

HOUSING NOW TABLES

Greater Toronto Area

Date Released: January 2019



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Dear *Housing Now* Subscriber:

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

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

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

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

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

HOUSING NOW REPORT TABLES

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- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 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)		
December 2018		
Toronto CMA ¹	November 2018	December 2018
Trend ²	43,263	40,237
SAAR	48,233	37,358
	December 2017	December 2018
Actual		
December - Single-Detached	767	540
December - Multiples	1,473	2,654
December - Total	2,240	3,194
January to December - Single-Detached	10,172	6,405
January to December - Multiples	28,566	34,702
January to December - Total	38,738	41,107

Table 1b: Housing Starts (SAAR and Trend)		
December 2018		
Oshawa CMA ¹	November 2018	December 2018
Trend ²	3,145	2,903
SAAR	4,523	1,552
	December 2017	December 2018
Actual		
December - Single-Detached	117	63
December - Multiples	18	54
December - Total	135	117
January to December - Single-Detached	1,208	1,308
January to December - Multiples	1,627	1,224
January to December - Total	2,835	2,532

Source: CMHC

¹ Census Metropolitan Area² 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
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2018	540	58	311	0	185	1,888	0	212	3,194
December 2017	761	52	324	6	87	734	0	276	2,240
% Change	-29.0	11.5	-4.0	-100.0	112.6	157.2	n/a	-23.2	42.6
Year-to-date 2018	6,326	922	3,490	79	980	26,020	0	3,290	41,107
Year-to-date 2017	10,128	1,406	6,499	44	810	17,487	39	2,325	38,738
% Change	-37.5	-34.4	-46.3	79.5	21.0	48.8	-100.0	41.5	6.1
UNDER CONSTRUCTION									
December 2018	6,869	950	4,641	54	1,090	52,077	17	6,477	72,175
December 2017	9,628	1,306	7,600	44	823	44,285	47	6,616	70,349
% Change	-28.7	-27.3	-38.9	22.7	32.4	17.6	-63.8	-2.1	2.6
COMPLETIONS									
December 2018	787	96	128	12	39	2,243	0	36	3,341
December 2017	977	48	250	1	159	1,244	10	222	2,911
% Change	-19.4	100.0	-48.8	**	-75.5	80.3	-100.0	-83.8	14.8
Year-to-date 2018	9,072	1,260	5,986	62	885	17,256	101	3,128	37,750
Year-to-date 2017	12,276	1,160	4,679	17	740	16,800	90	1,370	37,132
% Change	-26.1	8.6	27.9	**	19.6	2.7	12.2	128.3	1.7
COMPLETED & NOT ABSORBED									
December 2018	322	22	65	0	8	44	n/a	n/a	461
December 2017	305	24	67	0	13	254	n/a	n/a	663
% Change	5.6	-8.3	-3.0	n/a	-38.5	-82.7	n/a	n/a	-30.5
ABSORBED									
December 2018	784	92	129	12	39	2,248	n/a	n/a	3,304
December 2017	1,021	48	272	1	151	1,209	n/a	n/a	2,702
% Change	-23.2	91.7	-52.6	**	-74.2	85.9	n/a	n/a	22.3
Year-to-date 2018	9,057	1,262	5,965	62	890	17,437	n/a	n/a	34,673
Year-to-date 2017	12,248	1,157	4,669	17	748	17,578	n/a	n/a	36,417
% Change	-26.1	9.1	27.8	**	19.0	-0.8	n/a	n/a	-4.8

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2018	63	14	3	0	5	0	0	32	117
December 2017	117	0	5	0	13	0	0	0	135
% Change	-46.2	n/a	-40.0	n/a	-61.5	n/a	n/a	n/a	-13.3
Year-to-date 2018	1,308	72	178	0	205	271	0	498	2,532
Year-to-date 2017	1,208	52	213	0	619	622	0	121	2,835
% Change	8.3	38.5	-16.4	n/a	-66.9	-56.4	n/a	**	-10.7
UNDER CONSTRUCTION									
December 2018	1,284	82	252	0	642	626	0	625	3,511
December 2017	954	48	205	0	833	937	0	230	3,207
% Change	34.6	70.8	22.9	n/a	-22.9	-33.2	n/a	171.7	9.5
COMPLETIONS									
December 2018	69	0	15	0	63	37	0	14	198
December 2017	64	4	12	0	20	63	0	4	167
% Change	7.8	-100.0	25.0	n/a	**	-41.3	n/a	**	18.6
Year-to-date 2018	973	36	90	0	451	568	0	115	2,233
Year-to-date 2017	993	44	395	0	129	347	0	571	2,479
% Change	-2.0	-18.2	-77.2	n/a	**	63.7	n/a	-79.9	-9.9
COMPLETED & NOT ABSORBED									
December 2018	19	2	0	0	0	0	n/a	n/a	21
December 2017	22	2	0	0	0	0	n/a	n/a	24
% Change	-13.6	0.0	n/a	n/a	n/a	n/a	n/a	n/a	-12.5
ABSORBED									
December 2018	69	0	15	0	63	37	n/a	n/a	184
December 2017	66	4	12	0	20	63	n/a	n/a	165
% Change	4.5	-100.0	25.0	n/a	**	-41.3	n/a	n/a	11.5
Year-to-date 2018	976	36	86	0	451	568	n/a	n/a	2,117
Year-to-date 2017	997	44	395	0	130	347	n/a	n/a	1,913
% Change	-2.1	-18.2	-78.2	n/a	**	63.7	n/a	n/a	10.7

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2018	585	52	319	0	190	1,888	0	244	3,278
December 2017	814	52	329	6	100	734	0	276	2,311
% Change	-28.1	0.0	-3.0	-100.0	90.0	157.2	n/a	-11.6	41.8
Year-to-date 2018	7,383	948	3,615	79	1,133	26,439	18	3,936	43,551
Year-to-date 2017	10,504	1,350	6,405	41	1,364	18,717	39	2,446	40,866
% Change	-29.7	-29.8	-43.6	92.7	-16.9	41.3	-53.8	60.9	6.6
UNDER CONSTRUCTION									
December 2018	8,002	970	4,834	53	1,701	53,656	35	7,250	76,501
December 2017	9,919	1,238	7,474	35	1,610	46,352	47	6,846	73,521
% Change	-19.3	-21.6	-35.3	51.4	5.7	15.8	-25.5	5.9	4.1
COMPLETIONS									
December 2018	814	84	138	11	83	2,280	0	50	3,460
December 2017	888	50	246	0	156	1,457	10	226	3,033
% Change	-8.3	68.0	-43.9	n/a	-46.8	56.5	-100.0	-77.9	14.1
Year-to-date 2018	9,283	1,196	5,778	54	1,269	18,085	74	3,243	38,982
Year-to-date 2017	12,031	1,132	4,742	11	852	17,662	53	1,938	38,421
% Change	-22.8	5.7	21.8	**	48.9	2.4	39.6	67.3	1.5
COMPLETED & NOT ABSORBED									
December 2018	342	24	54	0	8	44	n/a	n/a	472
December 2017	329	26	67	0	13	364	n/a	n/a	799
% Change	4.0	-7.7	-19.4	n/a	-38.5	-87.9	n/a	n/a	-40.9
ABSORBED									
December 2018	810	80	139	11	83	2,285	n/a	n/a	3,408
December 2017	930	46	268	0	148	1,422	n/a	n/a	2,814
% Change	-12.9	73.9	-48.1	n/a	-43.9	60.7	n/a	n/a	21.1
Year-to-date 2018	9,195	1,198	5,772	54	1,274	18,376	n/a	n/a	35,869
Year-to-date 2017	11,939	1,122	4,716	11	848	18,330	n/a	n/a	36,966
% Change	-23.0	6.8	22.4	**	50.2	0.3	n/a	n/a	-3.0

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2018	95	4	16	0	85	1,448	0	212	1,860
December 2017	103	6	17	6	23	724	0	276	1,155
York Region									
December 2018	149	2	70	0	84	0	0	0	305
December 2017	260	6	96	0	45	10	0	0	417
Peel Region									
December 2018	70	28	0	0	0	0	0	0	98
December 2017	95	10	68	0	0	0	0	0	173
Halton Region									
December 2018	101	2	148	0	7	440	0	0	698
December 2017	172	18	131	0	6	0	0	0	327
Durham Region									
December 2018	170	16	85	0	14	0	0	32	317
December 2017	184	12	17	0	26	0	0	0	239
Toronto CMA									
December 2018	540	58	311	0	185	1,888	0	212	3,194
December 2017	761	52	324	6	87	734	0	276	2,240
Oshawa CMA									
December 2018	63	14	3	0	5	0	0	32	117
December 2017	117	0	5	0	13	0	0	0	135
Greater Toronto Area									
December 2018	585	52	319	0	190	1,888	0	244	3,278
December 2017	814	52	329	6	100	734	0	276	2,311

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2018	1,581	104	1,068	12	271	39,567	17	5,734	48,354
December 2017	1,429	136	1,221	9	374	32,918	47	5,891	42,025
York Region									
December 2018	2,145	366	2,064	14	299	6,433	0	164	11,485
December 2017	3,619	232	3,146	5	45	7,970	0	163	15,180
Peel Region									
December 2018	1,125	128	356	26	180	3,975	0	271	6,061
December 2017	1,780	338	1,299	21	117	2,228	0	6	5,789
Halton Region									
December 2018	1,282	268	764	1	93	2,572	18	148	5,146
December 2017	1,584	432	1,331	0	228	1,885	0	284	5,744
Durham Region									
December 2018	1,869	104	582	0	858	1,109	0	933	5,455
December 2017	1,507	100	477	0	846	1,351	0	502	4,783
Toronto CMA									
December 2018	6,869	950	4,641	54	1,090	52,077	17	6,477	72,175
December 2017	9,628	1,306	7,600	44	823	44,285	47	6,616	70,349
Oshawa CMA									
December 2018	1,284	82	252	0	642	626	0	625	3,511
December 2017	954	48	205	0	833	937	0	230	3,207
Greater Toronto Area									
December 2018	8,002	970	4,834	53	1,701	53,656	35	7,250	76,501
December 2017	9,919	1,238	7,474	35	1,610	46,352	47	6,846	73,521

