

## HOUSING NOW

## Toronto



Canada Mortgage and Housing Corporation

Date Released: October 2006

## New Home Market

### Home Starts Trending Lower

The seasonally-adjusted annual rate of total housing starts in the Toronto Census Metropolitan Area (CMA) decreased to 33,100 in the third quarter compared to a rate of 40,000 between April and June. Lower multiple-family starts over the past quarter were responsible for the decline. Single-detached starts edged upward in the third quarter.

Year-to-date, both single-detached and multiple-family home starts are

lower in comparison to the first nine months of 2005. A key factor underlying this decline has been increased choice in the existing home market, where growth in new listings outstripped that of sales. More home buyers have met their housing needs through the purchase of an existing home, which led to fewer purchases at pre-construction sales centres. New home sales have trended lower over the last three years and translated into lower starts.

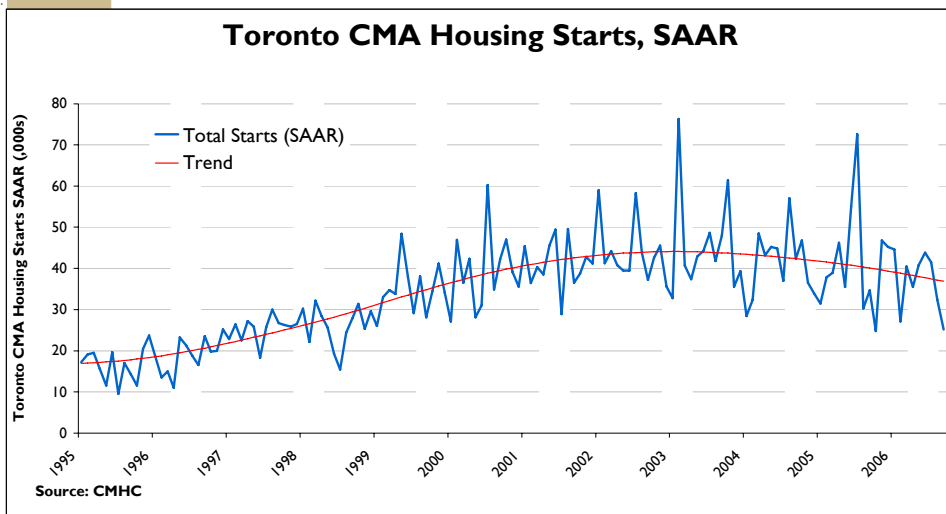
Lower condominium apartment construction has contributed to a decline in multiple family starts year-to-date and over the past quarter in

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Figure 1

#### Toronto CMA Housing Starts, SAAR



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particular. However, record high-rise sales in 2005 and through the first three quarters of 2006 suggest that condominium apartment starts will rebound in the last quarter of this year and moving forward.

New condominium apartments remain very popular because they provide a less-expensive home ownership alternative. Rising new home prices have resulted in demand shifting away from ground-oriented home types, which have become too expensive for many first-time buyers and for some existing home owners as well.

## Demand Factors

### Still Strong

Strong, but lower demand for home ownership has been driven by steady growth in employment and wages coupled with the lowest borrowing costs experienced in a half-century. New home starts and existing home sales have remained well above their respective averages experienced over the past two housing market cycles.

Steady growth in employment and wages and salaries is a major factor influencing consumer confidence. The demand for labour has remained very strong in 2006. The unemployment rate has remained below seven per cent – a very low level historically. Tight labour market conditions have kept growth in average wages and salaries above the rate of inflation.

The cost of borrowing remains a positive factor influencing home ownership demand. The Bank of Canada left the overnight lending rate unchanged at 4.25 per cent in the third quarter, confirming that the Bank's tightening cycle that began in the second half of 2005 is on hold. Both short and longer term mort-

gage rates edged slightly lower between July and the September.

## Resale Market

### Maturing Demand

Existing homes have reached a plateau. Following a record high in existing home sales in 2005, transactions through the Multiple Listing Service (MLS) edged slightly lower through the first three quarters of the year.

A decline in first-time buyer intentions has been one factor influencing lower existing home sales this year. A combination of high home prices and rising borrowing costs has prompted some potential first-time buyers to put their home purchase decision on hold. The findings of the CMHC *Consumers in Intentions to Buy or Renovate* survey confirm that a smaller share of households intending to purchase a home in 2006 were in the first-time buyer category. Between 2002 and 2005, well over half of households intending to buy were living in rental accommodation, with the majority of these likely being first-time buyers. In contrast, only 49 per cent of households intending to purchase a home in 2006 were renting.

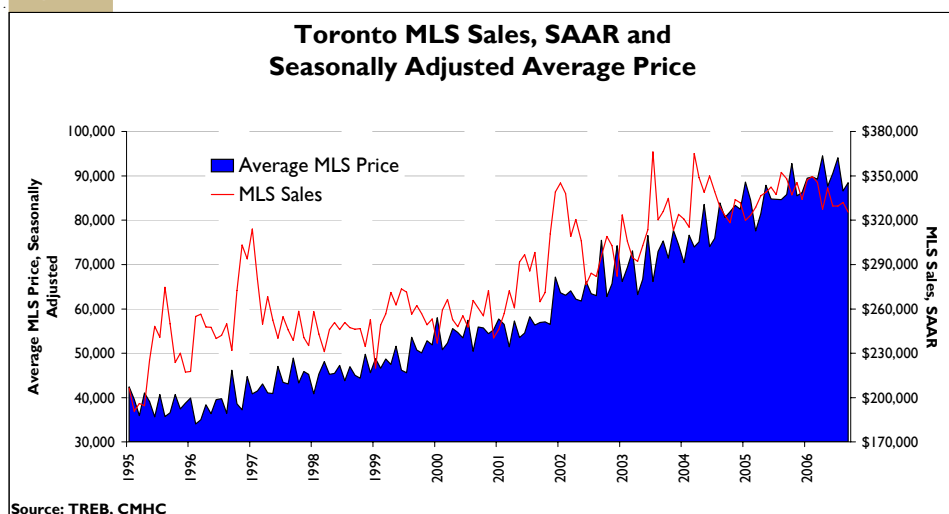
While the demand for existing homes has levelled off this year, the supply of new homes listed for sale has increased. Existing homes have been listed for sale in greater numbers as owners have taken occupancy of completed new homes and/or have taken advantage of strong equity gains experienced since 1995.

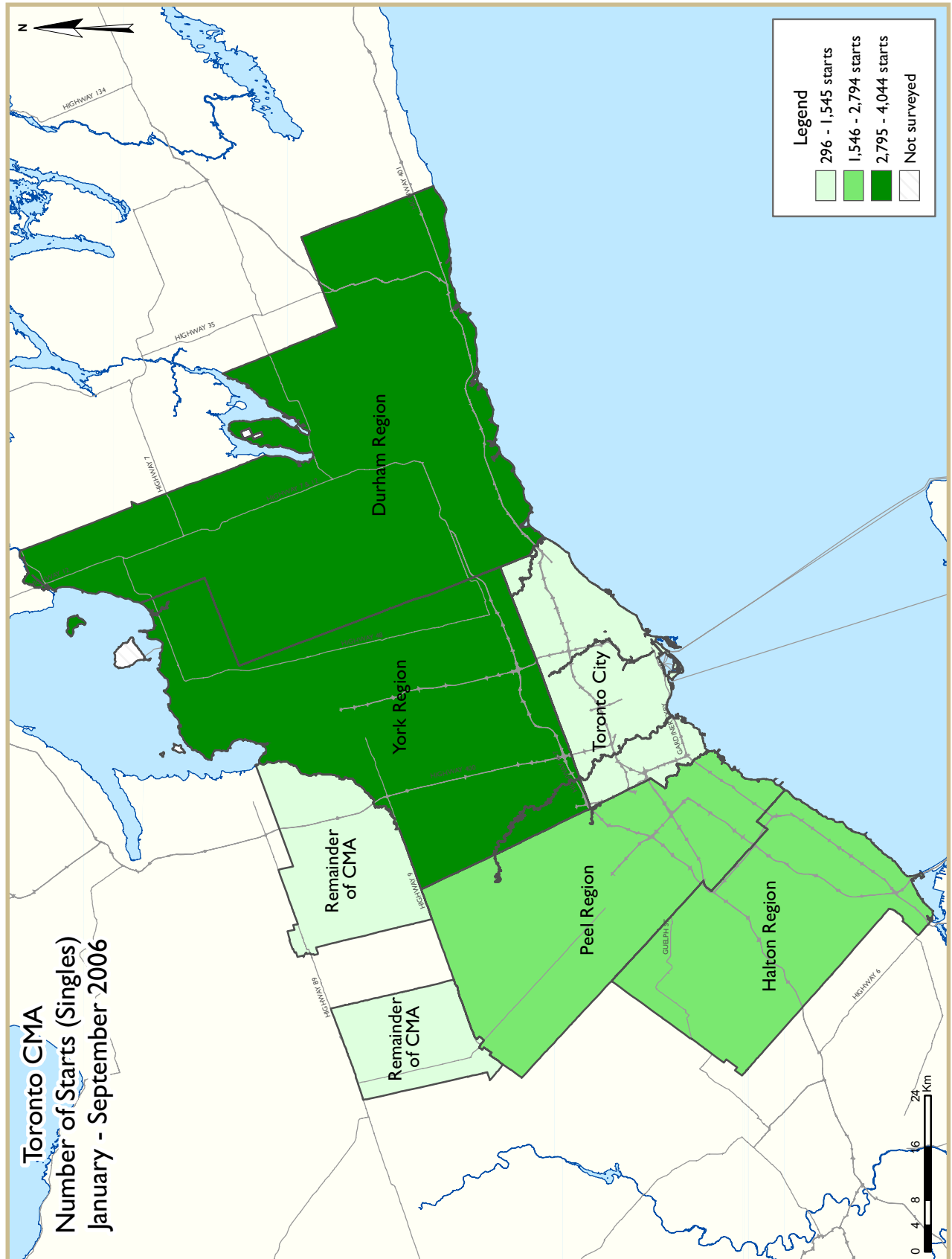
The combination of increased new listings and declining sales has resulted in more choice for home buyers. Average annual price growth for the first three quarters has moderated to 5.1 per cent this year compared to 6.9 per cent in 2005.

