

HOUSING NOW

Ontario Region



Canada Mortgage and Housing Corporation

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New Home Market

Ontario Home Starts Slow in First Quarter

Ontario residential construction activity slowed for a fourth consecutive quarter. Ontario all area home starts declined to 55,670 units in the first quarter of 2009, down nearly 18 per cent from just over 67,730 unit starts in the previous quarter. Simi-

larly, home starts were off over 32 per cent from the same period one year ago. With the exception of semi detached homes, all home types posted declines from this time last year. The sharpest declines were registered in the single detached home segment. Multi-family home construction, which includes semis, townhome and apartment units, fared slightly better. Some communities fared better than others.

Figure 1

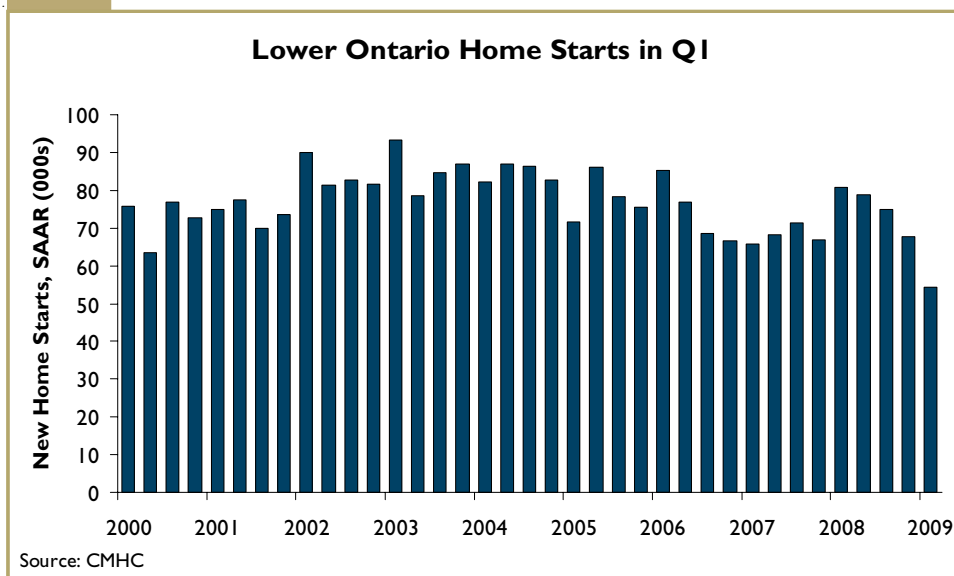


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Ottawa, Kingston and Hamilton saw milder declines vis-à-vis provincial averages while Oshawa, St. Catharines-Niagara and Greater Sudbury saw above-average declines in construction activity from this time last year. Thunder Bay was the only urban centre posting increases from the same period one year ago. Ontario's residential construction industry faces further headwinds as pressure on corporate profits, a slowing job market combined with rising inventories will temper new home construction.

Preliminary data suggests that the share of single detached construction continued to slow during the first quarter, reaching 25 per cent of all new home construction in the province of Ontario. The share of single detached home construction dropped to 41 per cent in 2008, its lowest level since 1978. History has shown that this housing segment is most sensitive during periods of slowing economic growth. More cautious consumer spending, in light of slowing labour market conditions, has triggered less demand for big ticket items – dampening spending for more expensive single-detached housing. Moreover, rising standing inventories of unsold homes has also dampened construction of single-detached homes.

A backlog of apartment sales in prior years converted into starts and created tailwinds for the Ontario residential construction industry in 2008. However, that backlog is being trimmed and as demand continues to slow and inventories continue to build fewer new projects are being launched resulting in fewer projects breaking ground. Consequently,

apartments may not provide a demand cushion for the residential construction market as they have in previous years. Furthermore, tighter credit terms are not only tempering the amount of financing available to consumers but builders as well.

Declining new home demand has dampened inflationary pressures in the new home market. Single detached home prices grew at a slower rate relative to price growth in the final quarter of 2008. Similarly, the Ontario new home price index which captures price changes of constant quality homes grew at a rate significantly below inflation during the first months of this year. This combined with further increases in lower density construction costs continued to dampen earnings in the housing industry and is another factor weighing on new home construction.

Resale Home Market

Ontario Resale Volumes Stabilize in the First Quarter

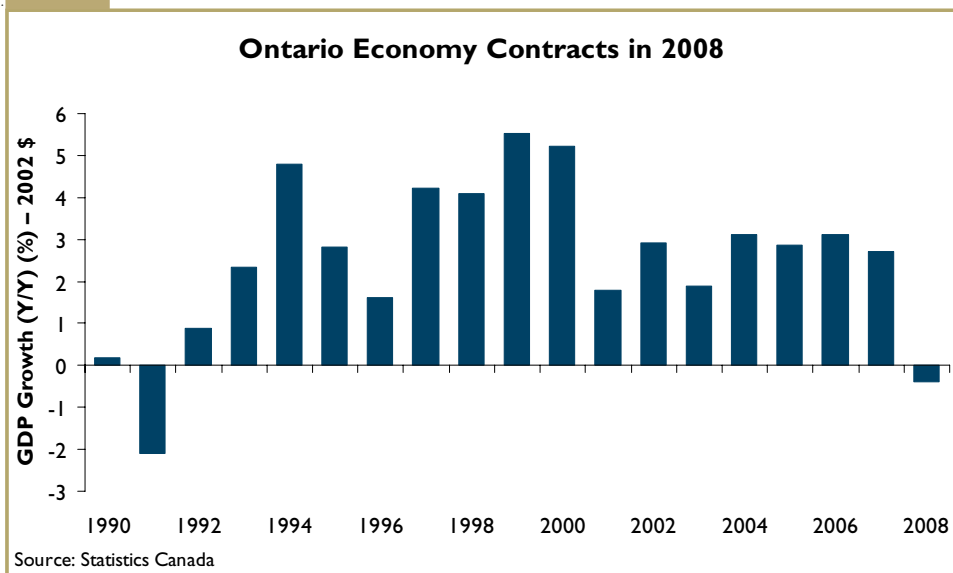
Ontario existing home sales moved significantly lower in the final quarter of 2008 as the onset of the global financial crisis took a toll on consumer spending. While Ontario existing home sales slowed during the first quarter of this year, sales moved higher and closer to trend in February and March. Improved affordability encouraged higher resale market traffic during the final months of the first quarter, however

a sluggish labour market and tight credit conditions tempered increases in home sales. Pent-up demand has also been eroding in recent years thanks, in large part, to more buyers committing to a home purchase in light of stimulative economic and mortgage market conditions.

For a third consecutive quarter, Ontario new home listings moved lower. Weaker price pressures combined with slowing home equity continues to weigh on home listings. The sharp deceleration in sales and home prices in the fourth quarter caused asking and final sale prices to diverge. Vendors pulled homes off the market hoping for better days ahead. Consequently, the gap between sales and listings widened in the first quarter. Ontario's sales-to-new-listings ratio, a leading indicator of growth in future home prices moved higher. Seasonally adjusted Ontario home prices did edge up in February and March for the first time since November.

As of March 2009, Thunder Bay, Hamilton and Ottawa boast the hottest resale markets relative to Ontario averages with existing home prices holding up better than average. Thunder Bay continues to experience tighter than average listings, while Hamilton traditionally benefits from more affordable housing options and shorter commute times to the more expensive GTA market. Alternatively, Sudbury and Windsor represent the coolest resale markets across the province as slowing business investments in the mining and automotive industries respectively dampened employment growth and housing demand.

Figure 2



Economic & Demographic Overview

As was widely expected, Ontario's economy entered the new year on a low – contracting by an estimated 5.6 per cent on an annualized basis in the fourth quarter of 2008. This rate of decline was faster than the Canadian average and for the first time since the early 90s, service producing industries contracted as well. Preliminary data suggests that the provincial economy remained under pressure during the first quarter. Manufacturing shipments and exports of key lumber and automotive products continued to slow given slowing global demand. Residential construction investment also weakened thanks to slowing new home construction and cooler renovation spending. But the slowdown was not only isolated to the goods sector as Ontario service producing industries began to buckle in the first quarter. The source

of this weakness stems from consumer behavior. Consumer spending, as evidenced by retail sales activity, continued to cool as consumers remained increasingly cautious given rising consumer bankruptcies and fewer job prospects.

Employment growth and the cost of borrowing are two key ingredients feeding into housing demand. Slowing Ontario output and productivity growth led to job shedding in the fourth and first quarters of this year. This represents the third consecutive quarterly decline in employment and has pushed the Ontario jobless rate to its highest level in the past decade. Approximately 85 per cent of job cuts continue to be in the full time sector. While employment in the goods sector has led the declines, job shedding has now spread to wholesale trade, construction and finance sectors.

On the interest rate front, inflationary pressures continued to subside during the first quarter due to a weaker global economy and slowing domestic de-

mand. As headline inflation decelerated in both the US and Canada, central banks continued to cut interest rates. Overnight central bank rates in Canada moved to .50 per cent in the first quarter from 1.50 per cent in the fourth quarter of last year. The cost of funds for chartered banks moved lower enabling banks to pass these savings onto consumers by cutting prime rates. Variable rate mortgages tied to prime also declined. However, while five year discounted mortgage rates moved lower, they have not entirely matched decreases in long-term bond yields – indicating that banks continue to price in some potential risk associated with a slowing economy and its impact on credit quality.

Migratory Pull to the West Continues in Fourth Quarter

The story of a migratory pull to western Canada continued during the fourth quarter of 2008 – the latest quarterly data available. Stronger energy based economies and ample job prospects in Western Canada have attracted migrants from Ontario in recent years. However, this migratory pull will likely subside as western Canadian economies have not been immune to the slowing global economy and subsequent slowing demand for commodities. Indeed, western Canada's jobless rates have moved up sharply in the last quarter. On the international front and as of the fourth quarter, international migration into Ontario has also slowed as Ontario's share and volume of new international migrants remains below historical averages.

HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of Region
- 2 Starts by Submarket and by Dwelling Type – Current Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current 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:

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

SYMBOLS

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

**Table I: Housing Activity Summary of Ontario Region
First Quarter 2009**

| | Urban Centres | | | | | | | | Rural Centres | Total* |
|-------------------------------------|---------------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|---------------|--------|
| | Ownership | | | | | | Rental | | | |
| | Freehold | | | Condominium | | | Rental | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | | |
| STARTS | | | | | | | | | | |
| Q1 2009 | 2,386 | 507 | 814 | 40 | 404 | 4,217 | 42 | 808 | 257 | 9,475 |
| Q1 2008 | 5,048 | 480 | 1,163 | 26 | 700 | 5,296 | 14 | 912 | 275 | 13,914 |
| % Change | -52.7 | 5.6 | -30.0 | 53.8 | -42.3 | -20.4 | 200.0 | -11.4 | -6.5 | -31.9 |
| Year-to-date 2009 | 2,386 | 507 | 814 | 40 | 404 | 4,217 | 42 | 808 | 257 | 9,475 |
| Year-to-date 2008 | 5,048 | 480 | 1,163 | 26 | 700 | 5,296 | 14 | 912 | 275 | 13,914 |
| % Change | -52.7 | 5.6 | -30.0 | 53.8 | -42.3 | -20.4 | 200.0 | -11.4 | -6.5 | -31.9 |
| UNDER CONSTRUCTION | | | | | | | | | | |
| Q1 2009 | 12,028 | 2,155 | 5,091 | 132 | 3,266 | 41,074 | 136 | 4,513 | 1,702 | 70,097 |
| Q1 2008 | 17,364 | 2,146 | 5,780 | 83 | 2,594 | 31,857 | 90 | 5,150 | 1,384 | 66,452 |
| % Change | -30.7 | 0.4 | -11.9 | 59.0 | 25.9 | 28.9 | 51.1 | -12.4 | 23.0 | 5.5 |
| COMPLETIONS | | | | | | | | | | |
| Q1 2009 | 5,581 | 713 | 1,467 | 51 | 506 | 3,655 | 36 | 534 | 590 | 13,133 |
| Q1 2008 | 6,692 | 630 | 1,491 | 32 | 418 | 3,945 | 42 | 1,015 | 591 | 14,856 |
| % Change | -16.6 | 13.2 | -1.6 | 59.4 | 21.1 | -7.4 | -14.3 | -47.4 | -0.2 | -11.6 |
| Year-to-date 2009 | 5,581 | 713 | 1,467 | 51 | 506 | 3,655 | 36 | 534 | 590 | 13,133 |
| Year-to-date 2008 | 6,692 | 630 | 1,491 | 32 | 418 | 3,945 | 42 | 1,015 | 591 | 14,856 |
| % Change | -16.6 | 13.2 | -1.6 | 59.4 | 21.1 | -7.4 | -14.3 | -47.4 | -0.2 | -11.6 |
| COMPLETED & NOT ABSORBED | | | | | | | | | | |
| Q1 2009 | 1,593 | 181 | 423 | 44 | 286 | 738 | 39 | 435 | n/a | 3,739 |
| Q1 2008 | 1,489 | 146 | 389 | 39 | 226 | 893 | 43 | 790 | n/a | 4,015 |
| % Change | 7.0 | 24.0 | 8.7 | 12.8 | 26.5 | -17.4 | -9.3 | -44.9 | n/a | -6.9 |
| ABSORBED | | | | | | | | | | |
| Q1 2009 | 5,003 | 659 | 1,293 | 44 | 506 | 3,580 | 3 | 506 | n/a | 11,594 |
| Q1 2008 | 5,869 | 590 | 1,501 | 28 | 438 | 3,773 | 30 | 721 | n/a | 12,950 |
| % Change | -14.8 | 11.7 | -13.9 | 57.1 | 15.5 | -5.1 | -90.0 | -29.8 | n/a | -10.5 |
| Year-to-date 2009 | 5,003 | 659 | 1,293 | 44 | 506 | 3,580 | 3 | 506 | n/a | 11,594 |
| Year-to-date 2008 | 5,869 | 590 | 1,501 | 28 | 438 | 3,773 | 30 | 721 | n/a | 12,950 |
| % Change | -14.8 | 11.7 | -13.9 | 57.1 | 15.5 | -5.1 | -90.0 | -29.8 | n/a | -10.5 |

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

**Table 1.2: History of Housing Starts of Ontario Region
1999 - 2008**

| | Urban Centres | | | | | | | | Rural Centres | Total* |
|----------|---------------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|---------------|--------|
| | Ownership | | | | | | Rental | | | |
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | | |
| 2008 | 28,109 | 3,213 | 7,291 | 209 | 3,648 | 25,586 | 179 | 3,688 | 3,153 | 75,076 |
| % Change | -15.3 | -18.4 | -14.1 | 44.1 | 30.8 | 128.0 | 32.6 | 29.0 | -41.0 | 10.2 |
| 2007 | 33,198 | 3,936 | 8,492 | 145 | 2,789 | 11,221 | 135 | 2,859 | 5,348 | 68,123 |
| % Change | 0.2 | -2.4 | 11.0 | -21.6 | -10.7 | -27.7 | -43.3 | -26.6 | -5.1 | -7.2 |
| 2006 | 33,132 | 4,034 | 7,650 | 185 | 3,123 | 15,514 | 238 | 3,895 | 5,636 | 73,417 |
| % Change | -9.2 | -10.8 | -9.0 | -20.6 | -8.7 | -4.1 | -62.8 | 21.6 | 0.3 | -6.8 |
| 2005 | 36,475 | 4,520 | 8,405 | 233 | 3,420 | 16,183 | 640 | 3,203 | 5,618 | 78,795 |
| % Change | -16.8 | -9.2 | -4.3 | 14.8 | -0.1 | 7.7 | 6.5 | 6.0 | 7.6 | -7.4 |
| 2004 | 43,845 | 4,976 | 8,786 | 203 | 3,424 | 15,031 | 601 | 3,023 | 5,220 | 85,114 |
| % Change | 0.9 | -20.5 | -4.8 | 25.3 | 45.0 | 5.0 | 10.5 | -28.5 | 22.9 | -0.1 |
| 2003 | 43,449 | 6,262 | 9,227 | 162 | 2,361 | 14,314 | 544 | 4,226 | 4,247 | 85,180 |
| % Change | -7.6 | -7.8 | 8.9 | -6.9 | -14.5 | 38.9 | -9.3 | 28.6 | 6.7 | 1.9 |
| 2002 | 47,034 | 6,795 | 8,476 | 174 | 2,762 | 10,308 | 600 | 3,286 | 3,982 | 83,597 |
| % Change | 28.6 | -2.0 | 21.5 | 7.4 | -3.0 | -25.3 | 38.2 | 43.9 | 31.9 | 14.1 |
| 2001 | 36,568 | 6,931 | 6,975 | 162 | 2,846 | 13,807 | 434 | 2,283 | 3,020 | 73,282 |
| % Change | -0.9 | -2.3 | -12.4 | 22.7 | 7.2 | 31.2 | 73.6 | 27.2 | -26.3 | 2.5 |
| 2000 | 36,911 | 7,095 | 7,960 | 132 | 2,656 | 10,520 | 250 | 1,795 | 4,098 | 71,521 |
| % Change | 5.2 | 12.9 | 15.6 | 0.0 | -22.5 | 7.8 | -3.5 | 68.7 | -4.9 | 6.4 |
| 1999 | 35,077 | 6,282 | 6,887 | 132 | 3,429 | 9,755 | 259 | 1,064 | 4,310 | 67,235 |

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
First Quarter 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--------------------------------|---------|---------|---------|---------|---------|---------|--------------|---------|---------|---------|----------|
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | % Change |
| Centres 100,000+ | | | | | | | | | | | |
| Barrie | 38 | 208 | 0 | 0 | 0 | 12 | 0 | 0 | 38 | 220 | -82.7 |
| Brantford | 69 | 37 | 2 | 2 | 0 | 11 | 0 | 21 | 71 | 71 | 0.0 |
| Greater Sudbury | 8 | 26 | 0 | 2 | 0 | 4 | 8 | 0 | 16 | 32 | -50.0 |
| Guelph | 30 | 89 | 4 | 4 | 39 | 20 | 0 | 102 | 73 | 215 | -66.0 |
| Hamilton | 108 | 349 | 8 | 6 | 101 | 161 | 172 | 49 | 389 | 565 | -31.2 |
| Kingston | 29 | 36 | 0 | 4 | 4 | 9 | 0 | 0 | 33 | 49 | -32.7 |
| Kitchener | 184 | 279 | 6 | 26 | 128 | 73 | 23 | 62 | 341 | 440 | -22.5 |
| London | 94 | 277 | 2 | 12 | 3 | 73 | 206 | 155 | 305 | 517 | -41.0 |
| Oshawa | 68 | 264 | 0 | 2 | 0 | 49 | 0 | 27 | 68 | 342 | -80.1 |
| Ottawa | 303 | 419 | 35 | 14 | 224 | 348 | 347 | 389 | 909 | 1,170 | -22.3 |
| Peterborough | 14 | 21 | 0 | 0 | 10 | 11 | 0 | 0 | 24 | 32 | -25.0 |
| St. Catharines-Niagara | 52 | 116 | 4 | 10 | 67 | 58 | 0 | 75 | 123 | 259 | -52.5 |
| Thunder Bay | 5 | 3 | 2 | 0 | 4 | 0 | 0 | 0 | 11 | 3 | ** |
| Toronto | 1,118 | 2,507 | 430 | 374 | 574 | 948 | 3,782 | 5,116 | 5,904 | 8,945 | -34.0 |
| Windsor | 20 | 29 | 2 | 4 | 13 | 6 | 0 | 0 | 35 | 39 | -10.3 |
| Centres 50,000 - 99,999 | | | | | | | | | | | |
| Belleville | 12 | 26 | 0 | 0 | 13 | 7 | 125 | 3 | 150 | 36 | ** |
| Chatham-Kent | 2 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 13 | -84.6 |
| Cornwall | 9 | 11 | 0 | 2 | 0 | 0 | 0 | 0 | 9 | 13 | -30.8 |
| Kawartha Lakes | 14 | 23 | 2 | 2 | 0 | 17 | 0 | 0 | 16 | 42 | -61.9 |
| Norfolk | 7 | 15 | 2 | 2 | 14 | 4 | 0 | 0 | 23 | 21 | 9.5 |
| North Bay | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| Sarnia | 20 | 36 | 0 | 0 | 0 | 6 | 0 | 0 | 20 | 42 | -52.4 |
| Sault Ste. Marie | 9 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 3 | 200.0 |

