

# HOUSING NOW TABLES

## Greater Toronto Area

Date Released: June 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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## Housing Observer Online

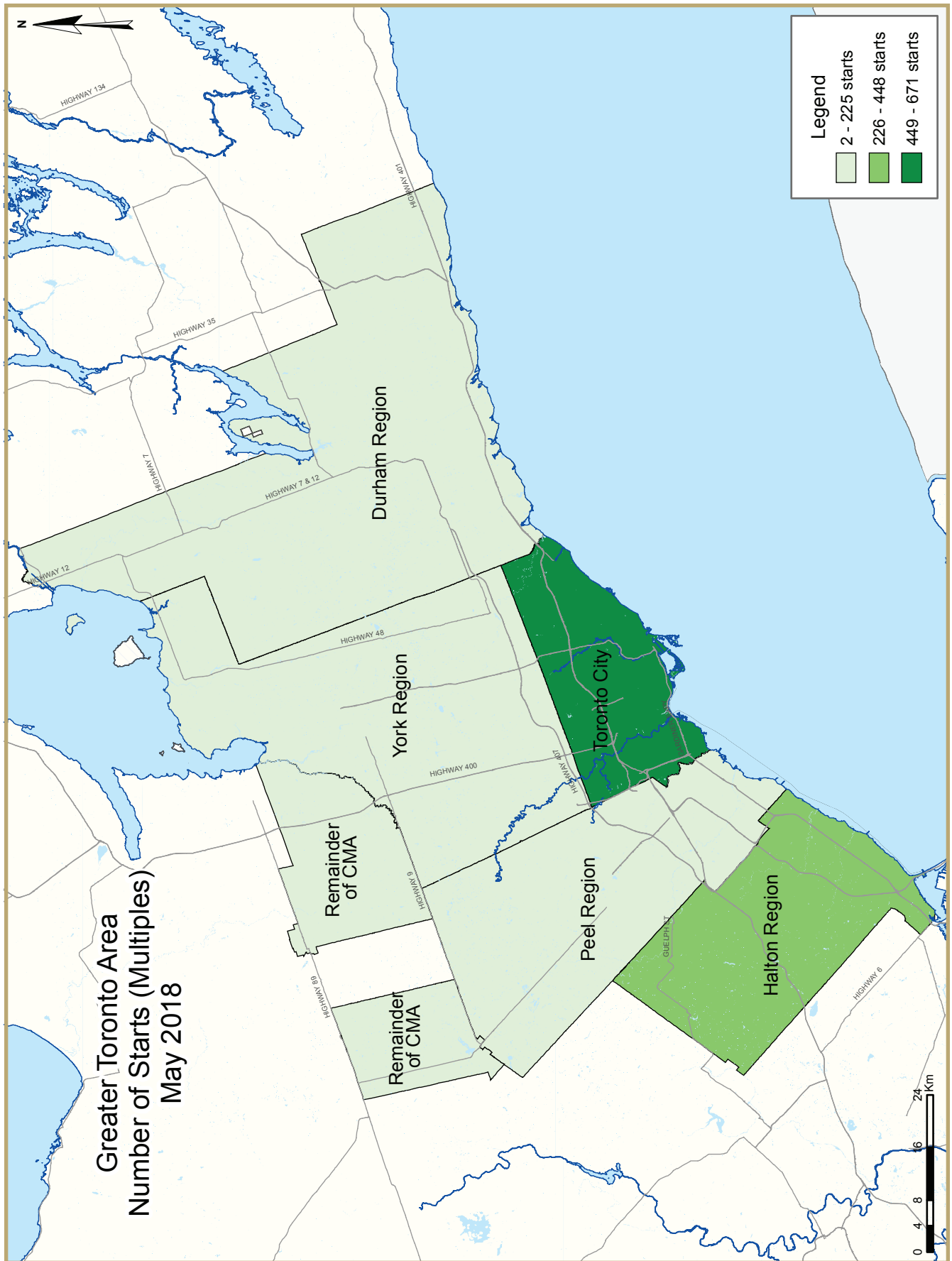
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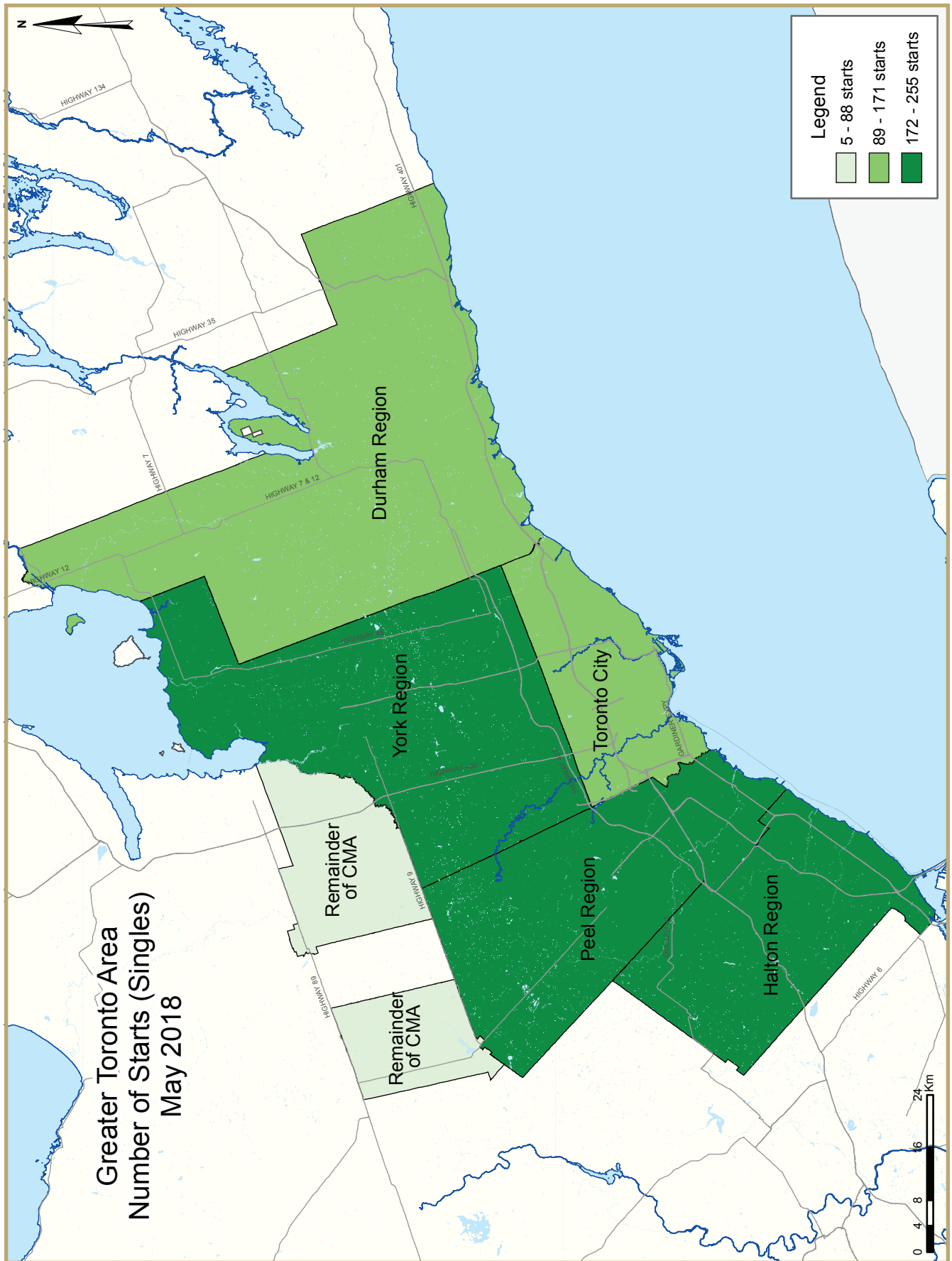
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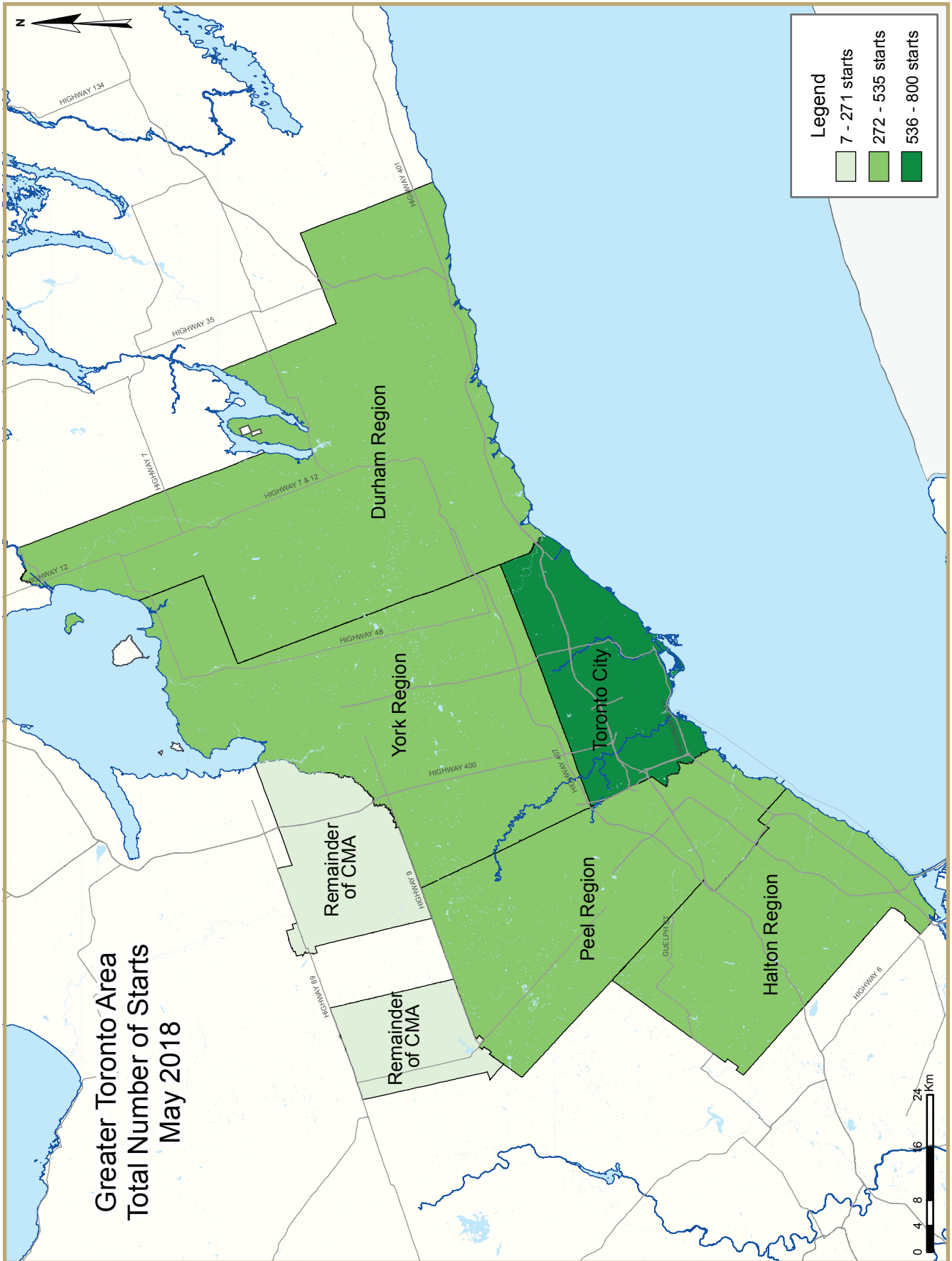
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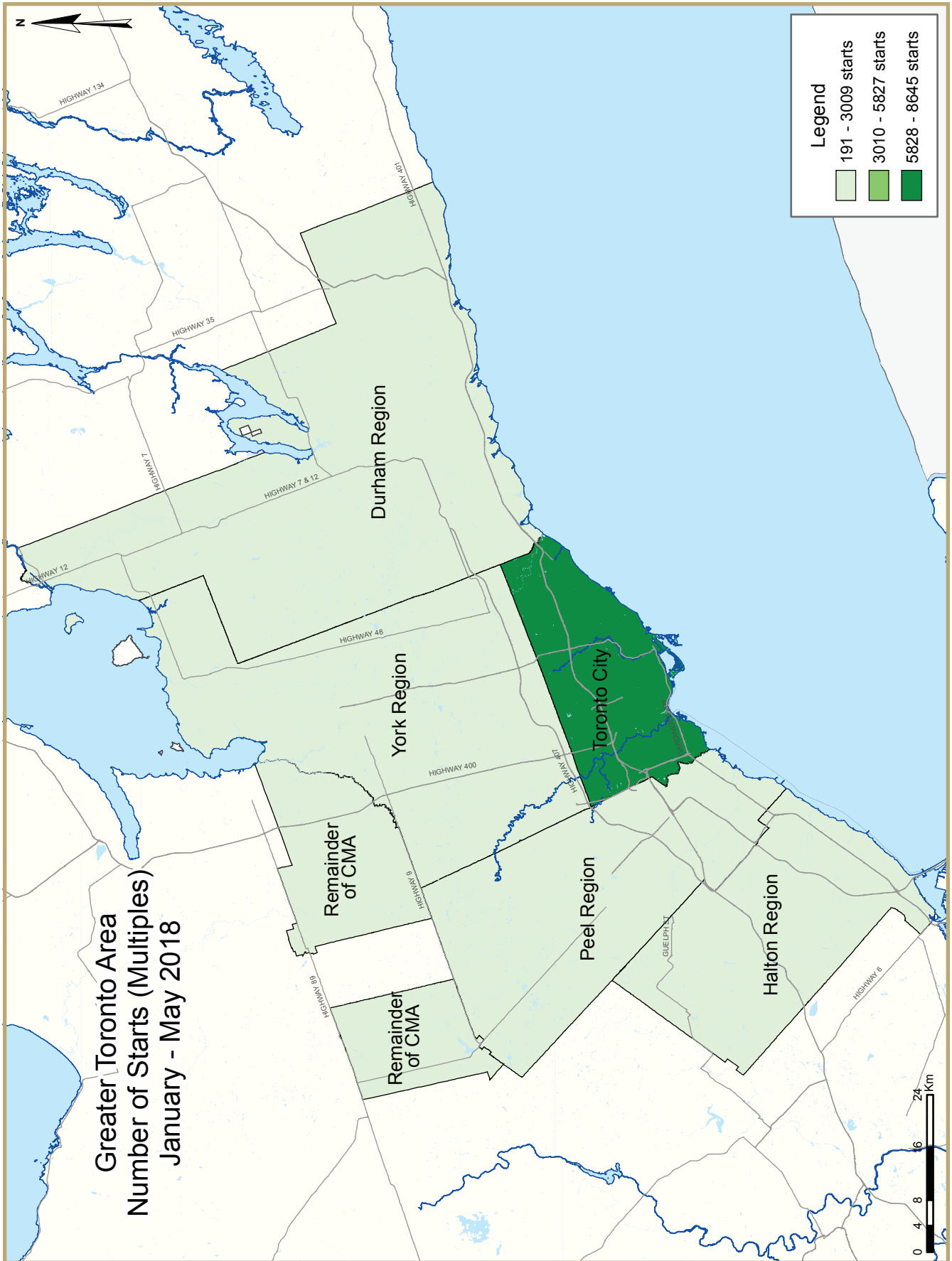


