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Canada Mortgage and Housing Corporation

Ontario starts boom in Q1

FIRST QUARTER 2002

New Home Construction:
Starts move higher

The Ontario new home market started the year on a strong note as housing starts moved significantly higher in the first quarter of 2002. A mild winter, low mortgage rates, and a resurgence in consumer confidence had home buyers out in force in Q1. The new home market continues to benefit from high immigration levels, boosting the demand for additional housing stock. The resale market was hot all winter but new listings failed to keep pace with the unseasonably high sales. The ensuing high sales-to-new listings ratio pushed the Ontario resale market strongly in favour of the seller, and led many potential home buyers over to the new home market. New listings are expected to bounce back as equity appreciation in the existing home market has stimulated those potential buyers looking to move up.

Urban housing starts moved significantly higher in the first quarter of this year recording 44,100 seasonally adjusted annual rate (SAAR) single detached units and 39,100 SAAR multiple units.

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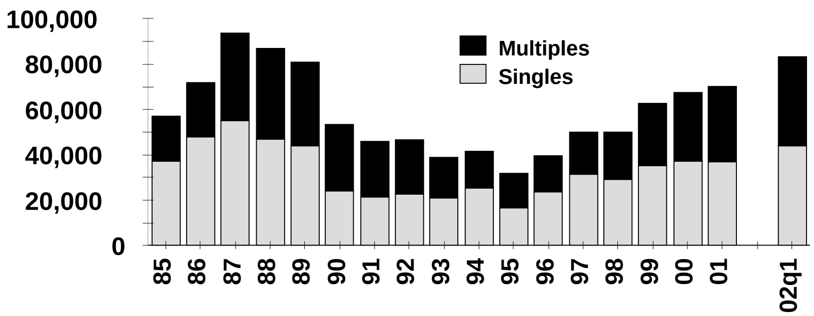
Home starts move higher

Urban Ontario home starts and quarterly SAAR



Source: CMHC

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CMHC SCHL
HOME TO CANADIANS
Canada

Ontario residential construction activity is forecast to move 8.6 per cent higher this year to 79,600 starts, then ease slightly next year to 74,800 starts. Multi-family housing starts are expected to post the largest gain in 2002 increasing 10.3 per cent to 37,100 units before easing to 35,800 units in 2003. Single detached housing starts are forecast to breach the 40,000 unit mark (42,500) for the second time since 1990, before dipping to 39,000 units in 2003.

Ontario Outlook

	2001	2002 F	2003 F
Starts, total	73,282	79,600	74,800
Starts, single	39,632	42,500	39,000
Starts, multiple	33,650	37,100	35,800
MLS Unit Sales	162,320	178,000	170,000
MLS Avg. Price	193,356	208,000	214,500

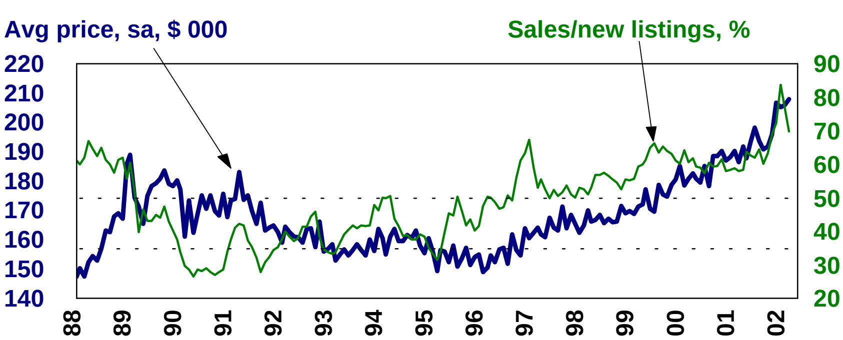
Source: CMHC, CREA; CMHC Forecast

Resale Home Markets: *Sales-to-new listings ratio spikes*

The seasonally adjusted sales-to-new listings ratio started the year off at an extremely high level (nearly 84 per cent) as new listings failed to keep pace with unseasonable high sales. The ensuing strong sellers' market shortened the number of days a listing sat on the market, and placed upward pressure on prices. By the end of the first quarter, the sales-to-new listings ratio declined just under the 70 per cent mark, which still represents a strong sellers' market. March 2002 data indicated that the sales-to-new listings ratio was above 50 percent across all of Ontario's major metropolitan areas. Ottawa had the hottest market, followed by Kingston, Hamilton and Toronto--all of which recorded sales-to-new listings ratios in excess of 70 per cent.