Table 2: Starts by Submarket and by Dwelling Type
Ontario Region
First Quarter 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--------------------------------|--------------|--------------|------------|------------|--------------|--------------|--------------|--------------|--------------|---------------|--------------|
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | % Change |
| Centres 10,000 - 49,999 | | | | | | | | | | | |
| Bracebridge | 1 | 8 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 10 | -90.0 |
| Brighton MU | 2 | 1 | 0 | n/a | 0 | n/a | 0 | n/a | 2 | 1 | 100.0 |
| Brock Tp | 1 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 1 | n/a | n/a |
| Brockville | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | ** |
| Centre Wellington | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Cobourg | 18 | 7 | 0 | 0 | 0 | 5 | 0 | 16 | 18 | 28 | -35.7 |
| Collingwood | 20 | 24 | 0 | 10 | 4 | 4 | 0 | 0 | 24 | 38 | -36.8 |
| Elliot Lake | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Erin | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Essex T | 2 | 1 | 0 | n/a | 0 | n/a | 0 | n/a | 2 | 1 | 100.0 |
| Gravenhurst | 2 | 8 | 0 | 0 | 0 | 0 | 0 | 36 | 2 | 44 | -95.5 |
| Greater Napanee | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| Haldimand County CY | 10 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 14 | -28.6 |
| Hunstville | 22 | 3 | 0 | 0 | 13 | 8 | 105 | 28 | 140 | 39 | ** |
| Ingersoll | 3 | 3 | 0 | 0 | 10 | 0 | 0 | 0 | 13 | 3 | ** |
| Kenora | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Kincardine MU | 3 | 3 | 0 | n/a | 0 | n/a | 0 | n/a | 3 | 3 | 0.0 |
| Lambton Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Leamington | 4 | 6 | 4 | 4 | 0 | 0 | 2 | 0 | 10 | 10 | 0.0 |
| Meaford | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | -100.0 |
| Midland | 9 | 29 | 2 | 0 | 0 | 0 | 0 | 53 | 11 | 82 | -86.6 |
| Mississippi Mills | 5 | 4 | 0 | 2 | 5 | 6 | 0 | 0 | 10 | 12 | -16.7 |
| North Grenville MU | 7 | 21 | 0 | n/a | 0 | n/a | 0 | n/a | 7 | 21 | -66.7 |
| North Perth | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Orillia | 11 | 21 | 0 | 2 | 6 | 0 | 0 | 60 | 17 | 83 | -79.5 |
| Owen Sound | 2 | 5 | 0 | 0 | 0 | 0 | 0 | 7 | 2 | 12 | -83.3 |
| Petawawa | 7 | 5 | 0 | 0 | 0 | 8 | 0 | 0 | 7 | 13 | -46.2 |
| Port Hope | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Prince Edward County | 10 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 8 | 25.0 |
| Saugeen Shores | 7 | 24 | 0 | 0 | 14 | 14 | 0 | 0 | 21 | 38 | -44.7 |
| Scugog Tp | 1 | 3 | 0 | n/a | 0 | n/a | 100 | n/a | 101 | 3 | ** |
| Stratford | 4 | 10 | 0 | 0 | 0 | 0 | 153 | 0 | 157 | 10 | ** |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| The Nation M | 4 | 9 | 0 | 2 | 0 | n/a | 0 | n/a | 4 | 11 | -63.6 |
| Tillsonburg | 2 | 10 | 0 | 0 | 0 | 0 | 2 | 0 | 4 | 10 | -60.0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Trent Hills | 1 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 3 | -66.7 |
| Wasaga Beach | 24 | 21 | 0 | 0 | 12 | 0 | 0 | 0 | 36 | 21 | 71.4 |
| West Grey MU | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| West Nipissing | 6 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 1 | ** |
| Woodstock | 11 | 13 | 2 | 0 | 0 | 0 | 0 | 11 | 13 | 24 | -45.8 |
| Total Ontario (10,000+) | 2,426 | 5,079 | 509 | 488 | 1,258 | 1,862 | 5,025 | 6,210 | 9,218 | 13,639 | -32.4 |

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
First Quarter 2009

| Submarket | Row | | | | Apt. & Other | | | |
|--------------------------------|--------------------------|---------|---------|---------|--------------------------|---------|---------|---------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 |
| Centres 100,000+ | | | | | | | | |
| Barrie | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brantford | 0 | 11 | 0 | 0 | 0 | 21 | 0 | 0 |
| Greater Sudbury | 0 | 4 | 0 | 0 | 0 | 0 | 8 | 0 |
| Guelph | 39 | 20 | 0 | 0 | 0 | 102 | 0 | 0 |
| Hamilton | 101 | 161 | 0 | 0 | 90 | 49 | 82 | 0 |
| Kingston | 4 | 9 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kitchener | 128 | 69 | 0 | 4 | 4 | 0 | 19 | 62 |
| London | 3 | 70 | 0 | 3 | 0 | 2 | 206 | 153 |
| Oshawa | 0 | 49 | 0 | 0 | 0 | 0 | 0 | 27 |
| Ottawa | 221 | 348 | 3 | 0 | 347 | 389 | 0 | 0 |
| Peterborough | 0 | 11 | 10 | 0 | 0 | 0 | 0 | 0 |
| St. Catharines-Niagara | 67 | 58 | 0 | 0 | 0 | 72 | 0 | 3 |
| Thunder Bay | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 |
| Toronto | 574 | 948 | 0 | 0 | 3,772 | 4,546 | 10 | 570 |
| Windsor | 13 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Centres 50,000 - 99,999 | | | | | | | | |
| Belleville | 13 | 7 | 0 | 0 | 0 | 0 | 125 | 3 |
| Chatham-Kent | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cornwall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kawartha Lakes | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 0 |
| Norfolk | 14 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sarnia | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sault Ste. Marie | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Ontario Region
First Quarter 2009

| Submarket | Row | | | | Apt. & Other | | | |
|--------------------------------|--------------------------|--------------|-----------|----------|--------------------------|--------------|------------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q I 2009 | Q I 2008 | Q I 2009 | Q I 2008 | Q I 2009 | Q I 2008 | Q I 2009 | Q I 2008 |
| Centres 10,000 - 49,999 | | | | | | | | |
| Bracebridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brighton MU | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Brock Tp | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Brockville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Centre Wellington | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cobourg | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 16 |
| Collingwood | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Elliot Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Erin | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Essex T | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Gravenhurst | 0 | 0 | 0 | 0 | 0 | 36 | 0 | 0 |
| Greater Napanee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Haldimand County CY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hunstville | 0 | 8 | 13 | 0 | 4 | 28 | 101 | 0 |
| Ingersoll | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 |
| Kenora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kincardine MU | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Lambton Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leamington | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Meaford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Midland | 0 | 0 | 0 | 0 | 0 | 53 | 0 | 0 |
| Mississippi Mills | 5 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Grenville MU | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| North Perth | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orillia | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| Owen Sound | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Petawawa | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Hope | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Prince Edward County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Saugeen Shores | 14 | 14 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog Tp | 0 | n/a | 0 | n/a | 0 | n/a | 100 | n/a |
| Stratford | 0 | 0 | 0 | 0 | 0 | 0 | 153 | 0 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| The Nation M | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Tillsonburg | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Trent Hills | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Wasaga Beach | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Grey MU | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Nipissing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Woodstock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Total Ontario (10,000+) | 1,218 | 1,855 | 40 | 7 | 4,217 | 5,298 | 808 | 912 |

