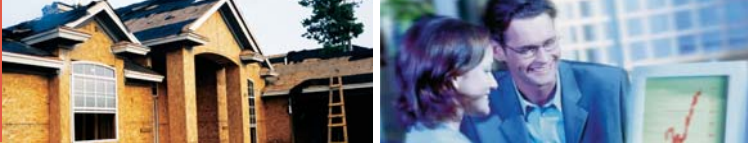


HOUSING NOW

Toronto



Canada Mortgage and Housing Corporation

Date Released: March 2007

New Home Market

February Starts Lower

The February seasonally-adjusted annual rate of housing starts decreased to 23,000 in Toronto, compared to a strong January rate of 39,700.

On an unadjusted basis, combined housing starts for January and February have declined by approximately 12 per cent compared to the first two months of 2006. Most of this decline has been felt in the multiple-family component of the market. New condominium apartment construction has been below trend so far this year.

Total housing starts will trend lower in Toronto this year, following the decline in pre-construction low-rise sales experienced since 2003. Contrary to January and February results, condominium apartment starts are expected to remain near record levels and account for a growing share of total new home construction. The continuation of strong condominium apartment construction is based on record and near-record pre-construction sales over the past two years.

Figure 1

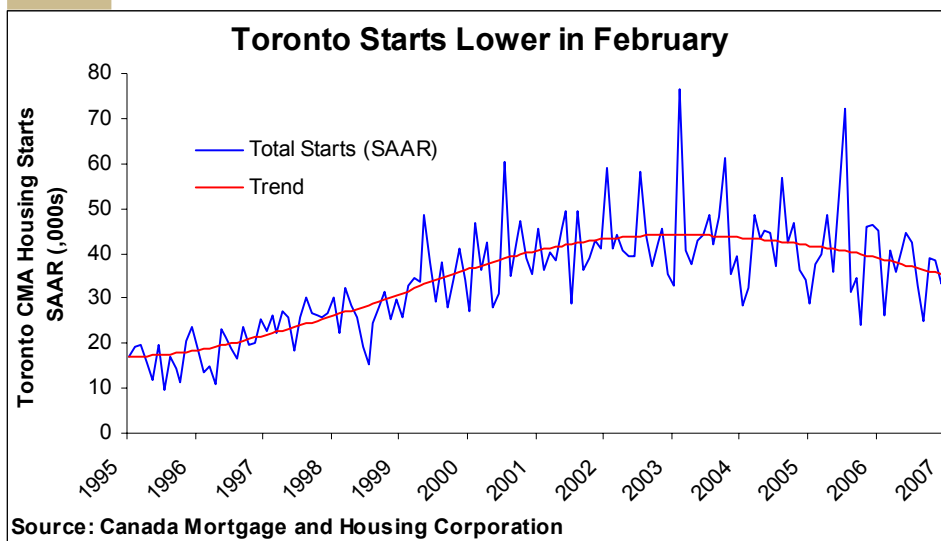
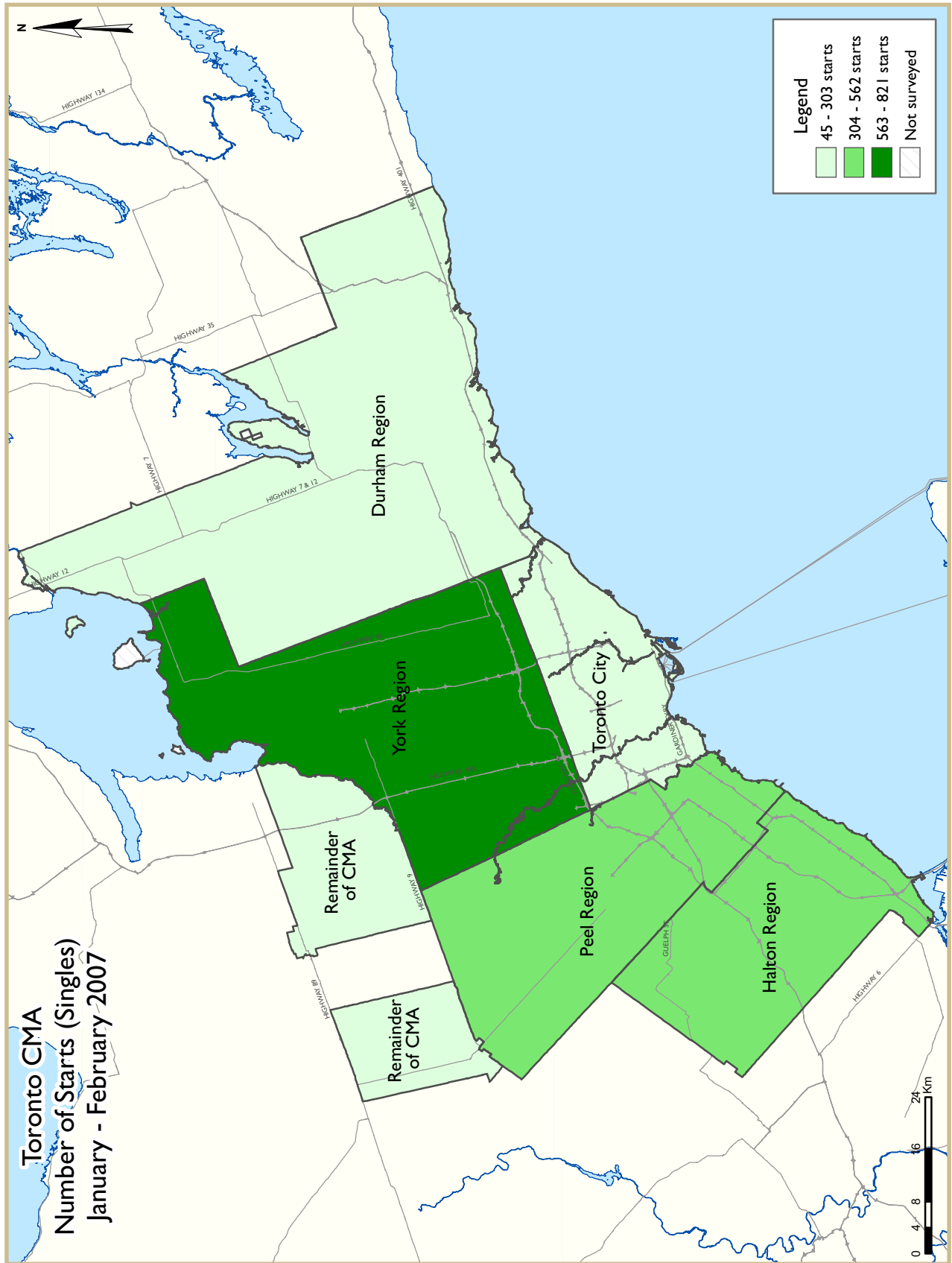


