H OUSING NOW

Province of Ontario

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Housing starts approach 13 year record.

THIRD QUARTER 2002

New Home Construction: jobs and low rates spur demand

Ontario's home starts moved up in the third quarter, bringing this year closer to a thirteen year record. The province's third quarter Seasonally Adjusted Annual Rate (SAAR) of home starts rose almost seven per cent to 85,100 from 79,900 SAAR in the second quarter. Both single detached and multiple family home starts moved higher.

Home starts will finish this year up 14 per cent with single detached home construction accounting for the increase. Next year's starts will be slightly higher still, as low interest rates, jobs and over a decade of high immigration lift housing demand, keep resale home markets tight and keep the pressure up on home construction. Home starts in Toronto, Oshawa and Windsor will be running flat out — near their long term historical highs. Starts in most other large Ontario centres are expected to stay closer to their long term

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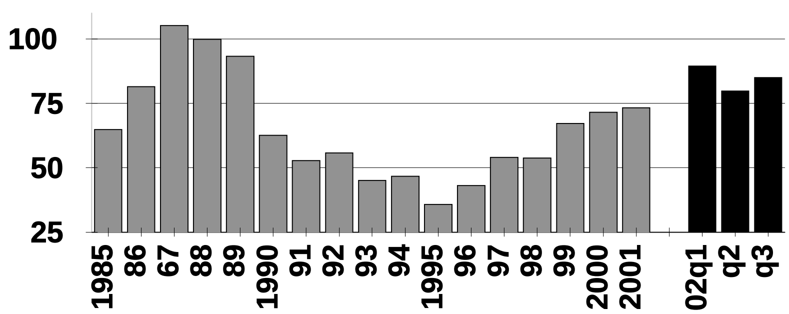
Ontario home starts move up

Thousands, annual & SAAR



Source: CMHC

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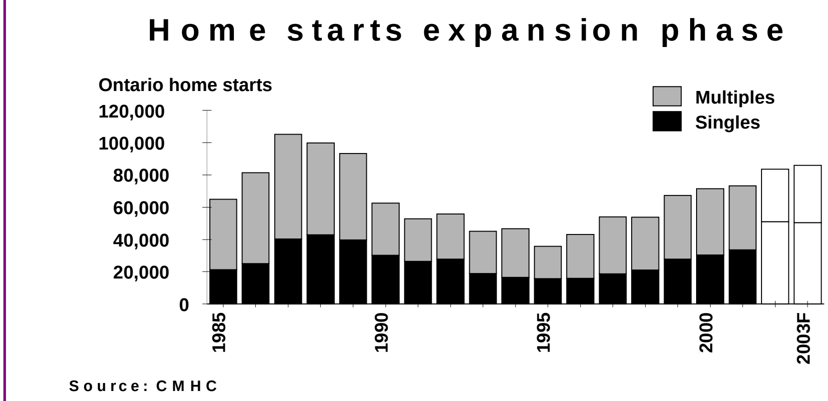
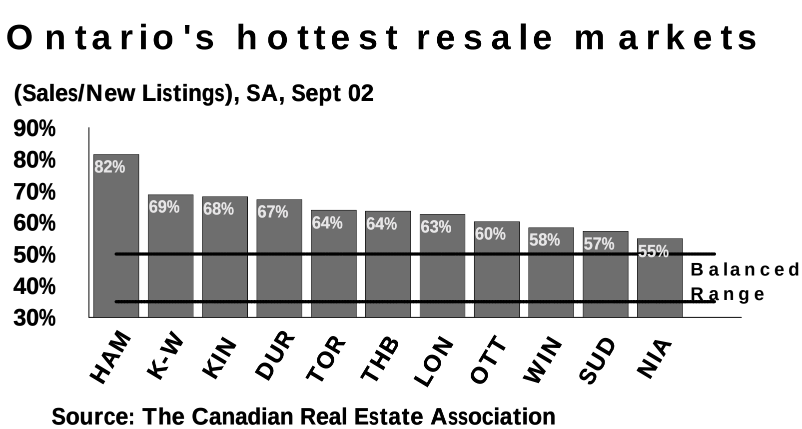
averages. The exceptions will be the northern centres, Sudbury and Thunder Bay, where despite healthy percentage increases in home starts, out-migration will keep levels lower than the historical average.

