



2024 YORK REGION

HOUSING SUPPLY

and AFFORDABILITY MONITORING REPORT

JULY 2025


York Region

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INTRODUCTION

Housing supply and affordability are monitored annually to track progress towards supporting complete communities with housing options to meet resident needs of all ages, income levels and stages of life. Housing is not just a physical structure; it’s a cornerstone of a healthy, stable and thriving community. A balanced supply and variety of housing options helps ensure growth can be supported while existing housing needs are met.

Ensuring a full mix and range of housing options is a complex issue with challenges in York Region, across the Greater Toronto and Hamilton Area and beyond. A healthy housing system is the responsibility of all levels of government, industry and community partners working together. Measurement and monitoring of housing progress is critical to ensure housing solutions are evidence-based and targeted to those most in need.

This report provides a summary of data collected. For detailed information and data, refer to Appendix 1.

HOUSING SUPPLY

This report provides a snapshot of current housing supply by year built, structure type (single-detached, semi-detached, townhouse, apartment), tenure (ownership or rental) and rental type (primary or secondary). The report also includes the following information on units in the development pipeline:

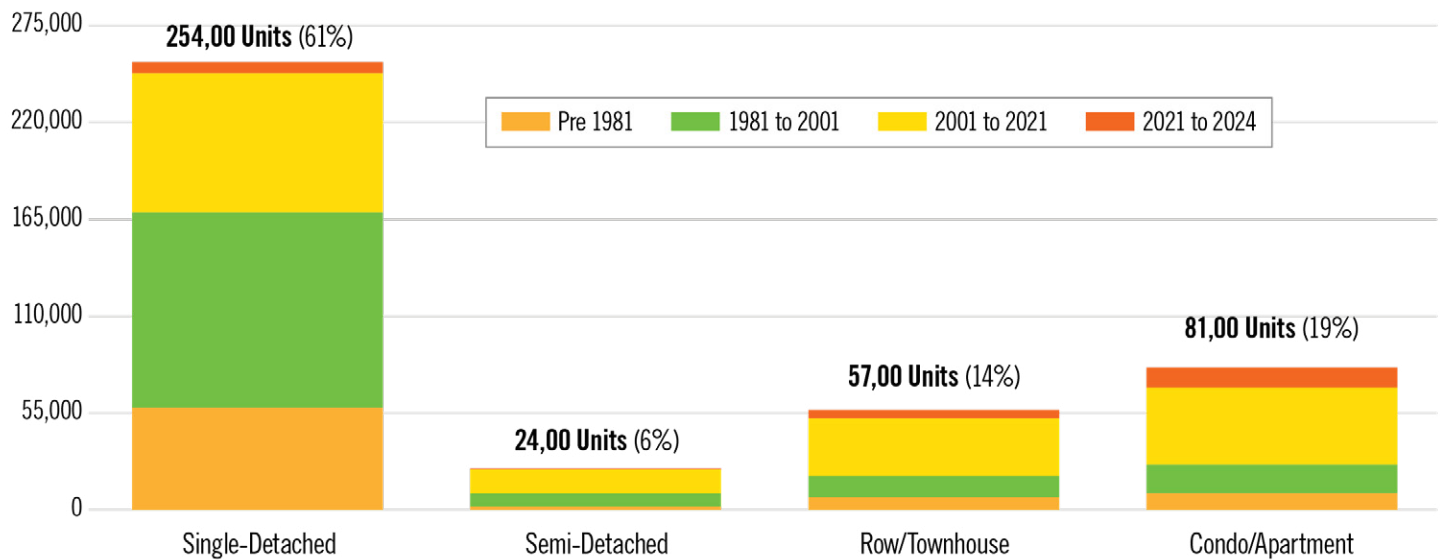
- A breakdown by structure type and application approval status (registered unbuilt, draft approved, proposed under application and Ministers Zoning Order) for each local municipality
- Information on rental households
- Maps of the applications by approval status

The information in this report can be used to demonstrate conformity with provincial supply requirements.

CURRENT HOUSING SUPPLY

As of year-end 2024 there were 415,000 households in York Region, including approximately 254,000 single-detached units (61%), 24,000 semi-detached units (6%), 57,000 row/townhouse units (14%) and 81,000 condominium/apartment units (19%) (Figure 1).

FIGURE 1 YORK REGION HOUSEHOLDS by STRUCTURE TYPE and YEAR BUILT

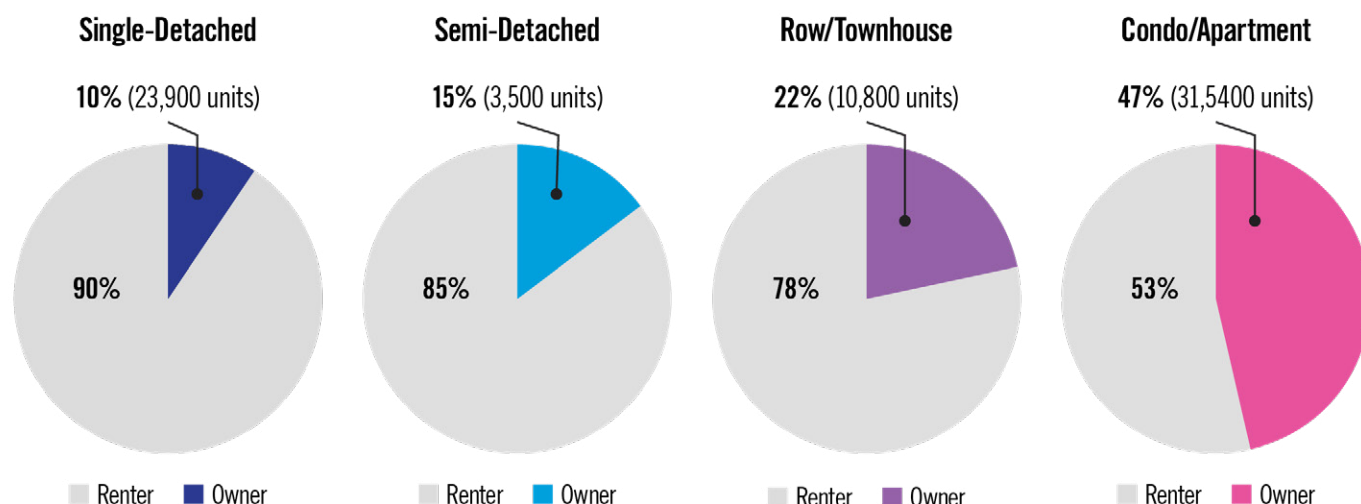


Source: York Region, Corporate Services, derived from Statistics Canada Census of Population, 1981, 2001 and 2021, CMHC Housing Completions and local municipal building permit data.

Historically, homes in York Region were predominately single-detached, with diversification occurring over time. Almost 50% of units created since 2021 were condominium or apartment units.

As of 2021, approximately 70,000 York Region households were rental (18% of total stock), found across all structure types, with 10% of single-detached, 15% of semi-detached, 22% of row/townhouse and 47% of apartment units being rented (Figure 2).

FIGURE 2 YORK REGION HOUSEHOLDS by STRUCTURE TYPE and TENURE, 2021



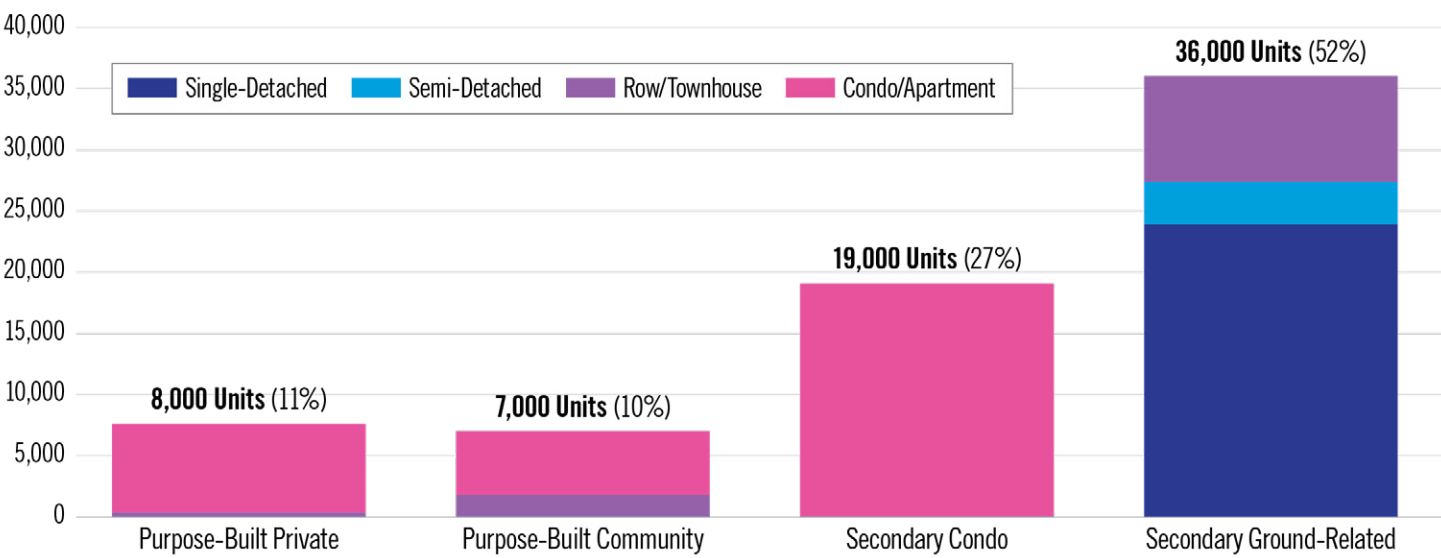
Source: York Region, Corporate Services, York Region, Corporate Services, derived from Statistics Canada Census of Population, 2021.

Rental households include both those in purpose built and secondary markets. Purpose built rental units are designed and constructed to be rented, whereas secondary rental units have been sold in the ownership market and are now rented out by individual homeowners or investors. There are four rental categories:

- 1. Purpose-Built Private:** Private market units that were built to be rented
- 2. Purpose-Built Community:** Community housing units that were built to be rented (HYI, non-profits and cooperatives)
- 3. Secondary Condominium:** Condominium units that were originally built and sold on the ownership market
- 4. Secondary Ground-Related Units:** Single-detached, semi-detached and row/townhouse units that were originally built and sold on the ownership market

In York Region, over half of the rental stock (52%) is secondary ground-related and an additional 27% of units are estimated to be in the secondary condominium market. The remaining rental stock is estimated to be purpose-built with 11% in the private market and 10% in community housing (Figure 3).

FIGURE 3 YORK REGION RENTAL HOUSEHOLDS by STRUCTURE TYPE and CATEGORY, 2021



Source: York Region, Corporate Services, derived from Statistics Canada Census of Population, 2021, Canadian Mortgage and Housing Corporation Rental Market Report, 2021.

While the secondary rental market is working to fill a housing gap, there are challenges associated with it. In general, the secondary rental market is less affordable and has less security of tenure than the purpose-built market, impacting individuals and families trying to find and keep housing. At a broader scale, the secondary market contributes to the overall commodification of the housing market through speculative investment.¹

HOUSING SUPPLY in the DEVELOPMENT PIPELINE

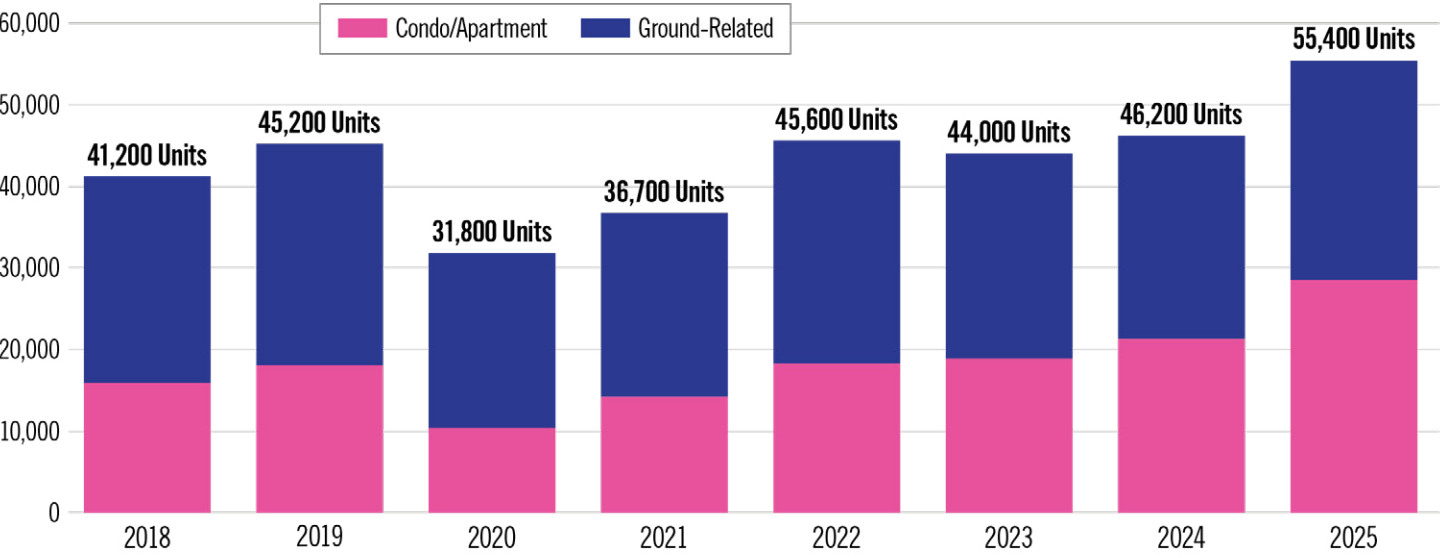
This Housing Supply Update is current to March 2025 and presents data from York Region’s development application tracking system (YorkTrax). The housing supply figures presented in this update are based on information provided to York Region by local municipalities. Appendix 2 provides maps of the applications that have been circulated to York Region by local municipality, sorted by approval status and approval year.

APPROVED HOUSING SUPPLY

York Region’s registered and draft approved housing supply is an estimated 55,400 units as of March 2025. Registered units have received servicing allocation from local municipalities. Most draft approved units have servicing commitments from local municipalities. Draft approved units that do not have servicing commitments yet will likely be assigned allocation as part of a subsequent application (e.g., site plan), or have a hold provision while awaiting planned infrastructure improvements. Figure 4 identifies the supply of all unit types that are registered or draft approved, across all nine local municipalities.

