

2025 YORK REGION

HOUSING SUPPLY

and AFFORDABILITY MONITORING REPORT



SEPTEMBER 2026


York Region

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INTRODUCTION

Each year, The Regional Municipality of York monitors housing supply and affordability to track progress towards complete communities where residents of all ages, abilities, income levels and stages of life can find housing that meets their needs. 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 help 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 supports housing solutions that 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:

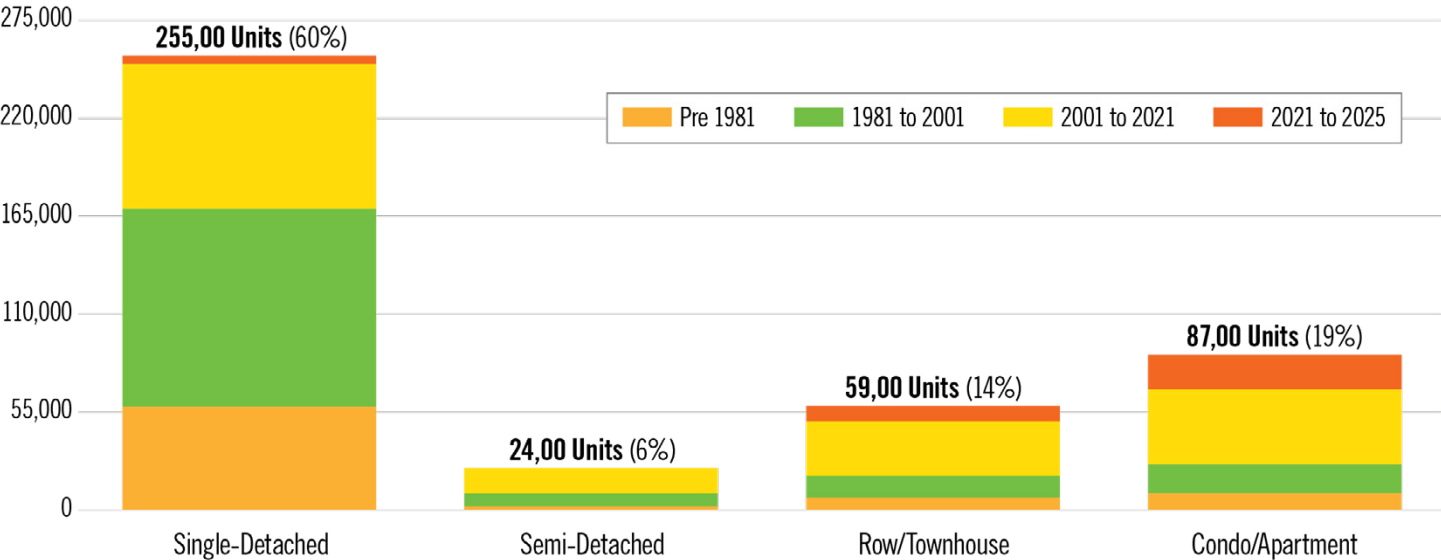
- A breakdown by structure type and application approval status (registered unbuilt, draft approved, proposed under application and Ministers Zoning Order) for each local municipality
- Maps of the applications by approval status

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

CURRENT HOUSING SUPPLY

As of year-end 2025 424,000 households in York Region, including approximately 255,000 living in single-detached units (60%), 24,000 in semi-detached units (6%), 59,000 in townhouse units (14%) and 87,000 in apartment units (20%) (Figure 1).

FIGURE 1 YORK REGION HOUSEHOLDS by STRUCTURE TYPE and YEAR BUILT

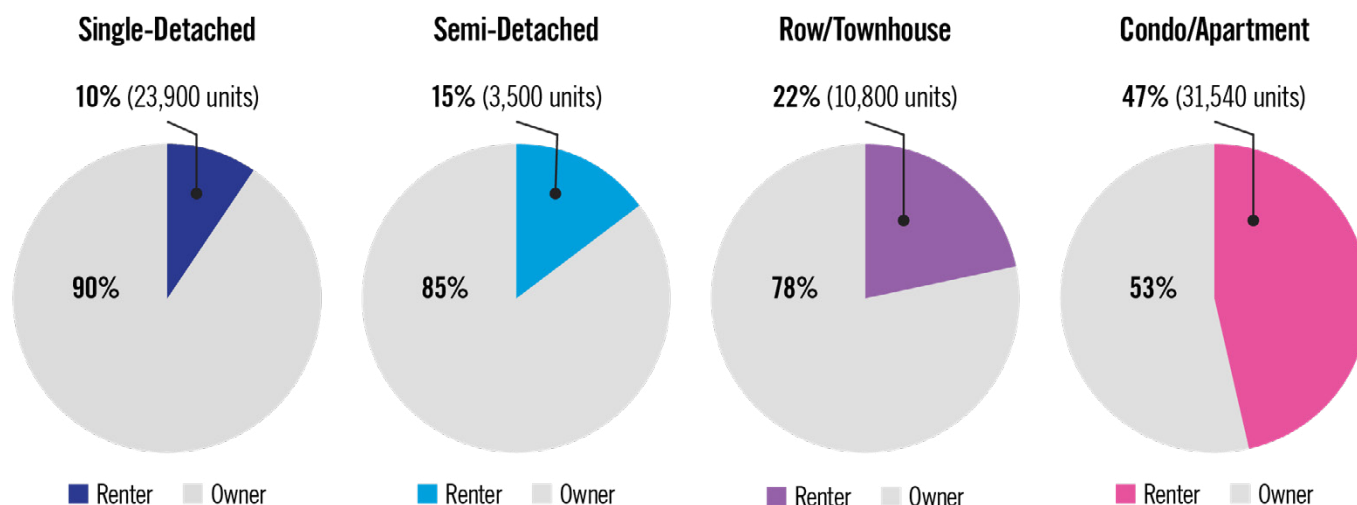


Source: York Region, Corporate Services, derived from Statistics Canada Census of Population, 1981, 2001 and 2021, CMHC Housing Completions 2022 to 2025.

Historically, homes in York Region were predominately single-detached, with diversification occurring over time. Almost 60% 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



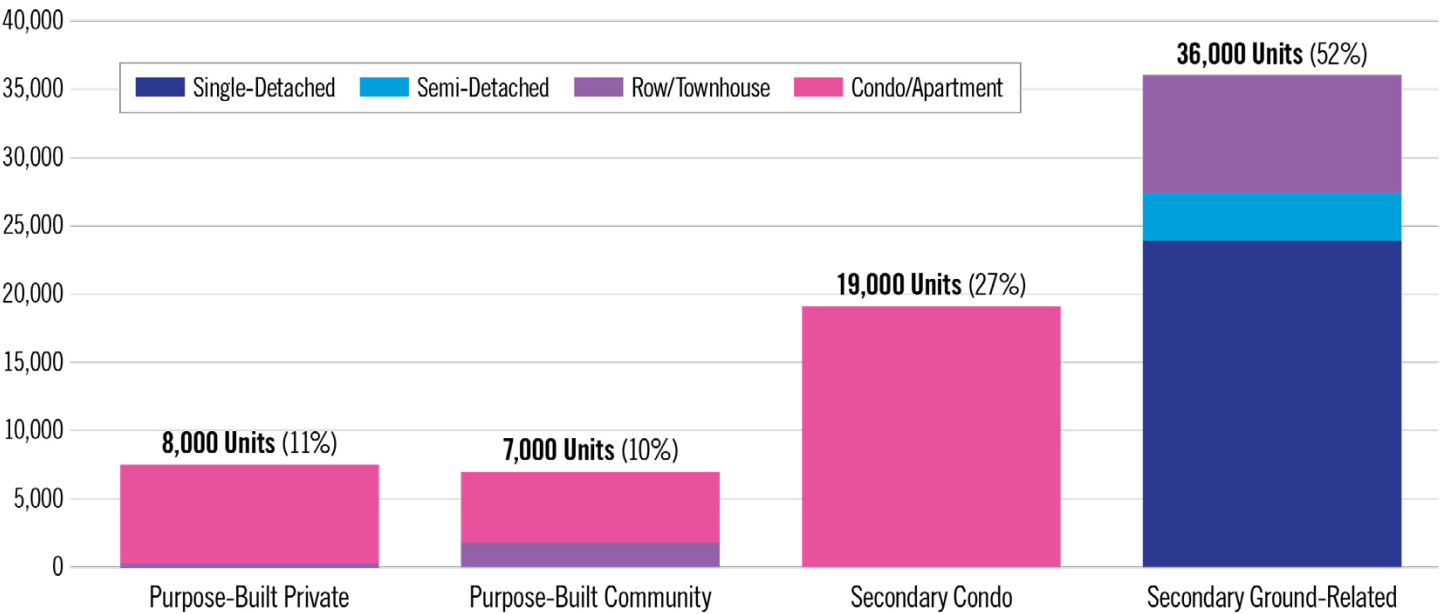
Source: York Region, Corporate Services, derived from Statistics Canada Census of Population, 2021.

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 to tenants. 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 purpose-built with 11% estimated 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. On 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

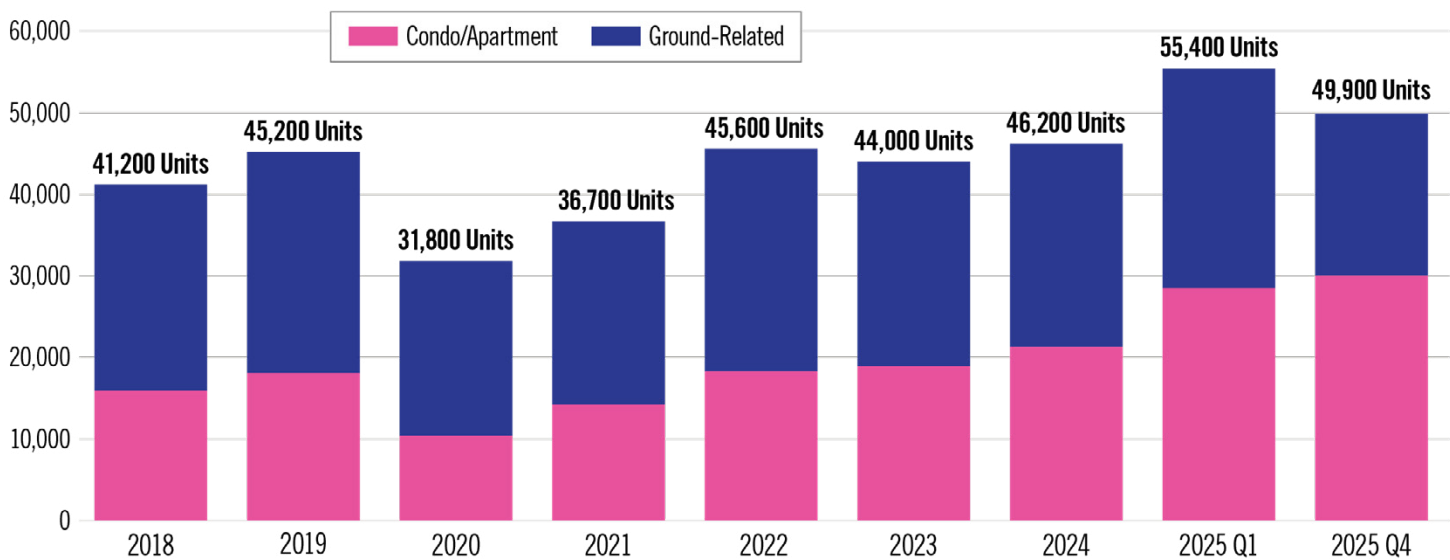
This Housing Supply Update is current to December 2025 and presents data from York Region’s development application tracking system (YorkTrax). The housing supply figures presented in this update are based on information provided to York Region by local municipalities. Appendix 2 provides maps of the 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 49,900 units as of December 2025. Registered units have received servicing allocation from local municipalities and most draft-approved units have servicing commitments from local municipalities. Draft-approved units that do not have servicing commitments will likely be assigned allocation as part of a subsequent application, such as site plan application, or have a hold provision while awaiting planned infrastructure improvements. Figure 4 identifies the supply of registered or draft approved units in York Region, 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