Unadjusted 2002 home starts for the first three quarters of 2002 were up 15 per cent on a year-to date basis over starts in the same period last year. Single detached home starts skyrocketed by 33 per cent above those in the January-September period of 2001. Multiple family home starts edged down six per cent.

With only one quarter remaining to the end of the year, the largest year-to-date September starts increases of the province's major centres were in London (71 %), Oshawa (52 %) Sudbury (44 %) Kitchener (27%), Thunder Bay (22) and Ottawa (17 %). Toronto's nine per cent year-to-date home starts increase was lower than in most major centres because Toronto home starts are already running at historical highs.



Demand for new homes is reflected in rapidly rising prices. All of Ontario's eight August New Home Prices Indexes (NHPI) are up. Six of these grew close to or faster than September's 2.3 per cent general rate of inflation. Only in Windsor (where land prices have been stable) and in Northern Ontario (Sudbury/Thunder Bay NHPI), where economic growth has lagged the province, have New Home Prices have not kept up with the general rate of inflation.



Resale Home Markets: *are tight*

Home shoppers are out in force and will push Ontario 2002 sales through the Multiple Listings Services to a new record. Sales in the first three quarters were almost 13 per cent higher than in the same period last year. Next year, as the growing economy nudges mortgage rates up, sales will be slightly lower, but still very strong.

Jobs, low mortgage rates and a strong consumer confidence have pushed resale home prices further along an upward trend which began in the mid 1990s. Ontario's September average MLS[1] price was 14 per cent higher than in September of 2001. The province's average annual resale home price increase will be between eight and nine per cent — more than triple the general rate of inflation.

Expect higher home prices next year. The province's September seasonally adjusted sales-to-new listings ratio was close to 65 per cent, which suggests that home markets remain tight and the average resale home price will escalate. Historical data shows that the average home price rises when the sales-to-new-listings ratio exceeds 50 per cent.

Economy: *Strong job growth*

Ontario resumed economic expansion on the tail of a lull last year. Strong employment creation is boosting housing demand. Monthly job creation averaged over 16,500 jobs per month in 2002 compared to 9,200 in all of last year. Full-time and part-time work is up.

Leading indicators suggest strong job growth will continue next year. Ontario leading economic indicators are mostly positive, with a few sending mixed signals. For example, retail sales and automobile sales have been strong. Consumers are confident. The Conference Board of Canada's Ontario Index of Consumer Attitudes is high, albeit not as high as in July. The Help Wanted Index edged lower.

Ontario Outlook

	2001	2002 F	2003 F
Starts, total	73,282	83,500	86,000
Starts, single	39,632	51,000	50,500
Starts, multiple	33,650	32,500	35,500
MLS Unit Sales	162,318	184,000	176,000
MLS Avg. Price	193,357	210,000	225,000

Source: CMHC, CREA; CMHC q3 Forecast

TABLE 1: ECONOMIC INDICATORS

Date	Ontario emp. (000)	Ontario CPI inflation	$ U.S. Spot	Bank rate	One yr. mtg.	Three yr. mtg.	Five yr. mtg.	Monthly P. & I. per $1,000 @ 5 yr. rate*
1990	5,192	4.8	1.17	13.06	13.40	13.38	13.35	11.28
1991	5,016	4.7	1.15	8.98	10.08	10.90	11.13	9.72
1992	4,949	1.0	1.21	6.84	7.87	8.95	9.51	8.62
1993	4,974	1.8	1.29	5.09	6.91	8.10	8.78	8.13
1994	5,037	0.0	1.37	5.79	7.83	8.99	9.53	8.64
1995	5,131	2.5	1.37	7.14	8.38	8.82	9.16	8.39
1996	5,181	1.5	1.36	4.53	6.19	7.33	7.93	7.59
1997	5,313	1.9	1.38	3.52	5.54	6.56	7.07	7.05
1998	5,490	0.9	1.48	5.10	6.50	6.77	6.93	6.96
1999	5,688	1.9	1.49	4.94	6.80	7.37	7.56	7.36
2000	5,872	2.9	1.49	5.77	7.85	8.17	8.35	7.86
2001	5,963	3.1	1.55	4.31	6.14	6.88	7.40	7.26
2002:01	5,977	1.2	1.60	2.25	4.45	5.75	6.85	6.92
2002:02	5,997	1.4	1.60	2.25	4.55	5.75	6.85	6.92
2002:03	6,014	1.9	1.59	2.25	5.30	6.60	7.30	7.20
2002:04	6,013	1.4	1.57	2.50	5.40	6.75	7.45	7.28
2002:05	6,025	0.8	1.53	2.50	5.55	6.75	7.40	7.25
2002:06	6,037	1.2	1.52	2.75	5.55	6.60	7.25	7.16
2002:07	6,043	2.1	1.58	3.00	5.35	6.40	7.05	7.04
2002:08	6,087	2.9	1.56	3.00	5.25	6.15	6.80	6.88
2002:09	6,119	2.3	1.58	3.00	5.30	6.05	6.70	6.82

