640	108	0	0
Newmarket	26	0	0	0	0	0	0	0
Richmond Hill	8	0	0	0	0	189	0	0
Vaughan	15	113	0	0	0	60	0	0
Whitchurch-Stouffville	0	34	0	0	0	0	0	0
Peel Region	16	161	0	0	177	821	0	0
Brampton	16	103	0	0	177	196	0	0
Caledon	0	58	0	0	0	0	0	0
Mississauga	0	0	0	0	0	625	0	0
Halton Region	165	148	0	0	107	142	195	0
Burlington	0	0	0	0	0	0	52	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	68	60	0	0	0	0	0	0
Oakville	97	88	0	0	107	142	143	0
Durham Region	43	91	0	0	379	26	308	272
Ajax	14	0	0	0	0	0	308	272
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	23	5	0	0	315	26	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	6	32	0	0	0	0	0	0
Remainder of Toronto CMA	28	47	0	0	116	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	8	0	0	116	0	0	0
Orangeville	23	39	0	0	0	0	0	0
Toronto CMA	436	856	0	0	6,089	3,467	1,129	427
Oshawa CMA	6	86	0	0	64	0	0	0
Greater Toronto Area (GTA)	414	895	0	0	6,037	3,467	1,181	427

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Toronto City	125	385	3,673	189	678	0	4,476	574
Toronto	41	301	2,153	51	678	0	2,872	352
East York	3	4	0	0	0	0	3	4
Etobicoke	33	9	0	0	0	0	33	9
North York	28	66	1,520	138	0	0	1,548	204
Scarborough	4	4	0	0	0	0	4	4
York	16	1	0	0	0	0	16	1
York Region	171	505	261	1	0	0	432	506
Aurora	8	47	0	1	0	0	8	48
East Gwillimbury	49	124	0	0	0	0	49	124
Georgina Township	8	11	0	0	0	0	8	11
King Township	3	35	0	0	0	0	3	35
Markham	15	38	261	0	0	0	276	38
Newmarket	44	7	0	0	0	0	44	7
Richmond Hill	4	40	0	0	0	0	4	40
Vaughan	30	152	0	0	0	0	30	152
Whitchurch-Stouffville	10	51	0	0	0	0	10	51
Peel Region	19	331	3	376	0	0	22	707
Brampton	13	202	3	196	0	0	16	398
Caledon	0	81	0	0	0	0	0	81
Mississauga	6	48	0	180	0	0	6	228
Halton Region	143	142	7	142	0	0	150	284
Burlington	35	5	0	0	0	0	35	5
Halton Hills	2	5	0	0	0	0	2	5
Milton	88	83	1	0	0	0	89	83
Oakville	18	49	6	142	0	0	24	191
Durham Region	244	141	247	38	0	272	491	451
Ajax	31	0	0	7	0	272	31	279
Brock	0	2	0	0	0	0	0	2
Clarington	67	55	0	0	0	0	67	55
Oshawa	36	53	0	0	0	0	36	53
Pickering	108	3	241	31	0	0	349	34
Scugog	0	1	0	0	0	0	0	1
Uxbridge	1	1	0	0	0	0	1	1
Whitby	1	26	6	0	0	0	7	26
Remainder of Toronto CMA	135	134	116	27	0	0	251	161
Bradford West Gwillimbury	61	76	0	0	0	0	61	76
Town of Mono	1	1	0	0	0	0	1	1
New Tecumseth	73	57	116	4	0	0	189	61
Orangeville	0	0	0	23	0	0	0	23
Toronto CMA	698	1,496	4,301	773	678	272	5,677	2,541
Oshawa CMA	104	134	6	0	0	0	110	134
Greater Toronto Area (GTA)	702	1,504	4,191	746	678	272	5,571	2,522

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	283	448	4,734	1,879	678	155	5,695	2,482
Toronto	57	310	2,619	1,617	678	155	3,354	2,082
East York	10	11	0	0	0	0	10	11
Etobicoke	138	22	0	0	0	0	138	22
North York	43	87	2,115	138	0	0	2,158	225
Scarborough	14	15	0	0	0	0	14	15
York	21	3	0	124	0	0	21	127
York Region	459	1,059	645	436	0	0	1,104	1,495
Aurora	23	119	5	78	0	0	28	197
East Gwillimbury	110	353	0	0	0	0	110	353
Georgina Township	14	54	0	1	0	0	14	55
King Township	5	44	0	0	0	0	5	44
Markham	22	90	640	108	0	0	662	198
Newmarket	57	23	0	0	0	0	57	23
Richmond Hill	101	59	0	189	0	0	101	248
Vaughan	102	261	0	60	0	0	102	321
Whitchurch-Stouffville	25	56	0	0	0	0	25	56
Peel Region	161	586	182	821	0	0	343	1,407
Brampton	145	435	182	196	0	0	327	631
Caledon	8	99	0	0	0	0	8	99
Mississauga	8	52	0	625	0	0	8	677
Halton Region	267	291	205	142	195	0	667	433
Burlington	59	12	0	0	52	0	111	12
Halton Hills	23	10	0	0	0	0	23	10
Milton	132	152	1	0	0	0	133	152
Oakville	53	117	204	142	143	0	400	259
Durham Region	344	423	311	45	308	272	963	740
Ajax	65	13	0	7	308	272	373	292
Brock	0	4	0	0	0	0	0	4
Clarington	95	97	0	0	0	0	95	97
Oshawa	63	168	64	0	0	0	127	168
Pickering	116	73	241	31	0	0	357	104
Scugog	0	3	0	0	0	0	0	3
Uxbridge	3	30	0	0	0	0	3	30
Whitby	2	35	6	7	0	0	8	42
Remainder of Toronto CMA	255	293	139	27	0	0	394	320
Bradford West Gwillimbury	105	118	0	0	0	0	105	118
Town of Mono	2	4	0	0	0	0	2	4
New Tecumseth	148	151	116	4	0	0	264	155
Orangeville	0	20	23	23	0	0	23	43
Toronto CMA	1,550	2,781	6,146	3,343	1,129	427	8,825	6,551
Oshawa CMA	160	300	70	7	0	0	230	307
Greater Toronto Area (GTA)	1,514	2,807	6,077	3,323	1,181	427	8,772	6,557