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2018	123	20	3	5	0	1,819	0	36	2,006
December 2017	96	2	4	0	22	577	10	222	933
York Region									
December 2018	285	44	72	3	0	185	0	0	589
December 2017	280	4	39	0	0	81	0	0	404
Peel Region									
December 2018	135	2	0	3	0	177	0	0	317
December 2017	378	20	81	0	42	0	0	0	521
Halton Region									
December 2018	188	16	48	0	20	62	0	0	334
December 2017	61	0	103	0	17	736	0	0	917
Durham Region									
December 2018	83	2	15	0	63	37	0	14	214
December 2017	73	24	19	0	75	63	0	4	258
Toronto CMA									
December 2018	787	96	128	12	39	2,243	0	36	3,341
December 2017	977	48	250	1	159	1,244	10	222	2,911
Oshawa CMA									
December 2018	69	0	15	0	63	37	0	14	198
December 2017	64	4	12	0	20	63	0	4	167
Greater Toronto Area									
December 2018	814	84	138	11	83	2,280	0	50	3,460
December 2017	888	50	246	0	156	1,457	10	226	3,033

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2018	252	12	0	0	0	25	n/a	n/a	289
December 2017	260	14	4	0	5	180	n/a	n/a	463
York Region									
December 2018	43	10	0	0	0	19	n/a	n/a	72
December 2017	27	8	4	0	0	69	n/a	n/a	108
Peel Region									
December 2018	3	0	11	0	8	0	n/a	n/a	22
December 2017	3	2	11	0	8	0	n/a	n/a	24
Halton Region									
December 2018	19	0	43	0	0	0	n/a	n/a	62
December 2017	13	0	48	0	0	115	n/a	n/a	176
Durham Region									
December 2018	25	2	0	0	0	0	n/a	n/a	27
December 2017	26	2	0	0	0	0	n/a	n/a	28
Toronto CMA									
December 2018	322	22	65	0	8	44	n/a	n/a	461
December 2017	305	24	67	0	13	254	n/a	n/a	663
Oshawa CMA									
December 2018	19	2	0	0	0	0	n/a	n/a	21
December 2017	22	2	0	0	0	0	n/a	n/a	24
Greater Toronto Area									
December 2018	342	24	54	0	8	44	n/a	n/a	472
December 2017	329	26	67	0	13	364	n/a	n/a	799

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2018	123	18	4	5	0	1,824	n/a	n/a	1,974
December 2017	138	2	19	0	22	580	n/a	n/a	761
York Region									
December 2018	279	42	72	3	0	185	n/a	n/a	581
December 2017	281	4	39	0	0	43	n/a	n/a	367
Peel Region									
December 2018	135	2	0	3	0	177	n/a	n/a	317
December 2017	377	20	81	0	34	0	n/a	n/a	512
Halton Region									
December 2018	187	16	48	0	20	62	n/a	n/a	333
December 2017	61	0	110	0	17	736	n/a	n/a	924
Durham Region									
December 2018	86	2	15	0	63	37	n/a	n/a	203
December 2017	73	20	19	0	75	63	n/a	n/a	250
Toronto CMA									
December 2018	784	92	129	12	39	2,248	n/a	n/a	3,304
December 2017	1,021	48	272	1	151	1,209	n/a	n/a	2,702
Oshawa CMA									
December 2018	69	0	15	0	63	37	n/a	n/a	184
December 2017	66	4	12	0	20	63	n/a	n/a	165
Greater Toronto Area									
December 2018	810	80	139	11	83	2,285	n/a	n/a	3,408
December 2017	930	46	268	0	148	1,422	n/a	n/a	2,814

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

Table 1.3a: History of Housing Starts of Toronto CMA
2009 - 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	6,326	922	3,490	79	980	26,020	0	3,290	41,107
% Change	-37.5	-34.4	-46.3	79.5	21.0	48.8	-100.0	41.5	6.1
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

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2009 - 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	1,308	72	178	0	205	271	0	498	2,532
% Change	8.3	38.5	-16.4	n/a	-66.9	-56.4	n/a	**	-10.7
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3c: History of Housing Starts in the Greater Toronto Area
2009 - 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	7,239	948	3,615	79	1,133	26,439	18	3,936	43,407
% Change	-30.0	-29.8	-43.6	92.7	-16.9	41.3	-53.8	60.9	6.6
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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Toronto City	95	109	4	6	101	40	1,660	1,000	1,860	1,155	61.0
Toronto	6	8	0	2	0	10	513	642	519	662	-21.6
East York	4	2	0	0	0	0	0	0	4	2	100.0
Etobicoke	20	10	0	0	16	0	666	311	702	321	118.7
North York	40	36	2	2	0	7	369	29	411	74	**
Scarborough	25	51	2	0	85	23	112	18	224	92	143.5
York	0	2	0	2	0	0	0	0	0	4	-100.0
York Region	149	260	2	6	154	141	0	10	305	417	-26.9
Aurora	0	3	0	0	0	10	0	0	0	13	-100.0
East Gwillimbury	27	17	0	0	9	0	0	0	36	17	111.8
Georgina Township	12	9	0	0	0	0	0	0	12	9	33.3
King Township	2	6	0	0	0	0	0	0	2	6	-66.7
Markham	21	3	0	0	62	23	0	10	83	36	130.6
Newmarket	0	31	0	2	0	0	0	0	0	33	-100.0
Richmond Hill	7	34	0	2	0	60	0	0	7	96	-92.7
Vaughan	74	137	2	2	83	26	0	0	159	165	-3.6
Whitchurch-Stouffville	6	20	0	0	0	22	0	0	6	42	-85.7
Peel Region	70	95	28	10	0	68	0	0	98	173	-43.4
Brampton	44	62	28	0	0	58	0	0	72	120	-40.0
Caledon	18	16	0	0	0	10	0	0	18	26	-30.8
Mississauga	8	17	0	10	0	0	0	0	8	27	-70.4
Halton Region	101	172	2	18	155	137	440	0	698	327	113.5
Burlington	2	2	0	0	5	0	0	0	7	2	**
Halton Hills	0	42	0	0	8	0	0	0	8	42	-81.0
Milton	59	33	2	18	52	112	232	0	345	163	111.7
Oakville	40	95	0	0	90	25	208	0	338	120	181.7
Durham Region	170	184	16	12	99	43	32	0	317	239	32.6
Ajax	9	39	2	12	0	0	0	0	11	51	-78.4
Brock	3	2	0	0	0	0	0	0	3	2	50.0
Clarington	21	67	14	0	3	8	0	0	38	75	-49.3
Oshawa	3	46	0	0	0	0	32	0	35	46	-23.9
Pickering	95	18	0	0	91	25	0	0	186	43	**
Scugog	0	4	0	0	0	0	0	0	0	4	-100.0
Uxbridge	0	4	0	0	0	0	0	0	0	4	-100.0
Whitby	39	4	0	0	5	10	0	0	44	14	**
Remainder of Toronto CMA	23	72	20	0	0	0	0	0	43	72	-40.3
Bradford West Gwillimbury	4	41	10	0	0	0	0	0	14	41	-65.9
Town of Mono	0	0	0	0	0	0	0	0	0	0	n/a
New Tecumseth	19	31	10	0	0	0	0	0	29	31	-6.5
Orangeville	0	0	0	0	0	0	0	0	0	0	n/a
Toronto CMA	540	767	58	52	496	411	2,100	1,010	3,194	2,240	42.6
Oshawa CMA	63	117	14	0	8	18	32	0	117	135	-13.3
Greater Toronto Area (GTA)	585	820	52	52	509	429	2,132	1,010	3,278	2,311	41.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	1,200	1,152	124	74	482	756	20,955	13,130	22,761	15,112	50.6
Toronto	159	158	16	8	130	75	10,581	10,930	10,886	11,171	-2.6
East York	74	64	2	4	8	0	38	2	122	70	74.3
Etobicoke	236	166	74	12	134	297	2,680	953	3,124	1,428	118.8
North York	450	512	12	4	32	175	5,260	676	5,754	1,367	**
Scarborough	239	200	12	34	166	85	2,173	137	2,590	456	**
York	42	52	8	12	12	124	223	432	285	620	-54.0
York Region	1,997	3,181	362	204	1,660	2,225	3,251	3,643	7,270	9,253	-21.4
Aurora	132	287	0	2	19	103	0	203	151	595	-74.6
East Gwillimbury	515	949	14	70	23	303	0	0	552	1,322	-58.2
Georgina Township	71	111	0	6	0	24	1	0	72	141	-48.9
King Township	62	234	0	16	0	0	0	1	62	251	-75.3
Markham	159	136	204	38	833	419	1,324	806	2,520	1,399	80.1
Newmarket	111	273	2	10	286	46	0	0	399	329	21.3
Richmond Hill	324	240	136	42	301	63	311	189	1,072	534	100.7
Vaughan	504	736	6	20	192	1,169	1,615	2,227	2,317	4,152	-44.2
Whitchurch-Stouffville	119	215	0	0	6	98	0	217	125	530	-76.4
Peel Region	1,341	2,773	224	520	508	1,567	2,905	1,879	4,978	6,739	-26.1
Brampton	754	2,268	180	424	355	1,247	177	360	1,466	4,299	-65.9
Caledon	410	320	18	20	153	320	144	124	725	784	-7.5
Mississauga	177	185	26	76	0	0	2,584	1,395	2,787	1,656	68.3
Halton Region	1,145	1,649	138	424	918	1,727	1,801	1,412	4,002	5,212	-23.2
Burlington	148	100	66	2	23	0	475	638	712	740	-3.8
Halton Hills	192	135	0	0	8	0	0	0	200	135	48.1
Milton	384	616	72	324	372	983	615	269	1,443	2,192	-34.2
Oakville	421	798	0	98	515	744	711	505	1,647	2,145	-23.2
Durham Region	1,779	1,790	104	136	865	1,163	1,792	1,461	4,540	4,550	-0.2
Ajax	90	174	30	70	233	129	308	272	661	645	2.5
Brock	117	133	0	0	0	0	0	0	117	133	-12.0
Clarington	606	524	68	18	121	70	176	182	971	794	22.3
Oshawa	283	613	4	42	174	433	593	523	1,054	1,611	-34.6
Pickering	219	196	2	6	249	210	715	446	1,185	858	38.1
Scugog	27	23	0	0	0	0	0	0	27	23	17.4
Uxbridge	18	56	0	0	0	0	0	0	18	56	-67.9
Whitby	419	71	0	0	88	321	0	38	507	430	17.9
Remainder of Toronto CMA	543	1,091	112	114	110	368	179	30	944	1,603	-41.1
Bradford West Gwillimbury	177	411	28	0	0	22	0	0	205	433	-52.7
Town of Mono	16	49	0	0	0	0	0	0	16	49	-67.3
New Tecumseth	349	539	84	114	45	88	176	30	654	771	-15.2
Orangeville	1	92	0	0	65	258	3	0	69	350	-80.3
Toronto CMA	6,405	10,172	926	1,410	4,137	6,982	29,639	20,174	41,107	38,738	6.1
Oshawa CMA	1,308	1,208	72	60	383	824	769	743	2,532	2,835	-10.7
Greater Toronto Area (GTA)	7,462	10,545	952	1,358	4,433	7,438	30,704	21,525	43,551	40,866	6.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Toronto City	101	40	0	0	1,448	724	212	276
Toronto	0	10	0	0	303	642	210	0
East York	0	0	0	0	0	0	0	0
Etobicoke	16	0	0	0	664	35	2	276
North York	0	7	0	0	369	29	0	0
Scarborough	85	23	0	0	112	18	0	0
York	0	0	0	0	0	0	0	0
York Region	154	141	0	0	0	10	0	0
Aurora	0	10	0	0	0	0	0	0
East Gwillimbury	9	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	62	23	0	0	0	10	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	60	0	0	0	0	0	0
Vaughan	83	26	0	0	0	0	0	0
Whitchurch-Stouffville	0	22	0	0	0	0	0	0
Peel Region	0	68	0	0	0	0	0	0
Brampton	0	58	0	0	0	0	0	0
Caledon	0	10	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	155	137	0	0	440	0	0	0
Burlington	5	0	0	0	0	0	0	0
Halton Hills	8	0	0	0	0	0	0	0
Milton	52	112	0	0	232	0	0	0
Oakville	90	25	0	0	208	0	0	0
Durham Region	99	43	0	0	0	0	32	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	3	8	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	32	0
Pickering	91	25	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	5	10	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	496	411	0	0	1,888	734	212	276
Oshawa CMA	8	18	0	0	0	0	32	0
Greater Toronto Area (GTA)	509	429	0	0	1,888	734	244	276