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
First Quarter 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--------------------------------|----------|---------|-------------|---------|---------|---------|---------|---------|
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 |
| Centres 100,000+ | | | | | | | | |
| Barrie | 38 | 220 | 0 | 0 | 0 | 0 | 38 | 220 |
| Brantford | 71 | 45 | 0 | 26 | 0 | 0 | 71 | 71 |
| Greater Sudbury | 8 | 32 | 0 | 0 | 8 | 0 | 16 | 32 |
| Guelph | 73 | 100 | 0 | 115 | 0 | 0 | 73 | 215 |
| Hamilton | 146 | 398 | 161 | 167 | 82 | 0 | 389 | 565 |
| Kingston | 33 | 49 | 0 | 0 | 0 | 0 | 33 | 49 |
| Kitchener | 266 | 362 | 56 | 12 | 19 | 66 | 341 | 440 |
| London | 89 | 261 | 10 | 95 | 206 | 161 | 305 | 517 |
| Oshawa | 68 | 274 | 0 | 41 | 0 | 27 | 68 | 342 |
| Ottawa | 559 | 771 | 347 | 399 | 3 | 0 | 909 | 1,170 |
| Peterborough | 14 | 21 | 0 | 11 | 10 | 0 | 24 | 32 |
| St. Catharines-Niagara | 98 | 163 | 25 | 93 | 0 | 3 | 123 | 259 |
| Thunder Bay | 7 | 3 | 0 | 0 | 4 | 0 | 11 | 3 |
| Toronto | 1,877 | 3,450 | 4,017 | 4,925 | 10 | 570 | 5,904 | 8,945 |
| Windsor | 22 | 34 | 13 | 5 | 0 | 0 | 35 | 39 |
| Centres 50,000 - 99,999 | | | | | | | | |
| Belleville | 25 | 33 | 0 | 0 | 125 | 3 | 150 | 36 |
| Chatham-Kent | 2 | 13 | 0 | 0 | 0 | 0 | 2 | 13 |
| Cornwall | 9 | 13 | 0 | 0 | 0 | 0 | 9 | 13 |
| Kawartha Lakes | 14 | 30 | 0 | 12 | 2 | 0 | 16 | 42 |
| Norfolk | 13 | 17 | 10 | 4 | 0 | 0 | 23 | 21 |
| North Bay | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| Sarnia | 20 | 42 | 0 | 0 | 0 | 0 | 20 | 42 |
| Sault Ste. Marie | 9 | 3 | 0 | 0 | 0 | 0 | 9 | 3 |

Table 2.4: Starts by Submarket and by Intended Market
Ontario Region
First Quarter 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--------------------------------|--------------|--------------|--------------|--------------|------------|------------|--------------|---------------|
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 |
| Centres 10,000 - 49,999 | | | | | | | | |
| Bracebridge | 1 | 10 | 0 | 0 | 0 | 0 | 1 | 10 |
| Brighton MU | 2 | 1 | 0 | n/a | 0 | n/a | 2 | 1 |
| Brock Tp | 1 | n/a | 0 | n/a | 0 | n/a | 1 | n/a |
| Brockville | 4 | 1 | 0 | 0 | 0 | 0 | 4 | 1 |
| Centre Wellington | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Cobourg | 18 | 12 | 0 | 0 | 0 | 16 | 18 | 28 |
| Collingwood | 24 | 38 | 0 | 0 | 0 | 0 | 24 | 38 |
| Elliot Lake | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Erin | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Essex T | 2 | 1 | 0 | n/a | 0 | n/a | 2 | 1 |
| Gravenhurst | 2 | 8 | 0 | 36 | 0 | 0 | 2 | 44 |
| Greater Napanee | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| Haldimand County CY | 10 | 14 | 0 | 0 | 0 | 0 | 10 | 14 |
| Hunstville | 22 | 11 | 4 | 28 | 114 | 0 | 140 | 39 |
| Ingersoll | 3 | 3 | 0 | 0 | 10 | 0 | 13 | 3 |
| Kenora | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Kincardine MU | 3 | 3 | 0 | n/a | 0 | n/a | 3 | 3 |
| Lambton Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leamington | 8 | 10 | 0 | 0 | 2 | 0 | 10 | 10 |
| Meaford | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 10 |
| Midland | 11 | 29 | 0 | 53 | 0 | 0 | 11 | 82 |
| Mississippi Mills | 10 | 12 | 0 | 0 | 0 | 0 | 10 | 12 |
| North Grenville MU | 7 | 21 | 0 | n/a | 0 | n/a | 7 | 21 |
| North Perth | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 1 |
| Orillia | 17 | 21 | 0 | 0 | 0 | 62 | 17 | 83 |
| Owen Sound | 2 | 5 | 0 | 0 | 0 | 7 | 2 | 12 |
| Petawawa | 7 | 13 | 0 | 0 | 0 | 0 | 7 | 13 |
| Port Hope | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Prince Edward County | 10 | 8 | 0 | 0 | 0 | 0 | 10 | 8 |
| Saugeen Shores | 21 | 38 | 0 | 0 | 0 | 0 | 21 | 38 |
| Scugog Tp | 1 | 3 | 0 | n/a | 100 | n/a | 101 | 3 |
| Stratford | 4 | 10 | 0 | 0 | 153 | 0 | 157 | 10 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| The Nation M | 4 | 11 | 0 | n/a | 0 | n/a | 4 | 11 |
| Tillsonburg | 2 | 10 | 0 | 0 | 2 | 0 | 4 | 10 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Trent Hills | 1 | 3 | 0 | 0 | 0 | 0 | 1 | 3 |
| Wasaga Beach | 18 | 21 | 18 | 0 | 0 | 0 | 36 | 21 |
| West Grey MU | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 1 |
| West Nipissing | 6 | 1 | 0 | 0 | 0 | 0 | 6 | 1 |
| Woodstock | 13 | 13 | 0 | 0 | 0 | 11 | 13 | 24 |
| Total Ontario (10,000+) | 3,707 | 6,691 | 4,661 | 6,022 | 850 | 926 | 9,218 | 13,639 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
First Quarter 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--------------------------------|---------|---------|---------|---------|---------|---------|--------------|---------|---------|---------|----------|
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | % Change |
| Centres 100,000+ | | | | | | | | | | | |
| Barrie | 96 | 165 | 2 | 4 | 26 | 31 | 40 | 0 | 164 | 200 | -18.0 |
| Brantford | 56 | 111 | 0 | 2 | 29 | 14 | 0 | 0 | 85 | 127 | -33.1 |
| Greater Sudbury | 73 | 84 | 6 | 2 | 0 | 0 | 4 | 8 | 83 | 94 | -11.7 |
| Guelph | 73 | 106 | 4 | 18 | 36 | 38 | 55 | 34 | 168 | 196 | -14.3 |
| Hamilton | 298 | 344 | 12 | 22 | 186 | 227 | 0 | 10 | 496 | 603 | -17.7 |
| Kingston | 124 | 120 | 12 | 6 | 3 | 14 | 0 | 49 | 139 | 189 | -26.5 |
| Kitchener | 307 | 247 | 18 | 44 | 152 | 88 | 84 | 91 | 561 | 470 | 19.4 |
| London | 192 | 364 | 0 | 0 | 44 | 91 | 129 | 274 | 365 | 729 | -49.9 |
| Oshawa | 281 | 337 | 2 | 2 | 66 | 28 | 0 | 36 | 349 | 403 | -13.4 |
| Ottawa | 606 | 613 | 51 | 58 | 377 | 239 | 276 | 252 | 1,310 | 1,162 | 12.7 |
| Peterborough | 64 | 61 | 0 | 0 | 8 | 11 | 0 | 0 | 72 | 72 | 0.0 |
| St. Catharines-Niagara | 135 | 166 | 16 | 22 | 46 | 36 | 3 | 9 | 200 | 233 | -14.2 |
| Thunder Bay | 19 | 52 | 2 | 2 | 0 | 0 | 0 | 0 | 21 | 54 | -61.1 |
| Toronto | 2,399 | 2,853 | 526 | 388 | 902 | 989 | 3,393 | 3,995 | 7,220 | 8,225 | -12.2 |
| Windsor | 55 | 70 | 6 | 14 | 12 | 3 | 0 | 0 | 73 | 87 | -16.1 |
| Centres 50,000 - 99,999 | | | | | | | | | | | |
| Belleville | 51 | 56 | 0 | 4 | 3 | 0 | 0 | 0 | 54 | 60 | -10.0 |
| Chatham-Kent | 19 | 23 | 4 | 4 | 0 | 7 | 0 | 0 | 23 | 34 | -32.4 |
| Cornwall | 17 | 28 | 10 | 0 | 0 | 0 | 0 | 0 | 27 | 28 | -3.6 |
| Kawartha Lakes | 73 | 55 | 6 | 0 | 6 | 5 | 0 | 0 | 85 | 60 | 41.7 |
| Norfolk | 47 | 44 | 8 | 6 | 0 | 0 | 0 | 0 | 55 | 50 | 10.0 |
| North Bay | 33 | 23 | 0 | 0 | 0 | 0 | 0 | 126 | 33 | 149 | -77.9 |
| Sarnia | 35 | 49 | 0 | 0 | 8 | 0 | 0 | 0 | 43 | 49 | -12.2 |
| Sault Ste. Marie | 32 | 33 | 0 | 4 | 0 | 0 | 0 | 0 | 32 | 37 | -13.5 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Ontario Region
First Quarter 2009