MLS sales are forecast to rise 9.7 per cent this year reaching 178,000 homes changing hands. For 2003, MLS activity will moderate to 170,000 home sales as mortgage rates are forecast to creep higher in the coming months. Given the strong seller environment, prices are forecast to rise 7.6 per cent in 2002 and come in at $208,000, while further increases will be seen next year when the average resale price reaches $214,500.

Ontario sales-to-new listings ratio spikes
Home prices will rise



Source: The Canadian Real Estate Association

BRINGING HOMEOWNERSHIP WITHIN REACH

For most people, the hardest thing about buying a home, especially a first home, is saving the necessary down payment. As you know, with CMHC's Mortgage Loan Insurance, your clients can purchase a home with as little as 5% down. *Bringing Homeownership within Reach* is a brochure that presents guidelines for making the right decisions.

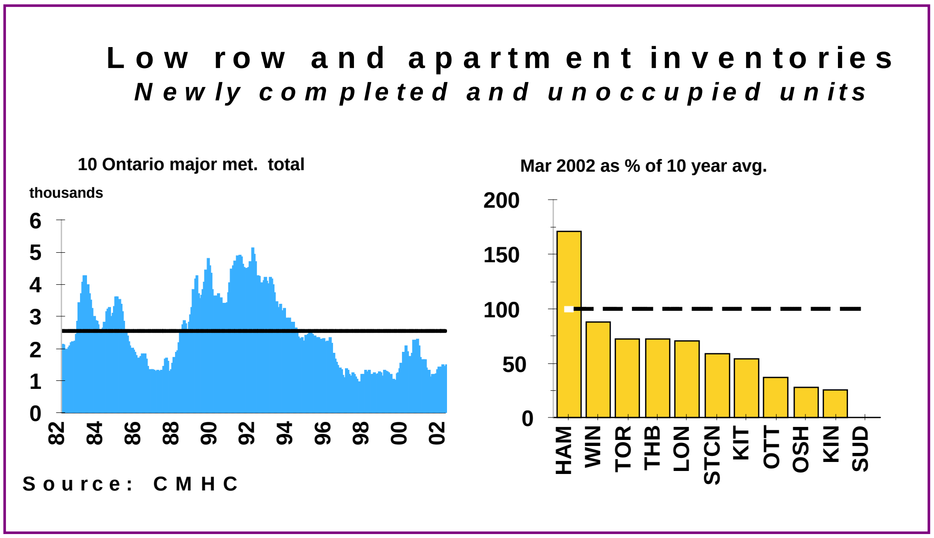
Help your clients in answering the following questions.... What is the maximum price they can afford, what will their monthly payments be and are there other options available to them?

To help them prepare themselves for this important decision process, give them a copy of *Bringing Homeownership within Reach*.

You can order copies of this valuable tool by calling 1-800-668-2642. Order number is NHA 2478.

New Home Markets:
Low row and apartment inventories

Inventories of newly completed, but unoccupied units tend to spike up when there is a lot of new construction activity. Data from CMHC's market absorption survey indicates that there is currently no overhang in multiple family construction as inventories remain low. Thus, current and future demand will be satisfied with additional housing starts. Even with the current flurry of housing activity, completed and unoccupied multiple inventories are low by historical standards in most centres. Hamilton, however, is the lone exception. Single inventories, on the other hand, are at average historical levels.



Ontario's Economy:
Consumer confidence and employment are on the rise

Ontario consumer confidence, as measured by the Conference Board of Canada's Index of Consumer Attitudess, rebounded sharply in the beginning of this year. The Ontario index reached a thirteen and a half year high following a period in which many consumers were hesitant to take on a large financial commitment.