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	482	717	0	39	18,388	11,530	2,567	1,600
Toronto	130	36	0	39	8,618	10,423	1,963	507
East York	8	0	0	0	38	0	0	2
Etobicoke	134	297	0	0	2,180	677	500	276
North York	32	175	0	0	5,160	240	100	436
Scarborough	166	85	0	0	2,173	137	0	0
York	12	124	0	0	219	53	4	379
York Region	1,660	2,225	0	0	3,250	3,480	1	163
Aurora	19	103	0	0	0	203	0	0
East Gwillimbury	23	303	0	0	0	0	0	0
Georgina Township	0	24	0	0	0	0	1	0
King Township	0	0	0	0	0	0	0	1
Markham	833	419	0	0	1,324	806	0	0
Newmarket	286	46	0	0	0	0	0	0
Richmond Hill	301	63	0	0	311	189	0	0
Vaughan	192	1,169	0	0	1,615	2,065	0	162
Whitchurch-Stouffville	6	98	0	0	0	217	0	0
Peel Region	508	1,567	0	0	2,634	1,873	271	6
Brampton	355	1,247	0	0	177	354	0	6
Caledon	153	320	0	0	140	124	4	0
Mississauga	0	0	0	0	2,317	1,395	267	0
Halton Region	900	1,727	18	0	1,510	1,128	291	284
Burlington	5	0	18	0	327	638	148	0
Halton Hills	8	0	0	0	0	0	0	0
Milton	372	983	0	0	615	269	0	0
Oakville	515	744	0	0	568	221	143	284
Durham Region	865	1,163	0	0	986	1,068	806	393
Ajax	233	129	0	0	0	0	308	272
Brock	0	0	0	0	0	0	0	0
Clarington	121	70	0	0	101	182	75	0
Oshawa	174	433	0	0	170	440	423	83
Pickering	249	210	0	0	715	446	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	88	321	0	0	0	0	0	38
Remainder of Toronto CMA	110	368	0	0	179	30	0	0
Bradford West Gwillimbury	0	22	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	45	88	0	0	176	30	0	0
Orangeville	65	258	0	0	3	0	0	0
Toronto CMA	4,137	6,943	0	39	26,349	17,849	3,290	2,325
Oshawa CMA	383	824	0	0	271	622	498	121
Greater Toronto Area (GTA)	4,415	7,399	18	39	26,768	19,079	3,936	2,446

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Toronto City	115	126	1,533	753	212	276	1,860	1,155
Toronto	6	20	303	642	210	0	519	662
East York	4	2	0	0	0	0	4	2
Etobicoke	36	10	664	35	2	276	702	321
North York	42	45	369	29	0	0	411	74
Scarborough	27	45	197	47	0	0	224	92
York	0	4	0	0	0	0	0	4
York Region	221	362	84	55	0	0	305	417
Aurora	0	13	0	0	0	0	0	13
East Gwillimbury	36	17	0	0	0	0	36	17
Georgina Township	12	9	0	0	0	0	12	9
King Township	2	6	0	0	0	0	2	6
Markham	79	26	4	10	0	0	83	36
Newmarket	0	33	0	0	0	0	0	33
Richmond Hill	7	51	0	45	0	0	7	96
Vaughan	79	165	80	0	0	0	159	165
Whitchurch-Stouffville	6	42	0	0	0	0	6	42
Peel Region	98	173	0	0	0	0	98	173
Brampton	72	120	0	0	0	0	72	120
Caledon	18	26	0	0	0	0	18	26
Mississauga	8	27	0	0	0	0	8	27
Halton Region	251	321	447	6	0	0	698	327
Burlington	7	2	0	0	0	0	7	2
Halton Hills	8	42	0	0	0	0	8	42
Milton	113	163	232	0	0	0	345	163
Oakville	123	114	215	6	0	0	338	120
Durham Region	271	213	14	26	32	0	317	239
Ajax	11	51	0	0	0	0	11	51
Brock	3	2	0	0	0	0	3	2
Clarington	38	72	0	3	0	0	38	75
Oshawa	3	46	0	0	32	0	35	46
Pickering	177	30	9	13	0	0	186	43
Scugog	0	4	0	0	0	0	0	4
Uxbridge	0	4	0	0	0	0	0	4
Whitby	39	4	5	10	0	0	44	14
Remainder of Toronto CMA	43	72	0	0	0	0	43	72
Bradford West Gwillimbury	14	41	0	0	0	0	14	41
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	29	31	0	0	0	0	29	31
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	909	1,137	2,073	827	212	276	3,194	2,240
Oshawa CMA	80	122	5	13	32	0	117	135
Greater Toronto Area (GTA)	956	1,195	2,078	840	244	276	3,278	2,311

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	1,797	2,081	18,397	11,392	2,567	1,639	22,761	15,112
Toronto	392	501	8,531	10,124	1,963	546	10,886	11,171
East York	84	68	38	0	0	2	122	70
Etobicoke	435	461	2,189	691	500	276	3,124	1,428
North York	494	691	5,160	240	100	436	5,754	1,367
Scarborough	330	294	2,260	162	0	0	2,590	456
York	62	66	219	175	4	379	285	620
York Region	3,772	5,591	3,497	3,499	1	163	7,270	9,253
Aurora	128	389	23	206	0	0	151	595
East Gwillimbury	552	1,322	0	0	0	0	552	1,322
Georgina Township	71	140	0	1	1	0	72	141
King Township	62	250	0	0	0	1	62	251
Markham	1,071	623	1,449	776	0	0	2,520	1,399
Newmarket	399	329	0	0	0	0	399	329
Richmond Hill	742	300	330	234	0	0	1,072	534
Vaughan	622	1,925	1,695	2,065	0	162	2,317	4,152
Whitchurch-Stouffville	125	313	0	217	0	0	125	530
Peel Region	1,868	4,704	2,839	2,029	271	6	4,978	6,739
Brampton	1,084	3,767	382	526	0	6	1,466	4,299
Caledon	581	660	140	124	4	0	725	784
Mississauga	203	277	2,317	1,379	267	0	2,787	1,656
Halton Region	1,934	3,479	1,759	1,449	309	284	4,002	5,212
Burlington	219	102	327	638	166	0	712	740
Halton Hills	200	135	0	0	0	0	200	135
Milton	779	1,923	664	269	0	0	1,443	2,192
Oakville	736	1,319	768	542	143	284	1,647	2,145
Durham Region	2,575	2,404	1,159	1,753	806	393	4,540	4,550
Ajax	213	325	140	48	308	272	661	645
Brock	117	133	0	0	0	0	117	133
Clarington	772	544	124	250	75	0	971	794
Oshawa	367	791	264	737	423	83	1,054	1,611
Pickering	642	394	543	464	0	0	1,185	858
Scugog	27	23	0	0	0	0	27	23
Uxbridge	18	56	0	0	0	0	18	56
Whitby	419	138	88	254	0	38	507	430
Remainder of Toronto CMA	713	1,505	231	98	0	0	944	1,603
Bradford West Gwillimbury	205	433	0	0	0	0	205	433
Town of Mono	16	49	0	0	0	0	16	49
New Tecumseth	469	718	185	53	0	0	654	771
Orangeville	23	305	46	45	0	0	69	350
Toronto CMA	10,738	18,033	27,079	18,341	3,290	2,364	41,107	38,738
Oshawa CMA	1,558	1,473	476	1,241	498	121	2,532	2,835
Greater Toronto Area (GTA)	11,946	18,259	27,651	20,122	3,954	2,485	43,551	40,866

