



GTA Rental and Condo Market Overview

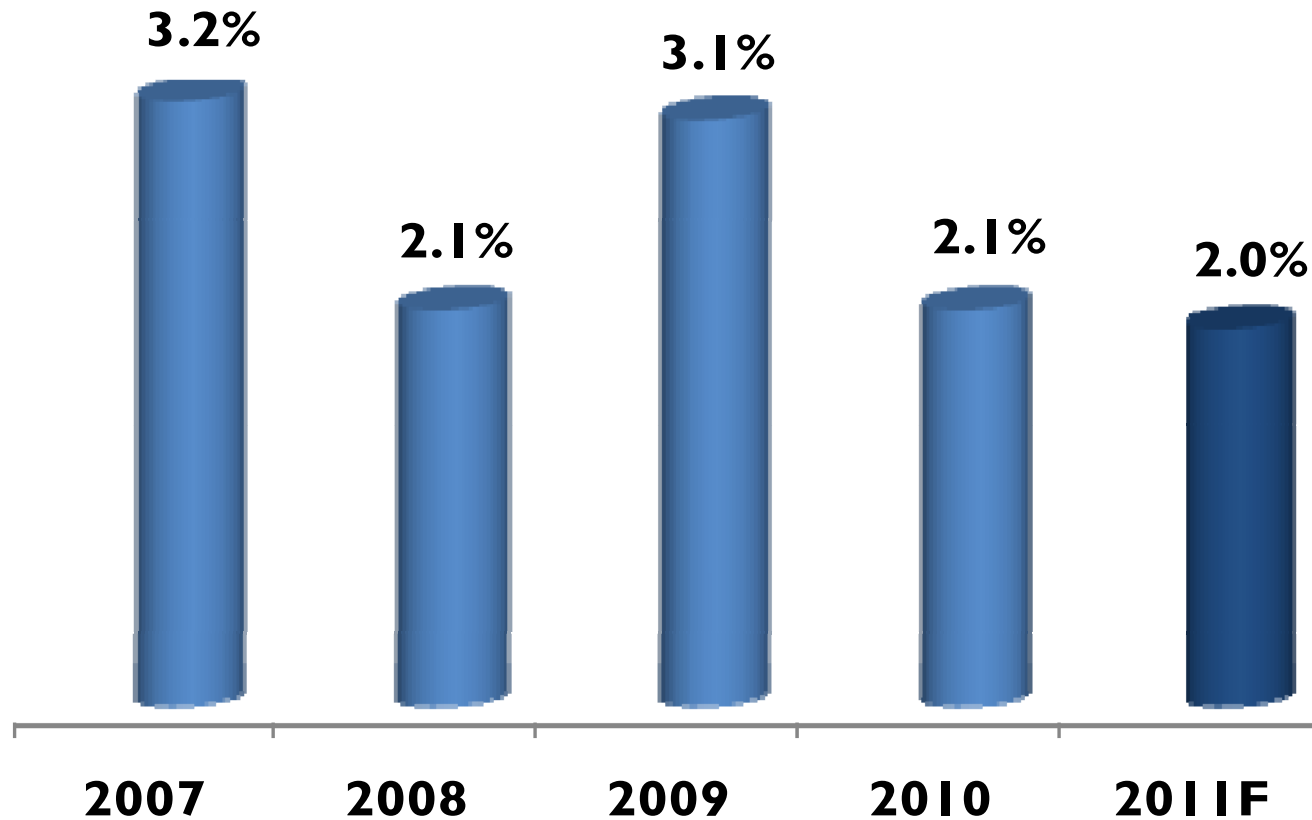
**GTAA /FRPO Rental Market Breakfast
January 26, 2011**