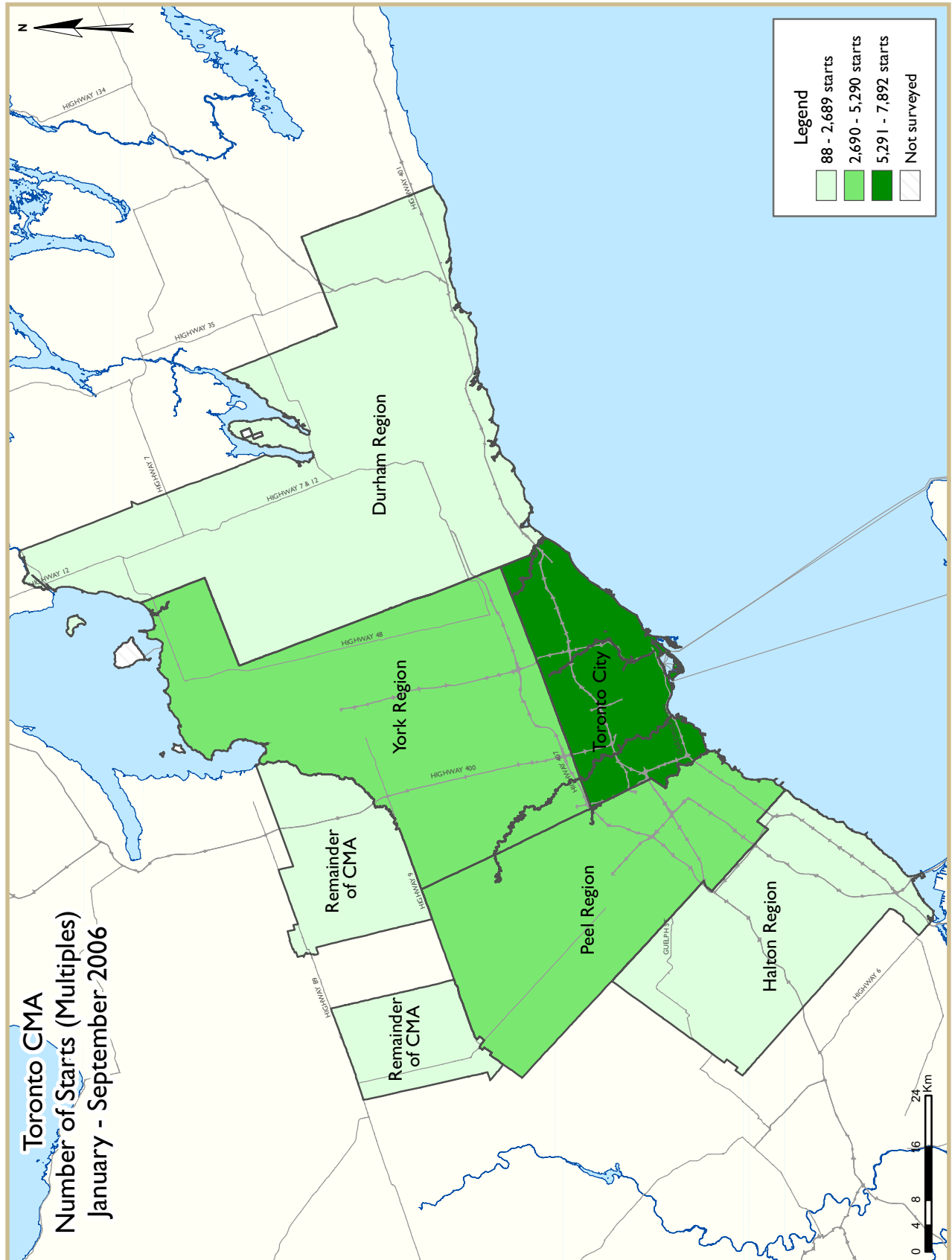
Price growth, while lower, remains above the rate of inflation. The average price of a resale home year-to-date was \$352,759. The inflation-adjusted average price is very close to the historic peak set in 1989.

High home prices have been tempered by low mortgage rates during this market cycle. The average owner's monthly carrying cost (principal and interest payment) has remained low. In inflation-adjusted terms, the average owner's principal and interest payment remains at approximately 60 per cent of the level experienced in 1989.

Figure 2







<b>ZONE DESCRIPTIONS - TORONTO CMA</b>	
<b>Toronto City</b>	Toronto, East York, Etobicoke, North York, Scarborough, York
<b>York Region</b>	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
<b>Peel Region</b>	Brampton, Caledon, Mississauga
<b>Halton Region</b>	Burlington, Halton Hills, Milton, Oakville
<b>Durham Region</b>	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
<b>Remainder of CMA</b>	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
- 6 Economic Indicators

### 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
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 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  
September 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
September 2006	1,296	122	141	0	62	474	0	23	2,118
September 2005	1,386	486	207	7	58	770	0	0	2,914
% Change	-6.5	-74.9	-31.9	-100.0	6.9	-38.4	n/a	n/a	-27.3
Year-to-date 2006	10,360	1,996	2,766	46	1,168	10,111	8	1,047	27,502
Year-to-date 2005	11,874	2,684	3,695	51	1,202	11,281	105	850	31,742
% Change	-12.8	-25.6	-25.1	-9.8	-2.8	-10.4	-92.4	23.2	-13.4
<b>UNDER CONSTRUCTION</b>									
September 2006	8,815	1,473	2,784	49	1,181	24,354	22	2,085	40,763
September 2005	9,931	2,324	3,498	75	1,310	25,766	105	1,554	44,563
% Change	-11.2	-36.6	-20.4	-34.7	-9.8	-5.5	-79.0	34.2	-8.5
<b>COMPLETIONS</b>									
September 2006	1,137	242	392	7	193	814	0	18	2,803
September 2005	1,691	202	351	10	192	0	0	13	2,459
% Change	-32.8	19.8	11.7	-30.0	0.5	n/a	n/a	38.5	14.0
Year-to-date 2006	11,385	2,372	3,015	31	1,541	11,261	24	875	30,504
Year-to-date 2005	12,873	2,344	3,033	57	946	9,252	57	792	29,354
% Change	-11.6	1.2	-0.6	-45.6	62.9	21.7	-57.9	10.5	3.9
<b>COMPLETED &amp; NOT ABSORBED</b>									
September 2006	270	34	124	0	5	650	3	281	1,367
September 2005	400	111	91	1	27	673	1	437	1,741
% Change	-32.5	-69.4	36.3	-100.0	-81.5	-3.4	200.0	-35.7	-21.5
<b>ABSORBED</b>									
September 2006	1,143	259	408	7	206	772	0	0	2,795
September 2005	1,705	194	344	10	178	268	0	31	2,730
% Change	-33.0	33.5	18.6	-30.0	15.7	188.1	n/a	-100.0	2.4
Year-to-date 2006	11,483	2,427	3,040	32	1,564	11,136	22	609	30,313
Year-to-date 2005	13,096	2,358	3,126	56	986	9,394	67	428	29,511
% Change	-12.3	2.9	-2.8	-42.9	58.6	18.5	-67.2	42.3	2.7

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Toronto City</b>									
September 2006	111	8	10	0	0	132	0	0	261
September 2005	102	32	44	0	0	538	0	0	716
<b>York Region</b>									
September 2006	530	72	60	0	50	242	0	11	965
September 2005	571	114	61	0	31	168	0	0	945
<b>Peel Region</b>									
September 2006	335	36	8	0	10	100	0	12	501
September 2005	422	300	33	0	27	0	0	0	782
<b>Halton Region</b>									
September 2006	252	0	40	0	0	0	0	0	292
September 2005	196	36	35	1	0	0	0	0	268
<b>Durham Region</b>									
September 2006	45	6	19	0	0	0	0	0	70
September 2005	45	4	34	0	0	0	0	0	83
<b>Remainder of CMA</b>									
September 2006	23	0	4	0	2	0	0	0	29
September 2005	50	0	0	6	0	64	0	0	120
<b>Toronto CMA</b>									
September 2006	1,296	122	141	0	62	474	0	23	2,118
September 2005	1,386	486	207	7	58	770	0	0	2,914
<b>UNDER CONSTRUCTION</b>									
<b>Toronto City</b>									
September 2006	978	181	432	0	361	18,537	22	1,381	21,892
September 2005	903	276	967	0	132	19,542	24	1,162	23,006
<b>York Region</b>									
September 2006	3,163	560	1,070	5	220	2,035	0	75	7,128
September 2005	3,084	706	1,039	5	320	2,300	0	32	7,486
<b>Peel Region</b>									
September 2006	2,360	574	321	17	446	3,520	0	629	7,867
September 2005	3,294	884	568	27	589	3,443	81	360	9,246
<b>Halton Region</b>									
September 2006	1,098	84	537	1	70	153	0	0	1,943
September 2005	1,513	224	652	7	149	139	0	0	2,684
<b>Durham Region</b>									
September 2006	1,048	70	367	0	74	0	0	0	1,559
September 2005	973	230	262	0	116	278	0	0	1,859
<b>Remainder of CMA</b>									
September 2006	168	4	57	26	10	109	0	0	374
September 2005	164	4	10	36	4	64	0	0	282
<b>Toronto CMA</b>									
September 2006	8,815	1,473	2,784	49	1,181	24,354	22	2,085	40,763
September 2005	9,931	2,324	3,498	75	1,310	25,766	105	1,554	44,563