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Toronto City	128	96	20	2	3	36	1,855	799	2,006	933	115.0
Toronto	11	14	6	2	0	0	1,507	2	1,524	18	**
East York	2	1	0	0	0	0	0	0	2	1	100.0
Etobicoke	10	10	4	0	0	0	282	0	296	10	**
North York	42	34	0	0	3	14	36	548	81	596	-86.4
Scarborough	54	29	8	0	0	22	30	249	92	300	-69.3
York	9	8	2	0	0	0	0	0	11	8	37.5
York Region	288	280	44	4	72	39	185	81	589	404	45.8
Aurora	15	47	0	0	0	0	179	0	194	47	**
East Gwillimbury	64	51	0	0	15	15	0	0	79	66	19.7
Georgina Township	4	13	0	0	0	0	0	0	4	13	-69.2
King Township	6	37	0	0	0	0	0	0	6	37	-83.8
Markham	35	0	22	0	0	0	6	81	63	81	-22.2
Newmarket	23	2	0	0	0	0	0	0	23	2	**
Richmond Hill	51	30	18	0	7	0	0	0	76	30	153.3
Vaughan	74	91	4	4	50	24	0	0	128	119	7.6
Whitchurch-Stouffville	16	9	0	0	0	0	0	0	16	9	77.8
Peel Region	138	378	2	20	0	123	177	0	317	521	-39.2
Brampton	114	334	2	20	0	123	177	0	293	477	-38.6
Caledon	8	30	0	0	0	0	0	0	8	30	-73.3
Mississauga	16	14	0	0	0	0	0	0	16	14	14.3
Halton Region	188	61	16	0	68	120	62	736	334	917	-63.6
Burlington	17	9	0	0	0	0	0	150	17	159	-89.3
Halton Hills	50	3	0	0	0	0	0	56	50	59	-15.3
Milton	47	30	16	0	20	54	0	135	83	219	-62.1
Oakville	74	19	0	0	48	66	62	395	184	480	-61.7
Durham Region	83	73	2	24	78	94	51	67	214	258	-17.1
Ajax	6	1	2	16	0	41	0	0	8	58	-86.2
Brock	1	2	0	4	0	0	0	0	1	6	-83.3
Clarington	23	36	0	0	0	0	6	0	29	36	-19.4
Oshawa	41	25	0	2	51	0	45	0	137	27	**
Pickering	6	1	0	0	0	21	0	0	6	22	-72.7
Scugog	0	2	0	0	0	0	0	0	0	2	-100.0
Uxbridge	1	3	0	0	0	0	0	0	1	3	-66.7
Whitby	5	3	0	2	27	32	0	67	32	104	-69.2
Remainder of Toronto CMA	61	167	14	6	22	39	0	0	97	212	-54.2
Bradford West Gwillimbury	29	49	0	6	0	0	0	0	29	55	-47.3
Town of Mono	2	15	0	0	0	0	0	0	2	15	-86.7
New Tecumseth	30	66	14	0	5	0	0	0	49	66	-25.8
Orangeville	0	37	0	0	17	39	0	0	17	76	-77.6
Toronto CMA	799	978	98	48	165	419	2,279	1,466	3,341	2,911	14.8
Oshawa CMA	69	64	0	4	78	32	51	67	198	167	18.6
Greater Toronto Area (GTA)	825	888	84	50	221	412	2,330	1,683	3,460	3,033	14.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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	1,039	1,384	140	92	876	577	14,031	12,118	16,086	14,171	13.5
Toronto	131	180	24	10	130	102	8,814	7,972	9,099	8,264	10.1
East York	52	91	2	4	0	0	68	316	122	411	-70.3
Etobicoke	176	306	66	6	248	144	1,708	1,557	2,198	2,013	9.2
North York	458	560	22	34	310	309	2,477	1,629	3,267	2,532	29.0
Scarborough	178	194	14	32	188	22	962	420	1,342	668	100.9
York	44	53	12	6	0	0	2	224	58	283	-79.5
York Region	3,455	3,666	222	170	2,273	1,415	4,280	1,284	10,230	6,535	56.5
Aurora	258	579	2	68	21	357	179	95	460	1,099	-58.1
East Gwillimbury	1,171	462	94	30	432	51	0	0	1,697	543	**
Georgina Township	106	301	4	2	24	62	0	0	134	365	-63.3
King Township	256	329	16	2	0	18	0	0	272	349	-22.1
Markham	138	292	32	26	749	283	1,546	386	2,465	987	149.7
Newmarket	291	198	10	6	76	31	0	231	377	466	-19.1
Richmond Hill	269	458	52	22	90	205	1,353	99	1,764	784	125.0
Vaughan	747	857	12	14	777	371	1,202	319	2,738	1,561	75.4
Whitchurch-Stouffville	219	190	0	0	104	37	0	154	323	381	-15.2
Peel Region	1,991	4,375	434	698	1,388	1,674	771	3,207	4,584	9,954	-53.9
Brampton	1,621	3,804	344	638	1,120	1,287	537	564	3,622	6,293	-42.4
Caledon	210	419	20	24	238	247	0	0	468	690	-32.2
Mississauga	160	152	70	36	30	140	234	2,643	494	2,971	-83.4
Halton Region	1,440	1,145	304	84	1,562	1,072	1,186	1,966	4,492	4,267	5.3
Burlington	159	66	0	0	0	13	264	515	423	594	-28.8
Halton Hills	160	75	0	2	0	75	0	56	160	208	-23.1
Milton	383	512	218	24	765	313	75	321	1,441	1,170	23.2
Oakville	738	492	86	58	797	671	847	1,074	2,468	2,295	7.5
Durham Region	1,412	1,472	98	96	1,005	839	1,075	1,087	3,590	3,494	2.7
Ajax	154	199	52	32	96	146	272	0	574	377	52.3
Brock	73	44	0	8	0	0	0	0	73	52	40.4
Clarington	402	450	4	0	49	114	243	232	698	796	-12.3
Oshawa	509	392	32	24	240	242	440	420	1,221	1,078	13.3
Pickering	153	181	8	4	361	122	120	169	642	476	34.9
Scugog	4	11	0	0	0	0	0	0	4	11	-63.6
Uxbridge	55	44	2	8	7	47	0	0	64	99	-35.4
Whitby	62	151	0	20	252	168	0	266	314	605	-48.1
Remainder of Toronto CMA	1,006	1,365	106	80	386	399	3	3	1,501	1,847	-18.7
Bradford West Gwillimbury	380	507	0	52	22	113	0	0	402	672	-40.2
Town of Mono	26	133	0	0	0	0	0	0	26	133	-80.5
New Tecumseth	557	667	106	28	108	142	0	0	771	837	-7.9
Orangeville	43	58	0	0	256	144	3	3	302	205	47.3
Toronto CMA	9,134	12,293	1,268	1,168	6,949	5,439	20,399	18,232	37,750	37,132	1.7
Oshawa CMA	973	993	36	44	541	524	683	918	2,233	2,479	-9.9
Greater Toronto Area (GTA)	9,337	12,042	1,198	1,140	7,104	5,577	21,343	19,662	38,982	38,421	1.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Toronto City	3	26	0	10	1,819	577	36	222
Toronto	0	0	0	0	1,507	0	0	2
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	282	0	0	0
North York	3	4	0	10	0	328	36	220
Scarborough	0	22	0	0	30	249	0	0
York	0	0	0	0	0	0	0	0
York Region	72	39	0	0	185	81	0	0
Aurora	0	0	0	0	179	0	0	0
East Gwillimbury	15	15	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	0	0	0	0	6	81	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	7	0	0	0	0	0	0	0
Vaughan	50	24	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	0	123	0	0	177	0	0	0
Brampton	0	123	0	0	177	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	68	120	0	0	62	736	0	0
Burlington	0	0	0	0	0	150	0	0
Halton Hills	0	0	0	0	0	56	0	0
Milton	20	54	0	0	0	135	0	0
Oakville	48	66	0	0	62	395	0	0
Durham Region	78	94	0	0	37	63	14	4
Ajax	0	41	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	6	0	0	0
Oshawa	51	0	0	0	31	0	14	0
Pickering	0	21	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	27	32	0	0	0	63	0	4
Remainder of Toronto CMA	22	39	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	5	0	0	0	0	0	0	0
Orangeville	17	39	0	0	0	0	0	0
Toronto CMA	165	409	0	10	2,243	1,244	36	222
Oshawa CMA	78	32	0	0	37	63	14	4
Greater Toronto Area (GTA)	221	402	0	10	2,280	1,457	50	226

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	802	529	74	48	11,633	11,351	2,398	767
Toronto	76	80	54	22	7,098	7,475	1,716	497
East York	0	0	0	0	66	316	2	0
Etobicoke	248	144	0	0	1,707	1,557	1	0
North York	290	283	20	26	1,800	1,409	677	220
Scarborough	188	22	0	0	962	370	0	50
York	0	0	0	0	0	224	2	0
York Region	2,273	1,415	0	0	4,255	1,020	25	264
Aurora	21	357	0	0	179	95	0	0
East Gwillimbury	432	51	0	0	0	0	0	0
Georgina Township	24	62	0	0	0	0	0	0
King Township	0	18	0	0	0	0	0	0
Markham	749	283	0	0	1,546	386	0	0
Newmarket	76	31	0	0	0	0	0	231
Richmond Hill	90	205	0	0	1,353	99	0	0
Vaughan	777	371	0	0	1,177	286	25	33
Whitchurch-Stouffville	104	37	0	0	0	154	0	0
Peel Region	1,388	1,669	0	5	765	2,871	6	336
Brampton	1,120	1,282	0	5	531	552	6	12
Caledon	238	247	0	0	0	0	0	0
Mississauga	30	140	0	0	234	2,319	0	324
Halton Region	1,562	1,072	0	0	759	1,966	427	0
Burlington	0	13	0	0	264	515	0	0
Halton Hills	0	75	0	0	0	56	0	0
Milton	765	313	0	0	75	321	0	0
Oakville	797	671	0	0	420	1,074	427	0
Durham Region	1,005	839	0	0	688	516	387	571
Ajax	96	146	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	49	114	0	0	229	85	14	147
Oshawa	240	242	0	0	339	0	101	420
Pickering	361	122	0	0	120	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	47	0	0	0	0	0	0
Whitby	252	168	0	0	0	262	0	4
Remainder of Toronto CMA	359	362	27	37	3	0	0	3
Bradford West Gwillimbury	22	113	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	108	142	0	0	0	0	0	0
Orangeville	229	107	27	37	3	0	0	3
Toronto CMA	6,848	5,349	101	90	17,271	16,862	3,128	1,370
Oshawa CMA	541	524	0	0	568	347	115	571
Greater Toronto Area (GTA)	7,030	5,524	74	53	18,100	17,724	3,243	1,938

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Toronto City	146	102	1,824	599	36	232	2,006	933
Toronto	17	16	1,507	0	0	2	1,524	18
East York	2	1	0	0	0	0	2	1
Etobicoke	14	10	282	0	0	0	296	10
North York	45	38	0	328	36	230	81	596
Scarborough	57	29	35	271	0	0	92	300
York	11	8	0	0	0	0	11	8
York Region	401	323	188	81	0	0	589	404
Aurora	12	47	182	0	0	0	194	47
East Gwillimbury	79	66	0	0	0	0	79	66
Georgina Township	4	13	0	0	0	0	4	13
King Township	6	37	0	0	0	0	6	37
Markham	57	0	6	81	0	0	63	81
Newmarket	23	2	0	0	0	0	23	2
Richmond Hill	76	30	0	0	0	0	76	30
Vaughan	128	119	0	0	0	0	128	119
Whitchurch-Stouffville	16	9	0	0	0	0	16	9
Peel Region	137	479	180	42	0	0	317	521
Brampton	113	435	180	42	0	0	293	477
Caledon	8	30	0	0	0	0	8	30
Mississauga	16	14	0	0	0	0	16	14
Halton Region	252	164	82	753	0	0	334	917
Burlington	17	9	0	150	0	0	17	159
Halton Hills	50	3	0	56	0	0	50	59
Milton	83	84	0	135	0	0	83	219
Oakville	102	68	82	412	0	0	184	480
Durham Region	100	116	100	138	14	4	214	258
Ajax	8	17	0	41	0	0	8	58
Brock	1	6	0	0	0	0	1	6
Clarington	23	36	6	0	0	0	29	36
Oshawa	49	27	74	0	14	0	137	27
Pickering	6	8	0	14	0	0	6	22
Scugog	0	2	0	0	0	0	0	2
Uxbridge	1	3	0	0	0	0	1	3
Whitby	12	17	20	83	0	4	32	104
Remainder of Toronto CMA	77	188	20	24	0	0	97	212
Bradford West Gwillimbury	29	55	0	0	0	0	29	55
Town of Mono	2	15	0	0	0	0	2	15
New Tecumseth	46	65	3	1	0	0	49	66
Orangeville	0	53	17	23	0	0	17	76
Toronto CMA	1,011	1,275	2,294	1,404	36	232	3,341	2,911
Oshawa CMA	84	80	100	83	14	4	198	167
Greater Toronto Area (GTA)	1,036	1,184	2,374	1,613	50	236	3,460	3,033