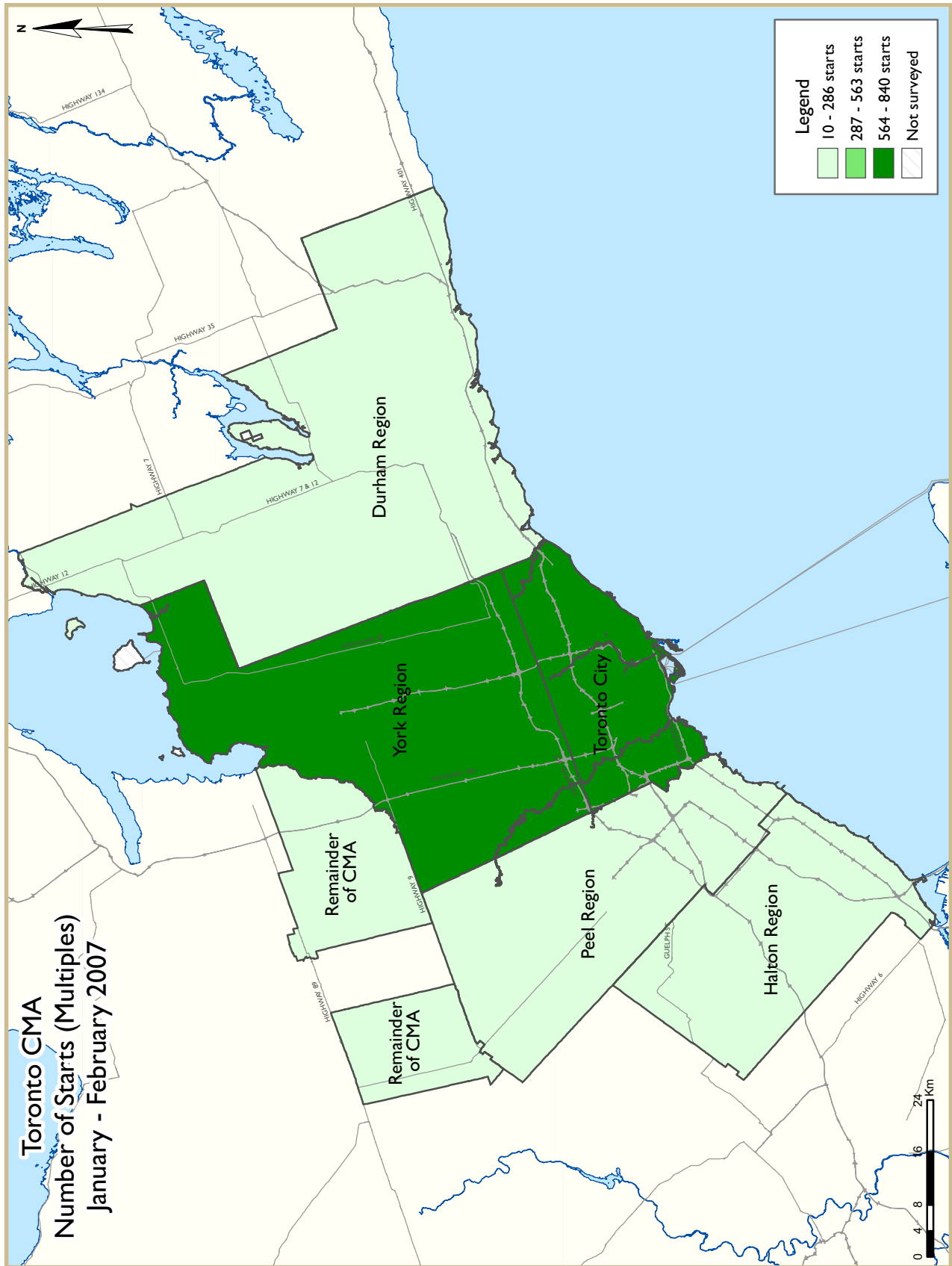
Table of Contents

- 1 **New Home Market**
February Starts Lower
- 2 **Maps**
- 6 **Tables**
Housing Activity Summary
History of Housing Starts
Starts by Submarket
Completions by Submarket
Absorbed Single-Detached Units
by Price Range
Average Price of Absorbed
Single-Detached Units
MLS Residential Activity
Economic Indicators

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. New! CMHC's electronic suite of national standardized products is now available for free.





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
- 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
February 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2007	588	108	115	11	94	290	0	0	1,206
February 2006	839	210	297	2	191	0	0	0	1,539
% Change	-29.9	-48.6	-61.3	**	-50.8	n/a	n/a	n/a	-21.6
Year-to-date 2007	1,757	446	579	11	208	679	0	0	3,680
Year-to-date 2006	1,794	428	551	3	386	730	0	307	4,199
% Change	-2.1	4.2	5.1	**	-46.1	-7.0	n/a	-100.0	-12.4
UNDER CONSTRUCTION									
February 2007	8,503	1,654	3,083	31	1,114	23,347	0	2,076	39,808
February 2006	9,378	1,845	2,980	26	1,720	22,861	14	2,410	41,234
% Change	-9.3	-10.4	3.5	19.2	-35.2	2.1	-100.0	-13.9	-3.5
COMPLETIONS									
February 2007	910	166	329	4	40	244	0	208	1,901
February 2006	1,126	202	270	4	168	1,072	24	16	2,882
% Change	-19.2	-17.8	21.9	0.0	-76.2	-77.2	-100.0	**	-34.0
Year-to-date 2007	2,441	356	584	5	122	2,797	0	275	6,580
Year-to-date 2006	2,268	432	616	11	215	3,711	24	32	7,309
% Change	7.6	-17.6	-5.2	-54.5	-43.3	-24.6	-100.0	**	-10.0
COMPLETED & NOT ABSORBED									
February 2007	498	114	178	1	25	702	8	322	1,848
February 2006	268	92	146	0	41	574	25	179	1,325
% Change	85.8	23.9	21.9	n/a	-39.0	22.3	-68.0	79.9	39.5
ABSORBED									
February 2007	893	188	326	4	46	311	0	36	1,804
February 2006	1,195	205	270	4	147	1,099	0	16	2,936
% Change	-25.3	-8.3	20.7	0.0	-68.7	-71.7	n/a	125.0	-38.6
Year-to-date 2007	2,297	298	565	4	135	2,839	0	75	6,213
Year-to-date 2006	2,360	431	619	12	202	3,687	0	237	7,548
% Change	-2.7	-30.9	-8.7	-66.7	-33.2	-23.0	n/a	-68.4	-17.7

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

**Table I.1: Housing Activity Summary by Submarket
February 2007**

	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									
February 2007	26	4	28	0	10	200	0	0	268
February 2006	133	12	41	0	0	0	0	0	186
York Region									
February 2007	259	48	27	0	17	90	0	0	441
February 2006	348	122	104	0	0	0	0	0	574
Peel Region									
February 2007	160	30	15	1	0	0	0	0	206
February 2006	79	10	30	0	162	0	0	0	281
Halton Region									
February 2007	84	20	35	0	57	0	0	0	196
February 2006	108	30	68	0	0	0	0	0	206
Durham Region									
February 2007	41	6	10	0	0	0	0	0	57
February 2006	141	32	54	0	29	0	0	0	256
Remainder of CMA									
February 2007	18	0	0	10	10	0	0	0	38
February 2006	30	4	0	2	0	0	0	0	36
Toronto CMA									
February 2007	588	108	115	11	94	290	0	0	1,206
February 2006	839	210	297	2	191	0	0	0	1,539
UNDER CONSTRUCTION									
Toronto City									
February 2007	1,024	192	626	0	314	18,253	0	1,414	21,823
February 2006	993	147	555	0	133	18,558	14	1,733	22,133
York Region									
February 2007	3,014	636	1,075	4	281	1,674	0	0	6,684
February 2006	3,804	638	940	3	322	1,837	0	60	7,604
Peel Region									
February 2007	2,420	604	556	2	368	2,955	0	629	7,534
February 2006	2,513	704	696	10	913	2,209	0	617	7,662
Halton Region									
February 2007	1,165	132	418	1	98	356	0	0	2,170
February 2006	1,037	130	448	2	64	89	0	0	1,770
Durham Region									
February 2007	719	90	384	0	33	0	0	0	1,226
February 2006	837	218	286	0	288	59	0	0	1,688
Remainder of CMA									
February 2007	161	0	24	24	20	109	0	33	371
February 2006	194	8	55	11	0	109	0	0	377
Toronto CMA									
February 2007	8,503	1,654	3,083	31	1,114	23,347	0	2,076	39,808
February 2006	9,378	1,845	2,980	26	1,720	22,861	14	2,410	41,234

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

**Table I.1: Housing Activity Summary by Submarket
February 2007**

	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									
February 2007	45	6	9	0	0	0	0	148	208
February 2006	59	26	44	0	0	568	24	0	721
York Region									
February 2007	358	66	165	0	0	178	0	60	827
February 2006	345	50	110	0	48	161	0	16	730
Peel Region									
February 2007	270	66	39	0	0	66	0	0	441
February 2006	405	92	70	1	114	343	0	0	1,025
Halton Region									
February 2007	120	12	69	0	14	0	0	0	215
February 2006	189	16	46	0	6	0	0	0	257
Durham Region									
February 2007	93	16	36	0	26	0	0	0	171
February 2006	98	18	0	0	0	0	0	0	116
Remainder of CMA									
February 2007	24	0	11	4	0	0	0	0	39
February 2006	30	0	0	3	0	0	0	0	33
Toronto CMA									
February 2007	910	166	329	4	40	244	0	208	1,901
February 2006	1,126	202	270	4	168	1,072	24	16	2,882
COMPLETED & NOT ABSORBED									
Toronto City									
February 2007	114	14	110	0	0	660	8	322	1,228
February 2006	83	27	67	0	1	547	25	178	928
York Region									
February 2007	21	1	13	0	5	36	0	0	76
February 2006	15	2	9	0	3	10	0	1	40
Peel Region									
February 2007	302	93	34	1	12	4	0	0	446
February 2006	104	43	44	0	36	13	0	0	240
Halton Region									
February 2007	33	4	19	0	8	2	0	0	66
February 2006	47	0	18	0	1	4	0	0	70
Durham Region									
February 2007	21	2	0	0	0	0	0	0	23
February 2006	16	20	8	0	0	0	0	0	44
Remainder of CMA									
February 2007	7	0	2	0	0	0	0	0	9
February 2006	3	0	0	0	0	0	0	0	3
Toronto CMA									
February 2007	498	114	178	1	25	702	8	322	1,848
February 2006	268	92	146	0	41	574	25	179	1,325