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--------------------------------|--------------|--------------|------------|------------|--------------|--------------|--------------|--------------|---------------|---------------|--------------|
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | % Change |
| Centres 10,000 - 49,999 | | | | | | | | | | | |
| Bracebridge | 14 | 27 | 0 | 2 | 0 | 0 | 0 | 0 | 14 | 29 | -51.7 |
| Brighton MU | 20 | 47 | 4 | 4 | 0 | n/a | 0 | n/a | 24 | 51 | -52.9 |
| Brock Tp | 11 | n/a | 0 | n/a | 8 | n/a | 0 | n/a | 19 | n/a | n/a |
| Brockville | 7 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 5 | 40.0 |
| Centre Wellington | 10 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 14 | -28.6 |
| Cobourg | 16 | 10 | 0 | 0 | 16 | 12 | 67 | 0 | 99 | 22 | ** |
| Collingwood | 24 | 54 | 10 | 4 | 8 | 16 | 0 | 0 | 42 | 74 | -43.2 |
| Elliot Lake | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Erin | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | -85.7 |
| Essex T | 9 | 16 | 0 | n/a | 8 | n/a | 0 | n/a | 17 | 16 | 6.3 |
| Gravenhurst | 16 | 11 | 0 | 0 | 0 | 0 | 36 | 0 | 52 | 11 | ** |
| Greater Napanee | 4 | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 8 | 8 | 0.0 |
| Haldimand County CY | 21 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 21 | 14 | 50.0 |
| Hunstville | 16 | 21 | 0 | 2 | 5 | 4 | 105 | 0 | 126 | 27 | ** |
| Ingersoll | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 8 | -25.0 |
| Kenora | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| Kincardine MU | 2 | 11 | 0 | n/a | 0 | n/a | 0 | n/a | 2 | 11 | -81.8 |
| Lambton Shores | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 4 | -75.0 |
| Leamington | 15 | 33 | 2 | 4 | 0 | 0 | 0 | 0 | 17 | 37 | -54.1 |
| Meaford | 5 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 18 | -72.2 |
| Midland | 32 | 26 | 2 | 2 | 0 | 15 | 0 | 0 | 34 | 43 | -20.9 |
| Mississippi Mills | 19 | 9 | 2 | 0 | 0 | 0 | 0 | 0 | 21 | 9 | 133.3 |
| North Grenville MU | 21 | 48 | 0 | 10 | 0 | n/a | 0 | n/a | 21 | 58 | -63.8 |
| North Perth | 7 | 11 | 0 | 4 | 0 | 0 | 0 | 0 | 7 | 15 | -53.3 |
| Orillia | 15 | 16 | 0 | 2 | 34 | 41 | 0 | 72 | 49 | 131 | -62.6 |
| Owen Sound | 7 | 16 | 2 | 0 | 0 | 0 | 0 | 0 | 9 | 16 | -43.8 |
| Petawawa | 14 | 21 | 0 | 0 | 4 | 0 | 0 | 0 | 18 | 21 | -14.3 |
| Port Hope | 4 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 6 | -33.3 |
| Prince Edward County | 19 | 19 | 0 | 0 | 3 | 0 | 0 | 0 | 22 | 19 | 15.8 |
| Saugeen Shores | 12 | 30 | 2 | 0 | 0 | 0 | 0 | 0 | 14 | 30 | -53.3 |
| Scugog Tp | 1 | 11 | 0 | n/a | 0 | n/a | 0 | n/a | 1 | 11 | -90.9 |
| Stratford | 12 | 19 | 0 | 2 | 7 | 13 | 0 | 4 | 19 | 38 | -50.0 |
| Temiskaming Shores | 4 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 9 | -55.6 |
| The Nation M | 25 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 25 | n/a | n/a |
| Tillsonburg | 13 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 19 | -31.6 |
| Timmins | 10 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 11 | -9.1 |
| Trent Hills | 15 | 12 | 0 | 0 | 0 | 0 | 0 | 6 | 15 | 18 | -16.7 |
| Wasaga Beach | 53 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 53 | 65 | -18.5 |
| West Grey MU | 9 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 1 | ** |
| West Nipissing | 20 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 12 | 66.7 |
| Woodstock | 27 | 31 | 0 | 2 | 0 | 0 | 0 | 0 | 27 | 33 | -18.2 |
| Total Ontario (10,000+) | 5,635 | 6,729 | 719 | 648 | 1,997 | 1,922 | 4,192 | 4,966 | 12,543 | 14,265 | -12.1 |

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
First Quarter 2009

| Submarket | Row | | | | Apt. & Other | | | |
|--------------------------------|--------------------------|---------|---------|---------|--------------------------|---------|---------|---------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 |
| Centres 100,000+ | | | | | | | | |
| Barrie | 26 | 31 | 0 | 0 | 40 | 0 | 0 | 0 |
| Brantford | 29 | 14 | 0 | 0 | 0 | 0 | 0 | 0 |
| Greater Sudbury | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 4 |
| Guelph | 36 | 38 | 0 | 0 | 55 | 34 | 0 | 0 |
| Hamilton | 186 | 227 | 0 | 0 | 0 | 0 | 0 | 10 |
| Kingston | 0 | 11 | 3 | 3 | 0 | 0 | 0 | 49 |
| Kitchener | 152 | 88 | 0 | 0 | 0 | 2 | 84 | 89 |
| London | 25 | 87 | 19 | 4 | 0 | 194 | 129 | 80 |
| Oshawa | 66 | 28 | 0 | 0 | 0 | 36 | 0 | 0 |
| Ottawa | 377 | 239 | 0 | 0 | 207 | 222 | 69 | 30 |
| Peterborough | 8 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Catharines-Niagara | 46 | 36 | 0 | 0 | 3 | 0 | 0 | 9 |
| Thunder Bay | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Toronto | 902 | 989 | 0 | 0 | 3,246 | 3,413 | 147 | 582 |
| Windsor | 12 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Centres 50,000 - 99,999 | | | | | | | | |
| Belleville | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Chatham-Kent | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cornwall | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kawartha Lakes | 0 | 5 | 6 | 0 | 0 | 0 | 0 | 0 |
| Norfolk | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Bay | 0 | 0 | 0 | 0 | 0 | 46 | 0 | 80 |
| Sarnia | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sault Ste. Marie | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Ontario Region
First Quarter 2009

| Submarket | Row | | | | Apt. & Other | | | |
|--------------------------------|--------------------------|--------------|-----------|-----------|--------------------------|--------------|------------|--------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 |
| Centres 10,000 - 49,999 | | | | | | | | |
| Bracebridge | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Brighton MU | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Brock Tp | 8 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Brockville | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Centre Wellington | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cobourg | 16 | 12 | 0 | 0 | 67 | 0 | 0 | 0 |
| Collingwood | 8 | 4 | 0 | 12 | 0 | 0 | 0 | 0 |
| Elliot Lake | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Erin | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Essex T | 8 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Gravenhurst | 0 | 0 | 0 | 0 | 36 | 0 | 0 | 0 |
| Greater Napanee | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Haldimand County CY | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hunstville | 0 | 4 | 5 | 0 | 4 | 0 | 101 | 0 |
| Ingersoll | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kenora | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kincardine MU | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Lambton Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leamington | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Meaford | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Midland | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Mississippi Mills | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| North Grenville MU | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| North Perth | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Orillia | 34 | 31 | 0 | 10 | 0 | 0 | 0 | 72 |
| Owen Sound | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Petawawa | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Port Hope | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Prince Edward County | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Saugeen Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Scugog Tp | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Stratford | 7 | 13 | 0 | 0 | 0 | 0 | 0 | 4 |
| Temiskaming Shores | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| The Nation M | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a |
| Tillsonburg | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Timmins | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Trent Hills | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Wasaga Beach | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Grey MU | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Nipissing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Woodstock | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Ontario (10,000+) | 1,964 | 1,893 | 33 | 29 | 3,658 | 3,951 | 534 | 1,015 |

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
First Quarter 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--------------------------------|----------|---------|-------------|---------|---------|---------|---------|---------|
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 |
| Centres 100,000+ | | | | | | | | |
| Barrie | 124 | 195 | 40 | 5 | 0 | 0 | 164 | 200 |
| Brantford | 69 | 116 | 16 | 11 | 0 | 0 | 85 | 127 |
| Greater Sudbury | 79 | 90 | 0 | 0 | 4 | 4 | 83 | 94 |
| Guelph | 108 | 162 | 60 | 34 | 0 | 0 | 168 | 196 |
| Hamilton | 438 | 514 | 58 | 79 | 0 | 10 | 496 | 603 |
| Kingston | 136 | 137 | 0 | 0 | 3 | 52 | 139 | 189 |
| Kitchener | 423 | 373 | 54 | 8 | 84 | 89 | 561 | 470 |
| London | 162 | 361 | 53 | 282 | 150 | 86 | 365 | 729 |
| Oshawa | 326 | 364 | 23 | 39 | 0 | 0 | 349 | 403 |
| Ottawa | 1,034 | 893 | 207 | 237 | 69 | 32 | 1,310 | 1,162 |
| Peterborough | 72 | 69 | 0 | 3 | 0 | 0 | 72 | 72 |
| St. Catharines-Niagara | 179 | 214 | 20 | 3 | 1 | 16 | 200 | 233 |
| Thunder Bay | 21 | 54 | 0 | 0 | 0 | 0 | 21 | 54 |
| Toronto | 3,524 | 4,011 | 3,549 | 3,632 | 147 | 582 | 7,220 | 8,225 |
| Windsor | 59 | 84 | 14 | 3 | 0 | 0 | 73 | 87 |
| Centres 50,000 - 99,999 | | | | | | | | |
| Belleville | 54 | 60 | 0 | 0 | 0 | 0 | 54 | 60 |
| Chatham-Kent | 23 | 27 | 0 | 7 | 0 | 0 | 23 | 34 |
| Cornwall | 27 | 28 | 0 | 0 | 0 | 0 | 27 | 28 |
| Kawartha Lakes | 79 | 60 | 0 | 0 | 6 | 0 | 85 | 60 |
| Norfolk | 55 | 50 | 0 | 0 | 0 | 0 | 55 | 50 |
| North Bay | 33 | 23 | 0 | 46 | 0 | 80 | 33 | 149 |
| Sarnia | 43 | 49 | 0 | 0 | 0 | 0 | 43 | 49 |
| Sault Ste. Marie | 32 | 37 | 0 | 0 | 0 | 0 | 32 | 37 |

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Ontario Region
First Quarter 2009

