

HOUSING NOW

Toronto



Date Released: December 2006

New Home Market

Steady Starts

In November, the seasonally-adjusted annual rate of housing starts in Toronto Census Metropolitan Area, at 39,100, remained in line with October results.

New home starts remain above the long-term annual average because of the strong pre-construction sales experienced this year and last. Home buyers continued to purchase new homes over the past two years, as steady job and income growth

coupled with low borrowing costs kept their outlook on home ownership positive.

For the first eleven months of 2006, on an unadjusted basis, new home starts dipped by approximately 9.5 per cent compared to the same period last year. Slower construction of ground-oriented home types has been the basis of the decline.

Condominium apartment construction continues to be driver of new home construction. This less-expensive home type has enjoyed increased popularity as the price of ground-oriented housing has become too expensive for many households.

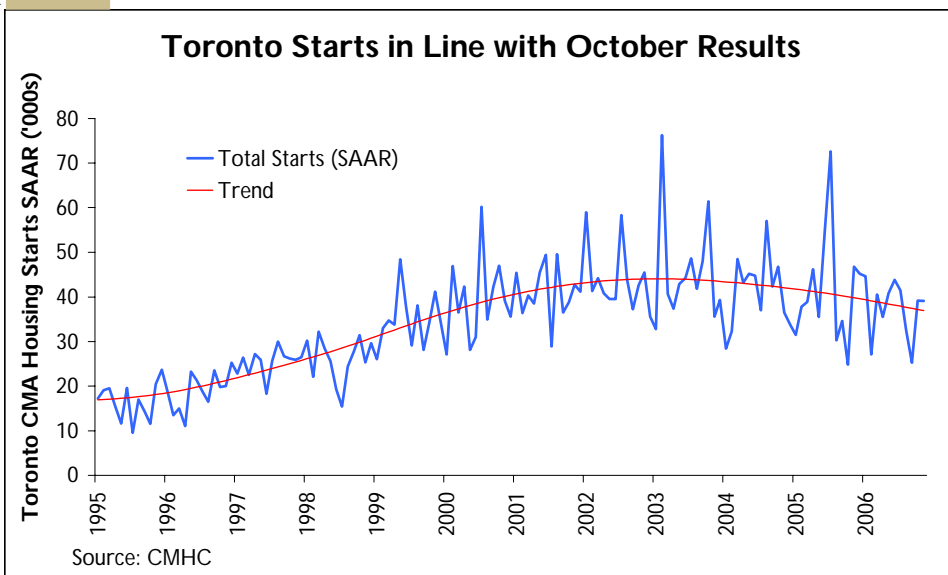
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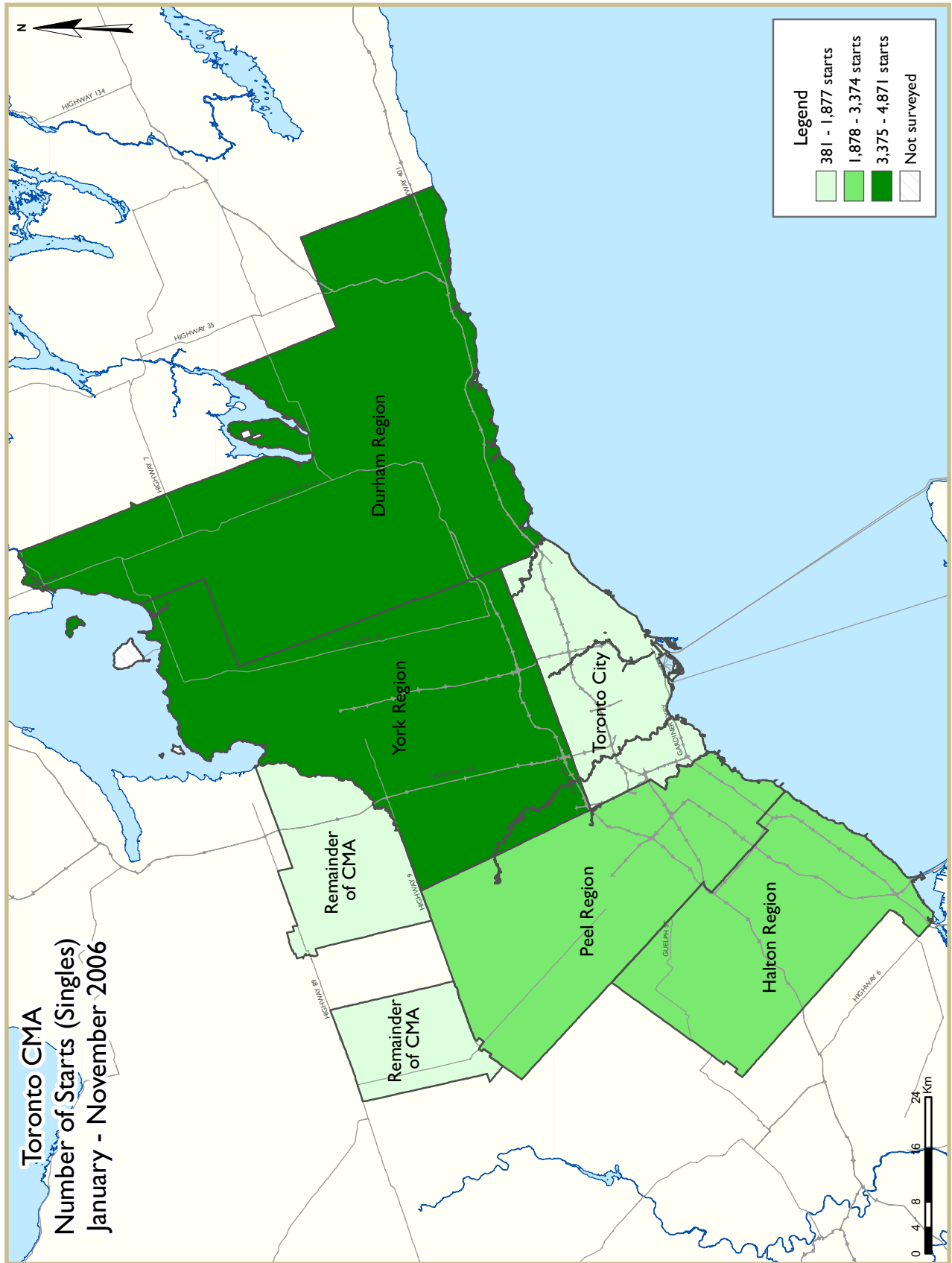
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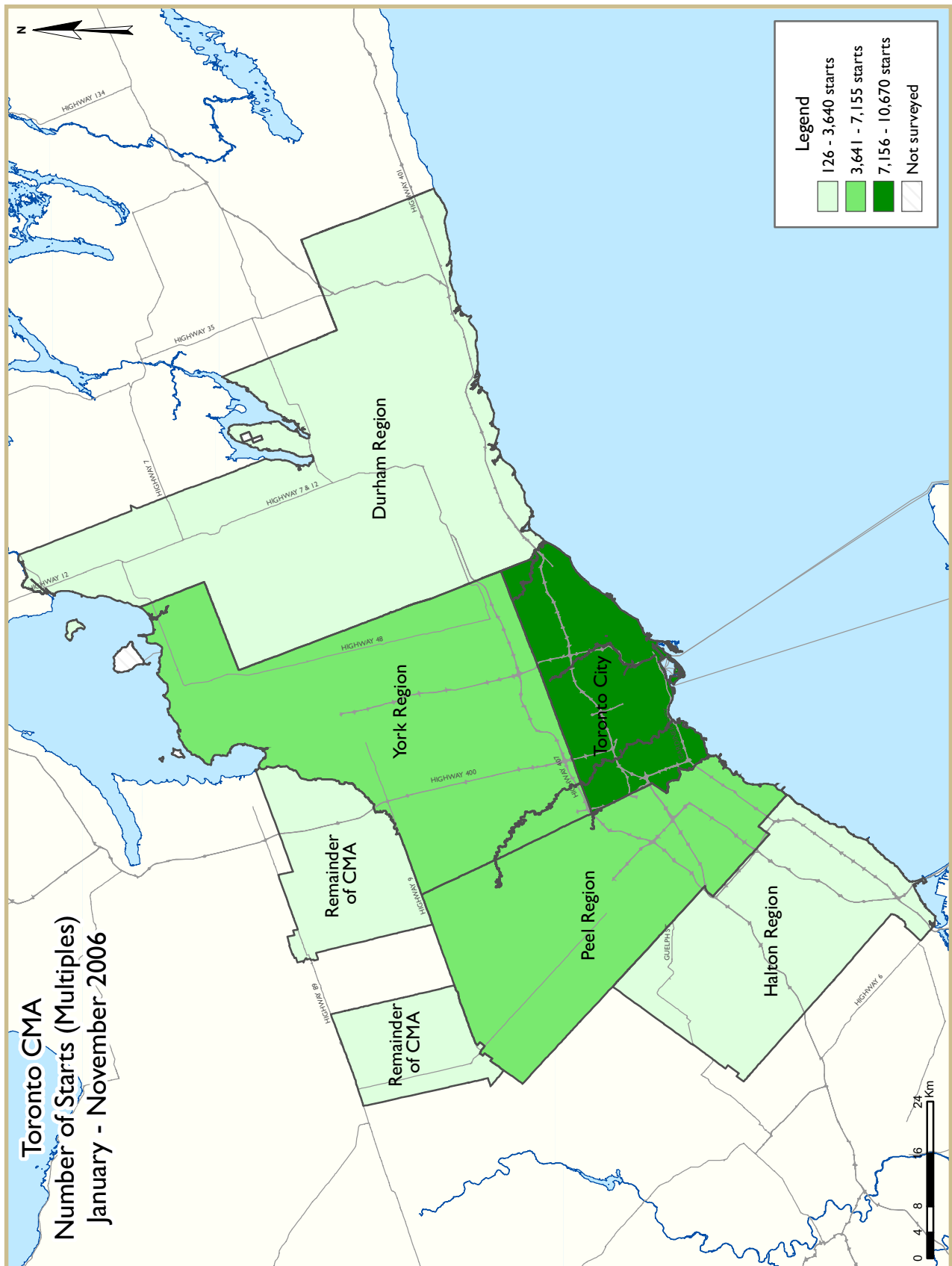
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Figure 1







ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, Eas tYork, E tobicoke, North York, S carborough, York
York Region	Aurora, Eas tGwillimbury, Georgina Towns hip, King Towns hip, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-S touffville
Peel Region	Brampton, Caledon, Mis s is sauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Os hawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / Wes tGwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Toronto CMA
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2006	1,251	352	466	1	37	975	0	299	3,381
November 2005	1,152	284	427	0	422	1,225	0	593	4,103
% Change	8.6	23.9	9.1	n/a	-91.2	-20.4	n/a	-49.6	-17.6
Year-to-date 2006	12,997	2,530	3,481	48	1,282	12,873	8	1,379	34,598
Year-to-date 2005	14,383	3,129	4,390	51	1,693	12,920	105	1,524	38,195
% Change	-9.6	-19.1	-20.7	-5.9	-24.3	-0.4	-92.4	-9.5	-9.4
UNDER CONSTRUCTION									
November 2006	9,141	1,510	2,909	27	970	25,835	14	2,407	42,813
November 2005	9,747	2,077	3,161	51	1,588	25,385	24	2,133	44,166
% Change	-6.2	-27.3	-8.0	-47.1	-38.9	1.8	-41.7	12.8	-3.1
COMPLETIONS									
November 2006	1,452	304	235	6	163	261	8	0	2,429
November 2005	1,408	294	467	21	134	1,118	0	83	3,525
% Change	3.1	3.4	-49.7	-71.4	21.6	-76.7	n/a	-100.0	-31.1
Year-to-date 2006	13,694	2,869	3,608	55	1,864	12,542	32	888	35,552
Year-to-date 2005	15,563	3,038	4,065	81	1,241	11,068	57	887	36,000
% Change	-12.0	-5.6	-11.2	-32.1	50.2	13.3	-43.9	0.1	-1.2
COMPLETED & NOT ABSORBED									
November 2006	294	35	150	0	35	708	8	214	1,444
November 2005	400	100	131	1	27	541	1	510	1,711
% Change	-26.5	-65.0	14.5	-100.0	29.6	30.9	**	-58.0	-15.6
ABSORBED									
November 2006	1,421	309	199	6	147	261	0	5	2,348
November 2005	1,439	294	462	20	132	1,153	0	11	3,511
% Change	-1.3	5.1	-56.9	-70.0	11.4	-77.4	n/a	-54.5	-33.1
Year-to-date 2006	13,759	2,923	3,607	56	1,857	12,359	25	689	35,275
Year-to-date 2005	15,784	3,061	4,118	80	1,281	11,342	67	450	36,183
% Change	-12.8	-4.5	-12.4	-30.0	45.0	9.0	-62.7	53.1	-2.5

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

**Table I.1: Housing Activity Summary by Submarket
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Toronto City									
November 2006	111	2	45	0	0	975	0	299	1,432
November 2005	78	20	60	0	10	1,225	0	336	1,729
York Region									
November 2006	378	80	150	0	12	0	0	0	620
November 2005	574	104	249	0	0	0	0	0	927
Peel Region									
November 2006	399	208	200	0	15	0	0	0	822
November 2005	222	126	72	0	271	0	0	257	948
Halton Region									
November 2006	230	16	8	0	0	0	0	0	254
November 2005	155	28	13	0	0	0	0	0	196
Durham Region									
November 2006	98	46	60	0	8	0	0	0	212
November 2005	93	6	16	0	141	0	0	0	256
Remainder of CMA									
November 2006	35	0	3	1	2	0	0	0	41
November 2005	30	0	17	0	0	0	0	0	47
Toronto CMA									
November 2006	1,251	352	466	1	37	975	0	299	3,381
November 2005	1,152	284	427	0	422	1,225	0	593	4,103
UNDER CONSTRUCTION									
Toronto City									
November 2006	985	140	414	0	230	19,908	14	1,674	23,365
November 2005	912	231	643	0	154	19,809	24	1,424	23,197
York Region									
November 2006	3,070	474	1,076	5	227	2,056	0	71	6,979
November 2005	3,450	614	995	5	273	1,739	0	92	7,168
Peel Region									
November 2006	2,676	680	527	3	381	3,471	0	629	8,367
November 2005	3,019	810	675	11	783	3,406	0	617	9,321
Halton Region									
November 2006	1,155	104	472	1	63	291	0	0	2,086
November 2005	1,151	162	556	2	99	89	0	0	2,059
Durham Region									
November 2006	1,061	112	391	0	59	0	0	0	1,623
November 2005	1,012	256	265	0	275	278	0	0	2,086
Remainder of CMA									
November 2006	194	0	29	18	10	109	0	33	393
November 2005	203	4	27	33	4	64	0	0	335
Toronto CMA									
November 2006	9,141	1,510	2,909	27	970	25,835	14	2,407	42,813
November 2005	9,747	2,077	3,161	51	1,588	25,385	24	2,133	44,166

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

**Table I.1: Housing Activity Summary by Submarket
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Toronto City									
November 2006	114	16	63	0	57	213	8	0	471
November 2005	88	22	137	0	0	666	0	83	996
York Region									
November 2006	513	136	78	0	35	48	0	0	810
November 2005	462	68	207	0	41	353	0	0	1,131
Peel Region									
November 2006	403	126	0	0	71	0	0	0	600
November 2005	435	126	19	16	45	49	0	0	690
Halton Region									
November 2006	250	18	37	0	0	0	0	0	305
November 2005	315	50	67	4	48	50	0	0	534
Durham Region									
November 2006	150	4	37	0	0	0	0	0	191
November 2005	88	26	37	0	0	0	0	0	151
Remainder of CMA									
November 2006	21	4	20	6	0	0	0	0	51
November 2005	19	0	0	1	0	0	0	0	20
Toronto CMA									
November 2006	1,451	304	235	6	163	261	8	0	2,428
November 2005	1,407	292	467	21	134	1,118	0	83	3,522
COMPLETED & NOT ABSORBED									
Toronto City									
November 2006	147	17	116	0	2	687	8	214	1,191
November 2005	110	40	87	0	1	518	1	507	1,264
York Region									
November 2006	30	2	9	0	0	17	0	0	58
November 2005	24	2	5	0	6	13	0	0	50
Peel Region									
November 2006	55	10	7	0	32	2	0	0	106
November 2005	121	38	22	0	6	4	0	3	194
Halton Region									
November 2006	46	4	16	0	1	2	0	0	69
November 2005	116	3	9	1	14	6	0	0	149
Durham Region									
November 2006	12	1	1	0	0	0	0	0	14
November 2005	27	16	8	0	0	0	0	0	51
Remainder of CMA									
November 2006	4	1	1	0	0	0	0	0	6
November 2005	2	1	0	0	0	0	0	0	3
Toronto CMA									
November 2006	294	35	150	0	35	708	8	214	1,444
November 2005	400	100	131	1	27	541	1	510	1,711

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

**Table 1.1: Housing Activity Summary by Submarket
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
November 2006	81	16	22	0	57	215	0	5	396
November 2005	93	27	141	0	0	706	0	11	978
York Region									
November 2006	508	136	73	0	35	44	0	0	796
November 2005	460	68	205	0	41	353	0	0	1,127
Peel Region									
November 2006	412	136	10	0	52	0	0	0	610
November 2005	441	116	17	16	48	49	0	0	687
Halton Region									
November 2006	245	14	33	0	0	2	0	0	294
November 2005	341	57	62	3	43	45	0	0	551
Durham Region									
November 2006	154	3	40	0	3	0	0	0	200
November 2005	85	26	37	0	0	0	0	0	148
Remainder of CMA									
November 2006	21	4	21	6	0	0	0	0	52
November 2005	19	0	0	1	0	0	0	0	20
Toronto CMA									
November 2006	1,421	309	199	6	147	261	0	5	2,348
November 2005	1,439	294	462	20	132	1,153	0	11	3,511