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	1,798	1,849	11,816	11,507	2,472	815	16,086	14,171
Toronto	219	270	7,110	7,475	1,770	519	9,099	8,264
East York	54	95	66	316	2	0	122	411
Etobicoke	490	322	1,707	1,691	1	0	2,198	2,013
North York	724	877	1,846	1,409	697	246	3,267	2,532
Scarborough	255	226	1,087	392	0	50	1,342	668
York	56	59	0	224	2	0	58	283
York Region	5,930	5,092	4,275	1,179	25	264	10,230	6,535
Aurora	274	1,002	186	97	0	0	460	1,099
East Gwillimbury	1,697	543	0	0	0	0	1,697	543
Georgina Township	134	364	0	1	0	0	134	365
King Township	272	349	0	0	0	0	272	349
Markham	906	593	1,559	394	0	0	2,465	987
Newmarket	377	235	0	0	0	231	377	466
Richmond Hill	411	649	1,353	135	0	0	1,764	784
Vaughan	1,536	1,130	1,177	398	25	33	2,738	1,561
Whitchurch-Stouffville	323	227	0	154	0	0	323	381
Peel Region	3,676	6,662	902	2,951	6	341	4,584	9,954
Brampton	2,948	5,641	668	635	6	17	3,622	6,293
Caledon	468	690	0	0	0	0	468	690
Mississauga	260	331	234	2,316	0	324	494	2,971
Halton Region	2,927	2,204	1,138	2,063	427	0	4,492	4,267
Burlington	159	66	264	528	0	0	423	594
Halton Hills	160	152	0	56	0	0	160	208
Milton	1,366	849	75	321	0	0	1,441	1,170
Oakville	1,242	1,137	799	1,158	427	0	2,468	2,295
Durham Region	1,926	2,098	1,277	825	387	571	3,590	3,494
Ajax	302	280	0	97	272	0	574	377
Brock	73	52	0	0	0	0	73	52
Clarington	416	528	268	121	14	147	698	796
Oshawa	583	636	537	22	101	420	1,221	1,078
Pickering	384	225	258	251	0	0	642	476
Scugog	4	11	0	0	0	0	4	11
Uxbridge	64	98	0	1	0	0	64	99
Whitby	100	268	214	333	0	4	314	605
Remainder of Toronto CMA	1,396	1,771	78	36	27	40	1,501	1,847
Bradford West Gwillimbury	402	672	0	0	0	0	402	672
Town of Mono	26	133	0	0	0	0	26	133
New Tecumseth	747	831	24	6	0	0	771	837
Orangeville	221	135	54	30	27	40	302	205
Toronto CMA	16,318	18,115	18,203	17,557	3,229	1,460	37,750	37,132
Oshawa CMA	1,099	1,432	1,019	476	115	571	2,233	2,479
Greater Toronto Area (GTA)	16,257	17,905	19,408	18,525	3,317	1,991	38,982	38,421

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2018	0	0.0	0	0.0	1	0.8	14	11.7	105	87.5	120	1,855,000	1,889,312
December 2017	0	0.0	0	0.0	3	2.2	14	10.3	119	87.5	136	1,665,000	1,715,663
Year-to-date 2018	2	0.2	0	0.0	3	0.4	68	8.3	744	91.1	817	2,000,000	1,990,584
Year-to-date 2017	2	0.2	4	0.4	19	1.8	113	10.4	946	87.3	1,084	1,892,500	1,846,322
Toronto													
December 2018	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
December 2017	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	3.5	55	96.5	57	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	6	7.1	78	92.9	84	-	-
East York													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
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	0	0.0	16	100.0	16	-	-
Etobicoke													
December 2018	0	0.0	0	0.0	0	0.0	11	47.8	12	52.2	23	-	980,000
December 2017	0	0.0	0	0.0	1	4.5	2	9.1	19	86.4	22	-	-
Year-to-date 2018	1	0.5	0	0.0	0	0.0	30	15.8	159	83.7	190	-	980,000
Year-to-date 2017	0	0.0	0	0.0	2	0.7	54	19.8	217	79.5	273	930,000	1,035,633
North York													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	-	2,320,900
December 2017	0	0.0	0	0.0	2	3.8	4	7.5	47	88.7	53	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	25	6.8	343	93.2	368	930,000	1,600,200
Year-to-date 2017	0	0.0	4	0.9	12	2.6	11	2.4	436	94.2	463	-	2,283,333
Scarborough													
December 2018	0	0.0	0	0.0	1	2.2	1	2.2	43	95.6	45	-	2,018,400
December 2017	0	0.0	0	0.0	0	0.0	3	9.7	28	90.3	31	-	1,729,767
Year-to-date 2018	1	0.6	0	0.0	3	1.9	6	3.9	144	93.5	154	-	1,997,833
Year-to-date 2017	2	1.0	0	0.0	4	2.0	31	15.6	162	81.4	199	-	1,481,850
York													
December 2018	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	-
December 2017	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	13.9	31	86.1	36	-	-
Year-to-date 2017	0	0.0	0	0.0	1	2.0	11	22.4	37	75.5	49	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2018	0	0.0	65	23.4	6	2.2	25	9.0	182	65.5	278	1,455,000	1,546,216
December 2017	4	1.4	16	5.7	23	8.2	58	20.6	180	64.1	281	1,330,000	1,398,749
Year-to-date 2018	183	5.4	738	21.6	383	11.2	430	12.6	1,682	49.2	3,416	990,000	1,246,262
Year-to-date 2017	121	3.3	398	10.9	459	12.5	591	16.1	2,091	57.1	3,660	1,145,000	1,255,448
Aurora													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	-	1,614,657
December 2017	0	0.0	0	0.0	0	0.0	2	4.3	45	95.7	47	1,445,000	1,512,818
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	1.9	253	98.1	258	1,460,000	1,606,183
Year-to-date 2017	0	0.0	0	0.0	37	6.4	100	17.3	442	76.3	579	1,295,000	1,300,240
East Gwillimbury													
December 2018	0	0.0	62	96.9	0	0.0	1	1.6	1	1.6	64	592,500	602,146
December 2017	0	0.0	6	11.8	18	35.3	27	52.9	0	0.0	51	800,000	773,363
Year-to-date 2018	168	14.4	673	57.5	267	22.8	59	5.0	3	0.3	1,170	605,000	607,055
Year-to-date 2017	69	14.9	133	28.8	189	40.9	71	15.4	0	0.0	462	670,000	654,222
Georgina Township													
December 2018	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	-	-
December 2017	4	30.8	5	38.5	2	15.4	2	15.4	0	0.0	13	-	611,605
Year-to-date 2018	12	11.3	53	50.0	21	19.8	14	13.2	6	5.7	106	590,000	674,540
Year-to-date 2017	45	15.0	214	71.3	26	8.7	12	4.0	3	1.0	300	575,000	599,550
King Township													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	1,932,495
December 2017	0	0.0	0	0.0	1	2.7	0	0.0	36	97.3	37	1,500,000	1,599,865
Year-to-date 2018	0	0.0	0	0.0	0	0.0	5	2.0	251	98.0	256	1,650,000	1,785,763
Year-to-date 2017	1	0.3	0	0.0	10	3.0	31	9.4	289	87.3	331	1,325,000	1,458,152
Markham													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	1,560,000	1,815,895
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	1	0.8	1	0.8	1	0.8	13	11.0	102	86.4	118	1,410,000	1,627,888
Year-to-date 2017	0	0.0	0	0.0	2	0.7	61	21.8	217	77.5	280	1,200,000	1,597,405
Newmarket													
December 2018	0	0.0	0	0.0	2	8.7	13	56.5	8	34.8	23	920,000	922,595
December 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	1	0.3	2	0.7	82	28.2	154	52.9	52	17.9	291	880,000	880,026
Year-to-date 2017	3	1.5	23	11.6	57	28.8	40	20.2	75	37.9	198	840,000	867,715
Richmond Hill													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	44	100.0	44	2,005,000	2,281,805
December 2017	0	0.0	0	0.0	0	0.0	1	3.3	29	96.7	30	1,805,000	1,907,193
Year-to-date 2018	0	0.0	0	0.0	0	0.0	1	0.4	255	99.6	256	2,150,000	2,451,982
Year-to-date 2017	1	0.2	0	0.0	9	2.0	46	10.0	402	87.8	458	1,495,000	1,745,725
Vaughan													
December 2018	0	0.0	0	0.0	0	0.0	2	2.7	73	97.3	75	1,990,000	2,105,977
December 2017	0	0.0	0	0.0	1	1.1	22	24.2	68	74.7	91	1,325,000	1,599,810
Year-to-date 2018	0	0.0	0	0.0	0	0.0	63	8.5	680	91.5	743	1,700,000	1,771,102
Year-to-date 2017	0	0.0	0	0.0	7	0.8	216	25.0	640	74.2	863	1,305,000	1,480,417
Whitchurch-Stouffville													
December 2018	0	0.0	2	12.5	1	6.3	9	56.3	4	25.0	16	855,000	840,681
December 2017	0	0.0	4	44.4	1	11.1	3	33.3	1	11.1	9	-	929,328
Year-to-date 2018	1	0.5	9	4.1	12	5.5	116	53.2	80	36.7	218	900,000	932,293
Year-to-date 2017	2	1.1	28	14.8	122	64.6	14	7.4	23	12.2	189	740,000	823,727