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--------------------------------|--------------|--------------|--------------|--------------|------------|--------------|---------------|---------------|
| | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 | Q1 2009 | Q1 2008 |
| Centres 10,000 - 49,999 | | | | | | | | |
| Bracebridge | 14 | 29 | 0 | 0 | 0 | 0 | 14 | 29 |
| Brighton MU | 24 | 51 | 0 | n/a | 0 | n/a | 24 | 51 |
| Brock Tp | 19 | n/a | 0 | n/a | 0 | n/a | 19 | n/a |
| Brockville | 7 | 5 | 0 | 0 | 0 | 0 | 7 | 5 |
| Centre Wellington | 10 | 14 | 0 | 0 | 0 | 0 | 10 | 14 |
| Cobourg | 26 | 16 | 73 | 6 | 0 | 0 | 99 | 22 |
| Collingwood | 42 | 62 | 0 | 0 | 0 | 12 | 42 | 74 |
| Elliot Lake | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Erin | 1 | 7 | 0 | 0 | 0 | 0 | 1 | 7 |
| Essex T | 14 | 16 | 3 | n/a | 0 | n/a | 17 | 16 |
| Gravenhurst | 16 | 11 | 36 | 0 | 0 | 0 | 52 | 11 |
| Greater Napanee | 8 | 8 | 0 | 0 | 0 | 0 | 8 | 8 |
| Haldimand County CY | 21 | 14 | 0 | 0 | 0 | 0 | 21 | 14 |
| Hunstville | 16 | 27 | 4 | 0 | 106 | 0 | 126 | 27 |
| Ingersoll | 6 | 8 | 0 | 0 | 0 | 0 | 6 | 8 |
| Kenora | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| Kincardine MU | 2 | 11 | 0 | n/a | 0 | n/a | 2 | 11 |
| Lambton Shores | 1 | 4 | 0 | 0 | 0 | 0 | 1 | 4 |
| Leamington | 17 | 37 | 0 | 0 | 0 | 0 | 17 | 37 |
| Meaford | 5 | 18 | 0 | 0 | 0 | 0 | 5 | 18 |
| Midland | 34 | 43 | 0 | 0 | 0 | 0 | 34 | 43 |
| Mississippi Mills | 21 | 9 | 0 | 0 | 0 | 0 | 21 | 9 |
| North Grenville MU | 21 | 58 | 0 | n/a | 0 | n/a | 21 | 58 |
| North Perth | 7 | 15 | 0 | 0 | 0 | 0 | 7 | 15 |
| Orillia | 49 | 47 | 0 | 0 | 0 | 84 | 49 | 131 |
| Owen Sound | 9 | 16 | 0 | 0 | 0 | 0 | 9 | 16 |
| Petawawa | 18 | 21 | 0 | 0 | 0 | 0 | 18 | 21 |
| Port Hope | 4 | 6 | 0 | 0 | 0 | 0 | 4 | 6 |
| Prince Edward County | 22 | 19 | 0 | 0 | 0 | 0 | 22 | 19 |
| Saugeen Shores | 14 | 30 | 0 | 0 | 0 | 0 | 14 | 30 |
| Scugog Tp | 1 | 11 | 0 | n/a | 0 | n/a | 1 | 11 |
| Stratford | 19 | 34 | 0 | 0 | 0 | 4 | 19 | 38 |
| Temiskaming Shores | 4 | 9 | 0 | 0 | 0 | 0 | 4 | 9 |
| The Nation M | 25 | n/a | 0 | n/a | 0 | n/a | 25 | n/a |
| Tillsonburg | 13 | 19 | 0 | 0 | 0 | 0 | 13 | 19 |
| Timmins | 10 | 11 | 0 | 0 | 0 | 0 | 10 | 11 |
| Trent Hills | 15 | 12 | 0 | 0 | 0 | 6 | 15 | 18 |
| Wasaga Beach | 51 | 65 | 2 | 0 | 0 | 0 | 53 | 65 |
| West Grey MU | 9 | 1 | 0 | 0 | 0 | 0 | 9 | 1 |
| West Nipissing | 20 | 12 | 0 | 0 | 0 | 0 | 20 | 12 |
| Woodstock | 27 | 33 | 0 | 0 | 0 | 0 | 27 | 33 |
| Total Ontario (10,000+) | 7,761 | 8,813 | 4,212 | 4,395 | 570 | 1,057 | 12,543 | 14,265 |

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
First Quarter 2009**

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|-------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$175,000 | | \$175,000 - \$199,999 | | \$200,000 - \$299,999 | | \$300,000 - \$499,999 | | \$500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Belleville | | | | | | | | | | | | | |
| Q1 2009 | 2 | 4.1 | 4 | 8.2 | 34 | 69.4 | 9 | 18.4 | 0 | 0.0 | 49 | 239,900 | 247,782 |
| Q1 2008 | 6 | 9.7 | 5 | 8.1 | 43 | 69.4 | 8 | 12.9 | 0 | 0.0 | 62 | 225,000 | 227,809 |
| Year-to-date 2009 | 2 | 4.1 | 4 | 8.2 | 34 | 69.4 | 9 | 18.4 | 0 | 0.0 | 49 | 239,900 | 247,782 |
| Year-to-date 2008 | 6 | 9.7 | 5 | 8.1 | 43 | 69.4 | 8 | 12.9 | 0 | 0.0 | 62 | 225,000 | 227,809 |
| Chatham-Kent | | | | | | | | | | | | | |
| Q1 2009 | 3 | 15.8 | 1 | 5.3 | 7 | 36.8 | 8 | 42.1 | 0 | 0.0 | 19 | 299,000 | 282,368 |
| Q1 2008 | 3 | 14.3 | 2 | 9.5 | 8 | 38.1 | 7 | 33.3 | 1 | 4.8 | 21 | 260,000 | 284,900 |
| Year-to-date 2009 | 3 | 15.8 | 1 | 5.3 | 7 | 36.8 | 8 | 42.1 | 0 | 0.0 | 19 | 299,000 | 282,368 |
| Year-to-date 2008 | 3 | 14.3 | 2 | 9.5 | 8 | 38.1 | 7 | 33.3 | 1 | 4.8 | 21 | 260,000 | 284,900 |
| Cornwall | | | | | | | | | | | | | |
| Q1 2009 | 5 | 29.4 | 4 | 23.5 | 3 | 17.6 | 4 | 23.5 | 1 | 5.9 | 17 | 198,495 | 244,066 |
| Q1 2008 | 7 | 25.0 | 6 | 21.4 | 9 | 32.1 | 6 | 21.4 | 0 | 0.0 | 28 | 200,000 | 225,811 |
| Year-to-date 2009 | 5 | 29.4 | 4 | 23.5 | 3 | 17.6 | 4 | 23.5 | 1 | 5.9 | 17 | 198,495 | 244,066 |
| Year-to-date 2008 | 7 | 25.0 | 6 | 21.4 | 9 | 32.1 | 6 | 21.4 | 0 | 0.0 | 28 | 200,000 | 225,811 |
| Kawartha Lakes | | | | | | | | | | | | | |
| Q1 2009 | 1 | 1.4 | 1 | 1.4 | 33 | 44.6 | 27 | 36.5 | 12 | 16.2 | 74 | 309,450 | 372,121 |
| Q1 2008 | 2 | 4.5 | 2 | 4.5 | 24 | 54.5 | 14 | 31.8 | 2 | 4.5 | 44 | 258,450 | 296,498 |
| Year-to-date 2009 | 1 | 1.4 | 1 | 1.4 | 33 | 44.6 | 27 | 36.5 | 12 | 16.2 | 74 | 309,450 | 372,121 |
| Year-to-date 2008 | 2 | 4.5 | 2 | 4.5 | 24 | 54.5 | 14 | 31.8 | 2 | 4.5 | 44 | 258,450 | 296,498 |
| Norfolk | | | | | | | | | | | | | |
| Q1 2009 | 3 | 6.4 | 2 | 4.3 | 13 | 27.7 | 23 | 48.9 | 6 | 12.8 | 47 | 310,000 | 347,128 |
| Q1 2008 | 1 | 2.0 | 8 | 16.0 | 22 | 44.0 | 16 | 32.0 | 3 | 6.0 | 50 | 250,000 | 353,340 |
| Year-to-date 2009 | 3 | 6.4 | 2 | 4.3 | 13 | 27.7 | 23 | 48.9 | 6 | 12.8 | 47 | 310,000 | 347,128 |
| Year-to-date 2008 | 1 | 2.0 | 8 | 16.0 | 22 | 44.0 | 16 | 32.0 | 3 | 6.0 | 50 | 250,000 | 353,340 |
| North Bay | | | | | | | | | | | | | |
| Q1 2009 | 1 | 2.7 | 6 | 16.2 | 11 | 29.7 | 19 | 51.4 | 0 | 0.0 | 37 | 305,900 | 311,586 |
| Q1 2008 | 2 | 8.3 | 0 | 0.0 | 8 | 33.3 | 13 | 54.2 | 1 | 4.2 | 24 | 323,500 | 354,163 |
| Year-to-date 2009 | 1 | 2.7 | 6 | 16.2 | 11 | 29.7 | 19 | 51.4 | 0 | 0.0 | 37 | 305,900 | 311,586 |
| Year-to-date 2008 | 2 | 8.3 | 0 | 0.0 | 8 | 33.3 | 13 | 54.2 | 1 | 4.2 | 24 | 323,500 | 354,163 |
| Sarnia | | | | | | | | | | | | | |
| Q1 2009 | 1 | 2.9 | 0 | 0.0 | 15 | 42.9 | 19 | 54.3 | 0 | 0.0 | 35 | 300,000 | 309,413 |
| Q1 2008 | 0 | 0.0 | 5 | 11.4 | 22 | 50.0 | 17 | 38.6 | 0 | 0.0 | 44 | 294,900 | 300,560 |
| Year-to-date 2009 | 1 | 2.9 | 0 | 0.0 | 15 | 42.9 | 19 | 54.3 | 0 | 0.0 | 35 | 300,000 | 309,413 |
| Year-to-date 2008 | 0 | 0.0 | 5 | 11.4 | 22 | 50.0 | 17 | 38.6 | 0 | 0.0 | 44 | 294,900 | 300,560 |
| Sault Ste. Marie | | | | | | | | | | | | | |
| Q1 2009 | 2 | 5.9 | 4 | 11.8 | 20 | 58.8 | 7 | 20.6 | 1 | 2.9 | 34 | 267,450 | 281,082 |
| Q1 2008 | 3 | 9.4 | 4 | 12.5 | 16 | 50.0 | 9 | 28.1 | 0 | 0.0 | 32 | 270,000 | 264,363 |
| Year-to-date 2009 | 2 | 5.9 | 4 | 11.8 | 20 | 58.8 | 7 | 20.6 | 1 | 2.9 | 34 | 267,450 | 281,082 |
| Year-to-date 2008 | 3 | 9.4 | 4 | 12.5 | 16 | 50.0 | 9 | 28.1 | 0 | 0.0 | 32 | 270,000 | 264,363 |
| Barrie CMA | | | | | | | | | | | | | |
| Q1 2009 | 0 | 0.0 | 3 | 2.5 | 47 | 38.5 | 55 | 45.1 | 17 | 13.9 | 122 | 310,445 | 360,068 |
| Q1 2008 | 3 | 1.7 | 8 | 4.4 | 101 | 55.8 | 56 | 30.9 | 13 | 7.2 | 181 | 287,900 | 330,251 |
| Year-to-date 2009 | 0 | 0.0 | 3 | 2.5 | 47 | 38.5 | 55 | 45.1 | 17 | 13.9 | 122 | 310,445 | 360,068 |
| Year-to-date 2008 | 3 | 1.7 | 8 | 4.4 | 101 | 55.8 | 56 | 30.9 | 13 | 7.2 | 181 | 287,900 | 330,251 |