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

**Table 1.2: History of Housing Starts of Toronto CMA
1996 - 2005**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982
% Change	10.0	13.0	26.4	**	-31.4	20.7	125.0	-66.0	11.7
1999	15,519	4,923	3,635	13	2,074	8,270	64	391	34,904
% Change	22.5	59.6	14.6	-45.8	-10.9	85.3	**	160.7	34.7
1998	12,672	3,084	3,172	24	2,328	4,463	17	150	25,910
% Change	-10.7	17.9	18.8	200.0	-19.6	51.8	88.9	-37.8	1.3
1997	14,195	2,615	2,671	8	2,895	2,940	9	241	25,574
% Change	40.2	63.0	23.9	-72.4	55.8	27.7	-83.9	-43.4	34.6
1996	10,123	1,604	2,156	29	1,858	2,302	56	426	18,998

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
November 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	% Change
Toronto City	111	78	2	20	45	70	1,274	1,561	1,432	1,729	-17.2
Toronto	10	14	2	18	6	4	1,274	756	1,292	792	63.1
East York	0	6	0	0	0	0	0	0	0	6	-100.0
Etobicoke	6	9	0	2	31	10	0	600	37	621	-94.0
North York	77	33	0	0	0	10	0	193	77	236	-67.4
Scarborough	18	15	0	0	0	46	0	0	18	61	-70.5
York	0	1	0	0	8	0	0	12	8	13	-38.5
York Region	378	574	80	104	162	249	0	0	620	927	-33.1
Aurora	4	0	0	0	24	0	0	0	28	0	n/a
East Gwillimbury	3	0	0	0	0	0	0	0	3	0	n/a
Georgina Township	11	15	0	0	0	0	0	0	11	15	-26.7
King Township	0	3	0	0	0	0	0	0	0	3	-100.0
Markham	68	179	16	30	75	44	0	0	159	253	-37.2
Newmarket	0	61	0	30	0	17	0	0	0	108	-100.0
Richmond Hill	28	130	4	24	22	163	0	0	54	317	-83.0
Vaughan	167	126	46	4	35	0	0	0	248	130	90.8
Whitchurch-Stouffville	97	60	14	16	6	25	0	0	117	101	15.8
Peel Region	399	222	208	126	215	343	0	257	822	948	-13.3
Brampton	266	156	134	108	99	41	0	257	499	562	-11.2
Caledon	7	6	0	0	9	12	0	0	16	18	-11.1
Mississauga	126	60	74	18	107	290	0	0	307	368	-16.6
Halton Region	279	192	16	32	18	79	0	0	313	303	3.3
Burlington	49	37	0	4	10	66	0	0	59	107	-44.9
Halton Hills	5	68	0	14	0	0	0	0	5	82	-93.9
Milton	168	37	0	14	0	0	0	0	168	51	**
Oakville	57	50	16	0	8	13	0	0	81	63	28.6
Durham Region	252	326	46	8	142	160	72	60	512	554	-7.6
Ajax	69	56	46	0	54	69	0	0	169	125	35.2
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	43	60	0	0	40	0	72	0	155	60	158.3
Oshawa	67	94	0	0	16	3	0	0	83	97	-14.4
Pickering	11	11	0	6	0	88	0	0	11	105	-89.5
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	18	26	0	0	14	0	0	0	32	26	23.1
Whitby	44	79	0	2	18	0	0	60	62	141	-56.0
Rest of Toronto CMA	36	30	2	0	3	17	0	0	41	47	-12.8
Bradford West Gwillimbury	31	9	0	0	0	0	0	0	31	9	**
Town of Mono	3	4	0	0	0	0	0	0	3	4	-25.0
New Tecumseth	1	15	2	0	0	17	0	0	3	32	-90.6
Orangeville	1	2	0	0	3	0	0	0	4	2	100.0
Toronto CMA	1,252	1,152	354	284	501	849	1,274	1,818	3,381	4,103	-17.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2006

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Toronto City	1,219	1,175	190	287	791	922	9,689	11,543	11,889	13,927	-14.6
Toronto	144	110	30	43	315	82	6,176	6,765	6,665	7,000	-4.8
East York	28	28	2	0	10	12	87	14	127	54	135.2
Etobicoke	124	118	86	22	166	164	869	1,812	1,245	2,116	-41.2
North York	498	480	28	100	64	347	1,665	2,223	2,255	3,150	-28.4
Scarborough	399	427	34	96	228	311	475	477	1,136	1,311	-13.3
York	26	12	10	26	8	6	417	252	461	296	55.7
York Region	4,871	4,910	1,066	968	1,688	1,720	1,650	1,104	9,275	8,702	6.6
Aurora	140	44	0	0	242	0	0	0	382	44	**
East Gwillimbury	97	41	0	0	9	27	0	0	106	68	55.9
Georgina Township	221	228	4	26	0	0	0	0	225	254	-11.4
King Township	25	19	0	0	0	0	0	65	25	84	-70.2
Markham	1,381	1,496	462	436	709	702	688	0	3,240	2,634	23.0
Newmarket	175	275	152	86	129	36	0	0	456	397	14.9
Richmond Hill	692	1,665	84	246	190	723	408	171	1,374	2,805	-51.0
Vaughan	1,580	839	296	150	342	175	554	868	2,772	2,032	36.4
Whitchurch-Stouffville	560	303	68	24	67	57	0	0	695	384	81.0
Peel Region	3,355	4,380	1,010	1,216	919	1,833	2,604	1,600	7,888	9,029	-12.6
Brampton	2,548	3,606	762	830	402	437	0	617	3,712	5,490	-32.4
Caledon	78	103	18	22	19	27	0	1	115	153	-24.8
Mississauga	729	671	230	364	498	1,369	2,604	982	4,061	3,386	19.9
Halton Region	2,164	2,726	312	456	1,086	1,413	384	406	3,946	5,001	-21.1
Burlington	345	457	102	60	398	378	108	332	953	1,227	-22.3
Halton Hills	172	510	24	22	77	143	0	0	273	675	-59.6
Milton	823	1,044	140	364	224	320	0	51	1,187	1,779	-33.3
Oakville	824	715	46	10	387	572	276	23	1,533	1,320	16.1
Durham Region	3,417	3,612	156	306	888	901	489	299	4,950	5,118	-3.3
Ajax	1,128	1,068	132	280	448	423	0	0	1,708	1,771	-3.6
Brock	14	8	0	2	0	0	1	0	15	10	50.0
Clarington	507	553	4	2	62	100	270	72	843	727	16.0
Oshawa	858	547	4	0	147	47	0	7	1,009	601	67.9
Pickering	108	101	6	14	44	139	2	0	160	254	-37.0
Scugog	0	164	0	0	0	0	0	0	0	164	-100.0
Uxbridge	164	147	0	0	14	48	0	59	178	254	-29.9
Whitby	638	1,024	10	8	173	144	216	161	1,037	1,337	-22.4
Rest of Toronto CMA	381	384	16	10	77	24	33	66	507	484	4.8
Bradford West Gwillimbury	71	141	0	4	0	0	0	0	71	145	-51.0
Town of Mono	33	65	0	0	0	0	0	0	33	65	-49.2
New Tecumseth	245	134	16	6	67	17	33	66	361	223	61.9
Orangeville	32	44	0	0	10	7	0	0	42	51	-17.6
Toronto CMA	13,045	14,434	2,630	3,171	4,669	6,144	14,254	14,446	34,598	38,195	-9.4

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005
Toronto City	45	70	0	0	975	1,225	299	336
Toronto	6	4	0	0	975	613	299	143
East York	0	0	0	0	0	0	0	0
Etobicoke	31	10	0	0	0	600	0	0
North York	0	10	0	0	0	0	0	193
Scarborough	0	46	0	0	0	0	0	0
York	8	0	0	0	0	12	0	0
York Region	162	249	0	0	0	0	0	0
Aurora	24	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	75	44	0	0	0	0	0	0
Newmarket	0	17	0	0	0	0	0	0
Richmond Hill	22	163	0	0	0	0	0	0
Vaughan	35	0	0	0	0	0	0	0
Whitchurch-Stouffville	6	25	0	0	0	0	0	0
Peel Region	215	343	0	0	0	0	0	257
Brampton	99	41	0	0	0	0	0	257
Caledon	9	12	0	0	0	0	0	0
Mississauga	107	290	0	0	0	0	0	0
Halton Region	18	73	0	6	0	0	0	0
Burlington	10	60	0	6	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	8	13	0	0	0	0	0	0
Durham Region	142	160	0	0	72	60	0	0
Ajax	54	69	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	40	0	0	0	72	0	0	0
Oshawa	16	3	0	0	0	0	0	0
Pickering	0	88	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	14	0	0	0	0	0	0	0
Whitby	18	0	0	0	0	60	0	0
Rest of Toronto CMA	3	17	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	17	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	501	849	0	0	975	1,225	299	593

