HOUSING NOW

Province of Ontario

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

FOURTH QUARTER 2002

13 year home starts record

New home construction: going strong

2002 was a great year for Ontario's home construction industry. Low interest rates, solid job creation and active resale markets bolstered demand for new homes, and pushed home starts to a 13 year record. Single detached home starts, which jumped 29 per cent, were responsible for the increase. Low mortgage carrying costs, increased baby boomer affluence and consumer confidence sustained demand for this most expensive housing type. Multiple family home starts edged lower, pulled down by labour and capital input bottlenecks affecting condominium apartment construction (for example availability of cranes). Presold home delivery times rose. Inventories of newly completed and unoccupied multiple family homes remain low, and imply that new demand will be met with new

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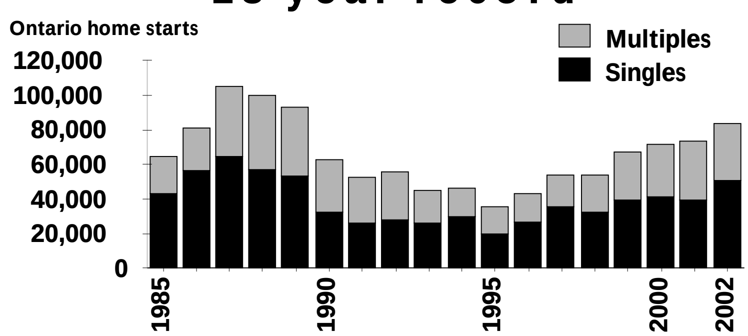
13 year record



Source: CMHC

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CMHC SCHL

HOME TO CANADIANS

Canada

construction.

Home construction was generally strong across the province. Toronto's home starts reached their second highest level on record. Oshawa and Windsor starts were near historical highs. Starts in most other large centres were close to long term annual averages. Sudbury's and Thunder Bay's home starts picked up from low levels despite population declines due to out-migration of youth from Northern Ontario.

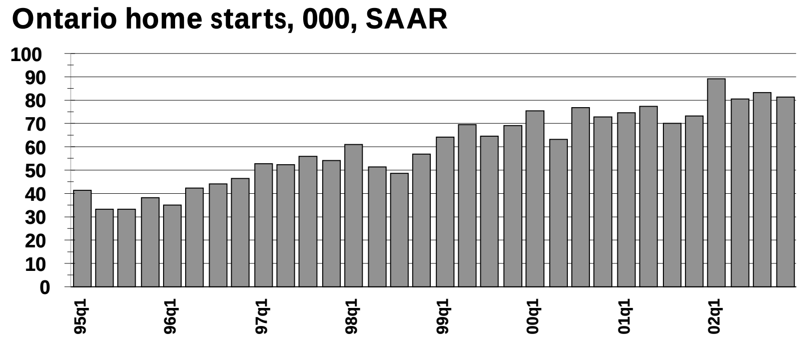
All of Ontario's eight New Home Prices Indexes moved up over last year. Six of these surpassed the average annual 2.2 per cent general rate of inflation. The exceptions were the Windsor and the Sudbury/Thunder Bay New House Price Indexes. Home construction costs in these centres have been stable.

Resale Home Markets: *tight*

Home shoppers are out in force. Total 2002 sales through the Multiple Listing Services jumped over nine per cent and set a new record. Year-end sales came down as a colder and snowier than average winter set in. From a historical perspective sales remained strong even at year-end.

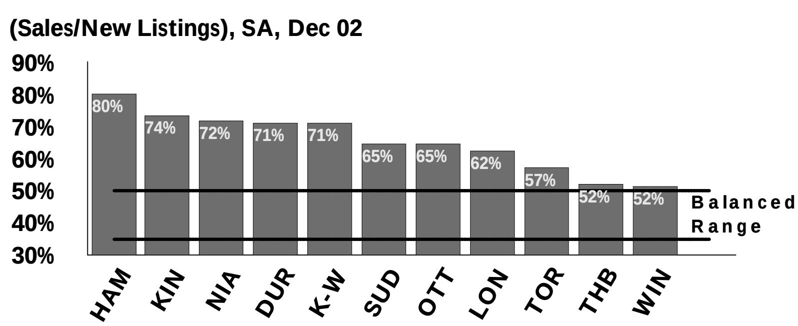
Ontario's average annual resale home price jumped by nine per cent in 2002— four times the general rate of inflation. Rising home prices have been encouraging increases in the supply of new Multiple Listings Services listings since the outset of this millennium. Resale home markets, however, remained tight throughout the 2000s. The province's sales to new listings ratio has remained above 60 per cent all of 2002, a range that implies that home prices will rise further.