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2018	0	0.0	10	7.2	53	38.4	55	39.9	20	14.5	138	830,000	968,672
December 2017	37	9.8	160	42.4	104	27.6	45	11.9	31	8.2	377	640,000	740,382
Year-to-date 2018	237	11.9	589	29.6	557	28.0	334	16.8	274	13.8	1,991	690,000	790,546
Year-to-date 2017	469	10.7	1,464	33.5	1,422	32.5	640	14.6	377	8.6	4,372	670,000	728,633
Brampton													
December 2018	0	0.0	8	7.0	48	42.1	55	48.2	3	2.6	114	800,000	815,356
December 2017	36	10.8	148	44.4	88	26.4	44	13.2	17	5.1	333	635,000	704,303
Year-to-date 2018	226	13.9	499	30.8	481	29.7	312	19.2	104	6.4	1,622	675,000	702,272
Year-to-date 2017	454	11.9	1,382	36.4	1,171	30.8	593	15.6	201	5.3	3,801	655,000	691,740
Caledon													
December 2018	0	0.0	2	25.0	5	62.5	0	0.0	1	12.5	8	-	817,025
December 2017	1	3.3	12	40.0	16	53.3	1	3.3	0	0.0	30	715,000	676,200
Year-to-date 2018	11	5.2	90	42.9	76	36.2	20	9.5	13	6.2	210	650,000	707,233
Year-to-date 2017	15	3.6	82	19.6	251	59.9	41	9.8	30	7.2	419	725,000	758,016
Mississauga													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	2,150,000	2,136,875
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,450,000	1,736,071
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	1.3	157	98.7	159	1,490,000	1,820,519
Year-to-date 2017	0	0.0	0	0.0	0	0.0	6	3.9	146	96.1	152	1,450,000	1,648,913
Halton Region													
December 2018	0	0.0	0	0.0	7	3.7	28	15.0	152	81.3	187	1,250,000	1,258,480
December 2017	0	0.0	0	0.0	8	13.1	26	42.6	27	44.3	61	880,000	1,556,032
Year-to-date 2018	0	0.0	0	0.0	115	8.0	306	21.4	1,012	70.6	1,433	1,160,000	1,273,853
Year-to-date 2017	3	0.3	18	1.6	224	19.5	514	44.8	388	33.8	1,147	885,000	1,282,893
Burlington													
December 2018	0	0.0	0	0.0	0	0.0	9	52.9	8	47.1	17	-	1,145,158
December 2017	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	-	1,770,222
Year-to-date 2018	0	0.0	0	0.0	0	0.0	61	38.1	99	61.9	160	1,030,000	1,260,133
Year-to-date 2017	0	0.0	0	0.0	0	0.0	8	12.5	56	87.5	64	-	1,984,824
Halton Hills													
December 2018	0	0.0	0	0.0	1	2.0	3	6.0	46	92.0	50	1,190,000	1,185,938
December 2017	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2018	0	0.0	0	0.0	6	3.8	22	13.8	132	82.5	160	1,190,000	1,191,712
Year-to-date 2017	0	0.0	0	0.0	9	12.0	48	64.0	18	24.0	75	1,175,000	1,088,569
Milton													
December 2018	0	0.0	0	0.0	0	0.0	2	4.3	45	95.7	47	1,255,000	1,256,049
December 2017	0	0.0	0	0.0	7	23.3	23	76.7	0	0.0	30	820,000	837,173
Year-to-date 2018	0	0.0	0	0.0	31	8.1	150	39.2	202	52.7	383	1,050,000	1,081,860
Year-to-date 2017	1	0.2	18	3.5	183	35.7	303	59.2	7	1.4	512	820,000	830,681
Oakville													
December 2018	0	0.0	0	0.0	6	8.2	14	19.2	53	72.6	73	1,510,000	1,336,121
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	2,700,000	2,589,613
Year-to-date 2018	0	0.0	0	0.0	78	10.7	73	10.0	579	79.3	730	1,180,000	1,393,246
Year-to-date 2017	2	0.4	0	0.0	32	6.5	155	31.3	307	61.9	496	1,200,000	1,750,453

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2018	8	9.5	14	16.7	23	27.4	30	35.7	9	10.7	84	820,000	767,806
December 2017	9	12.7	29	40.8	24	33.8	8	11.3	1	1.4	71	587,500	573,999
Year-to-date 2018	84	6.5	471	36.4	330	25.5	295	22.8	115	8.9	1,295	675,000	739,821
Year-to-date 2017	307	22.2	481	34.8	347	25.1	198	14.3	48	3.5	1,381	600,000	626,256
Ajax													
December 2018	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	-	813,132
December 2017	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2018	0	0.0	59	38.3	34	22.1	56	36.4	5	3.2	154	700,000	751,099
Year-to-date 2017	0	0.0	78	39.2	105	52.8	1	0.5	15	7.5	199	660,000	672,956
Brock													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 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													
December 2018	1	4.8	7	33.3	9	42.9	2	9.5	2	9.5	21	-	712,952
December 2017	8	22.2	20	55.6	8	22.2	0	0.0	0	0.0	36	587,500	573,999
Year-to-date 2018	51	13.4	205	53.9	89	23.4	24	6.3	11	2.9	380	610,000	649,114
Year-to-date 2017	187	44.0	188	44.2	41	9.6	8	1.9	1	0.2	425	497,500	536,039
Oshawa													
December 2018	5	12.2	7	17.1	7	17.1	19	46.3	3	7.3	41	820,000	756,024
December 2017	1	4.0	7	28.0	11	44.0	6	24.0	0	0.0	25	-	-
Year-to-date 2018	23	4.6	141	27.9	142	28.1	157	31.1	42	8.3	505	740,000	745,060
Year-to-date 2017	85	21.9	182	46.8	101	26.0	21	5.4	0	0.0	389	550,000	585,041
Pickering													
December 2018	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	995,817
December 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	60	38.7	36	23.2	31	20.0	28	18.1	155	665,000	815,201
Year-to-date 2017	2	1.1	8	4.5	46	25.7	109	60.9	14	7.8	179	825,000	851,520
Scugog													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 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													
December 2018	2	40.0	0	0.0	1	20.0	1	20.0	1	20.0	5	-	728,800
December 2017	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2018	10	19.6	3	5.9	9	17.6	9	17.6	20	39.2	51	1,000,000	869,545
Year-to-date 2017	24	54.5	8	18.2	3	6.8	7	15.9	2	4.5	44	320,000	422,906
Whitby													
December 2018	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	-	805,800
December 2017	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2018	0	0.0	3	6.0	20	40.0	18	36.0	9	18.0	50	-	922,588
Year-to-date 2017	9	6.2	17	11.7	51	35.2	52	35.9	16	11.0	145	707,500	793,000

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2018	3	4.9	45	73.8	11	18.0	2	3.3	0	0.0	61	615,000	625,090
December 2017	37	22.2	107	64.1	13	7.8	10	6.0	0	0.0	167	570,000	577,423
Year-to-date 2018	217	21.6	656	65.2	75	7.5	52	5.2	6	0.6	1,006	565,000	577,870
Year-to-date 2017	261	19.0	974	70.8	72	5.2	61	4.4	8	0.6	1,376	555,000	567,535
Bradford West Gwillimbury													
December 2018	0	0.0	27	93.1	2	6.9	0	0.0	0	0.0	29	600,000	603,093
December 2017	1	2.0	44	89.8	4	8.2	0	0.0	0	0.0	49	590,000	584,480
Year-to-date 2018	10	2.6	349	91.8	13	3.4	5	1.3	3	0.8	380	590,000	597,384
Year-to-date 2017	50	9.6	449	86.5	13	2.5	2	0.4	5	1.0	519	570,000	576,534
Town of Mono													
December 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
December 2017	0	0.0	1	6.7	5	33.3	9	60.0	0	0.0	15	820,000	844,833
Year-to-date 2018	10	38.5	8	30.8	3	11.5	3	11.5	2	7.7	26	-	562,022
Year-to-date 2017	2	1.5	26	19.7	45	34.1	57	43.2	2	1.5	132	795,000	776,454
New Tecumseth													
December 2018	3	10.0	16	53.3	9	30.0	2	6.7	0	0.0	30	632,500	646,354
December 2017	25	37.9	39	59.1	1	1.5	1	1.5	0	0.0	66	515,000	522,778
Year-to-date 2018	188	33.8	275	49.4	50	9.0	43	7.7	1	0.2	557	525,000	563,926
Year-to-date 2017	194	29.1	460	69.0	10	1.5	2	0.3	1	0.1	667	520,000	523,257
Orangeville													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	11	29.7	23	62.2	3	8.1	0	0.0	0	0.0	37	575,000	557,143
Year-to-date 2018	9	20.9	24	55.8	9	20.9	1	2.3	0	0.0	43	587,500	590,541
Year-to-date 2017	15	25.9	39	67.2	4	6.9	0	0.0	0	0.0	58	575,000	559,535
Toronto CMA													
December 2018	5	0.6	120	15.3	83	10.6	121	15.4	455	58.0	784	1,200,000	1,345,861
December 2017	78	7.6	285	27.9	153	15.0	152	14.9	352	34.5	1,020	795,000	1,065,393
Year-to-date 2018	649	7.3	2,105	23.8	1,212	13.7	1,225	13.8	3,672	41.4	8,863	880,000	1,123,491
Year-to-date 2017	882	7.4	2,952	24.6	2,350	19.6	2,028	16.9	3,785	31.5	11,997	790,000	1,020,375
Oshawa CMA													
December 2018	6	9.0	14	20.9	18	26.9	24	35.8	5	7.5	67	775,000	746,239
December 2017	9	14.1	27	42.2	22	34.4	6	9.4	0	0.0	64	632,500	631,875
Year-to-date 2018	74	7.9	349	37.3	251	26.8	199	21.3	62	6.6	935	675,000	711,990
Year-to-date 2017	281	29.3	387	40.4	193	20.1	81	8.4	17	1.8	959	570,000	599,433
Greater Toronto Area													
December 2018	8	1.0	89	11.0	90	11.2	152	18.8	468	58.0	807	1,210,000	1,349,799
December 2017	50	5.4	205	22.1	162	17.5	151	16.3	358	38.7	926	862,500	1,143,752
Year-to-date 2018	506	5.7	1,798	20.1	1,388	15.5	1,433	16.0	3,827	42.8	8,952	915,000	1,153,975
Year-to-date 2017	902	7.7	2,365	20.3	2,471	21.2	2,056	17.7	3,850	33.1	11,644	810,000	1,043,609

Source: CMHC (Market Absorption Survey)