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



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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Toronto City</b>									
September 2006	81	10	60	0	14	692	0	18	875
September 2005	142	40	64	0	0	0	0	0	246
<b>York Region</b>									
September 2006	509	102	177	0	91	0	0	0	879
September 2005	473	46	105	5	13	0	0	0	642
<b>Peel Region</b>									
September 2006	219	82	70	2	50	12	0	0	435
September 2005	514	56	83	0	155	0	0	3	811
<b>Halton Region</b>									
September 2006	119	26	9	0	0	51	0	0	205
September 2005	295	58	78	2	10	0	0	0	443
<b>Durham Region</b>									
September 2006	178	20	71	0	38	59	0	0	366
September 2005	223	2	19	0	14	0	0	0	258
<b>Remainder of CMA</b>									
September 2006	31	2	5	5	0	0	0	0	43
September 2005	44	0	2	3	0	0	0	10	59
<b>Toronto CMA</b>									
September 2006	1,137	242	392	7	193	814	0	18	2,803
September 2005	1,691	202	351	10	192	0	0	13	2,459
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Toronto City</b>									
September 2006	124	11	75	0	0	634	3	281	1,128
September 2005	126	47	72	0	1	649	1	434	1,330
<b>York Region</b>									
September 2006	21	2	4	0	0	10	0	0	37
September 2005	21	2	2	0	6	14	0	0	45
<b>Peel Region</b>									
September 2006	68	18	27	0	5	2	0	0	120
September 2005	121	33	8	0	12	5	0	3	182
<b>Halton Region</b>									
September 2006	39	2	12	0	0	4	0	0	57
September 2005	112	12	4	1	8	5	0	0	142
<b>Durham Region</b>									
September 2006	16	0	4	0	0	0	0	0	20
September 2005	19	16	5	0	0	0	0	0	40
<b>Remainder of CMA</b>									
September 2006	2	1	2	0	0	0	0	0	5
September 2005	1	1	0	0	0	0	0	0	2
<b>Toronto CMA</b>									
September 2006	270	34	124	0	5	650	3	281	1,367
September 2005	400	111	91	1	27	673	1	437	1,741

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

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005	% Change
<b>Toronto City</b>	111	102	8	32	10	44	132	538	261	716	-63.5
Toronto	14	7	2	8	0	13	0	229	16	257	-93.8
East York	4	1	2	0	10	0	42	0	58	1	**
Etobicoke	19	13	0	2	0	0	0	0	19	15	26.7
North York	65	47	0	0	0	0	90	273	155	320	-51.6
Scarborough	7	32	0	18	0	31	0	0	7	81	-91.4
York	2	2	4	4	0	0	0	36	6	42	-85.7
<b>York Region</b>	530	571	122	114	60	92	253	168	965	945	2.1
Aurora	3	4	0	0	3	0	0	0	6	4	50.0
East Gwillimbury	8	3	0	0	0	0	0	0	8	3	166.7
Georgina Township	7	10	0	0	0	0	0	0	7	10	-30.0
King Township	3	0	0	0	0	0	0	0	3	0	n/a
Markham	84	130	36	28	36	38	11	0	167	196	-14.8
Newmarket	4	37	52	18	0	0	0	0	56	55	1.8
Richmond Hill	112	240	6	52	0	20	0	0	118	312	-62.2
Vaughan	239	91	18	16	21	34	242	168	520	309	68.3
Whitchurch-Stouffville	70	56	10	0	0	0	0	0	80	56	42.9
<b>Peel Region</b>	335	422	36	300	18	60	112	0	501	782	-35.9
Brampton	262	344	36	290	8	0	0	0	306	634	-51.7
Caledon	19	4	0	0	10	0	0	0	29	4	**
Mississauga	54	74	0	10	0	60	112	0	166	144	15.3
<b>Halton Region</b>	314	213	2	44	48	72	0	70	364	399	-8.8
Burlington	62	16	2	8	8	37	0	70	72	131	-45.0
Halton Hills	71	97	0	0	0	0	0	0	71	97	-26.8
Milton	75	68	0	36	40	0	0	0	115	104	10.6
Oakville	106	32	0	0	0	35	0	0	106	67	58.2
<b>Durham Region</b>	256	366	8	6	63	63	0	40	327	475	-31.2
Ajax	14	32	0	4	19	34	0	0	33	70	-52.9
Brock	8	5	0	2	0	0	0	0	8	7	14.3
Clarington	38	35	0	0	3	0	0	18	41	53	-22.6
Oshawa	106	46	0	0	25	15	0	4	131	65	101.5
Pickering	18	5	6	0	0	0	0	0	24	5	**
Scugog	0	133	0	0	0	0	0	0	0	133	-100.0
Uxbridge	13	8	0	0	0	0	0	0	13	8	62.5
Whitby	59	102	2	0	16	14	0	18	77	134	-42.5
<b>Rest of Toronto CMA</b>	23	56	2	0	4	0	0	64	29	120	-75.8
Bradford West Gwillimbury	0	6	0	0	0	0	0	0	0	6	-100.0
Town of Mono	2	6	0	0	0	0	0	0	2	6	-66.7
New Tecumseth	15	44	2	0	4	0	0	64	21	108	-80.6
Orangeville	6	0	0	0	0	0	0	0	6	0	n/a
<b>Toronto CMA</b>	1,296	1,393	174	486	151	265	497	770	2,118	2,914	-27.3

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 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
<b>Toronto City</b>	989	975	176	262	719	814	6,997	9,559	8,881	11,610	-23.5
Toronto	114	79	24	22	306	78	4,050	5,586	4,494	5,765	-22.0
East York	27	16	2	0	10	12	87	14	126	42	200.0
Etobicoke	107	92	86	20	135	154	553	1,212	881	1,478	-40.4
North York	383	383	28	100	64	337	1,415	2,030	1,890	2,850	-33.7
Scarborough	334	395	26	96	204	227	475	477	1,039	1,195	-13.1
York	24	10	10	24	0	6	417	240	451	280	61.1
<b>York Region</b>	4,044	3,720	934	834	1,429	1,407	1,419	1,044	7,826	7,005	11.7
Aurora	124	44	0	0	187	0	0	0	311	44	**
East Gwillimbury	87	36	0	0	9	27	0	0	96	63	52.4
Georgina Township	194	190	4	26	0	0	0	0	198	216	-8.3
King Township	23	14	0	0	0	0	0	65	23	79	-70.9
Markham	1,228	1,114	446	406	589	609	688	0	2,951	2,129	38.6
Newmarket	175	168	150	36	129	19	0	0	454	223	103.6
Richmond Hill	618	1,382	80	222	147	552	408	171	1,253	2,327	-46.2
Vaughan	1,182	577	232	144	307	175	323	808	2,044	1,704	20.0
Whitchurch-Stouffville	413	195	22	0	61	25	0	0	496	220	125.5
<b>Peel Region</b>	2,460	3,798	704	1,034	626	1,422	2,604	1,331	6,394	7,585	-15.7
Brampton	1,861	3,138	592	680	257	349	0	360	2,710	4,527	-40.1
Caledon	69	91	18	22	10	15	0	1	97	129	-24.8
Mississauga	530	569	94	332	359	1,058	2,604	970	3,587	2,929	22.5
<b>Halton Region</b>	1,659	2,403	276	400	928	1,241	246	350	3,109	4,394	-29.2
Burlington	266	382	102	48	321	285	108	276	797	991	-19.6
Halton Hills	165	436	24	8	34	138	0	0	223	582	-61.7
Milton	543	983	122	334	209	320	0	51	874	1,688	-48.2
Oakville	685	602	28	10	364	498	138	23	1,215	1,133	7.2
<b>Durham Region</b>	2,859	3,044	108	242	677	640	417	167	4,061	4,093	-0.8
Ajax	1,024	920	86	226	343	308	0	0	1,453	1,454	-0.1
Brock	14	8	0	2	0	0	1	0	15	10	50.0
Clarington	421	454	4	2	22	100	198	36	645	592	9.0
Oshawa	664	407	4	0	131	44	0	7	799	458	74.5
Pickering	92	68	6	8	44	44	2	0	144	120	20.0
Scugog	0	164	0	0	0	0	0	0	0	164	-100.0
Uxbridge	108	114	0	0	0	0	0	59	108	173	-37.6
Whitby	536	909	8	4	137	144	216	65	897	1,122	-20.1
<b>Rest of Toronto CMA</b>	296	309	14	10	74	7	0	66	384	392	-2.0
Bradford West Gwillimbury	37	128	0	4	0	0	0	0	37	132	-72.0
Town of Mono	30	58	0	0	0	0	0	0	30	58	-48.3
New Tecumseth	199	88	14	6	67	0	0	66	280	160	75.0
Orangeville	30	35	0	0	7	7	0	0	37	42	-11.9
<b>Toronto CMA</b>	10,406	11,925	2,094	2,726	3,842	4,958	11,160	12,133	27,502	31,742	-13.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005
<b>Toronto City</b>	10	44	0	0	132	538	0	0
Toronto	0	13	0	0	0	229	0	0
East York	10	0	0	0	42	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	90	273	0	0
Scarborough	0	31	0	0	0	0	0	0
York	0	0	0	0	0	36	0	0
<b>York Region</b>	60	92	0	0	242	168	11	0
Aurora	3	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	36	38	0	0	0	0	11	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	20	0	0	0	0	0	0
Vaughan	21	34	0	0	242	168	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
<b>Peel Region</b>	18	60	0	0	100	0	12	0
Brampton	8	0	0	0	0	0	0	0
Caledon	10	0	0	0	0	0	0	0
Mississauga	0	60	0	0	100	0	12	0
<b>Halton Region</b>	48	72	0	0	0	70	0	0
Burlington	8	37	0	0	0	70	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	40	0	0	0	0	0	0	0
Oakville	0	35	0	0	0	0	0	0
<b>Durham Region</b>	63	55	0	8	0	36	0	4
Ajax	19	34	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	3	0	0	0	0	18	0	0
Oshawa	25	15	0	0	0	0	0	4
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	16	6	0	8	0	18	0	0
<b>Rest of Toronto CMA</b>	4	0	0	0	0	64	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	4	0	0	0	0	64	0	0
Orangeville	0	0	0	0	0	0	0	0
<b>Toronto CMA</b>	151	265	0	0	474	770	23	0