Year end starts flatten



Source: CMHC

Ontario's hottest resale markets



Source: The Canadian Real Estate Association

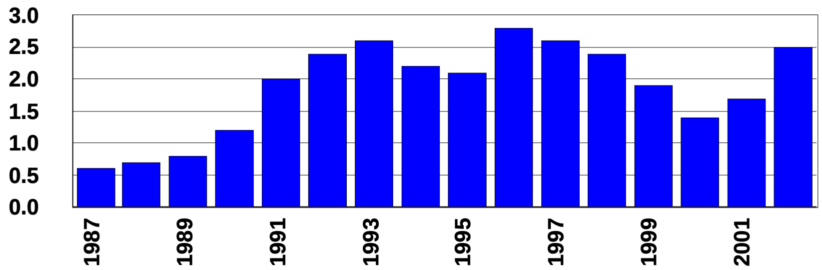
Rental Market: *vacancies up*

Ontario's 2002 average vacancy rate jumped on the tail of a modest increase in 2001 and four consecutive years of declines prior to that. The province's average vacancy rate in structures of 3 units and over moved up to 2.7 per cent in October 2002 from 1.7 per cent a year ago. Ontario's average two bedroom apartment rent rose by 2.3 per cent, which was commensurate with the general Consumer Price Index inflation rate.

Three factors were responsible for the dip in rental demand: the 2001 job lull with losses in the younger renter aged population, lower net migration to the province and shifts to home-ownership induced by affordable mortgage rates.

Economy: *jobs take off*

The province's economic picture supports housing market strength. Resumption of economic expansion in 2002 created a whopping 196,000 jobs between January and December which added to housing demand. Mixed economic indicators are generally in support of continued employment growth. Retail sales are high. Large ticket item sales are strong. Ontario's Help Wanted Index, however, plummeted on concerns of a continued US economic lull.



Net migration to Ontario has been exceptional over the last couple of years and has now edged down. Demographic demand for housing will continue to be solid for a while, since new arrivals to the province take several years to become established and purchase a home. Immigration will increase along with Canada's rising immigration target levels. Most immigrants choose Toronto for its established social and ethnic networks. Job seekers from other parts of Canada dwindled as employment prospects elsewhere grew.

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	5,962	3.1	1.55	4.31	6.14	6.88	7.40	7.26
2002	6,067	2.0	1.57	2.71	5.17	6.28	7.02	7.02
2002:01	5,981	1.2	1.60	2.25	4.55	6.05	7.00	7.00
2002:02	5,997	1.4	1.60	2.25	4.55	5.75	6.85	6.91
2002:03	6,014	1.9	1.59	2.25	5.30	6.60	7.30	7.19
2002:04	6,014	1.4	1.58	2.50	5.40	6.75	7.45	7.28
2002:05	6,031	0.8	1.55	2.50	5.55	6.75	7.40	7.25
2002:06	6,039	1.2	1.53	2.75	5.55	6.60	7.25	7.16
2002:07	6,052	2.1	1.55	3.00	5.35	6.40	7.05	7.04
2002:08	6,094	2.9	1.57	3.00	5.35	6.15	6.80	6.88
2002:09	6,124	2.3	1.58	3.00	5.30	6.05	6.70	6.82
2002:10	6,142	2.8	1.58	3.00	5.30	6.20	7.00	7.00
2002:11	6,156	3.8	1.57	3.00	4.90	6.00	6.70	6.82
2002:12	6,166	2.8	1.56	3.00	4.90	6.00	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 2001 AND 2002 URBAN STARTS