Sources: Statistics Canada and Bank of Canada.
* Monthly P. & I. per $1,000 of mortgage, amortized over 25 years at the 5 year rate.

TABLE 2: COMPARISON OF JANUARY-SEPTEMBER 2001 AND 2002 URBAN STARTS

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
JANUARY-SEPTEMBER	2001	2002	%	2001	2002	%	2001	2002	%
CENSUS MET. AREAS									
HAMILTON	1,309	1,708	30%	1,317	1,002	-24%	2,626	2,710	3%
KINGSTON	380	568	49%	163	29	-82%	543	597	10%
KITCHENER	1,609	2,355	46%	897	830	-7%	2,506	3,185	27%
LONDON	994	1,553	56%	195	483	148%	1,189	2,036	71%
OSHAWA	1,400	2,250	61%	357	425	19%	1,757	2,675	52%
OTTAWA (ONT)	2,876	2,976	3%	2,221	3,005	35%	5,097	5,981	17%
ST.CATHARINES	667	752	13%	186	191	3%	853	943	11%
SUDBURY	149	209	40%	0	6	NA	149	215	44%
THUNDER BAY	110	142	29%	8	2	-75%	118	144	22%
TORONTO	11,671	16,186	39%	18,242	16,407	-10%	29,913	32,593	9%
WINDSOR	1,177	1,276	8%	337	385	14%	1,514	1,661	10%
CMA TOTAL	22,342	29,975	34%	23,923	22,765	-5%	46,265	52,740	14%
OTHER URBAN	4,106	5,149	25%	1,542	1,316	-15%	5,648	6,465	14%
URBAN ONTARIO *	26,448	35,124	33%	25,465	24,081	-5%	51,913	59,205	14%
URBAN CANADA *	57,409	77,364	35%	46,787	54,885	17%	104,196	132,249	27%

TABLE 3: ONTARIO HOUSING STARTS BY TENURE BY YEAR

Year	Multiple housing starts								All Area Singles	All Area Total
	Centers 10,000 population and over							All Area Multiples		
	Rental/Coop		Total Rental	Condo	Other Freehold*	Total 10,000+	Other Areas			
	Private	Assisted								
1992	2,273	15,667	17,940	2,772	5,410	**26,122**	1,782	**27,904**	**27,868**	**55,772**
1993	2,023	7,195	9,218	3,268	5,240	**17,726**	1,174	**18,900**	**26,240**	**45,140**
1994	1,368	3,805	5,173	3,809	7,156	**16,138**	471	**16,609**	**30,036**	**46,645**
1995	550	2,945	3,495	5,713	6,147	**15,355**	339	**15,694**	**20,124**	**35,818**
1996	931	794	1,725	6,034	8,101	**15,860**	183	**16,043**	**27,019**	**43,062**
1997	773	0	773	8,138	9,512	**18,423**	248	**18,671**	**35,401**	**54,072**
1998	1,174	0	1,174	9,080	10,740	**20,994**	99	**21,093**	**32,737**	**53,830**
1999	1,313	0	1,313	13,184	13,190	**27,687**	127	**27,814**	**39,421**	**67,235**
2000	2,147	0	2,147	13,176	15,055	**30,378**	56	**30,434**	**41,087**	**71,521**
2001	2,627	89	2,716	16,653	14,157	**33,526**	124	**33,650**	**39,632**	**73,282**
2001YTD	2,157	0	2,157	12,619	10,689	**25,465**	100	**25,565**	**28,606**	**54,171**
2002YTD	2,741	0	2,741	9,491	11,849	**24,081**	48	**24,129**	**36,715**	**60,844**