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Toronto City	48	83	10	0	182	0	252	1,832	492	1,915	-74.3
Toronto	5	8	0	0	0	0	39	1,199	44	1,207	-96.4
East York	3	4	0	0	0	0	0	316	3	320	-99.1
Etobicoke	8	37	0	0	0	0	0	0	8	37	-78.4
North York	21	20	10	0	182	0	213	297	426	317	34.4
Scarborough	9	9	0	0	0	0	0	0	9	9	0.0
York	2	5	0	0	0	0	0	20	2	25	-92.0
York Region	171	259	20	32	138	127	1,792	24	2,121	442	**
Aurora	24	48	0	20	0	98	0	0	24	166	-85.5
East Gwillimbury	54	5	18	0	19	0	0	0	91	5	**
Georgina Township	12	24	0	0	0	0	0	0	12	24	-50.0
King Township	24	30	2	0	0	11	0	0	26	41	-36.6
Markham	4	9	0	0	0	0	0	0	4	9	-55.6
Newmarket	0	23	0	0	6	0	0	0	6	23	-73.9
Richmond Hill	14	55	0	2	70	14	925	0	1,009	71	**
Vaughan	25	44	0	10	43	4	867	24	935	82	**
Whitchurch-Stouffville	14	21	0	0	0	0	0	0	14	21	-33.3
Peel Region	354	420	40	72	347	175	0	324	741	991	-25.2
Brampton	311	309	38	54	189	0	0	0	538	363	48.2
Caledon	34	97	2	18	158	80	0	0	194	195	-0.5
Mississauga	9	14	0	0	0	95	0	324	9	433	-97.9
Halton Region	89	55	24	2	117	68	0	223	230	348	-33.9
Burlington	5	6	0	0	0	13	0	0	5	19	-73.7
Halton Hills	1	6	0	0	0	0	0	0	1	6	-83.3
Milton	13	2	6	0	20	24	0	186	39	212	-81.6
Oakville	70	41	18	2	97	31	0	37	185	111	66.7
Durham Region	85	148	2	8	31	73	77	73	195	302	-35.4
Ajax	4	29	2	0	4	10	0	0	10	39	-74.4
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	22	61	0	0	0	0	0	10	22	71	-69.0
Oshawa	34	18	0	2	0	0	77	0	111	20	**
Pickering	12	22	0	0	9	0	0	0	21	22	-4.5
Scugog	3	2	0	0	0	0	0	0	3	2	50.0
Uxbridge	1	2	0	0	0	44	0	0	1	46	-97.8
Whitby	9	13	0	6	18	19	0	63	27	101	-73.3
Remainder of Toronto CMA	70	148	6	16	34	74	0	0	110	238	-53.8
Bradford West Gwillimbury	15	78	0	8	0	6	0	0	15	92	-83.7
Town of Mono	3	8	0	0	0	0	0	0	3	8	-62.5
New Tecumseth	46	61	6	8	14	60	0	0	66	129	-48.8
Orangeville	6	1	0	0	20	8	0	0	26	9	188.9
Toronto CMA	744	1,012	102	122	831	485	2,044	2,403	3,721	4,022	-7.5
Oshawa CMA	65	92	0	8	18	19	77	73	160	192	-16.7
Greater Toronto Area (GTA)	747	965	96	114	815	443	2,121	2,476	3,779	3,998	-5.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Toronto City	126	182	26	2	293	67	1,767	3,927	2,212	4,178	-47.1
Toronto	15	25	0	0	54	0	884	3,181	953	3,206	-70.3
East York	8	11	0	2	0	0	0	316	8	329	-97.6
Etobicoke	22	56	2	0	18	51	16	0	58	107	-45.8
North York	64	70	22	0	202	16	585	410	873	496	76.0
Scarborough	13	14	0	0	19	0	282	0	314	14	**
York	4	6	2	0	0	0	0	20	6	26	-76.9
York Region	432	572	34	72	221	191	1,792	78	2,479	913	171.5
Aurora	49	117	0	48	0	98	0	0	49	263	-81.4
East Gwillimbury	175	9	18	0	63	0	0	0	256	9	**
Georgina Township	22	57	4	0	12	0	0	0	38	57	-33.3
King Township	62	83	12	2	0	14	0	0	74	99	-25.3
Markham	6	80	0	4	27	15	0	0	33	99	-66.7
Newmarket	19	52	0	6	6	0	0	0	25	58	-56.9
Richmond Hill	24	70	0	2	70	42	925	0	1,019	114	**
Vaughan	51	67	0	10	43	16	867	78	961	171	**
Whitchurch-Stouffville	24	37	0	0	0	6	0	0	24	43	-44.2
Peel Region	503	842	134	138	539	370	354	864	1,530	2,214	-30.9
Brampton	440	668	82	112	381	195	354	188	1,257	1,163	8.1
Caledon	39	149	4	24	158	80	0	0	201	253	-20.6
Mississauga	24	25	48	2	0	95	0	676	72	798	-91.0
Halton Region	143	158	30	20	277	176	0	501	450	855	-47.4
Burlington	17	19	0	0	0	13	0	222	17	254	-93.3
Halton Hills	5	8	0	0	0	0	0	0	5	8	-37.5
Milton	32	19	6	0	88	40	0	186	126	245	-48.6
Oakville	89	112	24	20	189	123	0	93	302	348	-13.2
Durham Region	251	315	4	24	85	222	77	84	417	645	-35.3
Ajax	13	40	2	0	4	10	0	0	19	50	-62.0
Brock	2	2	0	0	0	0	0	0	2	2	0.0
Clarington	79	113	0	0	0	30	0	21	79	164	-51.8
Oshawa	76	61	0	8	0	89	77	0	153	158	-3.2
Pickering	24	33	0	4	43	0	0	0	67	37	81.1
Scugog	3	2	0	0	0	0	0	0	3	2	50.0
Uxbridge	38	30	2	6	7	44	0	0	47	80	-41.3
Whitby	16	34	0	6	31	49	0	63	47	152	-69.1
Remainder of Toronto CMA	196	240	10	36	74	92	0	0	280	368	-23.9
Bradford West Gwillimbury	69	129	0	28	0	16	0	0	69	173	-60.1
Town of Mono	6	8	0	0	0	0	0	0	6	8	-25.0
New Tecumseth	105	102	10	8	19	68	0	0	134	178	-24.7
Orangeville	16	1	0	0	55	8	0	0	71	9	**
Toronto CMA	1,458	2,078	238	278	1,458	937	3,913	5,148	7,067	8,441	-16.3
Oshawa CMA	171	208	0	14	31	168	77	84	279	474	-41.1
Greater Toronto Area (GTA)	1,455	2,069	228	256	1,415	1,026	3,990	5,454	7,088	8,805	-19.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Toronto City	182	0	0	0	252	1,828	0	4
Toronto	0	0	0	0	39	1,195	0	4
East York	0	0	0	0	0	316	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	182	0	0	0	213	297	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	0	20	0	0
York Region	138	127	0	0	1,767	24	25	0
Aurora	0	98	0	0	0	0	0	0
East Gwillimbury	19	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	11	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	6	0	0	0	0	0	0	0
Richmond Hill	70	14	0	0	925	0	0	0
Vaughan	43	4	0	0	842	24	25	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	347	175	0	0	0	0	0	324
Brampton	189	0	0	0	0	0	0	0
Caledon	158	80	0	0	0	0	0	0
Mississauga	0	95	0	0	0	0	0	324
Halton Region	117	68	0	0	0	223	0	0
Burlington	0	13	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	20	24	0	0	0	186	0	0
Oakville	97	31	0	0	0	37	0	0
Durham Region	31	73	0	0	0	73	77	0
Ajax	4	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	10	0	0
Oshawa	0	0	0	0	0	0	77	0
Pickering	9	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	44	0	0	0	0	0	0
Whitby	18	19	0	0	0	63	0	0
Remainder of Toronto CMA	34	74	0	0	0	0	0	0
Bradford West Gwillimbury	0	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	14	60	0	0	0	0	0	0
Orangeville	20	8	0	0	0	0	0	0
Toronto CMA	831	485	0	0	2,019	2,075	25	328
Oshawa CMA	18	19	0	0	0	73	77	0
Greater Toronto Area (GTA)	815	443	0	0	2,019	2,148	102	328