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Toronto City	783	898	8	24	8,370	10,729	1,319	814
Toronto	307	82	8	0	5,399	6,511	777	254
East York	10	12	0	0	87	0	0	14
Etobicoke	166	140	0	24	591	1,812	278	0
North York	64	347	0	0	1,665	1,677	0	546
Scarborough	228	311	0	0	475	477	0	0
York	8	6	0	0	153	252	264	0
York Region	1,688	1,720	0	0	1,635	1,012	15	92
Aurora	242	0	0	0	0	0	0	0
East Gwillimbury	9	27	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	65	0	0
Markham	709	702	0	0	673	0	15	0
Newmarket	129	36	0	0	0	0	0	0
Richmond Hill	190	723	0	0	408	171	0	0
Vaughan	342	175	0	0	554	776	0	92
Whitchurch-Stouffville	67	57	0	0	0	0	0	0
Peel Region	919	1,752	0	81	2,592	982	12	618
Brampton	402	437	0	0	0	0	0	617
Caledon	19	27	0	0	0	0	0	1
Mississauga	498	1,288	0	81	2,592	982	12	0
Halton Region	1,086	1,403	0	10	276	248	108	158
Burlington	398	368	0	10	0	174	108	158
Halton Hills	77	143	0	0	0	0	0	0
Milton	224	320	0	0	0	51	0	0
Oakville	387	572	0	0	276	23	0	0
Durham Region	888	864	0	37	489	295	0	4
Ajax	448	423	0	0	0	0	0	0
Brock	0	0	0	0	1	0	0	0
Clarington	62	100	0	0	270	72	0	0
Oshawa	147	47	0	0	0	3	0	4
Pickering	44	139	0	0	2	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	14	48	0	0	0	59	0	0
Whitby	173	107	0	37	216	161	0	0
Rest of Toronto CMA	77	24	0	0	0	66	33	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	67	17	0	0	0	66	33	0
Orangeville	10	7	0	0	0	0	0	0
Toronto CMA	4,661	6,039	8	105	12,875	12,922	1,379	1,524

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
November 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005
Toronto City	158	158	975	1,235	299	336	1,432	1,729
Toronto	18	36	975	613	299	143	1,292	792
East York	0	6	0	0	0	0	0	6
Etobicoke	37	21	0	600	0	0	37	621
North York	77	33	0	10	0	193	77	236
Scarborough	18	61	0	0	0	0	18	61
York	8	1	0	12	0	0	8	13
York Region	608	927	12	0	0	0	620	927
Aurora	28	0	0	0	0	0	28	0
East Gwillimbury	3	0	0	0	0	0	3	0
Georgina Township	11	15	0	0	0	0	11	15
King Township	0	3	0	0	0	0	0	3
Markham	159	253	0	0	0	0	159	253
Newmarket	0	108	0	0	0	0	0	108
Richmond Hill	54	317	0	0	0	0	54	317
Vaughan	242	130	6	0	0	0	248	130
Whitchurch-Stouffville	111	101	6	0	0	0	117	101
Peel Region	807	420	15	271	0	257	822	948
Brampton	499	305	0	0	0	257	499	562
Caledon	7	6	9	12	0	0	16	18
Mississauga	301	109	6	259	0	0	307	368
Halton Region	313	257	0	36	0	10	313	303
Burlington	59	61	0	36	0	10	59	107
Halton Hills	5	82	0	0	0	0	5	82
Milton	168	51	0	0	0	0	168	51
Oakville	81	63	0	0	0	0	81	63
Durham Region	391	353	120	201	1	0	512	554
Ajax	161	72	8	53	0	0	169	125
Brock	0	0	0	0	0	0	0	0
Clarington	42	60	112	0	1	0	155	60
Oshawa	83	97	0	0	0	0	83	97
Pickering	11	17	0	88	0	0	11	105
Scugog	0	0	0	0	0	0	0	0
Uxbridge	32	26	0	0	0	0	32	26
Whitby	62	81	0	60	0	0	62	141
Rest of Toronto CMA	38	47	3	0	0	0	41	47
Bradford West Gwillimbury	31	9	0	0	0	0	31	9
Town of Mono	3	4	0	0	0	0	3	4
New Tecumseth	0	32	3	0	0	0	3	32
Orangeville	4	2	0	0	0	0	4	2
Toronto CMA	2,069	1,863	1,013	1,647	299	593	3,381	4,103

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market
January - November 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Toronto City	1,855	2,241	8,707	10,848	1,327	838	11,889	13,927
Toronto	354	235	5,526	6,511	785	254	6,665	7,000
East York	40	40	87	0	0	14	127	54
Etobicoke	376	280	591	1,812	278	24	1,245	2,116
North York	526	818	1,729	1,786	0	546	2,255	3,150
Scarborough	515	824	621	487	0	0	1,136	1,311
York	44	44	153	252	264	0	461	296
York Region	7,243	7,366	2,017	1,244	15	92	9,275	8,702
Aurora	379	40	3	4	0	0	382	44
East Gwillimbury	106	68	0	0	0	0	106	68
Georgina Township	225	254	0	0	0	0	225	254
King Township	25	19	0	65	0	0	25	84
Markham	2,285	2,474	940	160	15	0	3,240	2,634
Newmarket	406	397	50	0	0	0	456	397
Richmond Hill	966	2,575	408	230	0	0	1,374	2,805
Vaughan	2,162	1,155	610	785	0	92	2,772	2,032
Whitchurch-Stouffville	689	384	6	0	0	0	695	384
Peel Region	4,838	6,334	3,038	1,996	12	699	7,888	9,029
Brampton	3,594	4,770	118	103	0	617	3,712	5,490
Caledon	84	130	31	22	0	1	115	153
Mississauga	1,160	1,434	2,889	1,871	12	81	4,061	3,386
Halton Region	3,372	4,256	458	573	116	172	3,946	5,001
Burlington	691	641	146	414	116	172	953	1,227
Halton Hills	273	675	0	0	0	0	273	675
Milton	1,187	1,728	0	51	0	0	1,187	1,779
Oakville	1,221	1,212	312	108	0	0	1,533	1,320
Durham Region	4,259	4,503	690	574	1	41	4,950	5,118
Ajax	1,671	1,602	37	169	0	0	1,708	1,771
Brock	15	10	0	0	0	0	15	10
Clarington	532	636	310	91	1	0	843	727
Oshawa	926	591	83	6	0	4	1,009	601
Pickering	116	166	44	88	0	0	160	254
Scugog	0	164	0	0	0	0	0	164
Uxbridge	178	195	0	59	0	0	178	254
Whitby	821	1,139	216	161	0	37	1,037	1,337
Rest of Toronto CMA	426	383	48	101	33	0	507	484
Bradford West Gwillimbury	71	145	0	0	0	0	71	145
Town of Mono	33	65	0	0	0	0	33	65
New Tecumseth	280	122	48	101	33	0	361	223
Orangeville	42	51	0	0	0	0	42	51
Toronto CMA	19,008	21,902	14,203	14,664	1,387	1,629	34,598	38,195

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2006

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	% Change
Toronto City	114	88	16	22	128	137	213	749	471	996	-52.7
Toronto	17	10	0	4	29	56	80	564	126	634	-80.1
East York	3	2	0	0	0	0	0	0	3	2	50.0
Etobicoke	20	4	10	2	42	3	0	0	72	9	**
North York	42	26	6	16	0	23	133	185	181	250	-27.6
Scarborough	29	46	0	0	57	27	0	0	86	73	17.8
York	3	0	0	0	0	28	0	0	3	28	-89.3
York Region	513	462	136	70	113	248	48	353	810	1,133	-28.5
Aurora	21	4	0	0	0	11	0	0	21	15	40.0
East Gwillimbury	8	17	0	0	0	7	0	0	8	24	-66.7
Georgina Township	5	19	0	0	0	0	0	0	5	19	-73.7
King Township	2	2	0	0	0	0	0	0	2	2	0.0
Markham	162	85	74	36	35	103	48	0	319	224	42.4
Newmarket	9	51	2	2	12	30	0	0	23	83	-72.3
Richmond Hill	103	163	8	22	14	61	0	0	125	246	-49.2
Vaughan	132	104	52	10	41	36	0	353	225	503	-55.3
Whitchurch-Stouffville	71	17	0	0	11	0	0	0	82	17	**
Peel Region	403	452	134	140	63	50	0	49	600	691	-13.2
Brampton	331	382	90	112	36	22	0	49	457	565	-19.1
Caledon	8	8	6	0	0	0	0	0	14	8	75.0
Mississauga	64	62	38	28	27	28	0	0	129	118	9.3
Halton Region	271	368	20	90	41	86	0	50	332	594	-44.1
Burlington	21	49	2	0	4	11	0	0	27	60	-55.0
Halton Hills	8	78	0	40	0	0	0	0	8	118	-93.2
Milton	175	186	14	50	0	0	0	0	189	236	-19.9
Oakville	67	55	4	0	37	75	0	50	108	180	-40.0
Durham Region	312	307	6	26	58	52	0	0	376	385	-2.3
Ajax	98	70	4	22	37	12	0	0	139	104	33.7
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	46	35	2	0	0	12	0	0	48	47	2.1
Oshawa	85	56	0	0	15	3	0	0	100	59	69.5
Pickering	18	5	0	4	0	25	0	0	18	34	-47.1
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	34	13	0	0	0	0	0	0	34	13	161.5
Whitby	31	128	0	0	6	0	0	0	37	128	-71.1
Rest of Toronto CMA	28	20	4	0	20	0	0	0	52	20	160.0
Bradford West Gwillimbury	0	7	0	0	0	0	0	0	0	7	-100.0
Town of Mono	3	9	0	0	0	0	0	0	3	9	-66.7
New Tecumseth	23	1	4	0	20	0	0	0	47	1	**
Orangeville	2	3	0	0	0	0	0	0	2	3	-33.3
Toronto CMA	1,458	1,429	312	348	398	547	261	1,201	2,429	3,525	-31.1

