

HOUSING NOW

Toronto



Date Released: January 2007

New Home Market Starts Edge Lower in 2006

Foundations were laid for a total of 37,080 new homes last year in the Toronto Census Metropolitan Area (CMA) – an eleven per cent decline compared to 2005 and a continuation of the downward trend in housing starts that began after 2003. Single-detached, semi-detached and town house starts dipped by a combined 14 per cent in 2006. The number of condominium apartment starts reached the second-highest level on record – down six per cent compared to the 2005 record of 14,376.

Changing conditions in the existing home market were partially responsible for the starts decline. Beginning in 2003, the annual growth in existing home listings started to outstrip growth in sales. Home buyers experienced more choice and many opted to purchase a resale home.

Interest in certain segments of the new home market has waned, especially in relation to the more expensive ground-oriented home types. The costs of building ground oriented homes in particular have been increasing steadily since the late 1990s and have been passed onto buyers in the form of higher home prices. Higher home prices, in turn,

Figure 1

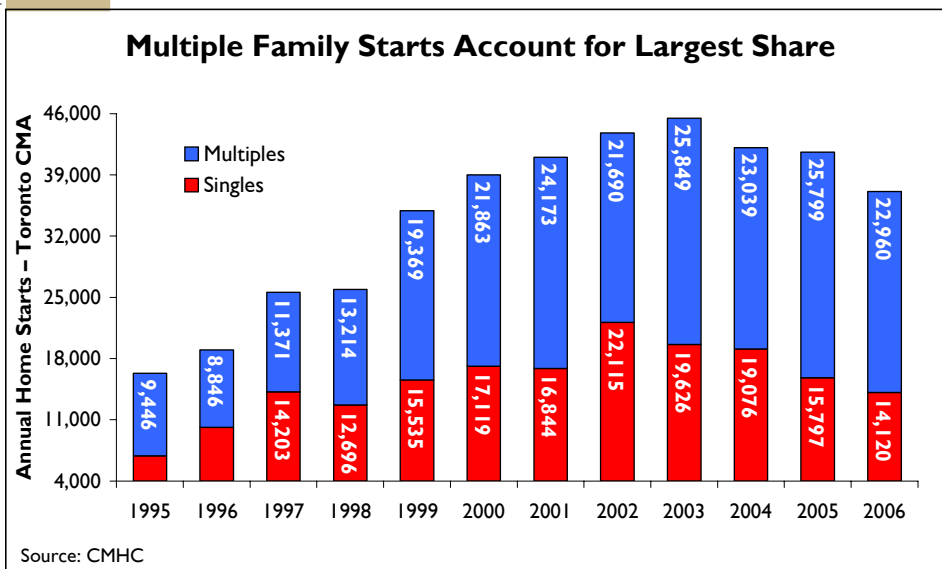


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have prompted many households to purchase less-expensive housing types, including condominium apartments. Consequently, developers of condominium apartments enjoyed record and near-record pre-construction sales over the past two years. These sales converted into strong starts.

On a submarket basis, the City of Toronto accounted for the greatest share of condominium apartment construction in the metropolitan area – 65 per cent. However, this share declined markedly from over 80 per cent in 2005. Condominium apartment construction in areas surrounding the City of Toronto increased, for example in Mississauga and some parts of York Region.

Demand Factors

Consumers Remain Confident

Healthy labour market conditions and very low borrowing costs kept home buyers confident in their ability to purchase homes and make their mortgage payments. Toronto's unemployment rate remained very low and the tight labour market conditions exerted upward pressures on wages and salaries. On average, employees saw their labour income increase at above inflation rates last year.

Low borrowing costs remained a positive factor influencing home ownership demand. The Bank of Canada put the tightening cycle that began in the second half of 2005 on hold and left the overnight lending rate unchanged at 4.25 per cent in the second half of 2006. Both short and longer term mortgage rates edged slightly lower in the last two quarters.

Resale Market Near Record Sales

Demand for existing homes remains very strong, but the growth stage of the sales cycle has come to an end. Sales of existing homes hit the second highest mark on record last year, at 84,842, representing a one per cent drop from the record set in 2005.

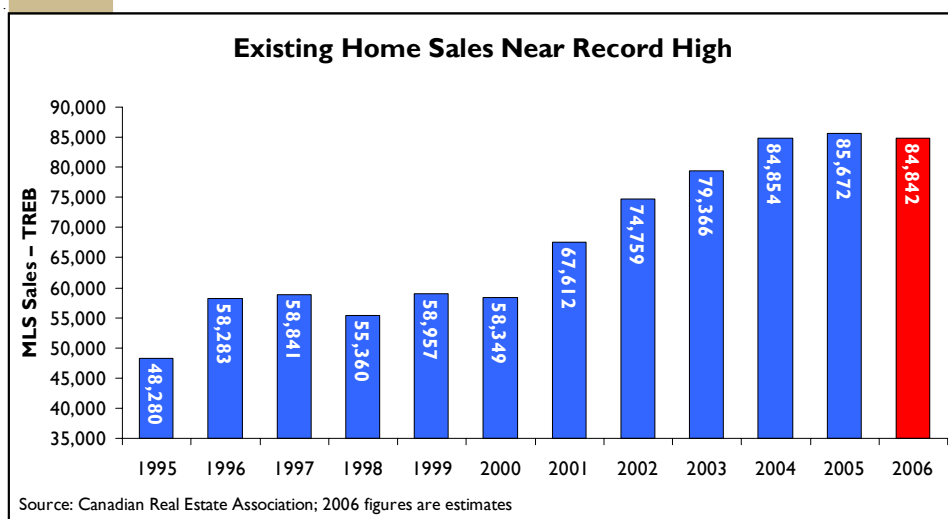
Waning opportunities for first-time home buyers have played a key role in causing home sales to level off. Higher ownership costs prompted many would-be first-time buyers to put their purchase decision on hold. Rising home prices and interest rates have resulted in somewhat higher mortgage carrying costs and increased the gap between the costs of owning and renting. Accordingly, CMHC's *Consumer Intentions to Buy or Renovate* survey shows declines in the proportion of renters among home shoppers. Only 49 per cent of households intending on purchasing a home in 2006 were living in rental accommodation, compared to 75 per cent in 2002.

Listings grew as home owners took occupancy of newly completed homes or put their existing homes for sale to take advantage of the strong home price gains which started from the mid 1990s. Existing home buyers benefited from the increased supply.

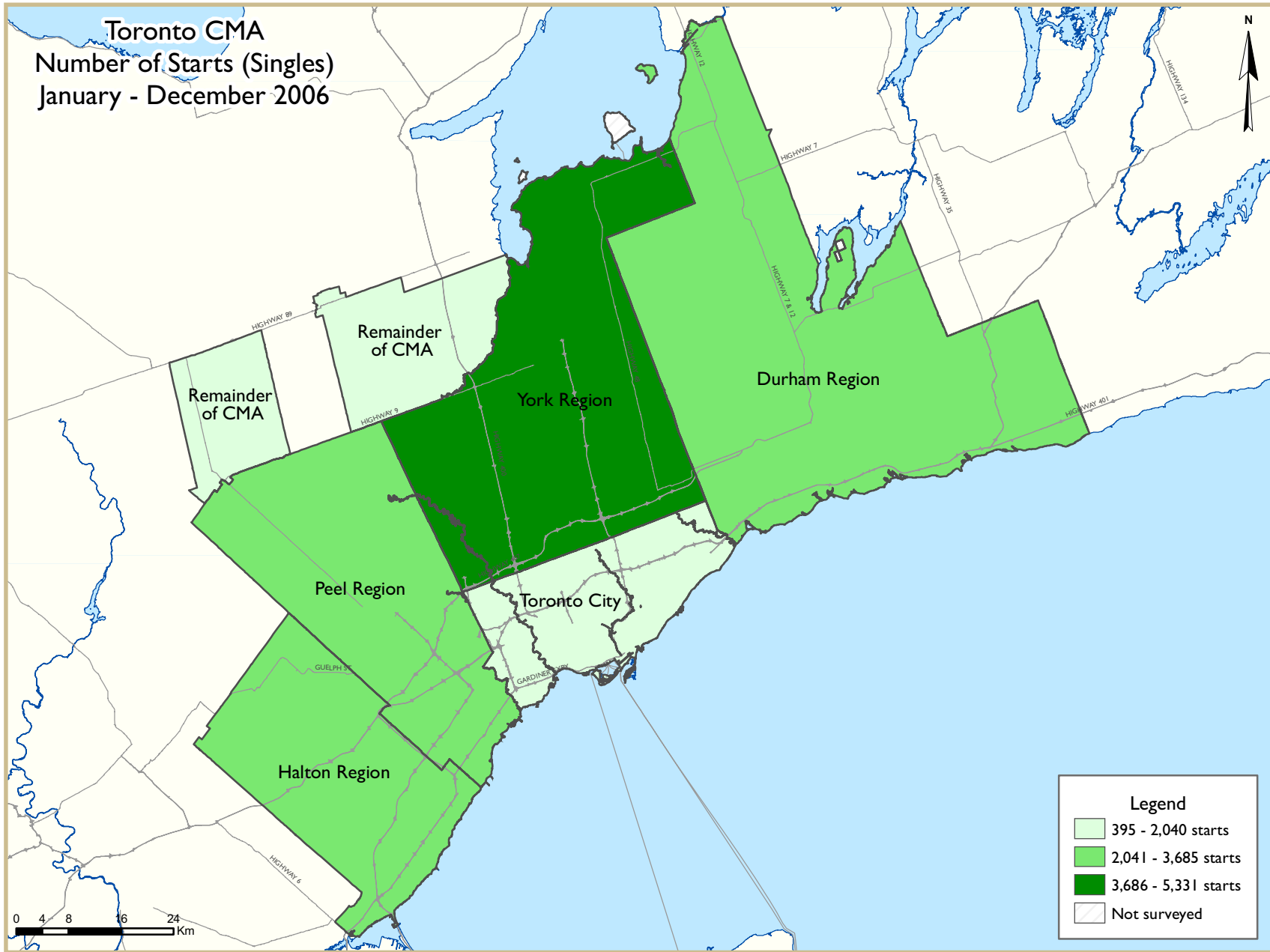
Increased choice for buyers resulted in more moderate home price growth, particularly in the second half of 2006. The average price for a home sold through the MLS system rose to \$352,388, representing an annual growth rate of 4.8 per cent – a two percentage point dip compared to 2005.