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	219	51	74	16	1,128	3,451	639	476
Toronto	0	0	54	0	617	2,705	267	476
East York	0	0	0	0	0	316	0	0
Etobicoke	18	51	0	0	16	0	0	0
North York	182	0	20	16	213	410	372	0
Scarborough	19	0	0	0	282	0	0	0
York	0	0	0	0	0	20	0	0
York Region	221	191	0	0	1,767	78	25	0
Aurora	0	98	0	0	0	0	0	0
East Gwillimbury	63	0	0	0	0	0	0	0
Georgina Township	12	0	0	0	0	0	0	0
King Township	0	14	0	0	0	0	0	0
Markham	27	15	0	0	0	0	0	0
Newmarket	6	0	0	0	0	0	0	0
Richmond Hill	70	42	0	0	925	0	0	0
Vaughan	43	16	0	0	842	78	25	0
Whitchurch-Stouffville	0	6	0	0	0	0	0	0
Peel Region	539	370	0	0	354	528	0	336
Brampton	381	195	0	0	354	176	0	12
Caledon	158	80	0	0	0	0	0	0
Mississauga	0	95	0	0	0	352	0	324
Halton Region	277	176	0	0	0	501	0	0
Burlington	0	13	0	0	0	222	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	88	40	0	0	0	186	0	0
Oakville	189	123	0	0	0	93	0	0
Durham Region	85	222	0	0	0	82	77	2
Ajax	4	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	30	0	0	0	19	0	2
Oshawa	0	89	0	0	0	0	77	0
Pickering	43	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	44	0	0	0	0	0	0
Whitby	31	49	0	0	0	63	0	0
Remainder of Toronto CMA	55	92	19	0	0	0	0	0
Bradford West Gwillimbury	0	16	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	19	68	0	0	0	0	0	0
Orangeville	36	8	19	0	0	0	0	0
Toronto CMA	1,365	921	93	16	3,249	4,336	664	812
Oshawa CMA	31	168	0	0	0	82	77	2
Greater Toronto Area (GTA)	1,341	1,010	74	16	3,249	4,640	741	814

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Toronto City	240	83	252	1,828	0	4	492	1,915
Toronto	5	8	39	1,195	0	4	44	1,207
East York	3	4	0	316	0	0	3	320
Etobicoke	8	37	0	0	0	0	8	37
North York	213	20	213	297	0	0	426	317
Scarborough	9	9	0	0	0	0	9	9
York	2	5	0	20	0	0	2	25
York Region	329	416	1,767	26	25	0	2,121	442
Aurora	24	166	0	0	0	0	24	166
East Gwillimbury	91	5	0	0	0	0	91	5
Georgina Township	12	24	0	0	0	0	12	24
King Township	26	41	0	0	0	0	26	41
Markham	4	9	0	0	0	0	4	9
Newmarket	6	23	0	0	0	0	6	23
Richmond Hill	84	69	925	2	0	0	1,009	71
Vaughan	68	58	842	24	25	0	935	82
Whitchurch-Stouffville	14	21	0	0	0	0	14	21
Peel Region	732	667	9	0	0	324	741	991
Brampton	529	363	9	0	0	0	538	363
Caledon	194	195	0	0	0	0	194	195
Mississauga	9	109	0	0	0	324	9	433
Halton Region	183	121	47	227	0	0	230	348
Burlington	5	6	0	13	0	0	5	19
Halton Hills	1	6	0	0	0	0	1	6
Milton	39	26	0	186	0	0	39	212
Oakville	138	83	47	28	0	0	185	111
Durham Region	112	212	6	90	77	0	195	302
Ajax	10	35	0	4	0	0	10	39
Brock	0	1	0	0	0	0	0	1
Clarington	22	61	0	10	0	0	22	71
Oshawa	34	20	0	0	77	0	111	20
Pickering	21	22	0	0	0	0	21	22
Scugog	3	2	0	0	0	0	3	2
Uxbridge	1	46	0	0	0	0	1	46
Whitby	21	25	6	76	0	0	27	101
Remainder of Toronto CMA	110	238	0	0	0	0	110	238
Bradford West Gwillimbury	15	92	0	0	0	0	15	92
Town of Mono	3	8	0	0	0	0	3	8
New Tecumseth	66	129	0	0	0	0	66	129
Orangeville	26	9	0	0	0	0	26	9
Toronto CMA	1,621	1,622	2,075	2,072	25	328	3,721	4,022
Oshawa CMA	77	106	6	86	77	0	160	192
Greater Toronto Area (GTA)	1,596	1,499	2,081	2,171	102	328	3,779	3,998