Employment in Ontario also began moving higher in 2002, adding twenty thousand jobs in February, and an additional seventeen thousand jobs in March of this year.

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

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-MARCH 2001 AND 2002 URBAN STARTS

JANUARY-MARCH	SINGLE DETACHED			ALL OTHER TYPES			TOTAL		
	2001	2002	%	2001	2002	%	2001	2002	%
CENSUS MET. AREAS									
HAMILTON	347	397	14%	365	150	-59%	712	547	-23%
KINGSTON	34	79	132%	4	5	25%	38	84	121%
KITCHENER	392	553	41%	100	142	42%	492	695	41%
LONDON	183	335	83%	20	29	45%	203	364	79%
OSHAWA	363	541	49%	62	162	161%	425	703	65%
OTTAWA (ONT)	725	553	-24%	760	975	28%	1,485	1,528	3%
ST.CATHARINES	147	158	7%	49	41	-16%	196	199	2%
SUDBURY	6	8	33%	0	0	NA	6	8	33%
THUNDER BAY	6	9	50%	4	0	-100%	10	9	-10%
TORONTO	3,067	3,616	18%	5,134	6,056	18%	8,201	9,672	18%
WINDSOR	215	268	25%	47	96	104%	262	364	39%
CMA TOTAL	5,485	6,517	19%	6,545	7,656	17%	12,030	14,173	18%
OTHER URBAN	603	927	54%	336	280	-17%	939	1,207	29%
URBAN ONTARIO *	6,088	7,444	22%	6,881	7,936	15%	12,969	15,380	19%
URBAN CANADA *	12,653	16,760	32%	12,170	15,776	30%	24,823	32,536	31%

TABLE 3: ONTARIO HOUSING STARTS BY TENURE BY YEAR

	Multiple housing starts									
	Centers 10,000 population and over							All	All	All
	Rental/Coop		Total	Condo	Other	Total	Other	Area	Area	Area
Year	Private	Assisted	Rental		Freehold*	10,000+	Areas	Multiples	Singles	Total
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**
2001Q1	378	0	378	3,511	2,992	**6,881**	17	**6,898**	**6,483**	**13,381**
2002Q1	1,072	0	1,072	3,759	3,105	**7,936**	14	**7,950**	**8,192**	**16,142**

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
FIRST QUARTER															
HOMEOWNER	6,067	1,612	1,380	0	9,059	7,414	1,714	1,379	12	10,519	22%	6%	-0%	NA	16%
RENTAL	0	2	10	336	348	0	0	158	914	1,072	NA	-100%	1480%	172%	208%
CONDOMINIUM	20	14	415	3,082	3,531	26	0	453	3,306	3,785	30%	-100%	9%	7%	7%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	1	0	30	0	31	4	0	0	0	4	300%	NA	-100%	NA	-87%
TOTAL URBAN ONT	6,088	1,628	1,835	3,418	12,969	7,444	1,714	1,990	4,232	15,380	22%	5%	8%	24%	19%
COMPLETIONS															
FIRST QUARTER															
HOMEOWNER	8,023	1,997	1,614	4	11,638	8,827	1,507	1,394	0	11,728	10%	-25%	-14%	-100%	1%
RENTAL	0	4	113	41	158	0	2	189	327	518	NA	-50%	67%	698%	228%
CONDOMINIUM	44	4	471	1,080	1,599	21	28	614	3,982	4,645	-52%	600%	30%	269%	190%
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	8,067	2,005	2,198	1,125	13,395	8,848	1,537	2,197	4,309	16,891	10%	-23%	-0%	283%	26%
UNDER CONSTRUCTION AT END OF MARCH															
HOMEOWNER	15,722	3,665	4,979	11	24,377	14,617	3,130	3,665	58	21,470	-7%	-15%	-26%	427%	-12%
RENTAL	0	4	83	2,153	2,240	1	6	335	3,243	3,585	NA	50%	304%	51%	60%
CONDOMINIUM	57	32	1,770	14,925	16,784	86	58	1,625	20,362	22,131	51%	81%	-8%	36%	32%
COOPERATIVE	0	0	0	0	0	0	0	0	0	0	NA	NA	NA	NA	NA
UNKNOWN	0	0	41	0	41	5	0	10	0	15	NA	NA	-76%	NA	-63%
TOTAL URBAN ONT	15,779	3,701	6,873	17,089	43,442	14,709	3,194	5,635	23,663	47,201	-7%	-14%	-18%	38%	9%