TABLE 4: ONTARIO HOUSING STARTS, COMPLETIONS & UNDER CONSTRUCTION BY TYPE & TENURE

	2001					2002					PER CENT CHANGE				
STARTS	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
THIRD QUARTER															
HOMEOWNER	9,886	1,916	1,858	22	13,682	13,624	1,712	2,623	16	17,975	38%	-11%	41%	-27%	31%
RENTAL	0	4	69	700	773	0	2	101	499	602	NA	-50%	46%	-29%	-22%
CONDOMINIUM	47	6	873	3,038	3,964	28	16	546	2,693	3,283	-40%	167%	-37%	-11%	-17%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	44	33	77	6	0	33	0	39	NA	NA	-25%	-100%	-49%
TOTAL URBAN ONT	9,933	1,926	2,844	3,793	18,496	13,658	1,730	3,303	3,208	21,899	38%	-10%	16%	-15%	18%
YTD SEPTEMBER															
HOMEOWNER	26,321	5,515	5,026	31	36,893	34,997	5,252	6,504	42	46,795	33%	-5%	29%	35%	27%
RENTAL	1	10	199	1,948	2,158	3	24	384	2,333	2,744	200%	140%	93%	20%	27%
CONDOMINIUM	125	32	2,147	10,440	12,744	111	18	1,855	7,618	9,602	-11%	-44%	-14%	-27%	-25%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	1	0	84	33	118	13	0	47	4	64	1200%	NA	-44%	-88%	-46%
TOTAL URBAN ONT	26,448	5,557	7,456	12,452	51,913	35,124	5,294	8,790	9,997	59,205	33%	-5%	18%	-20%	14%
COMPLETIONS															
THIRD QUARTER															
HOMEOWNER	11,442	2,416	2,763	19	16,640	13,081	1,814	2,205	7	17,107	14%	-25%	-20%	-63%	3%
RENTAL	0	6	57	672	735	3	16	215	1,228	1,462	NA	167%	277%	83%	99%
CONDOMINIUM	37	24	666	2,161	2,888	48	16	483	2,528	3,075	30%	-33%	-27%	17%	6%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
TOTAL URBAN ONT	11,479	2,446	3,486	2,852	20,263	13,132	1,846	2,903	3,763	21,644	14%	-25%	-17%	32%	7%
YTD SEPTEMBER															
HOMEOWNER	27,335	5,843	6,581	23	39,782	31,087	5,135	5,305	20	41,547	14%	-12%	-19%	-13%	4%
RENTAL	0	12	246	1,376	1,634	4	26	544	1,820	2,394	NA	117%	121%	32%	47%
CONDOMINIUM	105	36	1,932	4,315	6,388	117	82	1,970	8,915	11,084	11%	128%	2%	107%	74%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
TOTAL URBAN ONT	27,440	5,891	8,759	5,714	47,804	31,208	5,243	7,819	10,755	55,025	14%	-11%	-11%	88%	15%
UNDER CONSTRUCTION AT END OF SEPTEMBER															
HOMEOWNER	16,609	3,713	3,692	19	24,033	19,905	3,046	4,909	28	27,888	20%	-18%	33%	47%	16%
RENTAL	1	14	99	2,484	2,598	0	8	200	3,215	3,423	-100%	-43%	102%	29%	32%
CONDOMINIUM	102	26	2,153	18,968	21,249	83	22	1,683	19,838	21,626	-19%	-15%	-22%	5%	2%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	59	31	90	3	0	42	4	49	NA	NA	-29%	-87%	-46%
TOTAL URBAN ONT	16,712	3,753	6,003	21,502	47,970	19,991	3,076	6,834	23,085	52,986	20%	-18%	14%	7%	10%

Note: Rental includes private rental assisted rental and registered condominiums marketed to investors and offered as rental units

TABLE 5: CURRENT QUARTER'S STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE FOR ONTARIO'S CENSUS METROPOLITAN AREAS