¹ Steve Pomeroy, Exploring Causes of Escalating Home Prices: Part 2, Demand Issues - CHEC-CCRL, Oct. 2023

FIGURE 4 YORK REGION REGISTERED and DRAFT APPROVED UNITS

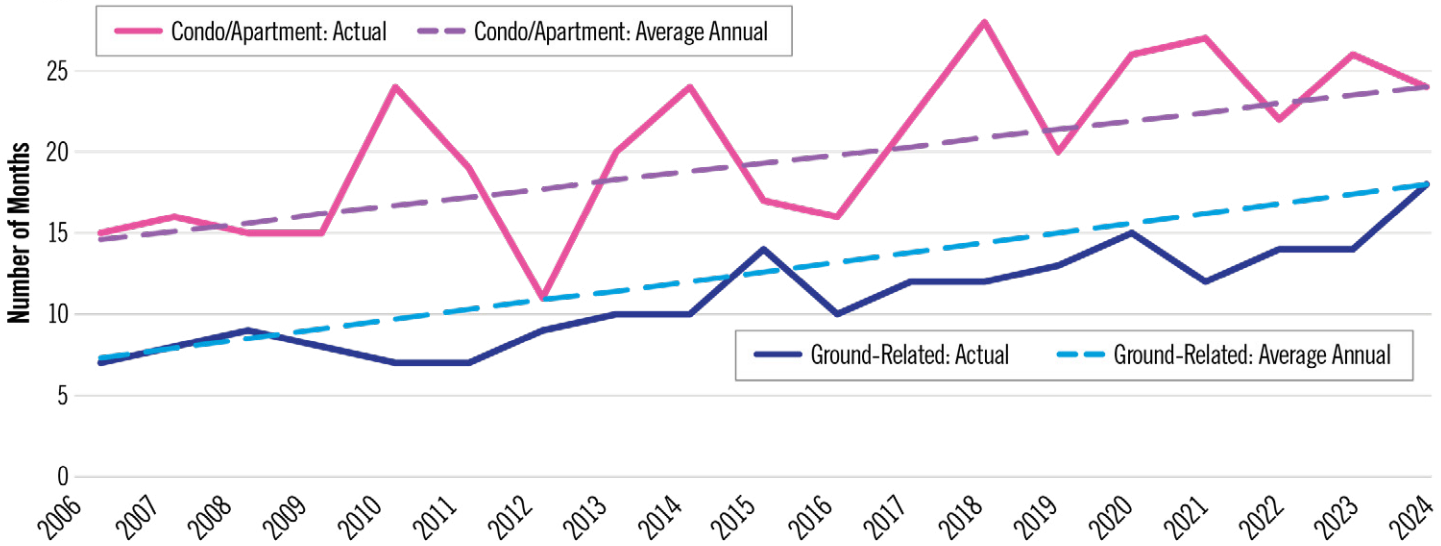


Source: York Region, Corporate Services, 2025. Note: 2018 to 2019 show registered unoccupied and draft approved data, 2020 to 2024 data include registered unbuilt and draft approved units.

York Region’s annual inventory has been relatively stable as new units are approved through applications which offset others as they are constructed and occupied, creating a consistent supply over time. Since 2023, approved supply has been increasing, with 9,200 more units captured in 2025 compared to 2024.

A contributing factor to the increased number of units in the development pipeline is construction timing. Since 2006, the average amount of time between when a unit started (when concrete for the basement or footings is poured) to when it was completed (when 90 to 100% of the construction work for the unit has been performed) has increased from just over 14 to 24 months for condominium and apartment developments, and from approximately 7 to 18 months for ground-related subdivisions and developments in the Region (Figure 5).

FIGURE 5 YORK REGION AVERAGE CONSTRUCTION TIMELINES (MONTHS)



Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2006-2024.

Factors impacting increased construction timelines include supply challenges, including high material and financing costs, the complexity of larger projects, labour shortages and market conditions.

PROPOSED HOUSING SUPPLY

York Region’s proposed housing supply is an estimated 133,400 units as of March 2025. The data, as provided in Appendix 1, identifies the proposed supply of units that are under planning application, but are not yet registered or draft approved, across all nine local municipalities. Together, the registered unbuilt, draft approved and proposed supply is 188,800 units. Almost 80% of York Region’s total unit supply are condominium and apartment units, highlighting the shift towards higher levels of intensification along transit corridors.

A year’s supply is a measure of the total number of units available divided by per year unit growth estimates. As such, a higher growth estimate will result in a lower year’s supply. Based on historical and forecast unit growth, which estimate between 7,200 and 8,800 units per year, York Region has a unit supply of 26 and 21 years respectively, exceeding the Provincial Planning Statement (PPS) requirement to maintain a 15-year supply (Figure 6).

FIGURE 6 ESTIMATED YEARS of HOUSING SUPPLY by UNIT ASSUMPTIONS



*Includes registered, draft approved and proposed units

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2014-2024, York Region Official Plan, and Provincial Housing Targets.

The Province of Ontario assigned housing targets to eight York Region local municipalities (excluding King Township) totaling 150,000 units by 2031 (Appendix 1). The total number of units under construction, registered, draft approved and proposed in York Region exceeds the number of units required to achieve the provincial housing targets. Unit growth per year required to achieve provincial housing targets significantly exceeds both historical and provincially approved forecast averages, and while the units may be approved and/or allocated servicing, it is not within the Region’s purview to build them.

When only draft approved and registered plans are isolated (55,400 units), York Region has a supply of between four and eight years, exceeding the PPS three-year requirement. In addition to the units captured above, approximately 48,300 units are subject to Minister’s Zoning Orders (Appendix 1), representing an additional three-to-six-year supply.

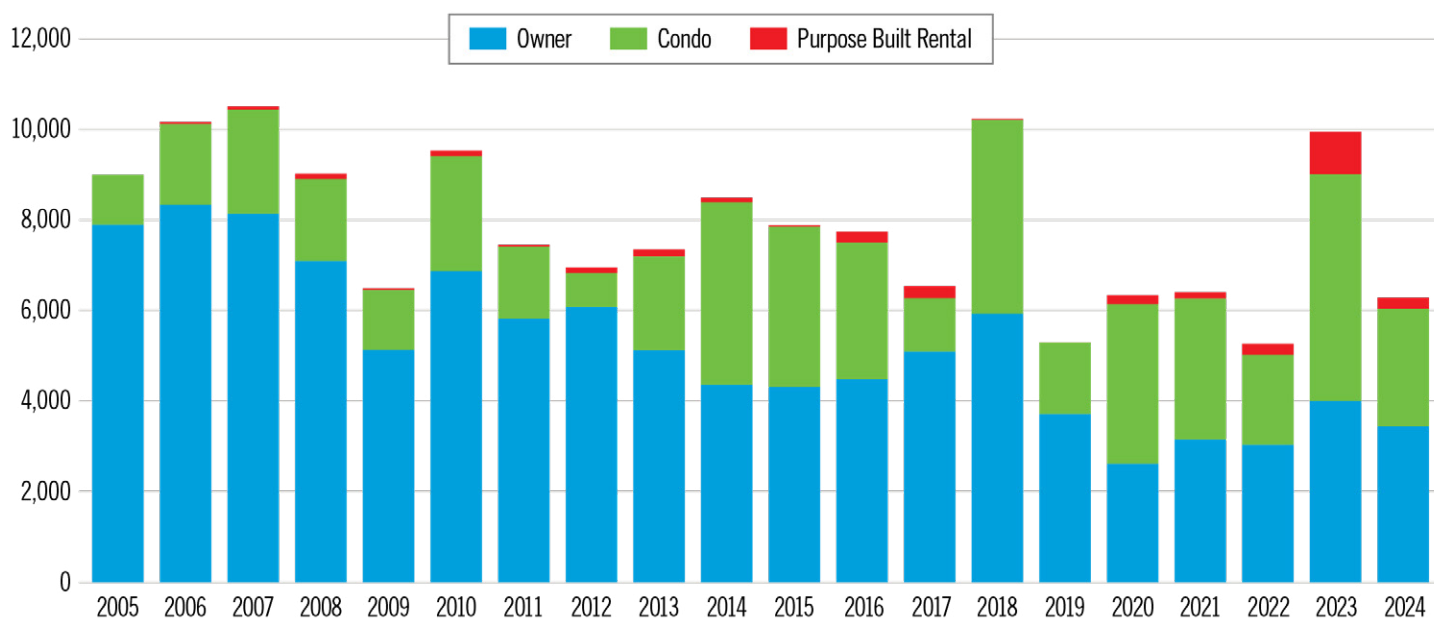
RENTAL HOUSING SUPPLY

With little purpose-built rental growth over the past 20 years, not enough purpose-built rental supply exists in York Region to meet the needs of residents. The region has a Council approved purpose-built rental target of a minimum of 1,000 units per year. Within the housing pipeline, development proponents have indicated an interest in pursuing purpose-built rental housing for approximately 7,500 units across 36 applications, which are still subject to review. Outside of incentive agreements (approximately 200 units) and units with an affordability mandate (approximately 700 units), there is no guarantee that tenure will be maintained.

HOUSING COMPLETIONS

Housing completions in York Region have fluctuated over time, with a spike in 2023 followed by a dip in 2024 (Figure 7). There are industry and economic indicators that the 2024 dip may be the beginning of a downward trend due to strained development economics tied to factors like supply challenges, high material and financing costs, labour shortages and market conditions.²

FIGURE 7 HOUSING COMPLETIONS by INTENDED MARKET, YORK REGION, 2005 to 2024



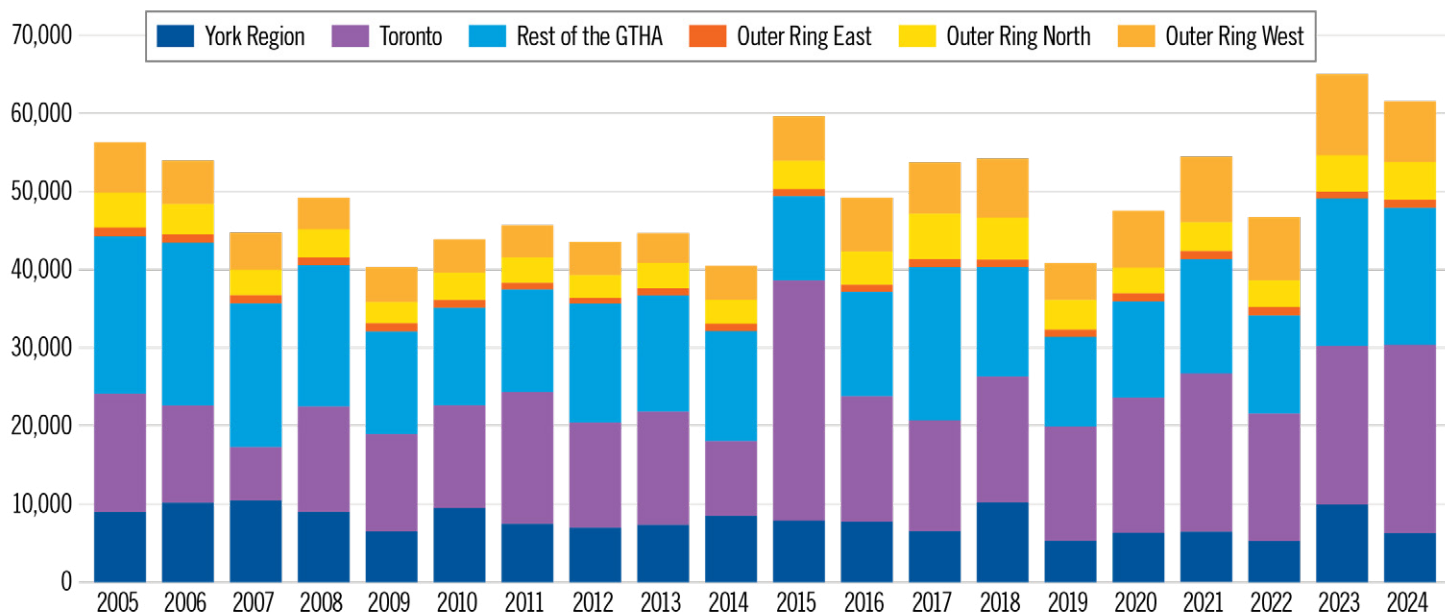
Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2006-2024.

The purpose-built rental category in Figure 7 represents rental units in both community housing and the private market. From 2020 to 2024, 4.6% of completions have been purpose built rental, flagging an overall upward trend. Prior to 2017, almost all rental completions identified were community housing. The 2017 completions include 225 private rental units located at 212 Davis Drive in Newmarket. These units received a 3-year development charge deferral as a pilot of purpose-built rental incentives. Since then, an additional 500 completed private rental units across four developments have received development charges deferrals and an additional 193 units across two developments are under construction.

When housing growth in the Greater Golden Horseshoe (GGH) across all markets (owner, condo and purpose built rental) is analyzed, patterns are similar to York Region (Figure 8). After a notable dip in 2019, there was a steady increase in completions through 2021, followed by a dip in 2022 and a rebound in 2023. There were approximately 3,500 fewer completions in 2024 than in 2023.

² KPMG, Global Supply Chain Fragility: Five Trends and Their Impact on the Global Economy, 2024
Ontario Ministry of Finance, Long-Term Report on the Economy, 2024

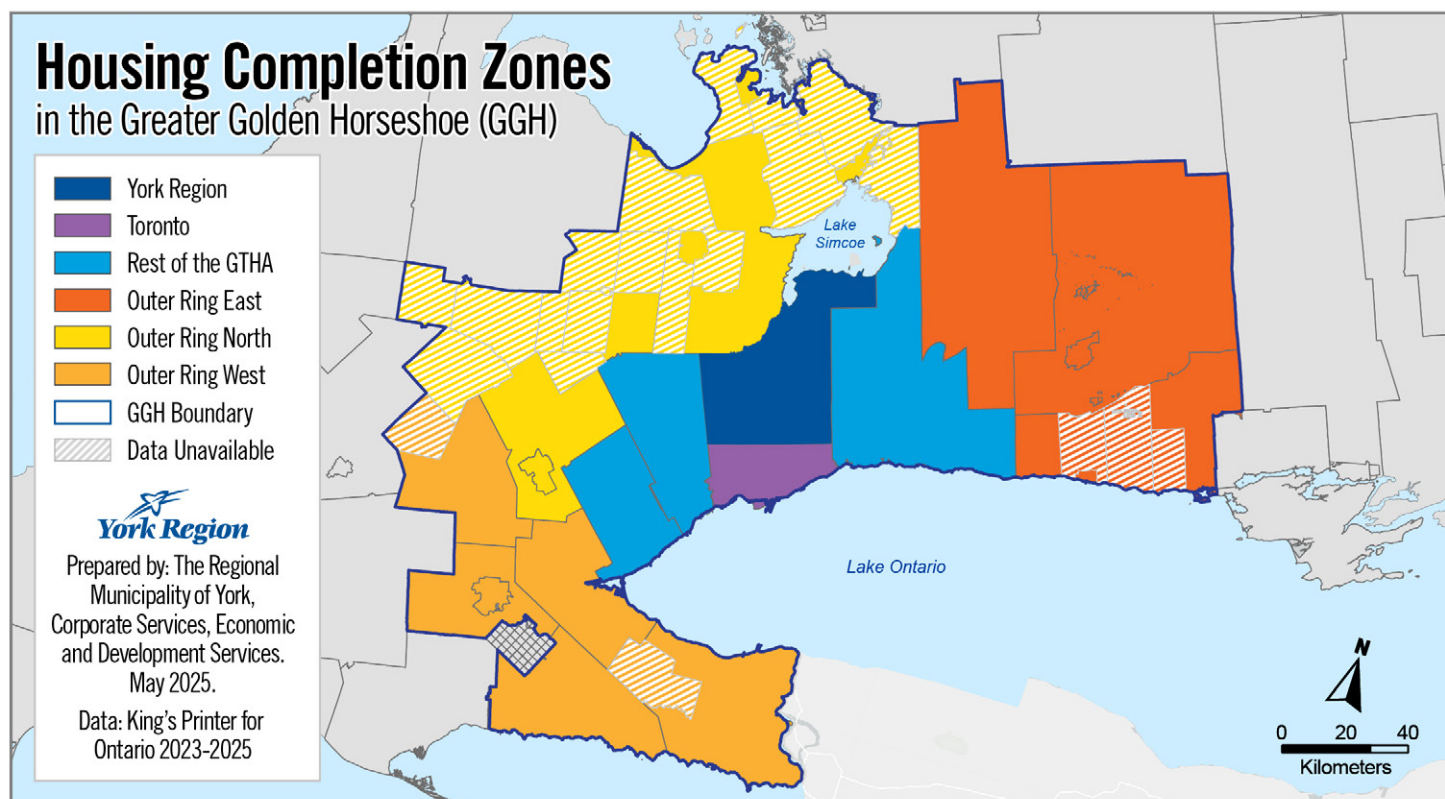
FIGURE 8 HOUSING COMPLETIONS IN THE GREATER GOLDEN HORSESHOE, 2005 to 2024



Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2006-2024.