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

	1ST QUARTER 2001					1ST QUARTER 2002					PER CENT CHANGE				
STARTS	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL
HAMILTON CMA	347	10	235	120	712	397	38	112	0	547	14	280	-52	-100	-23
KINGSTON CMA	34	4	0	0	38	79	2	3	0	84	132	-50	NA	NA	121
KITCHENER CMA	392	16	80	4	492	553	24	51	67	695	41	50	-36	1,575	41
LONDON CMA	183	0	20	0	203	335	0	29	0	364	83	NA	45	NA	79
OSHAWA CMA	363	0	62	0	425	541	60	102	0	703	49	NA	65	NA	65
OTTAWA CMA	725	106	404	250	1,485	553	44	398	533	1,528	-24	-58	-1	113	3
ST. CATHARINES CMA	147	8	41	0	196	158	16	21	4	199	7	100	-49	NA	2
SUDBURY CMA	6	0	0	0	6	8	0	0	0	8	33	NA	NA	NA	33
THUNDER BAY CMA	6	0	4	0	10	9	0	0	0	9	50	NA	-100	NA	-10
TORONTO CMA TOTAL	3,067	1,400	883	2,851	8,201	3,616	1,406	1,086	3,564	9,672	18	0	23	25	18
METRO TORONTO	97	280	289	2,501	3,167	142	78	121	2,944	3,285	46	-72	-58	18	4
YORK REGION	1,394	466	397	191	2,448	1,704	330	403	334	2,771	22	-29	2	75	13
PEEL REGION	881	582	126	67	1,656	1,149	894	375	286	2,704	30	54	198	327	63
OTHER AREAS	695	72	71	92	930	621	104	187	0	912	-11	44	163	NA	-2
WINDSOR CMA	215	32	15	0	262	268	28	16	52	364	25	-13	7	NA	39
COMPLETIONS															
HAMILTON CMA	453	24	139	68	684	402	48	170	88	708	-11	100	22	29	4
KINGSTON CMA	99	4	3	0	106	151	4	0	0	155	53	0	-100	NA	46
KITCHENER CMA	436	12	142	8	598	429	22	45	2	498	-2	83	-68	-75	-17
LONDON CMA	173	0	57	0	230	310	2	46	2	360	79	NA	-19	NA	57
OSHAWA CMA	386	14	109	0	509	416	26	75	2	519	8	86	-31	NA	2
OTTAWA CMA	639	74	245	34	992	721	74	447	72	1,314	13	0	82	112	32
ST. CATHARINES CMA	187	22	28	0	237	206	16	15	22	259	10	-27	-46	NA	9
SUDBURY CMA	27	0	0	0	27	35	0	0	0	35	30	NA	NA	NA	30
THUNDER BAY CMA	18	0	5	0	23	35	0	0	0	35	94	NA	-100	NA	52
TORONTO CMA TOTAL	4,348	1,747	1,343	969	8,407	3,962	1,210	1,246	3,715	10,133	-9	-31	-7	283	21
METRO TORONTO	257	78	261	605	1,201	286	142	245	2,094	2,767	11	82	-6	246	130
YORK REGION	1,733	364	558	0	2,655	1,963	434	414	515	3,326	13	19	-26	NA	25
PEEL REGION	1,643	1,235	460	278	3,616	1,117	472	419	1,106	3,114	-32	-62	-9	298	-14
OTHER AREAS	715	70	64	86	935	596	162	168	0	926	-17	131	163	-100	-1
WINDSOR CMA	357	46	18	4	425	413	48	14	83	558	16	4	-22	1,975	31
UNDER CONSTRUCTION	AT END OF MARCH 2001					AT END OF MARCH 2002									
HAMILTON CMA	593	34	563	336	1,526	665	76	388	335	1,464	12	124	-31	-0	-4
KINGSTON CMA	98	8	7	89	202	117	2	3	128	250	19	-75	-57	44	24
KITCHENER CMA	573	34	334	710	1,651	719	50	356	1,091	2,216	25	47	7	54	34
LONDON CMA	312	10	170	168	660	448	8	93	48	597	44	-20	-45	-71	-10
OSHAWA CMA	941	34	293	128	1,396	1,190	78	268	128	1,664	26	129	-9	0	19
OTTAWA CMA	1,593	234	745	765	3,337	1,071	104	770	863	2,808	-33	-56	3	13	-16
ST. CATHARINES CMA	287	28	197	30	542	301	40	172	4	517	5	43	-13	NA	-5
SUDBURY CMA	27	0	0	0	27	31	0	0	0	31	15	NA	NA	NA	15
THUNDER BAY CMA	30	2	4	0	36	51	2	0	42	95	70	0	-100	NA	164
TORONTO CMA TOTAL	8,721	3,058	4,125	14,231	30,135	7,527	2,600	2,963	20,750	33,840	-14	-15	-28	46	12
METRO TORONTO	605	572	863	11,408	13,448	599	242	665	19,470	20,976	-1	-58	-23	71	56
YORK REGION	3,800	918	1,294	1,069	7,081	4,029	798	1,184	575	6,586	6	-13	-9	-46	-7
PEEL REGION	2,515	1,450	1,334	1,580	6,879	1,455	1,338	662	705	4,160	-42	-8	-50	-55	-40
OTHER AREAS	1,801	118	634	174	2,727	1,444	222	452	0	2,118	-20	88	-29	-100	-22
WINDSOR CMA	332	80	39	94	545	337	52	81	176	646	2	-35	108	87	19