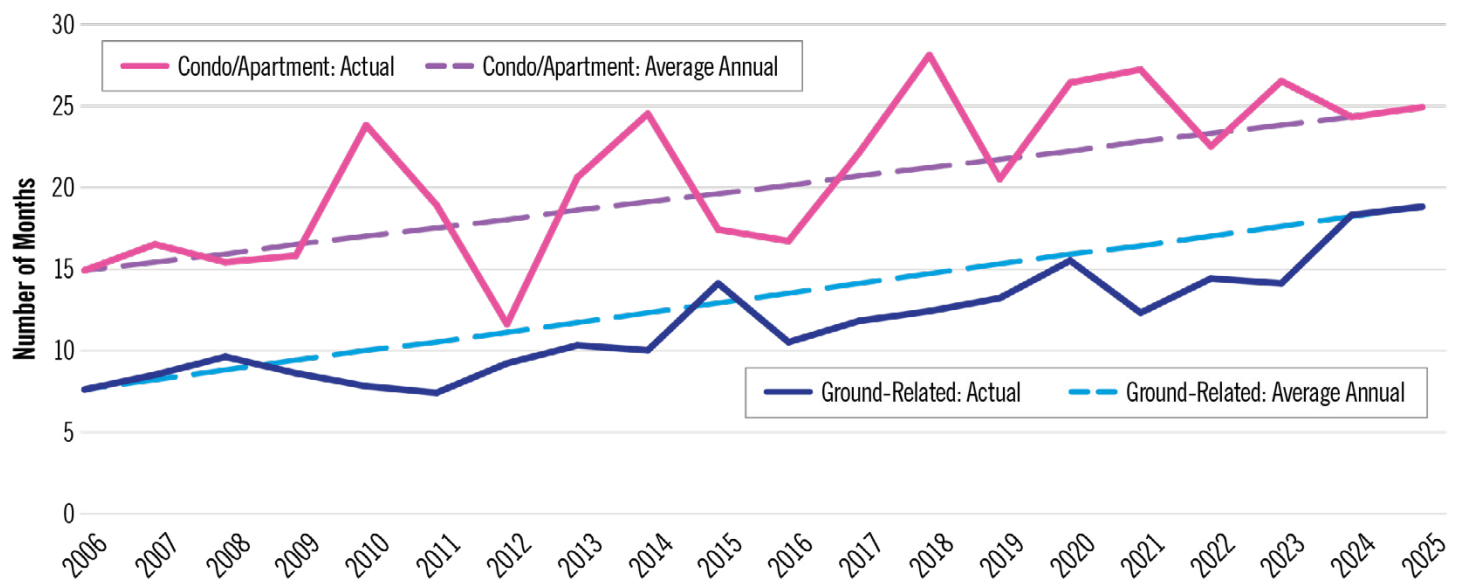


Source: York Region, Corporate Services, 2026. Note: 2018 to 2019 show registered unoccupied and draft approved data, 2020 to 2025 data include registered unbuilt and draft approved units.

York Region's annual inventory has remained relatively stable as newly approved units through applications have generally replaced units that have been constructed and occupied, maintaining a consistent supply over time. Between March and December 2025, registered and draft-approved supply declined by approximately 5,500 units. This decrease was driven in part by the completion of more than 5,000 apartment units in the City of Vaughan.

Development timelines can impact the number of units in the Region's development pipeline. Since 2006, the average time between when a unit started (when concrete for the basement or footings is poured) to when it was completed (when 90-100% of the construction work for the unit has been performed) has increased from just over 14 months to more than 24 months for condominium and apartment developments, and from approximately seven to 18.5 months for ground-related subdivisions and developments in York 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, 2006-2025.

Factors contributing to longer construction timelines include high material, land and financing costs, the increasing complexity of larger projects and labour shortages. Amendments to the *Development Charges Act* in 2025 deferred the collection of residential development charges from subdivision agreement and building permit to occupancy permit issuance, providing developers with greater flexibility in the timing of these payments and when units are delivered.

PROPOSED HOUSING SUPPLY

York Region’s proposed housing supply was estimated at 143,300 units as of December 2025. As detailed in Appendix 1, this includes units that are subject to active planning applications but have not yet received draft approval or registration across all nine local municipalities. Together, the registered unbuilt, draft approved and proposed supply is 193,200 units. More than 75% of York Region’s total unit supply are apartment units, highlighting the shift toward new housing development along transit corridors.

One year’s supply measures how long the current housing inventory would last based on the expected number of new housing units built each year. When annual growth is higher, the years of supply will be lower because the inventory is consumed more quickly. Based on historical and forecast growth rates of 7,300 to 8,800 units per year, York Region has between 22 and 26 years of housing supply. This exceeds the Provincial Planning Statement (PPS) requirement to maintain at least 15 years of 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, 2014-2025, York Region Official Plan, and Provincial Housing Targets.

The Province of Ontario has assigned housing targets to eight of nine York Region local municipalities (excluding King Township), totaling 150,000 units by 2031 (Appendix 1). The total number of units currently under planning application in York Region exceeds the number of units required to achieve the combined provincial housing targets. However, the annual level of housing growth needed to meet the provincial targets exceeds both historical and provincially approved forecast averages. While the Region can support housing development through planning approvals and servicing allocation, the timing and delivery of housing units are determined by landowners, developers and market conditions.

As each year passes without achieving the Provincial 2031 housing targets, more units must be built annually to meet the targets by 2031. At year-end 2025, the annual growth required to achieve the targets was 19,900 units per year, 1,500 units more than what was required at year-end 2024.

Considering only registered and draft-approved plans, York Region has a supply of approximately 49,900 units. Based on historical and forecast housing completion rates, this represents between five and seven years of housing supply, exceeding the three-year requirement established by the Provincial Planning Statement (PPS). In addition, approximately 48,700 units are subject to Minister’s Zoning Orders (Appendix 1), representing an additional five-to-seven years of potential housing supply.

RENTAL HOUSING SUPPLY

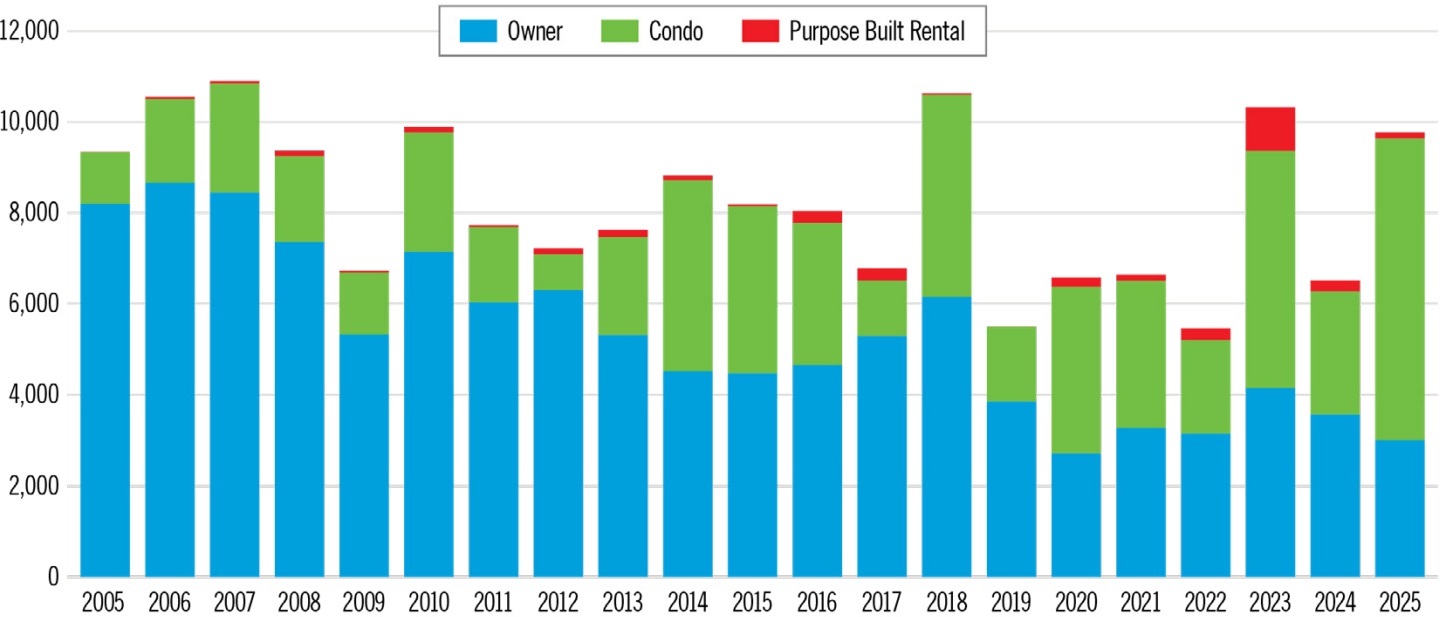
With little purpose-built rental growth over the past 20 years, there is not enough rental supply in York Region to meet the needs of residents. To help address this gap, York Regional Council has approved a target of at least 1,000 purpose-built rental units per year. Within the housing supply inventory, applicants have indicated an interest in developing approximately 9,600 purpose-built rental units across 57 applications, which are still subject to review. Of these units, approximately 1,300 are draft approved, registered or under construction, with the remainder in earlier stages of the planning process. Some rental units in the pipeline have affordability requirements because they will be developed and operated by non-profit organizations or have received financing or funding tied to affordability requirements. However, except where affordability agreements or other tenure requirements are in place, there is no guarantee that proposed rental units will remain rental housing over the long term. There are approximately 1,350 units with an affordability mandate, and are either being advanced by the Region to be owned and operated by Housing York Inc., or are being advanced by non-profit organizations that have received capital funding through the Region’s Community Housing Supply Grant.