	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
	2001	2002	%	2001	2002	%	2001	2002	%
CENSUS MET. AREAS									
HAMILTON	1,842	2,259	23%	1,523	1,544	1%	3,365	3,803	13%
KINGSTON	537	775	44%	170	35	-79%	707	810	15%
KITCHENER	2,197	3,007	37%	1,340	1,123	-16%	3,537	4,130	17%
LONDON	1,317	1,969	50%	290	635	119%	1,607	2,604	62%
OSHAWA	2,038	2,955	45%	523	535	2%	2,561	3,490	36%
OTTAWA (ONT)	3,502	3,807	9%	2,749	3,989	45%	6,251	7,796	25%
ST.CATHARINES	916	1,032	13%	218	285	31%	1,134	1,317	16%
SUDBURY	191	292	53%	0	6	NA	191	298	56%
THUNDER BAY	163	193	18%	48	4	-92%	211	197	-7%
TORONTO	16,844	22,115	31%	24,173	21,690	-10%	41,017	43,805	7%
WINDSOR	1,605	1,726	8%	552	764	38%	2,157	2,490	15%
CMA TOTAL	31,152	40,130	29%	31,586	30,610	-3%	62,738	70,740	13%
OTHER URBAN	5,584	7,097	27%	1,940	1,778	-8%	7,524	8,875	18%
URBAN ONTARIO *	36,736	47,227	29%	33,526	32,388	-3%	70,262	79,615	13%
URBAN CANADA *	78,233	103,162	32%	64,117	76,227	19%	142,350	179,389	26%

MAKING A MOVE TOWARD SUSTAINABILITY

CMHC offers a wide cross-section of information products to consumers and the housing industry to allow for informed purchasing and decision-making. CMHC information products include publications on sustainability.

With the help of CMHC, consider sustainability when choosing the next neighbourhood to call your home. To order a copy of *"Your Next Move: Choosing a Neighbourhood With Sustainable Features"* and other research publications, call 1-800-668-2642 or click on www.cmhc-schl.gc.ca.

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**
2002	3,883	0	3,883	13,070	15,435	**32,388**	95	**32,483**	**51,114**	**83,597**
01-02 %	48%	-100%	43%	-22%	9%	-3%	-23%	-3%	29%	14%

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
FOURTH QUARTER															
HOMEOWNER	10,247	1,416	1,915	3	13,581	12,037	1,543	1,909	21	15,510	17%	9%	-0%	600%	14%
RENTAL	0	0	224	335	559	0	0	189	953	1,142	NA	ERR	-16%	184%	104%
CONDOMINIUM	37	50	617	3,367	4,071	63	0	889	2,690	3,642	70%	-100%	44%	-20%	-11%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	4	0	31	103	138	3	0	39	74	116	NA	NA	26%	-28%	-16%
TOTAL URBAN ONT	10,288	1,466	2,787	3,808	18,349	12,103	1,543	3,026	3,738	20,410	18%	5%	9%	-2%	11%
YTD DECEMBER															
HOMEOWNER	36,568	6,931	6,941	34	50,474	47,034	6,795	8,413	63	62,305	29%	-2%	21%	85%	23%
RENTAL	1	10	423	2,283	2,717	3	24	573	3,286	3,886	200%	140%	35%	44%	43%
CONDOMINIUM	162	82	2,764	13,807	16,815	174	18	2,744	10,308	13,244	7%	-78%	-1%	-25%	-21%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	5	0	115	136	256	16	0	86	78	180	220%	NA	-25%	-43%	-30%
TOTAL URBAN ONT	36,736	7,023	10,243	16,260	70,262	47,227	6,837	11,816	13,735	79,615	29%	-3%	15%	-16%	13%
COMPLETIONS															
FOURTH QUARTER															
HOMEOWNER	10,806	2,242	1,981	0	15,029	12,561	1,866	2,185	12	16,624	16%	-17%	10%	NA	11%
RENTAL	1	14	79	274	368	0	4	58	263	325	-100%	-71%	-27%	-4%	-12%
CONDOMINIUM	59	4	841	1,406	2,310	54	10	979	4,875	5,918	-8%	150%	16%	247%	156%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	0	0	0	1	0	0	0	1	NA	NA	NA	NA	NA
TOTAL URBAN ONT	10,866	2,260	2,901	1,680	17,707	12,616	1,880	3,222	5,150	22,868	16%	-17%	11%	207%	29%
YTD DECEMBER															
HOMEOWNER	38,141	8,085	8,562	23	54,811	43,648	7,001	7,490	32	58,171	14%	-13%	-13%	39%	6%
RENTAL	1	26	325	1,650	2,002	4	30	602	2,083	2,719	300%	15%	85%	26%	36%
CONDOMINIUM	164	40	2,773	5,721	8,698	171	92	2,949	13,790	17,002	4%	130%	6%	141%	95%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	0	0	0	1	0	0	0	1	NA	NA	NA	NA	NA
TOTAL URBAN ONT	38,306	8,151	11,660	7,394	65,511	43,824	7,123	11,041	15,905	77,893	14%	-13%	-5%	115%	19%
UNDER CONSTRUCTION AT END OF DECEMBER															
HOMEOWNER	16,005	2,909	3,655	46	22,615	19,377	2,717	4,641	2	26,737	21%	-7%	27%	-96%	18%
RENTAL	1	6	366	2,556	2,929	0	4	339	4,015	4,358	-100%	-33%	-7%	57%	49%
CONDOMINIUM	80	82	1,806	21,026	22,994	92	12	1,607	17,730	19,441	15%	-85%	-11%	-16%	-15%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	3	0	47	103	153	2	0	70	0	72	-33%	NA	49%	-100%	-53%
TOTAL URBAN ONT	16,089	2,997	5,874	23,731	48,691	19,471	2,733	6,657	21,747	50,608	21%	-9%	13%	-8%	4%