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	352	184	1,147	3,502	713	492	2,212	4,178
Toronto	15	25	617	2,705	321	476	953	3,206
East York	8	13	0	316	0	0	8	329
Etobicoke	42	56	16	51	0	0	58	107
North York	268	70	213	410	392	16	873	496
Scarborough	13	14	301	0	0	0	314	14
York	6	6	0	20	0	0	6	26
York Region	687	813	1,767	100	25	0	2,479	913
Aurora	49	263	0	0	0	0	49	263
East Gwillimbury	256	9	0	0	0	0	256	9
Georgina Township	38	57	0	0	0	0	38	57
King Township	74	99	0	0	0	0	74	99
Markham	33	99	0	0	0	0	33	99
Newmarket	25	58	0	0	0	0	25	58
Richmond Hill	94	104	925	10	0	0	1,019	114
Vaughan	94	81	842	90	25	0	961	171
Whitchurch-Stouffville	24	43	0	0	0	0	24	43
Peel Region	1,167	1,400	363	478	0	336	1,530	2,214
Brampton	894	1,025	363	126	0	12	1,257	1,163
Caledon	201	253	0	0	0	0	201	253
Mississauga	72	122	0	352	0	324	72	798
Halton Region	372	350	78	505	0	0	450	855
Burlington	17	19	0	235	0	0	17	254
Halton Hills	5	8	0	0	0	0	5	8
Milton	126	59	0	186	0	0	126	245
Oakville	224	264	78	84	0	0	302	348
Durham Region	306	494	34	149	77	2	417	645
Ajax	19	46	0	4	0	0	19	50
Brock	2	2	0	0	0	0	2	2
Clarington	79	113	0	49	0	2	79	164
Oshawa	76	158	0	0	77	0	153	158
Pickering	47	37	20	0	0	0	67	37
Scugog	3	2	0	0	0	0	3	2
Uxbridge	47	79	0	1	0	0	47	80
Whitby	33	57	14	95	0	0	47	152
Remainder of Toronto CMA	255	365	6	3	19	0	280	368
Bradford West Gwillimbury	69	173	0	0	0	0	69	173
Town of Mono	6	8	0	0	0	0	6	8
New Tecumseth	128	175	6	3	0	0	134	178
Orangeville	52	9	0	0	19	0	71	9
Toronto CMA	2,929	3,255	3,381	4,358	757	828	7,067	8,441
Oshawa CMA	188	328	14	144	77	2	279	474
Greater Toronto Area (GTA)	2,884	3,241	3,389	4,734	815	830	7,088	8,805

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2018	0	0.0	0	0.0	0	0.0	3	4.8	60	95.2	63	2,000,000	1,992,554
February 2017	0	0.0	0	0.0	1	1.4	7	9.5	66	89.2	74	2,000,000	1,866,027
Year-to-date 2018	0	0.0	0	0.0	0	0.0	27	17.2	130	82.8	157	1,980,000	1,853,571
Year-to-date 2017	0	0.0	0	0.0	1	0.7	14	9.5	133	89.9	148	2,000,000	1,915,831
Toronto													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
February 2017	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	-	-
East York													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 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	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Etobicoke													
February 2018	0	0.0	0	0.0	0	0.0	3	15.8	16	84.2	19	-	-
February 2017	0	0.0	0	0.0	0	0.0	2	6.9	27	93.1	29	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	6	13.0	40	87.0	46	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	10.0	36	90.0	40	-	-
North York													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	-	-
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	21	27.6	55	72.4	76	930,000	932,381
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	60	100.0	60	-	-
Scarborough													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	-
February 2017	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	23.8	16	76.2	21	-	-
York													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2017	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
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	1	16.7	3	50.0	2	33.3	6	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2018	28	16.7	34	20.2	9	5.4	9	5.4	88	52.4	168	1,165,000	1,322,703
February 2017	5	2.0	35	13.7	30	11.7	53	20.7	133	52.0	256	1,020,000	1,315,493
Year-to-date 2018	58	13.6	66	15.4	63	14.7	47	11.0	194	45.3	428	890,000	1,210,026
Year-to-date 2017	11	2.0	78	14.3	91	16.6	126	23.0	241	44.1	547	965,000	1,173,413
Aurora													
February 2018	0	0.0	0	0.0	0	0.0	1	4.2	23	95.8	24	1,530,000	2,137,076
February 2017	0	0.0	0	0.0	1	2.1	25	52.1	22	45.8	48	985,000	1,052,969
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	2.0	48	98.0	49	1,530,000	1,885,134
Year-to-date 2017	0	0.0	0	0.0	23	19.7	51	43.6	43	36.8	117	900,000	1,002,504
East Gwillimbury													
February 2018	28	51.9	26	48.1	0	0.0	0	0.0	0	0.0	54	495,000	498,414
February 2017	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	-	645,190
Year-to-date 2018	54	30.9	51	29.1	39	22.3	31	17.7	0	0.0	175	595,000	603,218
Year-to-date 2017	1	11.1	6	66.7	2	22.2	0	0.0	0	0.0	9	-	645,190
Georgina Township													
February 2018	0	0.0	3	25.0	3	25.0	3	25.0	3	25.0	12	842,500	864,741
February 2017	5	20.8	15	62.5	1	4.2	3	12.5	0	0.0	24	592,500	602,490
Year-to-date 2018	2	9.1	10	45.5	4	18.2	3	13.6	3	13.6	22	620,000	733,877
Year-to-date 2017	10	17.5	43	75.4	1	1.8	3	5.3	0	0.0	57	570,000	573,973
King Township													
February 2018	0	0.0	0	0.0	0	0.0	1	4.2	23	95.8	24	1,500,000	1,600,575
February 2017	0	0.0	0	0.0	0	0.0	4	12.9	27	87.1	31	1,140,000	1,313,796
Year-to-date 2018	0	0.0	0	0.0	0	0.0	3	4.8	59	95.2	62	1,515,000	1,665,849
Year-to-date 2017	0	0.0	0	0.0	4	4.8	18	21.4	62	73.8	84	1,105,000	1,262,426
Markham													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	8,607,796
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	2	3.7	26	48.1	26	48.1	54	995,000	1,919,879
Newmarket													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2017	0	0.0	6	26.1	12	52.2	2	8.7	3	13.0	23	755,000	770,126
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	13	25.0	28	53.8	6	11.5	5	9.6	52	755,000	756,968
Richmond Hill													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	2,490,000	2,756,707
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	55	100.0	55	1,580,000	1,682,905
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	2,415,000	2,467,904
Year-to-date 2017	0	0.0	0	0.0	5	7.1	0	0.0	65	92.9	70	1,580,000	1,686,904
Vaughan													
February 2018	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	1,465,000	1,811,355
February 2017	0	0.0	0	0.0	4	9.1	19	43.2	21	47.7	44	935,000	1,381,155
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	2.0	50	98.0	51	1,810,000	2,054,438
Year-to-date 2017	0	0.0	0	0.0	5	7.5	22	32.8	40	59.7	67	1,200,000	1,376,900
Whitchurch-Stouffville													
February 2018	0	0.0	5	35.7	6	42.9	3	21.4	0	0.0	14	735,000	715,627
February 2017	0	0.0	11	52.4	10	47.6	0	0.0	0	0.0	21	650,000	653,704
Year-to-date 2018	1	4.2	5	20.8	8	33.3	6	25.0	4	16.7	24	740,000	802,276
Year-to-date 2017	0	0.0	16	43.2	21	56.8	0	0.0	0	0.0	37	700,000	662,504