	3RD QUARTER 2001					3RD QUARTER 2002					PERCENT CHANGE				
STARTS	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HAMILTON CMA	525	42	189	151	907	729	32	380	18	1,159	39	-24	101	-88	28
KINGSTON CMA	191	0	6	0	197					0	-100	NA	-100	NA	-100
KITCHENER CMA	631	22	123	248	1,024	834	28	127	199	1,188	32	27	3	-20	16
LONDON CMA	409	10	73	8	500	566	12	97	4	679	38	20	33	-50	36
OSHAWA CMA	488	18	94	0	600	787	0	86	0	873	61	-100	-9	NA	46
OTTAWA CMA	978	102	451	238	1,769	1,349	76	567	83	2,075	38	-25	26	-65	17
ST. CATHARINES CMA	269	20	22	26	337	279	24	55	4	362	4	20	150	-85	7
SUDBURY CMA	75	0	0	0	75	102	0	0	4	106	36	NA	NA	NA	41
THUNDER BAY CMA	60	2	0	0	62	79	0	0	0	79	32	-100	NA	NA	27
TORONTO CMA TOTAL	4,099	1,554	1,348	3,014	10,015	6,096	1,344	1,731	2,811	11,982	49	-14	28	-7	20
METRO TORONTO	444	146	189	2,791	3,570	591	244	398	2,685	3,918	33	67	111	-4	10
YORK REGION	1,880	504	485	138	3,007	2,067	298	645	24	3,034	10	-41	33	-83	1
PEEL REGION	1,176	750	435	85	2,446	2,219	680	373	0	3,272	89	-9	-14	-100	34
OTHER AREAS	599	154	239	0	992	1,219	122	315	102	1,758	104	-21	32	NA	77
WINDSOR CMA	477	50	65	85	677	484	86	42	41	653	1	72	-35	-52	-4
COMPLETIONS															
HAMILTON CMA	416	28	211	56	711	645	28	121	179	973	55	0	-43	220	37
KINGSTON CMA	145	12	4	78	239					0	-100	-100	-100	-100	-100
KITCHENER CMA	613	34	109	306	1,062	854	42	109	14	1,019	39	24	0	-95	-4
LONDON CMA	431	14	87	8	540	590	6	81	16	693	37	-57	-7	100	28
OSHAWA CMA	572	14	179	0	765	847	24	179	126	1,176	48	71	0	NA	54
OTTAWA CMA	1,142	154	387	249	1,932	873	70	386	354	1,683	-24	-55	-0	42	-13
ST. CATHARINES CMA	273	16	49	4	342	276	18	65	8	367	1	13	33	100	7
SUDBURY CMA	65	0	0	0	65	86	2	0	0	88	32	NA	NA	NA	35
THUNDER BAY CMA	28	2	0	0	30	52	2	0	0	54	86	0	NA	NA	80
TORONTO CMA TOTAL	5,667	1,958	2,081	1,875	11,581	6,198	1,372	1,730	2,866	12,166	9	-30	-17	53	5
METRO TORONTO	214	160	313	1,515	2,202	264	56	155	2,820	3,295	23	-65	-50	86	50
YORK REGION	1,833	510	594	118	3,055	2,095	282	726	0	3,103	14	-45	22	-100	2
PEEL REGION	2,437	1,154	781	200	4,572	2,734	896	440	0	4,070	12	-22	-44	-100	-11
OTHER AREAS	1,183	134	393	42	1,752	1,105	138	409	46	1,698	-7	3	4	10	-3
WINDSOR CMA	466	74	25	55	620	508	82	46	67	703	9	11	84	22	13
UNDER CONSTRUCTION	AT END OF SEPTEMBER 2001					AT END OF SEPTEMBER 2002									
HAMILTON CMA	727	58	519	445	1,749	874	60	648	220	1,802	20	3	25	-51	3
KINGSTON CMA	208	0	22	125	355					0	-100	NA	-100	-100	-100
KITCHENER CMA	670	48	350	761	1,829	1,020	64	352	1,281	2,717	52	33	1	68	49
LONDON CMA	421	10	178	4	613	673	16	189	224	1,102	60	60	6	5,500	80
OSHAWA CMA	934	52	194	128	1,308	1,472	6	143	90	1,711	58	-88	-26	-30	31
OTTAWA CMA	1,742	174	855	572	3,343	1,961	162	1,004	1,125	4,252	13	-7	17	97	27
ST. CATHARINES CMA	358	32	187	52	629	417	46	168	0	631	16	44	-10	-100	0
SUDBURY CMA	78	0	0	0	78	115	0	0	4	119	47	NA	NA	NA	53
THUNDER BAY CMA	94	4	0	4	102	101	0	0	42	143	7	-100	NA	950	40
TORONTO CMA TOTAL	7,847	3,086	3,058	18,822	32,813	9,577	2,454	3,696	19,653	35,380	22	-20	21	4	8
METRO TORONTO	748	418	946	15,998	18,110	1,048	450	912	18,370	20,780	40	8	-4	15	15
YORK REGION	3,910	1,144	1,072	1,129	7,255	4,323	738	1,275	754	7,090	11	-35	19	-33	-2
PEEL REGION	1,951	1,330	734	1,563	5,578	2,199	1,006	819	361	4,385	13	-24	12	-77	-21
OTHER AREAS	1,238	194	306	132	1,870	2,007	260	690	168	3,125	62	34	125	27	67
WINDSOR CMA	528	76	74	128	806	506	90	71	124	791	-4	18	-4	-3	-2