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

	4TH QUARTER 2001					4TH QUARTER 2002					PERCENT CHANGE				
STARTS	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HAMILTON CMA	533	42	156	8	739	551	17	427	98	1,093	3	-60	174	1,125	48
KINGSTON CMA	157	4	0	3	164	207	6	0	0	213	32	50	NA	-100	30
KITCHENER CMA	588	32	138	273	1,031	652	22	172	99	945	11	-31	25	-64	-8
LONDON CMA	323	2	45	48	418	416	2	72	78	568	29	0	60	63	36
OSHAWA CMA	638	16	150	0	804	705	24	86	0	815	11	50	-43	NA	1
OTTAWA CMA	626	46	446	36	1,154	831	82	445	457	1,815	33	78	-0	1,169	57
ST. CATHARINES CMA	249	28	4	0	281	280	26	68	0	374	12	-7	1,600	NA	33
SUDBURY CMA	42	0	0	0	42	83	0	0	0	83	98	NA	NA	NA	98
THUNDER BAY CMA	53	2	0	38	93	51	2	0	0	53	-4	0	NA	-100	-43
TORONTO CMA TOTAL	5,173	1,136	1,506	3,289	11,104	5,929	1,106	1,423	2,754	11,212	15	-3	-6	-16	1
METRO TORONTO	300	150	233	3,116	3,799	496	190	180	1,926	2,792	65	27	-23	-38	-27
YORK REGION	2,069	284	505	0	2,858	1,927	218	628	68	2,841	-7	-23	24	NA	-1
PEEL REGION	1,817	554	412	173	2,956	2,080	590	305	636	3,611	14	6	-26	268	22
OTHER AREAS	987	148	356	0	1,491	1,426	108	310	124	1,968	44	-27	-13	NA	32
WINDSOR CMA	428	64	64	87	643	450	154	83	142	829	5	141	30	63	29
COMPLETIONS															
HAMILTON CMA	588	24	219	96	927	523	34	360	154	1,071	-11	42	64	60	16
KINGSTON CMA	175	0	22	0	197	229	10	0	0	239	31	NA	-100	NA	21
KITCHENER CMA	653	36	141	6	836	807	48	132	5	992	24	33	-6	-17	19
LONDON CMA	410	2	105	2	519	570	4	25	4	603	39	100	-76	100	16
OSHAWA CMA	483	46	103	0	632	802	2	66	0	870	66	-96	-36	NA	38
OTTAWA CMA	1,116	88	482	205	1,891	1,192	114	534	181	2,021	7	30	11	-12	7
ST. CATHARINES CMA	260	22	22	30	334	284	28	59	0	371	9	27	168	-100	11
SUDBURY CMA	62	0	0	0	62	106	0	0	4	110	71	NA	NA	NA	77
THUNDER BAY CMA	68	4	0	0	72	50	0	0	0	50	-26	-100	NA	NA	-31
TORONTO CMA TOTAL	5,131	1,836	1,414	1,260	9,641	5,742	1,422	1,723	4,695	13,582	12	-23	22	273	41
METRO TORONTO	304	262	373	483	1,422	295	108	357	4,370	5,130	-3	-59	-4	805	261
YORK REGION	1,692	524	367	392	2,975	2,227	364	466	269	3,326	32	-31	27	-31	12
PEEL REGION	2,344	968	442	253	4,007	2,086	800	500	0	3,386	-11	-17	13	-100	-15
OTHER AREAS	791	82	232	132	1,237	1,134	150	400	56	1,740	43	83	72	-58	41
WINDSOR CMA	477	68	59	8	612	490	88	66	91	735	3	29	12	1,038	20
UNDER CONSTRUCTION	AT END OF DECEMBER 2001					AT END OF DECEMBER 2002									
HAMILTON CMA	671	86	446	423	1,626	902	43	715	165	1,825	34	-50	60	-61	12
KINGSTON CMA	190	4	0	128	322	277	8	0	0	285	46	100	NA	-100	-11
KITCHENER CMA	600	48	347	1,026	2,021	866	38	392	1,375	2,671	44	-21	13	34	32
LONDON CMA	333	10	118	50	511	518	14	236	298	1,066	56	40	100	496	109
OSHAWA CMA	1,065	46	241	128	1,480	1,374	28	163	90	1,655	29	-39	-32	-30	12
OTTAWA CMA	1,243	134	819	402	2,598	1,600	130	920	1,396	4,046	29	-3	12	247	56
ST. CATHARINES CMA	349	38	169	22	578	413	44	177	0	634	18	16	5	-100	10
SUDBURY CMA	58	0	0	0	58	92	0	0	0	92	59	NA	NA	NA	59
THUNDER BAY CMA	77	2	0	42	121	102	2	0	44	148	32	0	NA	5	22
TORONTO CMA TOTAL	7,888	2,384	3,139	20,894	34,305	9,764	2,132	3,410	17,788	33,094	24	-11	9	-15	-4
METRO TORONTO	743	306	790	18,630	20,469	1,251	528	748	15,935	18,462	68	73	-5	-14	-10
YORK REGION	4,288	902	1,210	741	7,141	4,021	594	1,439	620	6,674	-6	-34	19	-16	-7
PEEL REGION	1,424	916	706	1,523	4,569	2,193	796	624	997	4,610	54	-13	-12	-35	1
OTHER AREAS	1,433	260	433	0	2,126	2,299	214	599	236	3,348	60	-18	38	NA	57
WINDSOR CMA	481	72	79	207	839	466	156	88	175	885	-3	117	11	-15	5