The geographic zones captured by the chart above are represented in Map 1. Overall, the proportion of growth outside of the GTHA (i.e. the outer ring) has increased over time. The 20-year average proportion of growth in the outer ring is 22%. This has increased to 24% when only the last five years are considered.

MAP 1 GREATER GOLDEN HORSESHOE, MUNICIPAL COMPLETIONS BOUNDARIES



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Province of Ontario, Esri Canada, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, NRCan, Parks Canada.

HOUSING AFFORDABILITY

York Region Affordable Housing Measuring and Monitoring Guidelines establishes a standardized approach to identify and measure the supply of new affordable units to monitor progress each year in meeting affordable housing targets and to help inform decision making around housing needs.

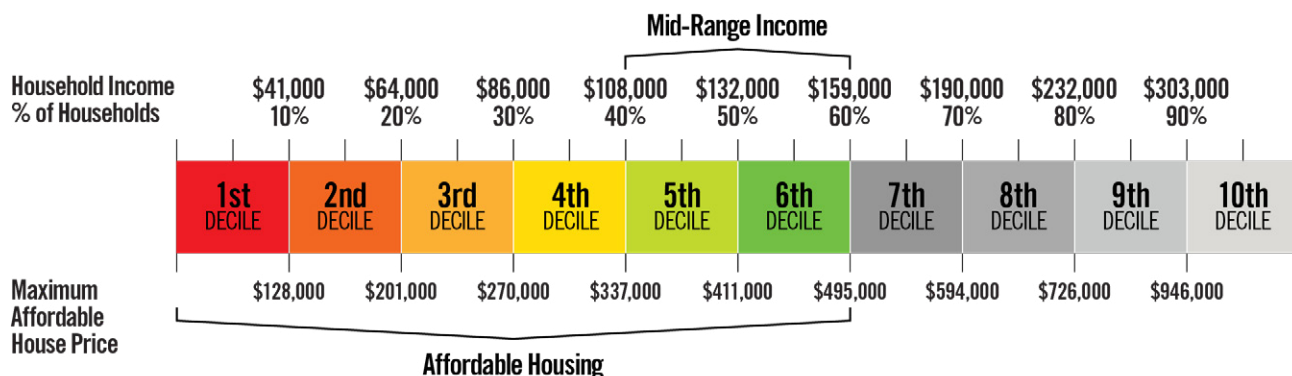
AFFORDABLE HOUSING THRESHOLDS

Affordable housing thresholds are calculated annually for both ownership and rental households and provide the upper limits of what is considered "affordable" for York Region residents.

OWNERSHIP THRESHOLDS

The affordable threshold for ownership homes is the maximum price households at the sixth decile income segment (maximum \$159,000 annual household income) can afford to pay for a home and provides an upper limit of what is deemed to be affordable based on Provincial definitions. This considers the cost of a mortgage, mortgage insurance and property taxes. It is assumed that a 5% downpayment is provided with a five-year fixed mortgage at the Bank of Canada posted interest rate. Figure 9 provides maximum affordable house prices based on income decile. In 2024, \$495,000 is the Region-wide threshold.

FIGURE 9 YORK REGION OWNERSHIP AFFORDABILITY by INCOME DECILE, 2024



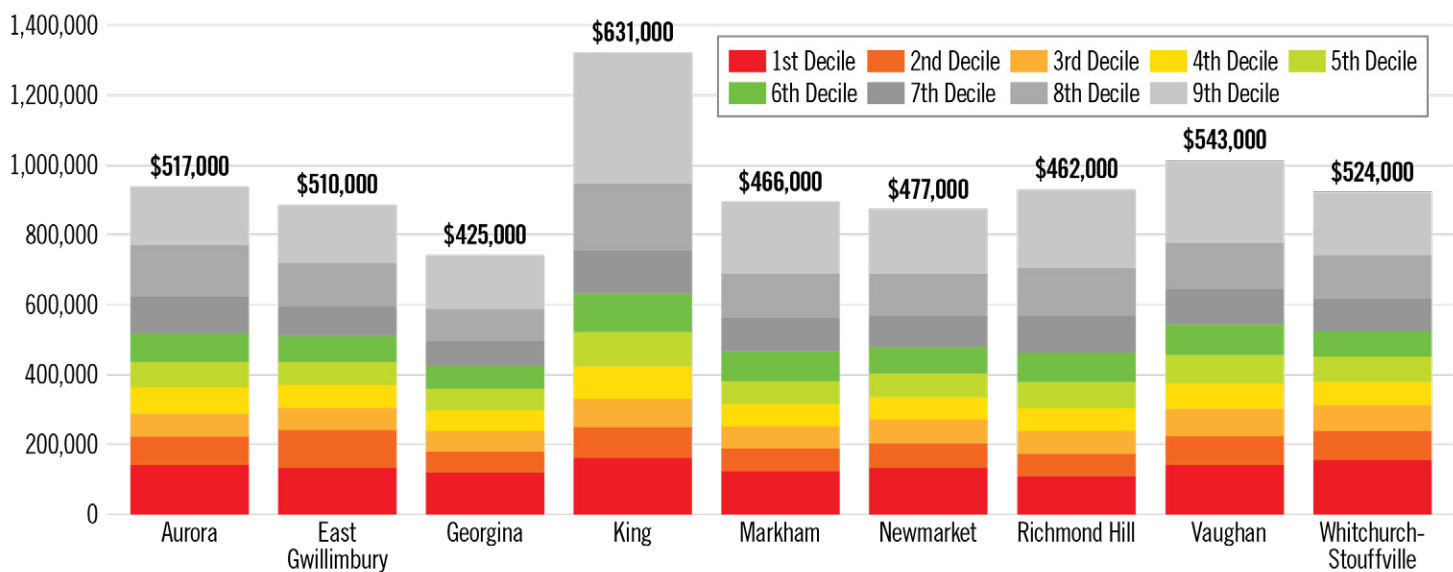
Source: York Region, Corporate Services, derived from Statistics Canada 2021 census of population, Ontario CPI, Ontario-wide property tax assumptions, Bank of Canada interest rates.

The 2024 affordable housing thresholds align with the provincial [Affordable Residential Units for the Purposes of the Development Charges Act](#), Bulletin to help ensure internal consistency between affordable housing monitoring and development charge relief. While Figure 9 provides a Region-wide overview of affordability, local municipal thresholds are used for monitoring and development charge relief purposes.³

Figure 10 shows affordability by income decile and local municipality. The green bars represent affordable thresholds at the sixth decile, which are also labeled on the chart and range from \$425,000 in Georgina to \$631,000 in King Township.

³ Historically local inputs (e.g. property tax rates) were used to calculate affordability thresholds. To align with the provincial bulletin, province-wide inputs are now used. Local municipalities may continue to use the historical method and/or local inputs for the purposes of negotiating and securing affordable housing units. Thresholds based on both the updated and historical methods are included in Appendix 1 of this report.

FIGURE 10 OWNERSHIP AFFORDABILITY by INCOME DECILE and LOCAL MUNICIPALITY, 2024



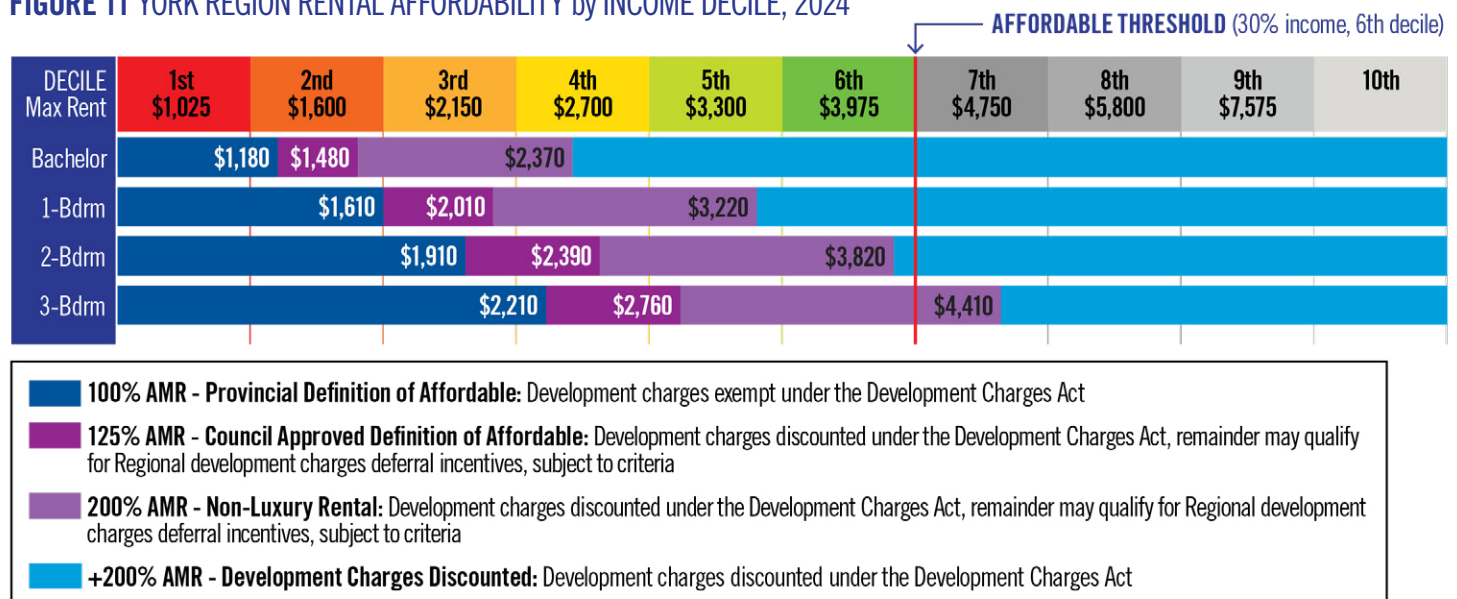
Source: York Region, Corporate Services, derived from Statistics Canada 2021 census of population, Ontario CPI, Ontario-wide property tax assumptions, Bank of Canada interest rates.

Each colour segment on the chart represents 10% of households. When the segments of each bar are larger for the lower and higher income groups, and smaller for the middle-income groups, it can be an indicator of income polarization, which in turn increases the need for housing options affordable to low and moderate income households.

RENTAL THRESHOLDS

Unlike ownership affordability thresholds, which are tied to income in York Region, rental thresholds are tied to the market and are a measure of average market rent (AMR). The market thresholds are tied back to income to ensure affordability is targeted to priority income groups at or under the sixth decile (Figure 11).

FIGURE 11 YORK REGION RENTAL AFFORDABILITY by INCOME DECILE, 2024



Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Rental Market Report, 2024.

York Region’s existing purpose-built rental stock is generally aged and not reflective of current building code and amenity standards. For that reason, in 2018, York Regional Council established a rental threshold of 125% AMR to better reflect rents that can be reasonably considered affordable considering average household incomes and market conditions. Due to data limitations, the affordability of new rental stock is not monitored through this report. Rather, only the new supply of purpose-built rental housing is reported on. Rental thresholds are provided as a resource to development proponents and local municipalities for planning and negotiating rent thresholds relative to community need.

The provincial approach to thresholds is to calculate by bedroom type and local municipality, provided in Figure 12. The province defines 100% AMR as affordable.

FIGURE 12 PROVINCIAL RENTAL AFFORDABILITY by BEDROOM TYPE and LOCAL MUNICIPALITY, 2024

Municipality	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom
Aurora	\$1,180	\$1,900	\$2,070	\$2,260
East Gwillimbury	\$1,180	\$1,610	\$1,910	\$2,210
Georgina	\$1,180	\$1,610	\$1,910	\$2,030*
King	\$1,180	\$1,610	\$1,910	\$1,980
Markham	\$1,180	\$1,740	\$1,890	\$2,210
Newmarket	\$1,180	\$1,590	\$2,050	\$2,210
Richmond Hill	\$1,200	\$1,530	\$1,930	\$2,230*
Vaughan	\$1,180	\$1,610	\$1,910	\$2,210
Whitchurch-Stouffville	\$1,180	\$1,610	\$1,910	\$2,210

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Housing Market Information Portal and Rental Market Report 2024, Statistics Canada Census of Population, 2021 and Ontario CPI. **Note:** Based on the provincial method, where local municipal data is not available on the CMHC Housing Market Information Portal, Regional data from the Rental Market Report is used.

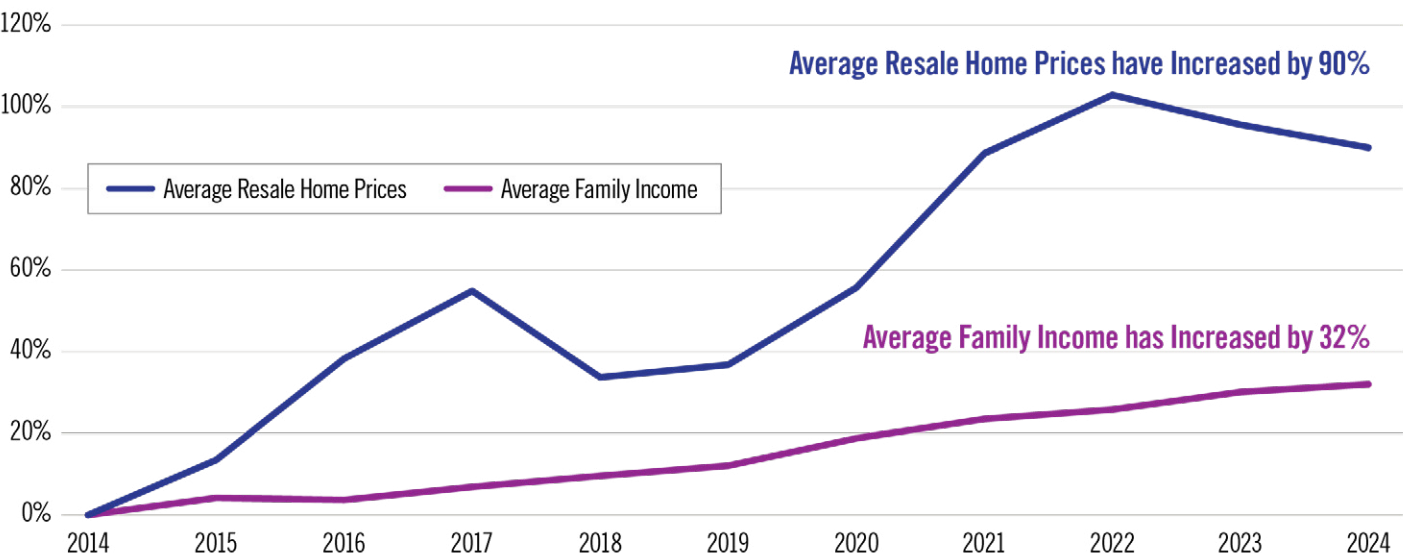
* Income calculation has been used for these values as result is lower than market-based calculation/AMR

Based on the Provincial approach, rental thresholds range from \$1,180 for bachelor units to \$2,260 for 3+ bedroom units. Rents at these thresholds may meet the needs of households in the second to fourth income deciles, however for residents on social assistance, those transitioning to permanent housing for the first time and other low-income earners, these units remain far out of reach and additional supports are typically required.

AFFORDABLE HOUSING MONITORING

York Region targets 35% of new housing in Major Transit Station Areas and Centres and Corridors, and 25% of new housing outside of those areas be affordable. Overall, affordability is a function of income and home prices. Using resale home prices as a proxy for the housing market, incomes have not kept up with house price increases between 2014 and 2024 (Figure 13). Despite declines in resale house prices in 2023 and 2024, over the last 10 years, home prices have increased at almost three times the rate of income. Although the gap between home price and income decreased slightly between 2022 and 2024, higher interest rates impact carrying costs and home ownership remains unattainable for many households.