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

STARTS	YTD MARCH 2001					YTD MARCH 2002					PER CENT CHANGE				
	SINGLE	SEMI	ROW	APT	TOTAL	SINGLE	SEMI	ROW	APT	TOTAL	SING	SEMI	ROW	APT	TOTAL
HAMILTON CMA	347	10	235	120	712	397	38	112	0	547	14	280	-52	-100	-23
KINGSTON CMA	34	4	0	0	38	79	2	3	0	84	132	-50	NA	NA	121
KITCHENER CMA	392	16	80	4	492	553	24	51	67	695	41	50	-36	1,575	41
LONDON CMA	183	0	20	0	203	335	0	29	0	364	83	NA	45	NA	79
OSHAWA CMA	363	0	62	0	425	541	60	102	0	703	49	NA	65	NA	65
OTTAWA CMA	725	106	404	250	1,485	553	44	398	533	1,528	-24	-58	-1	113	3
ST.CATHARINES CMA	147	8	41	0	196	158	16	21	4	199	7	100	-49	NA	2
SUDBURY CMA	6	0	0	0	6	8	0	0	0	8	33	NA	NA	NA	33
THUNDER BAY CMA	6	0	4	0	10	9	0	0	0	9	50	NA	-100	NA	-10
TORONTO CMA	3,067	1,400	883	2,851	8,201	3,616	1,406	1,086	3,564	9,672	18	0	23	25	18
WINDSOR CMA	215	32	15	0	262	268	28	16	52	364	25	-13	7	NA	39
BARRIE CA	230	12	33	96	371	264	16	63	0	343	15	33	91	-100	-8
BELLEVILLE CA	13	0	3	0	16	31	0	8	0	39	138	NA	167	NA	144
BRANTFORD CA	41	6	0	0	47	57	10	18	0	85	39	67	NA	NA	81
CORNWALL CA	5	0	0	16	21	10	8	0	0	18	100	NA	NA	-100	-14
GUELPH CA	110	16	26	0	152	159	56	43	0	258	45	250	65	NA	70
NORTH BAY CA	2	0	0	0	2	6	0	0	0	6	200	NA	NA	NA	200
PETERBOROUGH CA	13	6	12	0	31	31	0	0	0	31	138	-100	-100	NA	0
SARNIA CA	19	0	0	0	19	26	0	0	0	26	37	NA	NA	NA	37
SAULT STE. MARIE CA	3	0	0	0	3	5	0	0	0	5	67	NA	NA	NA	67
OTHER ONT AREAS*	167	12	17	81	277	417	8	43	12	480	150	-33	153	-85	73
URBAN ONTARIO*	6,088	1,628	1,835	3,418	12,969	7,444	1,714	1,990	4,232	15,380	22	5	8	24	19
URBAN CANADA*	12,653	2,244	2,588	7,338	24,823	16,764	2,669	3,048	10,059	32,540	32	19	18	37	31
COMPLETIONS	**YTD MARCH 2001**					**YTD MARCH 2002**					**PER CENT CHANGE**				
HAMILTON CMA	453	24	139	68	684	402	48	170	88	708	-11	100	22	29	4
KINGSTON CMA	99	4	3	0	106	151	4	0	0	155	53	0	-100	NA	46
KITCHENER CMA	436	12	142	8	598	429	22	45	2	498	-2	83	-68	-75	-17
LONDON CMA	173	0	57	0	230	310	2	46	2	360	79	NA	-19	NA	57
OSHAWA CMA	386	14	109	0	509	416	26	75	2	519	8	86	-31	NA	2
OTTAWA CMA	639	74	245	34	992	721	74	447	72	1,314	13	0	82	112	32
ST.CATHARINES CMA	187	22	28	0	237	206	16	15	22	259	10	-27	-46	NA	9
SUDBURY CMA	27	0	0	0	27	35	0	0	0	35	30	NA	NA	NA	30
THUNDER BAY CMA	18	0	5	0	23	35	0	0	0	35	94	NA	-100	NA	52
TORONTO CMA	4,348	1,747	1,343	969	8,407	3,962	1,210	1,246	3,715	10,133	-9	-31	-7	283	21
WINDSOR CMA	357	46	18	4	425	413	48	14	83	558	16	4	-22	1,975	31