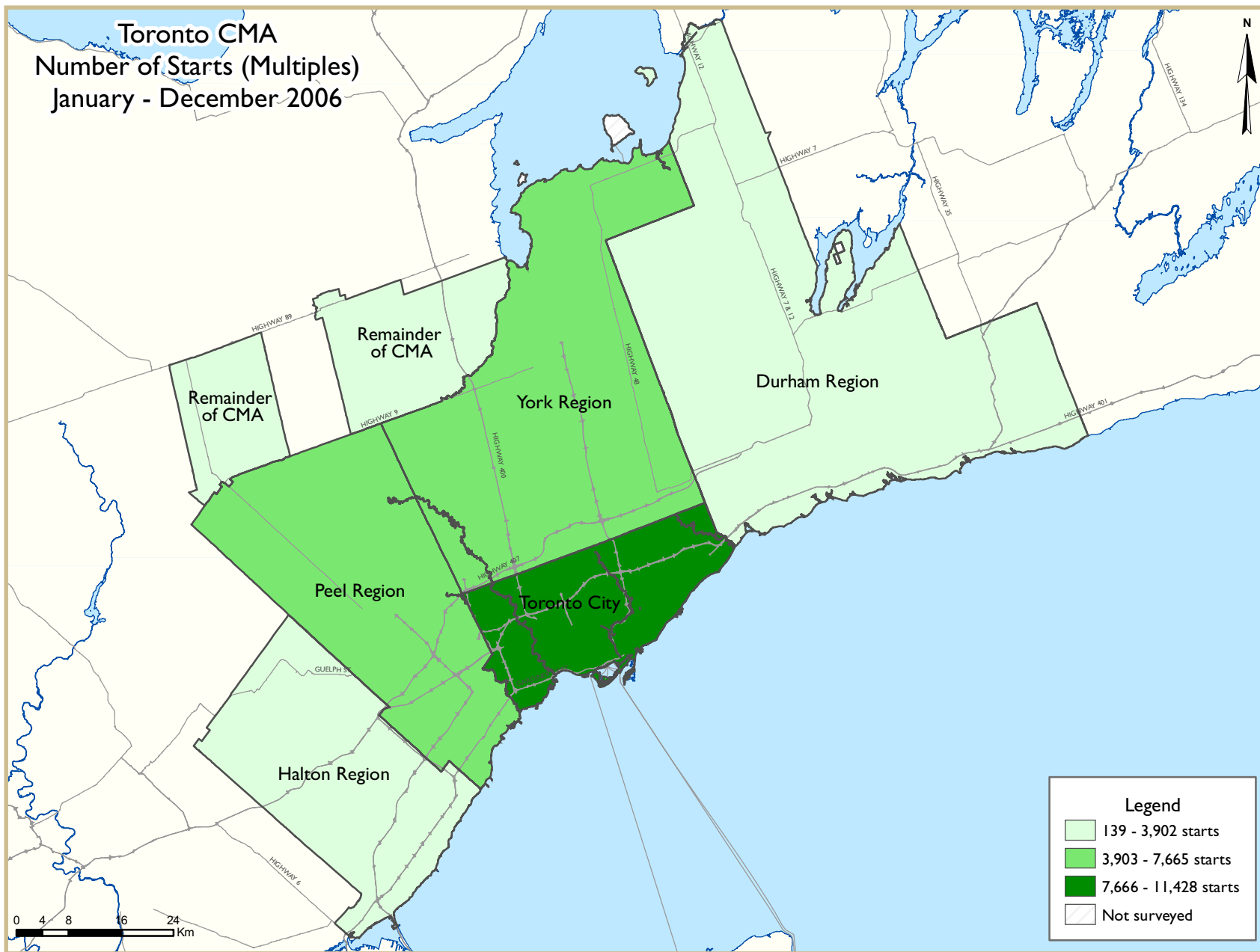
Despite the slower growth in home prices, the current price level is approaching its historic inflation-adjusted (real) peak level set in 1989. The high home prices in this cycle are not as ominous as in the late 1980s, the main reason being that real mortgage carrying cost remain quite reasonable. For example, while up, the inflation adjusted cost of carrying an average Toronto resale home is at approximately 60 per cent of the level experienced during its 1989 peak.

Figure 1



Toronto CMA
Number of Starts (Singles)
January - December 2006





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

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
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Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 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
December 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2006	1,075	262	379	0	129	465	0	172	2,482
December 2005	1,363	204	300	0	58	1,456	14	6	3,401
% Change	-21.1	28.4	26.3	n/a	122.4	-68.1	-100.0	**	-27.0
Year-to-date 2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
Year-to-date 2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
UNDER CONSTRUCTION									
December 2006	9,188	1,560	3,084	25	1,028	25,441	0	2,328	42,654
December 2005	9,852	1,849	3,033	34	1,549	25,820	38	2,130	44,305
% Change	-6.7	-15.6	1.7	-26.5	-33.6	-1.5	-100.0	9.3	-3.7
COMPLETIONS									
December 2006	1,028	212	218	2	59	1,039	0	11	2,569
December 2005	1,258	432	428	15	97	1,066	0	0	3,296
% Change	-18.3	-50.9	-49.1	-86.7	-39.2	-2.5	n/a	n/a	-22.1
Year-to-date 2006	14,722	3,081	3,826	57	1,923	13,581	32	899	38,121
Year-to-date 2005	16,821	3,470	4,493	96	1,338	12,134	57	887	39,296
% Change	-12.5	-11.2	-14.8	-40.6	43.7	11.9	-43.9	1.4	-3.0
COMPLETED & NOT ABSORBED									
December 2006	351	56	159	0	38	744	8	207	1,563
December 2005	354	93	149	1	28	550	1	384	1,560
% Change	-0.8	-39.8	6.7	-100.0	35.7	35.3	**	-46.1	0.2
ABSORBED									
December 2006	966	191	209	2	56	1,003	0	18	2,445
December 2005	1,306	439	410	15	96	1,052	0	131	3,449
% Change	-26.0	-56.5	-49.0	-86.7	-41.7	-4.7	n/a	-86.3	-29.1
Year-to-date 2006	14,725	3,114	3,816	58	1,913	13,362	25	707	37,720
Year-to-date 2005	17,090	3,500	4,528	95	1,377	12,394	67	581	39,632
% Change	-13.8	-11.0	-15.7	-38.9	38.9	7.8	-62.7	21.7	-4.8

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

**Table I.1: Housing Activity Summary by Submarket
December 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									
December 2006	79	4	117	0	99	366	0	172	837
December 2005	65	48	98	0	0	1,444	14	6	1,675
York Region									
December 2006	460	136	45	0	0	34	0	0	675
December 2005	716	30	49	0	0	0	0	0	795
Peel Region									
December 2006	318	80	70	0	19	0	0	0	487
December 2005	306	106	118	0	58	12	0	0	600
Halton Region									
December 2006	76	18	63	0	11	65	0	0	233
December 2005	187	16	16	0	0	0	0	0	219
Durham Region									
December 2006	128	24	71	0	0	0	0	0	223
December 2005	72	2	0	0	0	0	0	0	74
Remainder of CMA									
December 2006	14	0	13	0	0	0	0	0	27
December 2005	17	2	19	0	0	0	0	0	38
Toronto CMA									
December 2006	1,075	262	379	0	129	465	0	172	2,482
December 2005	1,363	204	300	0	58	1,456	14	6	3,401
UNDER CONSTRUCTION									
Toronto City									
December 2006	1,012	134	474	0	304	19,818	0	1,606	23,348
December 2005	874	163	635	0	131	20,406	38	1,421	23,668
York Region									
December 2006	3,112	504	1,097	4	227	2,042	0	60	7,046
December 2005	3,762	460	946	4	254	1,739	0	92	7,257
Peel Region									
December 2006	2,659	698	574	2	368	3,116	0	629	8,046
December 2005	2,967	838	747	11	816	3,418	0	617	9,414
Halton Region									
December 2006	1,166	114	459	1	60	356	0	0	2,156
December 2005	1,157	152	421	2	77	89	0	0	1,898
Durham Region									
December 2006	1,071	110	445	0	59	0	0	0	1,685
December 2005	903	232	238	0	269	59	0	0	1,701
Remainder of CMA									
December 2006	168	0	35	18	10	109	0	33	373
December 2005	189	4	46	17	2	109	0	0	367
Toronto CMA									
December 2006	9,188	1,560	3,084	25	1,028	25,441	0	2,328	42,654
December 2005	9,852	1,849	3,033	34	1,549	25,820	38	2,130	44,305