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Toronto City	1,096	1,696	211	324	932	1,283	9,400	10,638	11,639	13,941	-16.5
Toronto	113	112	37	26	166	264	4,596	6,090	4,912	6,492	-24.3
East York	28	29	0	4	12	0	14	0	54	33	63.6
Etobicoke	126	75	28	26	130	149	1,050	519	1,334	769	73.5
North York	433	473	24	148	182	279	2,126	2,997	2,765	3,897	-29.0
Scarborough	382	978	108	104	442	460	1,398	564	2,330	2,106	10.6
York	14	29	14	16	0	131	216	352	244	528	-53.8
York Region	5,562	4,684	1,002	1,096	1,636	1,632	1,354	874	9,554	8,286	15.3
Aurora	86	105	0	4	13	204	0	0	99	313	-68.4
East Gwillimbury	70	67	0	0	0	47	0	0	70	114	-38.6
Georgina Township	261	255	6	0	0	0	0	0	267	255	4.7
King Township	29	35	0	0	0	0	65	0	94	35	168.6
Markham	1,807	1,440	426	706	686	717	602	208	3,521	3,071	14.7
Newmarket	327	256	192	150	129	171	0	0	648	577	12.3
Richmond Hill	1,375	1,326	180	102	510	314	510	33	2,575	1,775	45.1
Vaughan	1,097	951	166	134	180	179	177	633	1,620	1,897	-14.6
Whitchurch-Stouffville	510	249	32	0	118	0	0	0	660	249	165.1
Peel Region	3,653	5,254	1,164	1,130	1,578	1,082	2,545	269	8,940	7,735	15.6
Brampton	2,996	4,050	782	752	466	447	49	49	4,293	5,298	-19.0
Caledon	61	290	24	58	8	18	0	1	93	367	-74.7
Mississauga	596	914	358	320	1,104	617	2,496	219	4,554	2,070	120.0
Halton Region	2,149	2,892	422	466	969	1,084	514	475	4,054	4,917	-17.6
Burlington	329	529	144	12	335	215	440	311	1,248	1,067	17.0
Halton Hills	375	581	56	72	67	24	0	0	498	677	-26.4
Milton	663	840	216	344	161	329	51	1	1,091	1,514	-27.9
Oakville	782	942	6	38	406	516	23	163	1,217	1,659	-26.6
Durham Region	3,143	3,315	276	194	824	573	304	144	4,547	4,226	7.6
Ajax	1,025	1,011	252	118	426	197	0	0	1,703	1,326	28.4
Brock	14	13	0	0	0	0	1	0	15	13	15.4
Clarington	486	677	2	2	40	91	0	144	528	914	-42.2
Oshawa	671	416	4	0	71	28	4	0	750	444	68.9
Pickering	94	163	6	30	108	145	0	0	208	338	-38.5
Scugog	0	27	0	0	0	6	0	0	0	33	-100.0
Uxbridge	123	129	0	0	40	0	59	0	222	129	72.1
Whitby	730	879	12	44	139	106	240	0	1,121	1,029	8.9
Rest of Toronto CMA	376	344	10	4	94	35	0	12	480	395	21.5
Bradford West Gwillimbury	62	137	0	2	0	0	0	0	62	139	-55.4
Town of Mono	42	92	0	0	0	0	0	0	42	92	-54.3
New Tecumseth	235	62	10	2	84	35	0	12	329	111	196.4
Orangeville	37	53	0	0	10	0	0	0	47	53	-11.3
Toronto CMA	13,749	15,644	2,923	3,156	5,448	5,243	13,432	11,957	35,552	36,000	-1.2

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005
Toronto City	120	137	8	0	213	666	0	83
Toronto	21	56	8	0	80	564	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	42	3	0	0	0	0	0	0
North York	0	23	0	0	133	102	0	83
Scarborough	57	27	0	0	0	0	0	0
York	0	28	0	0	0	0	0	0
York Region	113	248	0	0	48	353	0	0
Aurora	0	11	0	0	0	0	0	0
East Gwillimbury	0	7	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	35	103	0	0	48	0	0	0
Newmarket	12	30	0	0	0	0	0	0
Richmond Hill	14	61	0	0	0	0	0	0
Vaughan	41	36	0	0	0	353	0	0
Whitchurch-Stouffville	11	0	0	0	0	0	0	0
Peel Region	63	50	0	0	0	49	0	0
Brampton	36	22	0	0	0	49	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	27	28	0	0	0	0	0	0
Halton Region	41	86	0	0	0	50	0	0
Burlington	4	11	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	37	75	0	0	0	50	0	0
Durham Region	58	52	0	0	0	0	0	0
Ajax	37	12	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	12	0	0	0	0	0	0
Oshawa	15	3	0	0	0	0	0	0
Pickering	0	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	6	0	0	0	0	0	0	0
Rest of Toronto CMA	20	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	20	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	390	547	8	0	261	1,118	0	83

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Toronto City	900	1,232	32	51	8,548	9,922	852	716
Toronto	158	264	8	0	4,117	5,561	479	529
East York	12	0	0	0	0	0	14	0
Etobicoke	106	98	24	51	1,050	507	0	12
North York	182	279	0	0	1,767	2,914	359	83
Scarborough	442	460	0	0	1,398	472	0	92
York	0	131	0	0	216	352	0	0
York Region	1,636	1,632	0	0	1,318	874	36	0
Aurora	13	204	0	0	0	0	0	0
East Gwillimbury	0	47	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	65	0	0	0
Markham	686	717	0	0	598	208	4	0
Newmarket	129	171	0	0	0	0	0	0
Richmond Hill	510	314	0	0	510	33	0	0
Vaughan	180	179	0	0	145	633	32	0
Whitchurch-Stouffville	118	0	0	0	0	0	0	0
Peel Region	1,578	1,082	0	0	2,545	109	0	160
Brampton	466	447	0	0	49	49	0	0
Caledon	8	18	0	0	0	0	0	1
Mississauga	1,104	617	0	0	2,496	60	0	159
Halton Region	950	1,062	19	22	356	474	158	1
Burlington	316	199	19	16	282	311	158	0
Halton Hills	67	24	0	0	0	0	0	0
Milton	161	323	0	6	51	0	0	1
Oakville	406	516	0	0	23	163	0	0
Durham Region	808	559	16	14	300	144	4	0
Ajax	426	197	0	0	0	0	0	0
Brock	0	0	0	0	1	0	0	0
Clarington	40	91	0	0	0	144	0	0
Oshawa	71	28	0	0	0	0	4	0
Pickering	108	145	0	0	0	0	0	0
Scugog	0	6	0	0	0	0	0	0
Uxbridge	40	0	0	0	59	0	0	0
Whitby	123	92	16	14	240	0	0	0
Rest of Toronto CMA	94	35	0	0	0	2	0	10
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	84	35	0	0	0	2	0	10
Orangeville	10	0	0	0	0	0	0	0
Toronto CMA	5,416	5,186	32	57	12,544	11,070	888	887

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
November 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005
Toronto City	193	247	270	666	8	83	471	996
Toronto	38	70	80	564	8	0	126	634
East York	3	2	0	0	0	0	3	2
Etobicoke	72	9	0	0	0	0	72	9
North York	48	65	133	102	0	83	181	250
Scarborough	29	73	57	0	0	0	86	73
York	3	28	0	0	0	0	3	28
York Region	727	739	83	394	0	0	810	1,133
Aurora	21	4	0	11	0	0	21	15
East Gwillimbury	8	24	0	0	0	0	8	24
Georgina Township	5	19	0	0	0	0	5	19
King Township	2	2	0	0	0	0	2	2
Markham	236	224	83	0	0	0	319	224
Newmarket	23	53	0	30	0	0	23	83
Richmond Hill	125	246	0	0	0	0	125	246
Vaughan	225	150	0	353	0	0	225	503
Whitchurch-Stouffville	82	17	0	0	0	0	82	17
Peel Region	529	581	71	110	0	0	600	691
Brampton	419	470	38	95	0	0	457	565
Caledon	8	8	6	0	0	0	14	8
Mississauga	102	103	27	15	0	0	129	118
Halton Region	328	487	4	107	0	0	332	594
Burlington	23	55	4	5	0	0	27	60
Halton Hills	8	74	0	44	0	0	8	118
Milton	189	236	0	0	0	0	189	236
Oakville	108	122	0	58	0	0	108	180
Durham Region	367	382	9	3	0	0	376	385
Ajax	139	104	0	0	0	0	139	104
Brock	0	0	0	0	0	0	0	0
Clarington	48	47	0	0	0	0	48	47
Oshawa	91	56	9	3	0	0	100	59
Pickering	18	34	0	0	0	0	18	34
Scugog	0	0	0	0	0	0	0	0
Uxbridge	34	13	0	0	0	0	34	13
Whitby	37	128	0	0	0	0	37	128
Rest of Toronto CMA	46	19	6	1	0	0	52	20
Bradford West Gwillimbury	0	7	0	0	0	0	0	7
Town of Mono	3	9	0	0	0	0	3	9
New Tecumseth	41	0	6	1	0	0	47	1
Orangeville	2	3	0	0	0	0	2	3
Toronto CMA	1,991	2,169	430	1,273	8	83	2,429	3,525