TABLE 6: YEAR-TO-DATE STARTS, COMPLETIONS AND UNDER CONSTRUCTION BY TYPE

	YTD SEPTEMBER 2001					YTD SEPTEMBER 2002					PER CENT CHANGE				
STARTS	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SING	SEMI	ROW	APT	TOTAL
HAMILTON CMA	1,309	80	780	457	2,626	1,708	78	816	108	2,710	30	-3	5	-76	3
KINGSTON CMA	380	12	26	125	543	568	26	3	0	597	49	117	-88	-100	10
KITCHENER CMA	1,609	88	304	505	2,506	2,355	122	322	386	3,185	46	39	6	-24	27
LONDON CMA	994	16	171	8	1,189	1,553	20	223	240	2,036	56	25	30	2,900	71
OSHAWA CMA	1,400	54	303	0	1,757	2,250	70	265	90	2,675	61	30	-13	NA	52
OTTAWA CMA	2,876	290	1,292	639	5,097	2,976	234	1,527	1,244	5,981	3	-19	18	95	17
ST.CATHARINES CMA	667	52	108	26	853	752	62	121	8	943	13	19	12	-69	11
SUDBURY CMA	149	0	0	0	149	209	2	0	4	215	40	NA	NA	NA	44
THUNDER BAY CMA	110	4	4	0	118	142	2	0	0	144	29	-50	-100	NA	22
TORONTO CMA	11,671	4,480	3,553	10,209	29,913	16,186	4,102	4,771	7,534	32,593	39	-8	34	-26	9
WINDSOR CMA	1,177	154	94	89	1,514	1,276	196	96	93	1,661	8	27	2	4	10
BARRIE CA	1,331	94	308	186	1,919	1,639	90	239	0	1,968	23	-4	-22	-100	3
BELLEVILLE CA	195	10	11	0	216	233	12	12	0	257	19	20	9	NA	19
BRANTFORD CA	262	30	69	0	361	387	30	27	40	484	48	0	-61	NA	34
CORNWALL CA	103	2	0	16	121	124	18	0	0	142	20	800	NA	-100	17
GUELPH CA	434	94	204	0	732	556	130	162	0	848	28	38	-21	NA	16
NORTH BAY CA	68	0	0	0	68	76	0	16	0	92	12	NA	NA	NA	35
PETERBOROUGH CA	174	8	18	0	200	258	0	20	18	296	48	-100	11	NA	48
SARNIA CA	112	0	3	0	115	142	0	3	164	309	27	NA	0	NA	169
SAULT STE. MARIE CA	59	6	0	0	65	56	4	7	0	67	-5	-33	NA	NA	3
OTHER ONT AREAS*	1,368	83	208	192	1,851	2,246	122	163	68	2,599	64	47	-22	-65	40
URBAN ONTARIO*	26,448	5,557	7,456	12,452	51,913	35,124	5,294	8,790	9,997	59,205	33	-5	18	-20	14
URBAN CANADA*	57,409	8,491	10,490	27,806	104,196	77,364	9,454	13,304	32,127	132,249	35	11	27	16	27
COMPLETIONS	YTD SEPTEMBER 2001					YTD SEPTEMBER 2002					PER CENT CHANGE				
HAMILTON CMA	1,276	70	727	284	2,357	1,504	104	614	328	2,550	18	49	-16	15	8
KINGSTON CMA	334	20	14	86	454	455	18	3	128	604	36	-10	-79	49	33
KITCHENER CMA	1,556	70	343	458	2,427	1,931	106	326	131	2,494	24	51	-5	-71	3
LONDON CMA	873	16	200	172	1,261	1,303	14	157	66	1,540	49	-13	-22	-62	22
OSHAWA CMA	1,432	50	446	0	1,928	1,842	110	363	130	2,445	29	120	-19	NA	27
OTTAWA CMA	2,623	322	1,011	616	4,572	2,255	204	1,342	515	4,316	-14	-37	33	-16	-6
ST.CATHARINES CMA	636	62	105	4	807	678	58	125	30	891	7	-6	19	650	10
SUDBURY CMA	118	0	0	0	118	152	2	0	0	154	29	NA	NA	NA	31
THUNDER BAY CMA	58	2	5	0	65	117	4	0	0	121	102	100	-100	NA	86
TORONTO CMA	13,802	4,803	5,177	3,715	27,497	14,463	4,058	4,193	8,874	31,588	5	-16	-19	139	15