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

STARTS	YTD DECEMBER 2001					YTD DECEMBER 2002					PER CENT CHANGE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SING	SEMI	ROW	APT	TOTAL
HAMILTON CMA	1,842	122	936	465	3,365	2,259	95	1,243	206	3,803	23	-22	33	-56	13
KINGSTON CMA	537	16	26	128	707	775	32	3	0	810	44	100	-88	-100	15
KITCHENER CMA	2,197	120	442	778	3,537	3,007	144	494	485	4,130	37	20	12	-38	17
LONDON CMA	1,317	18	216	56	1,607	1,969	22	295	318	2,604	50	22	37	468	62
OSHAWA CMA	2,038	70	453	0	2,561	2,955	94	351	90	3,490	45	34	-23	NA	36
OTTAWA CMA	3,502	336	1,738	675	6,251	3,807	316	1,972	1,701	7,796	9	-6	13	152	25
ST.CATHARINES CMA	916	80	112	26	1,134	1,032	88	189	8	1,317	13	10	69	-69	16
SUDBURY CMA	191	0	0	0	191	292	2	0	4	298	53	NA	NA	NA	56
THUNDER BAY CMA	163	6	4	38	211	193	4	0	0	197	18	-33	-100	-100	-7
TORONTO CMA	16,844	5,616	5,059	13,498	41,017	22,115	5,208	6,194	10,288	43,805	31	-7	22	-24	7
WINDSOR CMA	1,605	218	158	176	2,157	1,726	350	179	235	2,490	8	61	13	34	15
BARRIE CA	1,779	130	350	186	2,445	2,239	120	300	80	2,739	26	-8	-14	-57	12
BELLEVILLE CA	243	10	31	0	284	318	14	31	30	393	31	40	0	NA	38
BRANTFORD CA	360	46	69	0	475	563	36	61	40	700	56	-22	-12	NA	47
CORNWALL CA	130	2	0	16	148	178	20	0	0	198	37	900	NA	-100	34
GUELPH CA	567	110	316	0	993	728	150	260	0	1,138	28	36	-18	NA	15
NORTH BAY CA	89	0	0	0	89	105	2	16	0	123	18	NA	NA	NA	38
PETERBOROUGH CA	256	14	24	0	294	369	0	36	18	423	44	-100	50	NA	44
SARNIA CA	152	0	3	0	155	201	2	7	164	374	32	NA	133	NA	141
SAULT STE. MARIE CA	68	6	0	0	74	75	4	7	0	86	10	-33	NA	NA	16
OTHER ONT AREAS*	1,940	103	306	218	2,567	3,096	166	181	68	3,511	60	61	-41	-69	37
URBAN ONTARIO*	36,736	7,023	10,243	16,260	70,262	47,227	6,837	11,816	13,735	79,615	29	-3	15	-16	13
URBAN CANADA*	78,233	11,051	14,356	38,710	142,350	103,162	12,546	17,955	45,726	179,389	32	14	25	18	26
COMPLETIONS	**YTD DECEMBER 2001**					**YTD DECEMBER 2002**					**PER CENT CHANGE**				
HAMILTON CMA	1,864	94	946	380	3,284	2,027	138	974	482	3,621	9	47	3	27	10
KINGSTON CMA	509	20	36	86	651	684	28	3	128	843	34	40	-92	49	29
KITCHENER CMA	2,209	106	484	464	3,263	2,738	154	458	136	3,486	24	45	-5	-71	7
LONDON CMA	1,283	18	305	174	1,780	1,873	18	182	70	2,143	46	0	-40	-60	20
OSHAWA CMA	1,915	96	549	0	2,560	2,644	112	429	130	3,315	38	17	-22	NA	29
OTTAWA CMA	3,739	410	1,493	821	6,463	3,447	318	1,876	696	6,337	-8	-22	26	-15	-2
ST.CATHARINES CMA	896	84	127	34	1,141	962	86	184	30	1,262	7	2	45	-12	11
SUDBURY CMA	180	0	0	0	180	258	2	0	4	264	43	NA	NA	NA	47
THUNDER BAY CMA	126	6	5	0	137	167	4	0	0	171	33	-33	-100	NA	25
TORONTO CMA	18,933	6,639	6,591	4,975	37,138	20,205	5,480	5,916	13,569	45,170	7	-17	-10	173	22