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
First Quarter 2009**

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|----------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$175,000 | | \$175,000 - \$199,999 | | \$200,000 - \$299,999 | | \$300,000 - \$499,999 | | \$500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Brantford CMA | | | | | | | | | | | | | |
| Q1 2009 | 13 | 16.7 | 3 | 3.8 | 34 | 43.6 | 25 | 32.1 | 3 | 3.8 | 78 | 260,000 | 281,870 |
| Q1 2008 | 21 | 20.0 | 9 | 8.6 | 31 | 29.5 | 35 | 33.3 | 9 | 8.6 | 105 | 268,000 | 292,006 |
| Year-to-date 2009 | 13 | 16.7 | 3 | 3.8 | 34 | 43.6 | 25 | 32.1 | 3 | 3.8 | 78 | 260,000 | 281,870 |
| Year-to-date 2008 | 21 | 20.0 | 9 | 8.6 | 31 | 29.5 | 35 | 33.3 | 9 | 8.6 | 105 | 268,000 | 292,006 |
| Greater Sudbury CMA | | | | | | | | | | | | | |
| Q1 2009 | 1 | 1.5 | 0 | 0.0 | 15 | 22.1 | 45 | 66.2 | 7 | 10.3 | 68 | 349,900 | 387,590 |
| Q1 2008 | 1 | 1.2 | 0 | 0.0 | 40 | 46.5 | 43 | 50.0 | 2 | 2.3 | 86 | 307,450 | 325,284 |
| Year-to-date 2009 | 1 | 1.5 | 0 | 0.0 | 15 | 22.1 | 45 | 66.2 | 7 | 10.3 | 68 | 349,900 | 387,590 |
| Year-to-date 2008 | 1 | 1.2 | 0 | 0.0 | 40 | 46.5 | 43 | 50.0 | 2 | 2.3 | 86 | 307,450 | 325,284 |
| Guelph CMA | | | | | | | | | | | | | |
| Q1 2009 | 0 | 0.0 | 0 | 0.0 | 8 | 11.9 | 48 | 71.6 | 11 | 16.4 | 67 | 350,000 | 385,035 |
| Q1 2008 | 0 | 0.0 | 0 | 0.0 | 25 | 24.0 | 71 | 68.3 | 8 | 7.7 | 104 | 338,500 | 364,240 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 8 | 11.9 | 48 | 71.6 | 11 | 16.4 | 67 | 350,000 | 385,035 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 25 | 24.0 | 71 | 68.3 | 8 | 7.7 | 104 | 338,500 | 364,240 |
| Hamilton CMA | | | | | | | | | | | | | |
| Q1 2009 | 1 | 0.4 | 1 | 0.4 | 29 | 10.2 | 185 | 64.9 | 69 | 24.2 | 285 | 399,990 | 470,241 |
| Q1 2008 | 1 | 0.3 | 0 | 0.0 | 49 | 14.0 | 267 | 76.3 | 33 | 9.4 | 350 | 376,445 | 412,567 |
| Year-to-date 2009 | 1 | 0.4 | 1 | 0.4 | 29 | 10.2 | 185 | 64.9 | 69 | 24.2 | 285 | 399,990 | 470,241 |
| Year-to-date 2008 | 1 | 0.3 | 0 | 0.0 | 49 | 14.0 | 267 | 76.3 | 33 | 9.4 | 350 | 376,445 | 412,567 |
| Kingston CMA | | | | | | | | | | | | | |
| Q1 2009 | 7 | 5.8 | 8 | 6.7 | 87 | 72.5 | 17 | 14.2 | 1 | 0.8 | 120 | 280,000 | 266,966 |
| Q1 2008 | 2 | 1.6 | 29 | 23.6 | 76 | 61.8 | 13 | 10.6 | 3 | 2.4 | 123 | 250,000 | 249,699 |
| Year-to-date 2009 | 7 | 5.8 | 8 | 6.7 | 87 | 72.5 | 17 | 14.2 | 1 | 0.8 | 120 | 280,000 | 266,966 |
| Year-to-date 2008 | 2 | 1.6 | 29 | 23.6 | 76 | 61.8 | 13 | 10.6 | 3 | 2.4 | 123 | 250,000 | 249,699 |
| Kitchener CMA | | | | | | | | | | | | | |
| Q1 2009 | 0 | 0.0 | 0 | 0.0 | 127 | 43.3 | 145 | 49.5 | 21 | 7.2 | 293 | 308,000 | 334,140 |
| Q1 2008 | 0 | 0.0 | 0 | 0.0 | 110 | 47.2 | 107 | 45.9 | 16 | 6.9 | 233 | 300,000 | 343,296 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 127 | 43.3 | 145 | 49.5 | 21 | 7.2 | 293 | 308,000 | 334,140 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 110 | 47.2 | 107 | 45.9 | 16 | 6.9 | 233 | 300,000 | 343,296 |
| London CMA | | | | | | | | | | | | | |
| Q1 2009 | 3 | 1.7 | 2 | 1.1 | 66 | 36.9 | 98 | 54.7 | 10 | 5.6 | 179 | 322,250 | 346,032 |
| Q1 2008 | 6 | 1.7 | 16 | 4.5 | 186 | 52.8 | 125 | 35.5 | 19 | 5.4 | 352 | 280,000 | 306,050 |
| Year-to-date 2009 | 3 | 1.7 | 2 | 1.1 | 66 | 36.9 | 98 | 54.7 | 10 | 5.6 | 179 | 322,250 | 346,032 |
| Year-to-date 2008 | 6 | 1.7 | 16 | 4.5 | 186 | 52.8 | 125 | 35.5 | 19 | 5.4 | 352 | 280,000 | 306,050 |
| Oshawa CMA | | | | | | | | | | | | | |
| Q1 2009 | 0 | 0.0 | 0 | 0.0 | 101 | 34.4 | 169 | 57.5 | 24 | 8.2 | 294 | 329,900 | 358,287 |
| Q1 2008 | 0 | 0.0 | 0 | 0.0 | 145 | 41.9 | 188 | 54.3 | 13 | 3.8 | 346 | 319,945 | 340,308 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 101 | 34.4 | 169 | 57.5 | 24 | 8.2 | 294 | 329,900 | 358,287 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 145 | 41.9 | 188 | 54.3 | 13 | 3.8 | 346 | 319,945 | 340,308 |
| Ottawa CMA | | | | | | | | | | | | | |
| Q1 2009 | 1 | 0.2 | 2 | 0.3 | 84 | 13.9 | 442 | 73.1 | 76 | 12.6 | 605 | 384,900 | 407,621 |
| Q1 2008 | 0 | 0.0 | 1 | 0.2 | 148 | 23.9 | 386 | 62.4 | 84 | 13.6 | 619 | 350,000 | 393,168 |
| Year-to-date 2009 | 1 | 0.2 | 2 | 0.3 | 84 | 13.9 | 442 | 73.1 | 76 | 12.6 | 605 | 384,900 | 407,621 |
| Year-to-date 2008 | 0 | 0.0 | 1 | 0.2 | 148 | 23.9 | 386 | 62.4 | 84 | 13.6 | 619 | 350,000 | 393,168 |

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range in Ontario Region
First Quarter 2009**