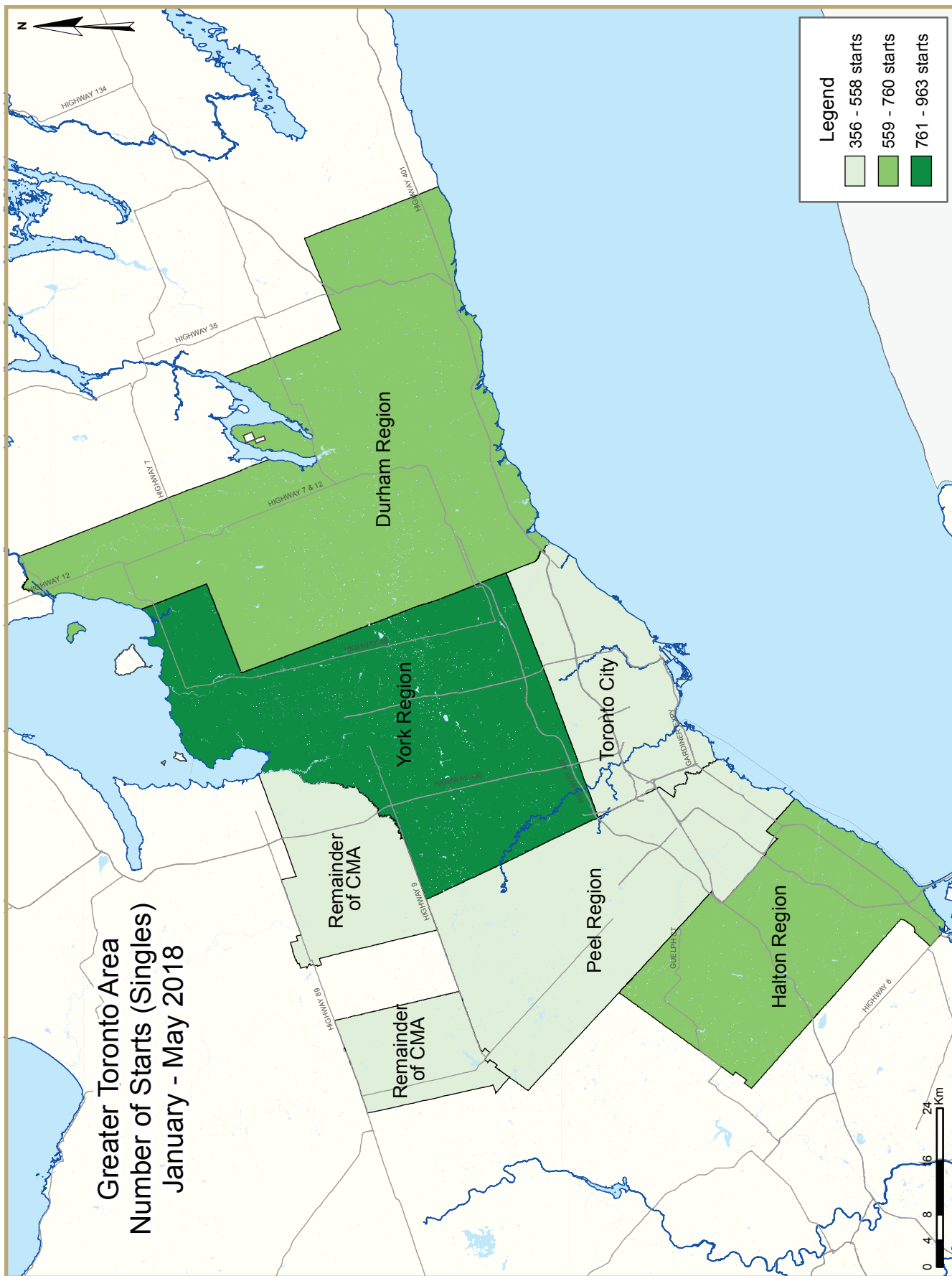


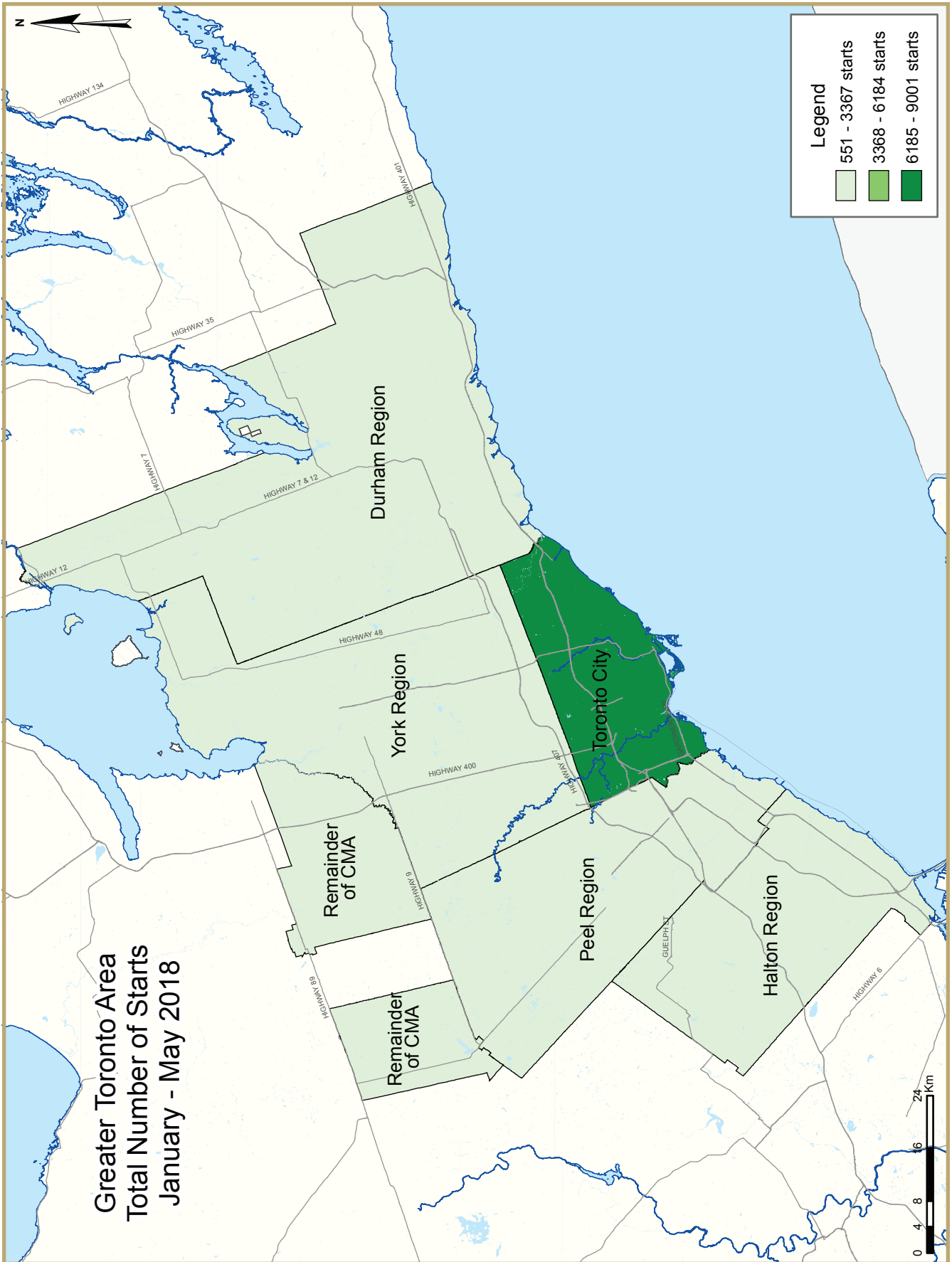














<b>ZONE DESCRIPTIONS - GREATER TORONTO AREA</b>	
<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton, 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>May 2018</b>		
<b>Toronto CMA<sup>1</sup></b>	April 2018	May 2018
Trend <sup>2</sup>	41,189	37,622
SAAR	27,039	23,633
	May 2017	May 2018
Actual		
May - Single-Detached	651	833
May - Multiples	1,296	1,242
May - Total	1,947	2,075
January to May - Single-Detached	3,881	2,791
January to May - Multiples	11,728	13,144
January to May - Total	15,609	15,935

<b>Table 1b: Housing Starts (SAAR and Trend)</b>		
<b>May 2018</b>		
<b>Oshawa CMA<sup>1</sup></b>	April 2018	May 2018
Trend <sup>2</sup>	2,312	2,061
SAAR	1,905	2,302
	May 2017	May 2018
Actual		
May - Single-Detached	69	153
May - Multiples	20	58
May - Total	89	211
January to May - Single-Detached	483	539
January to May - Multiples	129	194
January to May - Total	612	733

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**  
**May 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>									
May 2018	797	30	311	36	73	828	0	0	2,075
May 2017	651	112	281	0	12	891	0	0	1,947
% Change	22.4	-73.2	10.7	n/a	**	-7.1	n/a	n/a	6.6
Year-to-date 2018	2,720	360	1,073	71	307	9,878	0	1,526	15,935
Year-to-date 2017	3,869	510	2,401	12	359	7,347	22	1,089	15,609
% Change	-29.7	-29.4	-55.3	**	-14.5	34.4	-100.0	40.1	2.1
<b>UNDER CONSTRUCTION</b>									
May 2018	8,283	1,120	5,393	107	671	46,522	17	6,513	68,626
May 2017	10,731	1,114	6,065	25	1,012	42,641	81	5,868	67,537
% Change	-22.8	0.5	-11.1	**	-33.7	9.1	-79.0	11.0	1.6
<b>COMPLETIONS</b>									
May 2018	884	92	802	1	131	2,291	0	273	4,474
May 2017	853	38	337	0	0	947	23	3	2,201
% Change	3.6	142.1	138.0	n/a	n/a	141.9	-100.0	**	103.3
Year-to-date 2018	4,048	544	3,004	7	479	7,382	93	1,642	17,199
Year-to-date 2017	4,933	458	2,139	4	126	8,472	39	848	17,019
% Change	-17.9	18.8	40.4	75.0	**	-12.9	138.5	93.6	1.1
<b>COMPLETED &amp; NOT ABSORBED</b>									
May 2018	298	15	65	0	8	162	n/a	n/a	548
May 2017	297	21	104	0	21	621	n/a	n/a	1,064
% Change	0.3	-28.6	-37.5	n/a	-61.9	-73.9	n/a	n/a	-48.5
<b>ABSORBED</b>									
May 2018	847	92	810	1	131	2,271	n/a	n/a	4,152
May 2017	867	37	321	0	0	1,211	n/a	n/a	2,436
% Change	-2.3	148.6	152.3	n/a	n/a	87.5	n/a	n/a	70.4
Year-to-date 2018	4,055	553	2,991	7	484	7,474	n/a	n/a	15,564
Year-to-date 2017	4,915	458	2,092	4	126	8,883	n/a	n/a	16,478
% Change	-17.5	20.7	43.0	75.0	**	-15.9	n/a	n/a	-5.5