**Shaun Hildebrand
Senior Market Analyst
Canada Mortgage and Housing Corporation**



GTA Average Vacancy Rate

Purpose-Built Structures, 3+ Units

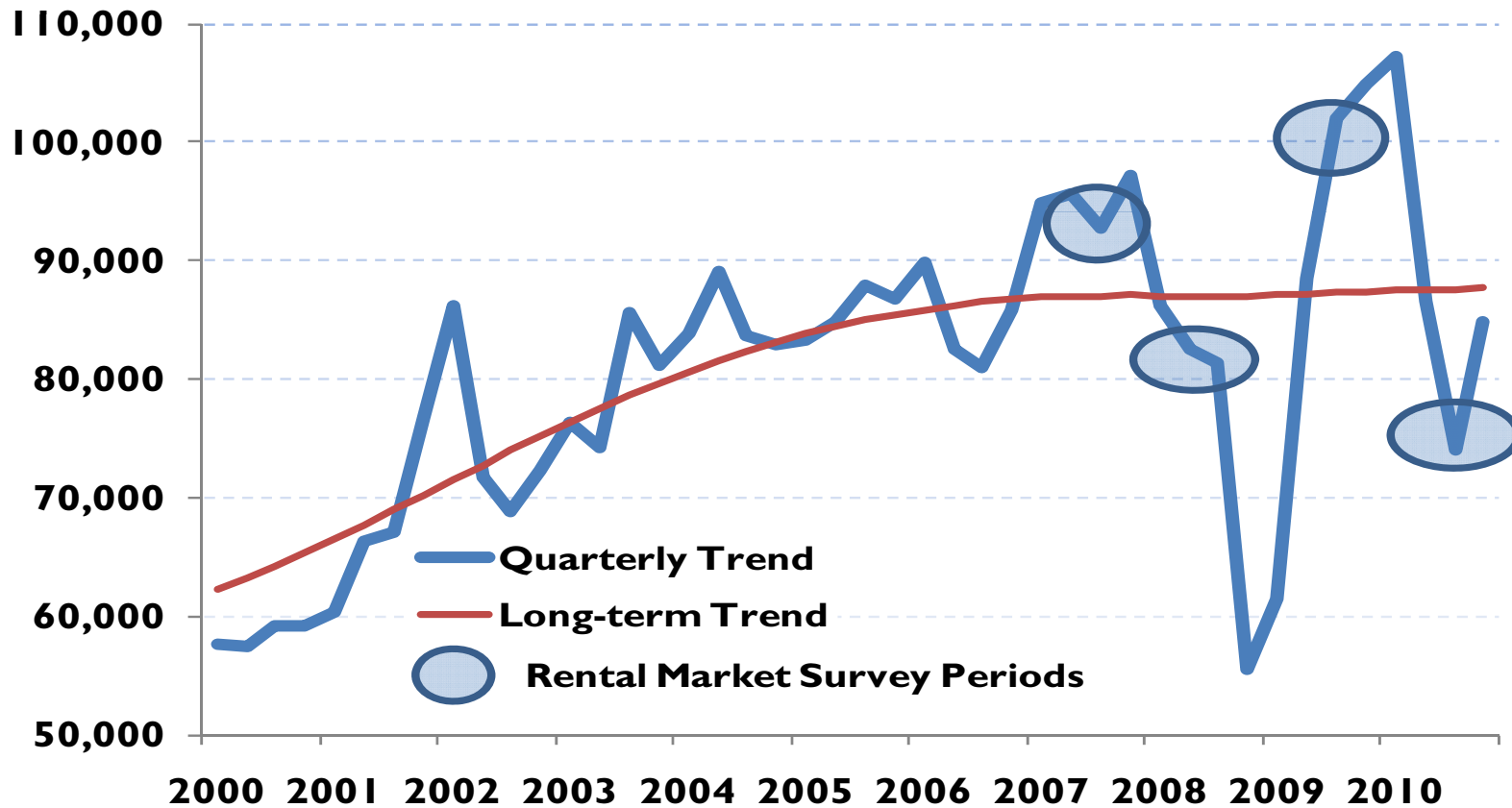


Source: CMHC

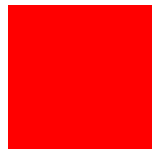


GTA MLS[®] Sales

Seasonally Adjusted Annual Rates

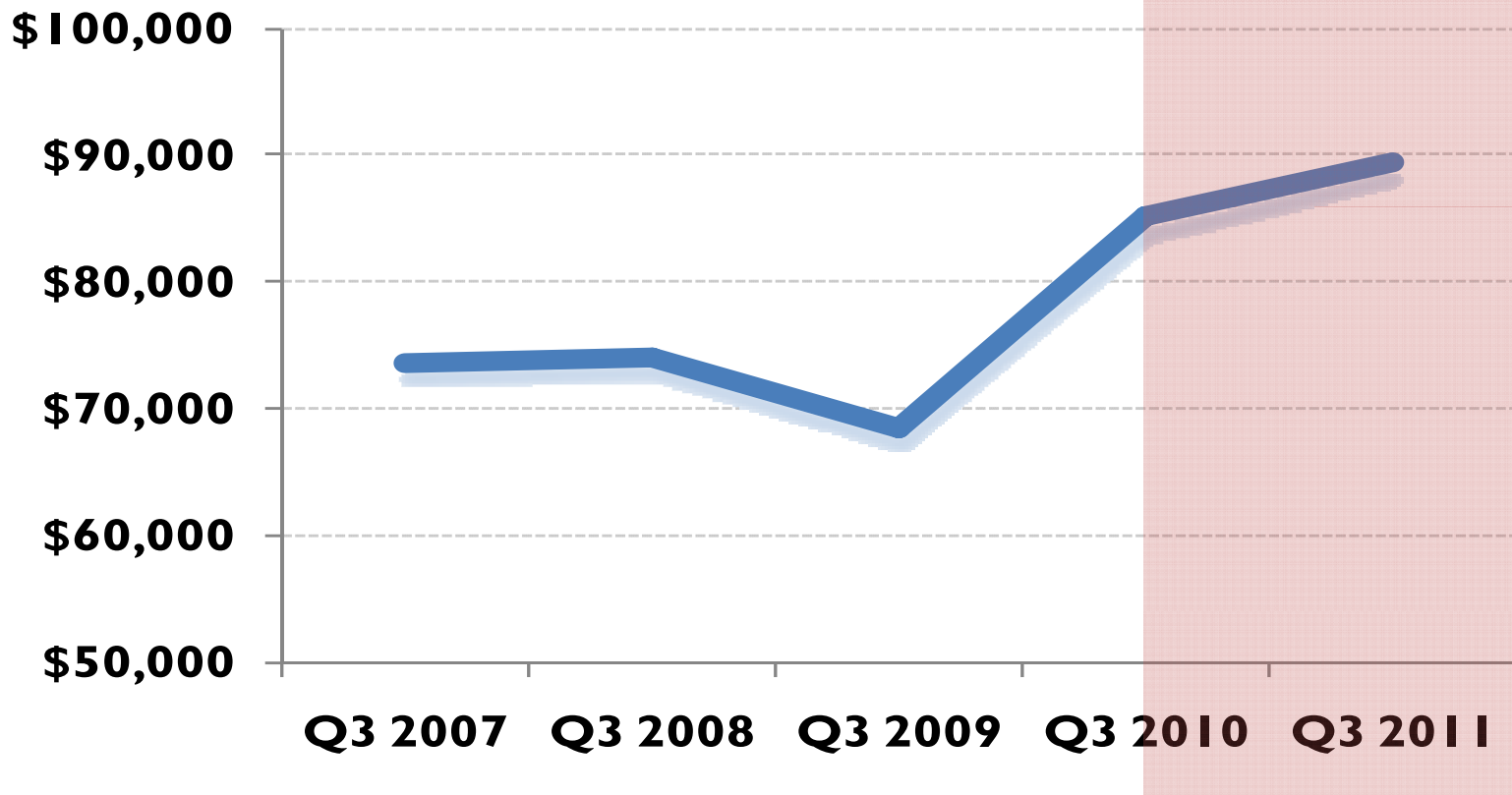