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2018	36	10.2	139	39.3	115	32.5	33	9.3	31	8.8	354	650,000	708,255
February 2017	21	5.0	115	27.4	177	42.1	74	17.6	33	7.9	420	700,000	740,399
Year-to-date 2018	57	11.4	181	36.1	148	29.5	63	12.5	53	10.6	502	665,000	741,860
Year-to-date 2017	49	5.8	221	26.3	390	46.4	134	15.9	47	5.6	841	690,000	726,674
Brampton													
February 2018	34	10.9	125	40.2	107	34.4	30	9.6	15	4.8	311	640,000	672,806
February 2017	20	6.5	102	33.0	118	38.2	58	18.8	11	3.6	309	685,000	699,256
Year-to-date 2018	55	12.5	163	37.0	139	31.6	60	13.6	23	5.2	440	660,000	684,381
Year-to-date 2017	48	7.2	203	30.4	287	43.0	115	17.2	15	2.2	668	680,000	693,334
Caledon													
February 2018	2	5.9	14	41.2	8	23.5	3	8.8	7	20.6	34	682,500	798,224
February 2017	1	1.0	13	13.4	59	60.8	14	14.4	10	10.3	97	715,000	774,942
Year-to-date 2018	2	5.1	18	46.2	9	23.1	3	7.7	7	17.9	39	682,500	779,644
Year-to-date 2017	1	0.7	18	12.2	103	69.6	16	10.8	10	6.8	148	725,000	755,063
Mississauga													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	1,593,333
February 2017	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	1,295,000	1,409,143
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	1,950,000	1,777,391
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	12.0	22	88.0	25	1,295,000	1,449,440
Halton Region													
February 2018	0	0.0	0	0.0	2	2.4	9	10.6	74	87.1	85	1,180,000	1,728,462
February 2017	0	0.0	2	3.6	4	7.3	19	34.5	30	54.5	55	1,000,000	1,472,231
Year-to-date 2018	0	0.0	0	0.0	12	8.6	26	18.7	101	72.7	139	1,160,000	1,586,293
Year-to-date 2017	1	0.6	10	6.3	20	12.7	38	24.1	89	56.3	158	1,000,000	1,568,496
Burlington													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	-	2,072,283
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	-
Halton Hills													
February 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
February 2017	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	-	1,300,000
Year-to-date 2018	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	992,475
Year-to-date 2017	0	0.0	0	0.0	1	12.5	5	62.5	2	25.0	8	-	1,300,000
Milton													
February 2018	0	0.0	0	0.0	2	15.4	8	61.5	3	23.1	13	890,000	943,592
February 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	11	34.4	18	56.3	3	9.4	32	830,000	871,124
Year-to-date 2017	0	0.0	10	52.6	9	47.4	0	0.0	0	0.0	19	660,000	662,900
Oakville													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	66	100.0	66	1,190,000	1,883,057
February 2017	0	0.0	0	0.0	4	9.8	15	36.6	22	53.7	41	1,000,000	1,497,436
Year-to-date 2018	0	0.0	0	0.0	0	0.0	6	7.1	79	92.9	85	1,180,000	1,814,866
Year-to-date 2017	1	0.9	0	0.0	10	8.9	33	29.5	68	60.7	112	1,097,500	1,720,336

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2018	11	13.4	22	26.8	16	19.5	25	30.5	8	9.8	82	800,000	747,269
February 2017	42	29.0	50	34.5	38	26.2	11	7.6	4	2.8	145	610,000	616,933
Year-to-date 2018	30	12.6	69	29.0	55	23.1	53	22.3	31	13.0	238	695,000	743,300
Year-to-date 2017	116	37.8	103	33.6	56	18.2	24	7.8	8	2.6	307	532,500	567,559
Ajax													
February 2018	0	0.0	1	25.0	0	0.0	3	75.0	0	0.0	4	-	825,250
February 2017	0	0.0	11	37.9	18	62.1	0	0.0	0	0.0	29	660,000	664,909
Year-to-date 2018	0	0.0	1	7.7	5	38.5	4	30.8	3	23.1	13	-	892,784
Year-to-date 2017	0	0.0	20	50.0	20	50.0	0	0.0	0	0.0	40	660,000	650,582
Brock													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 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													
February 2018	9	45.0	10	50.0	1	5.0	0	0.0	0	0.0	20	-	528,900
February 2017	34	55.7	23	37.7	4	6.6	0	0.0	0	0.0	61	485,000	505,885
Year-to-date 2018	15	20.3	41	55.4	16	21.6	2	2.7	0	0.0	74	600,000	592,661
Year-to-date 2017	71	64.5	33	30.0	5	4.5	0	0.0	1	0.9	110	477,500	496,564
Oshawa													
February 2018	2	6.1	10	30.3	10	30.3	10	30.3	1	3.0	33	695,000	716,394
February 2017	7	38.9	9	50.0	1	5.6	1	5.6	0	0.0	18	540,000	538,833
Year-to-date 2018	8	10.8	25	33.8	19	25.7	21	28.4	1	1.4	74	695,000	689,959
Year-to-date 2017	18	30.0	36	60.0	5	8.3	1	1.7	0	0.0	60	542,500	543,517
Pickering													
February 2018	0	0.0	0	0.0	1	6.3	9	56.3	6	37.5	16	920,000	1,037,112
February 2017	0	0.0	0	0.0	10	45.5	8	36.4	4	18.2	22	800,000	877,318
Year-to-date 2018	0	0.0	0	0.0	1	4.2	15	62.5	8	33.3	24	920,000	1,015,304
Year-to-date 2017	0	0.0	3	9.1	16	48.5	10	30.3	4	12.1	33	800,000	818,455
Scugog													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 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													
February 2018	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
February 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	7	18.4	0	0.0	5	13.2	8	21.1	18	47.4	38	1,000,000	909,638
Year-to-date 2017	22	73.3	3	10.0	0	0.0	5	16.7	0	0.0	30	320,000	422,906
Whitby													
February 2018	0	0.0	1	12.5	4	50.0	2	25.0	1	12.5	8	-	801,875
February 2017	0	0.0	6	46.2	5	38.5	2	15.4	0	0.0	13	650,000	698,462
Year-to-date 2018	0	0.0	2	13.3	9	60.0	3	20.0	1	6.7	15	-	801,875
Year-to-date 2017	5	14.7	8	23.5	10	29.4	8	23.5	3	8.8	34	650,000	698,462