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

**Table I.1: Housing Activity Summary by Submarket
February 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Toronto City									
February 2007	47	8	12	0	0	77	0	36	180
February 2006	55	26	54	0	0	583	0	0	718
York Region									
February 2007	369	67	165	0	0	166	0	0	767
February 2006	358	51	108	0	48	163	0	16	744
Peel Region									
February 2007	228	81	36	0	7	68	0	0	420
February 2006	406	88	62	1	93	334	0	0	984
Halton Region									
February 2007	131	15	67	0	13	0	0	0	226
February 2006	239	21	42	0	6	0	0	0	308
Durham Region									
February 2007	96	17	36	0	26	0	0	0	175
February 2006	105	18	4	0	0	19	0	0	146
Remainder of CMA									
February 2007	22	0	10	4	0	0	0	0	36
February 2006	32	1	0	3	0	0	0	0	36
Toronto CMA									
February 2007	893	188	326	4	46	311	0	36	1,804
February 2006	1,195	205	270	4	147	1,099	0	16	2,936

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

**Table 1.2: 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
February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	% Change
Toronto City	26	133	4	12	38	41	200	0	268	186	44.1
Toronto	6	6	0	0	0	9	200	0	206	15	**
East York	0	1	0	0	0	0	0	0	0	1	-100.0
Etobicoke	5	5	0	2	0	0	0	0	5	7	-28.6
North York	5	22	0	0	0	0	0	0	5	22	-77.3
Scarborough	8	96	2	10	38	32	0	0	48	138	-65.2
York	2	3	2	0	0	0	0	0	4	3	33.3
York Region	259	348	48	122	44	104	90	0	441	574	-23.2
Aurora	3	3	0	0	0	0	0	0	3	3	0.0
East Gwillimbury	1	0	0	0	0	0	0	0	1	0	n/a
Georgina Township	4	23	0	2	0	0	0	0	4	25	-84.0
King Township	0	3	0	0	0	0	0	0	0	3	-100.0
Markham	47	203	14	86	10	68	90	0	161	357	-54.9
Newmarket	16	15	8	32	0	0	0	0	24	47	-48.9
Richmond Hill	27	12	6	2	22	36	0	0	55	50	10.0
Vaughan	93	67	4	0	5	0	0	0	102	67	52.2
Whitchurch-Stouffville	68	22	16	0	7	0	0	0	91	22	**
Peel Region	161	79	30	10	15	192	0	0	206	281	-26.7
Brampton	134	59	30	8	0	69	0	0	164	136	20.6
Caledon	0	3	0	2	0	0	0	0	0	5	-100.0
Mississauga	27	17	0	0	15	123	0	0	42	140	-70.0
Halton Region	94	150	20	48	113	113	13	0	240	311	-22.8
Burlington	10	42	0	18	21	45	13	0	44	105	-58.1
Halton Hills	1	3	2	24	0	0	0	0	3	27	-88.9
Milton	46	17	18	6	18	44	0	0	82	67	22.4
Oakville	37	88	0	0	74	24	0	0	111	112	-0.9
Durham Region	124	308	6	32	27	88	0	216	157	644	-75.6
Ajax	23	131	6	32	10	83	0	0	39	246	-84.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	12	33	0	0	17	0	0	0	29	33	-12.1
Oshawa	46	72	0	0	0	0	0	0	46	72	-36.1
Pickering	2	6	0	0	0	0	0	0	2	6	-66.7
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	16	4	0	0	0	0	0	0	16	4	**
Whitby	25	62	0	0	0	5	0	216	25	283	-91.2
Rest of Toronto CMA	28	32	10	4	0	0	0	0	38	36	5.6
Bradford West Gwillimbury	8	2	0	0	0	0	0	0	8	2	**
Town of Mono	3	0	0	0	0	0	0	0	3	0	n/a
New Tecumseth	10	27	10	4	0	0	0	0	20	31	-35.5
Orangeville	7	3	0	0	0	0	0	0	7	3	133.3
Toronto CMA	599	841	118	210	199	488	290	0	1,206	1,539	-21.6

Source: CMHC (Starts and Completions Survey)

**Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Toronto City	118	239	72	12	179	72	589	529	958	852	12.4
Toronto	13	14	2	0	18	26	329	251	362	291	24.4
East York	0	3	0	0	0	0	0	0	0	3	-100.0
Etobicoke	11	6	0	2	89	0	0	278	100	286	-65.0
North York	55	32	66	0	34	8	260	0	415	40	**
Scarborough	37	181	2	10	38	38	0	0	77	229	-66.4
York	2	3	2	0	0	0	0	0	4	3	33.3
York Region	821	804	238	304	343	364	90	430	1,492	1,902	-21.6
Aurora	8	4	0	0	7	0	0	0	15	4	**
East Gwillimbury	7	0	0	0	10	0	0	0	17	0	n/a
Georgina Township	12	48	0	2	0	0	0	0	12	50	-76.0
King Township	0	5	0	0	0	0	0	0	0	5	-100.0
Markham	76	354	40	178	43	239	90	162	249	933	-73.3
Newmarket	16	50	28	74	0	32	0	0	44	156	-71.8
Richmond Hill	72	80	6	4	34	59	0	187	112	330	-66.1
Vaughan	451	181	102	46	238	22	0	81	791	330	139.7
Whitchurch-Stouffville	179	82	62	0	11	12	0	0	252	94	168.1
Peel Region	395	251	80	34	86	266	0	78	561	629	-10.8
Brampton	315	167	70	18	71	69	0	0	456	254	79.5
Caledon	1	7	0	2	0	0	0	0	1	9	-88.9
Mississauga	79	77	10	14	15	197	0	78	104	366	-71.6
Halton Region	344	323	50	60	180	227	13	0	587	610	-3.8
Burlington	34	61	0	20	21	84	13	0	68	165	-58.8
Halton Hills	12	33	2	24	0	24	0	0	14	81	-82.7
Milton	158	31	48	12	24	44	0	0	230	87	164.4
Oakville	140	198	0	4	135	75	0	0	275	277	-0.7
Durham Region	260	508	6	34	46	95	0	216	312	853	-63.4
Ajax	57	176	6	34	10	83	0	0	73	293	-75.1
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	36	62	0	0	22	0	0	0	58	62	-6.5
Oshawa	86	149	0	0	0	0	0	0	86	149	-42.3
Pickering	5	7	0	0	0	0	0	0	5	7	-28.6
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	17	4	0	0	0	0	0	0	17	4	**
Whitby	59	110	0	0	14	12	0	216	73	338	-78.4
Rest of Toronto CMA	45	54	10	4	0	9	0	0	55	67	-17.9
Bradford West Gwillimbury	11	9	0	0	0	0	0	0	11	9	22.2
Town of Mono	5	0	0	0	0	0	0	0	5	0	n/a
New Tecumseth	14	39	10	4	0	9	0	0	24	52	-53.8
Orangeville	15	6	0	0	0	0	0	0	15	6	150.0
Toronto CMA	1,768	1,797	456	428	777	937	679	1,037	3,680	4,199	-12.4