Source: CREA

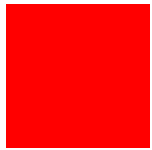


Income Required to Purchase a Home

Average Annual Household Income, GTA

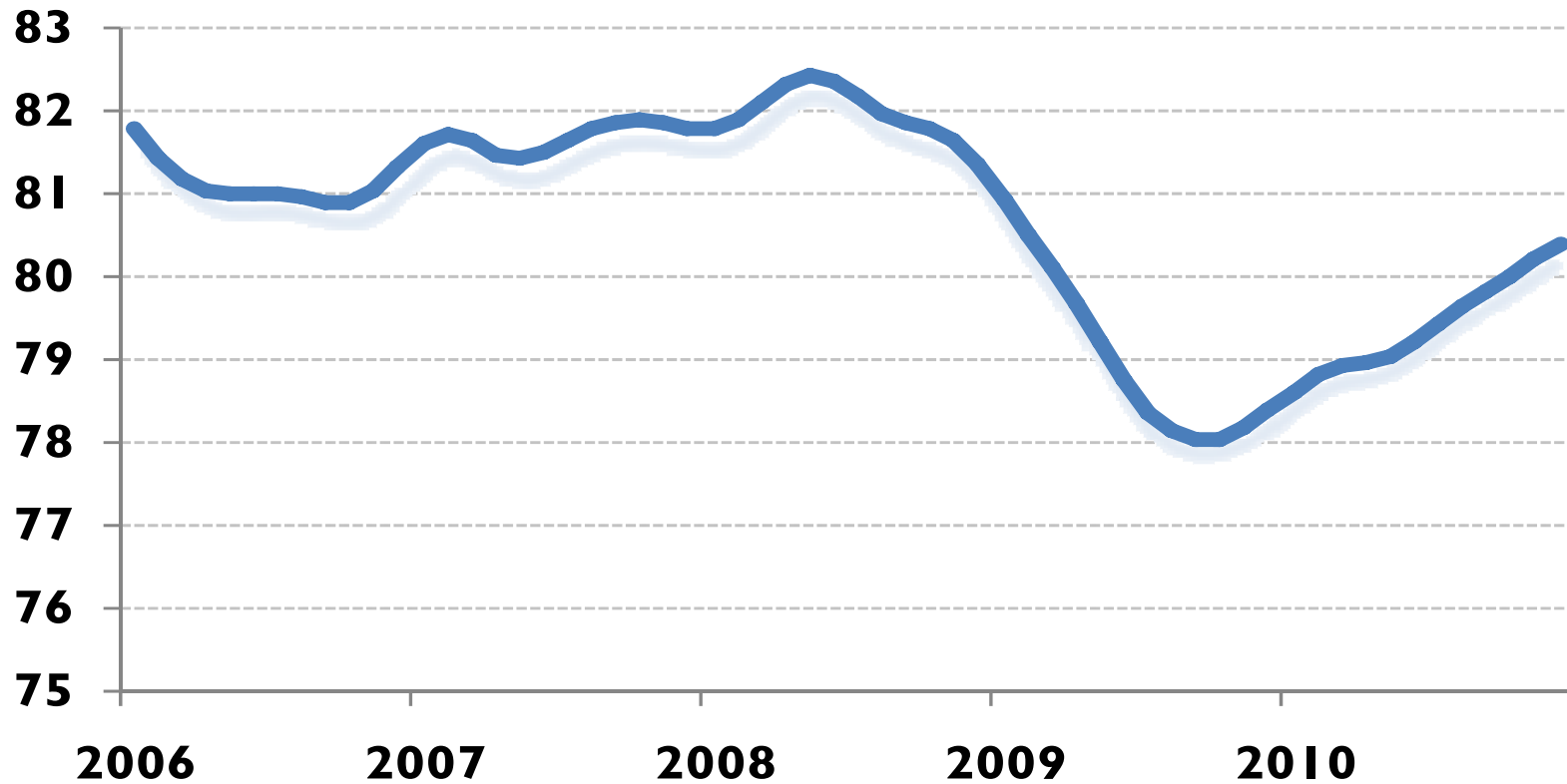


Source: CREA, Bank of Canada, CMHC Calculation

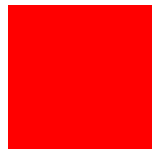


Employment Rate 25-44

Percentage (%), Toronto CMA