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|---|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$175,000 | | \$175,000 - \$199,999 | | \$200,000 - \$299,999 | | \$300,000 - \$499,999 | | \$500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Peterborough CMA | | | | | | | | | | | | | |
| Q1 2009 | 1 | 1.5 | 1 | 1.5 | 26 | 40.0 | 34 | 52.3 | 3 | 4.6 | 65 | 325,900 | 345,300 |
| Q1 2008 | 0 | 0.0 | 0 | 0.0 | 25 | 45.5 | 22 | 40.0 | 8 | 14.5 | 55 | 306,990 | 352,619 |
| Year-to-date 2009 | 1 | 1.5 | 1 | 1.5 | 26 | 40.0 | 34 | 52.3 | 3 | 4.6 | 65 | 325,900 | 345,300 |
| Year-to-date 2008 | 0 | 0.0 | 0 | 0.0 | 25 | 45.5 | 22 | 40.0 | 8 | 14.5 | 55 | 306,990 | 352,619 |
| St. Catharines-Niagara CMA | | | | | | | | | | | | | |
| Q1 2009 | 6 | 4.4 | 2 | 1.5 | 31 | 23.0 | 76 | 56.3 | 20 | 14.8 | 135 | 349,900 | 384,683 |
| Q1 2008 | 3 | 2.1 | 1 | 0.7 | 44 | 30.6 | 74 | 51.4 | 22 | 15.3 | 144 | 339,900 | 387,419 |
| Year-to-date 2009 | 6 | 4.4 | 2 | 1.5 | 31 | 23.0 | 76 | 56.3 | 20 | 14.8 | 135 | 349,900 | 384,683 |
| Year-to-date 2008 | 3 | 2.1 | 1 | 0.7 | 44 | 30.6 | 74 | 51.4 | 22 | 15.3 | 144 | 339,900 | 387,419 |
| Thunder Bay CMA | | | | | | | | | | | | | |
| Q1 2009 | 1 | 5.3 | 5 | 26.3 | 11 | 57.9 | 2 | 10.5 | 0 | 0.0 | 19 | 235,000 | 239,984 |
| Q1 2008 | 3 | 6.7 | 6 | 13.3 | 31 | 68.9 | 5 | 11.1 | 0 | 0.0 | 45 | 229,900 | 237,980 |
| Year-to-date 2009 | 1 | 5.3 | 5 | 26.3 | 11 | 57.9 | 2 | 10.5 | 0 | 0.0 | 19 | 235,000 | 239,984 |
| Year-to-date 2008 | 3 | 6.7 | 6 | 13.3 | 31 | 68.9 | 5 | 11.1 | 0 | 0.0 | 45 | 229,900 | 237,980 |
| Toronto CMA | | | | | | | | | | | | | |
| Q1 2009 | 1 | 0.0 | 0 | 0.0 | 18 | 0.8 | 1,193 | 50.7 | 1,142 | 48.5 | 2,354 | 496,990 | 570,553 |
| Q1 2008 | 1 | 0.0 | 2 | 0.1 | 39 | 1.4 | 1,648 | 59.3 | 1,091 | 39.2 | 2,781 | 461,990 | 537,635 |
| Year-to-date 2009 | 1 | 0.0 | 0 | 0.0 | 18 | 0.8 | 1,193 | 50.7 | 1,142 | 48.5 | 2,354 | 496,990 | 570,553 |
| Year-to-date 2008 | 1 | 0.0 | 2 | 0.1 | 39 | 1.4 | 1,648 | 59.3 | 1,091 | 39.2 | 2,781 | 461,990 | 537,635 |
| Windsor CMA | | | | | | | | | | | | | |
| Q1 2009 | 7 | 13.2 | 6 | 11.3 | 28 | 52.8 | 11 | 20.8 | 1 | 1.9 | 53 | 250,000 | 271,127 |
| Q1 2008 | 9 | 12.7 | 5 | 7.0 | 31 | 43.7 | 23 | 32.4 | 3 | 4.2 | 71 | 279,000 | 289,842 |
| Year-to-date 2009 | 7 | 13.2 | 6 | 11.3 | 28 | 52.8 | 11 | 20.8 | 1 | 1.9 | 53 | 250,000 | 271,127 |
| Year-to-date 2008 | 9 | 12.7 | 5 | 7.0 | 31 | 43.7 | 23 | 32.4 | 3 | 4.2 | 71 | 279,000 | 289,842 |
| Total Urban Centres in Ontario (50,000+) | | | | | | | | | | | | | |
| Q1 2009 | 60 | 1.2 | 55 | 1.1 | 848 | 16.8 | 2,661 | 52.7 | 1,425 | 28.2 | 5,049 | 411,110 | 461,468 |
| Q1 2008 | 74 | 1.3 | 109 | 1.8 | 1,233 | 20.9 | 3,153 | 53.4 | 1,331 | 22.6 | 5,900 | 389,000 | 435,509 |
| Year-to-date 2009 | 60 | 1.2 | 55 | 1.1 | 848 | 16.8 | 2,661 | 52.7 | 1,425 | 28.2 | 5,049 | 411,110 | 461,468 |
| Year-to-date 2008 | 74 | 1.3 | 109 | 1.8 | 1,233 | 20.9 | 3,153 | 53.4 | 1,331 | 22.6 | 5,900 | 389,000 | 435,509 |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ontario Region
First Quarter 2009**

| | | 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 |
|------|-----------|------------------------------|------------------------|-----------------------|-------------------------------------|------------------------------|---------------------------------------|---------------------------------|------------------------|---------------------------------------|
| 2008 | January | 11,054 | -5.7 | 17,374 | 27,621 | 30,087 | 57.7 | 302,191 | 7.5 | 309,515 |
| | February | 13,930 | -7.2 | 15,778 | 26,466 | 28,172 | 56.0 | 304,322 | 4.1 | 301,355 |
| | March | 15,451 | -17.9 | 15,909 | 30,715 | 29,259 | 54.4 | 302,746 | 3.5 | 301,861 |
| | April | 20,174 | -4.8 | 15,964 | 41,518 | 31,115 | 51.3 | 314,041 | 4.8 | 306,748 |
| | May | 22,058 | -12.5 | 16,460 | 41,987 | 31,615 | 52.1 | 316,103 | 4.1 | 308,202 |
| | June | 20,485 | -12.2 | 16,265 | 36,160 | 31,444 | 51.7 | 314,993 | 3.4 | 311,538 |
| | July | 18,977 | -9.2 | 16,080 | 34,595 | 32,171 | 50.0 | 298,630 | 2.3 | 305,453 |
| | August | 15,594 | -19.0 | 15,304 | 28,401 | 30,313 | 50.5 | 291,760 | 0.9 | 305,132 |
| | September | 15,805 | -0.2 | 15,805 | 34,625 | 31,038 | 50.9 | 294,990 | -1.3 | 300,445 |
| | October | 12,563 | -27.9 | 13,087 | 31,058 | 31,523 | 41.5 | 281,661 | -10.0 | 284,537 |
| | November | 8,673 | -43.5 | 11,496 | 21,649 | 30,614 | 37.6 | 293,328 | -6.1 | 295,857 |
| | December | 6,237 | -33.1 | 11,479 | 11,975 | 29,419 | 39.0 | 280,049 | -11.8 | 287,465 |
| 2009 | January | 6,556 | -40.7 | 10,939 | 24,894 | 27,931 | 39.2 | 275,466 | -8.8 | 285,423 |
| | February | 9,861 | -29.2 | 12,193 | 24,659 | 28,264 | 43.1 | 284,843 | -6.4 | 286,306 |
| | March | 14,051 | -9.1 | 13,469 | 31,977 | 28,272 | 47.6 | 292,276 | -3.5 | 294,057 |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q I 2008 | 40,435 | -11.2 | | 84,802 | | | 303,137 | 4.7 | |
| | Q I 2009 | 30,468 | -24.6 | | 81,530 | | | 286,253 | -5.6 | |
| | YTD 2008 | 40,435 | -11.2 | | 84,802 | | | 303,137 | 4.7 | |
| | YTD 2009 | 30,468 | -24.6 | | 81,530 | | | 286,253 | -5.6 | |

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: Level of Economic Indicators for Ontario Region
First Quarter 2009**

| | | Interest Rates | | | Employment SA (,000) | Unemployment Rate (%) SA | Migration Total Net | Consumer Confidence Index (1997=100) | Average Weekly Wages (\$) | Manufacturing Shipments (\$,000) | Exchange Rate (U.S. cents) |
|------|--------------------|---------------------------|-----------------------|---------------|-------------------------|-----------------------------|---------------------------|---|------------------------------------|--|-------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | | | | | |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | | |
| 2008 | January - March | 718 | 7.3 | 7.3 | 6,675.7 | 6.3 | 20,938 | 90.6 | 804 | 67,348,182 | 99.51 |
| | April - June | 696 | 6.7 | 6.9 | 6,694.8 | 6.5 | 34,500 | 78.2 | 814 | 74,234,032 | 99.34 |
| | July - September | 697 | 6.8 | 7.0 | 6,693.9 | 6.4 | 32,733 | 79.9 | 822 | 71,083,657 | 95.23 |
| | October - December | 704 | 6.1 | 7.1 | 6,682.4 | 7.0 | -366 | 64.4 | 825 | 65,648,959 | 81.98 |
| 2009 | January - March | 623 | 4.8 | 5.7 | 6,567.1 | 8.4 | | 68.8 | 828 | | 79.79 |
| | April - June | | | | | | | | | | |
| | July - September | | | | | | | | | | |
| | October - December | | | | | | | | | | |

**Table 6.1: Growth⁽¹⁾ of Economic Indicators for Ontario Region
First Quarter 2009**

| | | Interest Rates | | | Employment SA | Unemployment Rate SA | Migration Total Net | Consumer Confidence Index | Average Weekly Wages | Manufacturing Shipments | Exchange Rate |
|------|--------------------|---------------------------|-------------------|---------------|------------------|-------------------------|---------------------------|---------------------------------|----------------------------|----------------------------|------------------|
| | | P & I Per \$100,000 | Mortgage Rates | | | | | | | | |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | | |
| 2008 | January - March | 6.3 | 0.8 | 0.7 | 1.8 | -0.2 | -5.4 | -2.4 | 5.2 | -9.1 | 16.1 |
| | April - June | -0.7 | -0.1 | -0.1 | 2.0 | 0.0 | 10.4 | -15.9 | 4.4 | -3.8 | 7.5 |
| | July - September | -2.4 | -0.3 | -0.3 | 1.4 | 0.0 | 6.1 | -14.9 | 2.9 | 1.6 | -1.0 |
| | October - December | -3.5 | -1.2 | -0.4 | 0.5 | 0.7 | -123.0 | -29.9 | 3.0 | -6.8 | -19.8 |
| 2009 | January - March | -13.3 | -2.4 | -1.6 | -1.6 | 2.2 | | -24.1 | 3.0 | | -19.8 |
| | April - June | | | | | | | | | | |
| | July - September | | | | | | | | | | |
| | October - 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

(1) Growth year over year expressed in percentage

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

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 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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