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Toronto City	38	41	0	0	200	0	0	0
Toronto	0	9	0	0	200	0	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	0	0	0	0
Scarborough	38	32	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	44	104	0	0	90	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	10	68	0	0	90	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	22	36	0	0	0	0	0	0
Vaughan	5	0	0	0	0	0	0	0
Whitchurch-Stouffville	7	0	0	0	0	0	0	0
Peel Region	15	192	0	0	0	0	0	0
Brampton	0	69	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	15	123	0	0	0	0	0	0
Halton Region	113	113	0	0	13	0	0	0
Burlington	21	45	0	0	13	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	18	44	0	0	0	0	0	0
Oakville	74	24	0	0	0	0	0	0
Durham Region	27	88	0	0	0	216	0	0
Ajax	10	83	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	17	0	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	5	0	0	0	216	0	0
Rest of Toronto CMA	0	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	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	199	488	0	0	290	0	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	179	72	0	0	589	222	0	307
Toronto	18	26	0	0	329	222	0	29
East York	0	0	0	0	0	0	0	0
Etobicoke	89	0	0	0	0	0	0	278
North York	34	8	0	0	260	0	0	0
Scarborough	38	38	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	343	364	0	0	90	430	0	0
Aurora	7	0	0	0	0	0	0	0
East Gwillimbury	10	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	43	239	0	0	90	162	0	0
Newmarket	0	32	0	0	0	0	0	0
Richmond Hill	34	59	0	0	0	187	0	0
Vaughan	238	22	0	0	0	81	0	0
Whitchurch-Stouffville	11	12	0	0	0	0	0	0
Peel Region	86	266	0	0	0	78	0	0
Brampton	71	69	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	15	197	0	0	0	78	0	0
Halton Region	180	227	0	0	13	0	0	0
Burlington	21	84	0	0	13	0	0	0
Halton Hills	0	24	0	0	0	0	0	0
Milton	24	44	0	0	0	0	0	0
Oakville	135	75	0	0	0	0	0	0
Durham Region	46	95	0	0	0	216	0	0
Ajax	10	83	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	22	0	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	14	12	0	0	0	216	0	0
Rest of Toronto CMA	0	9	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	9	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	777	937	0	0	679	730	0	307

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Toronto City	58	186	210	0	0	0	268	186
Toronto	6	15	200	0	0	0	206	15
East York	0	1	0	0	0	0	0	1
Etobicoke	5	7	0	0	0	0	5	7
North York	5	22	0	0	0	0	5	22
Scarborough	38	138	10	0	0	0	48	138
York	4	3	0	0	0	0	4	3
York Region	334	574	107	0	0	0	441	574
Aurora	3	3	0	0	0	0	3	3
East Gwillimbury	1	0	0	0	0	0	1	0
Georgina Township	4	25	0	0	0	0	4	25
King Township	0	3	0	0	0	0	0	3
Markham	61	357	100	0	0	0	161	357
Newmarket	24	47	0	0	0	0	24	47
Richmond Hill	55	50	0	0	0	0	55	50
Vaughan	102	67	0	0	0	0	102	67
Whitchurch-Stouffville	84	22	7	0	0	0	91	22
Peel Region	205	119	1	162	0	0	206	281
Brampton	164	92	0	44	0	0	164	136
Caledon	0	5	0	0	0	0	0	5
Mississauga	41	22	1	118	0	0	42	140
Halton Region	149	302	91	9	0	0	240	311
Burlington	10	96	34	9	0	0	44	105
Halton Hills	3	27	0	0	0	0	3	27
Milton	64	67	18	0	0	0	82	67
Oakville	72	112	39	0	0	0	111	112
Durham Region	157	399	0	245	0	0	157	644
Ajax	39	217	0	29	0	0	39	246
Brock	0	0	0	0	0	0	0	0
Clarington	29	33	0	0	0	0	29	33
Oshawa	46	72	0	0	0	0	46	72
Pickering	2	6	0	0	0	0	2	6
Scugog	0	0	0	0	0	0	0	0
Uxbridge	16	4	0	0	0	0	16	4
Whitby	25	67	0	216	0	0	25	283
Rest of Toronto CMA	18	34	20	2	0	0	38	36
Bradford West Gwillimbury	8	2	0	0	0	0	8	2
Town of Mono	3	0	0	0	0	0	3	0
New Tecumseth	0	29	20	2	0	0	20	31
Orangeville	7	3	0	0	0	0	7	3
Toronto CMA	811	1,346	395	193	0	0	1,206	1,539

Source: CMHC (Starts and Completions Survey)

**Table 2.5: Starts by Submarket and by Intended Market
January - February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	359	315	599	230	0	307	958	852
Toronto	33	40	329	222	0	29	362	291
East York	0	3	0	0	0	0	0	3
Etobicoke	100	8	0	0	0	278	100	286
North York	155	32	260	8	0	0	415	40
Scarborough	67	229	10	0	0	0	77	229
York	4	3	0	0	0	0	4	3
York Region	1,300	1,355	192	547	0	0	1,492	1,902
Aurora	15	3	0	1	0	0	15	4
East Gwillimbury	17	0	0	0	0	0	17	0
Georgina Township	12	50	0	0	0	0	12	50
King Township	0	5	0	0	0	0	0	5
Markham	149	655	100	278	0	0	249	933
Newmarket	44	156	0	0	0	0	44	156
Richmond Hill	112	143	0	187	0	0	112	330
Vaughan	710	249	81	81	0	0	791	330
Whitchurch-Stouffville	241	94	11	0	0	0	252	94
Peel Region	537	321	24	308	0	0	561	629
Brampton	433	210	23	44	0	0	456	254
Caledon	1	9	0	0	0	0	1	9
Mississauga	103	102	1	264	0	0	104	366
Halton Region	490	559	97	51	0	0	587	610
Burlington	34	117	34	48	0	0	68	165
Halton Hills	14	81	0	0	0	0	14	81
Milton	206	87	24	0	0	0	230	87
Oakville	236	274	39	3	0	0	275	277
Durham Region	312	608	0	245	0	0	312	853
Ajax	73	264	0	29	0	0	73	293
Brock	0	0	0	0	0	0	0	0
Clarington	58	62	0	0	0	0	58	62
Oshawa	86	149	0	0	0	0	86	149
Pickering	5	7	0	0	0	0	5	7
Scugog	0	0	0	0	0	0	0	0
Uxbridge	17	4	0	0	0	0	17	4
Whitby	73	122	0	216	0	0	73	338
Rest of Toronto CMA	35	65	20	2	0	0	55	67
Bradford West Gwillimbury	11	9	0	0	0	0	11	9
Town of Mono	5	0	0	0	0	0	5	0
New Tecumseth	4	50	20	2	0	0	24	52
Orangeville	15	6	0	0	0	0	15	6
Toronto CMA	2,782	2,773	898	1,119	0	307	3,680	4,199

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	% Change
Toronto City	45	59	6	26	9	68	148	568	208	721	-71.2
Toronto	8	5	4	0	0	3	148	0	160	8	**
East York	3	3	0	0	0	0	0	0	3	3	0.0
Etobicoke	0	12	0	2	0	37	0	0	0	51	-100.0
North York	16	33	0	0	0	0	0	105	16	138	-88.4
Scarborough	15	6	0	24	9	28	0	463	24	521	-95.4
York	3	0	2	0	0	0	0	0	5	0	n/a
York Region	358	345	66	50	165	158	238	177	827	730	13.3
Aurora	6	0	0	0	22	6	0	0	28	6	**
East Gwillimbury	10	2	0	0	0	0	0	0	10	2	**
Georgina Township	10	32	0	0	0	0	0	0	10	32	-68.8
King Township	0	3	0	0	0	0	0	0	0	3	-100.0
Markham	150	94	42	22	86	121	178	0	456	237	92.4
Newmarket	5	29	2	2	4	0	0	0	11	31	-64.5
Richmond Hill	44	132	0	24	22	31	0	161	66	348	-81.0
Vaughan	92	40	6	2	31	0	60	16	189	58	**
Whitchurch-Stouffville	41	13	16	0	0	0	0	0	57	13	**
Peel Region	270	406	66	94	39	182	66	343	441	1,025	-57.0
Brampton	235	357	58	56	19	78	0	0	312	491	-36.5
Caledon	8	4	0	0	0	0	0	0	8	4	100.0
Mississauga	27	45	8	38	20	104	66	343	121	530	-77.2
Halton Region	129	200	14	40	143	64	0	0	286	304	-5.9
Burlington	9	11	2	18	60	18	0	0	71	47	51.1
Halton Hills	21	43	0	12	10	0	0	0	31	55	-43.6
Milton	57	105	12	10	9	0	0	0	78	115	-32.2
Oakville	42	41	0	0	64	46	0	0	106	87	21.8
Durham Region	277	205	16	20	82	20	0	48	375	293	28.0
Ajax	77	82	10	18	56	0	0	0	143	100	43.0
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	45	20	0	0	5	0	0	0	50	20	150.0
Oshawa	77	37	0	0	4	7	0	0	81	44	84.1
Pickering	9	3	6	0	6	0	0	0	21	3	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	7	13	0	0	0	0	0	0	7	13	-46.2
Whitby	62	50	0	2	11	13	0	48	73	113	-35.4
Rest of Toronto CMA	28	33	0	0	11	0	0	0	39	33	18.2
Bradford West Gwillimbury	12	8	0	0	0	0	0	0	12	8	50.0
Town of Mono	1	0	0	0	0	0	0	0	1	0	n/a
New Tecumseth	12	23	0	0	4	0	0	0	16	23	-30.4
Orangeville	3	2	0	0	7	0	0	0	10	2	**
Toronto CMA	914	1,130	166	210	369	454	452	1,088	1,901	2,882	-34.0