FIGURE 13 PERCENT INCREASE: AVERAGE RESALE HOME PRICE and AVERAGE FAMILY INCOME, 2014 to 2024

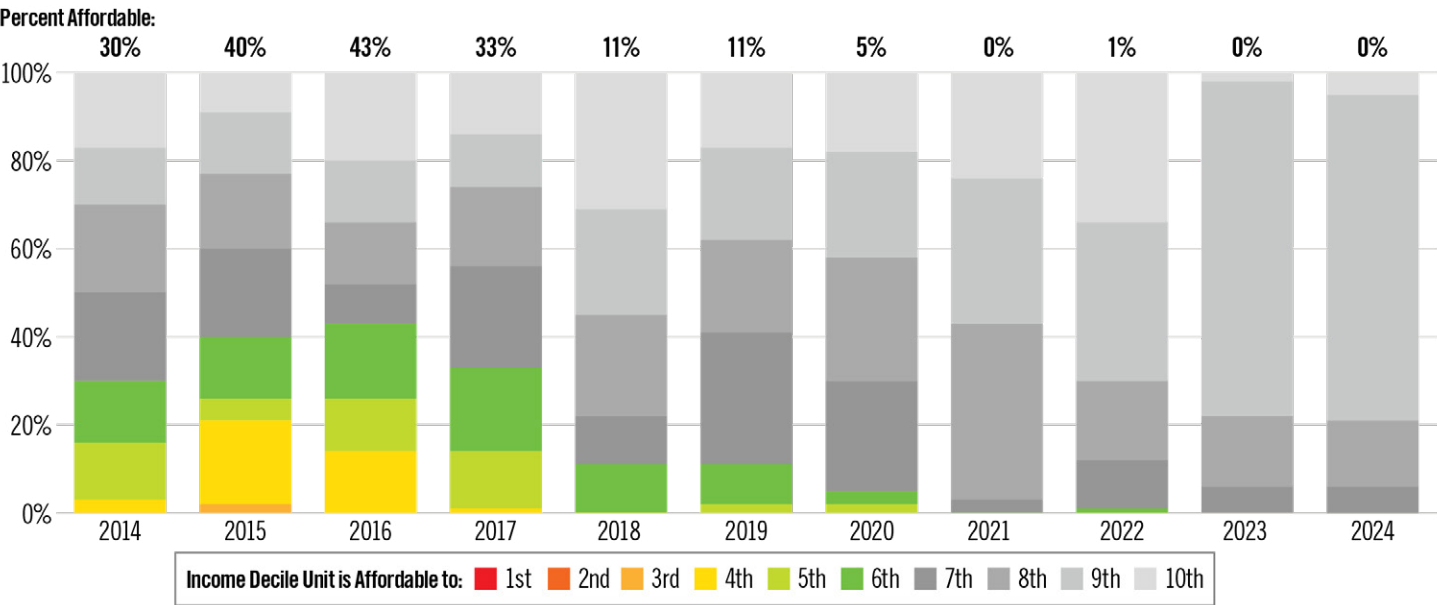


Source: York Region, Corporate Services, derived from Toronto Regional Real Estate Market Watch Reports, 2014-2024 and Statistics Canada Center for Income and Socioeconomic Well-being Statistics T1 Family File

OWNERSHIP MONITORING

Figure 14 provides the percentage of new ownership units affordable to each income decile from 2014 to 2024. The percent of units affordable to the sixth decile (i.e. the affordability threshold) is green on the chart and labelled at the top of the chart.

FIGURE 14 OWNERSHIP AFFORDABILITY by DECILE, 2014 to 2024



Source: York Region, Corporate Services, derived from RealNet/Altus Data Studio, MPAC and Teranet. **Note:** Threshold methodology updated in 2024 to align with Affordable Residential Units for the Purposes of the Development Charges Act, Bulletin

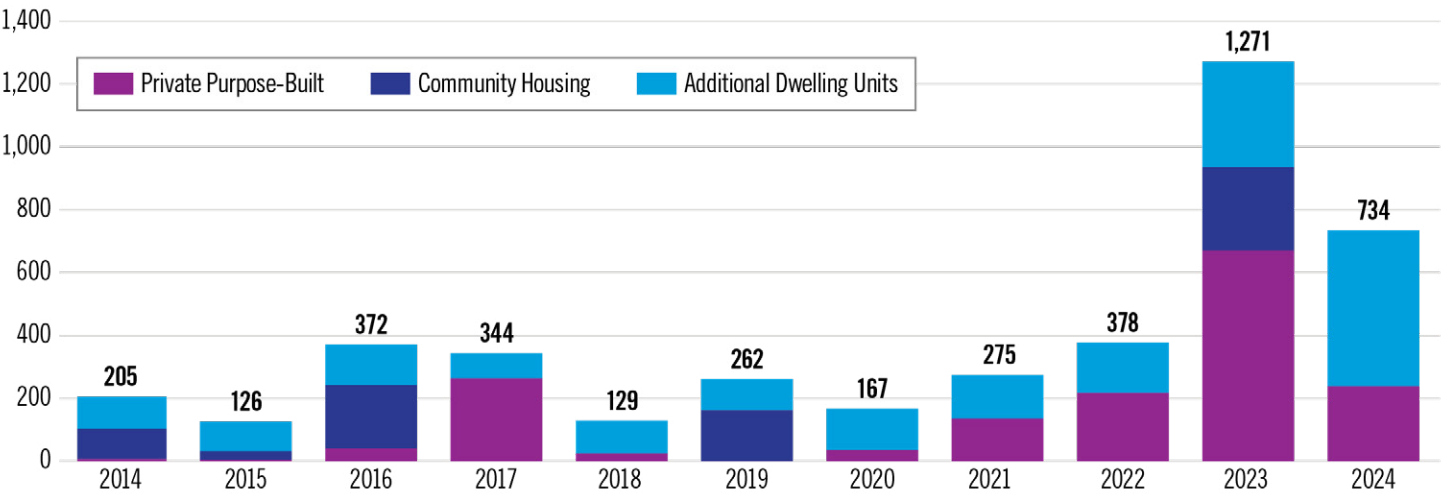
Since 2018, Regional affordability targets have not been met, and for the last four years, fewer than 1% of new ownership units have been classified as affordable in alignment with provincial definitions. In 2024, three ownership units (0.052%) were affordable. Since 2021, affordability of condominium units by bedroom type has not been monitored due to a data limitation. Analysis from 2021 to 2024 used median prices of all units within a condominium development to assess affordability. By using median prices, smaller units (bachelor/1 bedroom) may sell below the threshold but not be captured as affordable in this report.

Affordability of ground-related units is not evenly distributed across the Region. Ninety percent of the units affordable to households at the eighth income decile are found within three new communities in the Towns of East Gwillimbury, Georgina and Whitchurch-Stouffville.

RENTAL MONITORING

The affordability of new rental housing is not currently monitored. Rather, the supply of new purpose-built rental housing is monitored, and all new rental units are counted as “affordable” in recognition that while these units may not meet technical definitions of affordable, they provide housing options at a cost that is generally more affordable and attainable to low- and moderate-income households than comparable ownership units. While the new rental supply in 2024 was not as high as the previous year, an overall upward trend has been maintained (Figure 15).

FIGURE 15 NEW PURPOSE-BUILT RENTAL SUPPLY, 2014 to 2024



Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2014-2024, local municipal registered second suites internal poll and records Community Housing substantial completions.

In 2024, new rental supply consisted of 239 private purpose-built units and 495 registered additional dwelling units for a total of 734 new rental units. The 239 private purpose-built units have all received development charge deferrals. 175 units were delivered in the Town of Newmarket and received a 20-year deferral, and 64 units were delivered in the City of Richmond Hill and received a five-year deferral. Because the private rental units have received development charge deferrals, they are required to provide rents at or below 175% of average market rent by bedroom type for a minimum of 20 years. There were no new Community Housing units in 2024.

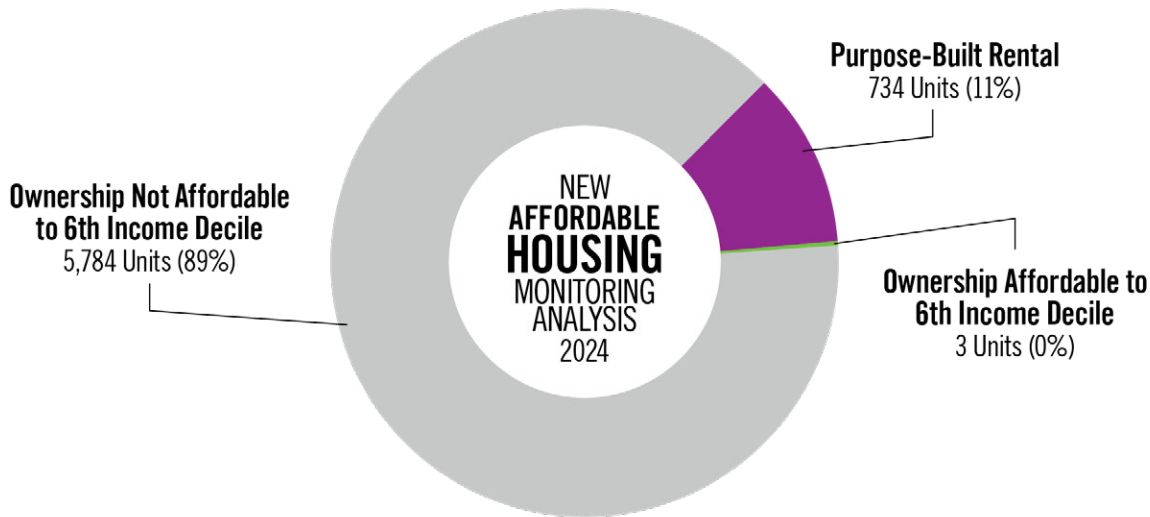
The secondary rental market plays a significant role in meeting the needs of York Region residents. As is provided in Figure 3 to this report, the ground-related secondary rental market contributes about half of the Region’s rental supply and the high-density secondary rental market contributes about a quarter of the supply. There is no reliable data to measure increases in the ground-related rental stock between census periods. It is estimated that the high-density secondary rental supply increased by 2,731 units between 2023 and 2024, and that 37.4% of all condominium units that allow secondary rentals are currently being rented.⁴

⁴ Canadian Mortgage and Housing Corporation Rental Market Report, October 2024

OVERALL MONITORING: 2024 AFFORDABILITY

In 2024, 737 new units were classified as affordable. Of the affordable units, 734 were purpose-built rental, and 3 were ownership affordable to the sixth income decile (Figure 16).

FIGURE 16 NEW AFFORDABLE HOUSING MONITORING ANALYSIS, 2024



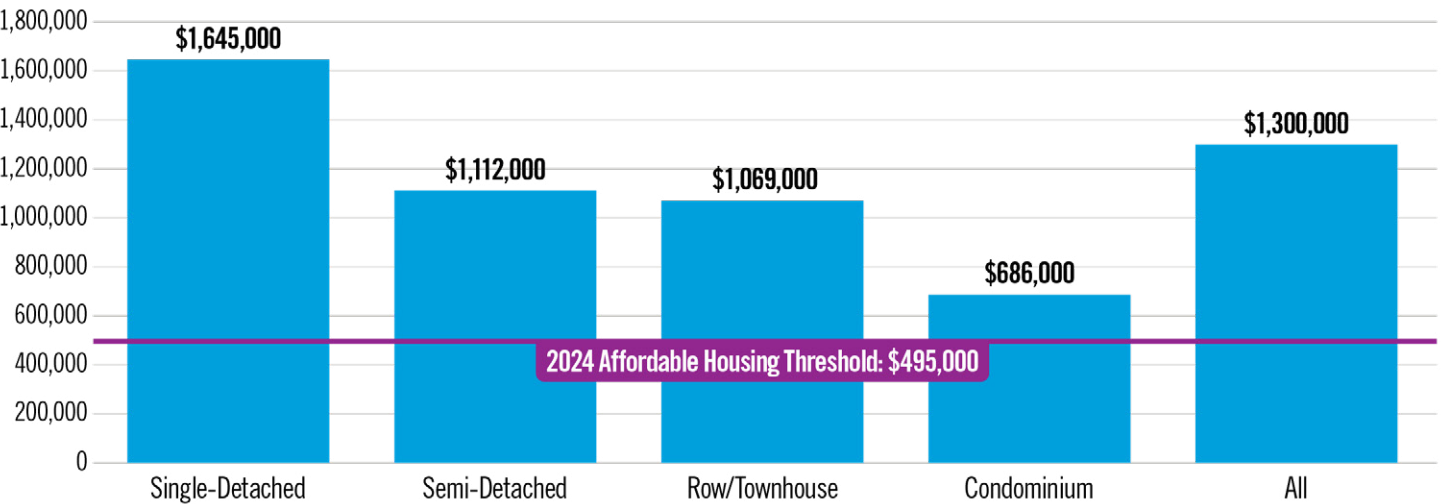
Source: York Region, Corporate Services, derived from RealNet/Altus Data Studio, MPAC, Teranet, Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2014-2024, local municipal registered second suites internal poll and records Community Housing substantial completions.

Like previous years, affordability for moderate income households is found almost exclusively in the new purpose-built rental market. Over time, ownership affordability has continued to decline.

RESALE HOUSING MARKET

In 2024 the average cost of a resale home in York Region was \$1.3 million and average resale prices across all structure types were well above the affordable threshold (Figure 17). The average price of resale condominiums in 2024 was greater than \$190,000 above the affordable housing threshold.

FIGURE 17 AFFORDABLE HOUSING THRESHOLD and AVERAGE RESALE HOME PRICES, 2024



Source: York Region, Corporate Services, Economic and Development Services, 2024.

Between 2023 and 2024 average resale prices declined an average of 3% across all structure types, showing a continued decline in prices since 2022.

ADDRESSING HOUSING NEED

Through the update of the 10-Year Housing and Homelessness Plan, anticipated by Q4 2026, implementation plans and policies to address housing needs will be updated and consolidated, including:

- The existing [10-year Housing and Homelessness Plan](#)
- The [Homelessness Service System Plan](#)
- Current and future mandated incentives
- Housing Supply Actions including those discussed by [Council in October 2024](#), to be brought forward through the newly formed [Housing and Homelessness Committee of Council](#)
- Purpose-built rental property tax reductions, as approved by [Council in May 2025](#)
- Development Charge relief including those approved by [Council in June 2025](#)

As York Region continues to explore all reasonable opportunities to promote and support community, affordable and purpose-built rental housing, it is important to ensure approaches are aligned with senior levels of government. Ownership affordability and challenges attracting purpose-built rental developments continue to exist across the GTHA and throughout southern Ontario. No one level of government or industry partner can solve housing affordability challenges alone.

APPENDIX 1: DETAILED DATA TABLES for REPORT FIGURES

The information provided represents the data available at the time this report is published. York Region strives for accuracy but cannot guarantee all information is complete to date or error-free. Users are advised to verify data independently if needed. York Region assumes no liability for any inaccuracies or omissions and any action taken based on this information are at the user's own risk.

FIGURE 1 YORK REGION HOUSEHOLDS by STRUCTURE TYPE and YEAR BUILT

Year	Single-Detached	Semi-Detached	Row/Townhouse	Duplex	Condo/Apartment	Total
1981	57,855	2,000	7,030	60	9,135	76,620
2001	166,900	9,245	19,335	4,095	23,615	223,190
2021	242,575	23,510	49,610	15,400	59,945	391,040
2024	246,532	23,527	56,677	15,160	73,189	415,086

Source: York Region, Corporate Services, derived from Statistics Canada Census of Population, 1981, 2001 and 2021, CMHC Housing Completions and local municipal building permit data.

FIGURE 2 YORK REGION HOUSEHOLDS by STRUCTURE TYPE and TENURE, 2021

Type	Renter	Owner
Single-Detached	23,878	226,370
Semi-Deatched	3,485	20,030
Row/Townhouse	10,785	38,820
Apartments	31,493	36,140
Total	69,640	321,360

Source: York Region, Corporate Services, derived from Statistics Canada Census of Population, 2021.