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

Submarket	Dec 2018	Dec 2017	% Change	YTD 2018	YTD 2017	% Change
Toronto City	1,889,312	1,715,663	10.1	1,990,584	1,846,322	7.8
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	980,000	-	n/a	980,000	1,035,633	-5.4
North York	2,320,900	-	n/a	1,600,200	2,283,333	-29.9
Scarborough	2,018,400	1,729,767	16.7	1,997,833	1,481,850	34.8
York	-	-	n/a	-	-	n/a
York Region	1,546,216	1,398,749	10.5	1,246,262	1,255,448	-0.7
Aurora	1,614,657	1,512,818	6.7	1,606,183	1,300,240	23.5
East Gwillimbury	602,146	773,363	-22.1	607,055	654,222	-7.2
Georgina Township	-	611,605	n/a	674,540	599,550	12.5
King Township	1,932,495	1,599,865	20.8	1,785,763	1,458,152	22.5
Markham	1,815,895	-	n/a	1,627,888	1,597,405	1.9
Newmarket	922,595	-	n/a	880,026	867,715	1.4
Richmond Hill	2,281,805	1,907,193	19.6	2,451,982	1,745,725	40.5
Vaughan	2,105,977	1,599,810	31.6	1,771,102	1,480,417	19.6
Whitchurch-Stouffville	840,681	929,328	-9.5	932,293	823,727	13.2
Peel Region	968,672	740,382	30.8	790,546	728,633	8.5
Brampton	815,356	704,303	15.8	702,272	691,740	1.5
Caledon	817,025	676,200	20.8	707,233	758,016	-6.7
Mississauga	2,136,875	1,736,071	23.1	1,820,519	1,648,913	10.4
Halton Region	1,258,480	1,556,032	-19.1	1,273,853	1,282,893	-0.7
Burlington	1,145,158	1,770,222	-35.3	1,260,133	1,984,824	-36.5
Halton Hills	1,185,938	-	n/a	1,191,712	1,088,569	9.5
Milton	1,256,049	837,173	50.0	1,081,860	830,681	30.2
Oakville	1,336,121	2,589,613	-48.4	1,393,246	1,750,453	-20.4
Durham Region	767,806	573,999	33.8	739,821	626,256	18.1
Ajax	813,132	-	n/a	751,099	672,956	11.6
Brock	-	-	n/a	-	-	n/a
Clarington	712,952	573,999	24.2	649,114	536,039	21.1
Oshawa	756,024	-	n/a	745,060	585,041	27.4
Pickering	995,817	-	n/a	815,201	851,520	-4.3
Scugog	-	-	n/a	-	-	n/a
Uxbridge	728,800	-	n/a	869,545	422,906	105.6
Whitby	805,800	-	n/a	922,588	793,000	16.3
Remainder of Toronto CMA	625,090	577,423	8.3	577,870	567,535	1.8
Bradford West Gwillimbury	603,093	584,480	3.2	597,384	576,534	3.6
Town of Mono	-	844,833	n/a	562,022	776,454	-27.6
New Tecumseth	646,354	522,778	23.6	563,926	523,257	7.8
Orangeville	-	557,143	n/a	590,541	559,535	5.5
Toronto CMA	1,345,861	1,065,393	26.3	1,123,491	1,020,375	10.1
Oshawa CMA	746,239	631,875	18.1	711,990	599,433	18.8
Greater Toronto Area (GTA)	1,349,799	1,143,752	18.0	1,153,975	1,043,609	10.6

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

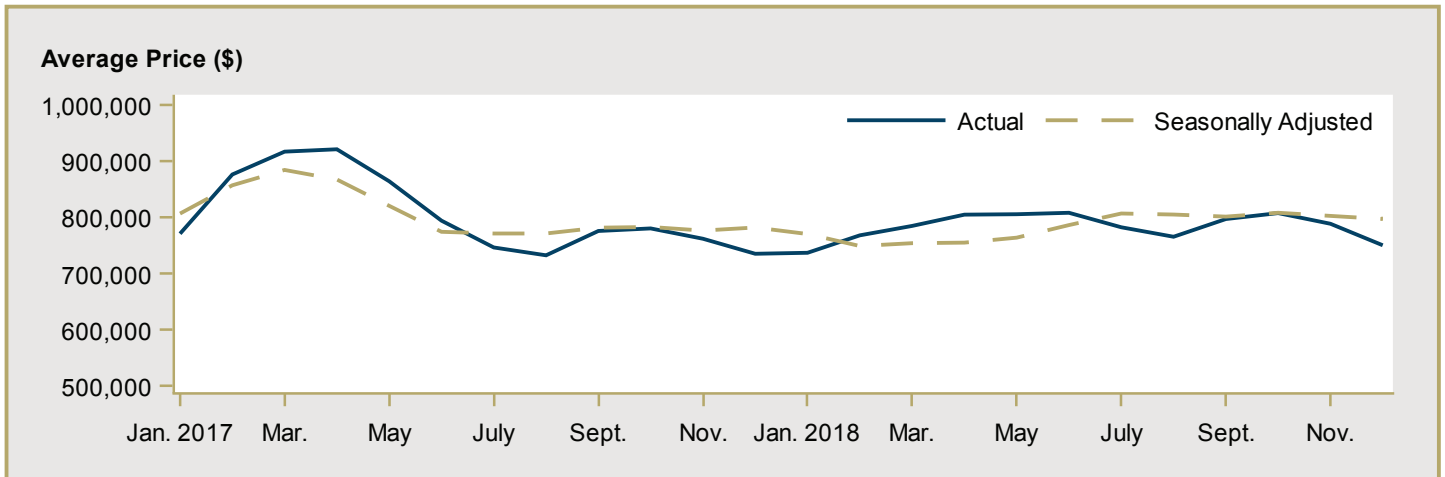


Figure 5.2a: MLS® Residential Sales for Toronto

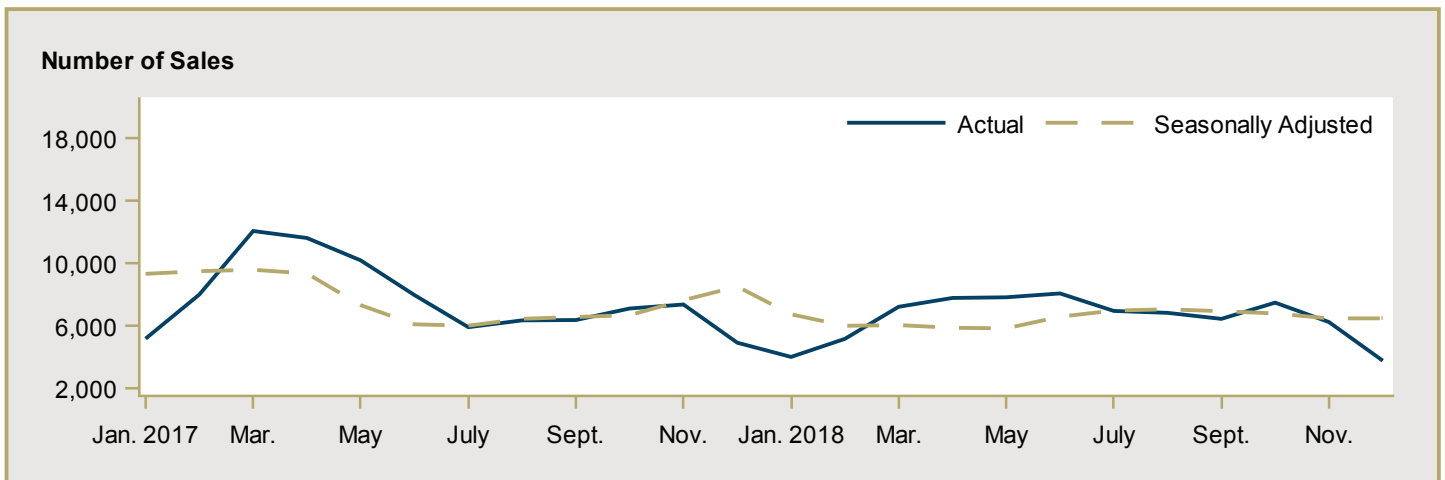
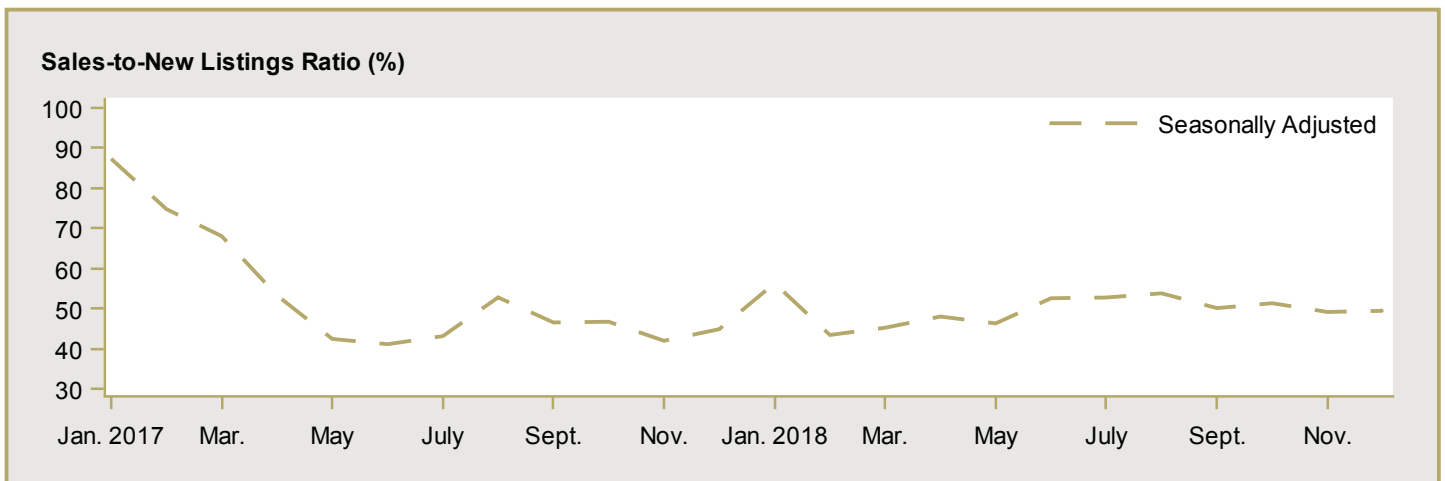


Figure 5.3a: MLS® Residential Sales-to- New Listings Ratio for Toronto



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Source: CREA /Haver Analytics