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - September 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
<b>Toronto City</b>	711	790	8	24	5,977	9,102	1,020	457
Toronto	298	78	8	0	3,572	5,496	478	90
East York	10	12	0	0	87	0	0	14
Etobicoke	135	130	0	24	275	1,212	278	0
North York	64	337	0	0	1,415	1,677	0	353
Scarborough	204	227	0	0	475	477	0	0
York	0	6	0	0	153	240	264	0
<b>York Region</b>	1,429	1,407	0	0	1,404	1,012	15	32
Aurora	187	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	589	609	0	0	673	0	15	0
Newmarket	129	19	0	0	0	0	0	0
Richmond Hill	147	552	0	0	408	171	0	0
Vaughan	307	175	0	0	323	776	0	32
Whitchurch-Stouffville	61	25	0	0	0	0	0	0
<b>Peel Region</b>	626	1,341	0	81	2,592	970	12	361
Brampton	257	349	0	0	0	0	0	360
Caledon	10	15	0	0	0	0	0	1
Mississauga	359	977	0	81	2,592	970	12	0
<b>Halton Region</b>	928	1,237	0	4	138	192	108	158
Burlington	321	281	0	4	0	118	108	158
Halton Hills	34	138	0	0	0	0	0	0
Milton	209	320	0	0	0	51	0	0
Oakville	364	498	0	0	138	23	0	0
<b>Durham Region</b>	677	603	0	37	417	163	0	4
Ajax	343	308	0	0	0	0	0	0
Brock	0	0	0	0	1	0	0	0
Clarington	22	100	0	0	198	36	0	0
Oshawa	131	44	0	0	0	3	0	4
Pickering	44	44	0	0	2	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	59	0	0
Whitby	137	107	0	37	216	65	0	0
<b>Rest of Toronto CMA</b>	74	7	0	0	0	66	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	67	0	0	0	0	66	0	0
Orangeville	7	7	0	0	0	0	0	0
<b>Toronto CMA</b>	3,834	4,853	8	105	10,113	11,283	1,047	850

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005
<b>Toronto City</b>	129	178	132	538	0	0	261	716
Toronto	16	28	0	229	0	0	16	257
East York	16	1	42	0	0	0	58	1
Etobicoke	19	15	0	0	0	0	19	15
North York	65	47	90	273	0	0	155	320
Scarborough	7	81	0	0	0	0	7	81
York	6	6	0	36	0	0	6	42
<b>York Region</b>	662	746	292	199	11	0	965	945
Aurora	6	4	0	0	0	0	6	4
East Gwillimbury	8	3	0	0	0	0	8	3
Georgina Township	7	10	0	0	0	0	7	10
King Township	3	0	0	0	0	0	3	0
Markham	156	165	0	31	11	0	167	196
Newmarket	6	55	50	0	0	0	56	55
Richmond Hill	118	312	0	0	0	0	118	312
Vaughan	278	141	242	168	0	0	520	309
Whitchurch-Stouffville	80	56	0	0	0	0	80	56
<b>Peel Region</b>	379	755	110	27	12	0	501	782
Brampton	306	634	0	0	0	0	306	634
Caledon	19	4	10	0	0	0	29	4
Mississauga	54	117	100	27	12	0	166	144
<b>Halton Region</b>	354	297	10	102	0	0	364	399
Burlington	62	30	10	101	0	0	72	131
Halton Hills	71	97	0	0	0	0	71	97
Milton	115	104	0	0	0	0	115	104
Oakville	106	66	0	1	0	0	106	67
<b>Durham Region</b>	302	427	25	36	0	12	327	475
Ajax	33	70	0	0	0	0	33	70
Brock	8	7	0	0	0	0	8	7
Clarington	41	35	0	18	0	0	41	53
Oshawa	106	61	25	0	0	4	131	65
Pickering	24	5	0	0	0	0	24	5
Scugog	0	133	0	0	0	0	0	133
Uxbridge	13	8	0	0	0	0	13	8
Whitby	77	108	0	18	0	8	77	134
<b>Rest of Toronto CMA</b>	27	50	2	70	0	0	29	120
Bradford West Gwillimbury	0	6	0	0	0	0	0	6
Town of Mono	2	6	0	0	0	0	2	6
New Tecumseth	19	38	2	70	0	0	21	108
Orangeville	6	0	0	0	0	0	6	0
<b>Toronto CMA</b>	1,559	2,079	536	835	23	0	2,118	2,914

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
<b>Toronto City</b>	1,539	1,928	6,314	9,201	1,028	481	8,881	11,610
Toronto	309	179	3,699	5,496	486	90	4,494	5,765
East York	39	28	87	0	0	14	126	42
Etobicoke	328	242	275	1,212	278	24	881	1,478
North York	411	721	1,479	1,776	0	353	1,890	2,850
Scarborough	418	718	621	477	0	0	1,039	1,195
York	34	40	153	240	264	0	451	280
<b>York Region</b>	6,082	5,729	1,729	1,244	15	32	7,826	7,005
Aurora	308	40	3	4	0	0	311	44
East Gwillimbury	96	63	0	0	0	0	96	63
Georgina Township	198	216	0	0	0	0	198	216
King Township	23	14	0	65	0	0	23	79
Markham	2,041	1,969	895	160	15	0	2,951	2,129
Newmarket	404	223	50	0	0	0	454	223
Richmond Hill	845	2,097	408	230	0	0	1,253	2,327
Vaughan	1,671	887	373	785	0	32	2,044	1,704
Whitchurch-Stouffville	496	220	0	0	0	0	496	220
<b>Peel Region</b>	3,391	5,430	2,991	1,713	12	442	6,394	7,585
Brampton	2,592	4,064	118	103	0	360	2,710	4,527
Caledon	75	118	22	10	0	1	97	129
Mississauga	724	1,248	2,851	1,600	12	81	3,587	2,929
<b>Halton Region</b>	2,676	3,780	317	452	116	162	3,109	4,394
Burlington	538	523	143	306	116	162	797	991
Halton Hills	223	582	0	0	0	0	223	582
Milton	874	1,637	0	51	0	0	874	1,688
Oakville	1,041	1,038	174	95	0	0	1,215	1,133
<b>Durham Region</b>	3,491	3,797	570	255	0	41	4,061	4,093
Ajax	1,424	1,384	29	70	0	0	1,453	1,454
Brock	15	10	0	0	0	0	15	10
Clarington	447	537	198	55	0	0	645	592
Oshawa	716	448	83	6	0	4	799	458
Pickering	100	120	44	0	0	0	144	120
Scugog	0	164	0	0	0	0	0	164
Uxbridge	108	114	0	59	0	0	108	173
Whitby	681	1,020	216	65	0	37	897	1,122
<b>Rest of Toronto CMA</b>	340	291	44	101	0	0	384	392
Bradford West Gwillimbury	37	132	0	0	0	0	37	132
Town of Mono	30	58	0	0	0	0	30	58
New Tecumseth	236	59	44	101	0	0	280	160
Orangeville	37	42	0	0	0	0	37	42
<b>Toronto CMA</b>	15,122	18,253	11,325	12,534	1,055	955	27,502	31,742