Condominium projects across the Toronto Census Metropolitan Area, including York Region, are experiencing challenges such as declining sales, growing inventories and reduced profitability. As a result, some developers may shift from condominium to purpose-built rental construction where they may be able to access financing programs, such as the Canadian Mortgage and Housing Corporation’s Apartment Construction Loan Program or Multi-Unit Mortgage Loan Insurance (MLI Select)². This could increase the supply of rental housing should proposed condominium developments convert to rental projects.

HOUSING COMPLETIONS

Housing completions in York Region have fluctuated over time, with a spike in 2023 followed by a dip in 2024 and another upswing in 2025 (Figure 7). While there is a notable increase in 2025 compared to 2024, this was driven by legacy condominium developments that were already under construction before the current market downturn. As of April 2026, year-to-date completions were nearly 70% lower than during the same period in 2025.

FIGURE 7 HOUSING COMPLETIONS by INTENDED MARKET, YORK REGION, 2005 to 2025



Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2006-2025.

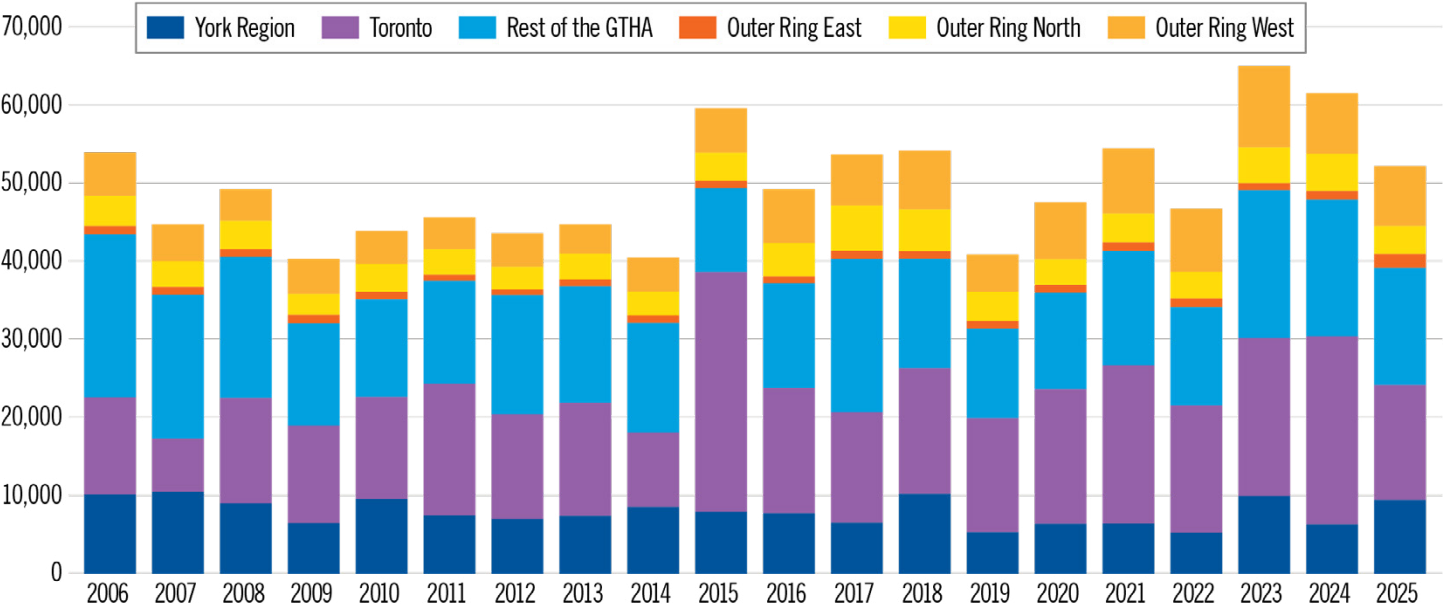
² Canada Mortgage and Housing Corporation (CMHC), Spring 2026 Housing Supply Report

The purpose-built rental category in Figure 7 includes rental completions in both community housing and the private market. From 2020 to 2025, purpose-built rental units accounted for 4.1% of all housing completions, with annual completions generally trending upward.

Prior to 2017, almost all rental completions were community housing. In 2017, rental completions included 225 privately owned rental units located at 212 Davis Drive in Newmarket. These units received a three-year development charge deferral through a York Region pilot program supporting purpose-built rental housing. Since then, almost 700 additional rental units across six developments have received development charge deferrals. Over time, the Region’s purpose-built rental incentives have become less restrictive, with longer deferral periods helping to improve project cash flow and overall project feasibility for developers.

Housing growth trends across the Greater Golden Horseshoe (GGH), including ownership, condominium and purpose-built rental housing, generally mirror those observed in York Region (Figure 8). After a notable dip in 2019, there was a steady increase in housing completions through 2021, followed by a dip in 2022, a rebound in 2023 and a decline since then. Unlike York Region, which recorded a 50% increase in housing completions in 2025 compared to 2024, completions across the Greater Golden Horseshoe declined by 15% over the same period.

FIGURE 8 HOUSING COMPLETIONS in the GREATER GOLDEN HORSESHOE, 2006 to 2025



Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2006-2025.

Overall, the proportion of housing growth outside of the GTHA (the outer ring) has increased over time. While the outer ring captured an average of 22% over the past 20 years, its share increased to 24% over the last five years.

HOUSING AFFORDABILITY

York Region [Affordable Housing Measuring and Monitoring Guidelines](#) establish a standardized approach for identifying and measuring the supply of new affordable housing. The guidelines are used to monitor progress each year in meeting affordable housing targets and inform decisions related to housing needs across the region. The Region requires that a minimum 25% of new housing be affordable in each local municipality outside of Regional Centres and major transit station areas and a minimum of 35% of new housing be affordable within Regional Centres and Major Transit Station Areas.

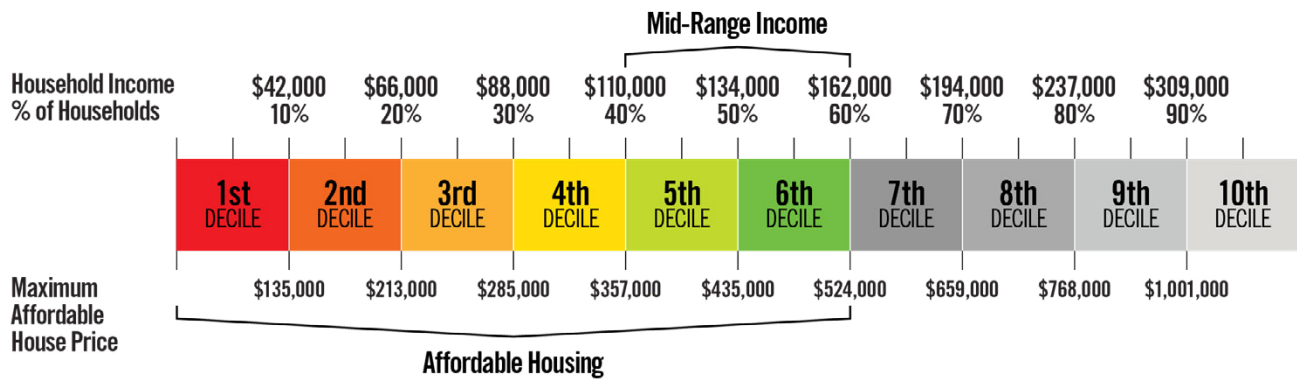
AFFORDABLE HOUSING THRESHOLDS

Affordable housing thresholds are calculated annually for both ownership and rental households. These thresholds establish the maximum housing costs considered affordable for York Region households and are used to measure progress toward affordable housing targets.

OWNERSHIP THRESHOLDS

In 2025, a home was considered affordable in York Region if it cost about \$524,000 or less. This estimate is based on what households earning up to \$162,000 per year could reasonably afford to pay for a home, which represents households at the sixth income decile, in alignment with provincial definitions. Figure 9 shows the maximum home price considered affordable for households at different income levels.

FIGURE 9 YORK REGION OWNERSHIP AFFORDABILITY by INCOME DECILE, 2025



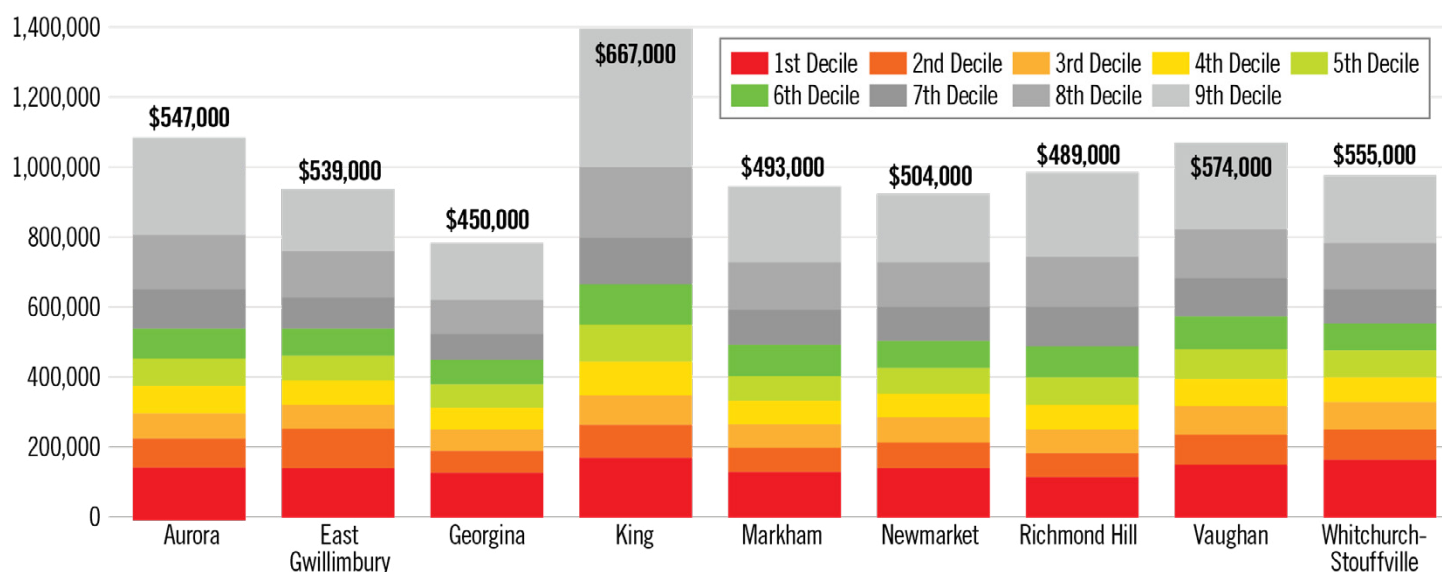
Source: York Region, Corporate Services, derived from Statistics Canada 2021 census of population, Ontario CPI, Ontario-wide property tax assumptions, Bank of Canada interest rates. A 5% down payment with a five-year fixed mortgage at the bank of Canada posted rate is assumed.

While Figure 9 provides a Region-wide overview of affordability¹, local municipal thresholds are used to monitor affordability and determine eligibility for development charge relief. Figure 10 shows affordability thresholds by income decile and local municipality. The green bar represents the affordability threshold at the sixth decile, which is also labeled on the chart and ranges from \$450,000 in Georgina to \$667,000 in King Township. The sixth income decile is used because it is consistent with the Provincial definition of affordable ownership housing.