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



**Table 1.1b: Housing Activity Summary of Oshawa CMA**  
**May 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>									
May 2018	153	0	0	0	0	58	0	0	211
May 2017	69	2	0	0	18	0	0	0	89
% Change	121.7	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	137.1
Year-to-date 2018	539	0	0	0	11	183	0	0	733
Year-to-date 2017	483	6	79	0	38	6	0	0	612
% Change	11.6	-100.0	-100.0	n/a	-71.1	**	n/a	n/a	19.8
<b>UNDER CONSTRUCTION</b>									
May 2018	1,128	34	154	0	763	1,009	0	155	3,243
May 2017	773	16	220	0	279	493	2	771	2,554
% Change	45.9	112.5	-30.0	n/a	173.5	104.7	-100.0	-79.9	27.0
<b>COMPLETIONS</b>									
May 2018	79	6	0	0	23	111	0	0	219
May 2017	74	4	63	0	0	0	0	0	141
% Change	6.8	50.0	-100.0	n/a	n/a	n/a	n/a	n/a	55.3
Year-to-date 2018	363	14	35	0	97	111	0	77	697
Year-to-date 2017	450	30	268	0	80	165	0	33	1,026
% Change	-19.3	-53.3	-86.9	n/a	21.3	-32.7	n/a	133.3	-32.1
<b>COMPLETED &amp; NOT ABSORBED</b>									
May 2018	20	2	0	0	0	0	n/a	n/a	22
May 2017	25	2	0	0	1	0	n/a	n/a	28
% Change	-20.0	0.0	n/a	n/a	-100.0	n/a	n/a	n/a	-21.4
<b>ABSORBED</b>									
May 2018	79	6	0	0	23	111	n/a	n/a	219
May 2017	74	4	63	0	0	0	n/a	n/a	141
% Change	6.8	50.0	-100.0	n/a	n/a	n/a	n/a	n/a	55.3
Year-to-date 2018	365	14	31	0	97	111	n/a	n/a	618
Year-to-date 2017	451	30	268	0	80	165	n/a	n/a	994
% Change	-19.1	-53.3	-88.4	n/a	21.3	-32.7	n/a	n/a	-37.8

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

**Table I.1c: Housing Activity Summary of Greater Toronto Area**  
**May 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>									
May 2018	956	54	311	36	73	1,061	0	0	2,491
May 2017	655	108	250	0	30	913	0	0	1,956
% Change	46.0	-50.0	24.4	n/a	143.3	16.2	n/a	n/a	27.4
Year-to-date 2018	3,020	376	1,049	71	280	10,208	0	1,578	16,582
Year-to-date 2017	3,810	466	2,419	9	360	7,495	22	1,089	15,670
% Change	-20.7	-19.3	-56.6	**	-22.2	36.2	-100.0	44.9	5.8
<b>UNDER CONSTRUCTION</b>									
May 2018	8,985	1,104	5,368	101	1,364	48,654	17	6,720	72,313
May 2017	10,362	1,052	6,056	13	1,243	44,091	69	6,639	69,525
% Change	-13.3	4.9	-11.4	**	9.7	10.3	-75.4	1.2	4.0
<b>COMPLETIONS</b>									
May 2018	887	84	767	1	149	2,402	0	273	4,563
May 2017	849	36	351	0	0	947	0	0	2,183
% Change	4.5	133.3	118.5	n/a	n/a	153.6	n/a	n/a	109.0
Year-to-date 2018	3,936	508	2,882	4	562	7,647	74	1,719	17,332
Year-to-date 2017	4,908	436	2,214	1	219	8,859	16	878	17,531
% Change	-19.8	16.5	30.2	**	156.6	-13.7	**	95.8	-1.1
<b>COMPLETED &amp; NOT ABSORBED</b>									
May 2018	320	17	62	0	8	162	n/a	n/a	569
May 2017	294	24	88	0	22	621	n/a	n/a	1,049
% Change	8.8	-29.2	-29.5	n/a	-63.6	-73.9	n/a	n/a	-45.8
<b>ABSORBED</b>									
May 2018	850	84	775	1	149	2,382	n/a	n/a	4,241
May 2017	861	35	335	0	0	1,211	n/a	n/a	2,442
% Change	-1.3	140.0	131.3	n/a	n/a	96.7	n/a	n/a	73.7
Year-to-date 2018	3,936	517	2,868	4	567	7,849	n/a	n/a	15,741
Year-to-date 2017	4,901	436	2,167	1	206	9,270	n/a	n/a	16,981
% Change	-19.7	18.6	32.3	**	175.2	-15.3	n/a	n/a	-7.3

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

**Table 1.2: Housing Activity Summary by Submarket  
May 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>									
May 2018	128	2	17	1	2	650	0	0	800
May 2017	88	2	81	0	0	733	0	0	904
<b>York Region</b>									
May 2018	236	16	164	0	0	0	0	0	416
May 2017	182	4	35	0	0	0	0	0	221
<b>Peel Region</b>									
May 2018	220	6	0	35	0	178	0	0	439
May 2017	195	88	18	0	0	158	0	0	459
<b>Halton Region</b>									
May 2018	207	28	62	0	36	175	0	0	508
May 2017	97	12	116	0	12	22	0	0	259
<b>Durham Region</b>									
May 2018	165	2	68	0	35	58	0	0	328
May 2017	93	2	0	0	18	0	0	0	113
<b>Toronto CMA</b>									
May 2018	797	30	311	36	73	828	0	0	2,075
May 2017	651	112	281	0	12	891	0	0	1,947
<b>Oshawa CMA</b>									
May 2018	153	0	0	0	0	58	0	0	211
May 2017	69	2	0	0	18	0	0	0	89
<b>Greater Toronto Area</b>									
May 2018	956	54	311	36	73	1,061	0	0	2,491
May 2017	655	108	250	0	30	913	0	0	1,956

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

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

	Ownership						Rental		Total*
	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>									
May 2018	1,451	184	1,031	10	263	35,737	17	5,590	44,283
May 2017	1,573	172	1,339	0	477	32,029	62	5,080	40,732
<b>York Region</b>									
May 2018	3,126	294	2,349	24	45	6,601	0	163	12,602
May 2017	3,931	174	2,241	6	116	5,765	0	232	12,465
<b>Peel Region</b>									
May 2018	1,061	204	401	66	44	2,479	0	25	4,280
May 2017	2,601	490	1,159	0	150	3,411	5	0	7,816
<b>Halton Region</b>									
May 2018	1,780	336	1,037	1	192	2,183	0	479	6,008
May 2017	970	174	991	0	101	2,259	0	284	4,779
<b>Durham Region</b>									
May 2018	1,567	86	550	0	820	1,654	0	463	5,140
May 2017	1,287	42	326	7	399	627	2	1,043	3,733
<b>Toronto CMA</b>									
May 2018	8,283	1,120	5,393	107	671	46,522	17	6,513	68,626
May 2017	10,731	1,114	6,065	25	1,012	42,641	81	5,868	67,537
<b>Oshawa CMA</b>									
May 2018	1,128	34	154	0	763	1,009	0	155	3,243
May 2017	773	16	220	0	279	493	2	771	2,554
<b>Greater Toronto Area</b>									
May 2018	8,985	1,104	5,368	101	1,364	48,654	17	6,720	72,313
May 2017	10,362	1,052	6,056	13	1,243	44,091	69	6,639	69,525

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



**Table 1.2: Housing Activity Summary by Submarket**  
**May 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>									
May 2018	72	0	29	0	94	1,727	0	273	2,195
May 2017	105	4	30	0	0	700	0	0	839
<b>York Region</b>									
May 2018	337	10	476	0	0	549	0	0	1,372
May 2017	244	0	99	0	0	209	0	0	552
<b>Peel Region</b>									
May 2018	211	48	123	1	0	0	0	0	383
May 2017	272	26	83	0	0	0	0	0	381
<b>Halton Region</b>									
May 2018	115	16	125	0	32	15	0	0	303
May 2017	151	2	47	0	0	38	0	0	238
<b>Durham Region</b>									
May 2018	152	10	14	0	23	111	0	0	310
May 2017	77	4	92	0	0	0	0	0	173
<b>Toronto CMA</b>									
May 2018	884	92	802	1	131	2,291	0	273	4,474
May 2017	853	38	337	0	0	947	23	3	2,201
<b>Oshawa CMA</b>									
May 2018	79	6	0	0	23	111	0	0	219
May 2017	74	4	63	0	0	0	0	0	141
<b>Greater Toronto Area</b>									
May 2018	887	84	767	1	149	2,402	0	273	4,563
May 2017	849	36	351	0	0	947	0	0	2,183

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

**Table 1.2: Housing Activity Summary by Submarket**  
**May 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>									
May 2018	196	7	0	0	0	113	n/a	n/a	316
May 2017	222	13	34	0	21	515	n/a	n/a	805
<b>York Region</b>									
May 2018	25	8	8	0	0	49	n/a	n/a	90
May 2017	29	8	0	0	0	53	n/a	n/a	90
<b>Peel Region</b>									
May 2018	3	0	11	0	8	0	n/a	n/a	22
May 2017	3	0	22	0	0	0	n/a	n/a	25
<b>Halton Region</b>									
May 2018	17	0	43	0	0	0	n/a	n/a	60
May 2017	12	1	32	0	0	53	n/a	n/a	98
<b>Durham Region</b>									
May 2018	79	2	0	0	0	0	n/a	n/a	81
May 2017	28	2	0	0	1	0	n/a	n/a	31
<b>Toronto CMA</b>									
May 2018	298	15	65	0	8	162	n/a	n/a	548
May 2017	297	21	104	0	21	621	n/a	n/a	1,064
<b>Oshawa CMA</b>									
May 2018	20	2	0	0	0	0	n/a	n/a	22
May 2017	25	2	0	0	1	0	n/a	n/a	28
<b>Greater Toronto Area</b>									
May 2018	320	17	62	0	8	162	n/a	n/a	569
May 2017	294	24	88	0	22	621	n/a	n/a	1,049

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

**Table 1.2: Housing Activity Summary by Submarket**  
**May 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>									
May 2018	72	0	29	0	94	1,707	n/a	n/a	1,902
May 2017	107	3	15	0	0	935	n/a	n/a	1,060
<b>York Region</b>									
May 2018	347	10	480	0	0	549	n/a	n/a	1,386
May 2017	243	0	99	0	0	209	n/a	n/a	551
<b>Peel Region</b>									
May 2018	211	48	123	1	0	0	n/a	n/a	383
May 2017	272	26	83	0	0	0	n/a	n/a	381
<b>Halton Region</b>									
May 2018	115	16	129	0	32	15	n/a	n/a	307
May 2017	151	2	46	0	0	67	n/a	n/a	266
<b>Durham Region</b>									
May 2018	105	10	14	0	23	111	n/a	n/a	263
May 2017	88	4	92	0	0	0	n/a	n/a	184
<b>Toronto CMA</b>									
May 2018	847	92	810	1	131	2,271	n/a	n/a	4,152
May 2017	867	37	321	0	0	1,211	n/a	n/a	2,436
<b>Oshawa CMA</b>									
May 2018	79	6	0	0	23	111	n/a	n/a	219
May 2017	74	4	63	0	0	0	n/a	n/a	141
<b>Greater Toronto Area</b>									
May 2018	850	84	775	1	149	2,382	n/a	n/a	4,241
May 2017	861	35	335	0	0	1,211	n/a	n/a	2,442

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**  
**May 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	% Change
<b>Toronto City</b>	129	88	4	2	17	81	650	733	800	904	-11.5
Toronto	16	13	4	2	4	6	131	697	155	718	-78.4
East York	11	4	0	0	0	0	0	0	11	4	175.0
Etobicoke	17	18	0	0	13	21	0	0	30	39	-23.1
North York	59	41	0	0	0	0	0	36	59	77	-23.4
Scarborough	24	10	0	0	0	54	519	0	543	64	**
York	2	2	0	0	0	0	0	0	2	2	0.0
<b>York Region</b>	236	182	16	4	164	35	0	0	416	221	88.2
Aurora	22	2	0	0	0	0	0	0	22	2	**
East Gwillimbury	5	38	0	0	0	0	0	0	5	38	-86.8
Georgina Township	2	4	0	0	0	0	0	0	2	4	-50.0
King Township	8	61	0	0	0	0	0	0	8	61	-86.9
Markham	14	12	4	4	67	35	0	0	85	51	66.7
Newmarket	42	9	0	0	16	0	0	0	58	9	**
Richmond Hill	27	21	12	0	60	0	0	0	99	21	**
Vaughan	98	33	0	0	21	0	0	0	119	33	**
Whitchurch-Stouffville	18	2	0	0	0	0	0	0	18	2	**
<b>Peel Region</b>	255	195	6	88	0	18	178	158	439	459	-4.4
Brampton	192	140	2	84	0	18	0	158	194	400	-51.5
Caledon	46	36	0	2	0	0	0	0	46	38	21.1
Mississauga	17	19	4	2	0	0	178	0	199	21	**
<b>Halton Region</b>	207	97	28	12	98	128	175	22	508	259	96.1
Burlington	5	7	26	0	0	0	175	22	206	29	**
Halton Hills	61	5	0	0	0	0	0	0	61	5	**
Milton	13	51	2	12	51	116	0	0	66	179	-63.1
Oakville	128	34	0	0	47	12	0	0	175	46	**
<b>Durham Region</b>	165	93	2	2	41	18	120	0	328	113	190.3
Ajax	2	6	0	0	22	0	0	0	24	6	**
Brock	2	11	0	0	0	0	0	0	2	11	-81.8
Clarington	51	31	0	2	0	0	0	0	51	33	54.5
Oshawa	35	35	0	0	0	0	58	0	93	35	165.7
Pickering	4	5	2	0	19	0	62	0	87	5	**
Scugog	4	1	0	0	0	0	0	0	4	1	**
Uxbridge	0	1	0	0	0	0	0	0	0	1	-100.0
Whitby	67	3	0	0	0	18	0	0	67	21	**
<b>Remainder of Toronto CMA</b>	5	84	2	6	0	31	0	0	7	121	-94.2
Bradford West Gwillimbury	1	19	2	0	0	12	0	0	3	31	-90.3
Town of Mono	2	6	0	0	0	0	0	0	2	6	-66.7
New Tecumseth	2	32	0	6	0	0	0	0	2	38	-94.7
Orangeville	0	27	0	0	0	19	0	0	0	46	-100.0
<b>Toronto CMA</b>	833	651	32	112	320	293	890	891	2,075	1,947	6.6
<b>Oshawa CMA</b>	153	69	0	2	0	18	58	0	211	89	137.1
<b>Greater Toronto Area (GTA)</b>	992	655	56	108	320	280	1,123	913	2,491	1,956	27.4