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2018	29	41.4	31	44.3	8	11.4	1	1.4	1	1.4	70	505,000	542,967
February 2017	16	10.8	123	83.1	8	5.4	1	0.7	0	0.0	148	550,000	547,710
Year-to-date 2018	55	28.1	122	62.2	13	6.6	5	2.6	1	0.5	196	545,000	552,703
Year-to-date 2017	48	20.0	182	75.8	9	3.8	1	0.4	0	0.0	240	550,000	535,246
Bradford West Gwillimbury													
February 2018	1	6.7	8	53.3	4	26.7	1	6.7	1	6.7	15	590,000	667,790
February 2017	6	7.7	70	89.7	2	2.6	0	0.0	0	0.0	78	590,000	576,374
Year-to-date 2018	1	1.4	60	87.0	5	7.2	2	2.9	1	1.4	69	590,000	613,004
Year-to-date 2017	19	14.7	107	82.9	3	2.3	0	0.0	0	0.0	129	575,000	562,555
Town of Mono													
February 2018	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
February 2017	0	0.0	1	12.5	6	75.0	1	12.5	0	0.0	8	-	-
Year-to-date 2018	3	50.0	1	16.7	0	0.0	2	33.3	0	0.0	6	-	-
Year-to-date 2017	0	0.0	1	12.5	6	75.0	1	12.5	0	0.0	8	-	-
New Tecumseth													
February 2018	25	54.3	19	41.3	2	4.3	0	0.0	0	0.0	46	487,500	495,142
February 2017	10	16.4	51	83.6	0	0.0	0	0.0	0	0.0	61	515,000	511,059
Year-to-date 2018	46	43.8	54	51.4	4	3.8	1	1.0	0	0.0	105	505,000	511,065
Year-to-date 2017	29	28.4	73	71.6	0	0.0	0	0.0	0	0.0	102	512,500	500,708
Orangeville													
February 2018	1	16.7	3	50.0	2	33.3	0	0.0	0	0.0	6	-	597,567
February 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	5	31.3	7	43.8	4	25.0	0	0.0	0	0.0	16	540,000	565,900
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Toronto CMA													
February 2018	93	12.3	205	27.1	135	17.9	68	9.0	255	33.7	756	735,000	1,051,451
February 2017	43	4.3	287	28.7	248	24.8	162	16.2	260	26.0	1,000	735,000	978,726
Year-to-date 2018	177	12.0	370	25.0	247	16.7	195	13.2	491	33.2	1,480	752,500	1,050,136
Year-to-date 2017	131	6.5	517	25.6	547	27.1	328	16.3	495	24.5	2,018	735,000	963,724
Oshawa CMA													
February 2018	11	18.0	21	34.4	15	24.6	12	19.7	2	3.3	61	635,000	666,131
February 2017	41	44.6	38	41.3	10	10.9	3	3.3	0	0.0	92	515,000	539,543
Year-to-date 2018	23	14.1	68	41.7	44	27.0	26	16.0	2	1.2	163	625,000	653,478
Year-to-date 2017	94	46.1	77	37.7	20	9.8	9	4.4	4	2.0	204	510,000	550,093
Greater Toronto Area													
February 2018	75	10.0	195	25.9	142	18.9	79	10.5	261	34.7	752	750,000	1,067,502
February 2017	68	7.2	202	21.3	250	26.3	164	17.3	266	28.0	950	755,000	1,003,442
Year-to-date 2018	145	9.9	316	21.6	278	19.0	216	14.8	509	34.8	1,464	800,000	1,077,922
Year-to-date 2017	177	8.8	412	20.6	558	27.9	336	16.8	518	25.9	2,001	740,000	976,306

Source: CMHC (Market Absorption Survey)

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

Submarket	Feb 2018	Feb 2017	% Change	YTD 2018	YTD 2017	% Change
Toronto City	1,992,554	1,866,027	6.8	1,853,571	1,915,831	-3.2
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	-	-	n/a
North York	-	-	n/a	932,381	-	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,322,703	1,315,493	0.5	1,210,026	1,173,413	3.1
Aurora	2,137,076	1,052,969	103.0	1,885,134	1,002,504	88.0
East Gwillimbury	498,414	645,190	-22.7	603,218	645,190	-6.5
Georgina Township	864,741	602,490	43.5	733,877	573,973	27.9
King Township	1,600,575	1,313,796	21.8	1,665,849	1,262,426	32.0
Markham	-	8,607,796	n/a	-	1,919,879	n/a
Newmarket	-	770,126	n/a	781,465	756,968	3.2
Richmond Hill	2,756,707	1,682,905	63.8	2,467,904	1,686,904	46.3
Vaughan	1,811,355	1,381,155	31.1	2,054,438	1,376,900	49.2
Whitchurch-Stouffville	715,627	653,704	9.5	802,276	662,504	21.1
Peel Region	708,255	740,399	-4.3	741,860	726,674	2.1
Brampton	672,806	699,256	-3.8	684,381	693,334	-1.3
Caledon	798,224	774,942	3.0	779,644	755,063	3.3
Mississauga	1,593,333	1,409,143	13.1	1,777,391	1,449,440	22.6
Halton Region	1,728,462	1,472,231	17.4	1,586,293	1,568,496	1.1
Burlington	-	-	n/a	2,072,283	-	n/a
Halton Hills	-	1,300,000	n/a	992,475	1,300,000	-23.7
Milton	943,592	-	n/a	871,124	662,900	31.4
Oakville	1,883,057	1,497,436	25.8	1,814,866	1,720,336	5.5
Durham Region	747,269	616,933	21.1	743,300	567,559	31.0
Ajax	825,250	664,909	24.1	892,784	650,582	37.2
Brock	-	-	n/a	-	-	n/a
Clarington	528,900	505,885	4.5	592,661	496,564	19.4
Oshawa	716,394	538,833	33.0	689,959	543,517	26.9
Pickering	1,037,112	877,318	18.2	1,015,304	818,455	24.1
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	909,638	422,906	115.1
Whitby	801,875	698,462	14.8	801,875	698,462	14.8
Remainder of Toronto CMA	542,967	547,710	-0.9	552,703	535,246	3.3
Bradford West Gwillimbury	667,790	576,374	15.9	613,004	562,555	9.0
Town of Mono	-	-	n/a	-	-	n/a
New Tecumseth	495,142	511,059	-3.1	511,065	500,708	2.1
Orangeville	597,567	-	n/a	565,900	-	n/a
Toronto CMA	1,051,451	978,726	7.4	1,050,136	963,724	9.0
Oshawa CMA	666,131	539,543	23.5	653,478	550,093	18.8
Greater Toronto Area (GTA)	1,067,502	1,003,442	6.4	1,077,922	976,306	10.4