FIGURE 3 YORK REGION RENTAL HOUSEHOLDS by STRUCTURE TYPE and CATEGORY, 2021

Type	Secondary Ground-Related	Secondary Condo	Purpose-Built Private	Purpose-Built Community	Total
Single- Detached	23,878	0	0	0	23,878
Semi-Detached	3,485	0	0	0	3,485
Row/Townhouse	8,646	0	347	1,792	10,785
Condo/Apartment	0	19,072	7,231	5,190	31,493
Total	36,009	19,072	7,578	6,982	69,640

Source: York Region, Corporate Services, derived from Statistics Canada Census of Population, 1981, 2001 and 2021, CMHC Housing Completions and local municipal building permit data.

Assumptions:

- Single-Detached: All Secondary Ground Related · Semi-Detached: All Secondary Ground Related
- Row/Townhouse: Purpose Built Private from CMHC Rental Market Report, Purpose Built Community from internal sources, remainder to Secondary Ground Related
- Condo/Apartment: Purpose Built Private from CMHC Rental Market Report, Purpose Built Community from internal sources, Secondary Condo from CMHC Rental Market Report. Remaining units (5,733) proportionately distributed between Secondary Condo (assumed unreported) and Purpose Built Private (assumed small scale development, not captured by CMHC)

APPENDIX 1: DETAILED DATA TABLES for REPORT FIGURES (continued)

FIGURE 4 YORK REGION REGISTERED and DRAFT APPROVED UNITS

	2018	2019	2020	2021	2022	2023	2024	2025
Condo/Apartment	15,900	18,100	10,400	14,200	18,300	18,900	21,300	28,500
Ground-Related	25,300	27,100	21,400	22,500	27,300	25,100	24,900	26,900

Source: York Region, Corporate Services, 2025. **Note:** 2018 to 2019 show registered unoccupied and draft approved data, 2020 to 2024 data include registered unbuilt and draft approved units.

FIGURE 4 (supplemental) REGISTERED UNITS by LOCAL MUNICIPALITY, 2025

	Single-Detached	Semi-Detached	Row/Townhouse	Condo/Apartment	Total
Aurora	774	0	189	528	1,491
East Gwillimbury	1,249	16	254	204	1,723
Georgina	380	2	32	150	564
King	137	16	8	153	314
Markham	503	10	1,804	2,597	4,914
Newmarket	312	46	465	236	1,059
Richmond Hill	640	11	409	418	1,478
Vaughan	389	8	778	2,518	3,693
Whitchurch-Stouffville	643	38	99	525	1,305
TOTAL Registered Units	5,027	147	4,038	7,329	16,541

Source: York Region, Corporate Services, 2025.

FIGURE 4 (supplemental) DRAFT APPROVED UNITS by LOCAL MUNICIPALITY, 2025

	Single-Detached	Semi-Detached	Row/Townhouse	Condo/Apartment	Total
Aurora	135	0	45	517	697
East Gwillimbury	1,664	258	500	0	2,422
Georgina	1,399	12	430	0	1,841
King	1,479	0	338	0	1,817
Markham	1,311	256	3,139	13,832	18,538
Newmarket	107	20	396	860	1,383
Richmond Hill	1,127	285	1,626	199	3,237
Vaughan	1,463	16	1,123	4,600	7,202
Whitchurch-Stouffville	312	0	264	1,154	1,730
Total Draft Approved Units	8,997	847	7,861	21,162	38,867

Source: York Region, Corporate Services, 2025.

APPENDIX 1: DETAILED DATA TABLES for REPORT FIGURES (continued)

FIGURE 5 YORK REGION AVERAGE CONSTRUCTION TIMELINES in MONTHS

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Condo/Apartment	15	16	15	15	24	19	11	20	24	17	16	22	28	20	26	27	22	26	24
Ground-Related	7	8	9	8	7	7	9	10	10	14	10	12	12	13	15	12	14	14	18

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2006 to 2024.

FIGURE 6 ESTIMATED YEARS of HOUSING SUPPLY by UNIT ASSUMPTIONS

	Average Annual Growth	Existing Supply*	Years Supply
Historical Average	7,191	188,791	26.3 years
Forecast	8,813	188,791	21.4 years
Provincial Housing Targets	18,384	188,791	10.3 years

* Registered, Draft Approved and Proposed Units. **Source:** York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2014 to 2024, York Region Official Plan, and Provincial Housing Targets.

FIGURE 6 (supplemental) PROPOSED UNITS by LOCAL MUNICIPALITY, 2024

	Single-Detached	Semi-Detached	Row/Townhouse	Condo/Apartment	Total
Aurora	115	2	3,244	1,694	5,055
East Gwillimbury	193	261	257	1,747	2,458
Georgina	775	22	636	66	1,499
King	507	8	292	796	1,603
Markham	1,720	64	3,099	20,909	25,792
Newmarket	96	26	515	975	1,612
Richmond Hill	238	44	2,486	10,880	13,648
Vaughan	1,936	201	2,832	71,014	75,995
Whitchurch-Stouffville	1,061	80	2,473	2,107	5,721
TOTAL Proposed Units	6,644	717	15,834	110,188	133,383

Source: York Region, Corporate Services, 2025.

APPENDIX 1: DETAILED DATA TABLES for REPORT FIGURES (continued)

FIGURE 6 (supplemental) MINISTER'S ZONING ORDERS by LOCAL MUNICIPALITY, 2024

	Single-Detached	Semi-Detached	Row/Townhouse	Condo/Apartment	Total
Aurora	30	0	73	74	177
East Gwillimbury	0	0	0	0	0
Georgina	0	0	0	0	0
King	0	0	0	0	0
Markham	0	0	0	19,407	19,407
Newmarket	0	0	0	0	0
Richmond Hill	0	0	0	21,116	21,116
Vaughan	0	0	0	7,616	7,616
Whitchurch-Stouffville	0	0	0	0	0
TOTAL MZO Units	30	0	73	48,213	48,316

Source: York Region, Corporate Services, 2025.

FIGURE 6 (supplemental) YORK REGION TOTAL HOUSING SUPPLY

	Single-Detached	Semi-Detached	Row/Townhouse	Condo/Apartment	Total
Registered and Draft Approved	14,024	994	11,899	28,491	55,408
Minister's Zoning Orders	30	0	73	48,213	48,316
Proposed	6,644	717	15,834	110,188	133,383
TOTAL Unit Supply	20,698	1,711	27,806	186,892	237,107

Source: York Region, Corporate Services, 2025.

FIGURE 6 (supplemental) PROVINCIAL HOUSING PLEDGES to 2031

	2031 Housing Pledges	Potential 2031 Population Growth
Aurora	8,000	23,700
East Gwillimbury	4,300	12,500
Georgina	6,200	16,800
King	-	-
Markham	44,000	145,900
Newmarket	12,000	34,600
Richmond Hill	27,000	84,900
Vaughan	42,000	139,700
Whitchurch-Stouffville	6,500	18,600
TOTAL Units	150,000	474,900

Source: York Region, Corporate Services, 2025. Note: The Province did not assign King Township a housing pledge. Resulting population growth is calculated using an average People per Unit (PPU) for each municipality. Source: Province of Ontario 2031 Municipal Housing Targets.

APPENDIX 1: DETAILED DATA TABLES for REPORT FIGURES (continued)

FIGURE 7 HOUSING COMPLETIONS by INTENDED MARKET, YORK REGION, 2005 to 2024

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Owner	7,891	8,339	8,132	7,092	5,130	6,876	5,814	6,075	5,119	4,358
Condo	1,101	1,776	2,305	1,811	1,316	2,529	1,592	758	2,073	4,033
Renter	0	47	65	118	40	124	44	124	158	104
TOTAL	8,992	10,162	10,502	9,021	6,486	9,529	7,450	6,957	7,350	8,495
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Owner	4,310	4,478	5,092	5,930	3,710	2,616	3,151	3,036	4,001	3,438
Condo	3,541	3,018	1,179	4,275	1,582	3,525	3,112	1,980	5,009	2,603
Renter	32	242	264	25	2	198	136	248	935	239
TOTAL	7,883	7,738	6,535	10,230	5,294	6,339	6,399	5,264	9,945	6,280

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2006 to 2024.

FIGURE 8 HOUSING COMPLETIONS in the GREATER GOLDEN HORSESHOE, 2005 to 2024

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
York Region	8,992	10,162	10,502	9,021	6,486	9,529	7,450	6,957	7,350	8,495
Toronto	15,136	12,420	6,786	13,450	12,473	13,088	16,850	13,474	14,542	9,551
Rest of GTHA	20,122	20,879	18,420	18,097	13,119	12,481	13,178	15,235	14,925	14,077
Outer Ring East	1,164	1,072	1,039	1,010	1,058	1,020	835	713	871	966
Outer Ring North	4,445	3,880	3,236	3,599	2,701	3,518	3,254	2,909	3,287	3,049
Outer Ring West	6,439	5,530	4,781	4,061	4,496	4,266	4,118	4,308	3,804	4,361
TOTAL	56,299	53,944	44,763	49,237	40,334	43,902	45,685	43,596	44,779	40,499
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
York Region	7,883	7,738	6,535	10,230	5,294	6,339	6,399	5,264	9,945	6,280
Toronto	30,749	16,027	14,171	16,086	14,593	17,276	20,270	16,296	20,272	24,110
Rest of GTHA	10,787	13,415	19,614	14,028	11,506	12,343	14,649	12,562	18,897	17,523
Outer Ring East	922	885	1,047	937	935	1,035	1,086	1,129	903	1,059
Outer Ring North	3,555	4,280	5,814	5,387	3,786	3,258	3,706	3,397	4,603	4,802
Outer Ring West	5,737	6,902	6,533	7,552	4,761	7,336	8,343	8,087	10,411	7,773
TOTAL	59,633	49,247	53,714	54,220	40,875	47,587	54,453	46,735	65,031	61,548

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2006 to 2024.

APPENDIX 1: DETAILED DATA TABLES for REPORT FIGURES (continued)

FIGURE 9 YORK REGION OWNERSHIP AFFORDABILITY by INCOME DECILE, 2024

Decile	1	2	3	4	5	6	7	8	9
Gross annual household income (2020)	\$34,800	\$54,800	\$73,500	\$92,000	\$112,000	\$135,000	\$162,000	\$198,000	\$258,000
CPI Rate of Increase	17.41%	17.41%	17.41%	17.41%	17.41%	17.41%	17.41%	17.41%	17.41%
Gross annual household income (2024)	\$40,860	\$64,342	\$86,299	\$108,020	\$131,503	\$158,508	\$190,210	\$232,478	\$302,926
Percent income spent on housing	30%	30%	30%	30%	30%	30%	30%	30%	30%
Annual income on housing	\$12,258	\$19,303	\$25,890	\$32,406	\$39,451	\$47,552	\$57,063	\$69,743	\$90,878
Monthly income on housing	\$1,021	\$1,609	\$2,157	\$2,701	\$3,288	\$3,963	\$4,755	\$5,812	\$7,573
Monthly property tax rate	0.125%	0.125%	0.125%	0.125%	0.125%	0.125%	0.125%	0.125%	0.125%
Mortgage insurance	4%	4%	4%	4%	4%	4%	4%	4%	4%
Monthly premium (over 25 years)	0.013%	0.013%	0.013%	0.013%	0.013%	0.013%	0.013%	0.013%	0.013%
Down payment percent	5%	5%	5%	5%	5%	5%	5%	5%	5%
Monthly mortgage Factor	0.0068	0.0068	0.0068	0.0068	0.0068	0.0068	0.0068	0.0068	0.0068
Maximum affordable house price*	\$127,621	\$200,967	\$269,545	\$337,390	\$410,735	\$495,083	\$594,099	\$726,121	\$946,158

Source: York Region, Corporate Services, derived from Statistics Canada 2021 census of population, Ontario CPI, Ontario-wide property tax assumptions, Bank of Canada interest rates. * Maximum affordable house price = Monthly income on housing/[Monthly property tax rate + (1-Downpayment) x (1+Monthly mortgage insurance premium) x Monthly mortgage factor]

FIGURE 10 OWNERSHIP AFFORDABILITY by INCOME DECILE and LOCAL MUNICIPALITY, 2024

Decile	1	2	3	4	5	6	7	8	9
Aurora	\$142,000	\$222,000	\$288,000	\$363,000	\$436,000	\$517,000	\$623,000	\$770,000	\$1,034,000
East Gwillimbury	\$133,000	\$240,000	\$304,000	\$370,000	\$436,000	\$510,000	\$594,000	\$719,000	\$887,000
Georgina	\$120,000	\$179,000	\$238,000	\$297,000	\$359,000	\$425,000	\$495,000	\$587,000	\$741,000
King	\$161,000	\$249,000	\$330,000	\$422,000	\$521,000	\$631,000	\$755,000	\$946,000	\$1,320,000
Markham	\$123,000	\$188,000	\$251,000	\$315,000	\$381,000	\$466,000	\$561,000	\$689,000	\$895,000
Newmarket	\$133,000	\$202,000	\$271,000	\$334,000	\$403,000	\$477,000	\$568,000	\$689,000	\$873,000
Richmond Hill	\$109,000	\$173,000	\$238,000	\$304,000	\$378,000	\$462,000	\$568,000	\$704,000	\$931,000
Vaughan	\$142,000	\$223,000	\$301,000	\$374,000	\$455,000	\$543,000	\$645,000	\$777,000	\$1,012,000
Whitchurch- Stouffville	\$155,000	\$238,000	\$312,000	\$378,000	\$451,000	\$524,000	\$616,000	\$741,000	\$924,000

Source: York Region, Corporate Services, derived from Statistics Canada 2021 census of population, Ontario CPI, Ontario-wide property tax assumptions, Bank of Canada interest rates. * Maximum affordable house price = Monthly income on housing/[Monthly property tax rate + (1-Downpayment) x (1+Monthly mortgage insurance premium) x Monthly mortgage factor]

APPENDIX 1: DETAILED DATA TABLES for REPORT FIGURES (continued)

FIGURE 10 (supplemental) LOCAL MUNICIPAL OWNERSHIP AFFORDABILITY, SIXTH DECILE, HISTORICAL METHOD, 2024

Sixth Decile	Aurora	EG	Georgina	King	Markham	Nmrkt	Richmond Hill	Vaughan	WS
Gross annual household income (2020)	\$142,000	\$140,000	\$116,000	\$174,000	\$127,000	\$130,000	\$126,000	\$148,000	\$144,000
CPI Rate of Increase	17.32%	17.32%	17.32%	17.32%	17.32%	17.32%	17.32%	17.32%	17.32%
Gross annual household income (2024)	\$166,597	\$164,250	\$136,093	\$204,140	\$148,999	\$152,518	\$147,825	\$173,636	\$168,943
Percent income spent on housing	30%	30%	30%	30%	30%	30%	30%	30%	30%
Annual income on housing	\$49,979	\$49,275	\$40,828	\$61,242	\$44,700	\$45,755	\$44,348	\$52,091	\$50,683
Monthly income on housing	\$4,165	\$4,106	\$3,402	\$5,103	\$3,725	\$3,813	\$3,696	\$4,341	\$4,224
Monthly property tax rate	0.069%	0.071%	0.093%	0.072%	0.057%	0.072%	0.060%	0.059%	0.067%
Mortgage insurance	4%	4%	4%	4%	4%	4%	4%	4%	4%
Monthly premium (over 25 years)	0.013%	0.013%	0.013%	0.013%	0.013%	0.013%	0.013%	0.013%	0.013%
Down payment percent	5.56%	5.47%	5.00%	6.39%	5.09%	5.10%	5.03%	5.80%	5.63%
Monthly mortgage Factor	0.0068	0.0068	0.0068	0.0068	0.0068	0.0068	0.0068	0.0068	0.0068
Maximum affordable house price*	\$562,538	\$552,449	\$442,888	\$692,202	\$509,239	\$510,427	\$502,943	\$595,290	\$572,489

Source: York Region, Corporate Services, derived from Statistics Canada 2021 census of population, Ontario CPI, Ontario-wide property tax assumptions, Bank of Canada interest rates. **Note:** provincial approach assumes 5% down regardless of house price. Historical method, captured in this table uses [minimum permitted downpayments](#). * Maximum affordable house price = Monthly income on housing / [Monthly property tax rate + (1-Downpayment) x (1+Monthly mortgage insurance premium) x Monthly mortgage factor]

FIGURE 11 YORK REGION RENTAL AFFORDABILITY by Income Decile, 2024

Decile	1	2	3	4	5	6	7	8	9
Gross annual household income (2020)	\$34,800	\$54,800	\$73,500	\$92,000	\$112,000	\$135,000	\$162,000	\$198,000	\$258,000
CPI Rate of Increase	17.41%	17.41%	17.41%	17.41%	17.41%	17.41%	17.41%	17.41%	17.41%
Gross annual household income (2024)	\$40,860	\$64,342	\$86,299	\$108,020	\$131,503	\$158,508	\$190,210	\$232,478	\$302,926
Percent income spent on housing	30%	30%	30%	30%	30%	30%	30%	30%	30%
Annual income on housing	\$12,258	\$19,303	\$25,890	\$32,406	\$39,451	\$47,552	\$57,063	\$69,743	\$90,878
Maximum Monthly Rent	\$1,021	\$1,609	\$2,157	\$2,701	\$3,288	\$3,963	\$4,755	\$5,812	\$7,573

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Rental Market Report, 2024.