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

**Table I.1: Housing Activity Summary by Submarket
December 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									
December 2006	52	10	70	0	25	624	0	0	781
December 2005	103	116	106	0	23	847	0	0	1,195
York Region									
December 2006	414	106	24	1	0	48	0	11	604
December 2005	404	184	98	1	19	0	0	0	706
Peel Region									
December 2006	335	62	23	1	20	367	0	0	808
December 2005	358	78	46	0	23	0	0	0	505
Halton Region									
December 2006	65	8	76	0	14	0	0	0	163
December 2005	181	26	151	0	22	0	0	0	380
Durham Region									
December 2006	118	26	18	0	0	0	0	0	162
December 2005	181	26	27	0	6	219	0	0	459
Remainder of CMA									
December 2006	39	0	7	0	0	0	0	0	46
December 2005	31	2	0	14	4	0	0	0	51
Toronto CMA									
December 2006	1,023	212	218	2	59	1,039	0	11	2,564
December 2005	1,258	432	428	15	97	1,066	0	0	3,296
COMPLETED & NOT ABSORBED									
Toronto City									
December 2006	129	16	114	0	4	708	8	207	1,186
December 2005	111	38	79	0	1	510	1	384	1,124
York Region									
December 2006	32	2	13	0	0	28	0	0	75
December 2005	26	4	7	0	5	12	0	0	54
Peel Region									
December 2006	134	32	10	0	31	6	0	0	213
December 2005	104	31	43	0	8	4	0	0	190
Halton Region									
December 2006	40	5	20	0	3	2	0	0	70
December 2005	87	3	12	1	14	5	0	0	122
Durham Region									
December 2006	12	1	1	0	0	0	0	0	14
December 2005	25	16	8	0	0	19	0	0	68
Remainder of CMA									
December 2006	4	0	1	0	0	0	0	0	5
December 2005	1	1	0	0	0	0	0	0	2
Toronto CMA									
December 2006	351	56	159	0	38	744	8	207	1,563
December 2005	354	93	149	1	28	550	1	384	1,560

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

**Table I.2: History of Housing Starts of Toronto CMA
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	% Change
Toronto City	79	65	4	48	216	112	538	1,450	837	1,675	-50.0
Toronto	8	15	2	4	37	0	218	277	265	296	-10.5
East York	1	3	0	0	0	0	0	0	1	3	-66.7
Etobicoke	19	5	0	4	73	49	68	526	160	584	-72.6
North York	33	30	0	0	24	0	252	647	309	677	-54.4
Scarborough	14	10	2	40	82	63	0	0	98	113	-13.3
York	4	1	0	0	0	0	0	0	4	1	**
York Region	460	716	136	30	45	49	34	0	675	795	-15.1
Aurora	4	2	0	0	0	0	0	0	4	2	100.0
East Gwillimbury	10	1	0	0	0	0	0	0	10	1	**
Georgina Township	9	49	0	0	0	0	0	0	9	49	-81.6
King Township	2	1	0	0	0	0	0	0	2	1	100.0
Markham	41	351	60	0	0	18	34	0	135	369	-63.4
Newmarket	0	27	0	26	0	31	0	0	0	84	-100.0
Richmond Hill	28	134	16	2	0	0	0	0	44	136	-67.6
Vaughan	293	108	46	2	45	0	0	0	384	110	**
Whitchurch-Stouffville	73	43	14	0	0	0	0	0	87	43	102.3
Peel Region	318	306	80	106	89	176	0	12	487	600	-18.8
Brampton	254	251	78	54	70	91	0	0	402	396	1.5
Caledon	2	5	0	0	0	0	0	0	2	5	-60.0
Mississauga	62	50	2	52	19	85	0	12	83	199	-58.3
Halton Region	89	195	18	16	79	31	65	0	251	242	3.7
Burlington	13	8	0	0	5	15	0	0	18	23	-21.7
Halton Hills	3	73	0	0	42	16	0	0	45	89	-49.4
Milton	33	38	16	16	11	0	0	0	60	54	11.1
Oakville	40	76	2	0	21	0	65	0	128	76	68.4
Durham Region	240	275	24	2	71	14	0	78	335	369	-9.2
Ajax	104	58	24	2	71	0	0	0	199	60	**
Brock	6	12	0	0	0	0	0	0	6	12	-50.0
Clarington	39	30	0	0	0	10	0	0	39	40	-2.5
Oshawa	56	96	0	0	0	0	0	0	56	96	-41.7
Pickering	4	1	0	0	0	0	0	0	4	1	**
Scugog	0	14	0	0	0	0	0	0	0	14	-100.0
Uxbridge	20	13	0	0	0	0	0	0	20	13	53.8
Whitby	11	51	0	0	0	4	0	78	11	133	-91.7
Rest of Toronto CMA	14	17	0	2	13	19	0	0	27	38	-28.9
Bradford West Gwillimbury	4	1	0	0	0	0	0	0	4	1	**
Town of Mono	3	6	0	0	0	0	0	0	3	6	-50.0
New Tecumseth	3	8	0	2	13	19	0	0	16	29	-44.8
Orangeville	4	2	0	0	0	0	0	0	4	2	100.0
Toronto CMA	1,075	1,363	262	204	508	372	637	1,462	2,482	3,401	-27.0

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	1,298	1,240	194	335	1,007	1,034	10,227	12,993	12,726	15,602	-18.4
Toronto	152	125	32	47	352	82	6,394	7,042	6,930	7,296	-5.0
East York	29	31	2	0	10	12	87	14	128	57	124.6
Etobicoke	143	123	86	26	239	213	937	2,338	1,405	2,700	-48.0
North York	531	510	28	100	88	347	1,917	2,870	2,564	3,827	-33.0
Scarborough	413	437	36	136	310	374	475	477	1,234	1,424	-13.3
York	30	13	10	26	8	6	417	252	465	297	56.6
York Region	5,331	5,626	1,202	998	1,733	1,769	1,684	1,104	9,950	9,497	4.8
Aurora	144	46	0	0	242	0	0	0	386	46	**
East Gwillimbury	107	42	0	0	9	27	0	0	116	69	68.1
Georgina Township	230	277	4	26	0	0	0	0	234	303	-22.8
King Township	27	20	0	0	0	0	0	65	27	85	-68.2
Markham	1,422	1,847	522	436	709	720	722	0	3,375	3,003	12.4
Newmarket	175	302	152	112	129	67	0	0	456	481	-5.2
Richmond Hill	720	1,799	100	248	190	723	408	171	1,418	2,941	-51.8
Vaughan	1,873	947	342	152	387	175	554	868	3,156	2,142	47.3
Whitchurch-Stouffville	633	346	82	24	67	57	0	0	782	427	83.1
Peel Region	3,673	4,686	1,090	1,322	1,008	2,009	2,604	1,612	8,375	9,629	-13.0
Brampton	2,802	3,857	840	884	472	528	0	617	4,114	5,886	-30.1
Caledon	80	108	18	22	19	27	0	1	117	158	-25.9
Mississauga	791	721	232	416	517	1,454	2,604	994	4,144	3,585	15.6
Halton Region	2,253	2,921	330	472	1,165	1,444	449	406	4,197	5,243	-20.0
Burlington	358	465	102	60	403	393	108	332	971	1,250	-22.3
Halton Hills	175	583	24	22	119	159	0	0	318	764	-58.4
Milton	856	1,082	156	380	235	320	0	51	1,247	1,833	-32.0
Oakville	864	791	48	10	408	572	341	23	1,661	1,396	19.0
Durham Region	3,657	3,887	180	308	959	915	489	377	5,285	5,487	-3.7
Ajax	1,232	1,126	156	282	519	423	0	0	1,907	1,831	4.2
Brock	20	20	0	2	0	0	1	0	21	22	-4.5
Clarington	546	583	4	2	62	110	270	72	882	767	15.0
Oshawa	914	643	4	0	147	47	0	7	1,065	697	52.8
Pickering	112	102	6	14	44	139	2	0	164	255	-35.7
Scugog	0	178	0	0	0	0	0	0	0	178	-100.0
Uxbridge	184	160	0	0	14	48	0	59	198	267	-25.8
Whitby	649	1,075	10	8	173	148	216	239	1,048	1,470	-28.7
Rest of Toronto CMA	395	401	16	12	90	43	33	66	534	522	2.3
Bradford West Gwillimbury	75	142	0	4	0	0	0	0	75	146	-48.6
Town of Mono	36	71	0	0	0	0	0	0	36	71	-49.3
New Tecumseth	248	142	16	8	80	36	33	66	377	252	49.6
Orangeville	36	46	0	0	10	7	0	0	46	53	-13.2
Toronto CMA	14,120	15,797	2,892	3,375	5,177	6,516	14,891	15,908	37,080	41,596	-10.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005
Toronto City	216	98	0	14	366	1,444	172	6
Toronto	37	0	0	0	114	277	104	0
East York	0	0	0	0	0	0	0	0
Etobicoke	73	35	0	14	0	526	68	0
North York	24	0	0	0	252	641	0	6
Scarborough	82	63	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	45	49	0	0	34	0	0	0
Aurora	0	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	0	18	0	0	34	0	0	0
Newmarket	0	31	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	45	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	89	176	0	0	0	12	0	0
Brampton	70	91	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	19	85	0	0	0	12	0	0
Halton Region	79	31	0	0	65	0	0	0
Burlington	5	15	0	0	0	0	0	0
Halton Hills	42	16	0	0	0	0	0	0
Milton	11	0	0	0	0	0	0	0
Oakville	21	0	0	0	65	0	0	0
Durham Region	71	14	0	0	0	78	0	0
Ajax	71	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	10	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	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	0	4	0	0	0	78	0	0
Rest of Toronto CMA	13	19	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	13	19	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	508	358	0	14	465	1,456	172	6