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market
January - November 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Toronto City	1,971	3,235	8,784	9,939	884	767	11,639	13,941
Toronto	310	402	4,115	5,561	487	529	4,912	6,492
East York	40	33	0	0	14	0	54	33
Etobicoke	260	199	1,050	507	24	63	1,334	769
North York	538	890	1,868	2,924	359	83	2,765	3,897
Scarborough	795	1,535	1,535	479	0	92	2,330	2,106
York	28	176	216	352	0	0	244	528
York Region	7,791	7,205	1,727	1,081	36	0	9,554	8,286
Aurora	88	229	11	84	0	0	99	313
East Gwillimbury	70	114	0	0	0	0	70	114
Georgina Township	267	255	0	0	0	0	267	255
King Township	29	35	65	0	0	0	94	35
Markham	2,593	2,783	924	288	4	0	3,521	3,071
Newmarket	631	534	17	43	0	0	648	577
Richmond Hill	2,019	1,742	556	33	0	0	2,575	1,775
Vaughan	1,434	1,264	154	633	32	0	1,620	1,897
Whitchurch-Stouffville	660	249	0	0	0	0	660	249
Peel Region	5,506	6,663	3,434	912	0	160	8,940	7,735
Brampton	4,052	4,927	241	371	0	0	4,293	5,298
Caledon	65	355	28	11	0	1	93	367
Mississauga	1,389	1,381	3,165	530	0	159	4,554	2,070
Halton Region	3,330	4,045	547	849	177	23	4,054	4,917
Burlington	653	581	418	470	177	16	1,248	1,067
Halton Hills	480	606	18	71	0	0	498	677
Milton	1,040	1,507	51	0	0	7	1,091	1,514
Oakville	1,157	1,351	60	308	0	0	1,217	1,659
Durham Region	3,922	4,003	605	209	20	14	4,547	4,226
Ajax	1,513	1,280	190	46	0	0	1,703	1,326
Brock	15	13	0	0	0	0	15	13
Clarington	528	770	0	144	0	0	528	914
Oshawa	731	425	15	19	4	0	750	444
Pickering	107	338	101	0	0	0	208	338
Scugog	0	33	0	0	0	0	0	33
Uxbridge	163	129	59	0	0	0	222	129
Whitby	865	1,015	240	0	16	14	1,121	1,029
Rest of Toronto CMA	443	352	37	33	0	10	480	395
Bradford West Gwillimbury	62	139	0	0	0	0	62	139
Town of Mono	42	92	0	0	0	0	42	92
New Tecumseth	292	68	37	33	0	10	329	111
Orangeville	47	53	0	0	0	0	47	53
Toronto CMA	20,171	22,666	14,461	12,390	920	944	35,552	36,000

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
November 2006	0	0.0	0	0.0	3	3.7	13	16.0	65	80.2	81	749,000	971,215
November 2005	2	2.2	21	22.6	19	20.4	18	19.4	33	35.5	93	428,990	636,613
Year-to-date 2006	26	2.5	136	12.8	156	14.7	58	5.5	684	64.5	1,060	799,000	866,341
Year-to-date 2005	202	11.9	352	20.7	326	19.1	245	14.4	578	33.9	1,703	396,990	600,783
Toronto													
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
November 2005	0	0.0	1	9.1	0	0.0	1	9.1	9	81.8	11	800,000	1,057,345
Year-to-date 2006	0	0.0	1	0.9	1	0.9	2	1.8	107	96.4	111	900,000	1,171,787
Year-to-date 2005	1	0.8	4	3.1	1	0.8	24	18.9	97	76.4	127	800,000	1,016,020
East York													
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
November 2005	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2006	0	0.0	3	9.1	1	3.0	1	3.0	28	84.8	33	899,000	931,158
Year-to-date 2005	0	0.0	1	3.4	2	6.9	3	10.3	23	79.3	29	799,000	826,393
Etobicoke													
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	824,000	962,100
November 2005	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Year-to-date 2006	1	0.9	0	0.0	2	1.8	4	3.7	102	93.6	109	899,000	937,031
Year-to-date 2005	1	1.4	5	6.8	1	1.4	4	5.4	63	85.1	74	899,000	873,561
North York													
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	29	100.0	29	1,200,000	1,413,414
November 2005	0	0.0	0	0.0	3	9.4	13	40.6	16	50.0	32	524,450	812,927
Year-to-date 2006	0	0.0	0	0.0	2	0.5	7	1.7	401	97.8	410	1,082,000	1,217,529
Year-to-date 2005	0	0.0	0	0.0	14	3.0	82	17.5	372	79.5	468	899,000	961,251
Scarborough													
November 2006	0	0.0	0	0.0	3	10.3	11	37.9	15	51.7	29	524,990	506,543
November 2005	2	4.5	20	45.5	15	34.1	3	6.8	4	9.1	44	348,490	379,628
Year-to-date 2006	25	6.5	130	33.9	150	39.1	38	9.9	41	10.7	384	374,900	383,289
Year-to-date 2005	200	20.5	334	34.3	305	31.3	123	12.6	13	1.3	975	339,990	348,741
York													
November 2006	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
November 2005	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2006	0	0.0	2	15.4	0	0.0	6	46.2	5	38.5	13	459,000	693,769
Year-to-date 2005	0	0.0	8	26.7	3	10.0	9	30.0	10	33.3	30	466,000	520,093
York Region													
November 2006	9	1.8	18	3.5	97	19.1	191	37.6	193	38.0	508	478,990	488,122
November 2005	24	5.2	76	16.5	136	29.6	143	31.1	81	17.6	460	395,900	437,281
Year-to-date 2006	304	5.5	585	10.5	1,114	20.1	2,352	42.4	1,191	21.5	5,546	432,900	447,793
Year-to-date 2005	378	8.1	670	14.3	1,338	28.5	1,526	32.5	777	16.6	4,689	398,990	423,282
Aurora													
November 2006	0	0.0	0	0.0	0	0.0	16	80.0	4	20.0	20	478,990	517,733
November 2005	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	3	3.5	63	74.1	19	22.4	85	478,990	549,957
Year-to-date 2005	0	0.0	3	2.9	7	6.7	29	27.9	65	62.5	104	600,000	587,630

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
East Gwillimbury													
November 2006	5	62.5	3	37.5	0	0.0	0	0.0	0	0.0	8	--	--
November 2005	1	5.9	0	0.0	0	0.0	1	5.9	15	88.2	17	675,000	747,800
Year-to-date 2006	28	38.9	24	33.3	0	0.0	5	6.9	15	20.8	72	310,945	410,768
Year-to-date 2005	29	44.6	1	1.5	3	4.6	4	6.2	28	43.1	65	399,000	471,742
Georgina Township													
November 2006	2	40.0	1	20.0	1	20.0	1	20.0	0	0.0	5	--	--
November 2005	17	89.5	1	5.3	0	0.0	0	0.0	1	5.3	19	259,900	294,716
Year-to-date 2006	225	86.5	7	2.7	8	3.1	9	3.5	11	4.2	260	249,900	278,501
Year-to-date 2005	213	83.5	11	4.3	7	2.7	7	2.7	17	6.7	255	249,900	288,891
King Township													
November 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2005	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2006	0	0.0	1	4.0	0	0.0	2	8.0	22	88.0	25	765,000	824,040
Year-to-date 2005	0	0.0	0	0.0	3	8.6	6	17.1	26	74.3	35	665,000	731,743
Markham													
November 2006	2	1.2	10	6.2	34	21.0	37	22.8	79	48.8	162	499,990	484,128
November 2005	0	0.0	34	40.0	36	42.4	10	11.8	5	5.9	85	350,990	372,207
Year-to-date 2006	7	0.4	380	21.0	475	26.3	737	40.7	210	11.6	1,809	405,990	419,289
Year-to-date 2005	49	3.4	415	28.8	525	36.4	397	27.6	55	3.8	1,441	368,990	384,207
Newmarket													
November 2006	0	0.0	3	33.3	6	66.7	0	0.0	0	0.0	9	--	--
November 2005	6	11.8	30	58.8	11	21.6	4	7.8	0	0.0	51	332,990	339,663
Year-to-date 2006	40	12.3	136	41.7	134	41.1	11	3.4	5	1.5	326	344,900	348,490
Year-to-date 2005	76	29.8	105	41.2	60	23.5	12	4.7	2	0.8	255	319,900	326,794
Richmond Hill													
November 2006	0	0.0	0	0.0	12	11.8	42	41.2	48	47.1	102	493,740	497,870
November 2005	0	0.0	11	6.8	61	37.9	74	46.0	15	9.3	161	405,990	427,617
Year-to-date 2006	0	0.0	13	0.9	225	16.4	757	55.2	377	27.5	1,372	454,990	472,521
Year-to-date 2005	5	0.4	93	7.0	512	38.6	509	38.4	207	15.6	1,326	402,900	432,090
Vaughan													
November 2006	0	0.0	1	0.8	25	19.1	51	38.9	54	41.2	131	480,990	525,354
November 2005	0	0.0	0	0.0	16	15.4	53	51.0	35	33.7	104	476,990	505,275
Year-to-date 2006	2	0.2	15	1.4	166	15.3	416	38.4	484	44.7	1,083	485,990	518,508
Year-to-date 2005	1	0.1	26	2.7	94	9.7	539	55.6	310	32.0	970	471,900	487,816
Whitchurch-Stouffville													
November 2006	0	0.0	0	0.0	19	27.1	44	62.9	7	10.0	70	419,140	454,842
November 2005	0	0.0	0	0.0	12	70.6	0	0.0	5	29.4	17	387,000	495,118
Year-to-date 2006	2	0.4	9	1.8	103	20.0	352	68.5	48	9.3	514	437,650	451,717
Year-to-date 2005	5	2.1	16	6.7	127	53.4	23	9.7	67	28.2	238	387,000	464,739
Peel Region													
November 2006	6	1.5	73	17.7	122	29.6	168	40.8	43	10.4	412	402,990	420,848
November 2005	24	5.3	136	29.8	159	34.8	114	24.9	24	5.3	457	365,990	385,073
Year-to-date 2006	161	4.3	967	26.0	1,318	35.4	954	25.7	319	8.6	3,719	377,900	400,884
Year-to-date 2005	491	9.0	1,631	29.8	1,401	25.6	1,472	26.9	472	8.6	5,467	369,900	390,359