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**September 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005	% Change
<b>Toronto City</b>	81	142	10	40	74	64	710	0	875	246	**
Toronto	9	12	2	6	54	20	312	0	377	38	**
East York	3	2	0	0	0	0	14	0	17	2	**
Etobicoke	7	8	2	0	0	0	180	0	189	8	**
North York	46	57	2	30	14	27	0	0	62	114	-45.6
Scarborough	16	61	4	0	6	17	0	0	26	78	-66.7
York	0	2	0	4	0	0	204	0	204	6	**
<b>York Region</b>	509	478	102	46	268	118	0	0	879	642	36.9
Aurora	17	9	0	0	4	6	0	0	21	15	40.0
East Gwillimbury	15	6	0	0	0	13	0	0	15	19	-21.1
Georgina Township	9	32	0	0	0	0	0	0	9	32	-71.9
King Township	2	3	0	0	0	0	0	0	2	3	-33.3
Markham	111	177	28	20	146	38	0	0	285	235	21.3
Newmarket	34	19	20	0	15	21	0	0	69	40	72.5
Richmond Hill	143	119	36	8	53	0	0	0	232	127	82.7
Vaughan	104	105	12	18	22	40	0	0	138	163	-15.3
Whitchurch-Stouffville	74	8	6	0	28	0	0	0	108	8	**
<b>Peel Region</b>	221	514	82	60	120	234	12	3	435	811	-46.4
Brampton	181	449	70	42	0	144	0	0	251	635	-60.5
Caledon	2	10	0	4	0	15	0	0	2	29	-93.1
Mississauga	38	55	12	14	120	75	12	3	182	147	23.8
<b>Halton Region</b>	152	380	46	68	32	89	51	0	281	537	-47.7
Burlington	33	83	20	0	23	11	0	0	76	94	-19.1
Halton Hills	14	68	0	18	0	0	0	0	14	86	-83.7
Milton	6	155	26	48	0	29	51	0	83	232	-64.2
Oakville	99	74	0	2	9	49	0	0	108	125	-13.6
<b>Durham Region</b>	371	446	22	2	139	59	83	0	615	507	21.3
Ajax	153	193	20	2	93	19	0	0	266	214	24.3
Brock	9	1	0	0	0	0	0	0	9	1	**
Clarington	35	54	0	0	10	5	0	0	45	59	-23.7
Oshawa	68	41	2	0	0	0	0	0	70	41	70.7
Pickering	13	2	0	0	8	14	0	0	21	16	31.3
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	12	28	0	0	8	0	59	0	79	28	182.1
Whitby	81	127	0	0	20	21	24	0	125	148	-15.5
<b>Rest of Toronto CMA</b>	36	47	2	0	5	0	0	12	43	59	-27.1
Bradford West Gwillimbury	6	23	0	0	0	0	0	0	6	23	-73.9
Town of Mono	6	15	0	0	0	0	0	0	6	15	-60.0
New Tecumseth	21	7	2	0	5	0	0	12	28	19	47.4
Orangeville	3	2	0	0	0	0	0	0	3	2	50.0
<b>Toronto CMA</b>	1,144	1,701	242	216	585	527	832	15	2,803	2,459	14.0

Source: CMHC (Starts and Completions Survey)



**Table 3.1: Completions by Submarket and by Dwelling Type  
January - September 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
<b>Toronto City</b>	875	1,508	158	252	702	871	8,367	9,305	10,102	11,936	-15.4
Toronto	76	94	32	12	129	174	4,133	5,422	4,370	5,702	-23.4
East York	21	26	0	4	12	0	14	0	47	30	56.7
Etobicoke	98	67	12	24	68	100	1,050	507	1,228	698	75.9
North York	357	413	4	98	182	103	1,820	2,702	2,363	3,316	-28.7
Scarborough	316	880	98	104	311	409	1,146	224	1,871	1,617	15.7
York	7	28	12	10	0	85	204	334	223	457	-51.2
<b>York Region</b>	4,642	3,860	784	870	1,390	1,228	1,140	395	7,956	6,353	25.2
Aurora	42	93	0	4	13	187	0	0	55	284	-80.6
East Gwillimbury	48	48	0	0	0	40	0	0	48	88	-45.5
Georgina Township	246	214	6	0	0	0	0	0	252	214	17.8
King Township	24	30	0	0	0	0	65	0	89	30	196.7
Markham	1,535	1,232	312	574	568	544	388	82	2,803	2,432	15.3
Newmarket	312	199	184	142	83	141	0	0	579	482	20.1
Richmond Hill	1,172	1,063	162	78	480	173	510	33	2,324	1,347	72.5
Vaughan	865	767	88	72	139	143	177	280	1,269	1,262	0.6
Whitchurch-Stouffville	398	214	32	0	107	0	0	0	537	214	150.9
<b>Peel Region</b>	3,060	4,381	942	848	1,448	917	2,496	220	7,946	6,366	24.8
Brampton	2,520	3,323	626	520	385	391	0	0	3,531	4,234	-16.6
Caledon	43	277	14	52	8	18	0	1	65	348	-81.3
Mississauga	497	781	302	276	1,055	508	2,496	219	4,350	1,784	143.8
<b>Halton Region</b>	1,737	2,168	392	306	799	870	356	375	3,284	3,719	-11.7
Burlington	285	420	132	12	318	171	282	261	1,017	864	17.7
Halton Hills	341	411	56	18	67	24	0	0	464	453	2.4
Milton	465	509	202	242	70	257	51	1	788	1,009	-21.9
Oakville	646	828	2	34	344	418	23	113	1,015	1,393	-27.1
<b>Durham Region</b>	2,611	2,657	266	156	665	433	304	144	3,846	3,390	13.5
Ajax	926	888	248	88	329	126	0	0	1,503	1,102	36.4
Brock	14	13	0	0	0	0	1	0	15	13	15.4
Clarington	361	581	0	2	40	67	0	144	401	794	-49.5
Oshawa	517	315	2	0	44	25	4	0	567	340	66.8
Pickering	64	141	6	26	95	120	0	0	165	287	-42.5
Scugog	0	27	0	0	0	6	0	0	0	33	-100.0
Uxbridge	89	99	0	0	40	0	59	0	188	99	89.9
Whitby	640	593	10	40	117	89	240	0	1,007	722	39.5
<b>Rest of Toronto CMA</b>	308	305	6	4	63	35	0	12	377	356	5.9
Bradford West Gwillimbury	57	124	0	2	0	0	0	0	57	126	-54.8
Town of Mono	33	75	0	0	0	0	0	0	33	75	-56.0
New Tecumseth	186	58	6	2	53	35	0	12	245	107	129.0
Orangeville	32	48	0	0	10	0	0	0	42	48	-12.5
<b>Toronto CMA</b>	11,416	12,930	2,404	2,382	4,548	3,996	12,136	10,046	30,504	29,354	3.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005
<b>Toronto City</b>	74	64	0	0	692	0	18	0
Toronto	54	20	0	0	308	0	4	0
East York	0	0	0	0	0	0	14	0
Etobicoke	0	0	0	0	180	0	0	0
North York	14	27	0	0	0	0	0	0
Scarborough	6	17	0	0	0	0	0	0
York	0	0	0	0	204	0	0	0
<b>York Region</b>	268	118	0	0	0	0	0	0
Aurora	4	6	0	0	0	0	0	0
East Gwillimbury	0	13	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	146	38	0	0	0	0	0	0
Newmarket	15	21	0	0	0	0	0	0
Richmond Hill	53	0	0	0	0	0	0	0
Vaughan	22	40	0	0	0	0	0	0
Whitchurch-Stouffville	28	0	0	0	0	0	0	0
<b>Peel Region</b>	120	234	0	0	12	0	0	3
Brampton	0	144	0	0	0	0	0	0
Caledon	0	15	0	0	0	0	0	0
Mississauga	120	75	0	0	12	0	0	3
<b>Halton Region</b>	32	89	0	0	51	0	0	0
Burlington	23	11	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	29	0	0	51	0	0	0
Oakville	9	49	0	0	0	0	0	0
<b>Durham Region</b>	139	50	0	9	83	0	0	0
Ajax	93	19	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	10	5	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	8	14	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	0	0	0	59	0	0	0
Whitby	20	12	0	9	24	0	0	0
<b>Rest of Toronto CMA</b>	5	0	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	5	0	0	0	0	2	0	10
Orangeville	0	0	0	0	0	0	0	0
<b>Toronto CMA</b>	585	527	0	0	814	2	18	13

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - September 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
<b>Toronto City</b>	678	820	24	51	7,524	8,684	843	621
Toronto	129	174	0	0	3,657	4,893	476	529
East York	12	0	0	0	0	0	14	0
Etobicoke	44	49	24	51	1,050	507	0	0
North York	182	103	0	0	1,467	2,702	353	0
Scarborough	311	409	0	0	1,146	132	0	92
York	0	85	0	0	204	334	0	0
<b>York Region</b>	1,390	1,228	0	0	1,108	395	32	0
Aurora	13	187	0	0	0	0	0	0
East Gwillimbury	0	40	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	568	544	0	0	388	82	0	0
Newmarket	83	141	0	0	0	0	0	0
Richmond Hill	480	173	0	0	510	33	0	0
Vaughan	139	143	0	0	145	280	32	0
Whitchurch-Stouffville	107	0	0	0	0	0	0	0
<b>Peel Region</b>	1,448	917	0	0	2,496	60	0	160
Brampton	385	391	0	0	0	0	0	0
Caledon	8	18	0	0	0	0	0	1
Mississauga	1,055	508	0	0	2,496	60	0	159
<b>Halton Region</b>	785	848	14	22	356	374	0	1
Burlington	304	155	14	16	282	261	0	0
Halton Hills	67	24	0	0	0	0	0	0
Milton	70	251	0	6	51	0	0	1
Oakville	344	418	0	0	23	113	0	0
<b>Durham Region</b>	649	424	16	9	300	144	4	0
Ajax	329	126	0	0	0	0	0	0
Brock	0	0	0	0	1	0	0	0
Clarington	40	67	0	0	0	144	0	0
Oshawa	44	25	0	0	0	0	4	0
Pickering	95	120	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	101	80	16	9	240	0	0	0
<b>Rest of Toronto CMA</b>	63	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	53	35	0	0	0	2	0	10
Orangeville	10	0	0	0	0	0	0	0
<b>Toronto CMA</b>	4,524	3,939	24	57	11,261	9,254	875	792