WINDSOR CMA	1,119	172	60	59	1,410	1,252	178	104	176	1,710	12	3	73	198	21
BARRIE CA	1,300	72	301	152	1,825	1,445	94	179	146	1,864	11	31	-41	-4	2
BELLEVILLE CA	144	10	9	0	163	207	6	21	0	234	44	-40	133	NA	44
BRANTFORD CA	268	30	0	0	298	309	30	73	0	412	15	0	NA	NA	38
CORNWALL CA	79	0	0	0	79	98	12	0	16	126	24	NA	NA	NA	59
GUELPH CA	519	94	199	0	812	481	118	171	118	888	-7	26	-14	NA	9
NORTH BAY CA	60	8	0	0	68	53	0	0	0	53	-12	-100	NA	NA	-22
PETERBOROUGH CA	168	6	12	0	186	237	6	26	0	269	41	0	117	NA	45
SARNIA CA	107	0	0	0	107	142	0	0	0	142	33	NA	NA	NA	33
SAULT STE. MARIE CA	41	4	6	0	51	43	2	0	0	45	5	-50	-100	NA	-12
OTHER ONT AREAS*	927	80	144	168	1,319	2,696	137	125	225	3,183	191	71	-13	34	141
URBAN ONTARIO*	27,440	5,891	8,759	5,714	47,804	31,208	5,243	7,819	10,755	55,025	14	-11	-11	88	15
URBAN CANADA*	55,102	8,792	12,013	20,669	96,576	66,687	8,778	11,456	28,497	115,418	21	-0	-5	38	20
UNDER CONSTRUCTION	AT END OF SEPTEMBER 2001					AT END OF SEPTEMBER 2002					PER CENT CHANGE				
HAMILTON CMA	727	58	519	445	1,749	874	60	648	220	1,802	20	3	25	-51	3
KINGSTON CMA	208	0	22	125	355	301	12	0	0	313	45	NA	-100	-100	-12
KITCHENER CMA	670	48	350	761	1,829	1,020	64	352	1,281	2,717	52	33	1	68	49
LONDON CMA	421	10	178	4	613	673	16	189	224	1,102	60	60	6	5,500	80
OSHAWA CMA	934	52	194	128	1,308	1,472	6	143	90	1,711	58	-88	-26	-30	31
OTTAWA CMA	1,742	174	855	572	3,343	1,961	162	1,004	1,125	4,252	13	-7	17	97	27
ST.CATHARINES CMA	358	32	187	52	629	417	46	168	0	631	16	44	-10	-100	0
SUDBURY CMA	78	0	0	0	78	115	0	0	4	119	47	NA	NA	NA	53
THUNDER BAY CMA	94	4	0	4	102	101	0	0	42	143	7	-100	NA	950	40
TORONTO CMA	7,847	3,086	3,058	18,822	32,813	9,577	2,454	3,696	19,653	35,380	22	-20	21	4	8
WINDSOR CMA	528	76	74	128	806	506	90	71	124	791	-4	18	-4	-3	-2
BARRIE CA	546	44	115	170	875	731	38	112	0	881	34	-14	-3	-100	1
BELLEVILLE CA	118	8	31	0	157	125	8	39	0	172	6	0	26	NA	10
BRANTFORD CA	209	14	69	12	304	237	16	18	52	323	13	14	-74	333	6
CORNWALL CA	75	4	0	16	95	75	8	0	0	83	0	100	NA	-100	-13
GUELPH CA	105	48	171	118	442	207	40	195	0	442	97	-17	14	-100	0
NORTH BAY CA	40	0	0	0	40	57	0	16	0	73	43	NA	NA	NA	83
PETERBOROUGH CA	106	2	20	0	128	130	0	20	18	168	23	-100	0	NA	31
SARNIA CA	67	0	3	0	70	63	0	3	164	230	-6	NA	0	NA	229
SAULT STE. MARIE CA	48	6	4	0	58	48	2	7	0	57	0	-67	75	NA	-2
OTHER ONT AREAS*	2,689	130	178	180	3,177	2,620	95	182	122	3,019	-3	-27	2	-32	-5
URBAN ONTARIO*	16,712	3,753	6,003	21,502	47,970	19,991	3,076	6,834	23,085	52,986	20	-18	14	7	10
URBAN CANADA*	32,134	5,608	8,611	39,430	85,783	41,762	5,777	10,499	48,477	106,515	30	3	22	23	24