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	999	996	8	38	8,736	12,173	1,491	820
Toronto	344	82	8	0	5,513	6,788	881	254
East York	10	12	0	0	87	0	0	14
Etobicoke	239	175	0	38	591	2,338	346	0
North York	88	347	0	0	1,917	2,318	0	552
Scarborough	310	374	0	0	475	477	0	0
York	8	6	0	0	153	252	264	0
York Region	1,733	1,769	0	0	1,669	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	720	0	0	707	0	15	0
Newmarket	129	67	0	0	0	0	0	0
Richmond Hill	190	723	0	0	408	171	0	0
Vaughan	387	175	0	0	554	776	0	92
Whitchurch-Stouffville	67	57	0	0	0	0	0	0
Peel Region	1,008	1,928	0	81	2,592	994	12	618
Brampton	472	528	0	0	0	0	0	617
Caledon	19	27	0	0	0	0	0	1
Mississauga	517	1,373	0	81	2,592	994	12	0
Halton Region	1,165	1,434	0	10	341	248	108	158
Burlington	403	383	0	10	0	174	108	158
Halton Hills	119	159	0	0	0	0	0	0
Milton	235	320	0	0	0	51	0	0
Oakville	408	572	0	0	341	23	0	0
Durham Region	959	878	0	37	489	373	0	4
Ajax	519	423	0	0	0	0	0	0
Brock	0	0	0	0	1	0	0	0
Clarington	62	110	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	111	0	37	216	239	0	0
Rest of Toronto CMA	90	43	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	80	36	0	0	0	66	33	0
Orangeville	10	7	0	0	0	0	0	0
Toronto CMA	5,169	6,397	8	119	13,340	14,378	1,551	1,530

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005
Toronto City	200	211	465	1,444	172	20	837	1,675
Toronto	11	19	150	277	104	0	265	296
East York	1	3	0	0	0	0	1	3
Etobicoke	92	44	0	526	68	14	160	584
North York	34	30	275	641	0	6	309	677
Scarborough	58	113	40	0	0	0	98	113
York	4	1	0	0	0	0	4	1
York Region	641	795	34	0	0	0	675	795
Aurora	4	2	0	0	0	0	4	2
East Gwillimbury	10	1	0	0	0	0	10	1
Georgina Township	9	49	0	0	0	0	9	49
King Township	2	1	0	0	0	0	2	1
Markham	101	369	34	0	0	0	135	369
Newmarket	0	84	0	0	0	0	0	84
Richmond Hill	44	136	0	0	0	0	44	136
Vaughan	384	110	0	0	0	0	384	110
Whitchurch-Stouffville	87	43	0	0	0	0	87	43
Peel Region	468	530	19	70	0	0	487	600
Brampton	402	396	0	0	0	0	402	396
Caledon	2	5	0	0	0	0	2	5
Mississauga	64	129	19	70	0	0	83	199
Halton Region	170	242	81	0	0	0	251	242
Burlington	13	23	5	0	0	0	18	23
Halton Hills	45	89	0	0	0	0	45	89
Milton	49	54	11	0	0	0	60	54
Oakville	63	76	65	0	0	0	128	76
Durham Region	335	291	0	78	0	0	335	369
Ajax	199	60	0	0	0	0	199	60
Brock	6	12	0	0	0	0	6	12
Clarington	39	40	0	0	0	0	39	40
Oshawa	56	96	0	0	0	0	56	96
Pickering	4	1	0	0	0	0	4	1
Scugog	0	14	0	0	0	0	0	14
Uxbridge	20	13	0	0	0	0	20	13
Whitby	11	55	0	78	0	0	11	133
Rest of Toronto CMA	27	38	0	0	0	0	27	38
Bradford West Gwillimbury	4	1	0	0	0	0	4	1
Town of Mono	3	6	0	0	0	0	3	6
New Tecumseth	16	29	0	0	0	0	16	29
Orangeville	4	2	0	0	0	0	4	2
Toronto CMA	1,716	1,867	594	1,514	172	20	2,482	3,401

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Toronto City	2,055	2,452	9,172	12,292	1,499	858	12,726	15,602
Toronto	365	254	5,676	6,788	889	254	6,930	7,296
East York	41	43	87	0	0	14	128	57
Etobicoke	468	324	591	2,338	346	38	1,405	2,700
North York	560	848	2,004	2,427	0	552	2,564	3,827
Scarborough	573	937	661	487	0	0	1,234	1,424
York	48	45	153	252	264	0	465	297
York Region	7,884	8,161	2,051	1,244	15	92	9,950	9,497
Aurora	383	42	3	4	0	0	386	46
East Gwillimbury	116	69	0	0	0	0	116	69
Georgina Township	234	303	0	0	0	0	234	303
King Township	27	20	0	65	0	0	27	85
Markham	2,386	2,843	974	160	15	0	3,375	3,003
Newmarket	406	481	50	0	0	0	456	481
Richmond Hill	1,010	2,711	408	230	0	0	1,418	2,941
Vaughan	2,546	1,265	610	785	0	92	3,156	2,142
Whitchurch-Stouffville	776	427	6	0	0	0	782	427
Peel Region	5,306	6,864	3,057	2,066	12	699	8,375	9,629
Brampton	3,996	5,166	118	103	0	617	4,114	5,886
Caledon	86	135	31	22	0	1	117	158
Mississauga	1,224	1,563	2,908	1,941	12	81	4,144	3,585
Halton Region	3,542	4,498	539	573	116	172	4,197	5,243
Burlington	704	664	151	414	116	172	971	1,250
Halton Hills	318	764	0	0	0	0	318	764
Milton	1,236	1,782	11	51	0	0	1,247	1,833
Oakville	1,284	1,288	377	108	0	0	1,661	1,396
Durham Region	4,594	4,794	690	652	1	41	5,285	5,487
Ajax	1,870	1,662	37	169	0	0	1,907	1,831
Brock	21	22	0	0	0	0	21	22
Clarington	571	676	310	91	1	0	882	767
Oshawa	982	687	83	6	0	4	1,065	697
Pickering	120	167	44	88	0	0	164	255
Scugog	0	178	0	0	0	0	0	178
Uxbridge	198	208	0	59	0	0	198	267
Whitby	832	1,194	216	239	0	37	1,048	1,470
Rest of Toronto CMA	453	421	48	101	33	0	534	522
Bradford West Gwillimbury	75	146	0	0	0	0	75	146
Town of Mono	36	71	0	0	0	0	36	71
New Tecumseth	296	151	48	101	33	0	377	252
Orangeville	46	53	0	0	0	0	46	53
Toronto CMA	20,724	23,769	14,797	16,178	1,559	1,649	37,080	41,596