APPENDIX 1: DETAILED DATA TABLES for REPORT FIGURES (continued)

FIGURE 11 (supplemental) YORK REGION AVERAGE MARKET RENT (AMR) and FACTORS of AMR, 2024

	100% AMR	125% AMR	175% AMR
Bachelor	\$1,184	\$1,480	\$2,072
1-Bedroom	\$1,610	\$2,013	\$2,818
2-Bedroom	\$1,908	\$2,385	\$3,339
3+ Bedrooms	\$2,205	\$2,756	\$3,859
TOTAL	\$1,786	\$2,233	\$3,126

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Rental Market Report, 2024.

FIGURE 12 YORK REGION RENTAL AFFORDABILITY by BEDROOM TYPE and LOCAL MUNICIPALITY, 2024

	100% Average Market Rent				Income Calc.	Provincial Threshold			
	Bach.	1-Bdrm	2-Bdrm	3-Bdrm		Bach.	1-Bdrm	2-Bdrm	3-Bdrm
Aurora	\$1,184	\$1,895	\$2,072	\$2,255	\$2,553	\$1,184	\$1,895	\$2,072	\$2,255
East Gwillimbury	\$1,184	\$1,610	\$1,908	\$2,205	\$2,759	\$1,184	\$1,610	\$1,908	\$2,205
Georgina	\$1,184	\$1,610	\$1,908	\$2,205	\$2,025	\$1,184	\$1,610	\$1,908	\$2,025
King	\$1,184	\$1,610	\$1,908	\$2,205	\$2,083	\$1,184	\$1,610	\$1,908	\$2,083
Markham	\$1,184	\$1,742	\$1,893	\$1,984	\$2,065	\$1,184	\$1,742	\$1,893	\$1,984
Newmarket	\$1,184	\$1,590	\$2,049	\$2,205	\$2,348	\$1,184	\$1,590	\$2,049	\$2,205
Richmond Hill	\$1,199	\$1,534	\$1,931	\$2,233	\$2,230	\$1,199	\$1,534	\$1,931	\$2,230
Vaughan	\$1,184	\$1,610	\$1,908	\$2,205	\$2,553	\$1,184	\$1,610	\$1,908	\$2,205
Whitchurch- Stouffville	\$1,184	\$1,610	\$1,908	\$2,205	\$2,612	\$1,184	\$1,610	\$1,908	\$2,205

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Housing Market Information Portal and Rental Market Report 2024, Statistics Canada Census of Population, 2021 and Ontario CPI. **Note:** Based on the provincial method, where local municipal data is not available on the CMHC Housing Market Information Portal, Regional data from the Rental Market Report is used. **Note:** Based on the provincial method, when a local municipal maximum affordable rent based on income at the sixth income decile is lower than 100% AMR by bedroom type, the income-based calculation is used. In this table, the income-based calculation is used for 3+ bedroom units in Georgina, King and Richmond Hill.

APPENDIX 1: DETAILED DATA TABLES for REPORT FIGURES (continued)

FIGURE 13 PERCENT INCREASE: AVERAGE RESALE HOME PRICE AND AVERAGE FAMILY INCOME, 2014 to 2024

Year	Average Resale House Price	Average Family Income
2014	\$685,200	\$94,026
2015	\$777,927	\$98,011
2016	\$947,484	\$97,551
2017	\$1,061,271	\$100,475
2018	\$916,449	\$103,058
2019	\$937,546	\$105,421
2020	\$1,067,134	\$111,710
2021	\$1,292,351	\$116,153
2022	\$1,390,330	\$118,271
2023	\$1,340,533	\$122,288
2024	\$1,300,040	\$124,528

Source: York Region, Corporate Services, derived from Toronto Regional Real Estate Market Watch Reports, 2014-2024 and Statistics Canada Center for Income and Socioeconomic Well-being Statistics T1 Family File. Note: 2023 and 2024 Average Family Income data has not been released. Income increases based on Canada-wide, unadjusted CPI.

FIGURE 14 OWNERSHIP AFFORDABILITY by INCOME DECILE, 2014 to 2024

Decile	1	2	3	4	5	6	7	8	9	10
2014	0%	0%	0%	3%	16%	30%	50%	70%	83%	100%
2015	0%	0%	2%	21%	26%	40%	60%	77%	91%	100%
2016	0%	0%	0%	14%	26%	43%	52%	66%	80%	100%
2017	0%	0%	0%	1%	14%	33%	56%	74%	86%	100%
2018	0%	0%	0%	0%	0%	11%	22%	45%	69%	100%
2019	0%	0%	0%	0%	2%	11%	41%	62%	83%	100%
2020	0%	0%	0%	0%	2%	5%	30%	58%	82%	100%
2021	0%	0%	0%	0%	0%	0%	3%	43%	76%	100%
2022	0%	0%	0%	0%	0%	1%	12%	30%	66%	100%
2023	0%	0%	0%	0%	0%	0%	6%	22%	98%	100%
2024	0%	0%	0%	0%	0%	0%	6%	21%	95%	100%

Source: York Region, Corporate Services, derived from RealNet/Altus Data Studio, MPAC and Teranet.

APPENDIX 1: DETAILED DATA TABLES for REPORT FIGURES (continued)

FIGURE 15 NEW PURPOSE-BUILT RENTAL SUPPLY, 2014 to 2024

Year	Private Purpose-Built	Community Housing	Additional Dwelling Units	Total Purpose-Built Rental
2014	7	97	101	205
2015	4	28	94	126
2016	40	202	130	372
2017	264	0	80	344
2018	25	0	104	129
2019	0	162	100	262
2020	36	0	131	167
2021	136	0	139	275
2022	217	0	161	378
2023	670	265	336	1,271
2024	239	0	495	734

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2014-2024, local municipal registered second suites internal poll and records Community Housing substantial completions.

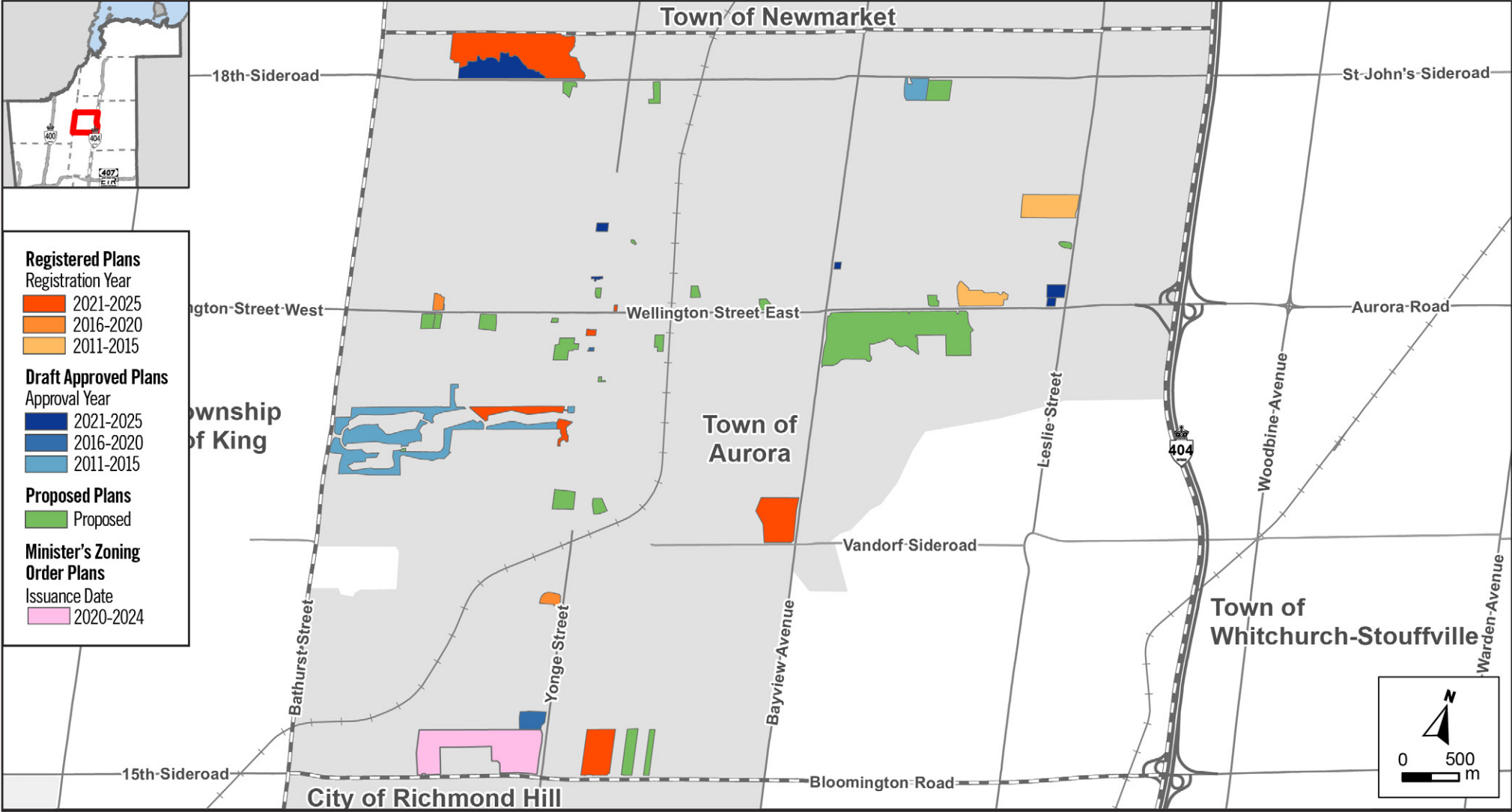
FIGURE 16 NEW AFFORDABLE HOUSING MONITORING ANALYSIS, 2024

	Units	Percent
Purpose-Built Rental	734	11%
Ownership Affordable to 6th Income Decile	3	0%
Ownership Not Affordable to 6th Income Decile	5,784	89%
TOTAL	6,521	100%

Source: Derived from RealNet/Altus Data Studio, MPAC, Teranet, Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2014-2024, local municipal registered second suites internal poll and records Community Housing substantial completions.

APPENDIX 2: HOUSING SUPPLY MAPS

TOWN of AURORA RESIDENTIAL HOUSING SUPPLY MAP - 2025



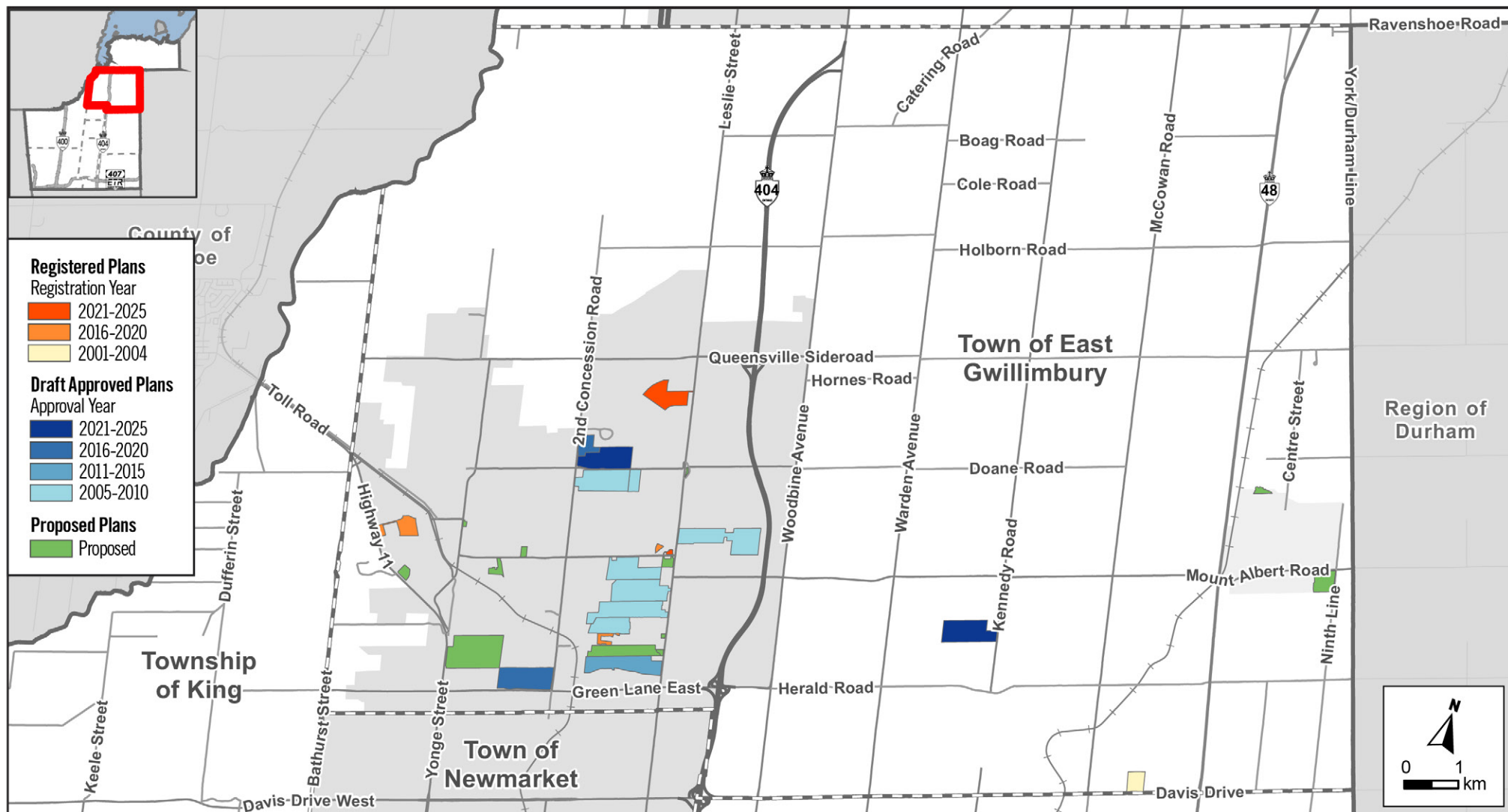
Aurora Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	774	0	189	528	1,491
Draft Approved	135	0	45	517	697
Minister's Zoning Order	30	0	73	74	177
Sub Total in Aurora	939	0	307	1,119	2,365
Proposed (Future Supply)	115	2	3,244	1,694	5,055
Total Supply in Aurora	1,054	2	3,551	2,813	7,420

*Based on Best Available Data from Local Municipalities



Prepared by: The Regional Municipality of York,
Corporate Services, Economic and Development
Services. May 2025. Data: King's Printer for
Ontario 2023-2025.