Source: CMHC (Starts and Completions Survey)

**Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Toronto City	105	120	18	28	21	178	2,393	2,092	2,537	2,418	4.9
Toronto	14	12	4	0	0	49	1,917	269	1,935	330	**
East York	4	3	0	0	0	0	0	0	4	3	33.3
Etobicoke	9	20	0	2	12	68	0	0	21	90	-76.7
North York	30	52	4	0	0	0	440	902	474	954	-50.3
Scarborough	44	32	0	24	9	61	0	921	53	1,038	-94.9
York	4	1	10	2	0	0	36	0	50	3	**
York Region	919	763	106	126	311	302	518	364	1,854	1,555	19.2
Aurora	26	5	0	0	22	6	0	0	48	11	**
East Gwillimbury	26	4	0	0	0	0	0	0	26	4	**
Georgina Township	16	46	0	2	0	0	0	0	16	48	-66.7
King Township	2	6	0	0	0	0	0	0	2	6	-66.7
Markham	276	215	54	48	177	121	178	0	685	384	78.4
Newmarket	17	48	2	4	16	11	0	0	35	63	-44.4
Richmond Hill	126	296	10	54	35	112	0	332	171	794	-78.5
Vaughan	313	118	24	18	61	52	340	32	738	220	**
Whitchurch-Stouffville	117	25	16	0	0	0	0	0	133	25	**
Peel Region	634	706	178	174	100	214	161	1,287	1,073	2,381	-54.9
Brampton	487	609	160	110	61	101	0	0	708	820	-13.7
Caledon	17	10	4	6	0	0	0	0	21	16	31.3
Mississauga	130	87	14	58	39	113	161	1,287	344	1,545	-77.7
Halton Region	359	429	36	102	256	151	0	56	651	738	-11.8
Burlington	48	47	4	24	94	38	0	56	146	165	-11.5
Halton Hills	32	72	0	22	15	0	0	0	47	94	-50.0
Milton	164	203	30	54	46	26	0	0	240	283	-15.2
Oakville	115	107	2	2	101	87	0	0	218	196	11.2
Durham Region	790	511	30	54	152	90	36	48	1,008	703	43.4
Ajax	384	236	20	48	83	17	0	0	487	301	61.8
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	79	57	0	0	10	4	36	0	125	61	104.9
Oshawa	168	74	0	0	22	17	0	0	190	91	108.8
Pickering	18	4	6	0	6	7	0	0	30	11	172.7
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	29	13	0	0	8	0	0	0	37	13	184.6
Whitby	112	127	4	6	23	45	0	48	139	226	-38.5
Rest of Toronto CMA	46	55	0	2	11	0	0	0	57	57	0.0
Bradford West Gwillimbury	19	12	0	0	0	0	0	0	19	12	58.3
Town of Mono	2	0	0	0	0	0	0	0	2	0	n/a
New Tecumseth	20	35	0	2	4	0	0	0	24	37	-35.1
Orangeville	5	8	0	0	7	0	0	0	12	8	50.0
Toronto CMA	2,446	2,279	360	456	702	831	3,072	3,743	6,580	7,309	-10.0

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Toronto City	9	44	0	24	0	568	148	0
Toronto	0	3	0	0	0	0	148	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	13	0	24	0	0	0	0
North York	0	0	0	0	0	105	0	0
Scarborough	9	28	0	0	0	463	0	0
York	0	0	0	0	0	0	0	0
York Region	165	158	0	0	178	161	60	16
Aurora	22	6	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	86	121	0	0	178	0	0	0
Newmarket	4	0	0	0	0	0	0	0
Richmond Hill	22	31	0	0	0	161	0	0
Vaughan	31	0	0	0	0	0	60	16
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	39	182	0	0	66	343	0	0
Brampton	19	78	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	20	104	0	0	66	343	0	0
Halton Region	137	50	6	14	0	0	0	0
Burlington	54	4	6	14	0	0	0	0
Halton Hills	10	0	0	0	0	0	0	0
Milton	9	0	0	0	0	0	0	0
Oakville	64	46	0	0	0	0	0	0
Durham Region	82	15	0	5	0	48	0	0
Ajax	56	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	5	0	0	0	0	0	0	0
Oshawa	4	7	0	0	0	0	0	0
Pickering	6	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	11	8	0	5	0	48	0	0
Rest of Toronto CMA	11	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	4	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	369	430	0	24	244	1,072	208	16

Source: CMHC (Starts and Completions Survey)

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	21	154	0	24	2,201	2,092	192	0
Toronto	0	49	0	0	1,725	269	192	0
East York	0	0	0	0	0	0	0	0
Etobicoke	12	44	0	24	0	0	0	0
North York	0	0	0	0	440	902	0	0
Scarborough	9	61	0	0	0	921	0	0
York	0	0	0	0	36	0	0	0
York Region	311	302	0	0	458	332	60	32
Aurora	22	6	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	177	121	0	0	178	0	0	0
Newmarket	16	11	0	0	0	0	0	0
Richmond Hill	35	112	0	0	0	332	0	0
Vaughan	61	52	0	0	280	0	60	32
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	100	214	0	0	138	1,287	23	0
Brampton	61	101	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	39	113	0	0	138	1,287	23	0
Halton Region	242	137	14	14	0	56	0	0
Burlington	80	24	14	14	0	56	0	0
Halton Hills	15	0	0	0	0	0	0	0
Milton	46	26	0	0	0	0	0	0
Oakville	101	87	0	0	0	0	0	0
Durham Region	152	82	0	8	36	48	0	0
Ajax	83	17	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	10	4	0	0	36	0	0	0
Oshawa	22	17	0	0	0	0	0	0
Pickering	6	7	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	0	0	0	0	0	0	0
Whitby	23	37	0	8	0	48	0	0
Rest of Toronto CMA	11	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	4	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	702	807	0	24	2,797	3,711	275	32

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Toronto City	60	129	0	568	148	24	208	721
Toronto	12	8	0	0	148	0	160	8
East York	3	3	0	0	0	0	3	3
Etobicoke	0	27	0	0	0	24	0	51
North York	16	33	0	105	0	0	16	138
Scarborough	24	58	0	463	0	0	24	521
York	5	0	0	0	0	0	5	0
York Region	589	505	178	209	60	16	827	730
Aurora	28	0	0	6	0	0	28	6
East Gwillimbury	10	2	0	0	0	0	10	2
Georgina Township	10	32	0	0	0	0	10	32
King Township	0	3	0	0	0	0	0	3
Markham	278	195	178	42	0	0	456	237
Newmarket	11	31	0	0	0	0	11	31
Richmond Hill	66	187	0	161	0	0	66	348
Vaughan	129	42	0	0	60	16	189	58
Whitchurch-Stouffville	57	13	0	0	0	0	57	13
Peel Region	375	567	66	458	0	0	441	1,025
Brampton	312	471	0	20	0	0	312	491
Caledon	8	4	0	0	0	0	8	4
Mississauga	55	92	66	438	0	0	121	530
Halton Region	216	280	64	10	6	14	286	304
Burlington	15	29	50	4	6	14	71	47
Halton Hills	31	49	0	6	0	0	31	55
Milton	78	115	0	0	0	0	78	115
Oakville	92	87	14	0	0	0	106	87
Durham Region	344	240	31	48	0	5	375	293
Ajax	123	100	20	0	0	0	143	100
Brock	0	0	0	0	0	0	0	0
Clarington	45	20	5	0	0	0	50	20
Oshawa	81	44	0	0	0	0	81	44
Pickering	15	3	6	0	0	0	21	3
Scugog	0	0	0	0	0	0	0	0
Uxbridge	7	13	0	0	0	0	7	13
Whitby	73	60	0	48	0	5	73	113
Rest of Toronto CMA	35	30	4	3	0	0	39	33
Bradford West Gwillimbury	12	8	0	0	0	0	12	8
Town of Mono	1	0	0	0	0	0	1	0
New Tecumseth	12	20	4	3	0	0	16	23
Orangeville	10	2	0	0	0	0	10	2
Toronto CMA	1,405	1,598	288	1,244	208	40	1,901	2,882