Each colour segment on the chart represents 10% of households. The wider bars for the lower and higher income groups, and smaller bars for the middle-income groups indicate a more polarized income distribution, which can increase the need for housing that is affordable to low and moderate income households.

¹ 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, 2025



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.

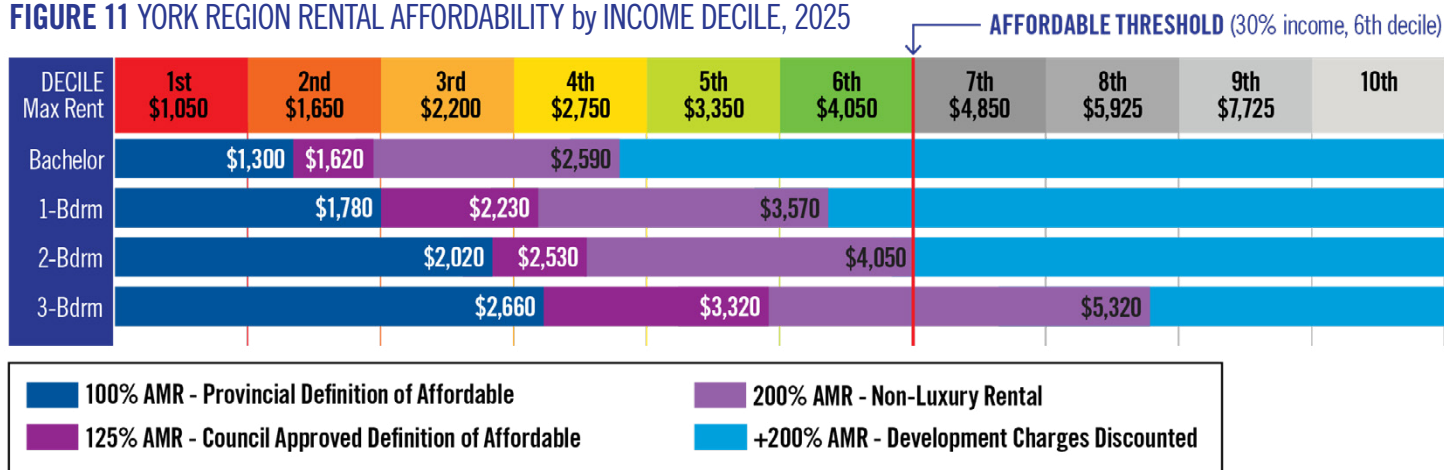
RENTAL THRESHOLDS

Unlike ownership affordability thresholds, which are based on household income, rental affordability thresholds are primarily based on average market rent (AMR). Different AMR thresholds are used to define affordability, depending on the purpose of the threshold.

- 100% AMR is the Provincial definition of affordable and rental units that are below this threshold are exempt from development charges under the *Development Charges Act, 1997*; for all remaining rental units, the Act provides discounts ranging from 15% to 25% depending on number of bedrooms
- 125% AMR is York Region's definition of affordable rental housing, recognizing the Region's existing rental stock is generally aged and not reflective of current building code and amenity standards; as such, this threshold better reflects affordable rents relative to average household incomes and market conditions
- 200% AMR is the Region's definition of non-luxury rental housing; rental buildings with average rents at or below this threshold can defer the non-discounted portion of their development charges indefinitely or until a change in use, subject to the requirements of the applicable policy
- Units above 200% AMR continue to qualify for the Provincial development charges discounts, as well as a Regional deferral of the remaining portion of the charges for 36 months

Although these thresholds are based on market rents, they are also considered alongside household incomes to ensure the affordability measures support priority income groups, particularly households at or under the sixth income decile. Figure 11 shows the maximum rent affordable to each income decile across the top of the chart, together with various rental affordability thresholds by bedroom type.

FIGURE 11 YORK REGION RENTAL AFFORDABILITY by INCOME DECILE, 2025



Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Rental Market Report, 2025.

The Provincial approach to rental thresholds is to calculate by bedroom type and local municipality as provided in Figure 12.

FIGURE 12 PROVINCIAL RENTAL AFFORDABILITY by BEDROOM TYPE and LOCAL MUNICIPALITY, 2025

Municipality	Bachelor	1-Bedroom	2-Bedroom	3-Bedroom
Aurora	\$1,300	\$1,850	\$2,190	\$2,600*
East Gwillimbury	\$1,300	\$1,780	\$2,020	\$2,660
Georgina	\$1,300	\$1,780	\$2,020	\$2,060*
King	\$1,300	\$1,780	\$2,020	\$2,630*
Markham	\$1,300	\$1,890	\$2,000	\$1,970
Newmarket	\$1,300	\$1,950	\$2,390*	\$2,390*
Richmond Hill	\$1,330	\$1,580	\$1,830	\$2,270*
Vaughan	\$1,300	\$1,780	\$2,020	\$2,600*
Whitchurch-Stouffville	\$1,300	\$1,780	\$2,020	\$2,660

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 definition of affordable rental housing, affordability thresholds range from \$1,300 per month for a bachelor unit to \$2,660 for a three-bedroom or larger unit. Rents at these levels may meet the needs of households in the second to fourth income deciles. However, for residents relying on social assistance, seniors receiving fixed pensions, individuals transitioning to permanent housing for the first time and other low-income earners, these units remain far out of reach and additional supports, such as rent subsidies, are typically required.

Rental affordability thresholds are determined using both a market-based approach (a percentage of average market rent) and an income-based approach (30% of household income) for each local municipality and bedroom type. The lower of the two calculations is used for annual monitoring purposes. Historically, all rental thresholds were determined using the market-based calculation (100% of AMR). Over time, more of the thresholds have been determined by the income-based calculation (30% of income). In 2025, most 3+ bedroom thresholds, and for the first time ever, one of the two-bedroom thresholds have been determined by the income-based calculation. This shift is an indication of declining affordability, as it shows that the rents households can afford are falling below what the market is providing.

OTHER APPROACHES to AFFORDABLE HOUSING DEFINITIONS

The 2025 York Region 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. However, affordable housing is defined in different ways by various levels of government, programs and organizations.

ACCOMMODATION COSTS

While both the federal and provincial income-based definitions of affordable ownership housing use 30% of gross household income as the affordability threshold for annual accommodation costs, they differ in how accommodation costs are calculated. The provincial definition includes mortgage payments, mortgage insurance and property taxes. Federal definitions, including those used by the Canadian Mortgage and Housing Corporation, typically also include utility costs and, in some cases, condominium fees, which in turn lowers thresholds from what is provided in this report.

The federal and provincial governments often use more nuanced affordability definitions for specific programs tied to low-cost loans, forgivable contributions and targeted funding. These definitions vary from using average market rents, median market rents and income-based definitions, which can become difficult to navigate for developments layering different funding programs together.

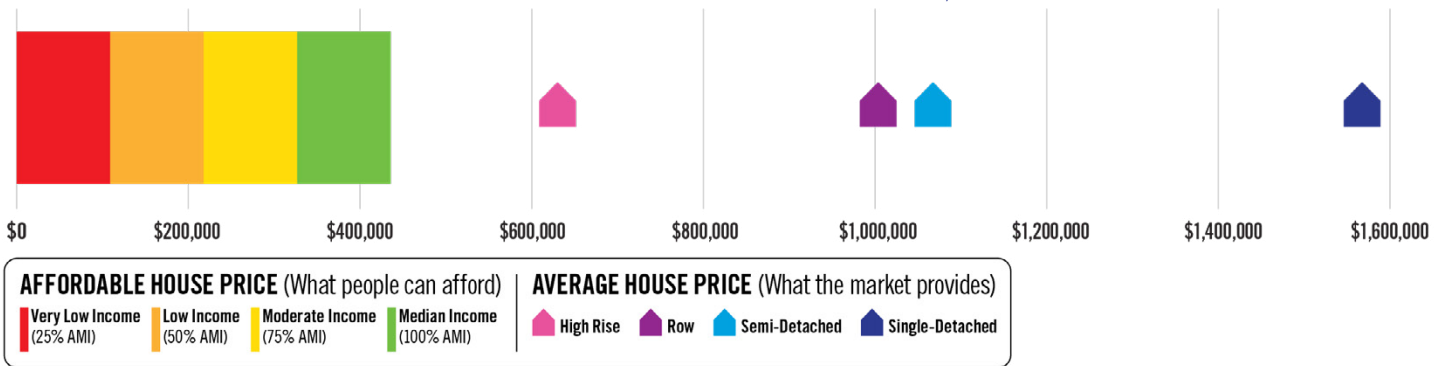
INCOME LIMITS USED to MEASURE AFFORDABILITY

The upper income limit used to identify income-based affordability thresholds also varies by definition. The provincial definition uses the sixth income decile, whereas Build Canada Homes² uses Area Median Income (AMI) for its programs. While income decile data requires a custom census data order, AMI data is publicly available through standard census profiles. The income categories used by Build Canada Homes are:

- Very low income: less than 25% of AMI
- Low income: 26% to 50% of AMI
- Moderate income: 51% to 75% of AMI
- Median income: 76% to 100% of AMI

While Build Canada Homes uses an income-based definition of affordable housing, market housing units are defined as units rented or priced based on prevailing market conditions. By comparing what households can afford with prevailing market prices and rents, housing affordability gaps for each tenure become more apparent. In the ownership market, households at the upper end of the median-income category (100% AMI) can afford a home priced at approximately \$435,000 (Figure 13). This is approximately \$200,000 less than the average cost of a high-rise home (\$644,000) and \$1.1 million less than the average cost of a single-detached home (\$1,535,000), making ownership options out of reach for all but high-income households.

FIGURE 13 BUILD CANADA HOMES AFFORDABLE and MARKET OWNERSHIP HOUSING, 2025*

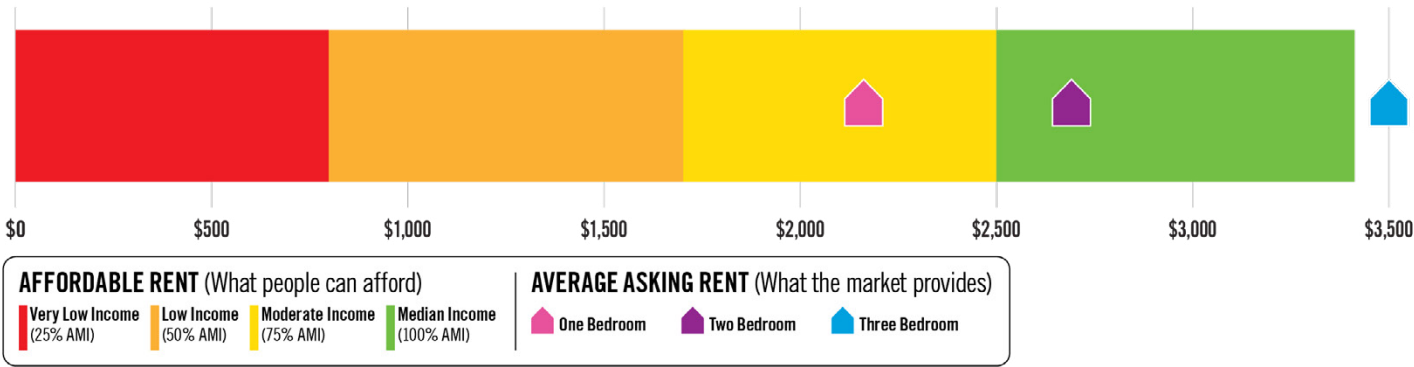


* Build Canada Homes has not released a technical approach to calculate Affordable House Prices. The Affordable House Prices shown use the approach used for other thresholds in this report and are therefore likely overestimated and illustrative. Source: York Region, Corporate Services, derived from Statistics Canada 2021 census of population, Ontario CPI, Ontario-wide property tax assumptions, Bank of Canada interest rates, Toronto Real Estate Board 2025 Market Watch Reports.