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - May 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>	356	381	80	26	193	487	8,372	6,322	9,001	7,216	24.7
Toronto	41	58	10	4	100	33	4,045	5,455	4,196	5,550	-24.4
East York	29	21	0	2	0	0	0	0	29	23	26.1
Etobicoke	62	53	66	4	61	155	462	148	651	360	80.8
North York	135	179	0	0	20	121	2,983	211	3,138	511	**
Scarborough	71	56	0	16	0	54	663	80	734	206	**
York	18	14	4	0	12	124	219	428	253	566	-55.3
<b>York Region</b>	963	1,189	136	78	400	698	1,254	513	2,753	2,478	11.1
Aurora	91	138	0	0	19	4	0	125	110	267	-58.8
East Gwillimbury	230	409	12	36	0	203	0	0	242	648	-62.7
Georgina Township	20	58	0	2	0	24	0	0	20	84	-76.2
King Township	20	127	0	14	0	0	0	1	20	142	-85.9
Markham	41	38	6	4	96	249	943	138	1,086	429	153.1
Newmarket	79	39	0	0	65	0	0	0	144	39	**
Richmond Hill	159	90	114	18	154	3	311	189	738	300	146.0
Vaughan	264	220	4	4	60	181	0	60	328	465	-29.5
Whitchurch-Stouffville	59	70	0	0	6	34	0	0	65	104	-37.5
<b>Peel Region</b>	513	1,108	118	222	36	574	624	979	1,291	2,883	-55.2
Brampton	394	942	110	164	36	492	177	354	717	1,952	-63.3
Caledon	69	124	0	4	0	82	140	0	209	210	-0.5
Mississauga	50	42	8	54	0	0	307	625	365	721	-49.4
<b>Halton Region</b>	632	391	28	118	436	534	804	647	1,900	1,690	12.4
Burlington	110	31	26	0	0	0	318	142	454	173	162.4
Halton Hills	161	17	0	0	0	0	0	0	161	17	**
Milton	87	153	2	56	205	268	213	0	507	477	6.3
Oakville	274	190	0	62	231	266	273	505	778	1,023	-23.9
<b>Durham Region</b>	627	750	16	22	126	219	868	412	1,637	1,403	16.7
Ajax	42	29	14	16	45	56	308	272	409	373	9.7
Brock	5	118	0	0	0	0	0	0	5	118	-95.8
Clarington	275	211	0	6	0	0	61	6	336	223	50.7
Oshawa	193	257	0	0	0	54	122	0	315	311	1.3
Pickering	29	84	2	0	70	46	377	134	478	264	81.1
Scugog	6	5	0	0	0	0	0	0	6	5	20.0
Uxbridge	6	31	0	0	0	0	0	0	6	31	-80.6
Whitby	71	15	0	0	11	63	0	0	82	78	5.1
<b>Remainder of Toronto CMA</b>	360	699	10	54	62	94	119	0	551	847	-34.9
Bradford West Gwillimbury	140	312	4	0	0	12	0	0	144	324	-55.6
Town of Mono	8	29	0	0	0	0	0	0	8	29	-72.4
New Tecumseth	212	288	6	54	25	24	116	0	359	366	-1.9
Orangeville	0	70	0	0	37	58	3	0	40	128	-68.8
<b>Toronto CMA</b>	2,791	3,881	362	514	1,242	2,489	11,540	8,725	15,935	15,609	2.1
<b>Oshawa CMA</b>	539	483	0	6	11	117	183	6	733	612	19.8
<b>Greater Toronto Area (GTA)</b>	3,091	3,819	378	466	1,191	2,512	11,922	8,873	16,582	15,670	5.8

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
<b>Toronto City</b>	17	81	0	0	650	733	0	0
Toronto	4	6	0	0	131	697	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	13	21	0	0	0	0	0	0
North York	0	0	0	0	0	36	0	0
Scarborough	0	54	0	0	519	0	0	0
York	0	0	0	0	0	0	0	0
<b>York Region</b>	164	35	0	0	0	0	0	0
Aurora	0	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	67	35	0	0	0	0	0	0
Newmarket	16	0	0	0	0	0	0	0
Richmond Hill	60	0	0	0	0	0	0	0
Vaughan	21	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	0	18	0	0	178	158	0	0
Brampton	0	18	0	0	0	158	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	178	0	0	0
<b>Halton Region</b>	98	128	0	0	175	22	0	0
Burlington	0	0	0	0	175	22	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	51	116	0	0	0	0	0	0
Oakville	47	12	0	0	0	0	0	0
<b>Durham Region</b>	41	18	0	0	120	0	0	0
Ajax	22	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	58	0	0	0
Pickering	19	0	0	0	62	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	18	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	0	31	0	0	0	0	0	0
Bradford West Gwillimbury	0	12	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	19	0	0	0	0	0	0
<b>Toronto CMA</b>	320	293	0	0	890	891	0	0
<b>Oshawa CMA</b>	0	18	0	0	58	0	0	0
<b>Greater Toronto Area (GTA)</b>	320	280	0	0	1,123	913	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - May 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>	193	465	0	22	7,316	5,790	1,056	532
Toronto	100	11	0	22	3,367	5,300	678	155
East York	0	0	0	0	0	0	0	0
Etobicoke	61	155	0	0	84	148	378	0
North York	20	121	0	0	2,983	211	0	0
Scarborough	0	54	0	0	663	80	0	0
York	12	124	0	0	219	51	0	377
<b>York Region</b>	400	698	0	0	1,254	512	0	1
Aurora	19	4	0	0	0	125	0	0
East Gwillimbury	0	203	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	1
Markham	96	249	0	0	943	138	0	0
Newmarket	65	0	0	0	0	0	0	0
Richmond Hill	154	3	0	0	311	189	0	0
Vaughan	60	181	0	0	0	60	0	0
Whitchurch-Stouffville	6	34	0	0	0	0	0	0
<b>Peel Region</b>	36	574	0	0	605	979	19	0
Brampton	36	492	0	0	177	354	0	0
Caledon	0	82	0	0	140	0	0	0
Mississauga	0	0	0	0	288	625	19	0
<b>Halton Region</b>	436	534	0	0	609	363	195	284
Burlington	0	0	0	0	266	142	52	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	205	268	0	0	213	0	0	0
Oakville	231	266	0	0	130	221	143	284
<b>Durham Region</b>	126	219	0	0	560	140	308	272
Ajax	45	56	0	0	0	0	308	272
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	61	6	0	0
Oshawa	0	54	0	0	122	0	0	0
Pickering	70	46	0	0	377	134	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	11	63	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	62	94	0	0	119	0	0	0
Bradford West Gwillimbury	0	12	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	25	24	0	0	116	0	0	0
Orangeville	37	58	0	0	3	0	0	0
<b>Toronto CMA</b>	1,242	2,467	0	22	10,014	7,636	1,526	1,089
<b>Oshawa CMA</b>	11	117	0	0	183	6	0	0
<b>Greater Toronto Area (GTA)</b>	1,191	2,490	0	22	10,344	7,784	1,578	1,089

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
<b>Toronto City</b>	147	171	653	733	0	0	800	904
Toronto	22	21	133	697	0	0	155	718
East York	11	4	0	0	0	0	11	4
Etobicoke	30	39	0	0	0	0	30	39
North York	59	41	0	36	0	0	59	77
Scarborough	23	64	520	0	0	0	543	64
York	2	2	0	0	0	0	2	2
<b>York Region</b>	416	221	0	0	0	0	416	221
Aurora	22	2	0	0	0	0	22	2
East Gwillimbury	5	38	0	0	0	0	5	38
Georgina Township	2	4	0	0	0	0	2	4
King Township	8	61	0	0	0	0	8	61
Markham	85	51	0	0	0	0	85	51
Newmarket	58	9	0	0	0	0	58	9
Richmond Hill	99	21	0	0	0	0	99	21
Vaughan	119	33	0	0	0	0	119	33
Whitchurch-Stouffville	18	2	0	0	0	0	18	2
<b>Peel Region</b>	226	301	213	158	0	0	439	459
Brampton	159	242	35	158	0	0	194	400
Caledon	46	38	0	0	0	0	46	38
Mississauga	21	21	178	0	0	0	199	21
<b>Halton Region</b>	297	225	211	34	0	0	508	259
Burlington	31	7	175	22	0	0	206	29
Halton Hills	61	5	0	0	0	0	61	5
Milton	66	179	0	0	0	0	66	179
Oakville	139	34	36	12	0	0	175	46
<b>Durham Region</b>	235	95	93	18	0	0	328	113
Ajax	2	6	22	0	0	0	24	6
Brock	2	11	0	0	0	0	2	11
Clarington	51	33	0	0	0	0	51	33
Oshawa	35	35	58	0	0	0	93	35
Pickering	74	5	13	0	0	0	87	5
Scugog	4	1	0	0	0	0	4	1
Uxbridge	0	1	0	0	0	0	0	1
Whitby	67	3	0	18	0	0	67	21
<b>Remainder of Toronto CMA</b>	7	121	0	0	0	0	7	121
Bradford West Gwillimbury	3	31	0	0	0	0	3	31
Town of Mono	2	6	0	0	0	0	2	6
New Tecumseth	2	38	0	0	0	0	2	38
Orangeville	0	46	0	0	0	0	0	46
<b>Toronto CMA</b>	1,138	1,044	937	903	0	0	2,075	1,947
<b>Oshawa CMA</b>	153	71	58	18	0	0	211	89
<b>Greater Toronto Area (GTA)</b>	1,321	1,013	1,170	943	0	0	2,491	1,956

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - May 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>	626	1,037	7,319	5,625	1,056	554	9,001	7,216
Toronto	149	362	3,369	5,011	678	177	4,196	5,550
East York	29	23	0	0	0	0	29	23
Etobicoke	189	212	84	148	378	0	651	360
North York	155	300	2,983	211	0	0	3,138	511
Scarborough	70	126	664	80	0	0	734	206
York	34	14	219	175	0	377	253	566
<b>York Region</b>	1,476	1,963	1,277	514	0	1	2,753	2,478
Aurora	87	141	23	126	0	0	110	267
East Gwillimbury	242	648	0	0	0	0	242	648
Georgina Township	20	83	0	1	0	0	20	84
King Township	20	141	0	0	0	1	20	142
Markham	143	291	943	138	0	0	1,086	429
Newmarket	144	39	0	0	0	0	144	39
Richmond Hill	427	111	311	189	0	0	738	300
Vaughan	328	405	0	60	0	0	328	465
Whitchurch-Stouffville	65	104	0	0	0	0	65	104
<b>Peel Region</b>	621	1,853	651	1,030	19	0	1,291	2,883
Brampton	494	1,547	223	405	0	0	717	1,952
Caledon	69	210	140	0	0	0	209	210
Mississauga	58	96	288	625	19	0	365	721
<b>Halton Region</b>	872	942	833	464	195	284	1,900	1,690
Burlington	136	31	266	142	52	0	454	173
Halton Hills	161	17	0	0	0	0	161	17
Milton	245	477	262	0	0	0	507	477
Oakville	330	417	305	322	143	284	778	1,023
<b>Durham Region</b>	850	900	479	231	308	272	1,637	1,403
Ajax	79	53	22	48	308	272	409	373
Brock	5	118	0	0	0	0	5	118
Clarington	275	217	61	6	0	0	336	223
Oshawa	193	311	122	0	0	0	315	311
Pickering	215	125	263	139	0	0	478	264
Scugog	6	5	0	0	0	0	6	5
Uxbridge	6	31	0	0	0	0	6	31
Whitby	71	40	11	38	0	0	82	78
<b>Remainder of Toronto CMA</b>	394	807	157	40	0	0	551	847
Bradford West Gwillimbury	144	324	0	0	0	0	144	324
Town of Mono	8	29	0	0	0	0	8	29
New Tecumseth	234	349	125	17	0	0	359	366
Orangeville	8	105	32	23	0	0	40	128
<b>Toronto CMA</b>	4,153	6,780	10,256	7,718	1,526	1,111	15,935	15,609
<b>Oshawa CMA</b>	539	568	194	44	0	0	733	612
<b>Greater Toronto Area (GTA)</b>	4,445	6,695	10,559	7,864	1,578	1,111	16,582	15,670