TABLE 7: ONTARIO HOUSING STARTS FROM 1980 TO 2002 AND 2002 SAARs

	Urban centres 10,000 plus			All areas		
Year	Singles	Multiples	Total	Singles	Multiples	Total
1986	48,147	23,766	**71,913**	56,448	25,022	**81,470**
1987	55,022	38,878	**93,900**	64,929	40,284	**105,213**
1988	46,843	40,101	**86,944**	57,099	42,825	**99,924**
1989	43,841	37,185	**81,026**	53,511	39,826	**93,337**
1990	24,076	29,265	**53,341**	32,425	30,224	**62,649**
1991	21,224	24,899	**46,123**	26,290	26,504	**52,794**
1992	22,571	24,122	**46,693**	27,868	27,904	**55,772**
1993	21,121	17,726	**38,847**	26,240	18,900	**45,140**
1994	25,422	16,138	**41,560**	30,036	16,609	**46,645**
1995	16,593	15,300	**31,893**	20,124	15,694	**35,818**
1996	23,652	15,860	**39,512**	27,019	16,043	**43,062**
1997	31,549	18,423	**49,972**	35,401	18,671	**54,072**
1998	29,094	20,994	**50,088**	32,737	21,093	**53,830**
1999	35,238	27,687	**62,925**	39,421	27,814	**67,235**
2000	37,045	30,378	**67,423**	41,087	30,434	**71,521**
2001	36,736	33,526	**70,262**	39,632	33,650	**73,282**
2002	Seasonally Adjusted Annualized Rates					
02 Q1	44,100	39,100	**83,200**	NA	NA	**89,600**
02 Q2	47,500	29,500	**77,000**	NA	NA	**79,900**
02 Q3	48,500	31,900	**80,400**	NA	NA	**85,100**
02 Jan	40,800	53,500	**94,300**	NA	NA	**100,700**
Feb	43,800	30,800	**74,600**	NA	NA	**81,000**
Mar	47,500	33,100	**80,600**	NA	NA	**87,000**
Apr	43,400	28,700	**72,100**	NA	NA	**75,000**
May	50,400	31,500	**81,900**	NA	NA	**84,800**
Jun	48,600	28,300	**76,900**	NA	NA	**79,800**
Jul	48,600	42,400	**91,000**	NA	NA	**95,700**
Aug	48,800	28,500	**77,300**	NA	NA	**82,000**
Sep	48,200	25,000	**73,700**	NA	NA	**77,900**

TABLE 8: AVERAGE AND MEDIAN PRICE OF ABSORBED SINGLES BY CMA

CENSUS METROPOLITAN AREA	3RD QUARTER 2001			3RD QUARTER 2002			% CHANGE	% CHANGE
	# OF UNITS	AVG PRICE ($000's)	MED PRICE ($000's)	# OF UNITS	AVG PRICE ($000's)	MED PRICE ($000's)	AVG PRICE	MED PRICE
HAMILTON	219	285	275	566	268	240	-6%	-13%
KINGSTON	153	168	NA	219	191	NA	14%	NA
KITCHENER	537	228	202	950	236	210	4%	4%
LONDON	363	220	195	608	214	200	-3%	3%
OSHAWA	541	220	211	854	236	229	7%	9%
OTTAWA	991	258	248	880	284	270	10%	9%
ST. CATHARINES	212	223	192	283	230	194	3%	1%
SUDBURY	55	177	169	78	190	180	7%	7%
THUNDER BAY	26	179	180	56	181	185	1%	3%
TORONTO	5,256	297	272	6,176	307	282	3%	4%
WINDSOR	419	191	165	509	191	170	0%	3%

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