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

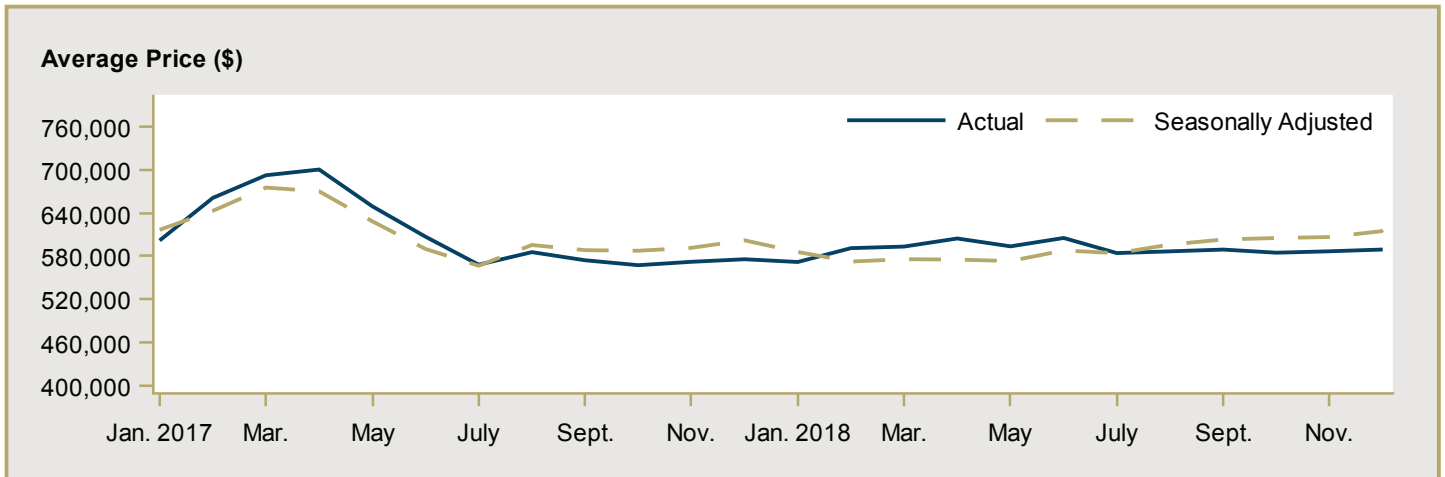


Figure 5.2b: MLS® Residential Sales for Durham Region

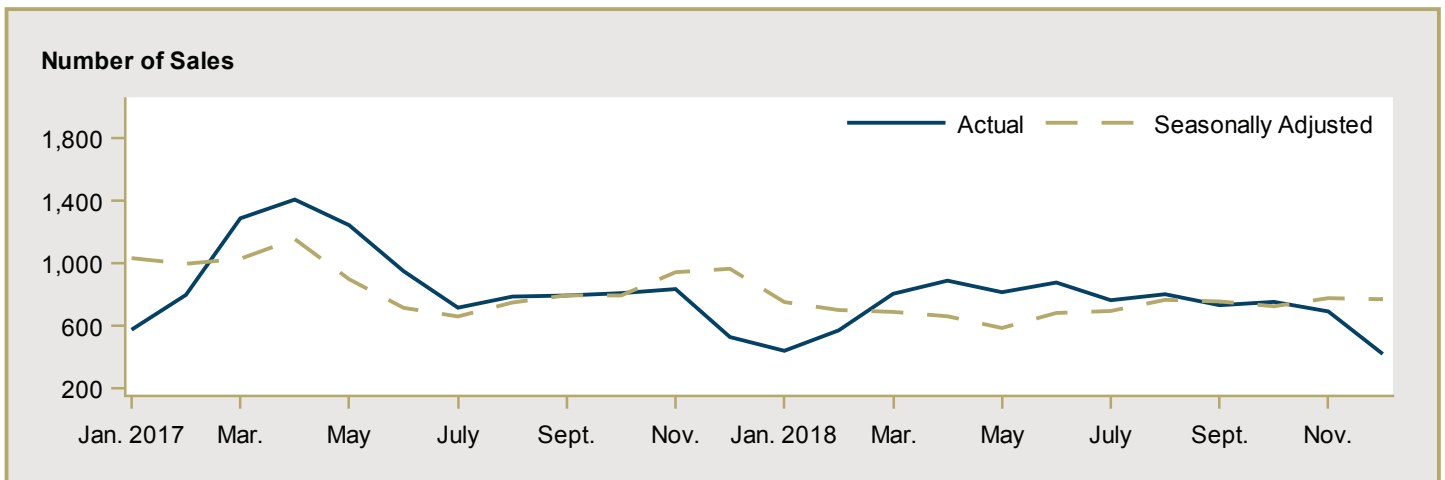
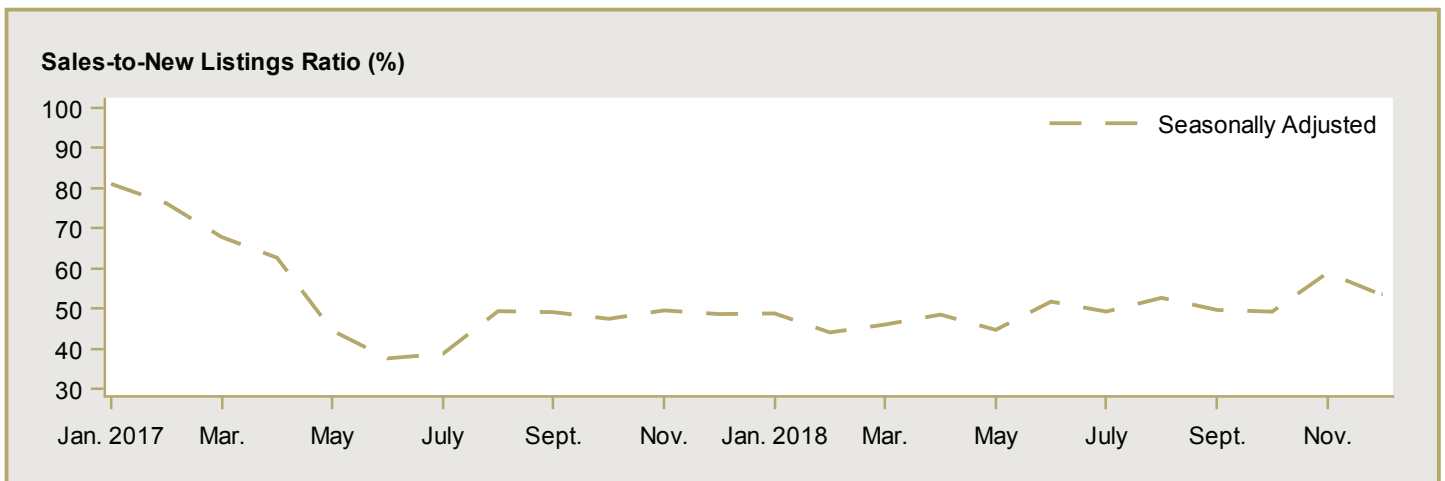


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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

Source: CREA /Haver Analytics

Table 6a: Economic Indicators Toronto CMA**December 2018**

		Intetereest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	132.1	3,218	7.0	66.0	967
	February	561	3.14	4.64	101.2	132.5	3,235	7.0	66.3	969
	March	561	3.14	4.64	101.4	133.0	3,248	7.1	66.5	970
	April	561	3.14	4.64	103.5	133.6	3,257	6.8	66.4	976
	May	561	3.14	4.64	104.6	133.7	3,265	6.9	66.5	974
	June	561	3.14	4.64	104.6	134.2	3,267	6.7	66.3	974
	July	573	3.14	4.84	104.6	134.0	3,270	6.8	66.3	975
	August	573	3.14	4.84	104.6	133.8	3,274	6.3	65.9	983
	September	575	3.09	4.89	104.6	134.4	3,293	6.1	66.0	990
	October	581	3.24	4.99	104.7	134.3	3,315	5.9	66.2	994
	November	581	3.24	4.99	104.7	134.6	3,336	6.0	66.5	999
	December	581	3.24	4.99	104.7	134.0	3,356	6.0	66.9	1,005
2018	January	590	3.34	5.14	104.6	135.3	3,363	5.9	66.8	1,011
	February	590	3.34	5.14	104.0	136.0	3,364	5.8	66.6	1,015
	March	590	3.34	5.14	103.7	136.7	3,351	5.8	66.2	1,017
	April	590	3.34	5.14	103.2	136.8	3,342	5.9	66.0	1,023
	May	601	3.49	5.34	103.2	136.7	3,336	6.2	65.9	1,027
	June	601	3.49	5.34	103.2	137.5	3,340	6.3	65.9	1,028
	July	601	3.49	5.34	103.3	138.0	3,361	6.1	66.0	1,020
	August	601	3.49	5.34	103.3	137.9	3,350	6.1	65.7	1,016
	September	601	3.49	5.34	103.3	137.4	3,343	6.1	65.4	1,018
	October	601	3.64	5.34	103.2	137.9	3,335	6.3	65.3	1,020
	November	601	3.64	5.34	103.3	137.4	3,360	6.2	65.6	1,016
	December	601	3.64	5.34		137.5	3,378	6.0	65.7	1,009

"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**December 2018**

		Intetereest Rates			NHPI, Total, Toronto CMA 2016.12 =100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	132.1	216.6	5.3	69.3	1,025
	February	561	3.14	4.64	101.2	132.5	211.8	5.8	68.1	1,045
	March	561	3.14	4.64	101.4	133.0	207.2	6.0	66.7	1,064
	April	561	3.14	4.64	103.5	133.6	205.8	6.1	66.2	1,073
	May	561	3.14	4.64	104.6	133.7	209.5	5.9	67.2	1,077
	June	561	3.14	4.64	104.6	134.2	213.6	5.7	68.3	1,070
	July	573	3.14	4.84	104.6	134.0	213.3	5.7	68.1	1,063
	August	573	3.14	4.84	104.6	133.8	213.3	5.1	67.5	1,059
	September	575	3.09	4.89	104.6	134.4	212.4	4.8	66.9	1,067
	October	581	3.24	4.99	104.7	134.3	212.8	5.0	67.1	1,062
	November	581	3.24	4.99	104.7	134.6	211.3	5.4	66.8	1,055
	December	581	3.24	4.99	104.7	134.0	209.0	5.5	66.0	1,030
2018	January	590	3.34	5.14	104.6	135.3	207.9	5.2	65.4	1,025
	February	590	3.34	5.14	104.0	136.0	209.2	4.8	65.5	1,027
	March	590	3.34	5.14	103.7	136.7	214.0	4.5	66.6	1,045
	April	590	3.34	5.14	103.2	136.8	219.6	4.4	68.2	1,038
	May	601	3.49	5.34	103.2	136.7	224.9	4.5	69.7	1,025
	June	601	3.49	5.34	103.2	137.5	227.7	4.2	70.3	1,019
	July	601	3.49	5.34	103.3	138.0	227.2	4.4	70.1	1,018
	August	601	3.49	5.34	103.3	137.9	224.5	4.9	69.5	1,032
	September	601	3.49	5.34	103.3	137.4	221.8	5.6	69.1	1,039
	October	601	3.64	5.34	103.2	137.9	220.3	5.8	68.7	1,052
	November	601	3.64	5.34	103.3	137.4	220.2	5.7	68.4	1,048
	December	601	3.64	5.34		137.5	219.2	5.8	68.1	1,053

"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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