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	% Change
<b>Toronto City</b>	72	105	2	4	121	30	2,000	700	2,195	839	161.6
Toronto	16	16	2	2	0	30	547	108	565	156	**
East York	6	6	0	0	0	0	66	0	72	6	**
Etobicoke	13	31	0	0	21	0	804	528	838	559	49.9
North York	31	30	0	0	0	0	269	45	300	75	**
Scarborough	5	16	0	0	100	0	314	0	419	16	**
York	1	6	0	2	0	0	0	19	1	27	-96.3
<b>York Region</b>	337	244	10	0	476	99	549	209	1,372	552	148.6
Aurora	28	62	0	0	15	48	0	0	43	110	-60.9
East Gwillimbury	72	29	10	0	49	0	0	0	131	29	**
Georgina Township	11	36	0	0	0	0	0	0	11	36	-69.4
King Township	38	37	0	0	0	0	0	0	38	37	2.7
Markham	28	5	0	0	372	0	549	0	949	5	**
Newmarket	42	20	0	0	0	0	0	0	42	20	110.0
Richmond Hill	23	26	0	0	0	0	0	99	23	125	-81.6
Vaughan	83	27	0	0	0	51	0	110	83	188	-55.9
Whitchurch-Stouffville	12	2	0	0	40	0	0	0	52	2	**
<b>Peel Region</b>	212	272	48	26	123	83	0	0	383	381	0.5
Brampton	173	245	46	8	115	53	0	0	334	306	9.2
Caledon	33	8	0	0	8	30	0	0	41	38	7.9
Mississauga	6	19	2	18	0	0	0	0	8	37	-78.4
<b>Halton Region</b>	115	151	16	2	157	47	15	38	303	238	27.3
Burlington	6	3	0	0	0	0	0	0	6	3	100.0
Halton Hills	4	12	0	0	0	12	0	0	4	24	-83.3
Milton	11	83	14	0	114	0	0	0	139	83	67.5
Oakville	94	53	2	2	43	35	15	38	154	128	20.3
<b>Durham Region</b>	152	77	10	4	37	92	111	0	310	173	79.2
Ajax	18	0	4	0	5	29	0	0	27	29	-6.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	24	33	0	0	0	22	111	0	135	55	145.5
Oshawa	50	20	6	2	15	0	0	0	71	22	**
Pickering	55	2	0	0	9	0	0	0	64	2	**
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	5	21	0	2	8	41	0	0	13	64	-79.7
<b>Remainder of Toronto CMA</b>	82	82	14	6	40	72	0	3	136	163	-16.6
Bradford West Gwillimbury	31	23	0	6	0	16	0	0	31	45	-31.1
Town of Mono	0	12	0	0	0	0	0	0	0	12	-100.0
New Tecumseth	51	47	14	0	24	18	0	0	89	65	36.9
Orangeville	0	0	0	0	16	38	0	3	16	41	-61.0
<b>Toronto CMA</b>	885	853	94	38	931	360	2,564	950	4,474	2,201	103.3
<b>Oshawa CMA</b>	79	74	6	4	23	63	111	0	219	141	55.3
<b>Greater Toronto Area (GTA)</b>	888	849	86	36	914	351	2,675	947	4,563	2,183	109.0

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - May 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>	326	481	30	10	541	119	5,487	7,127	6,384	7,737	-17.5
Toronto	52	73	4	4	109	37	1,948	4,636	2,113	4,750	-55.5
East York	22	27	0	2	0	0	66	316	88	345	-74.5
Etobicoke	50	152	2	0	39	66	1,341	976	1,432	1,194	19.9
North York	159	172	22	0	228	16	1,521	1,003	1,930	1,191	62.0
Scarborough	35	38	0	0	165	0	611	16	811	54	**
York	8	19	2	4	0	0	0	180	10	203	-95.1
<b>York Region</b>	1,431	1,369	72	102	984	697	2,769	320	5,256	2,488	111.3
Aurora	135	273	2	68	15	259	0	0	152	600	-74.7
East Gwillimbury	524	58	48	0	198	0	0	0	770	58	**
Georgina Township	52	160	4	0	20	20	0	0	76	180	-57.8
King Township	152	185	16	2	0	18	0	0	168	205	-18.0
Markham	38	92	0	4	440	122	549	0	1,027	218	**
Newmarket	96	114	0	6	6	23	0	0	102	143	-28.7
Richmond Hill	93	143	2	12	70	73	1,353	99	1,518	327	**
Vaughan	261	274	0	10	195	171	867	221	1,323	676	95.7
Whitchurch-Stouffville	80	70	0	0	40	11	0	0	120	81	48.1
<b>Peel Region</b>	1,187	1,911	252	248	1,007	767	354	1,155	2,800	4,081	-31.4
Brampton	998	1,623	190	194	790	500	354	188	2,332	2,505	-6.9
Caledon	136	220	10	24	187	137	0	0	333	381	-12.6
Mississauga	53	68	52	30	30	130	0	967	135	1,195	-88.7
<b>Halton Region</b>	431	502	126	36	734	346	311	827	1,602	1,711	-6.4
Burlington	26	25	0	0	0	13	154	222	180	260	-30.8
Halton Hills	16	32	0	0	0	23	0	0	16	55	-70.9
Milton	116	209	46	0	292	40	0	186	454	435	4.4
Oakville	273	236	80	36	442	270	157	419	952	961	-0.9
<b>Durham Region</b>	565	646	30	48	235	453	460	367	1,290	1,514	-14.8
Ajax	63	96	14	6	21	61	272	0	370	163	127.0
Brock	5	2	0	0	0	0	0	0	5	2	150.0
Clarington	156	209	0	0	0	92	111	43	267	344	-22.4
Oshawa	180	148	14	20	40	154	77	29	311	351	-11.4
Pickering	92	59	0	4	75	0	0	169	167	232	-28.0
Scugog	4	5	0	0	0	0	0	0	4	5	-20.0
Uxbridge	38	34	2	8	7	44	0	0	47	86	-45.3
Whitby	27	93	0	10	92	102	0	126	119	331	-64.0
<b>Remainder of Toronto CMA</b>	513	510	54	52	186	216	0	3	753	781	-3.6
Bradford West Gwillimbury	147	201	0	36	22	48	0	0	169	285	-40.7
Town of Mono	15	49	0	0	0	0	0	0	15	49	-69.4
New Tecumseth	312	259	54	16	93	115	0	0	459	390	17.7
Orangeville	39	1	0	0	71	53	0	3	110	57	93.0
<b>Toronto CMA</b>	4,055	4,937	550	466	3,555	2,237	9,039	9,379	17,199	17,019	1.1
<b>Oshawa CMA</b>	363	450	14	30	132	348	188	198	697	1,026	-32.1
<b>Greater Toronto Area (GTA)</b>	3,940	4,909	510	444	3,501	2,382	9,381	9,796	17,332	17,531	-1.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
<b>Toronto City</b>	121	30	0	0	1,727	700	273	0
Toronto	0	30	0	0	543	108	4	0
East York	0	0	0	0	66	0	0	0
Etobicoke	21	0	0	0	804	528	0	0
North York	0	0	0	0	0	45	269	0
Scarborough	100	0	0	0	314	0	0	0
York	0	0	0	0	0	19	0	0
<b>York Region</b>	476	99	0	0	549	209	0	0
Aurora	15	48	0	0	0	0	0	0
East Gwillimbury	49	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	372	0	0	0	549	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	99	0	0
Vaughan	0	51	0	0	0	110	0	0
Whitchurch-Stouffville	40	0	0	0	0	0	0	0
<b>Peel Region</b>	123	83	0	0	0	0	0	0
Brampton	115	53	0	0	0	0	0	0
Caledon	8	30	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
<b>Halton Region</b>	157	47	0	0	15	38	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	12	0	0	0	0	0	0
Milton	114	0	0	0	0	0	0	0
Oakville	43	35	0	0	15	38	0	0
<b>Durham Region</b>	37	92	0	0	111	0	0	0
Ajax	5	29	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	22	0	0	111	0	0	0
Oshawa	15	0	0	0	0	0	0	0
Pickering	9	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	8	41	0	0	0	0	0	0
<b>Remainder of Toronto CMA</b>	40	49	0	23	0	0	0	3
Bradford West Gwillimbury	0	16	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	24	18	0	0	0	0	0	0
Orangeville	16	15	0	23	0	0	0	3
<b>Toronto CMA</b>	931	337	0	23	2,291	947	273	3
<b>Oshawa CMA</b>	23	63	0	0	111	0	0	0
<b>Greater Toronto Area (GTA)</b>	914	351	0	0	2,402	947	273	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - May 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>	467	103	74	16	4,142	6,651	1,345	476
Toronto	55	37	54	0	1,244	4,160	704	476
East York	0	0	0	0	66	316	0	0
Etobicoke	39	66	0	0	1,341	976	0	0
North York	208	0	20	16	880	1,003	641	0
Scarborough	165	0	0	0	611	16	0	0
York	0	0	0	0	0	180	0	0
<b>York Region</b>	984	697	0	0	2,744	287	25	33
Aurora	15	259	0	0	0	0	0	0
East Gwillimbury	198	0	0	0	0	0	0	0
Georgina Township	20	20	0	0	0	0	0	0
King Township	0	18	0	0	0	0	0	0
Markham	440	122	0	0	549	0	0	0
Newmarket	6	23	0	0	0	0	0	0
Richmond Hill	70	73	0	0	1,353	99	0	0
Vaughan	195	171	0	0	842	188	25	33
Whitchurch-Stouffville	40	11	0	0	0	0	0	0
<b>Peel Region</b>	1,007	767	0	0	354	819	0	336
Brampton	790	500	0	0	354	176	0	12
Caledon	187	137	0	0	0	0	0	0
Mississauga	30	130	0	0	0	643	0	324
<b>Halton Region</b>	734	346	0	0	311	827	0	0
Burlington	0	13	0	0	154	222	0	0
Halton Hills	0	23	0	0	0	0	0	0
Milton	292	40	0	0	0	186	0	0
Oakville	442	270	0	0	157	419	0	0
<b>Durham Region</b>	235	453	0	0	111	334	349	33
Ajax	21	61	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	92	0	0	111	39	0	4
Oshawa	40	154	0	0	0	0	77	29
Pickering	75	0	0	0	0	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	44	0	0	0	0	0	0
Whitby	92	102	0	0	0	126	0	0
<b>Remainder of Toronto CMA</b>	167	193	19	23	0	0	0	3
Bradford West Gwillimbury	22	48	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	93	115	0	0	0	0	0	0
Orangeville	52	30	19	23	0	0	0	3
<b>Toronto CMA</b>	3,462	2,198	93	39	7,397	8,531	1,642	848
<b>Oshawa CMA</b>	132	348	0	0	111	165	77	33
<b>Greater Toronto Area (GTA)</b>	3,427	2,366	74	16	7,662	8,918	1,719	878

Source: CMHC (Starts and Completions Survey)



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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017	May 2018	May 2017
<b>Toronto City</b>	101	139	1,821	700	273	0	2,195	839
Toronto	16	48	545	108	4	0	565	156
East York	6	6	66	0	0	0	72	6
Etobicoke	34	31	804	528	0	0	838	559
North York	31	30	0	45	269	0	300	75
Scarborough	13	16	406	0	0	0	419	16
York	1	8	0	19	0	0	1	27
<b>York Region</b>	823	343	549	209	0	0	1,372	552
Aurora	43	110	0	0	0	0	43	110
East Gwillimbury	131	29	0	0	0	0	131	29
Georgina Township	11	36	0	0	0	0	11	36
King Township	38	37	0	0	0	0	38	37
Markham	400	5	549	0	0	0	949	5
Newmarket	42	20	0	0	0	0	42	20
Richmond Hill	23	26	0	99	0	0	23	125
Vaughan	83	78	0	110	0	0	83	188
Whitchurch-Stouffville	52	2	0	0	0	0	52	2
<b>Peel Region</b>	382	381	1	0	0	0	383	381
Brampton	333	306	1	0	0	0	334	306
Caledon	41	38	0	0	0	0	41	38
Mississauga	8	37	0	0	0	0	8	37
<b>Halton Region</b>	256	200	47	38	0	0	303	238
Burlington	6	3	0	0	0	0	6	3
Halton Hills	4	24	0	0	0	0	4	24
Milton	139	83	0	0	0	0	139	83
Oakville	107	90	47	38	0	0	154	128
<b>Durham Region</b>	176	173	134	0	0	0	310	173
Ajax	27	29	0	0	0	0	27	29
Brock	0	0	0	0	0	0	0	0
Clarington	24	55	111	0	0	0	135	55
Oshawa	56	22	15	0	0	0	71	22
Pickering	64	2	0	0	0	0	64	2
Scugog	0	1	0	0	0	0	0	1
Uxbridge	0	0	0	0	0	0	0	0
Whitby	5	64	8	0	0	0	13	64
<b>Remainder of Toronto CMA</b>	131	137	5	0	0	26	136	163
Bradford West Gwillimbury	31	45	0	0	0	0	31	45
Town of Mono	0	12	0	0	0	0	0	12
New Tecumseth	84	65	5	0	0	0	89	65
Orangeville	16	15	0	0	0	26	16	41
<b>Toronto CMA</b>	1,778	1,228	2,423	947	273	26	4,474	2,201
<b>Oshawa CMA</b>	85	141	134	0	0	0	219	141
<b>Greater Toronto Area (GTA)</b>	1,738	1,236	2,552	947	273	0	4,563	2,183