² Build Canada Homes is a new federal agency with a mandate to scale up the supply of affordable housing across Canada by leveraging public lands, deploying flexible financial tools, and acting as a catalyst for modern methods of construction (MMC). The initial \$13B nation-wide investment will be used to build and finance affordable housing, scale up non-market housing and support demand for MMC.

In the rental market, households at the upper end of the moderate-income category (75% AMI) can afford a maximum monthly rent of approximately \$2,500, which is higher than the average asking rent of a one-bedroom home (\$2,200). Households at the upper end of the median-income category (100% AMI) can afford a maximum monthly rent of approximately \$3,400, exceeding the average asking rent of a two-bedroom home (\$2,700). Overall, the rental market provides affordable options for many households. However, affordability challenges remain for lower-income households that require deeper levels of affordability, as well as for larger households seeking family-sized units. Households in the very low-income and low-income categories cannot afford to rent in York Region (Figure 14).

FIGURE 14 BUILD CANADA HOMES AFFORDABLE and MARKET RENTAL HOUSING, 2025*



* Build Canada Homes has not released a technical approach to calculate Affordable House Prices. The Affordable House Prices shown use the approach used for other thresholds in this report and are therefore likely overestimated and illustrative. 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, Toronto Real Estate Board 2025 Market Watch Reports.

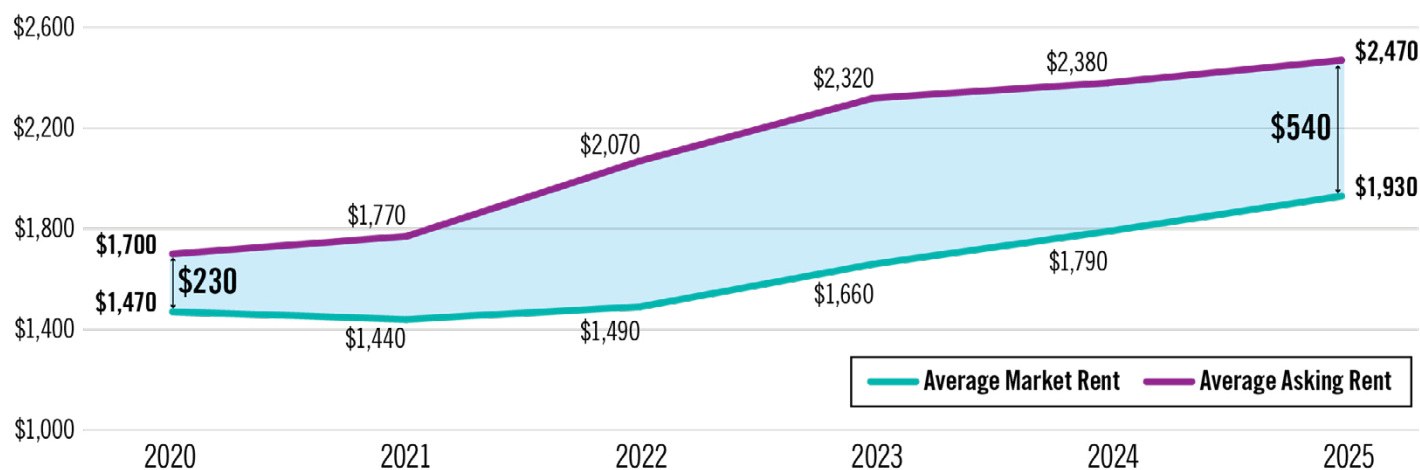
The Housing Assessment Resource Tools (HART) initiative, based at the University of British Columbia, provides data-driven, census-based housing analysis for municipalities across Canada. One of the tools offered by HART is a Federal Housing Needs Assessment Template, which many local municipalities, including those in York Region, have used to satisfy the requirements of federal funding programs such as the Housing Accelerator Fund (HAF), the Canada Community Building Fund (CCBF) and the Permanent Transit Fund. Similar to Build Canada Homes, HART relies on AMI measures. However, it uses different income categories:

- Very low income: 20% or less of AMI
- Low income: 21% to 50% of AMI
- Moderate income: 51% to 80% of AMI
- Median income: 80% to 100% of AMI

AVERAGE ASKING RENT

Market-based rental affordability thresholds are traditionally tied to average market rent, which is what tenants are currently paying on average. As a result, the average market rent is a lagging indicator of market conditions because it includes many units with rents lower than current market rents due to factors like long tenancies and rent control, which can limit rent increases. Since 2000, CMHC has also included data on average asking rents in its annual market survey. Average asking rents reflect what landlords are asking new tenants to pay today and are more reflective of true market conditions (Figure 15).

FIGURE 15 AVERAGE MARKET RENT and AVERAGE ASKING RENT in YORK REGION, 2020 to 2025



Source: York Region, Corporate Services, derived from CMHC Rental Market Report, 2020 - 2025. Rents captured here are for private purpose-built rental only. Community housing and the secondary market are not included.

The gap between average market rent and average asking rent increased from about \$230 (16%) in 2020 to \$540 (28%) in 2025. One of the driving factors behind this increase is the expansion of private purpose-built rental housing in York Region following decades of limited new supply. Between 2020 and 2025, more than 700 new private purpose-built units were added to CMHC's inventory, resulting in a total 2025 inventory of 6,380 private purpose-built rental units, a 12% increase from 2020. While new rental units are generally more affordable than homeownership, they are typically more expensive than existing rental units due, in part, to updated building code and amenity standards.

CORE HOUSING NEED

Core Housing Need (CHN) is an indicator of how many households are facing housing challenges and is widely used by all levels of government. A household is considered to be in CHN if its housing falls below at least one of the housing standards:

1. Affordability (housing costs exceed 30% of gross household income)
2. Adequacy (the dwelling does not require major repairs)
3. Suitability (the dwelling does not have enough bedrooms for the household)

Households that fall below one or more of the standards are considered to be in CHN if they would have to spend 30% or more of total before tax income to pay the median rent of alternative local housing in their community.

The main limitation to this measure is that the acceptable alternative dwelling test used in the second step of the CHN calculation uses average market rents. As provided in Figure 15, average market rents are substantially lower than average asking rent and as such, this measure likely provides an overestimation of household's ability to move. Also, CHN does not consider location requirements of households, such as accessibility, access to transit, health care, and other services.

While the CHN measure captures existing households, it does not cover all populations because it is based on census data for private households with measurable incomes and shelter costs. People who are not captured through the CHN measure include those experiencing homelessness, those living in a collective dwelling (long term care, nursing homes, correctional facilities, student housing, group homes), farm households on reserves and households with no income.

LOCALIZED APPROACHES to AFFORDABILITY

Some other municipalities have more precise in-house definitions to address affordability by income level and family size. The City of Toronto adopted an income-based definition to measure affordability and set program criteria for grants and incentives. Toronto’s affordable rents and affordable ownership prices link household income decile to bedroom type, and in the case of rental units, household size. For example, Toronto requires that two-bedroom units be affordable to two-person rental households at the sixth income decile or ownership households at the fifth decile.

While assumptions and inputs used at York Region align with the provincial approach to thresholds, Toronto has adjusted some assumptions based on local context. For example, it uses a down payment assumption of 10% rather than 5% and incorporates condominium fee estimates into accommodation cost assumptions. In addition to these umbrella definitions of affordability, Toronto also has program-specific definitions such as “mid-range rents (affordable)”, which is benchmarked at 100% AMR by bedroom type, while “mid-range rents (moderate)” are set at 150% AMR by bedroom type.

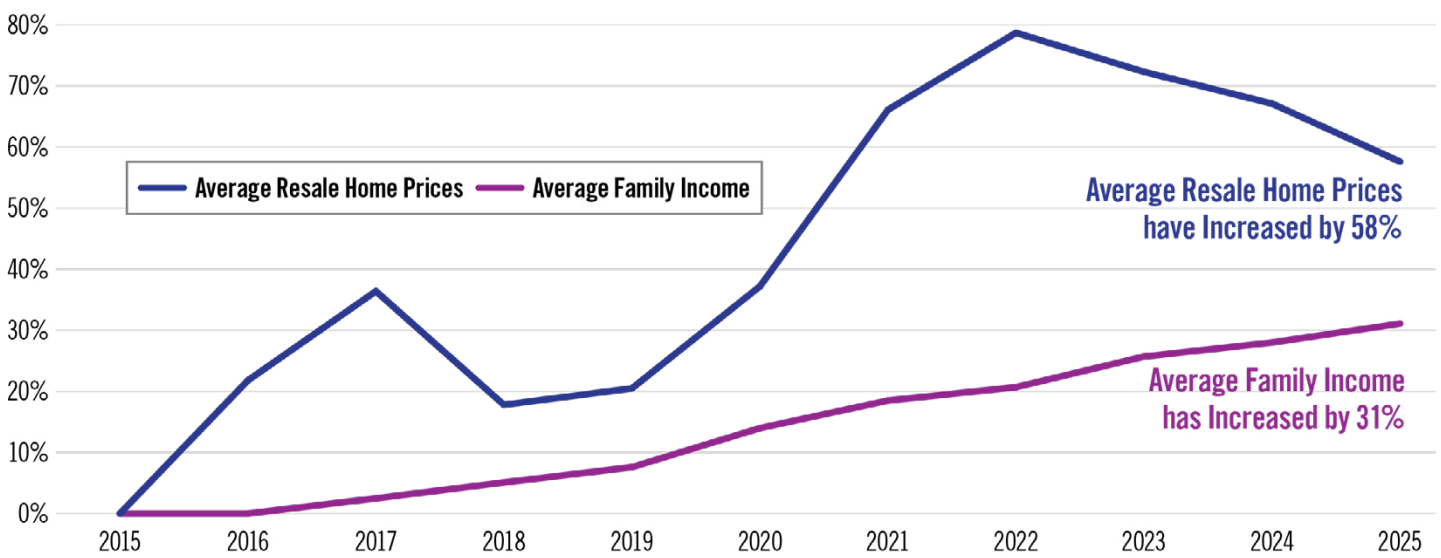
In summary, while all levels of government recognize the need to measure housing affordability, there is no consistent approach to do so. The extent of the housing challenge in York Region and beyond is so great that trend analysis will show housing need regardless of definitions used. However, readers should be aware that precise findings may differ due to differing definitions.