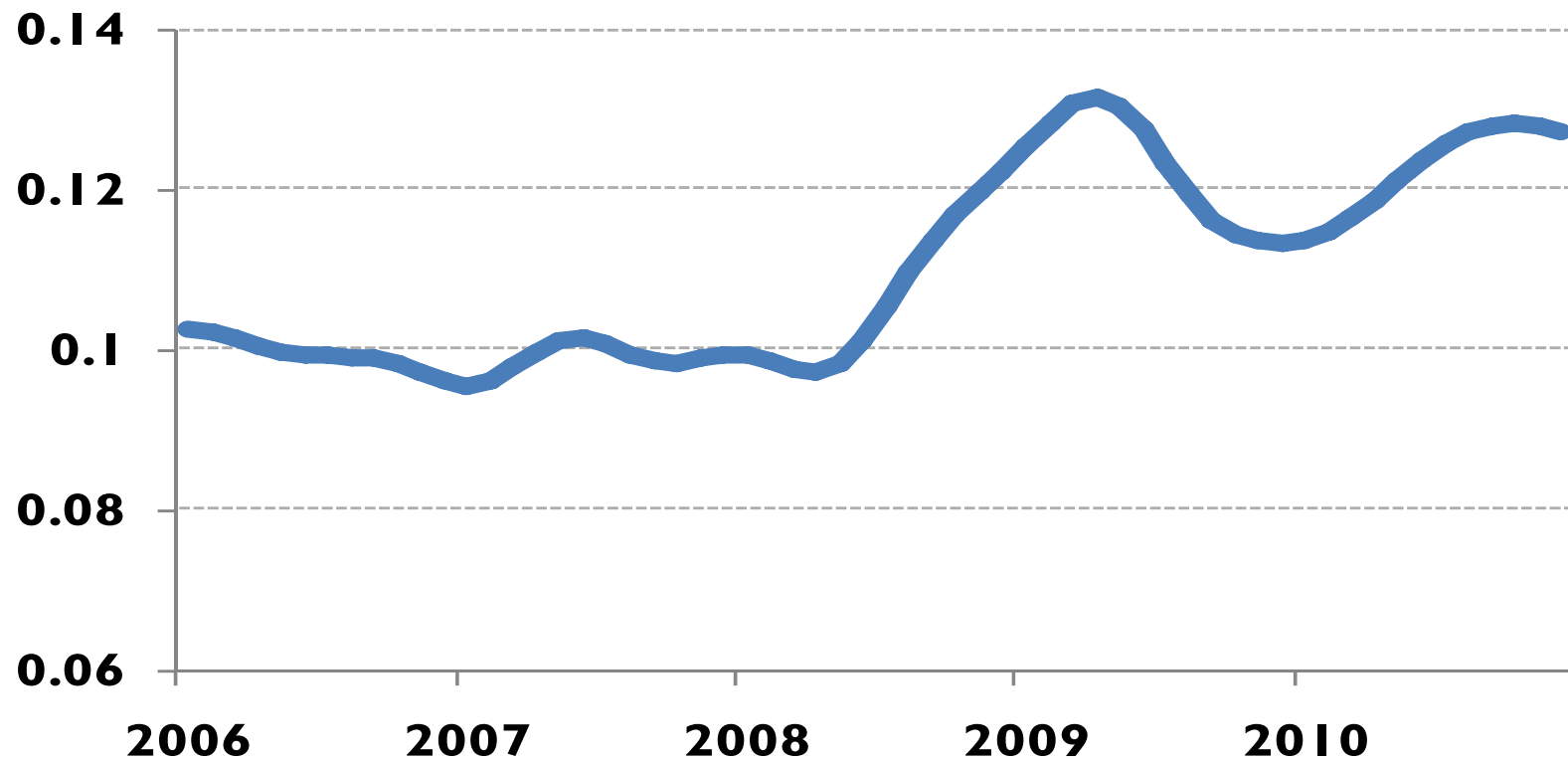


Source: Statistics Canada

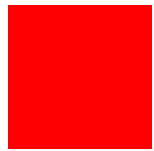


Part-time to Full-time Ratio

Toronto CMA

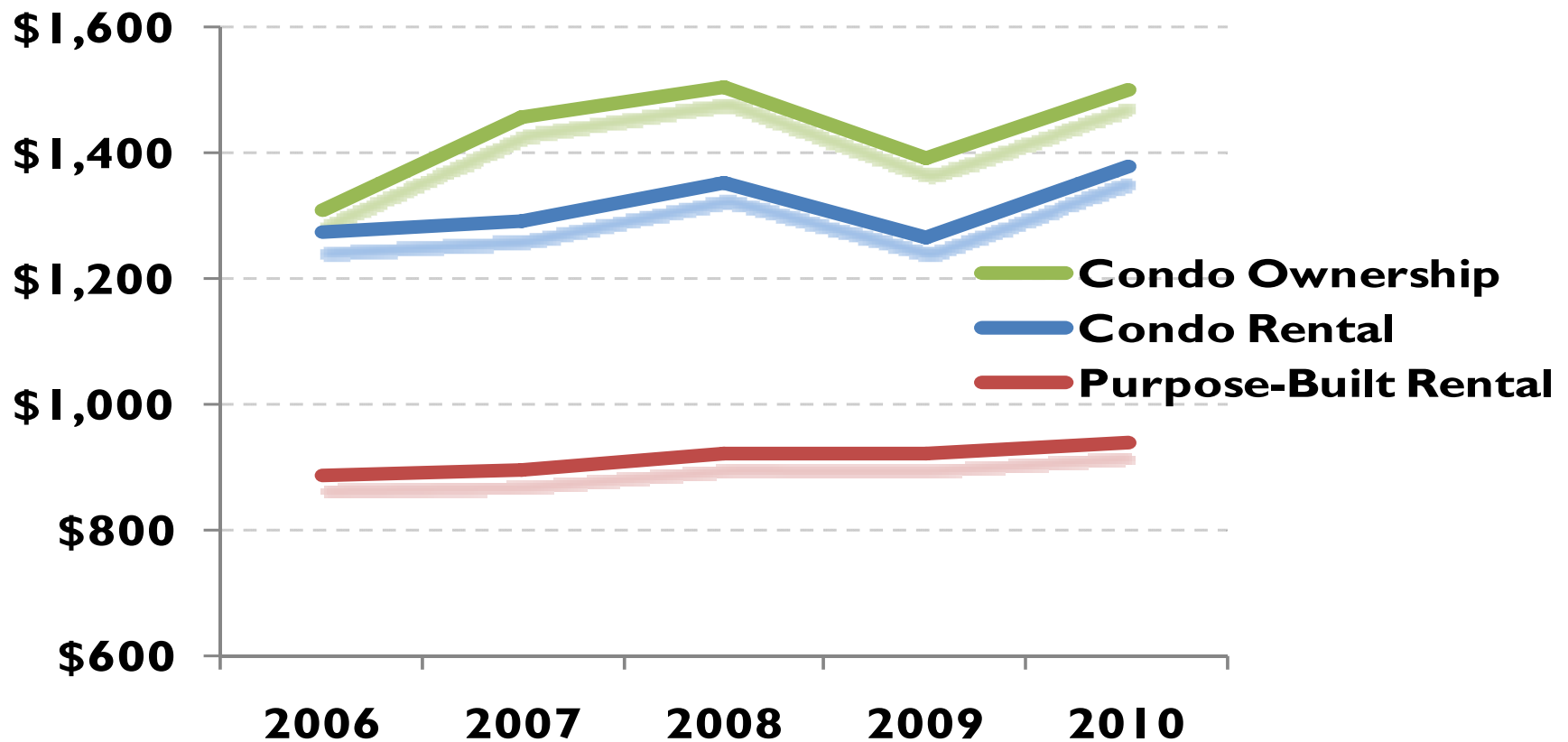


Source: Statistics Canada



Cost Comparison for 1-Bedroom Unit

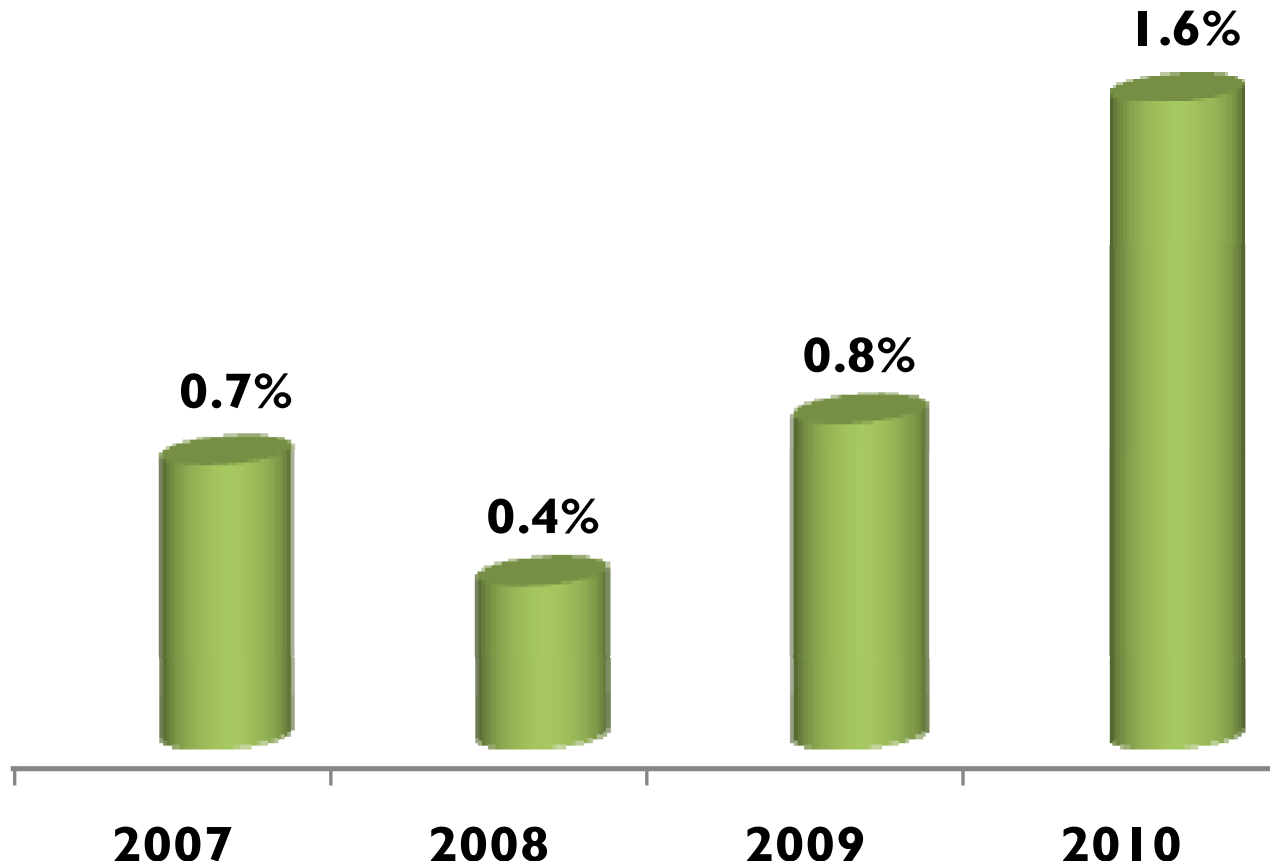
Monthly Average, GTA