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - May 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>	725	528	4,240	6,717	1,419	492	6,384	7,737
Toronto	109	114	1,246	4,160	758	476	2,113	4,750
East York	22	29	66	316	0	0	88	345
Etobicoke	91	152	1,341	1,042	0	0	1,432	1,194
North York	389	172	880	1,003	661	16	1,930	1,191
Scarborough	104	38	707	16	0	0	811	54
York	10	23	0	180	0	0	10	203
<b>York Region</b>	2,484	2,128	2,747	327	25	33	5,256	2,488
Aurora	149	600	3	0	0	0	152	600
East Gwillimbury	770	58	0	0	0	0	770	58
Georgina Township	76	180	0	0	0	0	76	180
King Township	168	205	0	0	0	0	168	205
Markham	478	218	549	0	0	0	1,027	218
Newmarket	102	143	0	0	0	0	102	143
Richmond Hill	165	206	1,353	121	0	0	1,518	327
Vaughan	456	437	842	206	25	33	1,323	676
Whitchurch-Stouffville	120	81	0	0	0	0	120	81
<b>Peel Region</b>	2,372	2,976	428	769	0	336	2,800	4,081
Brampton	1,904	2,367	428	126	0	12	2,332	2,505
Caledon	333	381	0	0	0	0	333	381
Mississauga	135	228	0	643	0	324	135	1,195
<b>Halton Region</b>	1,032	880	570	831	0	0	1,602	1,711
Burlington	26	25	154	235	0	0	180	260
Halton Hills	16	55	0	0	0	0	16	55
Milton	454	249	0	186	0	0	454	435
Oakville	536	551	416	410	0	0	952	961
<b>Durham Region</b>	713	1,046	228	435	349	33	1,290	1,514
Ajax	98	143	0	20	272	0	370	163
Brock	5	2	0	0	0	0	5	2
Clarington	156	265	111	75	0	4	267	344
Oshawa	198	322	36	0	77	29	311	351
Pickering	147	63	20	169	0	0	167	232
Scugog	4	5	0	0	0	0	4	5
Uxbridge	47	85	0	1	0	0	47	86
Whitby	58	161	61	170	0	0	119	331
<b>Remainder of Toronto CMA</b>	717	752	17	3	19	26	753	781
Bradford West Gwillimbury	169	285	0	0	0	0	169	285
Town of Mono	15	49	0	0	0	0	15	49
New Tecumseth	442	387	17	3	0	0	459	390
Orangeville	91	31	0	0	19	26	110	57
<b>Toronto CMA</b>	7,596	7,530	7,868	8,602	1,735	887	17,199	17,019
<b>Oshawa CMA</b>	412	748	208	245	77	33	697	1,026
<b>Greater Toronto Area (GTA)</b>	7,326	7,558	8,213	9,079	1,793	894	17,332	17,531

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 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>													
May 2018	0	0.0	0	0.0	0	0.0	1	1.9	53	98.1	54	2,150,000	2,063,834
May 2017	0	0.0	0	0.0	0	0.0	7	7.7	84	92.3	91	1,850,000	1,763,725
Year-to-date 2018	1	0.3	0	0.0	0	0.0	34	10.9	277	88.8	312	2,000,000	1,949,553
Year-to-date 2017	0	0.0	0	0.0	1	0.3	64	16.4	326	83.4	391	1,950,000	1,859,030
<b>Toronto</b>													
May 2018	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	4.2	23	95.8	24	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	4.5	42	95.5	44	-	-
<b>East York</b>													
May 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
<b>Etobicoke</b>													
May 2018	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	-
May 2017	0	0.0	0	0.0	0	0.0	2	5.9	32	94.1	34	-	-
Year-to-date 2018	1	1.3	0	0.0	0	0.0	9	11.3	70	87.5	80	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	42	32.3	88	67.7	130	930,000	939,384
<b>North York</b>													
May 2018	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	-	-
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	24	100.0	24	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	22	14.5	130	85.5	152	930,000	1,309,516
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	0.7	147	99.3	148	-	-
<b>Scarborough</b>													
May 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
May 2017	0	0.0	0	0.0	0	0.0	4	26.7	11	73.3	15	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	2.4	41	97.6	42	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	14	32.6	29	67.4	43	-	-
<b>York</b>													
May 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
May 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	1	12.5	7	87.5	8	-	-
Year-to-date 2017	0	0.0	0	0.0	1	5.6	5	27.8	12	66.7	18	-	-

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 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>													
May 2018	19	5.5	26	7.5	55	15.9	69	19.9	178	51.3	347	1,045,000	1,341,971
May 2017	4	1.6	37	15.2	30	12.3	10	4.1	162	66.7	243	1,290,000	1,405,930
Year-to-date 2018	121	8.4	261	18.2	212	14.8	165	11.5	674	47.0	1,433	927,500	1,229,480
Year-to-date 2017	31	2.3	180	13.2	185	13.6	248	18.2	720	52.8	1,364	1,050,000	1,228,077
<b>Aurora</b>													
May 2018	0	0.0	0	0.0	0	0.0	2	7.1	26	92.9	28	1,445,000	1,361,133
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	62	100.0	62	1,325,000	1,354,573
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	3.7	130	96.3	135	1,445,000	1,648,339
Year-to-date 2017	0	0.0	0	0.0	28	10.3	79	28.9	166	60.8	273	1,200,000	1,144,947
<b>East Gwillimbury</b>													
May 2018	19	26.4	18	25.0	32	44.4	2	2.8	1	1.4	72	650,000	626,128
May 2017	0	0.0	2	6.9	25	86.2	2	6.9	0	0.0	29	750,000	741,849
Year-to-date 2018	115	21.9	230	43.9	143	27.3	34	6.5	2	0.4	524	610,000	609,615
Year-to-date 2017	2	3.4	21	36.2	32	55.2	3	5.2	0	0.0	58	705,000	693,840
<b>Georgina Township</b>													
May 2018	0	0.0	7	63.6	3	27.3	0	0.0	1	9.1	11	610,000	668,172
May 2017	2	5.6	31	86.1	3	8.3	0	0.0	0	0.0	36	-	-
Year-to-date 2018	4	7.7	25	48.1	10	19.2	8	15.4	5	9.6	52	590,000	710,923
Year-to-date 2017	27	16.9	119	74.4	9	5.6	4	2.5	1	0.6	160	570,000	578,941
<b>King Township</b>													
May 2018	0	0.0	0	0.0	0	0.0	1	2.6	37	97.4	38	1,770,000	1,772,027
May 2017	1	2.7	0	0.0	0	0.0	0	0.0	36	97.3	37	1,405,000	1,526,493
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	3.3	147	96.7	152	1,587,500	1,713,542
Year-to-date 2017	1	0.5	0	0.0	8	4.3	26	13.9	152	81.3	187	1,175,000	1,391,961
<b>Markham</b>													
May 2018	0	0.0	1	2.6	1	2.6	11	28.9	25	65.8	38	1,200,000	1,436,317
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	2,992,000
Year-to-date 2018	0	0.0	1	2.3	1	2.3	11	25.6	30	69.8	43	1,200,000	1,436,317
Year-to-date 2017	0	0.0	0	0.0	2	2.3	44	50.6	41	47.1	87	990,000	1,736,570
<b>Newmarket</b>													
May 2018	0	0.0	0	0.0	18	42.9	23	54.8	1	2.4	42	805,000	816,038
May 2017	0	0.0	4	20.0	2	10.0	5	25.0	9	45.0	20	885,000	901,350
Year-to-date 2018	1	1.0	0	0.0	47	49.0	33	34.4	15	15.6	96	800,000	828,510
Year-to-date 2017	0	0.0	20	17.5	47	41.2	21	18.4	26	22.8	114	782,500	816,011
<b>Richmond Hill</b>													
May 2018	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	2,590,000	2,684,783
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	1,650,000	2,034,999
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	1.1	92	98.9	93	2,345,000	2,754,454
Year-to-date 2017	0	0.0	0	0.0	8	5.6	0	0.0	135	94.4	143	1,580,000	1,942,517
<b>Vaughan</b>													
May 2018	0	0.0	0	0.0	0	0.0	24	28.9	59	71.1	83	1,450,000	1,748,755
May 2017	0	0.0	0	0.0	0	0.0	2	7.4	25	92.6	27	1,660,000	1,604,937
Year-to-date 2018	0	0.0	0	0.0	0	0.0	28	10.9	230	89.1	258	1,490,000	1,761,842
Year-to-date 2017	0	0.0	0	0.0	5	1.8	69	25.3	199	72.9	273	1,210,000	1,373,322
<b>Whitchurch-Stouffville</b>													
May 2018	0	0.0	0	0.0	1	8.3	6	50.0	5	41.7	12	925,000	1,002,818
May 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	1	1.3	5	6.3	11	13.8	40	50.0	23	28.8	80	800,000	893,374
Year-to-date 2017	1	1.4	20	29.0	46	66.7	2	2.9	0	0.0	69	715,000	695,900

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 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>													
May 2018	29	13.7	71	33.5	57	26.9	30	14.2	25	11.8	212	657,500	746,700
May 2017	19	7.0	115	42.3	63	23.2	44	16.2	31	11.4	272	647,500	766,944
Year-to-date 2018	138	11.6	406	34.2	357	30.1	173	14.6	113	9.5	1,187	670,000	736,422
Year-to-date 2017	139	7.3	645	33.8	681	35.7	306	16.0	138	7.2	1,909	680,000	729,148
<b>Brampton</b>													
May 2018	28	16.2	47	27.2	53	30.6	27	15.6	18	10.4	173	675,000	719,045
May 2017	18	7.3	114	46.5	61	24.9	43	17.6	9	3.7	245	630,000	679,892
Year-to-date 2018	130	13.0	346	34.6	316	31.6	155	15.5	52	5.2	999	665,000	690,566
Year-to-date 2017	136	8.4	618	38.1	541	33.4	272	16.8	55	3.4	1,622	660,000	685,769
<b>Caledon</b>													
May 2018	1	3.0	24	72.7	4	12.1	3	9.1	1	3.0	33	595,000	653,203
May 2017	1	12.5	1	12.5	2	25.0	0	0.0	4	50.0	8	-	1,148,275
Year-to-date 2018	8	5.9	60	44.1	41	30.1	18	13.2	9	6.6	136	665,000	709,393
Year-to-date 2017	3	1.4	27	12.3	140	63.9	29	13.2	20	9.1	219	725,000	785,489
<b>Mississauga</b>													
May 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	2,058,333
May 2017	0	0.0	0	0.0	0	0.0	1	5.3	18	94.7	19	1,450,000	1,728,895
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	52	100.0	52	1,450,000	1,746,327
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	7.4	63	92.6	68	1,450,000	1,582,410
<b>Halton Region</b>													
May 2018	0	0.0	0	0.0	24	20.9	11	9.6	80	69.6	115	1,125,000	1,201,784
May 2017	0	0.0	1	0.7	53	35.1	80	53.0	17	11.3	151	862,500	922,211
Year-to-date 2018	0	0.0	0	0.0	49	11.5	95	22.2	283	66.3	427	1,140,000	1,317,684
Year-to-date 2017	1	0.2	12	2.4	130	25.7	220	43.6	142	28.1	505	885,000	1,157,462
<b>Burlington</b>													
May 2018	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
May 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	7.7	24	92.3	26	-	2,072,283
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	-	-
<b>Halton Hills</b>													
May 2018	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	1,107,450
May 2017	0	0.0	0	0.0	3	25.0	2	16.7	7	58.3	12	1,175,000	1,374,150
Year-to-date 2018	0	0.0	0	0.0	4	25.0	4	25.0	8	50.0	16	-	1,049,963
Year-to-date 2017	0	0.0	0	0.0	5	15.6	17	53.1	10	31.3	32	1,175,000	1,183,030
<b>Milton</b>													
May 2018	0	0.0	0	0.0	4	36.4	0	0.0	7	63.6	11	1,175,000	1,046,181
May 2017	0	0.0	1	1.2	41	49.4	41	49.4	0	0.0	83	800,000	815,661
Year-to-date 2018	0	0.0	0	0.0	24	20.7	66	56.9	26	22.4	116	950,000	943,774
Year-to-date 2017	0	0.0	12	5.7	100	47.8	96	45.9	1	0.5	209	790,000	810,844
<b>Oakville</b>													
May 2018	0	0.0	0	0.0	19	20.2	10	10.6	65	69.1	94	1,115,000	1,224,008
May 2017	0	0.0	0	0.0	9	17.0	37	69.8	7	13.2	53	905,000	986,747
Year-to-date 2018	0	0.0	0	0.0	21	7.8	23	8.6	225	83.6	269	1,160,000	1,453,223
Year-to-date 2017	1	0.4	0	0.0	25	10.5	107	45.0	105	44.1	238	930,000	1,455,708