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

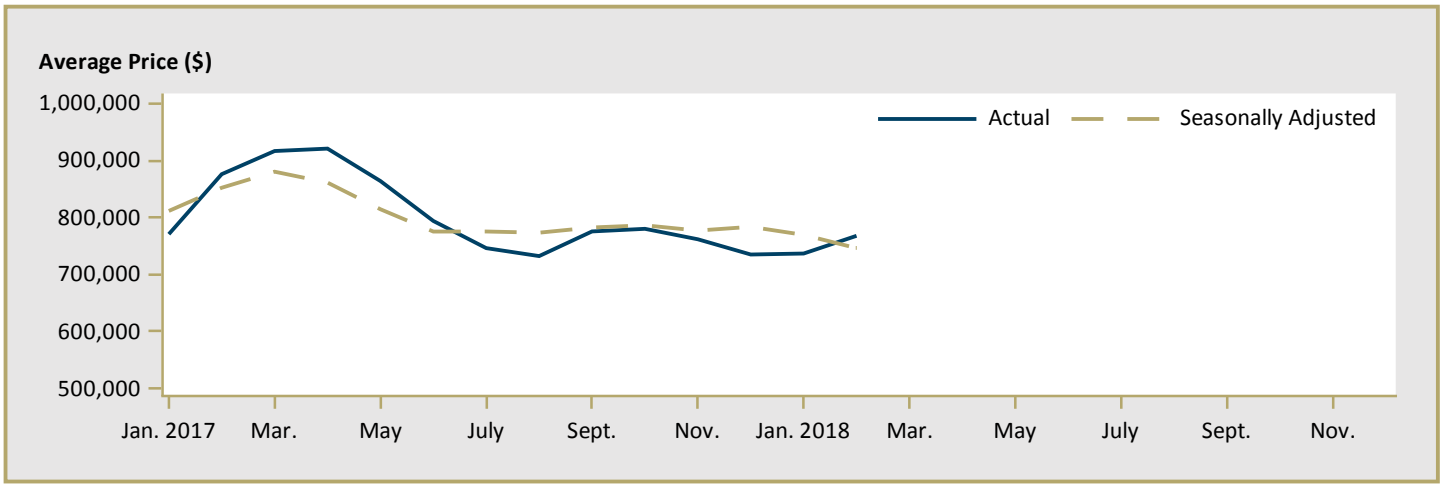


Figure 5.2a: MLS® Residential Sales for Toronto

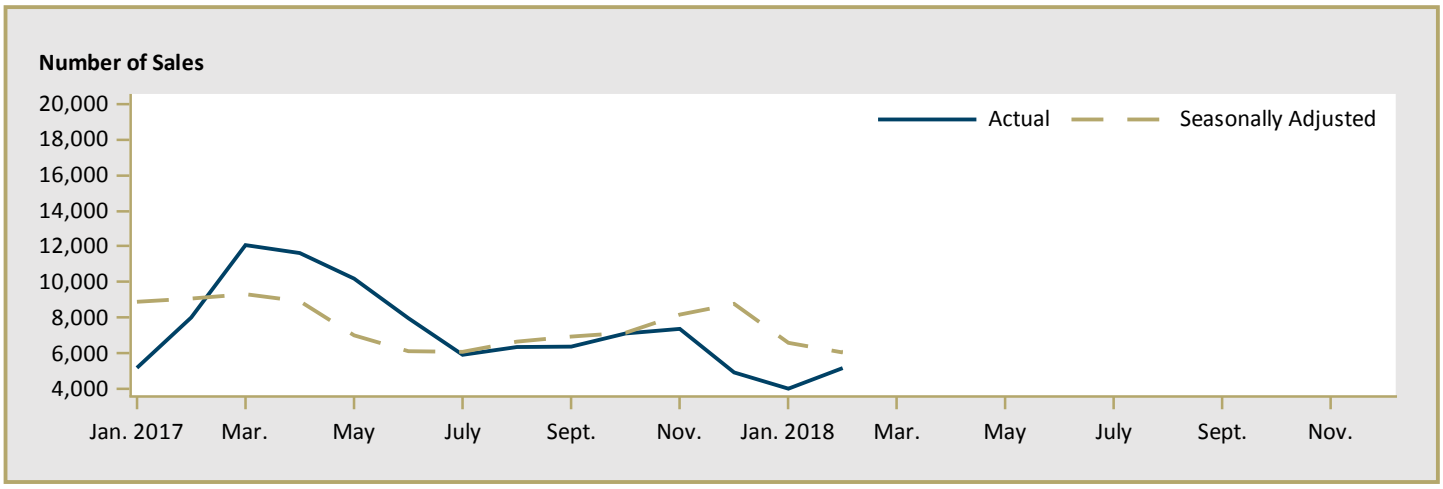
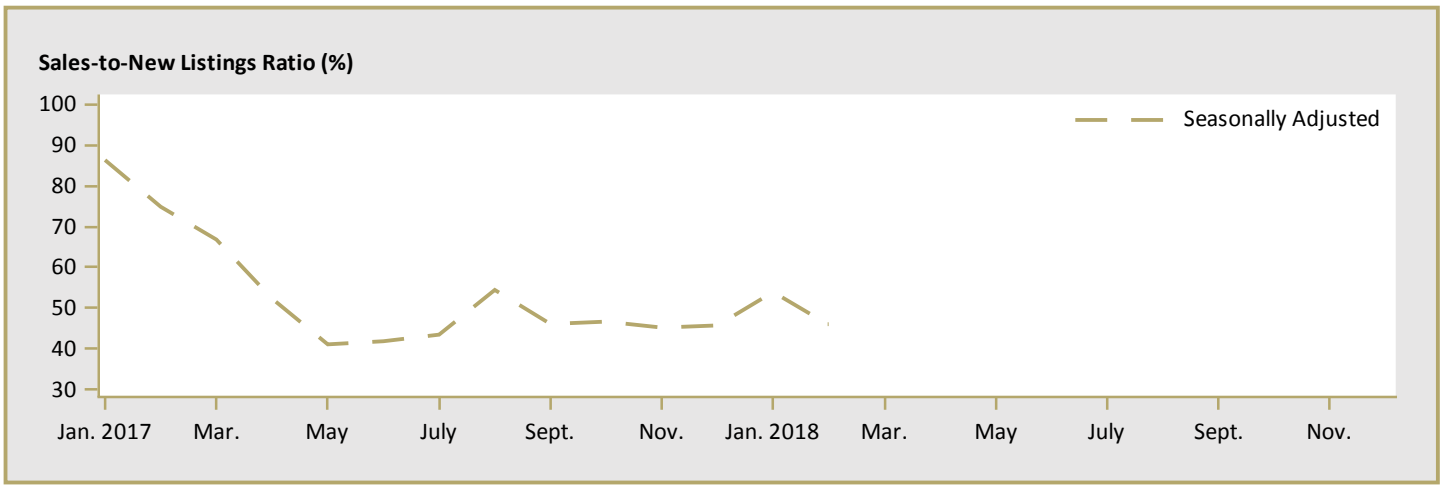


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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