BARRIE CA	329	14	35	3	381	330	20	51	146	547	0	43	46	4,767	44
BELLEVILLE CA	46	4	0	0	50	63	2	4	0	69	37	-50	NA	NA	38
BRANTFORD CA	57	4	0	0	61	47	6	26	0	79	-18	50	NA	NA	30
CORNWALL CA	27	0	0	0	27	39	2	0	0	41	44	NA	NA	NA	52
GUELPH CA	137	12	62	0	211	100	16	29	118	263	-27	33	-53	NA	25
NORTH BAY CA	12	2	0	0	14	15	0	0	0	15	25	-100	NA	NA	7
PETERBOROUGH CA	59	0	0	0	59	87	0	20	0	107	47	NA	NA	NA	81
SARNIA CA	23	0	0	0	23	41	0	0	0	41	78	NA	NA	NA	78
SAULT STE. MARIE CA	9	4	6	0	19	19	0	0	0	19	111	-100	-100	NA	0
OTHER ONT AREAS*	245	22	6	39	312	1,178	45	9	59	1,291	381	105	50	51	314
URBAN ONTARIO*	8,067	2,005	2,198	1,125	13,395	8,848	1,537	2,197	4,309	16,891	10	-23	-0	283	26
URBAN CANADA*	15,180	2,752	3,175	4,532	25,639	17,457	2,376	3,100	9,190	32,123	15	-14	-2	103	25
UNDER CONSTRUCTION	**AT END OF MARCH 2001**					**AT END OF MARCH 2002**					**PER CENT CHANGE**				
HAMILTON CMA	593	34	563	336	1,526	665	76	388	335	1,464	12	124	-31	-0	-4
KINGSTON CMA	98	8	7	89	202	117	2	3	128	250	19	-75	-57	44	24
KITCHENER CMA	573	34	334	710	1,651	719	50	356	1,091	2,216	25	47	7	54	34
LONDON CMA	312	10	170	168	660	448	8	93	48	597	44	-20	-45	-71	-10
OSHAWA CMA	941	34	293	128	1,396	1,190	78	268	128	1,664	26	129	-9	0	19
OTTAWA CMA	1,593	234	745	765	3,337	1,071	104	770	863	2,808	-33	-56	3	13	-16
ST.CATHARINES CMA	287	28	197	30	542	301	40	172	4	517	5	43	-13	-87	-5
SUDBURY CMA	27	0	0	0	27	31	0	0	0	31	15	NA	NA	NA	15
THUNDER BAY CMA	30	2	4	0	36	51	2	0	42	95	70	0	-100	NA	164
TORONTO CMA	8,721	3,058	4,125	14,231	30,135	7,527	2,600	2,963	20,750	33,840	-14	-15	-28	46	12
WINDSOR CMA	332	80	39	94	545	337	52	81	176	646	2	-35	108	87	19
BARRIE CA	417	20	104	229	770	471	38	63	0	572	13	90	-39	-100	-26
BELLEVILLE CA	34	4	32	0	70	67	0	52	0	119	97	-100	63	NA	70
BRANTFORD CA	200	16	0	12	228	170	20	56	12	258	-15	25	NA	0	13
CORNWALL CA	29	2	0	16	47	20	8	0	16	44	-31	300	NA	0	-6
GUELPH CA	162	52	130	118	462	194	68	218	0	480	20	31	68	-100	4
NORTH BAY CA	22	6	0	0	28	25	0	0	0	25	14	-100	NA	NA	-11
PETERBOROUGH CA	54	6	26	0	86	58	6	6	0	70	7	0	-77	NA	-19
SARNIA CA	58	0	0	0	58	48	0	0	0	48	-17	NA	NA	NA	-17
SAULT STE. MARIE CA	24	0	4	0	28	21	0	0	0	21	-13	NA	-100	NA	-25
OTHER ONT AREAS*	2,041	96	116	245	2,498	1,996	69	182	235	2,482	-2	-28	57	-4	-1
URBAN ONTARIO*	15,779	3,701	6,873	17,089	43,442	14,709	3,194	5,635	23,663	47,201	-7	-14	-18	38	9
URBAN CANADA*	27,408	5,382	9,489	34,998	77,277	30,458	5,376	8,631	45,405	89,870	11	-0	-9	30	16