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	% Change
Toronto City	52	103	10	116	95	129	624	847	781	1,195	-34.6
Toronto	12	13	2	0	0	17	354	190	368	220	67.3
East York	1	2	0	0	0	0	0	0	1	2	-50.0
Etobicoke	3	1	0	0	59	38	270	308	332	347	-4.3
North York	26	75	0	68	0	0	0	0	26	143	-81.8
Scarborough	10	9	8	46	36	68	0	349	54	472	-88.6
York	0	3	0	2	0	6	0	0	0	11	-100.0
York Region	419	405	106	184	24	117	59	0	608	706	-13.9
Aurora	9	4	0	0	0	9	0	0	9	13	-30.8
East Gwillimbury	1	3	0	0	0	0	0	0	1	3	-66.7
Georgina Township	23	34	0	24	0	0	0	0	23	58	-60.3
King Township	2	5	0	0	0	0	0	0	2	5	-60.0
Markham	132	195	38	92	0	50	59	0	229	337	-32.0
Newmarket	16	20	4	6	12	18	0	0	32	44	-27.3
Richmond Hill	77	84	12	14	4	28	0	0	93	126	-26.2
Vaughan	130	58	42	48	8	12	0	0	180	118	52.5
Whitchurch-Stouffville	29	2	10	0	0	0	0	0	39	2	**
Peel Region	336	358	62	78	43	69	367	0	808	505	60.0
Brampton	308	292	48	50	24	46	0	0	380	388	-2.1
Caledon	2	14	0	0	0	0	0	0	2	14	-85.7
Mississauga	26	52	14	28	19	23	367	0	426	103	**
Halton Region	100	229	10	48	99	202	0	0	209	479	-56.4
Burlington	35	48	2	0	9	51	0	0	46	99	-53.5
Halton Hills	1	29	0	22	0	0	0	0	1	51	-98.0
Milton	24	107	2	26	38	90	0	0	64	223	-71.3
Oakville	40	45	6	0	52	61	0	0	98	106	-7.5
Durham Region	283	433	28	28	37	46	0	240	348	747	-53.4
Ajax	106	140	26	26	18	33	0	0	150	199	-24.6
Brock	2	3	0	2	0	0	0	0	2	5	-60.0
Clarington	36	37	0	0	6	0	0	18	42	55	-23.6
Oshawa	77	47	0	0	13	0	0	3	90	50	80.0
Pickering	8	13	0	0	0	0	0	219	8	232	-96.6
Scugog	0	47	0	0	0	0	0	0	0	47	-100.0
Uxbridge	4	28	0	0	0	0	0	0	4	28	-85.7
Whitby	50	118	2	0	0	13	0	0	52	131	-60.3
Rest of Toronto CMA	40	45	0	6	7	0	0	0	47	51	-7.8
Bradford West Gwillimbury	16	13	0	2	0	0	0	0	16	15	6.7
Town of Mono	3	5	0	0	0	0	0	0	3	5	-40.0
New Tecumseth	18	25	0	4	7	0	0	0	25	29	-13.8
Orangeville	3	2	0	0	0	0	0	0	3	2	50.0
Toronto CMA	1,030	1,273	212	458	277	499	1,050	1,066	2,569	3,296	-22.1

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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	1,148	1,799	221	440	1,027	1,412	10,024	11,485	12,420	15,136	-17.9
Toronto	125	125	39	26	166	281	4,950	6,280	5,280	6,712	-21.3
East York	29	31	0	4	12	0	14	0	55	35	57.1
Etobicoke	129	76	28	26	189	187	1,320	827	1,666	1,116	49.3
North York	459	548	24	216	182	279	2,126	2,997	2,791	4,040	-30.9
Scarborough	392	987	116	150	478	528	1,398	913	2,384	2,578	-7.5
York	14	32	14	18	0	137	216	352	244	539	-54.7
York Region	5,981	5,089	1,108	1,280	1,660	1,749	1,413	874	10,162	8,992	13.0
Aurora	95	109	0	4	13	213	0	0	108	326	-66.9
East Gwillimbury	71	70	0	0	0	47	0	0	71	117	-39.3
Georgina Township	284	289	6	24	0	0	0	0	290	313	-7.3
King Township	31	40	0	0	0	0	65	0	96	40	140.0
Markham	1,939	1,635	464	798	686	767	661	208	3,750	3,408	10.0
Newmarket	343	276	196	156	141	189	0	0	680	621	9.5
Richmond Hill	1,452	1,410	192	116	514	342	510	33	2,668	1,901	40.3
Vaughan	1,227	1,009	208	182	188	191	177	633	1,800	2,015	-10.7
Whitchurch-Stouffville	539	251	42	0	118	0	0	0	699	251	178.5
Peel Region	3,989	5,612	1,226	1,208	1,621	1,151	2,912	269	9,748	8,240	18.3
Brampton	3,304	4,342	830	802	490	493	49	49	4,673	5,686	-17.8
Caledon	63	304	24	58	8	18	0	1	95	381	-75.1
Mississauga	622	966	372	348	1,123	640	2,863	219	4,980	2,173	129.2
Halton Region	2,249	3,121	432	514	1,068	1,286	514	475	4,263	5,396	-21.0
Burlington	364	577	146	12	344	266	440	311	1,294	1,166	11.0
Halton Hills	376	610	56	94	67	24	0	0	499	728	-31.5
Milton	687	947	218	370	199	419	51	1	1,155	1,737	-33.5
Oakville	822	987	12	38	458	577	23	163	1,315	1,765	-25.5
Durham Region	3,426	3,748	304	222	861	619	304	384	4,895	4,973	-1.6
Ajax	1,131	1,151	278	144	444	230	0	0	1,853	1,525	21.5
Brock	16	16	0	2	0	0	1	0	17	18	-5.6
Clarington	522	714	2	2	46	91	0	162	570	969	-41.2
Oshawa	748	463	4	0	84	28	4	3	840	494	70.0
Pickering	102	176	6	30	108	145	0	219	216	570	-62.1
Scugog	0	74	0	0	0	6	0	0	0	80	-100.0
Uxbridge	127	157	0	0	40	0	59	0	226	157	43.9
Whitby	780	997	14	44	139	119	240	0	1,173	1,160	1.1
Rest of Toronto CMA	416	389	10	10	101	35	0	12	527	446	18.2
Bradford West Gwillimbury	78	150	0	4	0	0	0	0	78	154	-49.4
Town of Mono	45	97	0	0	0	0	0	0	45	97	-53.6
New Tecumseth	253	87	10	6	91	35	0	12	354	140	152.9
Orangeville	40	55	0	0	10	0	0	0	50	55	-9.1
Toronto CMA	14,779	16,917	3,135	3,614	5,725	5,742	14,482	13,023	38,121	39,296	-3.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005
Toronto City	95	129	0	0	624	847	0	0
Toronto	0	17	0	0	354	190	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	59	38	0	0	270	308	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	36	68	0	0	0	349	0	0
York	0	6	0	0	0	0	0	0
York Region	24	117	0	0	48	0	11	0
Aurora	0	9	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	0	50	0	0	48	0	11	0
Newmarket	12	18	0	0	0	0	0	0
Richmond Hill	4	28	0	0	0	0	0	0
Vaughan	8	12	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	43	69	0	0	367	0	0	0
Brampton	24	46	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	19	23	0	0	367	0	0	0
Halton Region	99	202	0	0	0	0	0	0
Burlington	9	51	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	38	90	0	0	0	0	0	0
Oakville	52	61	0	0	0	0	0	0
Durham Region	37	39	0	7	0	237	0	3
Ajax	18	33	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	0	0	0	0	18	0	0
Oshawa	13	0	0	0	0	0	0	3
Pickering	0	0	0	0	0	219	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	6	0	7	0	0	0	0
Rest of Toronto CMA	7	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	7	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	277	499	0	0	1,039	1,066	11	0

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	995	1,361	32	51	9,172	10,769	852	716
Toronto	158	281	8	0	4,471	5,751	479	529
East York	12	0	0	0	0	0	14	0
Etobicoke	165	136	24	51	1,320	815	0	12
North York	182	279	0	0	1,767	2,914	359	83
Scarborough	478	528	0	0	1,398	821	0	92
York	0	137	0	0	216	352	0	0
York Region	1,660	1,749	0	0	1,366	874	47	0
Aurora	13	213	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	767	0	0	646	208	15	0
Newmarket	141	189	0	0	0	0	0	0
Richmond Hill	514	342	0	0	510	33	0	0
Vaughan	188	191	0	0	145	633	32	0
Whitchurch-Stouffville	118	0	0	0	0	0	0	0
Peel Region	1,621	1,151	0	0	2,912	109	0	160
Brampton	490	493	0	0	49	49	0	0
Caledon	8	18	0	0	0	0	0	1
Mississauga	1,123	640	0	0	2,863	60	0	159
Halton Region	1,049	1,264	19	22	356	474	158	1
Burlington	325	250	19	16	282	311	158	0
Halton Hills	67	24	0	0	0	0	0	0
Milton	199	413	0	6	51	0	0	1
Oakville	458	577	0	0	23	163	0	0
Durham Region	845	598	16	21	300	381	4	3
Ajax	444	230	0	0	0	0	0	0
Brock	0	0	0	0	1	0	0	0
Clarington	46	91	0	0	0	162	0	0
Oshawa	84	28	0	0	0	0	4	3
Pickering	108	145	0	0	0	219	0	0
Scugog	0	6	0	0	0	0	0	0
Uxbridge	40	0	0	0	59	0	0	0
Whitby	123	98	16	21	240	0	0	0
Rest of Toronto CMA	101	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	91	35	0	0	0	2	0	10
Orangeville	10	0	0	0	0	0	0	0
Toronto CMA	5,693	5,685	32	57	13,583	12,136	899	887