Source: CREA / Haver Analytics

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

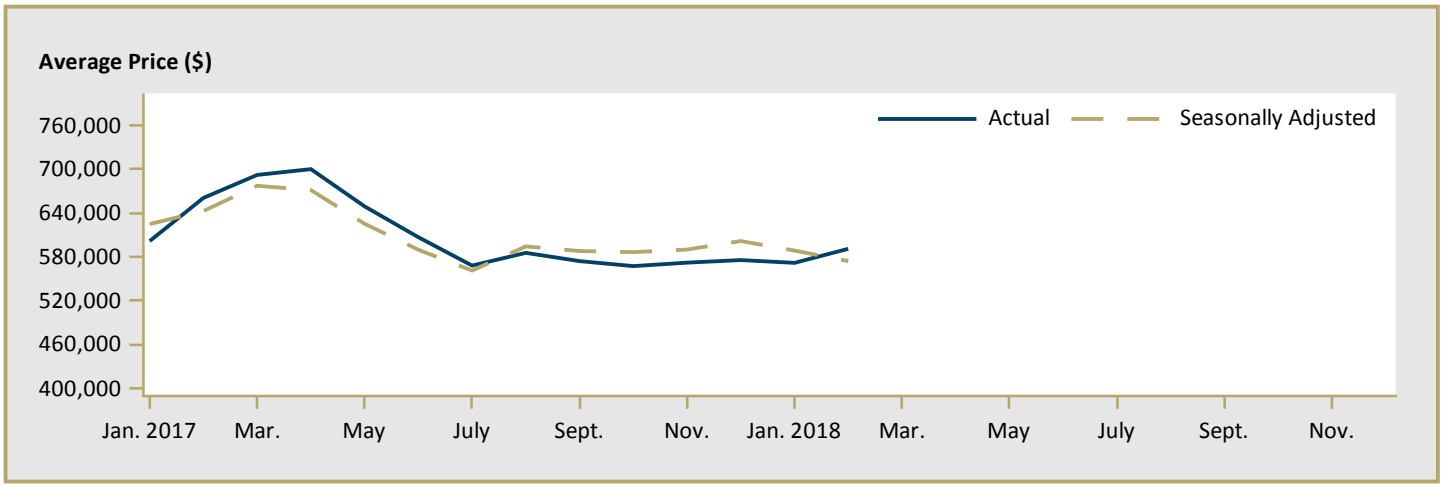


Figure 5.2b: MLS® Residential Sales for Durham Region

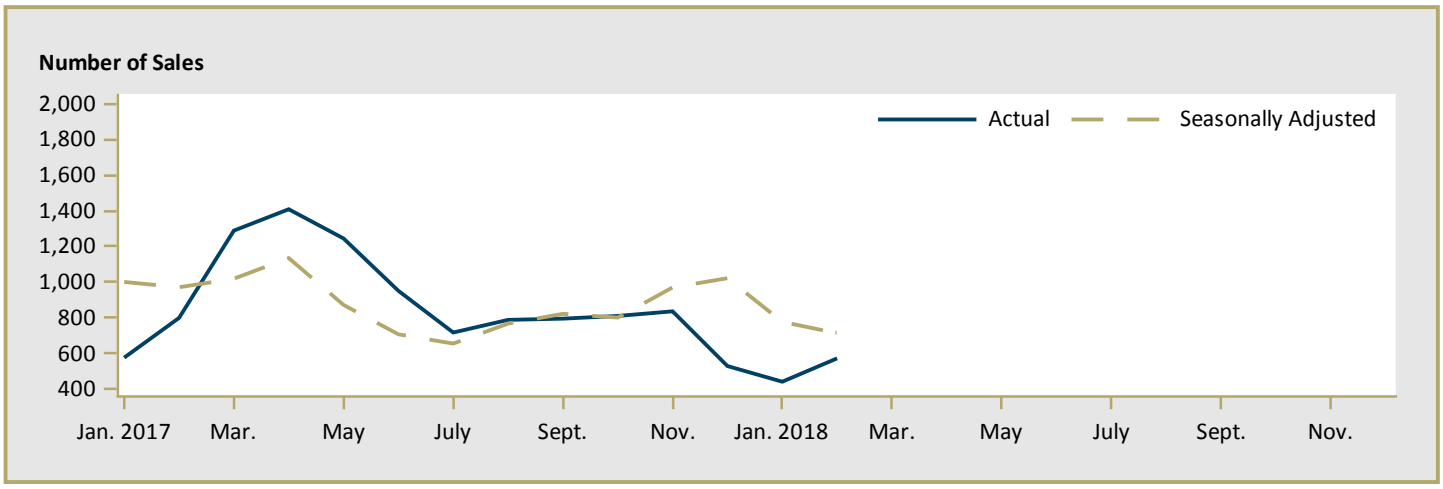
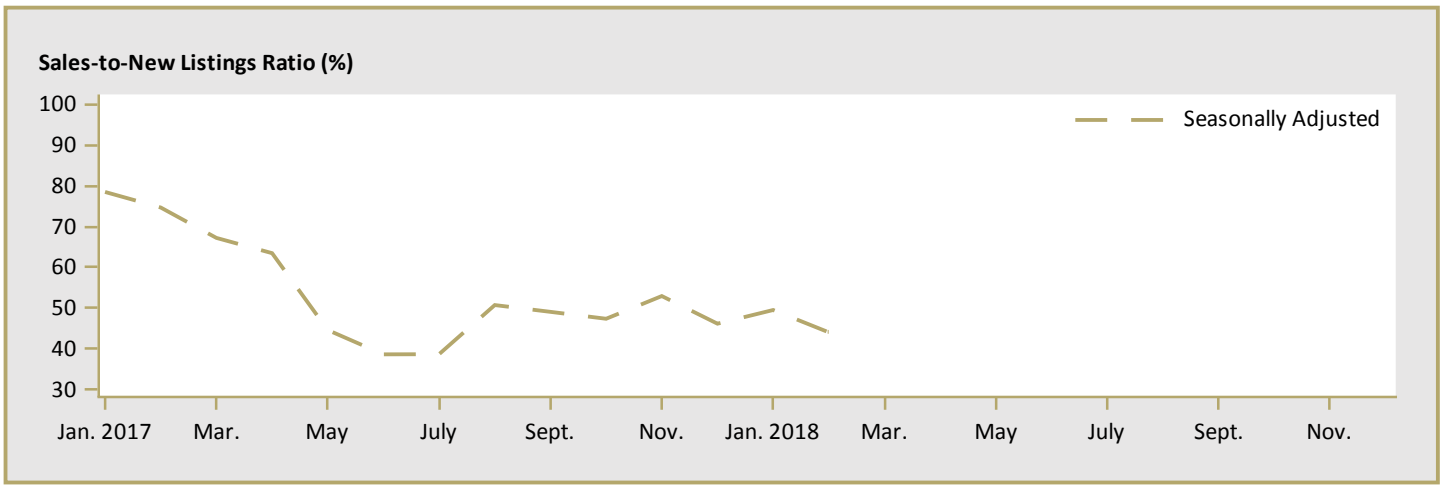


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
February 2018

		Inteterest 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		136.0	3,364	5.8	66.6	1,015
	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
February 2018

		Inteterest 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		136.0	209.2	4.8	65.5	1,027
	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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