WINDSOR CMA	1,596	240	119	67	2,022	1,742	266	170	267	2,445	9	11	43	299	21
BARRIE CA	1,753	110	412	176	2,451	2,012	126	279	146	2,563	15	15	-32	-17	5
BELLEVILLE CA	209	16	12	0	237	311	12	21	0	344	49	-25	75	NA	45
BRANTFORD CA	415	44	5	0	464	402	42	94	0	538	-3	-5	1,780	NA	16
CORNWALL CA	132	2	0	0	134	155	14	0	16	185	17	600	NA	NA	38
GUELPH CA	622	130	278	0	1,030	659	156	258	118	1,191	6	20	-7	NA	16
NORTH BAY CA	87	8	0	0	95	101	2	0	0	103	16	-75	NA	NA	8
PETERBOROUGH CA	242	8	12	0	262	322	6	34	4	366	33	-25	183	NA	40
SARNIA CA	151	0	3	0	154	196	0	0	0	196	30	NA	-100	NA	27
SAULT STE. MARIE CA	63	10	10	0	83	69	2	0	0	71	10	-80	-100	NA	-14
OTHER ONT AREAS*	1,382	110	273	217	1,982	3,534	185	166	237	4,122	156	68	-39	9	108
URBAN ONTARIO*	38,306	8,151	11,660	7,394	65,511	43,824	7,123	11,041	15,905	77,893	14	-13	-5	115	19
URBAN CANADA*	76,998	11,951	15,825	27,002	131,776	92,964	11,985	16,031	40,459	161,439	21	0	1	50	23
UNDER CONSTRUCTION	**AT END OF DECEMBER 2001**					**AT END OF DECEMBER 2002**					**PER CENT CHANGE**				
HAMILTON CMA	671	86	446	423	1,626	902	43	715	165	1,825	34	-50	60	-61	12
KINGSTON CMA	190	4	0	128	322	277	8	0	0	285	46	100	NA	-100	-11
KITCHENER CMA	600	48	347	1,026	2,021	866	38	392	1,375	2,671	44	-21	13	34	32
LONDON CMA	333	10	118	50	511	518	14	236	298	1,066	56	40	100	496	109
OSHAWA CMA	1,065	46	241	128	1,480	1,374	28	163	90	1,655	29	-39	-32	-30	12
OTTAWA CMA	1,243	134	819	402	2,598	1,600	130	920	1,396	4,046	29	-3	12	247	56
ST.CATHARINES CMA	349	38	169	22	578	413	44	177	0	634	18	16	5	-100	10
SUDBURY CMA	58	0	0	0	58	92	0	0	0	92	59	NA	NA	NA	59
THUNDER BAY CMA	77	2	0	42	121	102	2	0	44	148	32	0	NA	5	22
TORONTO CMA	7,888	2,384	3,139	20,894	34,305	9,764	2,132	3,410	17,788	33,094	24	-11	9	-15	-4
WINDSOR CMA	481	72	79	207	839	466	156	88	175	885	-3	117	11	-15	5
BARRIE CA	541	42	47	146	776	764	36	73	80	953	41	-14	55	-45	23
BELLEVILLE CA	100	2	48	0	150	105	4	58	30	197	5	100	21	NA	31
BRANTFORD CA	160	16	64	12	252	320	10	31	52	413	100	-38	-52	333	64
CORNWALL CA	49	2	0	16	67	71	8	0	0	79	45	300	NA	-100	18
GUELPH CA	135	28	204	118	485	200	22	206	0	428	48	-21	1	-100	-12
NORTH BAY CA	34	0	0	0	34	37	2	16	0	55	9	NA	NA	NA	62
PETERBOROUGH CA	114	6	26	0	146	156	0	28	14	198	37	-100	8	NA	36
SARNIA CA	63	0	0	0	63	68	2	7	164	241	8	NA	NA	NA	283
SAULT STE. MARIE CA	35	0	0	0	35	40	2	7	0	49	14	NA	NA	NA	40
OTHER ONT AREAS*	2,685	108	157	152	3,102	2,521	89	161	110	2,881	-6	-18	3	-28	-7
URBAN ONTARIO*	16,089	2,997	5,874	23,731	48,691	19,471	2,733	6,657	21,747	50,608	21	-9	13	-8	4
URBAN CANADA*	31,000	5,051	8,700	44,048	88,799	41,253	5,666	10,593	50,163	107,675	33	12	22	14	21