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005
Toronto City	132	325	649	870	0	0	781	1,195
Toronto	14	30	354	190	0	0	368	220
East York	1	2	0	0	0	0	1	2
Etobicoke	62	39	270	308	0	0	332	347
North York	26	143	0	0	0	0	26	143
Scarborough	29	100	25	372	0	0	54	472
York	0	11	0	0	0	0	0	11
York Region	548	686	49	20	11	0	608	706
Aurora	8	3	1	10	0	0	9	13
East Gwillimbury	1	3	0	0	0	0	1	3
Georgina Township	23	58	0	0	0	0	23	58
King Township	2	5	0	0	0	0	2	5
Markham	170	337	48	0	11	0	229	337
Newmarket	32	34	0	10	0	0	32	44
Richmond Hill	93	126	0	0	0	0	93	126
Vaughan	180	118	0	0	0	0	180	118
Whitchurch-Stouffville	39	2	0	0	0	0	39	2
Peel Region	420	482	388	23	0	0	808	505
Brampton	372	388	8	0	0	0	380	388
Caledon	2	14	0	0	0	0	2	14
Mississauga	46	80	380	23	0	0	426	103
Halton Region	186	440	23	39	0	0	209	479
Burlington	37	82	9	17	0	0	46	99
Halton Hills	1	29	0	22	0	0	1	51
Milton	64	223	0	0	0	0	64	223
Oakville	84	106	14	0	0	0	98	106
Durham Region	342	494	6	243	0	10	348	747
Ajax	150	193	0	6	0	0	150	199
Brock	2	5	0	0	0	0	2	5
Clarington	42	37	0	18	0	0	42	55
Oshawa	84	47	6	0	0	3	90	50
Pickering	8	13	0	219	0	0	8	232
Scugog	0	47	0	0	0	0	0	47
Uxbridge	4	28	0	0	0	0	4	28
Whitby	52	124	0	0	0	7	52	131
Rest of Toronto CMA	47	33	0	18	0	0	47	51
Bradford West Gwillimbury	16	15	0	0	0	0	16	15
Town of Mono	3	5	0	0	0	0	3	5
New Tecumseth	25	11	0	18	0	0	25	29
Orangeville	3	2	0	0	0	0	3	2
Toronto CMA	1,458	2,118	1,100	1,178	11	0	2,569	3,296

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Toronto City	2,103	3,560	9,433	10,809	884	767	12,420	15,136
Toronto	324	432	4,469	5,751	487	529	5,280	6,712
East York	41	35	0	0	14	0	55	35
Etobicoke	322	238	1,320	815	24	63	1,666	1,116
North York	564	1,033	1,868	2,924	359	83	2,791	4,040
Scarborough	824	1,635	1,560	851	0	92	2,384	2,578
York	28	187	216	352	0	0	244	539
York Region	8,339	7,891	1,776	1,101	47	0	10,162	8,992
Aurora	96	232	12	94	0	0	108	326
East Gwillimbury	71	117	0	0	0	0	71	117
Georgina Township	290	313	0	0	0	0	290	313
King Township	31	40	65	0	0	0	96	40
Markham	2,763	3,120	972	288	15	0	3,750	3,408
Newmarket	663	568	17	53	0	0	680	621
Richmond Hill	2,112	1,868	556	33	0	0	2,668	1,901
Vaughan	1,614	1,382	154	633	32	0	1,800	2,015
Whitchurch-Stouffville	699	251	0	0	0	0	699	251
Peel Region	5,926	7,145	3,822	935	0	160	9,748	8,240
Brampton	4,424	5,315	249	371	0	0	4,673	5,686
Caledon	67	369	28	11	0	1	95	381
Mississauga	1,435	1,461	3,545	553	0	159	4,980	2,173
Halton Region	3,516	4,485	570	888	177	23	4,263	5,396
Burlington	690	663	427	487	177	16	1,294	1,166
Halton Hills	481	635	18	93	0	0	499	728
Milton	1,104	1,730	51	0	0	7	1,155	1,737
Oakville	1,241	1,457	74	308	0	0	1,315	1,765
Durham Region	4,264	4,497	611	452	20	24	4,895	4,973
Ajax	1,663	1,473	190	52	0	0	1,853	1,525
Brock	17	18	0	0	0	0	17	18
Clarington	570	807	0	162	0	0	570	969
Oshawa	815	472	21	19	4	3	840	494
Pickering	115	351	101	219	0	0	216	570
Scugog	0	80	0	0	0	0	0	80
Uxbridge	167	157	59	0	0	0	226	157
Whitby	917	1,139	240	0	16	21	1,173	1,160
Rest of Toronto CMA	490	385	37	51	0	10	527	446
Bradford West Gwillimbury	78	154	0	0	0	0	78	154
Town of Mono	45	97	0	0	0	0	45	97
New Tecumseth	317	79	37	51	0	10	354	140
Orangeville	50	55	0	0	0	0	50	55
Toronto CMA	21,629	24,784	15,561	13,568	931	944	38,121	39,296

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2006	0	0.0	1	1.4	2	2.9	1	1.4	66	94.3	70	1,198,500	1,251,851
December 2005	3	2.9	5	4.9	13	12.7	40	39.2	41	40.2	102	438,990	756,720
Year-to-date 2006	26	2.3	137	12.1	158	14.0	59	5.2	750	66.4	1,130	799,000	890,223
Year-to-date 2005	205	11.4	357	19.8	339	18.8	285	15.8	619	34.3	1,805	402,990	609,595
Toronto													
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	1,399,000	1,569,454
December 2005	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	1,200,000	1,342,500
Year-to-date 2006	0	0.0	1	0.8	1	0.8	2	1.6	120	96.8	124	924,500	1,213,478
Year-to-date 2005	1	0.7	4	2.9	1	0.7	24	17.5	107	78.1	137	899,000	1,039,851
East York													
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
December 2005	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2006	0	0.0	3	8.1	1	2.7	1	2.7	32	86.5	37	859,000	909,303
Year-to-date 2005	0	0.0	1	3.2	2	6.5	3	9.7	25	80.6	31	799,900	843,852
Etobicoke													
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
December 2005	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	--	--
Year-to-date 2006	1	0.9	0	0.0	2	1.8	4	3.5	107	93.9	114	899,000	941,082
Year-to-date 2005	1	1.3	6	7.6	1	1.3	4	5.1	67	84.8	79	899,000	871,715
North York													
December 2006	0	0.0	0	0.0	0	0.0	1	2.7	36	97.3	37	1,399,000	1,422,973
December 2005	0	0.0	0	0.0	11	15.3	39	54.2	22	30.6	72	433,990	713,475
Year-to-date 2006	0	0.0	0	0.0	2	0.4	8	1.8	437	97.8	447	1,099,000	1,234,535
Year-to-date 2005	0	0.0	0	0.0	25	4.6	121	22.4	394	73.0	540	899,000	928,214
Scarborough													
December 2006	0	0.0	1	9.1	2	18.2	0	0.0	8	72.7	11	573,990	592,149
December 2005	3	30.0	3	30.0	2	20.0	0	0.0	2	20.0	10	326,995	399,619
Year-to-date 2006	25	6.3	131	33.2	152	38.5	38	9.6	49	12.4	395	376,990	389,105
Year-to-date 2005	203	20.6	337	34.2	307	31.2	123	12.5	15	1.5	985	339,990	349,258
York													
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2005	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	--	--
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	9	27.3	3	9.1	10	30.3	11	33.3	33	459,000	532,752
York Region													
December 2006	14	3.4	22	5.3	74	17.9	170	41.2	133	32.2	413	469,990	475,397
December 2005	33	8.2	82	20.3	142	35.2	97	24.1	49	12.2	403	377,990	401,756
Year-to-date 2006	318	5.3	607	10.2	1,188	19.9	2,522	42.3	1,324	22.2	5,959	433,900	449,706
Year-to-date 2005	411	8.1	752	14.8	1,480	29.1	1,623	31.9	826	16.2	5,092	397,990	421,579
Aurora													
December 2006	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
December 2005	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	3	3.2	65	69.9	25	26.9	93	484,990	557,851
Year-to-date 2005	0	0.0	3	2.8	7	6.5	29	26.9	69	63.9	108	606,000	595,686