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
1980	14,695	20,737	**35,432**	18,693	21,434	**40,127**
1981	21,245	24,154	**45,399**	24,440	25,721	**50,161**
1982	15,483	19,691	**35,174**	17,836	20,672	**38,508**
1983	29,803	20,467	**50,270**	33,804	21,135	**54,939**
1984	28,320	14,000	**42,320**	32,851	15,320	**48,171**
1985	37,235	19,818	**57,053**	43,509	21,362	**64,871**
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 Jan	40,800	53,500	**94,300**	NA	NA	**NA**
Feb	43,800	30,800	**74,600**	NA	NA	**NA**
Mar	47,500	33,100	**80,600**	NA	NA	**NA**

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

CENSUS METROPOLITAN AREA	1ST QUARTER 2001			1ST QUARTER 2002			% CHANGE AVG PRICE	% CHANGE MED PRICE
	# OF UNITS	AVG PRICE ($000's)	MED PRICE ($000's)	# OF UNITS	AVG PRICE ($000's)	MED PRICE ($000's)		
HAMILTON	262	274	250	176	291	275	6%	10%
KINGSTON	90	160	150	146	175	169	9%	13%
KITCHENER	333	219	201	345	216	192	-1%	-4%
LONDON	119	224	199	240	204	184	-9%	-8%
OSHAWA	360	219	210	390	233	225	6%	7%
OTTAWA	528	225	220	659	269	255	20%	16%
ST. CATHARINES	142	230	190	154	234	201	2%	6%
SUDBURY	22	195	190	23	183	165	-6%	-13%
THUNDER BAY	11	184	180	32	171	178	-7%	-1%
TORONTO	4,058	301	276	3,739	307	283	2%	3%
WINDSOR	275	201	165	371	184	160	-8%	-3%

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