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005	Sept 2006	Sept 2005
<b>Toronto City</b>	151	246	706	0	18	0	875	246
Toronto	65	38	308	0	4	0	377	38
East York	3	2	0	0	14	0	17	2
Etobicoke	9	8	180	0	0	0	189	8
North York	48	114	14	0	0	0	62	114
Scarborough	26	78	0	0	0	0	26	78
York	0	6	204	0	0	0	204	6
<b>York Region</b>	788	624	91	18	0	0	879	642
Aurora	21	10	0	5	0	0	21	15
East Gwillimbury	15	19	0	0	0	0	15	19
Georgina Township	9	32	0	0	0	0	9	32
King Township	2	3	0	0	0	0	2	3
Markham	194	235	91	0	0	0	285	235
Newmarket	69	27	0	13	0	0	69	40
Richmond Hill	232	127	0	0	0	0	232	127
Vaughan	138	163	0	0	0	0	138	163
Whitchurch-Stouffville	108	8	0	0	0	0	108	8
<b>Peel Region</b>	371	653	64	155	0	3	435	811
Brampton	251	540	0	95	0	0	251	635
Caledon	2	29	0	0	0	0	2	29
Mississauga	118	84	64	60	0	3	182	147
<b>Halton Region</b>	230	513	51	24	0	0	281	537
Burlington	76	82	0	12	0	0	76	94
Halton Hills	14	74	0	12	0	0	14	86
Milton	32	232	51	0	0	0	83	232
Oakville	108	125	0	0	0	0	108	125
<b>Durham Region</b>	494	484	121	14	0	9	615	507
Ajax	236	200	30	14	0	0	266	214
Brock	9	1	0	0	0	0	9	1
Clarington	45	59	0	0	0	0	45	59
Oshawa	70	41	0	0	0	0	70	41
Pickering	13	16	8	0	0	0	21	16
Scugog	0	0	0	0	0	0	0	0
Uxbridge	20	28	59	0	0	0	79	28
Whitby	101	139	24	0	0	9	125	148
<b>Rest of Toronto CMA</b>	38	46	5	3	0	10	43	59
Bradford West Gwillimbury	6	23	0	0	0	0	6	23
Town of Mono	6	15	0	0	0	0	6	15
New Tecumseth	23	6	5	3	0	10	28	19
Orangeville	3	2	0	0	0	0	3	2
<b>Toronto CMA</b>	1,771	2,244	1,014	202	18	13	2,803	2,459

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
<b>Toronto City</b>	1,604	2,563	7,631	8,701	867	672	10,102	11,936
Toronto	237	280	3,657	4,893	476	529	4,370	5,702
East York	33	30	0	0	14	0	47	30
Etobicoke	154	140	1,050	507	24	51	1,228	698
North York	442	604	1,568	2,712	353	0	2,363	3,316
Scarborough	719	1,386	1,152	139	0	92	1,871	1,617
York	19	123	204	334	0	0	223	457
<b>York Region</b>	6,457	5,798	1,467	555	32	0	7,956	6,353
Aurora	44	217	11	67	0	0	55	284
East Gwillimbury	48	88	0	0	0	0	48	88
Georgina Township	252	214	0	0	0	0	252	214
King Township	24	30	65	0	0	0	89	30
Markham	2,139	2,270	664	162	0	0	2,803	2,432
Newmarket	562	469	17	13	0	0	579	482
Richmond Hill	1,768	1,314	556	33	0	0	2,324	1,347
Vaughan	1,083	982	154	280	32	0	1,269	1,262
Whitchurch-Stouffville	537	214	0	0	0	0	537	214
<b>Peel Region</b>	4,687	5,517	3,259	689	0	160	7,946	6,366
Brampton	3,422	3,978	109	256	0	0	3,531	4,234
Caledon	47	336	18	11	0	1	65	348
Mississauga	1,218	1,203	3,132	422	0	159	4,350	1,784
<b>Halton Region</b>	2,734	3,051	536	645	14	23	3,284	3,719
Burlington	589	465	414	383	14	16	1,017	864
Halton Hills	446	441	18	12	0	0	464	453
Milton	737	1,002	51	0	0	7	788	1,009
Oakville	962	1,143	53	250	0	0	1,015	1,393
<b>Durham Region</b>	3,259	3,203	567	178	20	9	3,846	3,390
Ajax	1,323	1,084	180	18	0	0	1,503	1,102
Brock	15	13	0	0	0	0	15	13
Clarington	401	650	0	144	0	0	401	794
Oshawa	563	324	0	16	4	0	567	340
Pickering	77	287	88	0	0	0	165	287
Scugog	0	33	0	0	0	0	0	33
Uxbridge	129	99	59	0	0	0	188	99
Whitby	751	713	240	0	16	9	1,007	722
<b>Rest of Toronto CMA</b>	350	316	27	30	0	10	377	356
Bradford West Gwillimbury	57	126	0	0	0	0	57	126
Town of Mono	33	75	0	0	0	0	33	75
New Tecumseth	218	67	27	30	0	10	245	107
Orangeville	42	48	0	0	0	0	42	48
<b>Toronto CMA</b>	16,772	18,250	12,833	10,255	899	849	30,504	29,354

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
September 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 (%)			
<b>Toronto City</b>													
September 2006	1	1.6	9	14.3	6	9.5	1	1.6	46	73.0	63	849,000	881,718
September 2005	20	15.3	27	20.6	15	11.5	24	18.3	45	34.4	131	408,990	658,017
Year-to-date 2006	10	1.2	128	14.8	147	17.1	39	4.5	538	62.4	862	750,000	845,382
Year-to-date 2005	168	11.2	322	21.5	293	19.5	210	14.0	506	33.8	1,499	395,990	597,353
<b>Toronto</b>													
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
September 2005	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	1,199,500	1,481,707
Year-to-date 2006	0	0.0	1	1.2	1	1.2	1	1.2	81	96.4	84	899,000	1,089,033
Year-to-date 2005	1	0.9	2	1.9	1	0.9	22	20.8	80	75.5	106	799,900	1,021,237
<b>East York</b>													
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 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	11.1	1	3.7	0	0.0	23	85.2	27	899,000	916,452
Year-to-date 2005	0	0.0	0	0.0	2	7.4	3	11.1	22	81.5	27	799,000	842,126
<b>Etobicoke</b>													
September 2006	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	849,950	1,069,325
September 2005	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2006	1	1.1	0	0.0	2	2.1	4	4.3	87	92.6	94	899,450	943,408
Year-to-date 2005	0	0.0	5	7.8	0	0.0	4	6.3	55	85.9	64	899,000	872,994
<b>North York</b>													
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	999,000	1,089,752
September 2005	0	0.0	0	0.0	2	4.3	23	50.0	21	45.7	46	444,990	791,660
Year-to-date 2006	0	0.0	0	0.0	2	0.6	7	2.1	323	97.3	332	999,500	1,200,455
Year-to-date 2005	0	0.0	0	0.0	7	1.8	58	14.6	331	83.6	396	899,000	978,568
<b>Scarborough</b>													
September 2006	1	6.3	9	56.3	6	37.5	0	0.0	0	0.0	16	337,990	343,359
September 2005	20	32.8	26	42.6	13	21.3	1	1.6	1	1.6	61	317,900	317,705
Year-to-date 2006	9	2.8	123	38.6	141	44.2	26	8.2	20	6.3	319	374,900	375,042
Year-to-date 2005	167	19.0	307	35.0	280	31.9	115	13.1	9	1.0	878	341,990	349,586
<b>York</b>													
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2005	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2006	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	--	--
Year-to-date 2005	0	0.0	8	28.6	3	10.7	8	28.6	9	32.1	28	459,000	504,389
<b>York Region</b>													
September 2006	24	4.7	50	9.7	110	21.4	224	43.7	105	20.5	513	435,900	453,148
September 2005	38	7.9	65	13.5	135	28.0	179	37.1	66	13.7	483	400,990	419,387
Year-to-date 2006	284	6.1	549	11.8	932	20.1	1,983	42.7	894	19.3	4,642	426,990	440,818
Year-to-date 2005	335	8.7	546	14.1	1,121	29.0	1,217	31.4	653	16.9	3,872	398,900	421,723
<b>Aurora</b>													
September 2006	0	0.0	0	0.0	2	11.8	14	82.4	1	5.9	17	476,900	473,354
September 2005	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2006	0	0.0	0	0.0	2	4.8	31	73.8	9	21.4	42	476,900	578,829
Year-to-date 2005	0	0.0	3	3.3	7	7.6	27	29.3	55	59.8	92	600,000	573,952