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brampton													
November 2006	6	1.8	73	21.5	120	35.3	125	36.8	16	4.7	340	389,990	394,939
November 2005	24	6.1	134	34.3	130	33.2	89	22.8	14	3.6	391	359,900	372,071
Year-to-date 2006	158	5.2	964	31.8	1,195	39.4	593	19.5	125	4.1	3,035	365,000	374,455
Year-to-date 2005	454	10.8	1,488	35.4	1,065	25.4	943	22.5	248	5.9	4,198	355,000	371,905
Caledon													
November 2006	0	0.0	0	0.0	0	0.0	3	37.5	5	62.5	8	--	--
November 2005	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Year-to-date 2006	3	4.5	1	1.5	7	10.4	17	25.4	39	58.2	67	525,000	605,346
Year-to-date 2005	34	12.1	85	30.2	33	11.7	71	25.3	58	20.6	281	380,000	423,275
Mississauga													
November 2006	0	0.0	0	0.0	2	3.1	40	62.5	22	34.4	64	461,445	537,195
November 2005	0	0.0	2	3.3	29	48.3	21	35.0	8	13.3	60	399,945	461,733
Year-to-date 2006	0	0.0	2	0.3	116	18.8	344	55.8	155	25.1	617	447,990	508,687
Year-to-date 2005	3	0.3	58	5.9	303	30.7	458	46.4	166	16.8	988	433,990	459,406
Halton Region													
November 2006	2	0.8	73	28.2	72	27.8	51	19.7	61	23.6	259	389,900	441,666
November 2005	74	18.8	109	27.7	96	24.4	56	14.2	58	14.8	393	355,990	408,678
Year-to-date 2006	126	5.8	470	21.5	563	25.7	440	20.1	588	26.9	2,187	397,990	500,074
Year-to-date 2005	548	18.8	788	27.1	618	21.2	567	19.5	389	13.4	2,910	357,945	421,572
Burlington													
November 2006	0	0.0	2	14.3	3	21.4	6	42.9	3	21.4	14	404,900	531,383
November 2005	3	6.1	7	14.3	7	14.3	11	22.4	21	42.9	49	472,990	471,934
Year-to-date 2006	33	10.0	67	20.4	113	34.3	34	10.3	82	24.9	329	371,990	518,245
Year-to-date 2005	58	10.8	202	37.8	67	12.5	115	21.5	93	17.4	535	350,000	436,204
Halton Hills													
November 2006	1	6.7	2	13.3	7	46.7	2	13.3	3	20.0	15	375,990	416,859
November 2005	10	11.1	22	24.4	49	54.4	5	5.6	4	4.4	90	362,945	371,582
Year-to-date 2006	25	6.6	99	26.0	167	43.8	67	17.6	23	6.0	381	370,990	385,373
Year-to-date 2005	213	36.5	143	24.5	173	29.7	36	6.2	18	3.1	583	329,990	334,199
Milton													
November 2006	1	0.6	69	41.6	61	36.7	35	21.1	0	0.0	166	369,900	368,041
November 2005	61	30.8	79	39.9	39	19.7	18	9.1	1	0.5	198	317,990	336,756
Year-to-date 2006	51	7.8	291	44.6	187	28.7	111	17.0	12	1.8	652	349,990	363,110
Year-to-date 2005	213	25.2	320	37.9	197	23.3	96	11.4	18	2.1	844	331,490	348,526
Oakville													
November 2006	0	0.0	0	0.0	1	1.6	8	12.5	55	85.9	64	580,745	618,818
November 2005	0	0.0	1	1.8	1	1.8	22	39.3	32	57.1	56	515,000	667,239
Year-to-date 2006	17	2.1	13	1.6	96	11.6	228	27.6	471	57.1	825	529,990	654,042
Year-to-date 2005	64	6.8	123	13.0	181	19.1	320	33.8	260	27.4	948	420,000	532,078
Durham Region													
November 2006	113	35.9	48	15.2	51	16.2	56	17.8	47	14.9	315	346,600	365,679
November 2005	165	54.5	61	20.1	45	14.9	25	8.3	7	2.3	303	289,900	309,959
Year-to-date 2006	1,199	38.6	702	22.6	487	15.7	516	16.6	201	6.5	3,105	325,900	344,270
Year-to-date 2005	1,741	53.8	759	23.4	414	12.8	246	7.6	77	2.4	3,237	294,500	305,957

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ajax													
November 2006	3	2.9	10	9.8	20	19.6	38	37.3	31	30.4	102	442,750	443,637
November 2005	19	28.4	16	23.9	24	35.8	7	10.4	1	1.5	67	349,900	341,607
Year-to-date 2006	268	25.8	196	18.9	177	17.0	302	29.1	96	9.2	1,039	366,600	370,312
Year-to-date 2005	425	42.9	256	25.8	196	19.8	108	10.9	6	0.6	991	317,700	317,515
Brock													
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
November 2006	31	66.0	8	17.0	3	6.4	2	4.3	3	6.4	47	264,990	295,710
November 2005	29	82.9	3	8.6	0	0.0	2	5.7	1	2.9	35	259,900	278,911
Year-to-date 2006	318	67.4	74	15.7	26	5.5	34	7.2	20	4.2	472	273,945	296,487
Year-to-date 2005	567	84.1	48	7.1	28	4.2	20	3.0	11	1.6	674	239,990	260,014
Oshawa													
November 2006	45	56.3	11	13.8	12	15.0	10	12.5	2	2.5	80	281,490	315,852
November 2005	35	61.4	14	24.6	4	7.0	4	7.0	0	0.0	57	278,990	293,553
Year-to-date 2006	262	40.3	171	26.3	128	19.7	72	11.1	17	2.6	650	316,990	328,971
Year-to-date 2005	260	63.9	87	21.4	38	9.3	16	3.9	6	1.5	407	278,990	289,717
Pickering													
November 2006	0	0.0	5	27.8	5	27.8	2	11.1	6	33.3	18	392,150	431,133
November 2005	1	20.0	1	20.0	1	20.0	1	20.0	1	20.0	5	--	--
Year-to-date 2006	1	1.1	22	23.4	17	18.1	32	34.0	22	23.4	94	418,850	437,807
Year-to-date 2005	36	22.2	72	44.4	21	13.0	24	14.8	9	5.6	162	324,950	353,969
Scugog													
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2005	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
November 2006	20	58.8	8	23.5	2	5.9	1	2.9	3	8.8	34	284,400	334,539
November 2005	5	38.5	1	7.7	1	7.7	5	38.5	1	7.7	13	356,600	357,158
Year-to-date 2006	63	50.8	23	18.5	10	8.1	13	10.5	15	12.1	124	299,350	363,967
Year-to-date 2005	46	35.9	22	17.2	24	18.8	28	21.9	8	6.3	128	340,545	353,366
Whitby													
November 2006	14	41.2	6	17.6	9	26.5	3	8.8	2	5.9	34	312,945	342,256
November 2005	76	60.3	26	20.6	15	11.9	6	4.8	3	2.4	126	275,490	300,957
Year-to-date 2006	287	39.5	216	29.8	129	17.8	63	8.7	31	4.3	726	315,445	336,291
Year-to-date 2005	407	46.5	274	31.3	107	12.2	50	5.7	37	4.2	875	303,900	319,985
Rest of Toronto CMA													
November 2006	18	66.7	2	7.4	1	3.7	2	7.4	4	14.8	27	269,900	319,944
November 2005	11	55.0	1	5.0	3	15.0	4	20.0	1	5.0	20	292,200	327,890
Year-to-date 2006	248	66.1	63	16.8	11	2.9	21	5.6	32	8.5	375	279,900	307,224
Year-to-date 2005	216	61.9	45	12.9	40	11.5	40	11.5	8	2.3	349	290,000	306,837