Source: CMHC (Starts and Completions Survey)

**Table 3.5: Completions by Submarket and by Intended Market
January - February 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Toronto City	144	296	2,201	2,098	192	24	2,537	2,418
Toronto	18	61	1,725	269	192	0	1,935	330
East York	4	3	0	0	0	0	4	3
Etobicoke	21	66	0	0	0	24	21	90
North York	34	52	440	902	0	0	474	954
Scarborough	53	111	0	927	0	0	53	1,038
York	14	3	36	0	0	0	50	3
York Region	1,288	1,141	506	382	60	32	1,854	1,555
Aurora	48	3	0	8	0	0	48	11
East Gwillimbury	26	4	0	0	0	0	26	4
Georgina Township	16	48	0	0	0	0	16	48
King Township	2	6	0	0	0	0	2	6
Markham	459	342	226	42	0	0	685	384
Newmarket	35	63	0	0	0	0	35	63
Richmond Hill	171	462	0	332	0	0	171	794
Vaughan	398	188	280	0	60	32	738	220
Whitchurch-Stouffville	133	25	0	0	0	0	133	25
Peel Region	888	960	162	1,421	23	0	1,073	2,381
Brampton	703	794	5	26	0	0	708	820
Caledon	21	12	0	4	0	0	21	16
Mississauga	164	154	157	1,391	23	0	344	1,545
Halton Region	557	644	78	80	16	14	651	738
Burlington	77	87	53	64	16	14	146	165
Halton Hills	47	78	0	16	0	0	47	94
Milton	240	283	0	0	0	0	240	283
Oakville	193	196	25	0	0	0	218	196
Durham Region	930	637	78	58	0	8	1,008	703
Ajax	467	291	20	10	0	0	487	301
Brock	0	0	0	0	0	0	0	0
Clarington	79	61	46	0	0	0	125	61
Oshawa	184	91	6	0	0	0	190	91
Pickering	24	11	6	0	0	0	30	11
Scugog	0	0	0	0	0	0	0	0
Uxbridge	37	13	0	0	0	0	37	13
Whitby	139	170	0	48	0	8	139	226
Rest of Toronto CMA	53	47	4	10	0	0	57	57
Bradford West Gwillimbury	19	12	0	0	0	0	19	12
Town of Mono	2	0	0	0	0	0	2	0
New Tecumseth	20	27	4	10	0	0	24	37
Orangeville	12	8	0	0	0	0	12	8
Toronto CMA	3,381	3,316	2,924	3,937	275	56	6,580	7,309

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 2007**

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													
February 2007	0	0.0	3	6.4	6	12.8	7	14.9	31	66.0	47	749,000	874,906
February 2006	0	0.0	2	3.6	2	3.6	1	1.8	50	90.9	55	900,000	963,524
Year-to-date 2007	0	0.0	14	11.7	17	14.2	11	9.2	78	65.0	120	749,000	859,247
Year-to-date 2006	5	3.4	5	3.4	10	6.8	5	3.4	123	83.1	148	899,000	962,065
Toronto													
February 2007	0	0.0	0	0.0	1	8.3	0	0.0	11	91.7	12	824,500	1,022,500
February 2006	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
Year-to-date 2007	0	0.0	0	0.0	1	5.3	0	0.0	18	94.7	19	900,000	1,047,126
Year-to-date 2006	0	0.0	0	0.0	1	5.9	0	0.0	16	94.1	17	899,000	1,331,171
East York													
February 2007	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
February 2006	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
Year-to-date 2007	0	0.0	0	0.0	1	14.3	3	42.9	3	42.9	7	--	--
Year-to-date 2006	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
Etobicoke													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	899,000	853,264
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	749,000	875,650
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	899,500	946,827
North York													
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	1,047,500	1,105,188
February 2006	0	0.0	0	0.0	0	0.0	1	3.3	29	96.7	30	1,064,000	1,147,297
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	37	100.0	37	1,198,000	1,204,649
Year-to-date 2006	0	0.0	0	0.0	2	2.6	1	1.3	73	96.1	76	999,000	1,122,614
Scarborough													
February 2007	0	0.0	3	21.4	5	35.7	4	28.6	2	14.3	14	394,900	429,400
February 2006	0	0.0	1	16.7	1	16.7	0	0.0	4	66.7	6	--	--
Year-to-date 2007	0	0.0	14	32.6	15	34.9	6	14.0	8	18.6	43	379,990	435,150
Year-to-date 2006	5	15.2	4	12.1	7	21.2	4	12.1	13	39.4	33	426,900	451,461
York													
February 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
York Region													
February 2007	11	3.0	16	4.3	68	18.4	154	41.7	120	32.5	369	458,900	484,219
February 2006	32	8.9	32	8.9	98	27.4	118	33.0	78	21.8	358	417,490	439,412
Year-to-date 2007	26	2.8	44	4.7	108	11.6	367	39.3	388	41.6	933	484,990	507,699
Year-to-date 2006	55	7.1	90	11.6	181	23.4	282	36.5	165	21.3	773	424,990	444,271
Aurora													
February 2007	0	0.0	0	0.0	1	14.3	5	71.4	1	14.3	7	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	2	7.4	17	63.0	8	29.6	27	498,900	509,334
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 2007**

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													
February 2007	1	10.0	3	30.0	1	10.0	0	0.0	5	50.0	10	460,000	485,287
February 2006	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2007	7	26.9	11	42.3	1	3.8	0	0.0	7	26.9	26	314,900	411,007
Year-to-date 2006	2	40.0	0	0.0	0	0.0	2	40.0	1	20.0	5	--	--
Georgina Township													
February 2007	8	72.7	3	27.3	0	0.0	0	0.0	0	0.0	11	289,900	282,036
February 2006	29	90.6	1	3.1	0	0.0	1	3.1	1	3.1	32	227,945	247,662
Year-to-date 2007	13	76.5	3	17.6	0	0.0	0	0.0	1	5.9	17	269,900	284,547
Year-to-date 2006	42	91.3	1	2.2	0	0.0	2	4.3	1	2.2	46	240,900	253,849
King Township													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Markham													
February 2007	2	1.3	5	3.3	54	36.0	68	45.3	21	14.0	150	412,990	440,514
February 2006	1	1.1	20	21.3	32	34.0	18	19.1	23	24.5	94	391,990	449,846
Year-to-date 2007	2	0.7	21	7.6	66	23.9	90	32.6	97	35.1	276	459,445	459,755
Year-to-date 2006	3	1.4	59	27.4	58	27.0	47	21.9	48	22.3	215	391,990	432,582
Newmarket													
February 2007	0	0.0	5	83.3	1	16.7	0	0.0	0	0.0	6	--	--
February 2006	2	6.7	7	23.3	20	66.7	1	3.3	0	0.0	30	365,990	360,887
Year-to-date 2007	2	11.1	9	50.0	7	38.9	0	0.0	0	0.0	18	344,900	341,733
Year-to-date 2006	8	16.3	18	36.7	21	42.9	2	4.1	0	0.0	49	344,990	344,091
Richmond Hill													
February 2007	0	0.0	0	0.0	4	8.2	29	59.2	16	32.7	49	480,490	497,766
February 2006	0	0.0	2	1.5	24	18.3	74	56.5	31	23.7	131	440,990	454,279
Year-to-date 2007	0	0.0	0	0.0	4	3.1	51	38.9	76	58.0	131	512,990	531,991
Year-to-date 2006	0	0.0	10	3.4	80	27.1	164	55.6	41	13.9	295	434,990	440,291
Vaughan													
February 2007	0	0.0	0	0.0	6	6.3	14	14.7	75	78.9	95	545,990	591,215
February 2006	0	0.0	0	0.0	6	14.0	21	48.8	16	37.2	43	465,990	491,919
Year-to-date 2007	1	0.3	0	0.0	19	6.0	111	35.2	184	58.4	315	525,990	586,929
Year-to-date 2006	0	0.0	0	0.0	6	5.0	57	47.1	58	47.9	121	496,990	531,075
Whitchurch-Stouffville													
February 2007	0	0.0	0	0.0	1	2.4	38	92.7	2	4.9	41	432,000	452,817
February 2006	0	0.0	2	8.7	16	69.6	2	8.7	3	13.0	23	390,000	440,826
Year-to-date 2007	1	0.8	0	0.0	9	7.4	98	81.0	13	10.7	121	438,000	459,177
Year-to-date 2006	0	0.0	2	6.5	16	51.6	8	25.8	5	16.1	31	396,000	448,938
Peel Region													
February 2007	9	3.9	50	21.9	61	26.8	74	32.5	34	14.9	228	392,900	429,357
February 2006	22	5.4	111	27.3	115	28.3	123	30.2	36	8.8	407	378,990	401,618
Year-to-date 2007	12	2.6	84	18.0	111	23.8	167	35.8	93	19.9	467	408,900	451,683
Year-to-date 2006	30	4.2	199	27.8	218	30.5	194	27.1	74	10.3	715	377,990	406,078