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 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>													
May 2018	4	3.9	38	37.3	27	26.5	28	27.5	5	4.9	102	760,000	787,104
May 2017	35	41.7	21	25.0	14	16.7	11	13.1	3	3.6	84	520,000	590,383
Year-to-date 2018	40	8.2	161	33.1	120	24.7	117	24.1	48	9.9	486	700,000	756,122
Year-to-date 2017	224	35.7	204	32.5	117	18.6	66	10.5	17	2.7	628	535,000	577,222
<b>Ajax</b>													
May 2018	0	0.0	8	38.1	2	9.5	10	47.6	1	4.8	21	930,000	806,367
May 2017	0	0.0	5	41.7	7	58.3	0	0.0	0	0.0	12	665,000	635,740
Year-to-date 2018	0	0.0	17	28.3	10	16.7	29	48.3	4	6.7	60	905,000	821,973
Year-to-date 2017	0	0.0	47	49.0	49	51.0	0	0.0	0	0.0	96	655,000	638,693
<b>Brock</b>													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 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>													
May 2018	4	17.4	14	60.9	4	17.4	1	4.3	0	0.0	23	-	-
May 2017	21	72.4	6	20.7	1	3.4	1	3.4	0	0.0	29	465,000	487,017
Year-to-date 2018	24	16.3	83	56.5	32	21.8	6	4.1	2	1.4	147	625,000	622,124
Year-to-date 2017	129	64.2	59	29.4	10	5.0	2	1.0	1	0.5	201	475,000	496,838
<b>Oshawa</b>													
May 2018	0	0.0	14	28.0	20	40.0	16	32.0	0	0.0	50	760,000	744,060
May 2017	13	65.0	7	35.0	0	0.0	0	0.0	0	0.0	20	485,000	480,050
Year-to-date 2018	9	5.1	56	31.5	58	32.6	49	27.5	6	3.4	178	730,000	714,377
Year-to-date 2017	61	41.8	75	51.4	8	5.5	2	1.4	0	0.0	146	510,000	520,925
<b>Pickering</b>													
May 2018	0	0.0	2	40.0	0	0.0	0	0.0	3	60.0	5	-	1,136,640
May 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	2	5.0	4	10.0	19	47.5	15	37.5	40	920,000	1,029,181
Year-to-date 2017	2	3.4	4	6.9	21	36.2	24	41.4	7	12.1	58	825,000	817,250
<b>Scugog</b>													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 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>													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
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	24	70.6	4	11.8	1	2.9	5	14.7	0	0.0	34	320,000	422,906
<b>Whitby</b>													
May 2018	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
May 2017	1	4.8	3	14.3	5	23.8	9	42.9	3	14.3	21	880,000	812,286
Year-to-date 2018	0	0.0	3	13.0	11	47.8	6	26.1	3	13.0	23	-	801,875
Year-to-date 2017	8	8.6	15	16.1	28	30.1	33	35.5	9	9.7	93	707,500	780,192

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**May 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>													
May 2018	13	15.9	63	76.8	5	6.1	0	0.0	1	1.2	82	550,000	560,973
May 2017	8	9.6	65	78.3	5	6.0	5	6.0	0	0.0	83	560,000	580,376
Year-to-date 2018	163	31.8	296	57.7	31	6.0	19	3.7	4	0.8	513	535,000	556,331
Year-to-date 2017	100	20.2	345	69.8	29	5.9	19	3.8	1	0.2	494	550,000	555,534
<b>Bradford West Gwillimbury</b>													
May 2018	0	0.0	30	96.8	1	3.2	0	0.0	0	0.0	31	590,000	583,332
May 2017	0	0.0	24	96.0	1	4.0	0	0.0	0	0.0	25	590,000	588,710
Year-to-date 2018	3	2.0	132	89.8	6	4.1	3	2.0	3	2.0	147	590,000	609,953
Year-to-date 2017	20	10.3	168	86.6	5	2.6	1	0.5	0	0.0	194	590,000	573,036
<b>Town of Mono</b>													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	0	0.0	2	18.2	4	36.4	5	45.5	0	0.0	11	800,000	785,718
Year-to-date 2018	7	46.7	3	20.0	3	20.0	2	13.3	0	0.0	15	-	562,022
Year-to-date 2017	1	2.1	6	12.5	22	45.8	18	37.5	1	2.1	48	800,000	796,426
<b>New Tecumseth</b>													
May 2018	13	25.5	33	64.7	4	7.8	0	0.0	1	2.0	51	520,000	547,382
May 2017	8	17.0	39	83.0	0	0.0	0	0.0	0	0.0	47	550,000	527,884
Year-to-date 2018	145	46.5	140	44.9	13	4.2	13	4.2	1	0.3	312	505,000	526,626
Year-to-date 2017	79	31.5	170	67.7	2	0.8	0	0.0	0	0.0	251	515,000	505,537
<b>Orangeville</b>													
May 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	8	20.5	21	53.8	9	23.1	1	2.6	0	0.0	39	587,500	590,541
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
<b>Toronto CMA</b>													
May 2018	61	7.3	170	20.5	143	17.2	120	14.5	336	40.5	830	885,000	1,126,533
May 2017	31	3.6	223	26.2	159	18.7	147	17.3	291	34.2	851	825,000	1,026,546
Year-to-date 2018	430	10.8	982	24.6	668	16.8	540	13.6	1,364	34.2	3,984	780,000	1,049,754
Year-to-date 2017	297	6.2	1,237	25.6	1,097	22.7	886	18.4	1,308	27.1	4,825	775,000	979,278
<b>Oshawa CMA</b>													
May 2018	4	5.3	28	36.8	25	32.9	18	23.7	1	1.3	76	690,000	705,184
May 2017	35	50.0	16	22.9	6	8.6	10	14.3	3	4.3	70	500,000	582,607
Year-to-date 2018	33	9.5	142	40.8	101	29.0	61	17.5	11	3.2	348	647,500	680,957
Year-to-date 2017	198	45.0	149	33.9	46	10.5	37	8.4	10	2.3	440	510,000	564,399
<b>Greater Toronto Area</b>													
May 2018	52	6.3	135	16.3	163	19.6	139	16.7	341	41.1	830	900,000	1,160,684
May 2017	58	6.9	174	20.7	160	19.0	152	18.1	297	35.3	841	862,500	1,055,416
Year-to-date 2018	300	7.8	828	21.5	738	19.2	584	15.2	1,395	36.3	3,845	825,000	1,092,070
Year-to-date 2017	395	8.2	1,041	21.7	1,114	23.2	904	18.8	1,343	28.0	4,797	780,000	989,619

Source: CMHC (Market Absorption Survey)

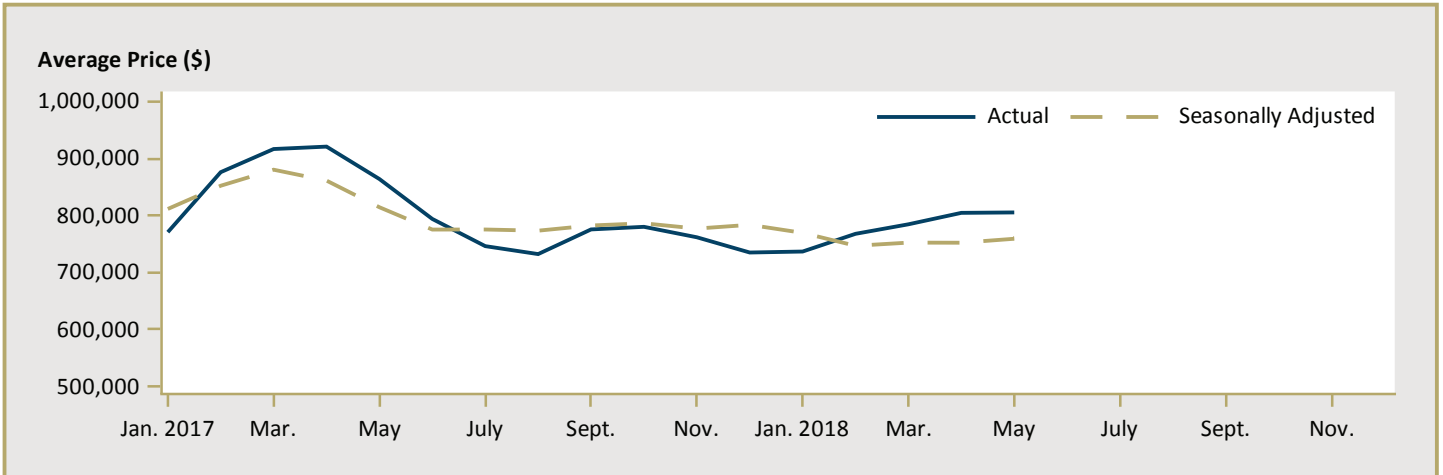
**Table 4.1: Average Price (\$) of Absorbed Single-detached Units****May 2018**

Submarket	May 2018	May 2017	% Change	YTD 2018	YTD 2017	% Change
<b>Toronto City</b>	2,063,834	1,763,725	17.0	1,949,553	1,859,030	4.9
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	-	939,384	n/a
North York	-	-	n/a	1,309,516	-	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
<b>York Region</b>	1,341,971	1,405,930	-4.5	1,229,480	1,228,077	0.1
Aurora	1,361,133	1,354,573	0.5	1,648,339	1,144,947	44.0
East Gwillimbury	626,128	741,849	-15.6	609,615	693,840	-12.1
Georgina Township	668,172	-	n/a	710,923	578,941	22.8
King Township	1,772,027	1,526,493	16.1	1,713,542	1,391,961	23.1
Markham	1,436,317	2,992,000	-52.0	1,436,317	1,736,570	-17.3
Newmarket	816,038	901,350	-9.5	828,510	816,011	1.5
Richmond Hill	2,684,783	2,034,999	31.9	2,754,454	1,942,517	41.8
Vaughan	1,748,755	1,604,937	9.0	1,761,842	1,373,322	28.3
Whitchurch-Stouffville	1,002,818	-	n/a	893,374	695,900	28.4
<b>Peel Region</b>	746,700	766,944	-2.6	736,422	729,148	1.0
Brampton	719,045	679,892	5.8	690,566	685,769	0.7
Caledon	653,203	1,148,275	-43.1	709,393	785,489	-9.7
Mississauga	2,058,333	1,728,895	19.1	1,746,327	1,582,410	10.4
<b>Halton Region</b>	1,201,784	922,211	30.3	1,317,684	1,157,462	13.8
Burlington	-	-	n/a	2,072,283	-	n/a
Halton Hills	1,107,450	1,374,150	-19.4	1,049,963	1,183,030	-11.2
Milton	1,046,181	815,661	28.3	943,774	810,844	16.4
Oakville	1,224,008	986,747	24.0	1,453,223	1,455,708	-0.2
<b>Durham Region</b>	787,104	590,383	33.3	756,122	577,222	31.0
Ajax	806,367	635,740	26.8	821,973	638,693	28.7
Brock	-	-	n/a	-	-	n/a
Clarington	-	487,017	n/a	622,124	496,838	25.2
Oshawa	744,060	480,050	55.0	714,377	520,925	37.1
Pickering	1,136,640	-	n/a	1,029,181	817,250	25.9
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	909,638	422,906	115.1
Whitby	-	812,286	n/a	801,875	780,192	2.8
<b>Remainder of Toronto CMA</b>	560,973	580,376	-3.3	556,331	555,534	0.1
Bradford West Gwillimbury	583,332	588,710	-0.9	609,953	573,036	6.4
Town of Mono	-	785,718	n/a	562,022	796,426	-29.4
New Tecumseth	547,382	527,884	3.7	526,626	505,537	4.2
Orangeville	-	-	n/a	590,541	-	n/a
<b>Toronto CMA</b>	1,126,533	1,026,546	9.7	1,049,754	979,278	7.2
<b>Oshawa CMA</b>	705,184	582,607	21.0	680,957	564,399	20.7
<b>Greater Toronto Area (GTA)</b>	1,160,684	1,055,416	10.0	1,092,070	989,619	10.4

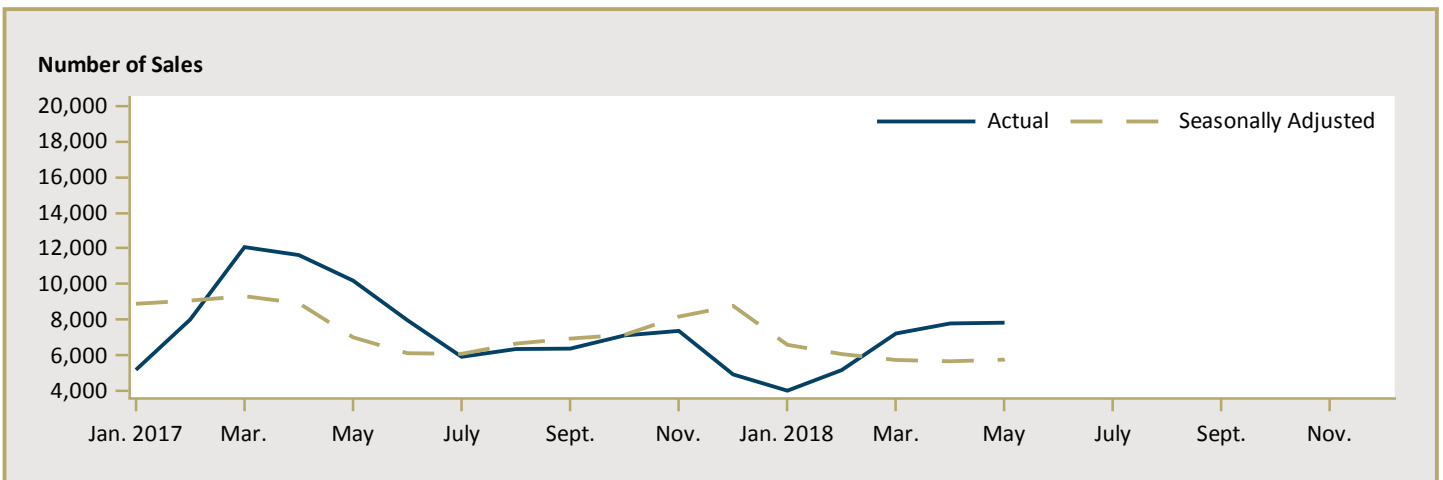
Source: CMHC (Market Absorption Survey)