Source: CMHC, Urbanation, Bank of Canada



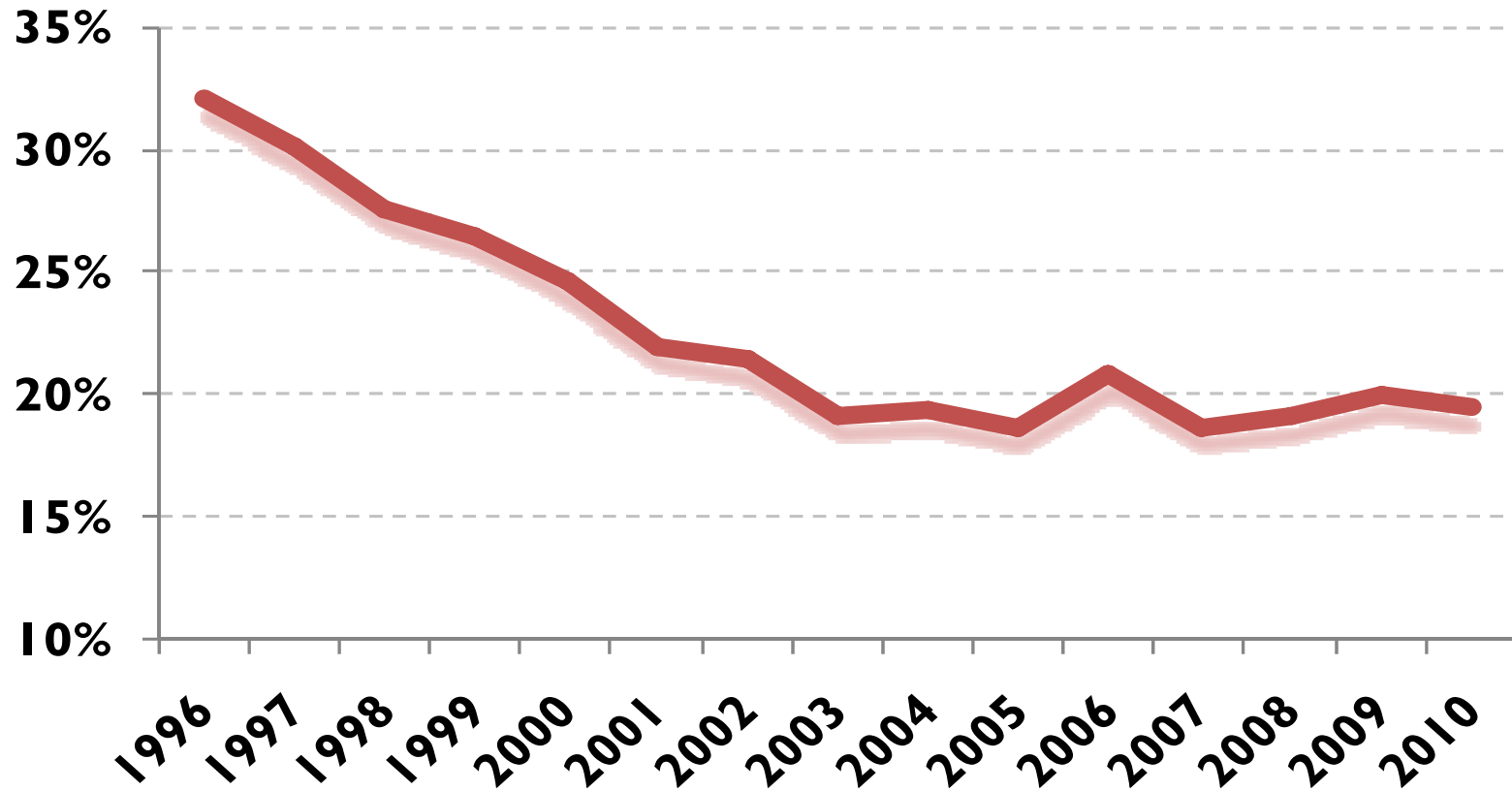
GTA Average Condo Vacancy Rate



Source: CMHC



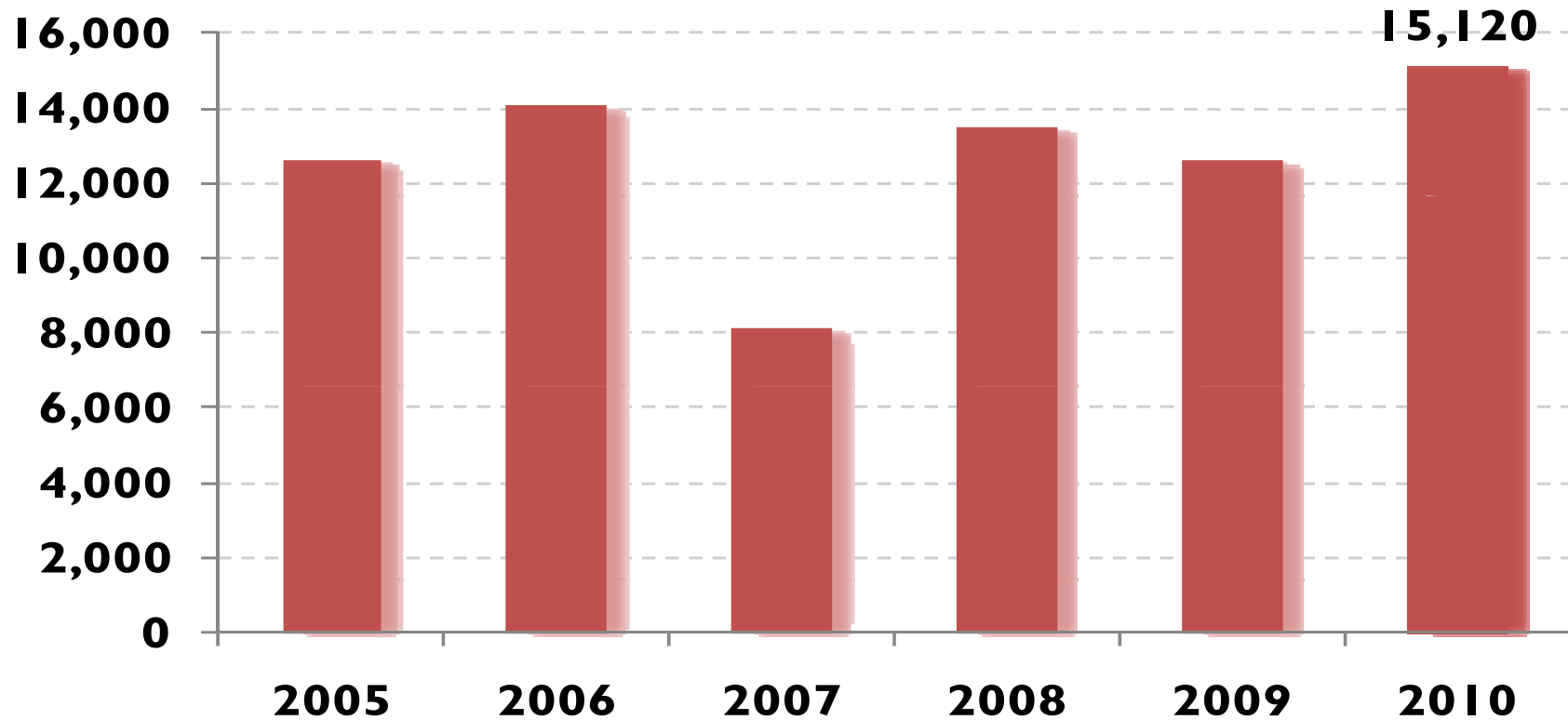
Share of GTA Condos Rented Out



Source: CMHC



GTA Condo Completions

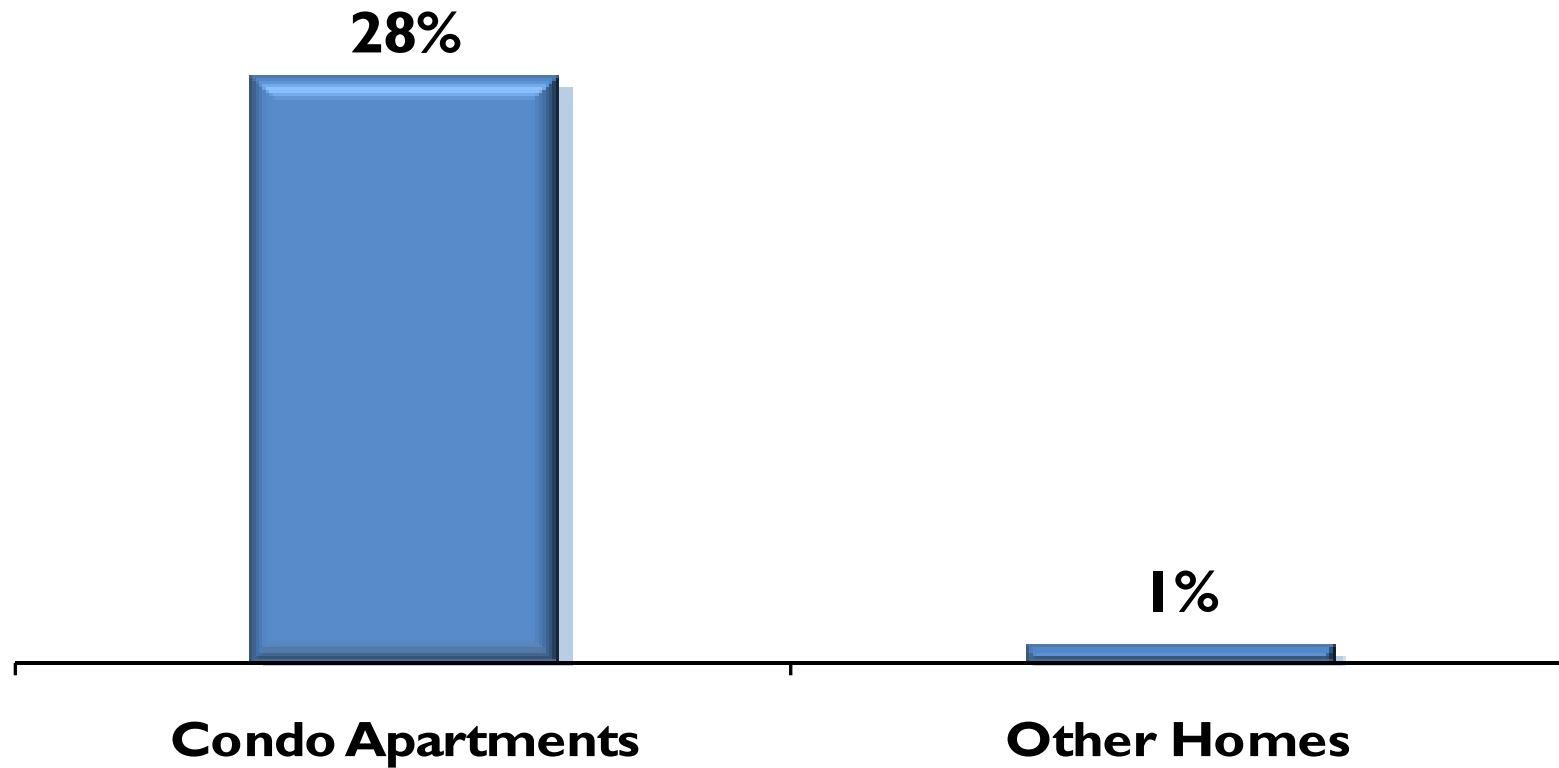


Source: CMHC