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Bradford West Gwillimbury													
November 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 2005	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2006	31	47.0	18	27.3	1	1.5	2	3.0	14	21.2	66	306,450	363,163
Year-to-date 2005	101	73.2	30	21.7	2	1.4	1	0.7	4	2.9	138	290,100	291,568
Town of Mono													
November 2006	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
November 2005	1	11.1	0	0.0	3	33.3	4	44.4	1	11.1	9	--	--
Year-to-date 2006	2	5.1	2	5.1	5	12.8	16	41.0	14	35.9	39	435,000	451,500
Year-to-date 2005	7	7.5	10	10.8	36	38.7	36	38.7	4	4.3	93	390,000	397,333
New Tecumseth													
November 2006	17	77.3	2	9.1	0	0.0	1	4.5	2	9.1	22	252,400	293,676
November 2005	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2006	193	82.5	32	13.7	2	0.9	3	1.3	4	1.7	234	250,900	269,404
Year-to-date 2005	55	84.6	5	7.7	2	3.1	3	4.6	0	0.0	65	224,900	251,151
Orangeville													
November 2006	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
November 2005	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2006	22	61.1	11	30.6	3	8.3	0	0.0	0	0.0	36	289,900	294,194
Year-to-date 2005	53	100.0	0	0.0	0	0.0	0	0.0	0	0.0	53	254,000	256,094
Toronto CMA													
November 2006	58	4.1	187	13.1	319	22.4	460	32.2	403	28.2	1,427	426,900	476,524
November 2005	157	10.8	354	24.3	432	29.6	337	23.1	179	12.3	1,459	375,990	418,011
Year-to-date 2006	1,164	8.4	2,395	17.3	3,253	23.5	4,138	30.0	2,865	20.7	13,815	401,990	463,415
Year-to-date 2005	2,284	14.4	3,634	22.9	3,897	24.6	3,895	24.6	2,154	13.6	15,864	375,990	419,801

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
November 2006**

Submarket	Nov. 2006	Nov. 2005	% Change	YTD 2006	YTD 2005	% Change
Toronto City	971,215	636,613	52.6	866,341	600,783	44.2
Toronto	--	1,057,345	n/a	1,171,787	1,016,020	15.3
East York	--	--	n/a	931,158	826,393	12.7
Etobicoke	962,100	--	n/a	937,031	873,561	7.3
North York	1,413,414	812,927	73.9	1,217,529	961,251	26.7
Scarborough	506,543	379,628	33.4	383,289	348,741	9.9
York	--	--	n/a	693,769	520,093	33.4
York Region	488,122	437,281	11.6	447,793	423,282	5.8
Aurora	517,733	--	n/a	549,957	587,630	-6.4
East Gwillimbury	--	747,800	n/a	410,768	471,742	-12.9
Georgina Township	--	294,716	n/a	278,501	288,891	-3.6
King Township	--	--	n/a	824,040	731,743	12.6
Markham	484,128	372,207	30.1	419,289	384,207	9.1
Newmarket	--	339,663	n/a	348,490	326,794	6.6
Richmond Hill	497,870	427,617	16.4	472,521	432,090	9.4
Vaughan	525,354	505,275	4.0	518,508	487,816	6.3
Whitchurch-Stouffville	454,842	495,118	-8.1	451,717	464,739	-2.8
Peel Region	420,848	385,073	9.3	400,884	390,359	2.7
Brampton	394,939	372,071	6.1	374,455	371,905	0.7
Caledon	--	--	n/a	605,346	423,275	43.0
Mississauga	537,195	461,733	16.3	508,687	459,406	10.7
Halton Region	441,666	408,678	8.1	500,074	421,572	18.6
Burlington	531,383	471,934	12.6	518,245	436,204	18.8
Halton Hills	416,859	371,582	12.2	385,373	334,199	15.3
Milton	368,041	336,756	9.3	363,110	348,526	4.2
Oakville	618,818	667,239	-7.3	654,042	532,078	22.9
Durham Region	365,679	309,959	18.0	344,270	305,957	12.5
Ajax	443,637	341,607	29.9	370,312	317,515	16.6
Brock	--	--	n/a	--	--	n/a
Clarington	295,710	278,911	6.0	296,487	260,014	14.0
Oshawa	315,852	293,553	7.6	328,971	289,717	13.5
Pickering	431,133	--	n/a	437,807	353,969	23.7
Scugog	--	--	n/a	--	--	n/a
Uxbridge	334,539	357,158	-6.3	363,967	353,366	3.0
Whitby	342,256	300,957	13.7	336,291	319,985	5.1
Rest of Toronto CMA	319,944	327,890	-2.4	307,224	306,837	0.1
Bradford West Gwillimbury	--	--	n/a	363,163	291,568	24.6
Town of Mono	--	--	n/a	451,500	397,333	13.6
New Tecumseth	293,676	--	n/a	269,404	251,151	7.3
Orangeville	--	--	n/a	294,194	256,094	14.9
Toronto CMA	476,524	418,011	14.0	463,415	419,801	10.4

Source: CMHC (Market Absorption Survey)

**Table 5: MLS[®] Residential Activity for Toronto
November 2006**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2005	January	4,154	-2.4	6,663	10,856	12,465	53.5	323,220	9.2	345,863
	February	6,172	1.8	6,762	11,679	12,096	55.9	334,254	7.8	333,625
	March	7,904	-12.9	6,908	14,583	11,711	59.0	330,545	7.6	312,758
	April	8,834	-3.6	7,126	16,161	12,977	54.9	342,032	6.5	324,389
	May	9,209	0.2	7,191	16,443	12,982	55.4	346,474	6.4	343,625
	June	9,153	-1.2	7,292	14,576	12,618	57.8	345,065	9.0	334,506
	July	7,373	0.8	7,153	11,954	12,796	55.9	325,985	4.3	334,119
	August	7,473	10.8	7,563	12,681	13,081	57.8	323,354	6.3	333,884
	September	7,326	11.2	7,444	14,798	12,985	57.3	338,267	5.4	337,513
	October	7,174	7.8	7,141	12,516	13,062	54.7	342,450	5.6	358,456
	November	6,646	5.5	7,370	10,172	12,909	57.1	341,177	7.0	336,470
	December	4,254	0.5	7,059	4,933	11,670	60.5	326,689	3.5	338,713
2006	January	4,586	10.4	7,429	12,092	13,475	55.1	332,670	2.9	348,371
	February	6,756	9.5	7,487	12,869	13,428	55.8	353,928	5.9	349,262
	March	8,707	10.2	7,377	16,457	13,207	55.9	353,134	6.8	347,888
	April	8,361	-5.4	6,876	15,419	13,223	52.0	366,683	7.2	363,533
	May	9,434	2.4	7,271	17,685	13,224	55.0	365,537	5.5	342,995
	June	8,730	-4.6	6,935	14,980	12,995	53.4	358,035	3.8	351,622
	July	7,086	-3.9	6,936	12,566	13,546	51.2	341,959	4.9	362,435
	August	6,976	-6.7	7,001	12,534	12,939	54.1	338,192	4.6	339,731
	September	6,621	-9.6	6,831	15,326	13,521	50.5	349,149	3.2	349,122
	October	6,876	-4.2	6,964	13,116	13,320	52.3	356,423	4.1	359,980
	November	6,262	-5.8	6,948	10,179	13,217	52.6	355,463	4.2	354,662
	December									
	Q3 2005	22,172	7.4		39,433			329,156	5.3	
	Q3 2006	20,683	-6.7		40,426			342,990	4.2	
	YTD 2005	81,418	1.0		146,419			336,672	6.8	
	YTD 2006	80,395	-1.3		153,223			353,283	4.9	

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

Source: CREA (MLS[®])

**Table 6: Economic Indicators
November 2006**

		Interest Rates			NHPI Total % chg Toronto CMA 1997=100	CPI	Toronto Labour Market			Average Weekly Earnings (\$)
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2005	January	643	4.80	6.05	1.29	1.27	2,707	7.5	69.3	742
	February	643	4.80	6.05	1.30	1.27	2,699	7.6	69.0	747
	March	655	5.05	6.25	1.30	1.28	2,707	7.5	69.0	753
	April	643	4.90	6.05	1.31	1.28	2,714	7.6	69.1	759
	May	637	4.85	5.95	1.31	1.28	2,739	7.4	69.5	761
	June	622	4.75	5.70	1.33	1.29	2,755	7.3	69.7	766
	July	628	4.90	5.80	1.33	1.29	2,771	7.3	69.9	766
	August	628	5.00	5.80	1.33	1.29	2,778	7.0	69.7	775
	September	628	5.00	5.80	1.34	1.30	2,786	6.8	69.6	779
	October	640	5.25	6.00	1.34	1.29	2,805	6.5	69.7	780
	November	649	5.60	6.15	1.34	1.29	2,810	6.4	69.6	778
	December	658	5.80	6.30	1.34	1.30	2,805	6.3	69.3	775
2006	January	658	5.80	6.30	1.35	1.30	2,789	6.5	68.9	777
	February	667	5.85	6.45	1.36	1.30	2,779	6.7	68.7	775
	March	667	6.05	6.45	1.36	1.31	2,780	6.7	68.6	776
	April	685	6.25	6.75	1.36	1.31	2,782	6.6	68.5	777
	May	685	6.25	6.75	1.37	1.31	2,797	6.4	68.6	781
	June	697	6.60	6.95	1.37	1.31	2,804	6.2	68.5	789
	July	697	6.60	6.95	1.38	1.31	2,812	6.2	68.6	795
	August	691	6.40	6.85	1.38	1.31	2,806	6.3	68.4	801
	September	682	6.40	6.70	1.38	1.30	2,801	6.6	68.4	804
	October	688	6.40	6.80	1.38	1.30	2,797	6.7	68.2	804
	November	673	6.40	6.55		1.31	2,800	6.9	68.3	804
	December									

"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), CREA (MLS®), 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 2001 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 modelled 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 large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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