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
December 2005	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2006	28	38.4	24	32.9	0	0.0	6	8.2	15	20.5	73	311,900	411,922
Year-to-date 2005	29	42.6	1	1.5	4	5.9	5	7.4	29	42.6	68	434,500	472,165
Georgina Township													
December 2006	13	56.5	5	21.7	0	0.0	1	4.3	4	17.4	23	289,900	337,922
December 2005	30	88.2	1	2.9	0	0.0	1	2.9	2	5.9	34	259,900	278,720
Year-to-date 2006	238	84.1	12	4.2	8	2.8	10	3.5	15	5.3	283	249,900	283,330
Year-to-date 2005	243	84.1	12	4.2	7	2.4	8	2.8	19	6.6	289	249,900	287,695
King Township													
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
December 2005	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2006	0	0.0	1	3.7	0	0.0	2	7.4	24	88.9	27	780,000	863,370
Year-to-date 2005	0	0.0	0	0.0	3	7.5	7	17.5	30	75.0	40	662,500	721,125
Markham													
December 2006	0	0.0	10	7.6	41	31.1	80	60.6	1	0.8	132	417,990	423,121
December 2005	1	0.5	64	32.8	103	52.8	25	12.8	2	1.0	195	360,990	364,290
Year-to-date 2006	7	0.4	390	20.1	516	26.6	817	42.1	211	10.9	1,941	405,990	419,549
Year-to-date 2005	50	3.1	479	29.3	628	38.4	422	25.8	57	3.5	1,636	368,990	381,833
Newmarket													
December 2006	1	6.3	6	37.5	8	50.0	1	6.3	0	0.0	16	359,900	350,150
December 2005	2	10.0	11	55.0	6	30.0	1	5.0	0	0.0	20	333,945	342,987
Year-to-date 2006	41	12.0	142	41.5	142	41.5	12	3.5	5	1.5	342	344,900	348,568
Year-to-date 2005	78	28.4	116	42.2	66	24.0	13	4.7	2	0.7	275	324,900	327,971
Richmond Hill													
December 2006	0	0.0	0	0.0	2	2.6	29	37.7	46	59.7	77	511,990	522,905
December 2005	0	0.0	6	7.2	26	31.3	40	48.2	11	13.3	83	411,900	440,097
Year-to-date 2006	0	0.0	13	0.9	227	15.7	786	54.2	423	29.2	1,449	459,990	475,198
Year-to-date 2005	5	0.4	99	7.0	538	38.2	549	39.0	218	15.5	1,409	402,900	432,562
Vaughan													
December 2006	0	0.0	0	0.0	11	8.8	43	34.4	71	56.8	125	508,000	524,500
December 2005	0	0.0	0	0.0	6	10.5	28	49.1	23	40.4	57	465,900	505,412
Year-to-date 2006	2	0.2	15	1.2	177	14.7	459	38.0	555	45.9	1,208	491,990	519,128
Year-to-date 2005	1	0.1	26	2.5	100	9.7	567	55.2	333	32.4	1,027	471,900	488,792
Whitchurch-Stouffville													
December 2006	0	0.0	1	3.4	12	41.4	13	44.8	3	10.3	29	402,000	446,459
December 2005	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2006	2	0.4	10	1.8	115	21.2	365	67.2	51	9.4	543	436,000	451,436
Year-to-date 2005	5	2.1	16	6.7	127	52.9	23	9.6	69	28.8	240	387,000	466,283
Peel Region													
December 2006	6	2.3	51	19.8	89	34.6	88	34.2	23	8.9	257	392,990	404,910
December 2005	34	9.1	127	33.9	115	30.7	77	20.5	22	5.9	375	354,990	374,930
Year-to-date 2006	167	4.2	1,018	25.6	1,407	35.4	1,042	26.2	342	8.6	3,976	378,990	401,144
Year-to-date 2005	525	9.0	1,758	30.1	1,516	26.0	1,549	26.5	494	8.5	5,842	368,000	389,369

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2006	6	2.6	51	21.9	85	36.5	80	34.3	11	4.7	233	388,990	391,574
December 2005	33	11.2	120	40.7	96	32.5	38	12.9	8	2.7	295	348,000	356,308
Year-to-date 2006	164	5.0	1,015	31.1	1,280	39.2	673	20.6	136	4.2	3,268	366,000	375,675
Year-to-date 2005	487	10.8	1,608	35.8	1,161	25.8	981	21.8	256	5.7	4,493	353,900	370,881
Caledon													
December 2006	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
December 2005	0	0.0	2	11.1	3	16.7	6	33.3	7	38.9	18	462,500	484,778
Year-to-date 2006	3	4.3	1	1.4	8	11.6	17	24.6	40	58.0	69	525,000	603,090
Year-to-date 2005	34	11.4	87	29.1	36	12.0	77	25.8	65	21.7	299	390,000	426,978
Mississauga													
December 2006	0	0.0	0	0.0	3	13.6	8	36.4	11	50.0	22	504,900	535,014
December 2005	1	1.6	5	8.1	16	25.8	33	53.2	7	11.3	62	436,990	431,646
Year-to-date 2006	0	0.0	2	0.3	119	18.6	352	55.1	166	26.0	639	449,990	509,593
Year-to-date 2005	4	0.4	63	6.0	319	30.4	491	46.8	173	16.5	1,050	433,990	457,767
Halton Region													
December 2006	2	1.9	45	42.1	10	9.3	13	12.1	37	34.6	107	395,900	486,634
December 2005	52	20.1	76	29.3	38	14.7	44	17.0	49	18.9	259	350,000	395,037
Year-to-date 2006	128	5.6	515	22.4	573	25.0	453	19.7	625	27.2	2,294	397,990	499,447
Year-to-date 2005	600	18.9	864	27.3	656	20.7	611	19.3	438	13.8	3,169	357,900	419,403
Burlington													
December 2006	2	5.6	32	88.9	0	0.0	2	5.6	0	0.0	36	315,000	322,749
December 2005	5	10.4	14	29.2	6	12.5	5	10.4	18	37.5	48	382,450	437,034
Year-to-date 2006	35	9.6	99	27.1	113	31.0	36	9.9	82	22.5	365	369,990	498,963
Year-to-date 2005	63	10.8	216	37.0	73	12.5	120	20.6	111	19.0	583	350,000	436,273
Halton Hills													
December 2006	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
December 2005	5	16.1	1	3.2	16	51.6	7	22.6	2	6.5	31	378,990	379,178
Year-to-date 2006	25	6.5	99	25.8	167	43.6	67	17.5	25	6.5	383	370,990	388,408
Year-to-date 2005	218	35.5	144	23.5	189	30.8	43	7.0	20	3.3	614	333,990	336,470
Milton													
December 2006	0	0.0	13	48.1	10	37.0	4	14.8	0	0.0	27	365,900	366,806
December 2005	42	32.3	61	46.9	12	9.2	14	10.8	1	0.8	130	309,990	328,659
Year-to-date 2006	51	7.5	304	44.8	197	29.0	115	16.9	12	1.8	679	349,990	363,257
Year-to-date 2005	255	26.2	381	39.1	209	21.5	110	11.3	19	2.0	974	328,990	345,875
Oakville													
December 2006	0	0.0	0	0.0	0	0.0	7	16.7	35	83.3	42	553,495	681,287
December 2005	0	0.0	0	0.0	4	8.0	18	36.0	28	56.0	50	507,500	537,135
Year-to-date 2006	17	2.0	13	1.5	96	11.1	235	27.1	506	58.4	867	530,990	655,362
Year-to-date 2005	64	6.4	123	12.3	185	18.5	338	33.9	288	28.9	998	425,000	532,331
Durham Region													
December 2006	89	32.2	49	17.8	41	14.9	73	26.4	24	8.7	276	350,945	364,234
December 2005	148	38.8	113	29.7	63	16.5	47	12.3	10	2.6	381	312,200	331,165
Year-to-date 2006	1,288	38.1	751	22.2	528	15.6	589	17.4	225	6.7	3,381	326,990	345,900
Year-to-date 2005	1,889	52.2	872	24.1	477	13.2	293	8.1	87	2.4	3,618	297,700	308,611

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2006	8	7.5	13	12.3	19	17.9	55	51.9	11	10.4	106	414,400	412,490
December 2005	30	21.0	59	41.3	30	21.0	24	16.8	0	0.0	143	339,900	345,849
Year-to-date 2006	276	24.1	209	18.3	196	17.1	357	31.2	107	9.3	1,145	377,700	374,217
Year-to-date 2005	455	40.1	315	27.8	226	19.9	132	11.6	6	0.5	1,134	319,900	321,088
Brock													
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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													
December 2006	26	70.3	5	13.5	3	8.1	1	2.7	2	5.4	37	286,990	300,049
December 2005	21	58.3	7	19.4	3	8.3	5	13.9	0	0.0	36	285,945	294,603
Year-to-date 2006	344	67.6	79	15.5	29	5.7	35	6.9	22	4.3	509	274,990	296,746
Year-to-date 2005	588	82.8	55	7.7	31	4.4	25	3.5	11	1.5	710	241,900	261,767
Oshawa													
December 2006	28	39.4	15	21.1	15	21.1	9	12.7	4	5.6	71	324,900	338,150
December 2005	16	37.2	17	39.5	6	14.0	3	7.0	1	2.3	43	314,990	325,166
Year-to-date 2006	290	40.2	186	25.8	143	19.8	81	11.2	21	2.9	721	316,990	329,874
Year-to-date 2005	276	61.3	104	23.1	44	9.8	19	4.2	7	1.6	450	282,445	293,105
Pickering													
December 2006	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
December 2005	0	0.0	2	15.4	3	23.1	4	30.8	4	30.8	13	439,900	477,362
Year-to-date 2006	1	1.0	22	21.6	17	16.7	34	33.3	28	27.5	102	436,600	445,414
Year-to-date 2005	36	20.6	74	42.3	24	13.7	28	16.0	13	7.4	175	327,700	363,135
Scugog													
December 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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													
December 2006	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
December 2005	14	50.0	3	10.7	3	10.7	6	21.4	2	7.1	28	313,850	340,339
Year-to-date 2006	65	50.8	25	19.5	10	7.8	13	10.2	15	11.7	128	299,350	361,445
Year-to-date 2005	60	38.5	25	16.0	27	17.3	34	21.8	10	6.4	156	336,600	351,028
Whitby													
December 2006	25	50.0	14	28.0	4	8.0	6	12.0	1	2.0	50	302,490	325,656
December 2005	67	56.8	25	21.2	18	15.3	5	4.2	3	2.5	118	291,445	308,428
Year-to-date 2006	312	40.2	230	29.6	133	17.1	69	8.9	32	4.1	776	314,900	335,605
Year-to-date 2005	474	47.7	299	30.1	125	12.6	55	5.5	40	4.0	993	302,990	318,612
Rest of Toronto CMA													
December 2006	23	59.0	6	15.4	1	2.6	5	12.8	4	10.3	39	290,100	322,794
December 2005	30	65.2	11	23.9	1	2.2	4	8.7	0	0.0	46	287,150	293,776
Year-to-date 2006	271	65.5	69	16.7	12	2.9	26	6.3	36	8.7	414	279,945	308,690
Year-to-date 2005	246	62.3	56	14.2	41	10.4	44	11.1	8	2.0	395	289,900	305,316