AFFORDABLE HOUSING MONITORING

York Region targets 35% of new housing in Major Transit Station Areas, Regional Centres and Corridors to be affordable, and 25% of new housing outside of those areas be affordable.

Housing affordability is influenced by both household income and housing prices. Using resale home prices as an indicator of market conditions, incomes have not kept up with house price increases between 2015 and 2025 (Figure 16). Despite declines since 2022, over the last 10 years, home prices have increased at almost twice the rate of income. Although the gap between home price and income has been decreasing, higher interest rates and accommodation costs impact overall carrying costs, leaving home ownership unattainable for many households.

FIGURE 16 PERCENT INCREASE: AVERAGE RESALE HOME PRICE and AVERAGE FAMILY INCOME, 2015 to 2025



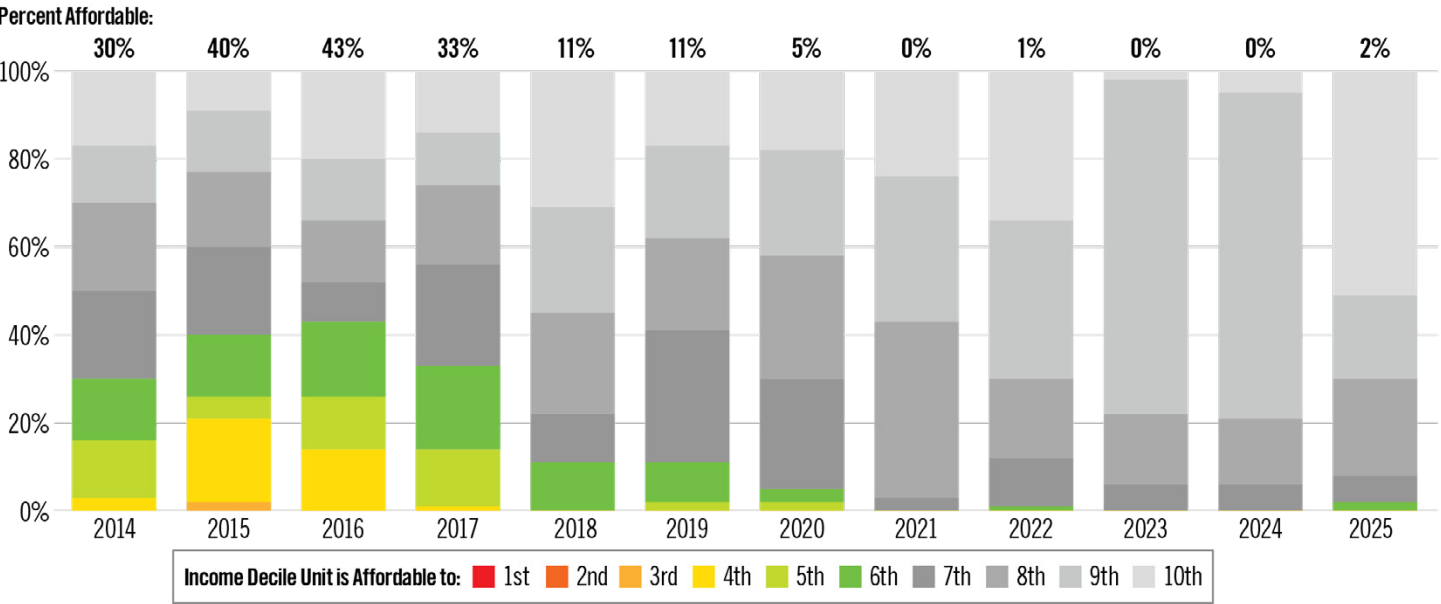
Source: York Region, Corporate Services, derived from Toronto Regional Real Estate Market Watch Reports, 2015-2025 and Statistics Canada Center for Income and Socioeconomic Well-being Statistics T1 Family File

While the proportion of resale homes that are high-rise has fluctuated, there is an overall upwards trend, with 13% of sales in 2015 and 19% of sales in 2025 being high-rise. This shift in the types of resales would typically be expected to lower average resale prices. However, other market factors continued to drive prices upward.

OWNERSHIP MONITORING

Figure 17 provides the percentage of new ownership units affordable to each income decile from 2014 to 2025. The percentage of units affordable to the sixth decile, which represents the affordability threshold, is labeled at the top of the chart.

FIGURE 17 OWNERSHIP AFFORDABILITY by DECILE, 2014 to 2025



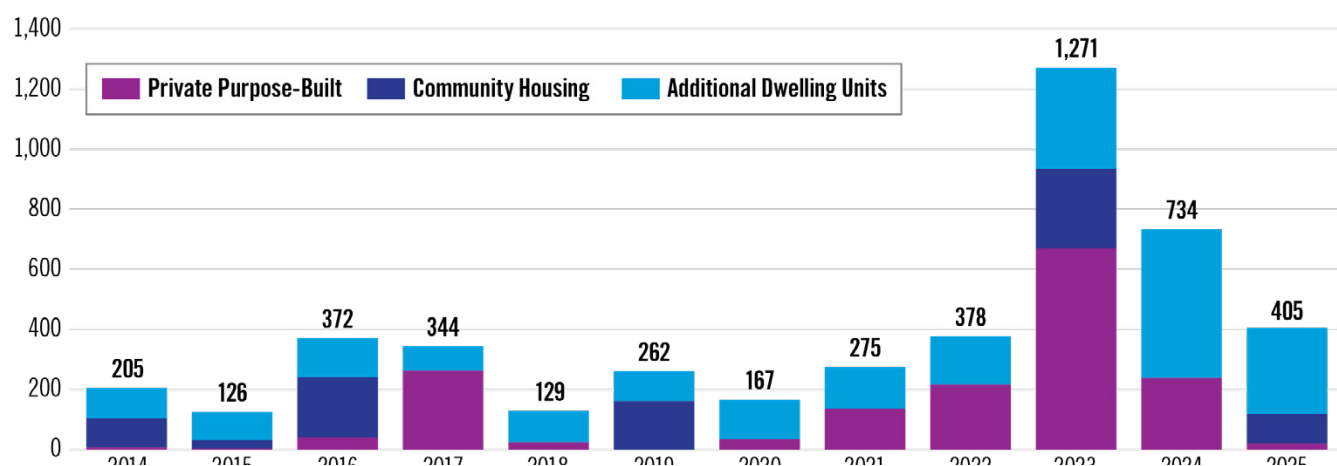
Source: York Region, Corporate Services, derived from RealNet/Altus Data Studio, MPAC and Teranet. **Note:** Threshold methodology updated in 2024 to align with Affordable Residential Units for the Purposes of the Development Charges Act, Bulletin

Since 2018, Regional affordability targets have not been met. At 2%, 2025 recorded the highest proportion of affordable ownership units in the last five years. All 70 affordable units are found in a single condominium development in the City of Vaughan. Since 2021, affordability of condominium units by bedroom type has not been monitored due to data limitations. Analysis from 2021 to 2025 used median prices of all units within a condominium development to assess affordability. By using median prices, smaller units (bachelor/one bedroom) may sell below the threshold but not be captured as affordable in this report.

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. This approach recognizes that while these units may not meet technical definitions of affordability, they generally provide housing at a lower cost and are more attainable for low- and moderate-income households than comparable ownership units. Rental affordability thresholds are provided as a resource for developers and local municipalities when planning and negotiating rent thresholds relative to community need. In 2025, 405 new rental units were completed (Figure 18).

FIGURE 18 NEW PURPOSE-BUILT RENTAL SUPPLY, 2014 to 2025



Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2014-2025, local municipal registered second suites internal poll and records Community Housing substantial completions.

New rental supply consisted of 118 apartment units and 287 registered additional dwelling units. Of the apartment units, 82% (97 units) are in the new Housing York Inc. development, Mosaic House, in the Town of Stouffville. The remaining 21 units were delivered by private developers in the Town of Newmarket and received a five-year development charge deferral. Since the private rental units have received a development charges deferral, they are required to provide rents at or below 175% of average market rent by bedroom type for a minimum of 20 years.

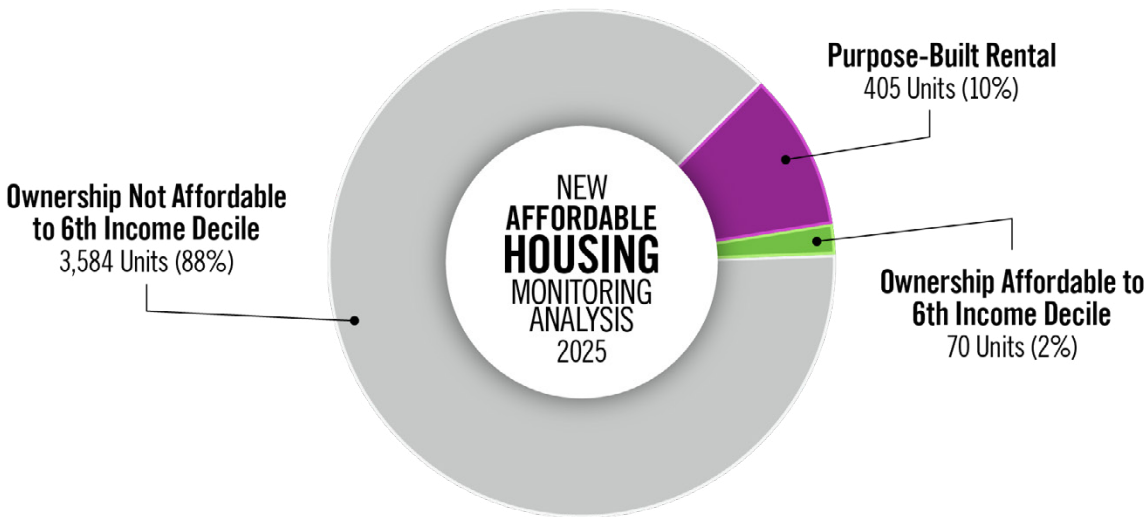
The secondary rental market plays a significant role in meeting the needs of York Region residents. As shown in Figure 3 of this report, ground-related secondary rental units account for approximately half of the Region's rental supply, while high-density secondary units account for roughly one-quarter of the supply. There is no reliable data to measure increases in the ground-related rental stock between census periods. For the first time in more than 10 years, the number and proportion of high-density units being rented in the secondary market declined year-over-year. In 2025, approximately 20,900 condominium units were rented, representing 33% of all condominiums that allow secondary rentals, down from approximately 21,400 units (37%) in 2024.³ This decline may suggest an increase in owner-occupancy in condominium units and a moderation in investor activity within the condominium market.

³ Canadian Mortgage and Housing Corporation Rental Market Report, October 2025

OVERALL MONITORING: 2025 AFFORDABILITY

In 2025, 475 new units were classified as affordable. Of the affordable units, 405 were purpose-built rental and 70 were ownership affordable to the sixth income decile (Figure 19).