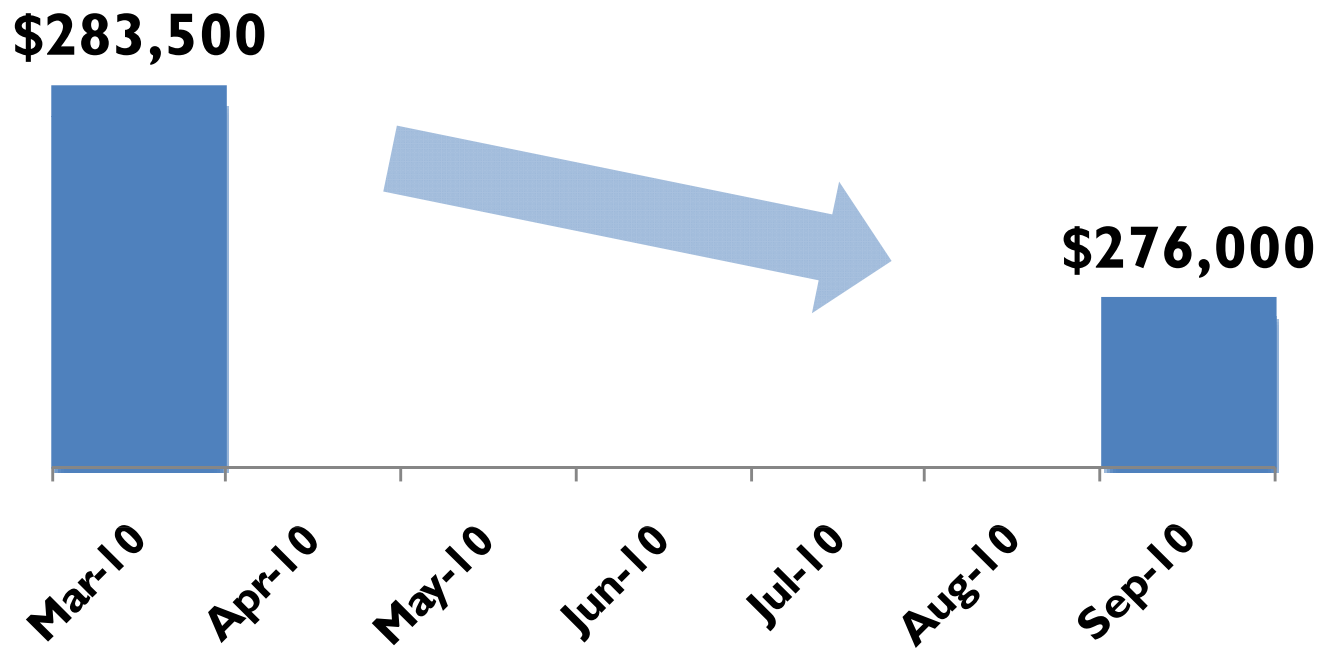
Annual Growth in MLS[®] Active Listings

Year-End 2010, GTA

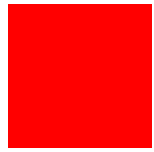


Source: TREB

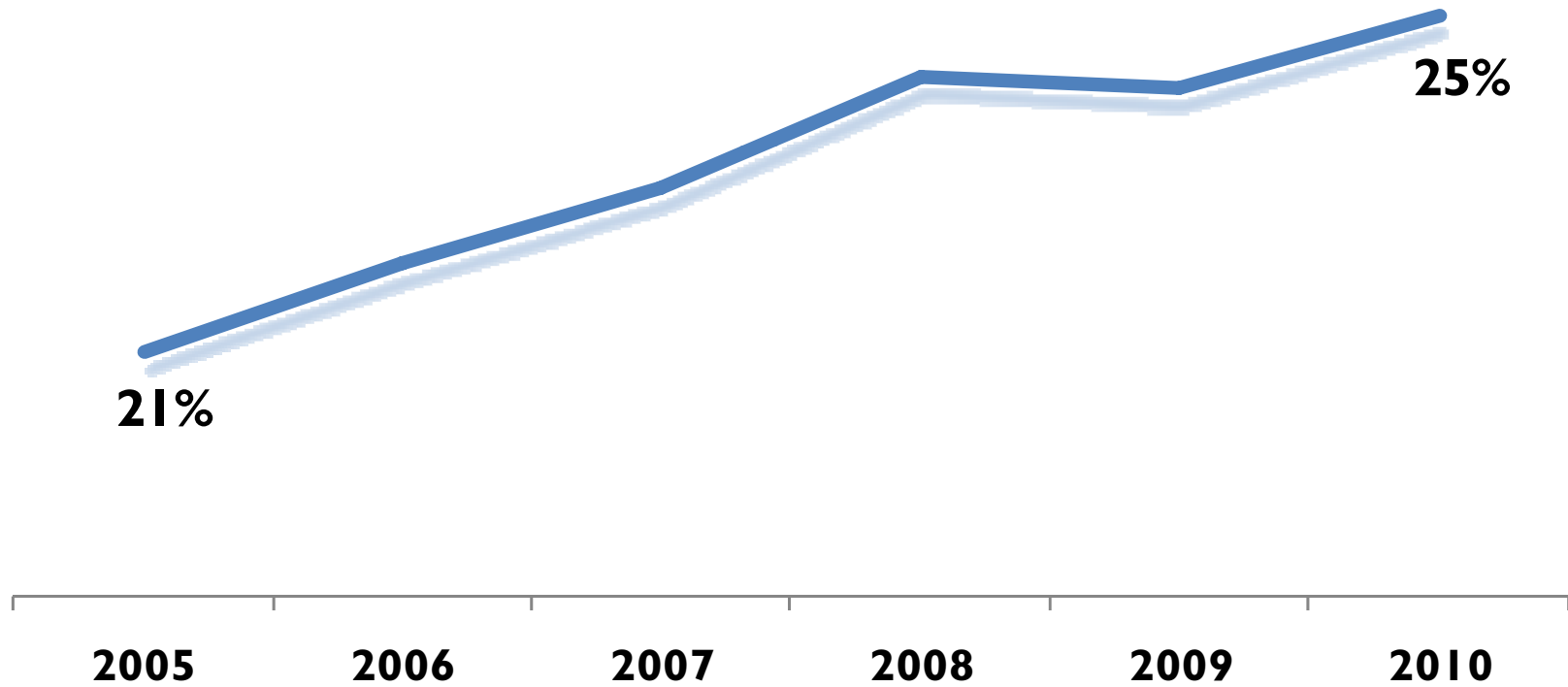
Median Condo Prices



Source: CREA



Condos Share of GTA MLS[®] Sales

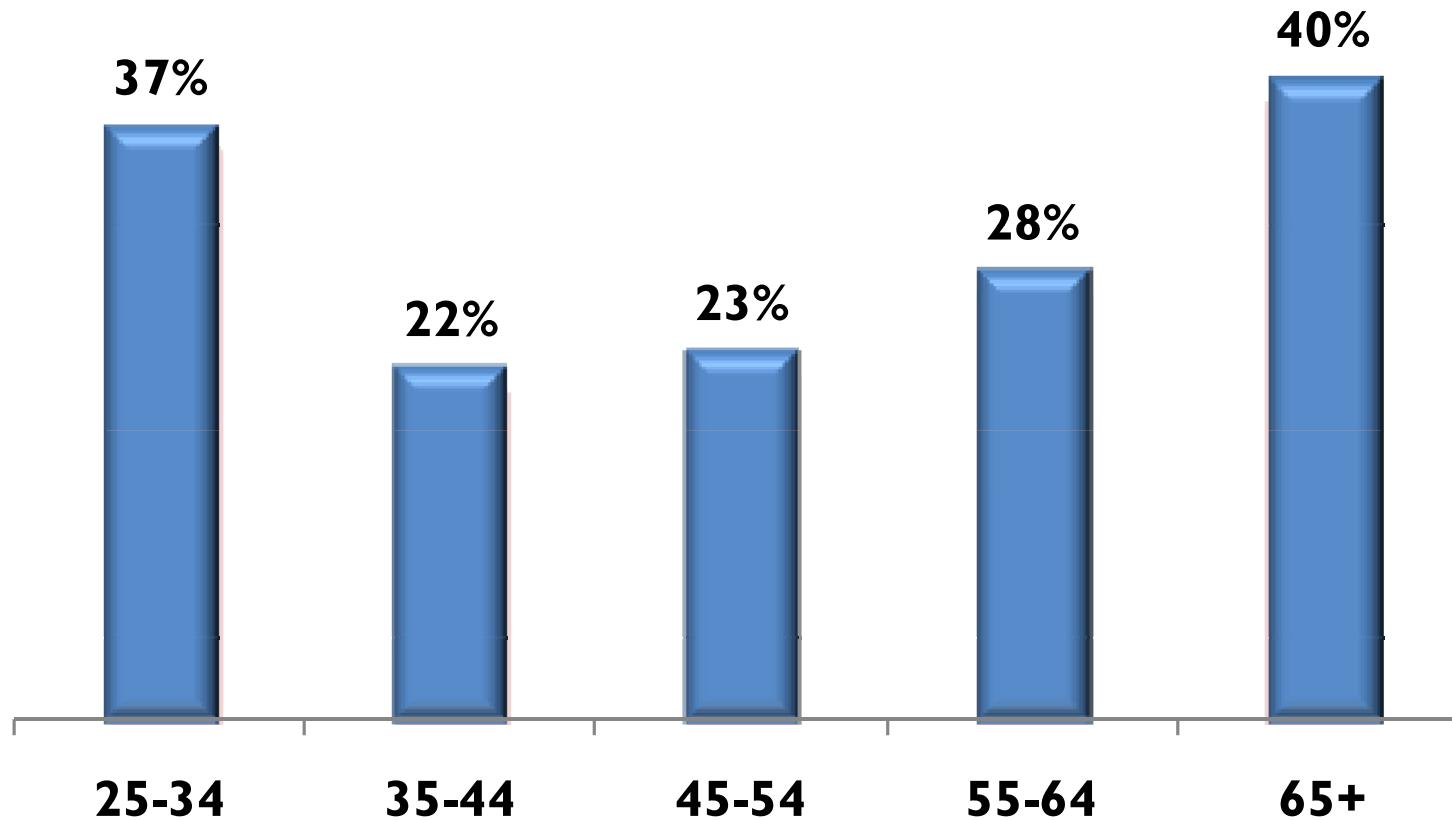


Source: TREB