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2006	9	56.3	2	12.5	1	6.3	1	6.3	3	18.8	16	299,900	353,675
December 2005	7	53.8	6	46.2	0	0.0	0	0.0	0	0.0	13	299,900	299,738
Year-to-date 2006	40	48.8	20	24.4	2	2.4	3	3.7	17	20.7	82	301,450	361,312
Year-to-date 2005	108	71.5	36	23.8	2	1.3	1	0.7	4	2.6	151	290,900	292,271
Town of Mono													
December 2006	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
December 2005	0	0.0	1	16.7	1	16.7	4	66.7	0	0.0	6	--	--
Year-to-date 2006	2	4.7	2	4.7	5	11.6	19	44.2	15	34.9	43	435,000	452,056
Year-to-date 2005	7	7.1	11	11.1	37	37.4	40	40.4	4	4.0	99	390,000	397,596
New Tecumseth													
December 2006	14	77.8	4	22.2	0	0.0	0	0.0	0	0.0	18	249,400	260,854
December 2005	21	84.0	4	16.0	0	0.0	0	0.0	0	0.0	25	264,900	267,884
Year-to-date 2006	207	82.1	36	14.3	2	0.8	3	1.2	4	1.6	252	249,900	268,793
Year-to-date 2005	76	84.4	9	10.0	2	2.2	3	3.3	0	0.0	90	240,900	255,799
Orangeville													
December 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
December 2005	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2006	22	59.5	11	29.7	3	8.1	1	2.7	0	0.0	37	289,900	297,186
Year-to-date 2005	55	100.0	0	0.0	0	0.0	0	0.0	0	0.0	55	254,000	256,055
Toronto CMA													
December 2006	53	5.5	108	11.2	195	20.1	332	34.3	280	28.9	968	433,900	506,411
December 2005	191	14.5	351	26.6	339	25.7	291	22.0	149	11.3	1,321	364,990	408,580
Year-to-date 2006	1,217	8.2	2,503	16.9	3,448	23.3	4,470	30.2	3,145	21.3	14,783	403,990	466,230
Year-to-date 2005	2,475	14.4	3,985	23.2	4,236	24.6	4,186	24.4	2,303	13.4	17,185	375,000	418,938

Source: CMHC (Market Absorption Survey)

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

Submarket	Dec. 2006	Dec. 2005	% Change	YTD 2006	YTD 2005	% Change
Toronto City	1,251,851	756,720	65.4	890,223	609,595	46.0
Toronto	1,569,454	1,342,500	16.9	1,213,478	1,039,851	16.7
East York	--	--	n/a	909,303	843,852	7.8
Etobicoke	--	--	n/a	941,082	871,715	8.0
North York	1,422,973	713,475	99.4	1,234,535	928,214	33.0
Scarborough	592,149	399,619	48.2	389,105	349,258	11.4
York	--	--	n/a	693,769	532,752	30.2
York Region	475,397	401,756	18.3	449,706	421,579	6.7
Aurora	--	--	n/a	557,851	595,686	-6.4
East Gwillimbury	--	--	n/a	411,922	472,165	-12.8
Georgina Township	337,922	278,720	21.2	283,330	287,695	-1.5
King Township	--	--	n/a	863,370	721,125	19.7
Markham	423,121	364,290	16.1	419,549	381,833	9.9
Newmarket	350,150	342,987	2.1	348,568	327,971	6.3
Richmond Hill	522,905	440,097	18.8	475,198	432,562	9.9
Vaughan	524,500	505,412	3.8	519,128	488,792	6.2
Whitchurch-Stouffville	446,459	--	n/a	451,436	466,283	-3.2
Peel Region	404,910	374,930	8.0	401,144	389,369	3.0
Brampton	391,574	356,308	9.9	375,675	370,881	1.3
Caledon	--	484,778	n/a	603,090	426,978	41.2
Mississauga	535,014	431,646	23.9	509,593	457,767	11.3
Halton Region	486,634	395,037	23.2	499,447	419,403	19.1
Burlington	322,749	437,034	-26.2	498,963	436,273	14.4
Halton Hills	--	379,178	n/a	388,408	336,470	15.4
Milton	366,806	328,659	11.6	363,257	345,875	5.0
Oakville	681,287	537,135	26.8	655,362	532,331	23.1
Durham Region	364,234	331,165	10.0	345,900	308,611	12.1
Ajax	412,490	345,849	19.3	374,217	321,088	16.5
Brock	--	--	n/a	--	--	n/a
Clarington	300,049	294,603	1.8	296,746	261,767	13.4
Oshawa	338,150	325,166	4.0	329,874	293,105	12.5
Pickering	--	477,362	n/a	445,414	363,135	22.7
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	340,339	n/a	361,445	351,028	3.0
Whitby	325,656	308,428	5.6	335,605	318,612	5.3
Rest of Toronto CMA	322,794	293,776	9.9	308,690	305,316	1.1
Bradford West Gwillimbury	353,675	299,738	18.0	361,312	292,271	23.6
Town of Mono	--	--	n/a	452,056	397,596	13.7
New Tecumseth	260,854	267,884	-2.6	268,793	255,799	5.1
Orangeville	--	--	n/a	297,186	256,055	16.1
Toronto CMA	506,411	408,580	23.9	466,230	418,938	11.3

Source: CMHC (Market Absorption Survey)

**Table 5: MLS[®] Residential Activity for Toronto
December 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	6,753	10,856	12,396	54.5	323,220	9.2	333,193
	February	6,172	1.8	6,749	11,679	12,009	56.2	334,254	7.8	331,269
	March	7,904	-12.9	6,702	14,583	11,694	57.3	330,545	7.6	324,647
	April	8,834	-3.6	7,010	16,161	12,936	54.2	342,032	6.5	330,998
	May	9,209	0.2	7,335	16,443	12,899	56.9	346,474	6.4	335,893
	June	9,153	-1.2	7,299	14,576	12,687	57.5	345,065	9.0	339,169
	July	7,373	0.8	7,200	11,954	12,606	57.1	325,985	4.3	333,248
	August	7,473	10.8	7,556	12,681	13,094	57.7	323,354	6.3	336,992
	September	7,326	11.2	7,530	14,798	12,861	58.5	338,267	5.4	340,294
	October	7,174	7.8	7,459	12,516	12,928	57.7	342,450	5.6	340,066
	November	6,646	5.5	7,239	10,172	12,924	56.0	341,177	7.0	342,730
	December	4,254	0.5	6,840	4,933	12,318	55.5	326,689	3.5	344,145
2006	January	4,586	10.4	7,353	12,092	13,436	54.7	332,670	2.9	345,181
	February	6,756	9.5	7,354	12,869	13,305	55.3	353,928	5.9	351,041
	March	8,707	10.2	7,256	16,457	13,123	55.3	353,134	6.8	348,105
	April	8,361	-5.4	6,973	15,419	13,069	53.4	366,683	7.2	354,972
	May	9,434	2.4	7,036	17,685	13,194	53.3	365,537	5.5	352,855
	June	8,730	-4.6	6,839	14,980	12,954	52.8	358,035	3.8	353,609
	July	7,086	-3.9	7,152	12,566	13,476	53.1	341,959	4.9	351,174
	August	6,976	-6.7	6,803	12,534	12,944	52.6	338,192	4.6	353,443
	September	6,621	-9.6	6,720	15,326	13,409	50.1	349,149	3.2	351,336
	October	6,876	-4.2	7,072	13,116	13,256	53.3	356,423	4.1	355,741
	November	6,262	-5.8	6,934	10,179	13,163	52.7	355,463	4.2	357,475
	December	4,447	4.5	7,350	4,874	12,768	57.6	336,217	2.9	354,285
	Q4 2005	18,074	5.1		27,621			338,272	5.6	
	Q4 2006	17,585	-2.7		28,169			350,971	3.8	
	YTD 2005	85,672	1.0		151,352			336,176	6.6	
	YTD 2006	84,842	-1.0		158,097			352,388	4.8	

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

Source: CREA (MLS[®])

**Table 6: Economic Indicators
December 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	1.39	1.31	2,800	6.9	68.3	804
	December	667	6.30	6.45		1.31	2,820	6.7	68.6	798

"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 of 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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