TOWN of EAST GWILLIMBURY RESIDENTIAL HOUSING SUPPLY MAP - 2025



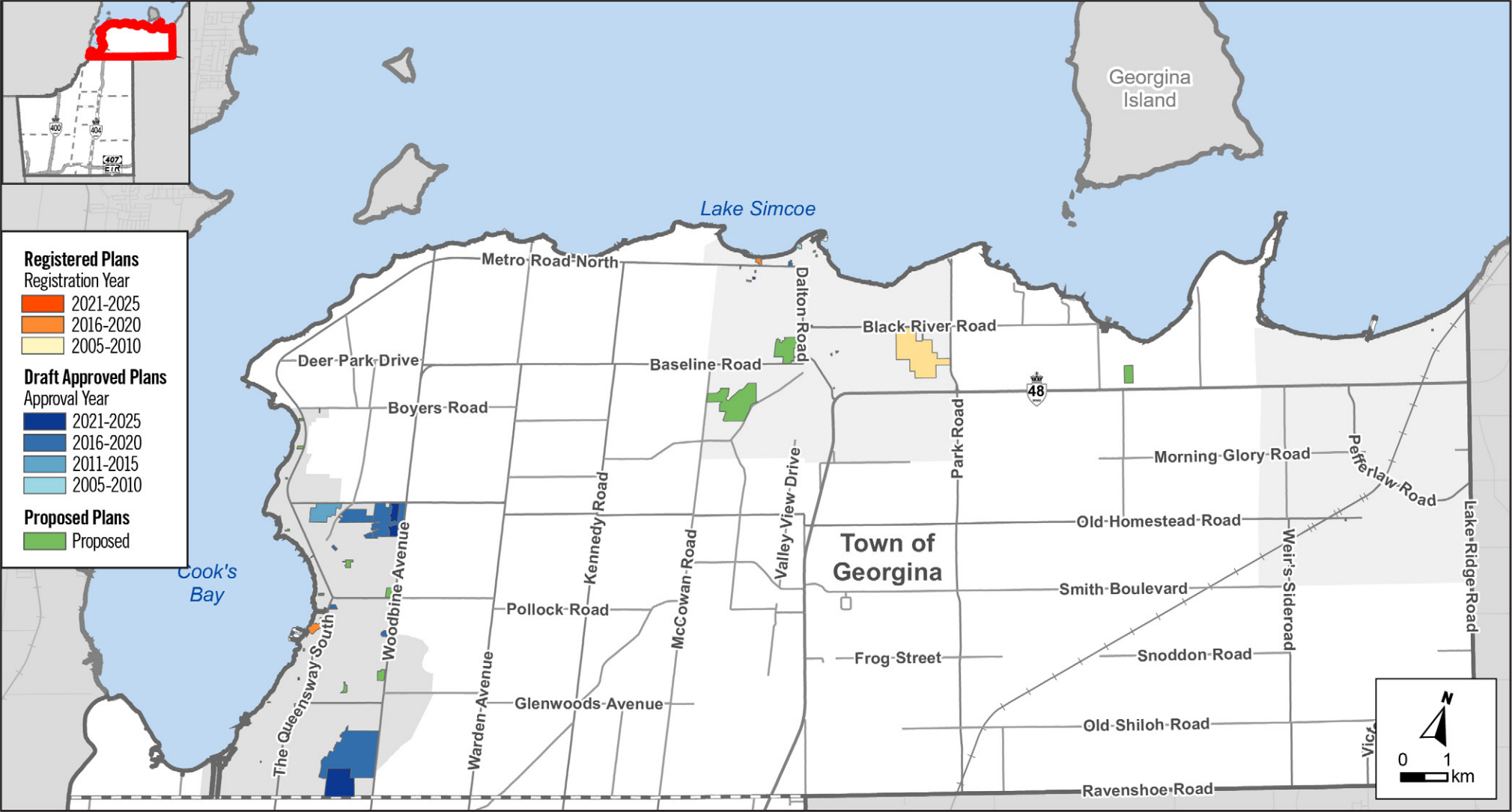
East Gwillimbury Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	1,249	16	254	204	1,723
Draft Approved	1,664	258	500	0	2,422
Minister's Zoning Order	0	0	0	0	0
Sub Total in East Gwillimbury	2,913	274	754	204	4,145
Proposed (Future Supply)	193	261	257	1,747	2,458
Total Supply in East Gwillimbury	3,106	535	1,011	1,951	6,603

*Based on Best Available Data from Local Municipalities



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TOWN of GEORGINA RESIDENTIAL HOUSING SUPPLY MAP - 2025



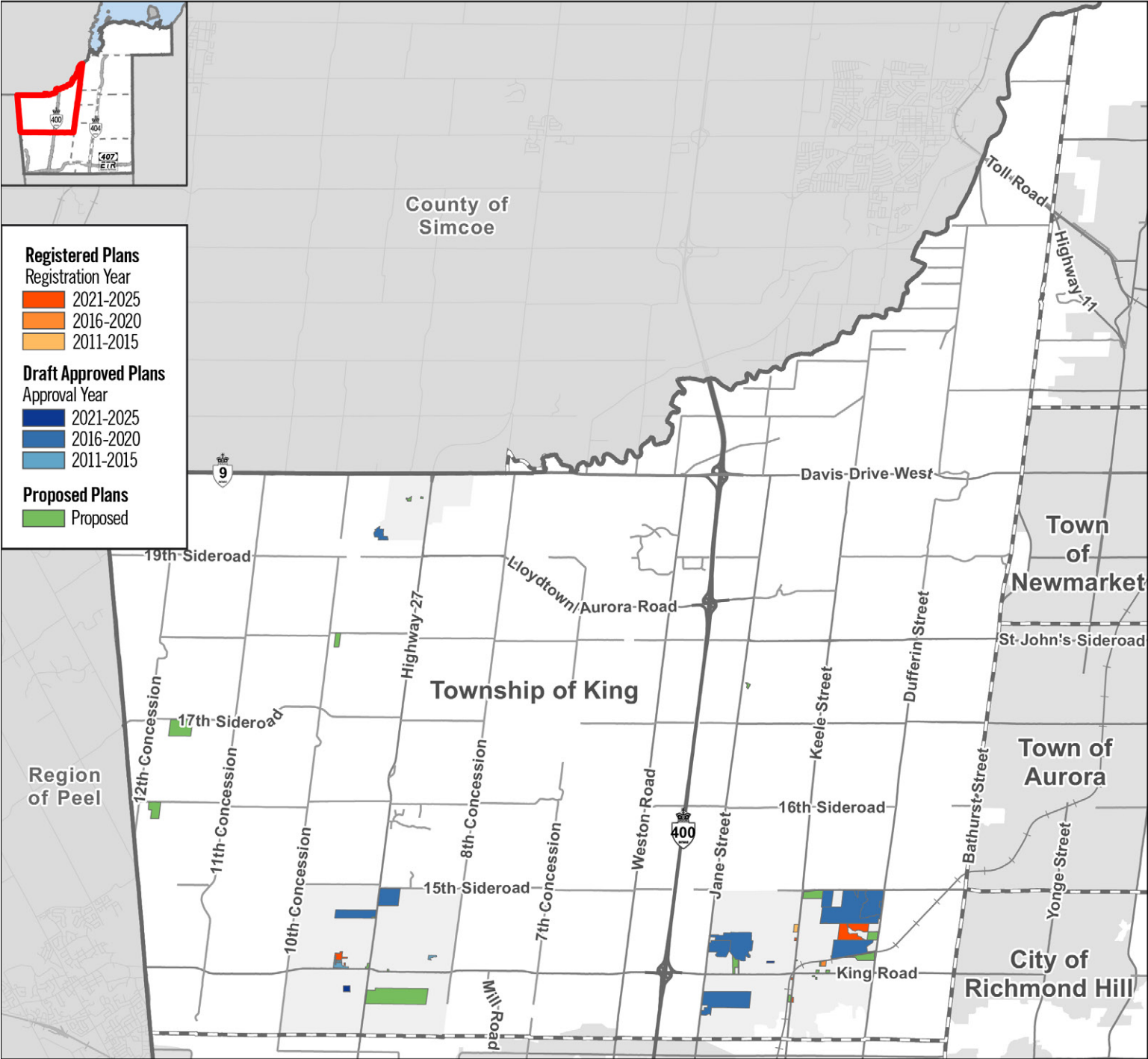
Georgina Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	380	2	32	150	564
Draft Approved	1,399	12	430	0	1,841
Minister's Zoning Order	0	0	0	0	0
Sub Total in Georgina	1,779	14	462	150	2,405
Proposed (Future Supply)	775	22	636	66	1,499
Total Supply in Georgina	2,554	36	1,098	216	3,904

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TOWNSHIP of KING RESIDENTIAL HOUSING SUPPLY MAP - 2025



King Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	137	16	8	153	314
Draft Approved	1,130	0	270	0	1,400
Minister's Zoning Order	0	0	0	0	0
Sub Total in King	1,267	16	278	153	1,714
Proposed (Future Supply)	507	8	292	796	1,603
Total Supply in King	1,774	24	570	949	3,317

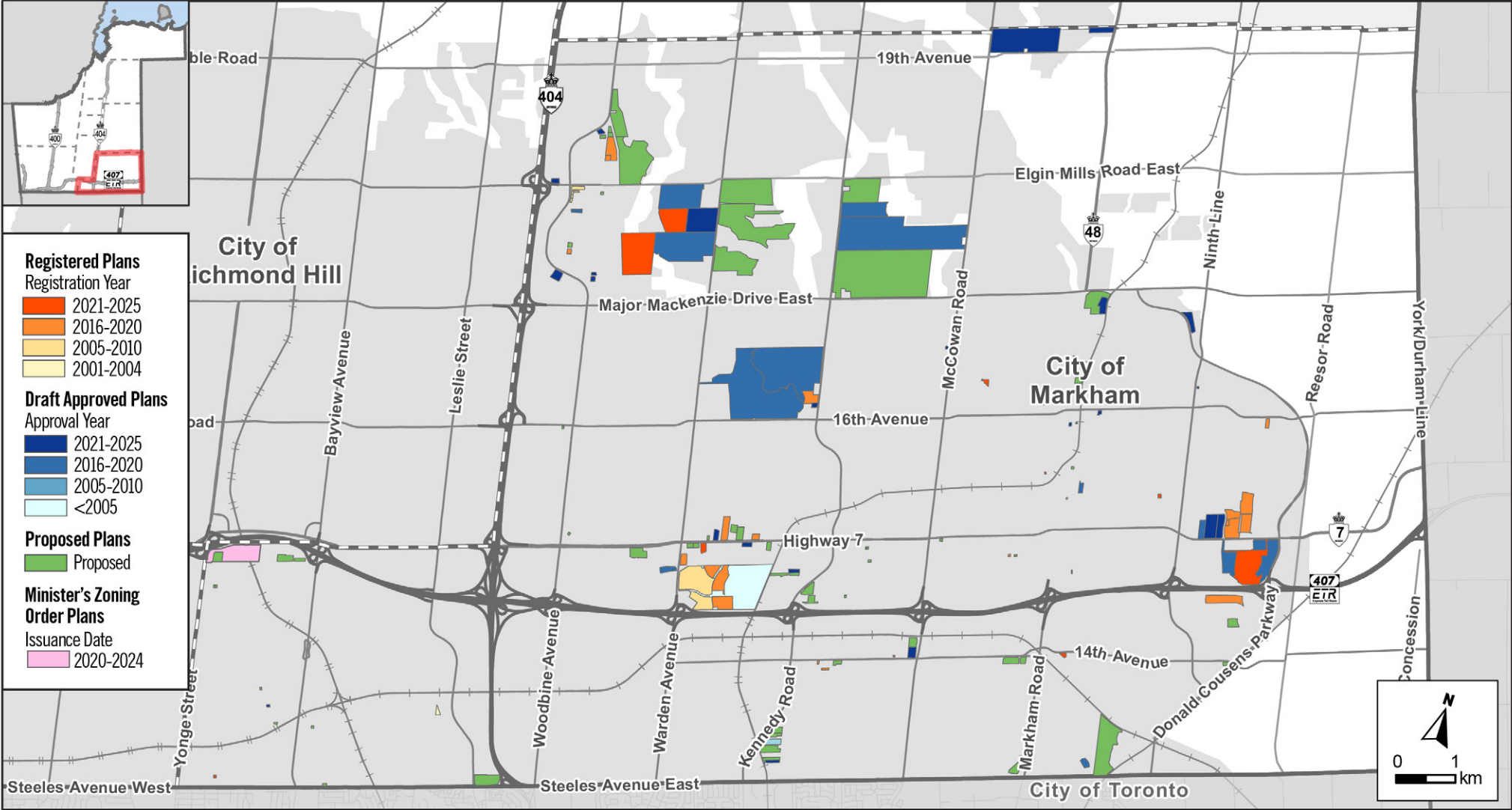
*Based on Best Available Data from Local Municipalities



Prepared by: The Regional Municipality of York, Corporate Services, Economic and Development Services. May 2025. Data: King's Printer for Ontario 2023-2025.



CITY of MARKHAM RESIDENTIAL HOUSING SUPPLY MAP - 2025



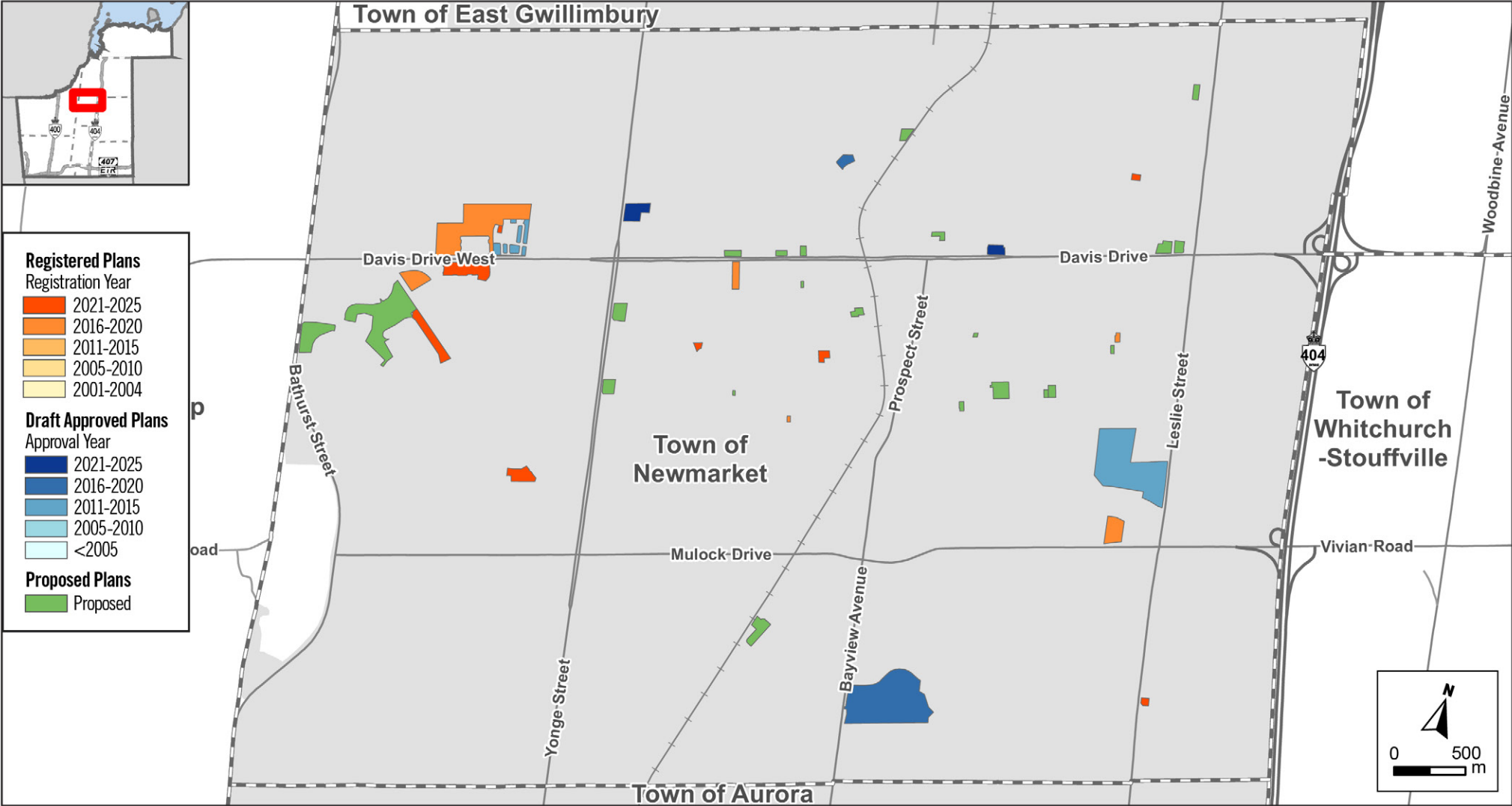
Markham Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	503	10	1,804	2,597	4,914
Draft Approved	1,132	256	3,020	13,105	17,513
Minister's Zoning Order	0	0	0	19,407	19,407
Sub Total in Markham	1,635	266	4,824	35,109	41,834
Proposed (Future Supply)	1,720	64	3,099	20,909	25,792
Total Supply in Markham	3,335	330	7,923	56,018	67,626