FIGURE 19 NEW AFFORDABLE HOUSING MONITORING ANALYSIS, 2025



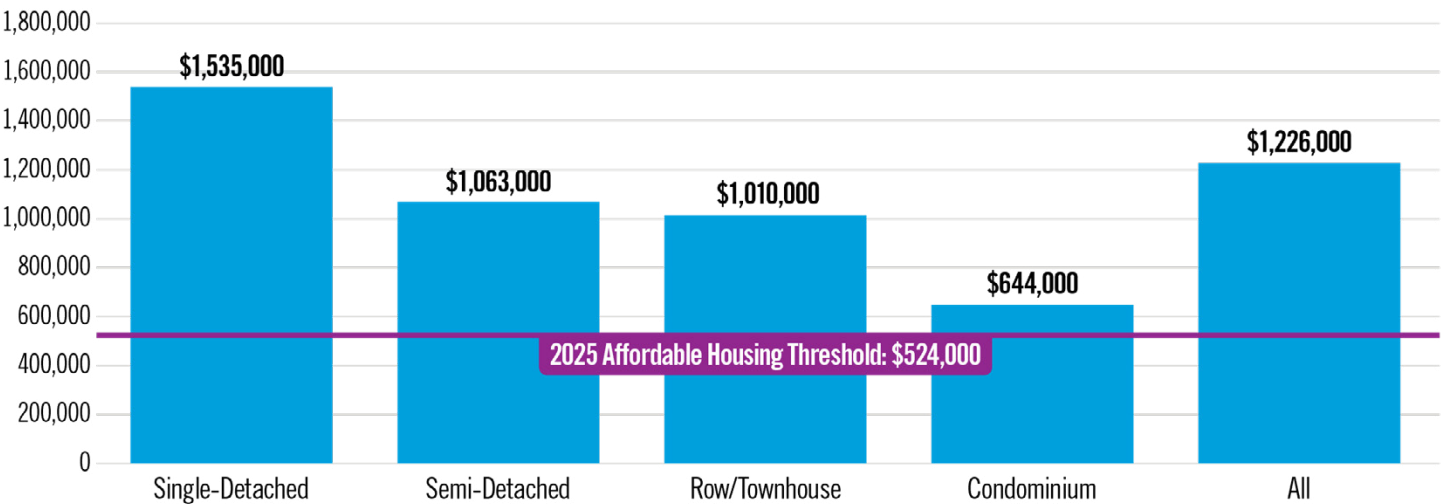
Source: York Region, Corporate Services, derived from Toronto Regional Real Estate Board 2025 Market Watch Reports.

As in previous years, affordability for moderate income households is found almost exclusively in the new purpose-built rental market.

RESALE HOUSING MARKET

In 2025, average resale prices across all structure types were well above the affordable threshold (Figure 20). The average price of resale condominiums in 2025 was \$120,000 above the affordable housing threshold.

FIGURE 20 AFFORDABLE HOUSING THRESHOLD and AVERAGE RESALE HOME PRICES, 2025



Source: York Region, Corporate Services, Economic and Development Services, 2025.

Between 2024 and 2025, average resale prices declined by an average of 6% across all structure types, showing a continued decline in prices since 2022.

ADDRESSING HOUSING NEED

To help encourage more growth and development, Regional Council advanced the Region-wide update of the 2022 Development Charges (DC) Bylaw, resulting in the first bylaw update in the Region's history where calculated DC rates decreased across all structure types and classes, ranging from 2% to 9% for residential development.

To support the viability of purpose-built rental developments, York Region has implemented several policies and incentives:

- Indefinite development charges deferrals of the non-discounted portion for non-luxury rental buildings with rents at or below 200% AMR and 36-month deferrals for all other rental developments, subject to criteria
- A 35% municipal tax property tax discount for 35 years
- A Regional servicing allocation reserve
- A definition of rental affordability based on 125% of AMR, which in some cases may improve access to CMHC funding and financing programs

These measures are aligned with the Region's new [2026 to 2035 Housing and Homelessness Plan](#), adopted by Council in June 2026, which includes priorities to expand the supply of non-market rental housing, such as community housing, through capital incentives, supports for non-profit development capacity and partnerships with the private sector. The Region is currently advancing a pipeline of more than 2,000 Region-led and non-profit-led community housing units, the largest in its history, and is engaging other orders of government to secure funding and financing needed to move these new homes from pre-development to completion.

York Region also continues to collaborate with local municipalities to achieve shared housing objectives; this includes supporting housing action plans, aligning Regional site opportunities, as well as coordinating incentives, policies and partnerships to support housing development and ensure programs can be stacked by proponents building affordable housing.

As York Region continues to explore 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 with the financial viability of constructing new 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, up 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 is 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
Pre 1981	57,855	2,000	7,030	600	9,135	76,620
1981 to 2001	166,900	9,245	19,335	4,095	23,615	223,190
2001 to 2021	242,575	23,510	49,610	15,400	59,945	391,040
2021 to 2025	247,619	23,575	58,540	15,160	79,597	424,492

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

Structure Type	Renter	Owner
Single-Detached	23,878	226,370
Semi-Detached	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

Structure 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, 2021, Canadian Mortgage and Housing Corporation Rental Market Report, 2021.

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) are 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

Unit Type	2018	2019	2020	2021	2022	2023	2024	2025 Q1	2025 Q4
High Rise	15,900	18,100	10,400	14,200	18,300	18,900	21,300	28,500	30,000
Ground-Related	25,300	27,100	21,400	22,500	27,300	25,100	24,900	26,900	19,900

Source: York Region, Corporate Services, 2026. **Note:** 2018 to 2019 show registered unoccupied and draft approved data, 2020 to 2025 data include registered unbuilt and draft approved units.

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

Local Municipality	Single-Detached	Semi-Detached	Row/Townhouse	Condo/Apartment	Total
Aurora	20	0	134	506	660
East Gwillimbury	98	0	53	0	151
Georgina	425	10	168	210	813
King	183	16	8	129	336
Markham	34	0	1,009	1,426	2,469
Newmarket	3	34	8	0	45
Richmond Hill	486	12	531	200	1,229
Vaughan	222	0	454	1,578	2,253
Whitchurch-Stouffville	460	0	99	97	656
TOTAL Registered Units	1,930	72	2,463	4,146	8,611

Source: York Region, Corporate Services, 2026.

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

Local Municipality	Single-Detached	Semi-Detached	Row/Townhouse	Condo/Apartment	Total
Aurora	117	0	75	497	689
East Gwillimbury	1,075	202	500	0	1,777
Georgina	1,249	0	378	0	1,627
King	893	0	155	0	1,048
Markham	484	256	1,970	14,522	17,231
Newmarket	107	0	426	837	1,370
Richmond Hill	857	287	1,436	813	3,393
Vaughan	2,329	16	1,196	7,118	10,659
Whitchurch-Stouffville	293	0	1,116	2,074	3,483
Total Draft Approved Units	7,403	761	7,252	25,861	41,276

Source: York Region, Corporate Services, 2026.

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

FIGURE 5 YORK REGION AVERAGE CONSTRUCTION TIMELINES in MONTHS

	20 06	20 07	20 08	20 09	20 10	20 11	20 12	20 13	20 14	20 15	20 16	20 17	20 18	20 19	20 20	20 21	20 22	20 23	20 24	20 25
Condo/Apartment	15	16	15	15	24	19	11	20	24	17	16	22	28	20	26	27	22	26	24	25
Ground-Related	7	8	9	8	7	7	9	10	10	14	10	12	12	13	15	12	14	14	18	19

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2006 to 2025.

FIGURE 6 ESTIMATED YEARS OF HOUSING SUPPLY by UNIT ASSUMPTIONS

	Average Annual Growth	Existing Supply*	Years Supply
Historical Average	7,343	193,151	26.3 years
Forecast	8,813	193,151	21.9 years
Provincial Housing Targets	19,909	193,151	9.7 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 2025, York Region Official Plan, and Provincial Housing Targets.

FIGURE 6 (SUPPLEMENTAL) PROPOSED UNITS by LOCAL MUNICIPALITY, 2025

	Single- Detached	Semi- Detached	Row/ Townhouse	Condo/ Apartment	Total
Aurora	144	2	3,359	1,694	5,199
East Gwillimbury	802	261	428	1,747	3,238
Georgina	879	29	421	130	1,459
King	576	8	362	817	1,763
Markham	2,705	64	5,852	23,659	32,279
Newmarket	198	62	700	1,428	2,388
Richmond Hill	233	55	1,927	11,216	13,431
Vaughan	1,859	234	4,009	74,056	80,158
Whitchurch-Stouffville	1,116	80	1,155	999	3,350
TOTAL Proposed Units	8,511	795	18,212	115,746	143,264

Source: York Region, Corporate Services, 2026.

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

FIGURE 6 (supplemental) MINISTER'S ZONING ORDERS by LOCAL MUNICIPALITY, 2025

	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	7,988	7,988
Whitchurch-Stouffville	0	0	0	0	0
TOTAL MZO Units	30	0	73	48,585	48,688

Source: York Region, Corporate Services, 2026.

FIGURE 6 (supplemental) YORK REGION TOTAL HOUSING SUPPLY

	Single-Detached	Semi-Detached	Row/Townhouse	Condo/Apartment	Total
Registered and Draft Approved	9,333	833	9,715	30,007	49,887
Minister's Zoning Orders	30	0	73	48,585	48,688
Proposed	8,511	795	18,212	115,746	143,264
TOTAL Unit Supply	17,873	1,628	28,000	194,338	241,839

Source: York Region, Corporate Services, 2026.

FIGURE 6 (supplemental) PROVINCIAL HOUSING TARGETS to 2031

	2031 Housing Targets	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: Province of Ontario 2031 Municipal Housing Targets. **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.