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
September 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 (%)			
<b>East Gwillimbury</b>													
September 2006	9	56.3	5	31.3	0	0.0	0	0.0	2	12.5	16	299,990	329,282
September 2005	5	83.3	0	0.0	0	0.0	0	0.0	1	16.7	6	--	--
Year-to-date 2006	21	42.0	15	30.0	0	0.0	4	8.0	10	20.0	50	309,945	418,556
Year-to-date 2005	26	56.5	1	2.2	3	6.5	3	6.5	13	28.3	46	257,995	378,081
<b>Georgina Township</b>													
September 2006	10	83.3	1	8.3	1	8.3	0	0.0	0	0.0	12	264,450	267,783
September 2005	28	87.5	3	9.4	0	0.0	0	0.0	1	3.1	32	239,900	261,438
Year-to-date 2006	214	87.3	6	2.4	6	2.4	8	3.3	11	4.5	245	249,900	278,938
Year-to-date 2005	180	84.5	8	3.8	7	3.3	7	3.3	11	5.2	213	249,900	282,455
<b>King Township</b>													
September 2006	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
September 2005	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	1	4.5	21	95.5	22	785,000	875,727
Year-to-date 2005	0	0.0	0	0.0	2	6.7	5	16.7	23	76.7	30	689,500	754,633
<b>Markham</b>													
September 2006	0	0.0	25	22.5	31	27.9	47	42.3	8	7.2	111	399,990	421,439
September 2005	3	1.7	42	23.6	63	35.4	65	36.5	5	2.8	178	383,990	400,546
Year-to-date 2006	5	0.3	362	23.6	388	25.2	653	42.5	129	8.4	1,537	401,990	413,557
Year-to-date 2005	48	3.9	346	28.1	453	36.7	336	27.3	50	4.1	1,233	368,990	385,326
<b>Newmarket</b>													
September 2006	4	11.8	19	55.9	11	32.4	0	0.0	0	0.0	34	321,900	334,899
September 2005	2	10.5	17	89.5	0	0.0	0	0.0	0	0.0	19	305,900	304,015
Year-to-date 2006	40	12.9	131	42.1	124	39.9	11	3.5	5	1.6	311	344,900	348,010
Year-to-date 2005	70	35.4	72	36.4	47	23.7	7	3.5	2	1.0	198	314,990	322,435
<b>Richmond Hill</b>													
September 2006	0	0.0	0	0.0	36	25.2	70	49.0	37	25.9	143	439,990	463,399
September 2005	0	0.0	3	2.5	54	45.4	47	39.5	15	12.6	119	408,490	424,137
Year-to-date 2006	0	0.0	13	1.1	205	17.5	664	56.7	290	24.7	1,172	449,990	465,088
Year-to-date 2005	5	0.5	77	7.2	425	39.8	381	35.7	179	16.8	1,067	402,900	432,330
<b>Vaughan</b>													
September 2006	0	0.0	0	0.0	25	24.0	33	31.7	46	44.2	104	486,990	536,281
September 2005	0	0.0	0	0.0	11	10.1	66	60.6	32	29.4	109	471,990	476,537
Year-to-date 2006	2	0.2	13	1.5	127	14.8	335	39.0	383	44.5	860	485,495	515,401
Year-to-date 2005	1	0.1	23	2.9	71	9.0	428	54.5	263	33.5	786	472,990	488,431
<b>Whitchurch-Stouffville</b>													
September 2006	1	1.4	0	0.0	4	5.4	59	79.7	10	13.5	74	462,041	467,032
September 2005	0	0.0	0	0.0	6	75.0	0	0.0	2	25.0	8	--	--
Year-to-date 2006	2	0.5	9	2.2	80	19.9	276	68.5	36	8.9	403	439,000	449,723
Year-to-date 2005	5	2.4	16	7.7	106	51.2	23	11.1	57	27.5	207	390,000	462,618
<b>Peel Region</b>													
September 2006	6	2.6	51	21.9	82	35.2	60	25.8	34	14.6	233	389,900	424,774
September 2005	45	8.5	136	25.8	157	29.7	160	30.3	30	5.7	528	368,450	388,843
Year-to-date 2006	151	4.9	847	27.2	1,114	35.8	747	24.0	253	8.1	3,112	375,900	397,221
Year-to-date 2005	454	9.9	1,385	30.2	1,099	23.9	1,223	26.6	431	9.4	4,592	368,990	391,085

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
September 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 (%)			
<b>Brampton</b>													
September 2006	6	3.3	51	27.9	79	43.2	42	23.0	5	2.7	183	375,900	378,370
September 2005	44	9.7	135	29.7	132	29.0	122	26.8	22	4.8	455	359,990	374,371
Year-to-date 2006	148	5.8	844	33.1	998	39.2	453	17.8	105	4.1	2,548	363,546	372,097
Year-to-date 2005	417	12.1	1,245	36.0	810	23.4	765	22.1	221	6.4	3,458	353,000	371,204
<b>Caledon</b>													
September 2006	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	--	--
September 2005	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	6	--	--
Year-to-date 2006	3	6.1	1	2.0	5	10.2	12	24.5	28	57.1	49	525,000	618,039
Year-to-date 2005	34	12.6	84	31.2	32	11.9	65	24.2	54	20.1	269	375,000	420,243
<b>Mississauga</b>													
September 2006	0	0.0	0	0.0	1	2.3	17	38.6	26	59.1	44	533,050	605,582
September 2005	0	0.0	1	1.5	23	34.3	36	53.7	7	10.4	67	440,000	456,720
Year-to-date 2006	0	0.0	2	0.4	111	21.6	282	54.8	120	23.3	515	442,900	500,512
Year-to-date 2005	3	0.3	56	6.5	257	29.7	393	45.4	156	18.0	865	436,000	461,498
<b>Halton Region</b>													
September 2006	7	4.3	14	8.6	29	17.9	28	17.3	84	51.9	162	510,445	508,976
September 2005	73	18.4	136	34.3	79	19.9	73	18.4	35	8.8	396	344,490	417,239
Year-to-date 2006	115	6.4	384	21.4	460	25.7	369	20.6	463	25.9	1,791	397,000	500,942
Year-to-date 2005	425	19.4	567	25.9	453	20.7	452	20.7	291	13.3	2,188	357,995	429,877
<b>Burlington</b>													
September 2006	5	15.2	4	12.1	10	30.3	1	3.0	13	39.4	33	387,490	514,534
September 2005	0	0.0	37	44.6	14	16.9	21	25.3	11	13.3	83	350,000	477,299
Year-to-date 2006	32	10.9	64	21.8	97	33.1	26	8.9	74	25.3	293	369,990	518,696
Year-to-date 2005	55	13.0	171	40.3	57	13.4	83	19.6	58	13.7	424	337,000	433,745
<b>Halton Hills</b>													
September 2006	1	5.3	3	15.8	10	52.6	4	21.1	1	5.3	19	370,990	381,780
September 2005	26	31.3	20	24.1	24	28.9	12	14.5	1	1.2	83	335,990	338,754
Year-to-date 2006	21	6.1	90	26.2	152	44.2	63	18.3	18	5.2	344	371,990	383,877
Year-to-date 2005	190	46.6	98	24.0	84	20.6	25	6.1	11	2.7	408	304,900	321,764
<b>Milton</b>													
September 2006	1	10.0	7	70.0	2	20.0	0	0.0	0	0.0	10	324,990	327,084
September 2005	42	27.8	67	44.4	35	23.2	5	3.3	2	1.3	151	323,990	333,764
Year-to-date 2006	45	9.8	217	47.4	117	25.5	71	15.5	8	1.7	458	342,990	359,047
Year-to-date 2005	120	23.1	187	36.0	135	26.0	61	11.7	17	3.3	520	338,490	355,896
<b>Oakville</b>													
September 2006	0	0.0	0	0.0	7	7.0	23	23.0	70	70.0	100	531,990	549,498
September 2005	5	6.3	12	15.2	6	7.6	35	44.3	21	26.6	79	450,000	596,152
Year-to-date 2006	17	2.4	13	1.9	94	13.5	209	30.0	363	52.2	696	510,990	644,700
Year-to-date 2005	60	7.2	111	13.3	177	21.2	283	33.9	205	24.5	836	410,000	526,696
<b>Durham Region</b>													
September 2006	107	29.3	76	20.8	63	17.3	97	26.6	22	6.0	365	349,990	358,231
September 2005	204	46.5	103	23.5	82	18.7	43	9.8	7	1.6	439	306,600	316,715
Year-to-date 2006	992	38.5	595	23.1	411	15.9	441	17.1	140	5.4	2,579	325,900	343,230
Year-to-date 2005	1,406	54.3	614	23.7	310	12.0	196	7.6	63	2.4	2,589	293,990	304,696

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range  
September 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 (%)			
<b>Ajax</b>													
September 2006	21	13.9	23	15.2	19	12.6	77	51.0	11	7.3	151	412,200	393,947
September 2005	66	36.1	37	20.2	56	30.6	24	13.1	0	0.0	183	338,800	328,579
Year-to-date 2006	264	28.2	186	19.9	157	16.8	264	28.2	65	6.9	936	359,900	362,438
Year-to-date 2005	393	44.9	226	25.8	150	17.1	101	11.5	5	0.6	875	313,300	315,031
<b>Brock</b>													
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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	--	--
<b>Clarington</b>													
September 2006	21	55.3	9	23.7	3	7.9	4	10.5	1	2.6	38	290,990	306,197
September 2005	46	82.1	8	14.3	0	0.0	2	3.6	0	0.0	56	259,990	260,190
Year-to-date 2006	239	69.7	44	12.8	18	5.2	27	7.9	15	4.4	343	269,990	296,809
Year-to-date 2005	487	84.3	39	6.7	27	4.7	16	2.8	9	1.6	578	235,395	257,668
<b>Oshawa</b>													
September 2006	24	35.3	18	26.5	18	26.5	5	7.4	3	4.4	68	327,400	334,959
September 2005	19	44.2	13	30.2	8	18.6	3	7.0	0	0.0	43	309,900	308,810
Year-to-date 2006	191	37.7	145	28.7	104	20.6	55	10.9	11	2.2	506	320,990	330,895
Year-to-date 2005	209	68.3	55	18.0	26	8.5	10	3.3	6	2.0	306	273,995	285,812
<b>Pickering</b>													
September 2006	0	0.0	2	15.4	3	23.1	4	30.8	4	30.8	13	477,700	457,385
September 2005	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2006	1	1.6	16	25.0	11	17.2	26	40.6	10	15.6	64	407,750	426,019
Year-to-date 2005	34	24.3	69	49.3	15	10.7	17	12.1	5	3.6	140	319,900	344,030
<b>Scugog</b>													
September 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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	--	--
<b>Uxbridge</b>													
September 2006	7	58.3	2	16.7	2	16.7	1	8.3	0	0.0	12	289,950	299,018
September 2005	10	35.7	7	25.0	5	17.9	3	10.7	3	10.7	28	319,950	358,115
Year-to-date 2006	43	47.8	15	16.7	8	8.9	12	13.3	12	13.3	90	311,150	375,084
Year-to-date 2005	33	33.3	18	18.2	22	22.2	19	19.2	7	7.1	99	349,900	360,569
<b>Whitby</b>													
September 2006	34	41.0	22	26.5	18	21.7	6	7.2	3	3.6	83	319,900	329,173
September 2005	63	49.6	36	28.3	13	10.2	11	8.7	4	3.1	127	300,702	318,122
Year-to-date 2006	254	39.7	189	29.5	113	17.7	57	8.9	27	4.2	640	316,990	337,011
Year-to-date 2005	250	42.3	207	35.0	70	11.8	33	5.6	31	5.2	591	309,900	326,491
<b>Rest of Toronto CMA</b>													
September 2006	17	47.2	12	33.3	1	2.8	2	5.6	4	11.1	36	304,900	327,737
September 2005	23	48.9	12	25.5	2	4.3	8	17.0	2	4.3	47	300,000	338,668
Year-to-date 2006	204	65.6	56	18.0	10	3.2	17	5.5	24	7.7	311	279,990	306,280
Year-to-date 2005	196	63.0	42	13.5	35	11.3	31	10.0	7	2.3	311	289,000	303,985