*Based on Best Available Data from Local Municipalities



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TOWN of NEWMARKET RESIDENTIAL HOUSING SUPPLY MAP - 2025



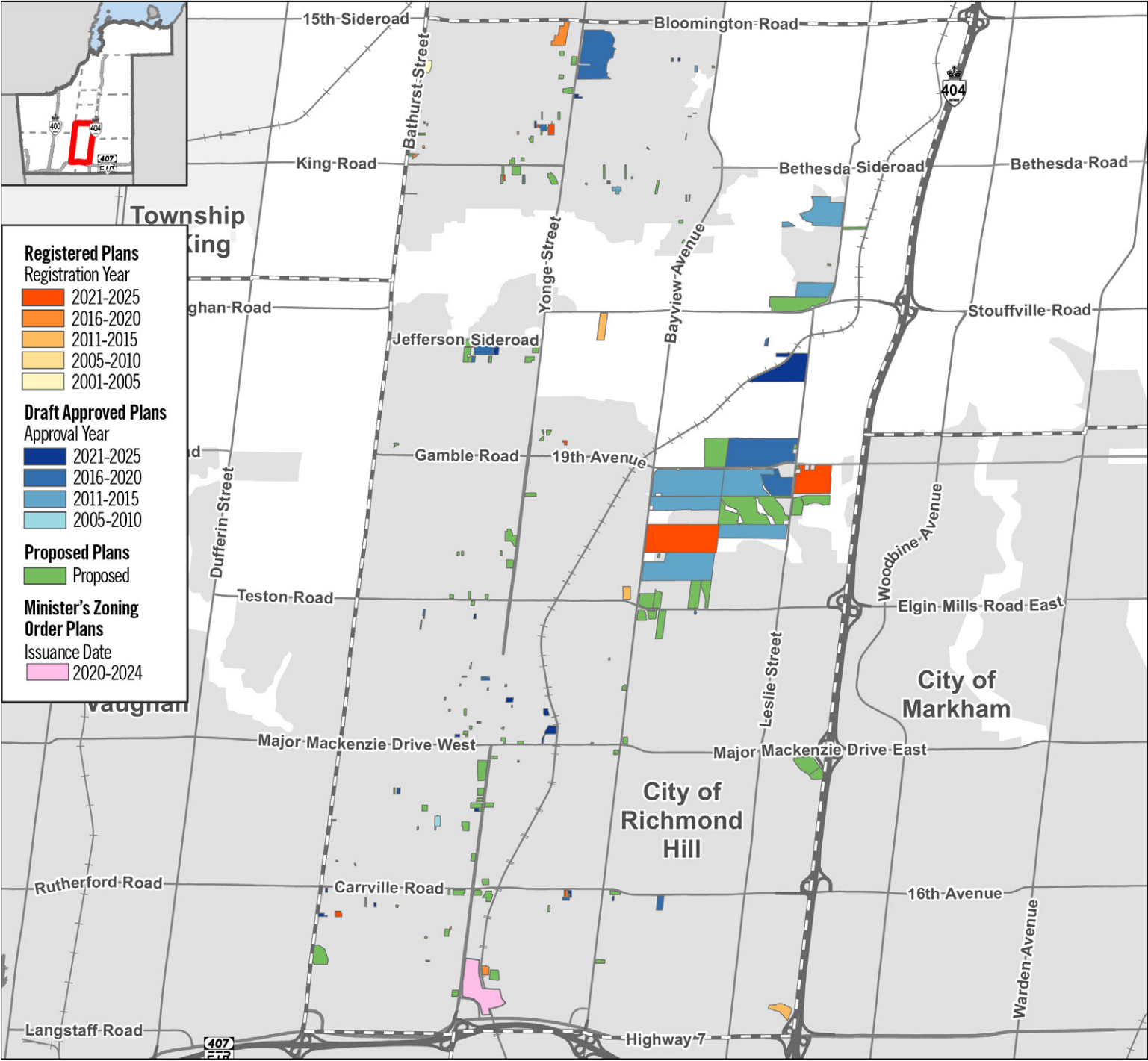
Newmarket Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	312	46	465	236	1,059
Draft Approved	107	0	272	860	1,239
Minister's Zoning Order	0	0	0	0	0
Sub Total in Newmarket	419	46	737	1,096	2,298
Proposed (Future Supply)	96	26	515	975	1,612
Total Supply in Newmarket	515	72	1,252	2,071	3,910

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CITY of RICHMOND HILL RESIDENTIAL HOUSING SUPPLY MAP - 2025



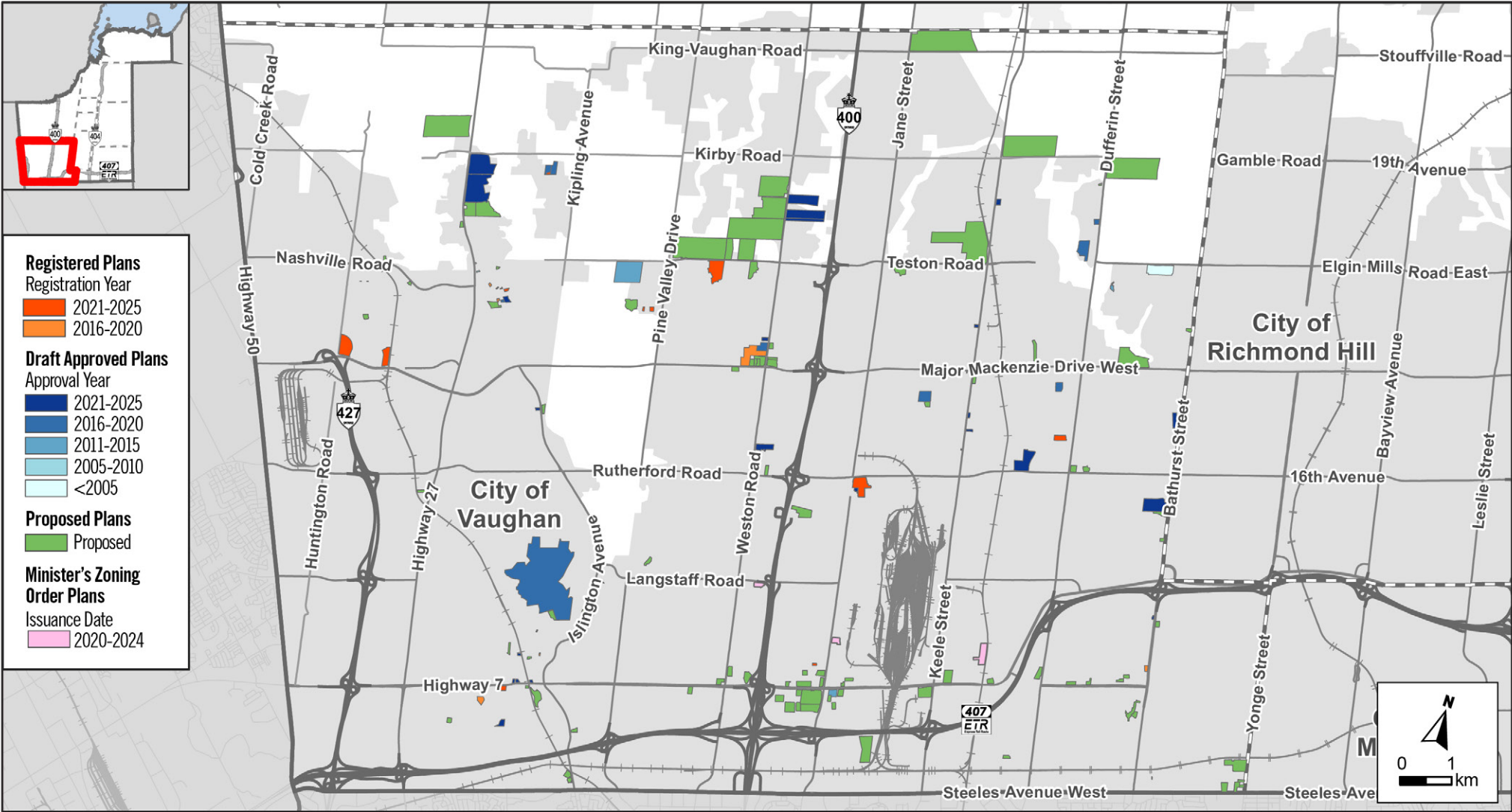
Richmond Hill Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	640	11	409	418	1,478
Draft Approved	841	273	1,424	199	2,737
Minister's Zoning Order	0	0	0	21,116	21,116
Sub Total in Richmond Hill	1,481	284	1,833	21,733	25,331
Proposed (Future Supply)	238	44	2,486	10,880	13,648
Total Supply in Richmond Hill	1,719	328	4,319	32,613	38,979

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CITY of VAUGHAN RESIDENTIAL HOUSING SUPPLY MAP - 2025



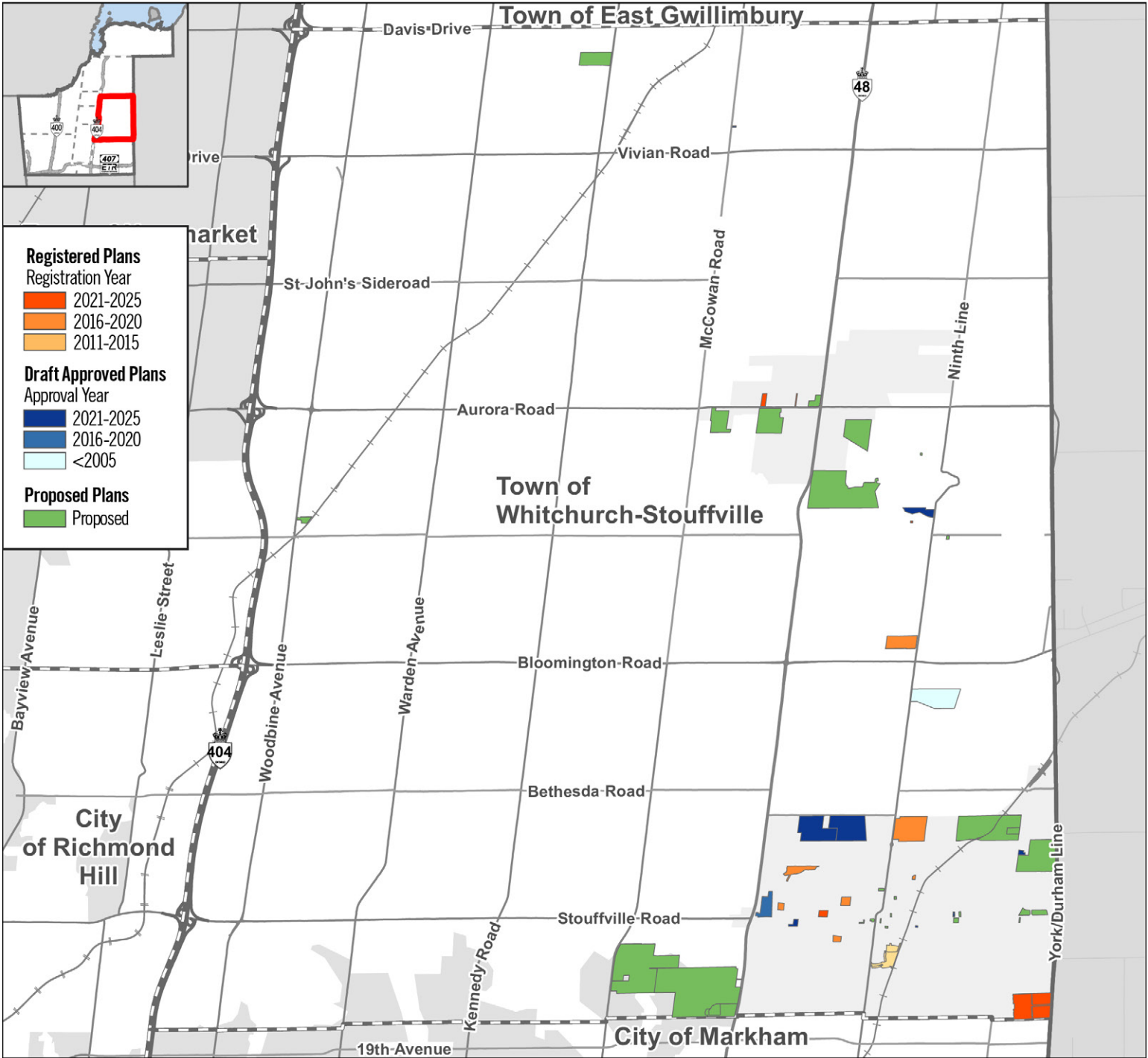
Vaughan Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	389	8	778	2,518	3,693
Draft Approved	1,442	16	1,103	4,600	7,161
Minister's Zoning Order	0	0	0	7,616	7,616
Sub Total in Vaughan	1,831	24	1,881	14,734	18,470
Proposed (Future Supply)	1,939	210	2,832	71,014	75,995
Total Supply in Vaughan	3,770	234	4,713	85,748	94,465

*Based on Best Available Data from Local Municipalities



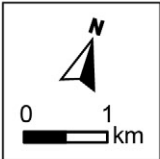
Prepared by: The Regional Municipality of York,
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Ontario 2023-2025.

TOWN of WHITCHURCH-STOUFFVILLE RESIDENTIAL HOUSING SUPPLY MAP - 2025



Whitchurch-Stouffville Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	643	38	99	525	1,305
Draft Approved	280	0	264	1,154	1,698
Minister's Zoning Order	0	0	0	21,116	21,116
Sub Total in Whitchurch-Stouffville	923	38	363	1,679	3,003
Proposed (Future Supply)	1,061	80	2,473	2,107	5,721
Total Supply in Whitchurch-Stouffville	1,984	118	2,836	3,786	8,724

*Based on Best Available Data from Local Municipalities



2024 YORK REGION
**HOUSING
SUPPLY**
and **AFFORDABILITY**
MONITORING REPORT

For more information on growth and development in York Region
please contact:

York Region Economic and Development Services Branch
at 1-877-464-9675 Extension 71508 or futureyork@york.ca