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 2007**

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													
February 2007	9	4.9	49	26.6	61	33.2	47	25.5	18	9.8	184	379,945	396,334
February 2006	22	6.0	111	30.2	110	29.9	104	28.3	21	5.7	368	371,990	382,453
Year-to-date 2007	12	3.8	83	26.3	106	33.7	88	27.9	26	8.3	315	379,900	394,586
Year-to-date 2006	30	4.7	199	31.3	204	32.1	157	24.7	46	7.2	636	371,000	384,509
Caledon													
February 2007	0	0.0	1	12.5	0	0.0	0	0.0	7	87.5	8	--	--
February 2006	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2007	0	0.0	1	5.9	0	0.0	2	11.8	14	82.4	17	800,000	845,882
Year-to-date 2006	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	550,000	717,273
Mississauga													
February 2007	0	0.0	0	0.0	0	0.0	27	75.0	9	25.0	36	469,900	481,744
February 2006	0	0.0	0	0.0	5	14.7	17	50.0	12	35.3	34	449,490	585,462
Year-to-date 2007	0	0.0	0	0.0	5	3.7	77	57.0	53	39.3	135	459,900	535,270
Year-to-date 2006	0	0.0	0	0.0	14	20.6	34	50.0	20	29.4	68	440,995	557,476
Halton Region													
February 2007	6	4.2	27	18.8	36	25.0	34	23.6	41	28.5	144	405,900	549,496
February 2006	31	12.4	61	24.3	78	31.1	37	14.7	44	17.5	251	369,990	407,838
Year-to-date 2007	11	3.0	59	15.9	102	27.5	85	22.9	114	30.7	371	405,900	537,089
Year-to-date 2006	51	10.9	109	23.2	115	24.5	83	17.7	112	23.8	470	379,990	525,946
Burlington													
February 2007	3	23.1	4	30.8	4	30.8	0	0.0	2	15.4	13	315,000	352,454
February 2006	2	16.7	0	0.0	1	8.3	3	25.0	6	50.0	12	500,495	468,495
Year-to-date 2007	7	13.0	9	16.7	16	29.6	5	9.3	17	31.5	54	382,570	505,013
Year-to-date 2006	5	9.8	6	11.8	4	7.8	10	19.6	26	51.0	51	520,000	752,897
Halton Hills													
February 2007	1	4.8	2	9.5	6	28.6	12	57.1	0	0.0	21	410,900	400,172
February 2006	3	9.1	15	45.5	10	30.3	2	6.1	3	9.1	33	349,990	371,408
Year-to-date 2007	1	3.1	3	9.4	11	34.4	16	50.0	1	3.1	32	404,900	405,309
Year-to-date 2006	5	8.5	18	30.5	25	42.4	8	13.6	3	5.1	59	379,990	374,510
Milton													
February 2007	2	3.0	21	31.8	25	37.9	17	25.8	1	1.5	66	375,400	377,690
February 2006	11	10.1	40	36.7	42	38.5	14	12.8	2	1.8	109	352,990	359,813
Year-to-date 2007	3	1.8	46	26.9	73	42.7	48	28.1	1	0.6	171	385,900	379,923
Year-to-date 2006	26	12.4	79	37.8	60	28.7	42	20.1	2	1.0	209	349,990	362,136
Oakville													
February 2007	0	0.0	0	0.0	1	2.3	5	11.4	38	86.4	44	589,990	936,689
February 2006	15	15.5	6	6.2	25	25.8	18	18.6	33	34.0	97	435,000	466,694
Year-to-date 2007	0	0.0	1	0.9	2	1.8	16	14.0	95	83.3	114	595,490	825,022
Year-to-date 2006	15	9.9	6	4.0	26	17.2	23	15.2	81	53.6	151	529,990	735,194
Durham Region													
February 2007	98	38.0	47	18.2	31	12.0	51	19.8	31	12.0	258	332,990	361,187
February 2006	82	38.1	59	27.4	41	19.1	26	12.1	7	3.3	215	319,990	334,428
Year-to-date 2007	232	30.9	124	16.5	112	14.9	210	27.9	74	9.8	752	361,650	370,206
Year-to-date 2006	241	46.1	139	26.6	76	14.5	48	9.2	19	3.6	523	306,990	322,030

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 2007**

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													
February 2007	7	8.8	5	6.3	15	18.8	27	33.8	26	32.5	80	449,950	456,233
February 2006	27	31.0	19	21.8	23	26.4	17	19.5	1	1.1	87	347,700	342,122
Year-to-date 2007	34	9.1	52	13.9	67	17.9	161	42.9	61	16.3	375	426,600	421,381
Year-to-date 2006	115	47.3	63	25.9	38	15.6	25	10.3	2	0.8	243	305,500	315,271
Brock													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	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	--	--
Clarington													
February 2007	29	64.4	6	13.3	3	6.7	6	13.3	1	2.2	45	289,000	298,933
February 2006	18	81.8	3	13.6	0	0.0	1	4.5	0	0.0	22	284,950	285,781
Year-to-date 2007	51	67.1	10	13.2	4	5.3	10	13.2	1	1.3	76	272,400	292,516
Year-to-date 2006	44	74.6	4	6.8	2	3.4	7	11.9	2	3.4	59	275,900	293,342
Oshawa													
February 2007	39	59.1	21	31.8	3	4.5	2	3.0	1	1.5	66	287,990	293,670
February 2006	17	43.6	14	35.9	5	12.8	2	5.1	1	2.6	39	305,390	315,715
Year-to-date 2007	99	62.7	33	20.9	13	8.2	9	5.7	4	2.5	158	278,240	298,345
Year-to-date 2006	31	42.5	27	37.0	9	12.3	4	5.5	2	2.7	73	305,990	317,188
Pickering													
February 2007	0	0.0	5	55.6	1	11.1	2	22.2	1	11.1	9	--	--
February 2006	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2007	0	0.0	7	38.9	7	38.9	2	11.1	2	11.1	18	366,600	389,639
Year-to-date 2006	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Scugog													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	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	--	--
Uxbridge													
February 2007	1	14.3	3	42.9	0	0.0	1	14.3	2	28.6	7	--	--
February 2006	6	42.9	2	14.3	2	14.3	3	21.4	1	7.1	14	316,650	350,429
Year-to-date 2007	14	48.3	4	13.8	3	10.3	4	13.8	4	13.8	29	318,800	367,124
Year-to-date 2006	6	42.9	2	14.3	2	14.3	3	21.4	1	7.1	14	316,650	350,429
Whitby													
February 2007	22	43.1	7	13.7	9	17.6	13	25.5	0	0.0	51	337,990	339,134
February 2006	14	28.6	21	42.9	11	22.4	1	2.0	2	4.1	49	329,990	339,736
Year-to-date 2007	34	35.4	18	18.8	18	18.8	24	25.0	2	2.1	96	343,990	347,366
Year-to-date 2006	45	34.9	43	33.3	25	19.4	7	5.4	9	7.0	129	320,990	340,610
Rest of Toronto CMA													
February 2007	14	53.8	5	19.2	1	3.8	0	0.0	6	23.1	26	294,900	441,934
February 2006	31	88.6	4	11.4	0	0.0	0	0.0	0	0.0	35	249,900	258,569
Year-to-date 2007	22	52.4	10	23.8	2	4.8	1	2.4	7	16.7	42	299,900	401,268
Year-to-date 2006	47	85.5	7	12.7	0	0.0	0	0.0	1	1.8	55	254,000	267,204