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
September 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 (%)			
<b>Bradford West Gwillimbury</b>													
September 2006	3	42.9	3	42.9	0	0.0	0	0.0	1	14.3	7	--	--
September 2005	14	60.9	8	34.8	1	4.3	0	0.0	0	0.0	23	299,900	291,630
Year-to-date 2006	31	50.8	15	24.6	1	1.6	1	1.6	13	21.3	61	299,900	359,818
Year-to-date 2005	91	72.8	27	21.6	2	1.6	1	0.8	4	3.2	125	290,100	292,399
<b>Town of Mono</b>													
September 2006	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
September 2005	2	13.3	2	13.3	1	6.7	8	53.3	2	13.3	15	400,000	454,433
Year-to-date 2006	2	6.3	2	6.3	4	12.5	14	43.8	10	31.3	32	434,950	444,288
Year-to-date 2005	6	7.8	10	13.0	31	40.3	27	35.1	3	3.9	77	387,500	395,519
<b>New Tecumseth</b>													
September 2006	12	57.1	9	42.9	0	0.0	0	0.0	0	0.0	21	282,900	286,135
September 2005	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2006	151	81.2	30	16.1	2	1.1	2	1.1	1	0.5	186	263,400	267,312
Year-to-date 2005	51	83.6	5	8.2	2	3.3	3	4.9	0	0.0	61	224,900	250,515
<b>Orangeville</b>													
September 2006	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
September 2005	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2006	20	62.5	9	28.1	3	9.4	0	0.0	0	0.0	32	284,950	292,719
Year-to-date 2005	48	100.0	0	0.0	0	0.0	0	0.0	0	0.0	48	253,000	255,271
<b>Toronto CMA</b>													
September 2006	78	6.8	159	13.8	242	21.0	396	34.4	275	23.9	1,150	422,945	463,720
September 2005	275	16.0	385	22.4	435	25.4	450	26.2	170	9.9	1,715	371,990	411,888
Year-to-date 2006	1,040	9.0	2,117	18.4	2,742	23.8	3,431	29.8	2,185	19.0	11,515	399,475	456,090
Year-to-date 2005	1,983	15.1	3,004	22.8	3,131	23.8	3,187	24.2	1,847	14.0	13,152	375,990	420,843

Source: CMHC (Market Absorption Survey)

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

Submarket	Sept 2006	Sept 2005	% Change	YTD 2006	YTD 2005	% Change
<b>Toronto City</b>	881,718	658,017	34.0	845,382	597,353	41.5
Toronto	--	1,481,707	n/a	1,089,033	1,021,237	6.6
East York	--	--	n/a	916,452	842,126	8.8
Etobicoke	1,069,325	--	n/a	943,408	872,994	8.1
North York	1,089,752	791,660	37.7	1,200,455	978,568	22.7
Scarborough	343,359	317,705	8.1	375,042	349,586	7.3
York	--	--	n/a	--	504,389	n/a
<b>York Region</b>	453,148	419,387	8.1	440,818	421,723	4.5
Aurora	473,354	--	n/a	578,829	573,952	0.8
East Gwillimbury	329,282	--	n/a	418,556	378,081	10.7
Georgina Township	267,783	261,438	2.4	278,938	282,455	-1.2
King Township	--	--	n/a	875,727	754,633	16.0
Markham	421,439	400,546	5.2	413,557	385,326	7.3
Newmarket	334,899	304,015	10.2	348,010	322,435	7.9
Richmond Hill	463,399	424,137	9.3	465,088	432,330	7.6
Vaughan	536,281	476,537	12.5	515,401	488,431	5.5
Whitchurch-Stouffville	467,032	--	n/a	449,723	462,618	-2.8
<b>Peel Region</b>	424,774	388,843	9.2	397,221	391,085	1.6
Brampton	378,370	374,371	1.1	372,097	371,204	0.2
Caledon	--	--	n/a	618,039	420,243	47.1
Mississauga	605,582	456,720	32.6	500,512	461,498	8.5
<b>Halton Region</b>	508,976	417,239	22.0	500,942	429,877	16.5
Burlington	514,534	477,299	7.8	518,696	433,745	19.6
Halton Hills	381,780	338,754	12.7	383,877	321,764	19.3
Milton	327,084	333,764	-2.0	359,047	355,896	0.9
Oakville	549,498	596,152	-7.8	644,700	526,696	22.4
<b>Durham Region</b>	358,231	316,715	13.1	343,230	304,696	12.6
Ajax	393,947	328,579	19.9	362,438	315,031	15.0
Brock	--	--	n/a	--	--	n/a
Clarington	306,197	260,190	17.7	296,809	257,668	15.2
Oshawa	334,959	308,810	8.5	330,895	285,812	15.8
Pickering	457,385	--	n/a	426,019	344,030	23.8
Scugog	--	--	n/a	--	--	n/a
Uxbridge	299,018	358,115	-16.5	375,084	360,569	4.0
Whitby	329,173	318,122	3.5	337,011	326,491	3.2
<b>Rest of Toronto CMA</b>	327,737	338,668	-3.2	306,280	303,985	0.8
Bradford West Gwillimbury	--	291,630	n/a	359,818	292,399	23.1
Town of Mono	--	454,433	n/a	444,288	395,519	12.3
New Tecumseth	286,135	--	n/a	267,312	250,515	6.7
Orangeville	--	--	n/a	292,719	255,271	14.7
<b>Toronto CMA</b>	463,720	411,888	12.6	456,090	420,843	8.4

Source: CMHC (Market Absorption Survey)

**Table 5: MLS<sup>®</sup> Residential Activity for Toronto  
September 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	6,816	15,326	13,536	50.4	349,149	3.2	345,477
	October									
	November									
	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	67,598	-0.1		123,731			335,616	6.9	
	YTD 2006	67,257	-0.5		129,928			352,759	5.1	

MLS<sup>®</sup> is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS<sup>®</sup>)

**Table 6: Economic Indicators  
September 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	4.8	6.1	1.3	1.3	2,707	7.5	69.3	742
	February	643	4.8	6.1	1.3	1.3	2,699	7.6	69.0	747
	March	655	5.1	6.3	1.3	1.3	2,707	7.5	69.0	753
	April	643	4.9	6.1	1.3	1.3	2,714	7.6	69.1	759
	May	637	4.9	6.0	1.3	1.3	2,739	7.4	69.5	761
	June	622	4.8	5.7	1.3	1.3	2,755	7.3	69.7	766
	July	628	4.9	5.8	1.3	1.3	2,771	7.3	69.9	766
	August	628	5.0	5.8	1.3	1.3	2,778	7.0	69.7	775
	September	628	5.0	5.8	1.3	1.3	2,786	6.8	69.6	779
	October	640	5.3	6.0	1.3	1.3	2,805	6.5	69.7	780
	November	649	5.6	6.2	1.3	1.3	2,810	6.4	69.6	778
	December	658	5.8	6.3	1.3	1.3	2,805	6.3	69.3	775
2006	January	658	5.8	6.3	1.4	1.3	2,789	6.5	68.9	777
	February	667	5.9	6.5	1.4	1.3	2,779	6.7	68.7	775
	March	667	6.1	6.5	1.4	1.3	2,780	6.7	68.6	776
	April	685	6.3	6.8	1.4	1.3	2,782	6.6	68.5	777
	May	685	6.3	6.8	1.4	1.3	2,797	6.4	68.6	781
	June	697	6.6	7.0	1.4	1.3	2,804	6.2	68.5	789
	July	697	6.6	7.0	1.4	1.3	2,812	6.2	68.6	795
	August	691	6.4	6.9	1.4	1.3	2,806	6.3	68.4	801
	September	682	6.4	6.7		1.3	2,801	6.6	68.4	804
	October									
	November									
	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 sale 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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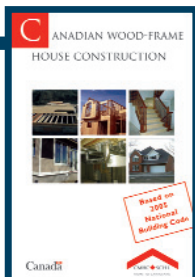
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