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

Year	Urban centres 10,000 plus			All areas		
	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	47,227	32,388	**79,615**	51,114	32,483	**83,597**
2002	Seasonally Adjusted Annualized Rates					
02 Q1	45,400	39,100	**84,500**	NA	NA	**89,400**
02 Q2	47,500	30,000	**77,500**	NA	NA	**80,600**
02 Q3	48,500	30,800	**79,300**	NA	NA	**83,600**
02 Q4	46,300	30,600	**76,900**	NA	NA	**81,400**
02 Jan	42,700	54,300	**97,000**	NA	NA	**101,900**
Feb	45,200	30,500	**75,700**	NA	NA	**80,600**
Mar	48,300	32,600	**80,900**	NA	NA	**85,800**
Apr	43,200	28,800	**72,000**	NA	NA	**75,100**
May	50,900	32,500	**83,400**	NA	NA	**86,500**
Jun	48,300	28,800	**77,100**	NA	NA	**80,200**
Jul	49,300	38,200	**87,500**	NA	NA	**91,800**
Aug	48,500	28,900	**77,400**	NA	NA	**81,700**
Sep	47,900	25,200	**73,100**	NA	NA	**77,400**
Oct	50,700	32,500	**83,200**	NA	NA	**87,700**
Nov	43,100	34,300	**77,400**	NA	NA	**81,900**
Dec	45,200	24,900	**70,100**	NA	NA	**74,600**

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

CENSUS METROPOLITAN AREA	4TH QUARTER 2001		4TH QUARTER 2002		% CHANGE
	# OF UNITS	AVG PRICE ($000's)	# OF UNITS	AVG PRICE ($000's)	AVG PRICE
HAMILTON	481	254	627	263	4%
KINGSTON	177	167	224	201	20%
KITCHENER	640	235	819	233	-1%
LONDON	401	214	576	222	4%
OSHAWA	478	225	795	239	6%
OTTAWA	1121	266	1204	286	8%
ST. CATHARINES	274	232	276	228	-2%
SUDBURY	58	198	107	216	9%
THUNDER BAY	68	175	48	185	6%
TORONTO	5,202	297	5,666	314	6%
WINDSOR	468	192	495	198	3%

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