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 2007**

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													
February 2007	2	16.7	3	25.0	1	8.3	0	0.0	6	50.0	12	450,000	635,292
February 2006	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	274,900	269,630
Year-to-date 2007	5	26.3	5	26.3	2	10.5	1	5.3	6	31.6	19	349,900	524,100
Year-to-date 2006	10	71.4	3	21.4	0	0.0	0	0.0	1	7.1	14	274,900	290,864
Town of Mono													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
New Tecumseth													
February 2007	10	83.3	2	16.7	0	0.0	0	0.0	0	0.0	12	277,400	275,991
February 2006	22	95.7	1	4.3	0	0.0	0	0.0	0	0.0	23	248,900	252,330
Year-to-date 2007	15	75.0	5	25.0	0	0.0	0	0.0	0	0.0	20	284,900	284,524
Year-to-date 2006	32	91.4	3	8.6	0	0.0	0	0.0	0	0.0	35	249,900	258,260
Orangeville													
February 2007	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2006	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2007	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2006	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	--	--
Toronto CMA													
February 2007	45	5.0	110	12.3	184	20.5	299	33.3	259	28.9	897	430,990	498,085
February 2006	147	12.3	231	19.3	317	26.4	298	24.9	206	17.2	1,199	385,990	430,535
Year-to-date 2007	112	4.9	265	11.5	401	17.4	793	34.5	730	31.7	2,301	442,900	500,760
Year-to-date 2006	304	12.8	469	19.8	560	23.6	584	24.6	455	19.2	2,372	387,990	456,858

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
February 2007**

Submarket	Feb 2007	Feb 2006	% Change	YTD 2007	YTD 2006	% Change
Toronto City	874,906	963,524	-9.2	859,247	962,065	-10.7
Toronto	1,022,500	--	n/a	1,047,126	1,331,171	-21.3
East York	--	--	n/a	--	--	n/a
Etobicoke	--	853,264	n/a	875,650	946,827	-7.5
North York	1,105,188	1,147,297	-3.7	1,204,649	1,122,614	7.3
Scarborough	429,400	--	n/a	435,150	451,461	-3.6
York	--	--	n/a	--	--	n/a
York Region	484,219	439,412	10.2	507,699	444,271	14.3
Aurora	--	--	n/a	509,334	--	n/a
East Gwillimbury	485,287	--	n/a	411,007	--	n/a
Georgina Township	282,036	247,662	13.9	284,547	253,849	12.1
King Township	--	--	n/a	--	--	n/a
Markham	440,514	449,846	-2.1	459,755	432,582	6.3
Newmarket	--	360,887	n/a	341,733	344,091	-0.7
Richmond Hill	497,766	454,279	9.6	531,991	440,291	20.8
Vaughan	591,215	491,919	20.2	586,929	531,075	10.5
Whitchurch-Stouffville	452,817	440,826	2.7	459,177	448,938	2.3
Peel Region	429,357	401,618	6.9	451,683	406,078	11.2
Brampton	396,334	382,453	3.6	394,586	384,509	2.6
Caledon	--	--	n/a	845,882	717,273	17.9
Mississauga	481,744	585,462	-17.7	535,270	557,476	-4.0
Halton Region	549,496	407,838	34.7	537,089	525,946	2.1
Burlington	352,454	468,495	-24.8	505,013	752,897	-32.9
Halton Hills	400,172	371,408	7.7	405,309	374,510	8.2
Milton	377,690	359,813	5.0	379,923	362,136	4.9
Oakville	936,689	466,694	100.7	825,022	735,194	12.2
Durham Region	361,187	334,428	8.0	370,206	322,030	15.0
Ajax	456,233	342,122	33.4	421,381	315,271	33.7
Brock	--	--	n/a	--	--	n/a
Clarington	298,933	285,781	4.6	292,516	293,342	-0.3
Oshawa	293,670	315,715	-7.0	298,345	317,188	-5.9
Pickering	--	--	n/a	389,639	--	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	350,429	n/a	367,124	350,429	4.8
Whitby	339,134	339,736	-0.2	347,366	340,610	2.0
Rest of Toronto CMA	441,934	258,569	70.9	401,268	267,204	50.2
Bradford West Gwillimbury	635,292	269,630	135.6	524,100	290,864	80.2
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	275,991	252,330	9.4	284,524	258,260	10.2
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	498,085	430,535	15.7	500,760	456,858	9.6

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Toronto
February 2007**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	4,586	10.4	7,289	12,092	13,371	54.5	332,670	2.9	343,282
	February	6,756	9.5	7,287	12,869	13,314	54.7	353,928	5.9	350,514
	March	8,707	10.2	7,218	16,457	13,142	54.9	353,134	6.8	347,327
	April	8,361	-5.4	6,942	15,419	13,067	53.1	366,683	7.2	354,775
	May	9,434	2.4	7,014	17,685	13,189	53.2	365,537	5.5	352,500
	June	8,730	-4.6	6,825	14,980	12,955	52.7	358,035	3.8	353,374
	July	7,086	-3.9	7,131	12,566	13,467	53.0	341,959	4.9	350,845
	August	6,976	-6.7	6,809	12,534	12,953	52.6	338,192	4.6	353,654
	September	6,621	-9.6	6,732	15,326	13,399	50.2	349,149	3.2	351,578
	October	6,876	-4.2	7,108	13,116	13,260	53.6	356,423	4.1	356,398
	November	6,262	-5.8	6,994	10,179	13,177	53.1	355,463	4.2	358,861
	December	4,447	4.5	7,493	4,874	12,803	58.5	336,217	2.9	355,934
2007	January	5,173	12.8	7,683	12,570	13,158	58.4	353,724	6.3	364,537
	February	6,772	0.2	7,307	11,880	12,576	58.1	368,687	4.2	364,891
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	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 2006	11,342	9.8		24,961			345,333	4.7	
	YTD 2007	11,945	5.3		24,450			362,207	4.9	

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

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators
February 2007**

		Interest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 1992 =100	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						
2006	January	658	5.80	6.30	135.2	130.1	2,786	6.5	68.8	777
	February	667	5.85	6.45	135.5	129.8	2,777	6.7	68.7	775
	March	667	6.05	6.45	135.8	130.8	2,780	6.7	68.6	776
	April	685	6.25	6.75	136.3	131.1	2,783	6.6	68.5	777
	May	685	6.25	6.75	136.7	131.4	2,796	6.4	68.5	781
	June	697	6.60	6.95	137.3	131.3	2,802	6.3	68.5	789
	July	697	6.60	6.95	137.8	130.8	2,809	6.3	68.6	795
	August	691	6.40	6.85	138.4	130.9	2,805	6.4	68.5	801
	September	682	6.40	6.70	138.4	130.3	2,803	6.6	68.5	804
	October	688	6.40	6.80	138.3	130.3	2,802	6.7	68.4	804
	November	673	6.40	6.55	138.8	130.6	2,804	6.8	68.4	804
	December	667	6.30	6.45	138.9	130.8	2,823	6.6	68.6	798
2007	January	679	6.50	6.65	139.0	130.5	2,844	6.6	69.0	789
	February	679	6.50	6.65		131.7	2,867	6.5	69.4	785
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHP" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

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

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

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

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at <http://www.cmhc.ca/>

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to <http://www.cmhc.ca/housingmarketinformation>

For more information on MAC and the wealth of housing market information available to you, visit us today at <http://www.cmhc.ca/housingmarketinformation>

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

©2007 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; (613) 748-2367 or 1 800 668-2642

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



NEW SURVEYS AND NEW REPORTS

We Consulted ... Clients Spoke ... We Listened

Announcing enhancements to CMHC's Market Analysis Products and Services

Clients told us

that Canada Mortgage and Housing Corporation (CMHC) products and services are their best source of housing market information. They rely on them for comprehensive and up-to-date facts and forecasts. Clients also pointed out ways to make our products even better.

- Secondary Rental Market Information
- Additional Spring Rental Market Survey
- Annual Renovation Expenditure Survey Covering 10 Major Centres
- Publications for Additional Centres

Find out More!

Starting December 2006 and throughout 2007, CMHC will introduce enhancements to benefit all market participants. To find out more visit our website regularly and subscribe to CMHC's FREE Market Analysis electronic products at: www.cmhc.ca/housingmarketinformation