Share of Buyers That Choose Condos

Toronto CMA, 2009

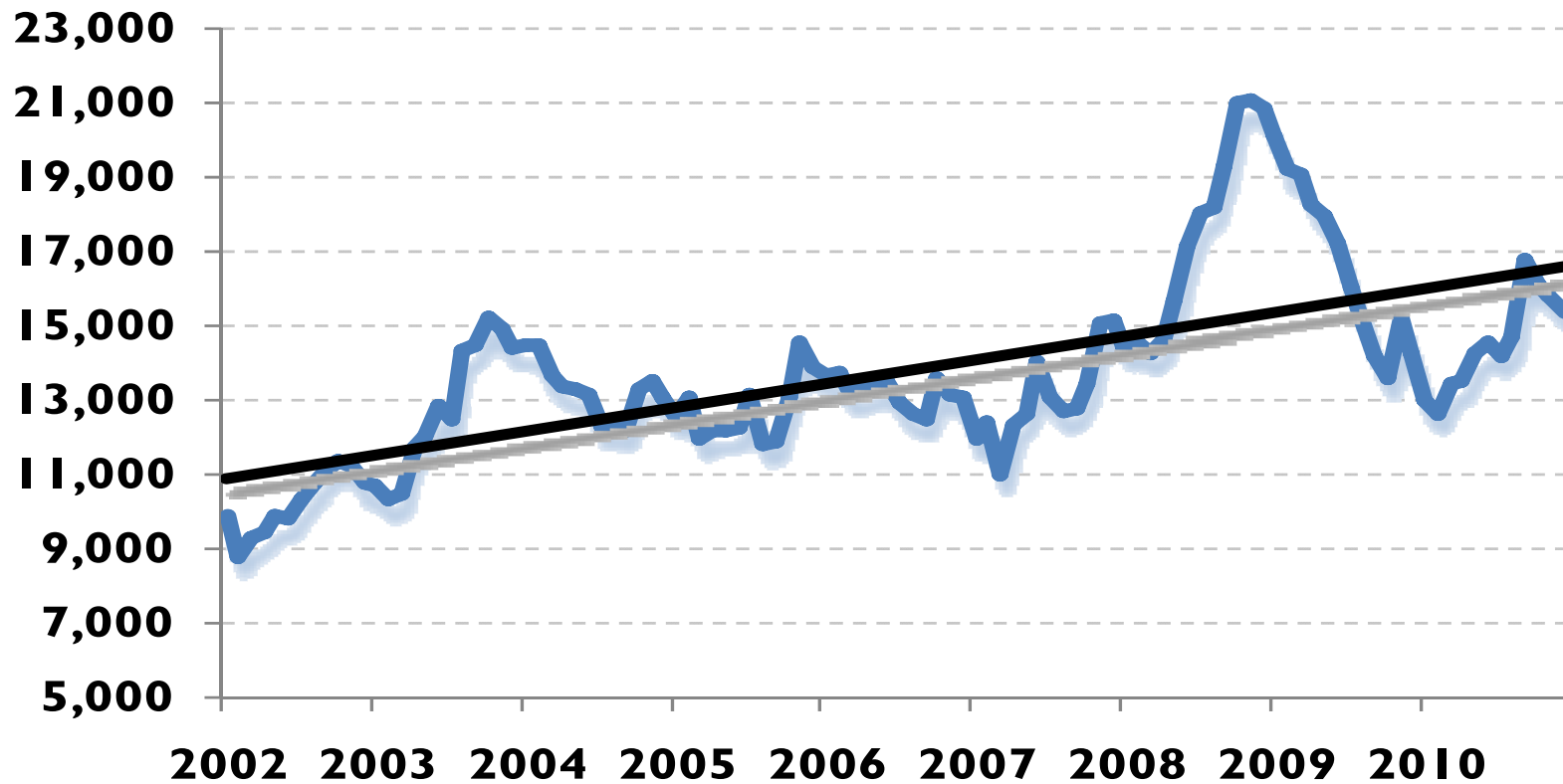


Source: CMHC

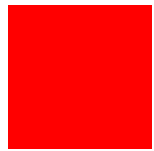


New Condos Remaining Inventory

At Month End, GTA

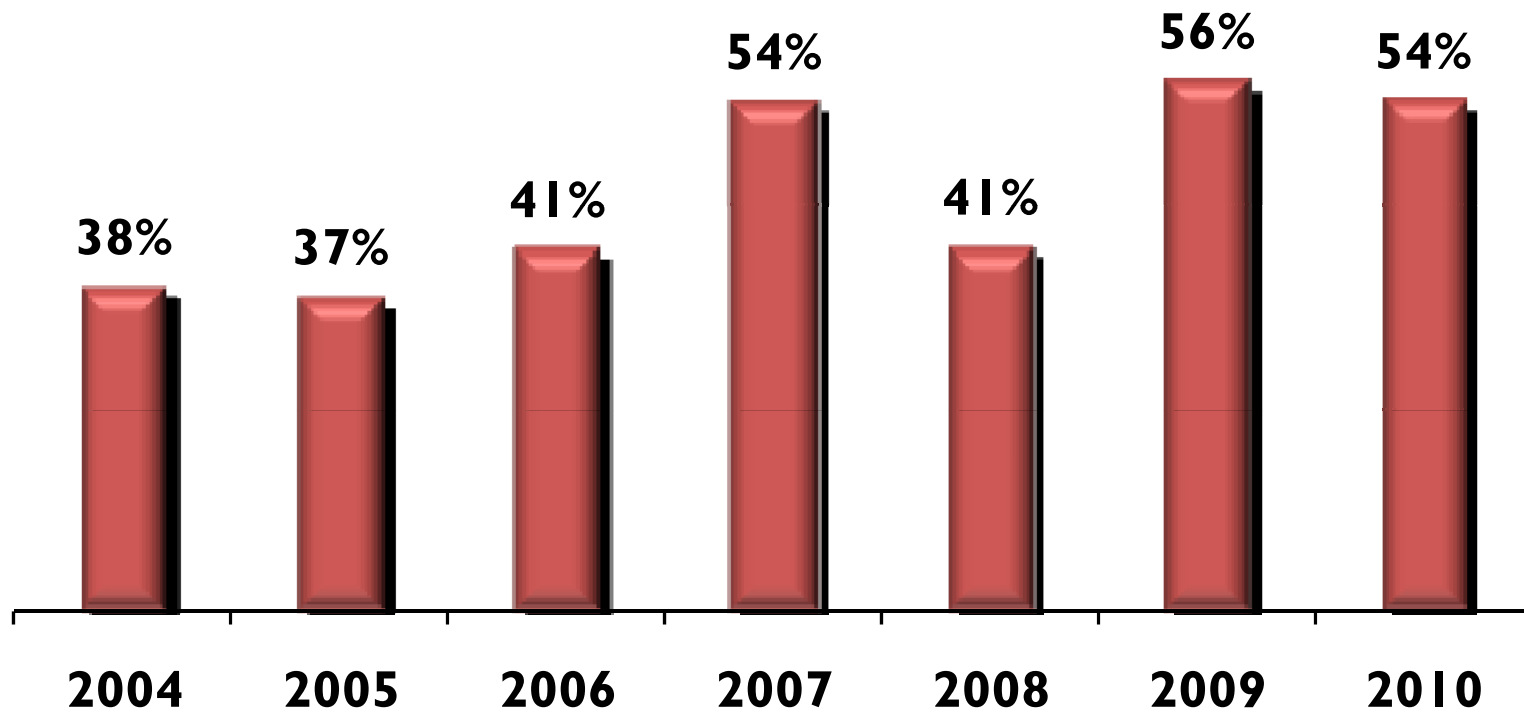


Source: RealNet Canada Inc. (www.realnet.ca)

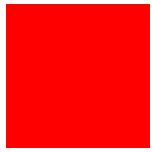