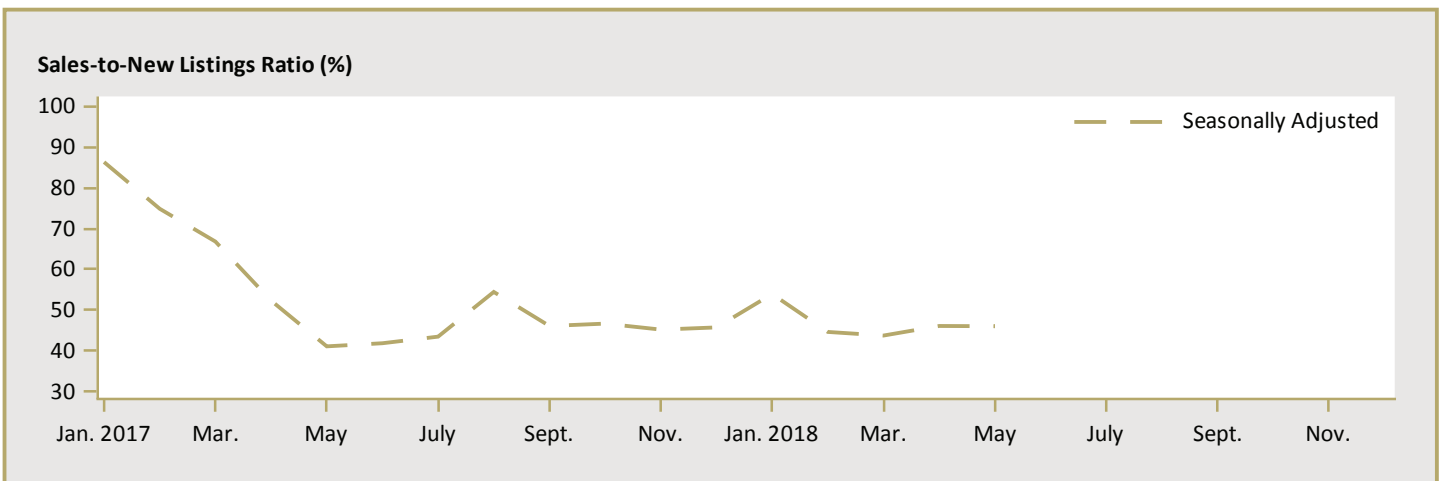
**Figure 5.1a: MLS® Residential Average Price for Toronto**



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



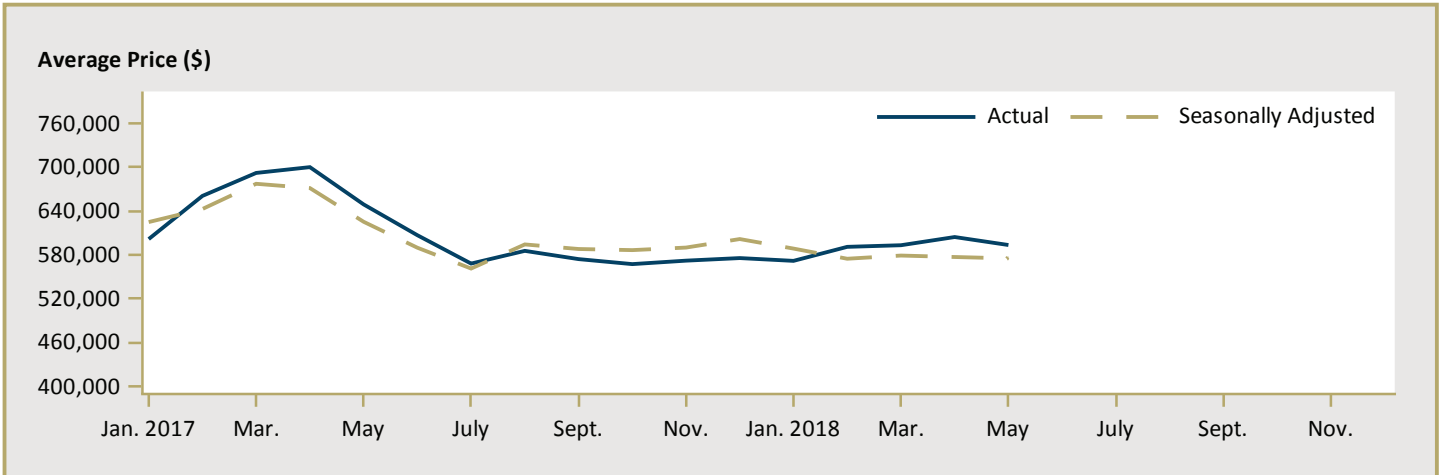
**Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto**



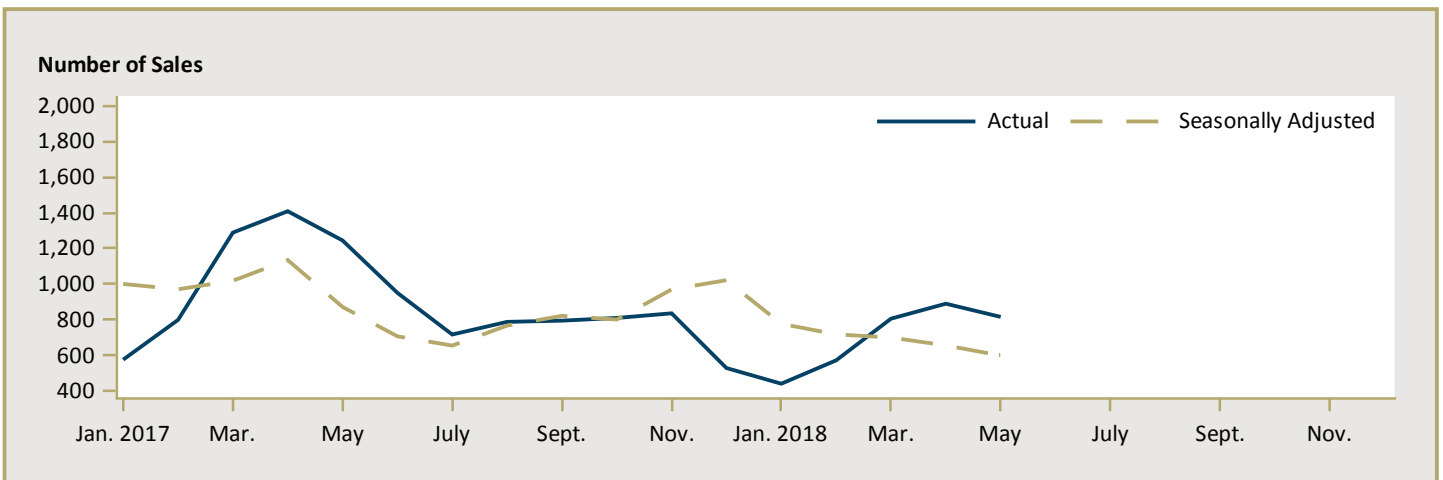
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Source: CREA / Haver Analytics

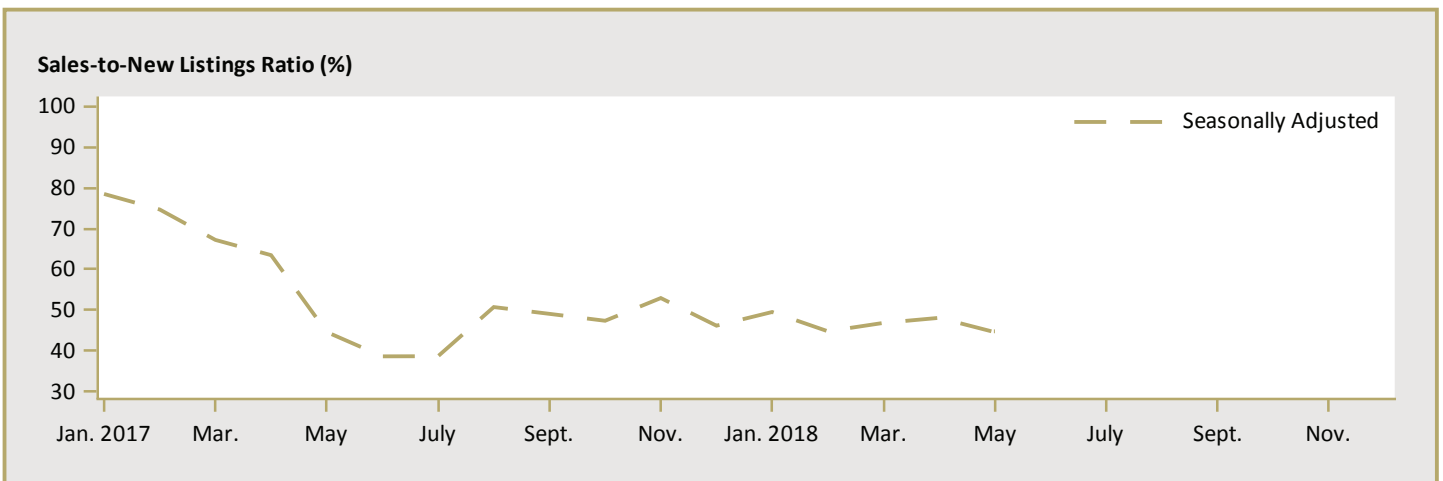
**Figure 5.1b: MLS® Residential Average Price for Durham Region**



**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**
**May 2018**

		Intetereast Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	132.1	3,218	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,235	7.0	66.3	969
	March	561	3.14	4.64	101.4	133.0	3,248	7.1	66.5	970
	April	561	3.14	4.64	103.5	133.6	3,257	6.8	66.4	976
	May	561	3.14	4.64	104.6	133.7	3,265	6.9	66.5	974
	June	561	3.14	4.64	104.6	134.2	3,267	6.7	66.3	974
	July	573	3.14	4.84	104.6	134.0	3,270	6.8	66.3	975
	August	573	3.14	4.84	104.6	133.8	3,274	6.3	65.9	983
	September	575	3.09	4.89	104.6	134.4	3,293	6.1	66.0	990
	October	581	3.24	4.99	104.7	134.3	3,315	5.9	66.2	994
	November	581	3.24	4.99	104.7	134.6	3,336	6.0	66.5	999
	December	581	3.24	4.99	104.7	134.0	3,356	6.0	66.9	1,005
2018	January	590	3.34	5.14	104.6	135.3	3,363	5.9	66.8	1,011
	February	590	3.34	5.14	104.0	136.0	3,364	5.8	66.6	1,015
	March	590	3.34	5.14	103.7	136.7	3,351	5.8	66.2	1,017
	April	590	3.34	5.14	103.2	136.8	3,342	5.9	66.0	1,023
	May	601	3.49	5.34		136.7	3,336	6.2	65.9	1,027
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

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

		Interest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.3	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.8	5.8	68.1	1,045
	March	561	3.14	4.64	101.4	133.0	207.2	6.0	66.7	1,064
	April	561	3.14	4.64	103.5	133.6	205.8	6.1	66.2	1,073
	May	561	3.14	4.64	104.6	133.7	209.5	5.9	67.2	1,077
	June	561	3.14	4.64	104.6	134.2	213.6	5.7	68.3	1,070
	July	573	3.14	4.84	104.6	134.0	213.3	5.7	68.1	1,063
	August	573	3.14	4.84	104.6	133.8	213.3	5.1	67.5	1,059
	September	575	3.09	4.89	104.6	134.4	212.4	4.8	66.9	1,067
	October	581	3.24	4.99	104.7	134.3	212.8	5.0	67.1	1,062
	November	581	3.24	4.99	104.7	134.6	211.3	5.4	66.8	1,055
	December	581	3.24	4.99	104.7	134.0	209.0	5.5	66.0	1,030
2018	January	590	3.34	5.14	104.6	135.3	207.9	5.2	65.4	1,025
	February	590	3.34	5.14	104.0	136.0	209.2	4.8	65.5	1,027
	March	590	3.34	5.14	103.7	136.7	214.0	4.5	66.6	1,045
	April	590	3.34	5.14	103.2	136.8	219.6	4.4	68.2	1,038
	May	601	3.49	5.34		136.7	224.9	4.5	69.7	1,025
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

## METHODOLOGY

### Starts & Completions Survey Methodology

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

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

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

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

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

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

### Market Absorption Survey Methodology

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

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES

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

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

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

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

## INTENDED MARKET

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

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

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

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

## GEOGRAPHICAL TERMS

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

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

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

## CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

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