Share of Units Sold in Opening Quarter

New Condos, Toronto CMA

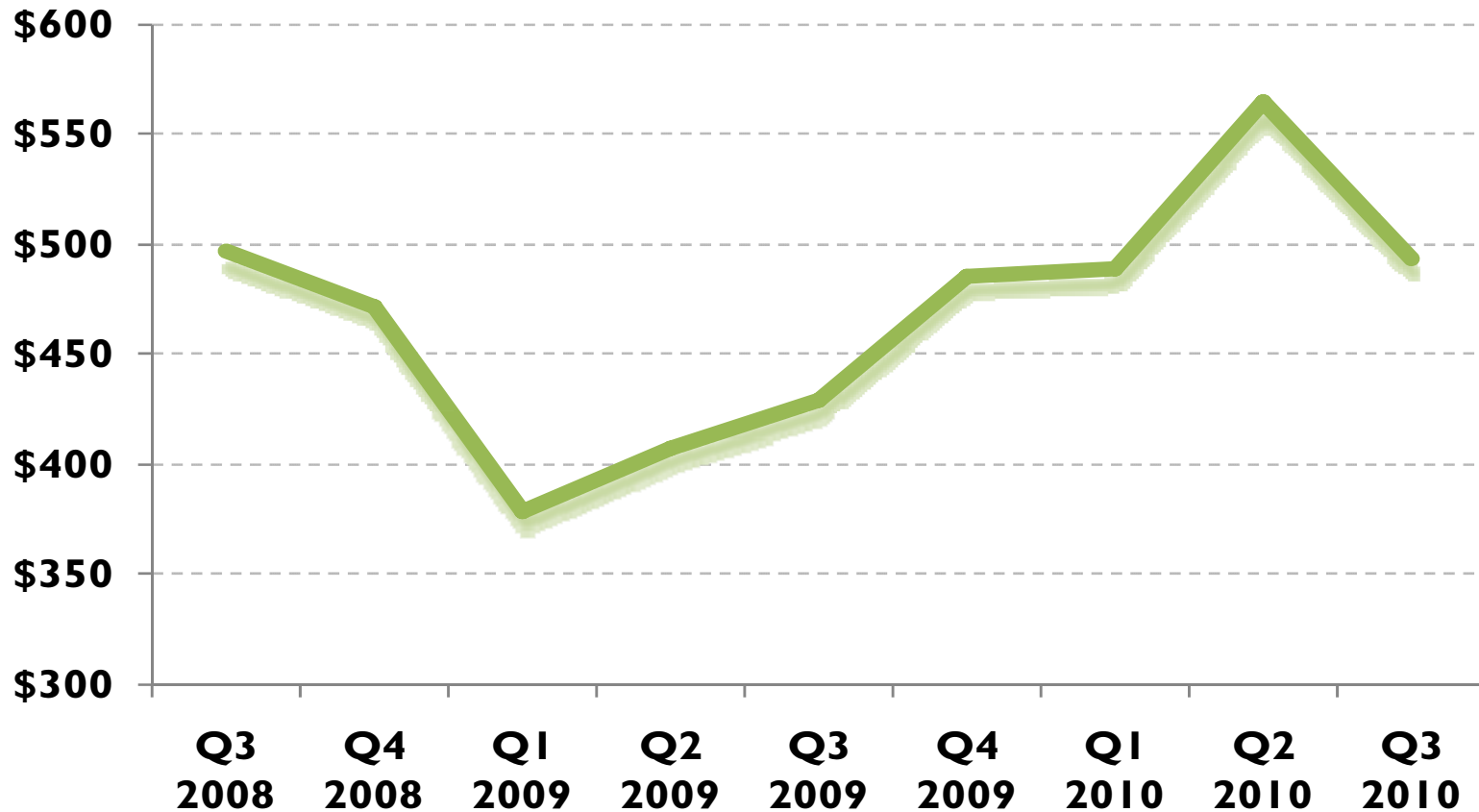


Source: Urbanation, CMHC Calculation



Average PSF for New Condo Launches

Price Per Square Foot, Toronto CMA



Source: Urbanation



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➤ Housing Market Information