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

FIGURE 7 HOUSING COMPLETIONS by INTENDED MARKET, YORK REGION, 2005 to 2025

Market Type	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Owner	7,891	8,339	8,132	7,092	5,130	6,876	5,814	6,075	5,119	4,358	4,310
Condo	1,101	1,776	2,305	1,811	1,316	2,529	1,592	758	2,073	4,033	3,541
Renter	0	47	65	118	40	124	44	124	158	104	32
TOTAL	8,992	10,162	10,502	9,021	6,486	9,529	7,450	6,957	7,350	8,495	7,883

Market Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Owner	4,478	5,092	5,930	3,710	2,616	3,151	3,036	4,001	3,438	2,895
Condo	3,018	1,179	4,275	1,582	3,525	3,112	1,980	5,009	2,603	6,391
Renter	242	264	25	2	198	136	248	935	239	120
TOTAL	7,738	6,535	10,230	5,294	6,339	6,399	5,264	9,945	6,280	9,406

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

FIGURE 8 HOUSING COMPLETIONS in the GREATER GOLDEN HORSESHOE, 2006 to 2025

Region	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
York Region	10,162	10,502	9,021	6,486	9,529	7,450	6,957	7,350	8,495	7,883
Toronto	12,420	6,786	13,450	12,473	13,088	16,850	13,474	14,542	9,551	30,749
Rest of GTHA	20,879	18,420	18,097	13,119	12,481	13,178	15,235	14,925	14,077	10,787
Outer Ring East	1,072	1,039	1,010	1,058	1,020	835	713	871	966	922
Outer Ring North	3,880	3,236	3,599	2,701	3,518	3,254	2,909	3,287	3,049	3,555
Outer Ring West	5,530	4,781	4,061	4,496	4,266	4,118	4,308	3,804	4,361	5,737
TOTAL	53,944	44,763	49,237	40,334	43,902	45,685	43,596	44,779	40,499	59,633

Region	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
York Region	7,738	6,535	10,230	5,294	6,339	6,399	5,264	9,945	6,280	9,406
Toronto	16,027	14,171	16,086	14,593	17,276	20,270	16,296	20,272	24,110	14,753
Rest of GTHA	13,415	19,614	14,028	11,506	12,343	14,649	12,562	18,897	17,523	15,023
Outer Ring East	885	1,047	937	935	1,035	1,086	1,129	903	1,059	1,724
Outer Ring North	4,280	5,814	5,387	3,786	3,258	3,706	3,397	4,603	4,802	3,617
Outer Ring West	6,902	6,533	7,552	4,761	7,336	8,343	8,087	10,411	7,773	7,708
TOTAL	49,247	53,714	54,220	40,875	47,587	54,453	46,735	65,031	61,548	52,230

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2006 to 2025.

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

FIGURE 9 YORK REGION OWNERSHIP AFFORDABILITY by INCOME DECILE, 2025

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	19.65%	19.65%	19.65%	19.65%	19.65%	19.65%	19.65%	19.65%	19.65%
Gross annual household income (2025)	\$41,639	\$65,570	\$87,945	\$110,081	\$134,012	\$161,532	\$193,838	\$236,913	\$308,705
Percent income spent on housing	30%	30%	30%	30%	30%	30%	30%	30%	30%
Annual income on housing	\$12,492	\$19,671	\$26,384	\$33,024	\$40,203	\$48,460	\$58,151	\$71,074	\$92,612
Monthly income on housing	\$1,041	\$1,639	\$2,199	\$2,752	\$3,350	\$4,038	\$4,846	\$5,923	\$7,718
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	0.0065	0.0065	0.0065	0.0065	0.0065	0.0065	0.0065	0.0065	0.0065
Maximum affordable house price*	\$135,035	\$212,641	\$285,203	\$356,988	\$434,594	\$523,841	\$628,610	\$768,301	\$1,001,119

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-Down payment) x (1+Monthly mortgage insurance premium) x Monthly mortgage factor]

FIGURE 10 OWNERSHIP AFFORDABILITY by INCOME DECILE and LOCAL MUNICIPALITY, 2025

Decile	1	2	3	4	5	6	7	8	9
Aurora	\$150,556	\$234,371	\$304,604	\$384,150	\$461,757	\$547,123	\$659,652	\$814,864	\$1,094,247
East Gwillimbury	\$141,243	\$254,160	\$322,065	\$391,911	\$461,757	\$539,363	\$628,610	\$760,540	\$939,034
Georgina	\$127,274	\$189,359	\$252,220	\$314,305	\$380,270	\$450,116	\$523,841	\$620,849	\$783,822
King	\$170,734	\$263,861	\$349,228	\$446,235	\$551,004	\$667,413	\$799,343	\$1,001,119	\$1,396,911
Markham	\$130,378	\$198,672	\$265,801	\$333,706	\$403,552	\$492,799	\$593,687	\$729,498	\$946,795
Newmarket	\$141,243	\$214,193	\$287,143	\$353,108	\$426,834	\$504,440	\$601,448	\$729,498	\$923,513
Richmond Hill	\$115,633	\$183,150	\$252,220	\$322,065	\$399,672	\$488,919	\$601,448	\$745,019	\$985,598
Vaughan	\$150,556	\$235,923	\$318,185	\$395,791	\$481,158	\$574,285	\$682,934	\$822,625	\$1,070,965
Whitchurch- Stouffville	\$164,525	\$252,220	\$329,826	\$399,672	\$477,278	\$554,884	\$651,892	\$783,822	\$977,837

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-Down payment) 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, 2025

Sixth Decile	Aurora	East Gwillimbury	Georgina	King	Markham	Newmarket	Richmond Hill	Vaughan	Whitchurch-Stouffville
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	20.09%	20.09%	20.09%	20.09%	20.09%	20.09%	20.09%	20.09%	20.09%
Gross annual household income (2025)	\$170,524	\$168,122	\$139,301	\$208,952	\$152,511	\$156,114	\$151,310	\$177,729	\$172,926
Percent income spent on housing	30%	30%	30%	30%	30%	30%	30%	30%	30%
Annual income on housing	\$51,157	\$50,437	\$41,790	\$62,686	\$45,753	\$46,834	\$45,393	\$53,319	\$51,878
Monthly income on housing	\$4,263	\$4,203	\$3,483	\$5,224	\$3,813	\$3,903	\$3,783	\$4,443	\$4,323
Monthly property tax rate	0.071%	0.074%	0.096%	0.074%	0.058%	0.074%	0.061%	0.061%	0.069%
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	5.83%	5.75%	5.00%	6.61%	5.40%	5.40%	5.34%	6.06%	5.90%
Monthly mortgage Factor	0.0065	0.0065	0.0065	0.0065	0.0065	0.0065	0.0065	0.0065	0.0065
Maximum affordable house price*	\$599,453	\$587,972	\$469,207	\$736,870	\$543,488	\$543,961	\$536,556	\$634,974	\$609,827

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-Down payment) x (1+Monthly mortgage insurance premium) x Monthly mortgage factor]

FIGURE 11 YORK REGION RENTAL AFFORDABILITY by Income Decile, 2025

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	19.65%	19.65%	19.65%	19.65%	19.65%	19.65%	19.65%	19.65%	19.65%
Gross annual household income (2025)	\$41,639	\$65,570	\$87,945	\$110,081	\$134,012	\$161,532	\$193,838	\$236,913	\$308,705
Percent income spent on housing	30%	30%	30%	30%	30%	30%	30%	30%	30%
Annual income on housing	\$12,492	\$19,671	\$26,384	\$33,024	\$40,203	\$48,460	\$58,151	\$71,074	\$92,612
Maximum Monthly Rent	\$1,041	\$1,639	\$2,199	\$2,752	\$3,350	\$4,038	\$4,846	\$5,923	\$7,718

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Rental Market Report, 2025. **Note:** In alignment with the Council approved definition of affordable, affordability is calculated by household income decile (all households). Based on the provincial definition of affordable, the Income Calculation uses renter household income by decile.

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

FIGURE 11 (supplemental) YORK REGION AVERAGE MARKET RENT (AMR) and FACTORS of AMR, 2025

Type	100% AMR	125% AMR	200% AMR
Bachelor	\$1,297	\$1,621	\$2,594
1-Bedroom	\$1,783	\$2,229	\$3,566
2-Bedroom	\$2,024	\$2,530	\$4,048
3+ Bedrooms	\$2,658	\$3,323	\$5,316
TOTAL	\$1,930	\$2,413	\$3,860

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Rental Market Report, 2025.

FIGURE 12 YORK REGION RENTAL AFFORDABILITY by BEDROOM TYPE and LOCAL MUNICIPALITY, 2025

Municipality	100% Average Market Rent				Income Calc.	Provincial Threshold			
	Bach.	1-Bdrm	2-Bdrm	3-Bdrm		Bach.	1-Bdrm	2-Bdrm	3-Bdrm
Aurora	\$1,297	\$1,853	\$2,187	\$2,960	\$2,602	\$1,297	\$1,853	\$2,187	\$2,602
East Gwillimbury	\$1,297	\$1,783	\$2,024	\$2,658	\$2,812	\$1,297	\$1,783	\$2,024	\$2,658
Georgina	\$1,297	\$1,783	\$2,024	\$2,658	\$2,064	\$1,297	\$1,783	\$2,024	\$2,064
King	\$1,297	\$1,783	\$2,024	\$2,658	\$2,632	\$1,297	\$1,783	\$2,024	\$2,632
Markham	\$1,297	\$1,885	\$1,996	\$1,969	\$2,513	\$1,297	\$1,885	\$1,996	\$1,969
Newmarket	\$1,297	\$1,951	\$2,415	\$2,658	\$2,393	\$1,297	\$1,951	\$2,393	\$2,393
Richmond Hill	\$1,328	\$1,583	\$1,827	\$2,332	\$2,273	\$1,328	\$1,583	\$1,827	\$2,273
Vaughan	\$1,297	\$1,783	\$2,024	\$2,658	\$2,602	\$1,297	\$1,783	\$2,024	\$2,602
Whitchurch- Stouffville	\$1,297	\$1,783	\$2,024	\$2,658	\$2,662	\$1,297	\$1,783	\$2,024	\$2,658

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Housing Market Information Portal and Rental Market Report, 2025, Statistics Canada Census of Population, 2021 and Ontario CPI. **Note:** Based on the provincial method, where local municipal Average Market Rent 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 definition of affordable, the Income Calculation uses renter household income by decile. **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.

FIGURE 12 (supplemental) DEVELOPMENT CHARGES DISCOUNTS by AVERAGE MARKET RENT (AMR), 2025

Factor of AMR	2025 Maximum Rent (all units)	Affordability Threshold	Development Charge (DC) Relief		
			DC Act Exemption	DC Act Discount	York Region Deferral
100% of AMR	\$1,930	Provincial	Yes	Yes	Indefinite
125% of AMR	\$2,410	York Region	No	Yes	Indefinite
200% of AMR	\$3,860	Non-Luxury	No	Yes	Indefinite
+200% of AMR	-	N/A	No	Yes	36 months

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Rental Market Report, 2026.

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

FIGURE 13 BUILD CANADA HOMES AFFORDABLE HOUSING (Ownership), 2025

	Area Median Income			
	25%	50%	75%	100%
Gross annual household income (2020)	\$28,000	\$56,000	\$84,000	\$112,000
Consumer price index rate of increase	19.65%	19.65%	19.65%	19.65%
Gross annual household income (2025 adjusted)	\$33,503	\$67,006	\$100,509	\$134,012
Percentage of income spent on housing	30%	30%	30%	30%
Annual income spent on housing	\$10,051	\$20,102	\$30,153	\$40,203
Monthly income spent on housing	\$838	\$1,675	\$2,513	\$3,350
Monthly property tax rate	0.125%	0.125%	0.125%	0.125%
Mortgage insurance standard premium rate	4.00%	4.00%	4.00%	4.00%
Monthly premium rate (over 25 years)	0.013%	0.013%	0.013%	0.013%
Down payment (percentage of total price)	5%	5%	5%	5%
Monthly mortgage factor	0.0065375	0.0065375	0.0065375	0.0065375
Maximum affordable house price	\$108,649	\$217,297	\$325,946	\$434,594

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-Down payment) *(1+Monthly mortgage insurance premium) *Monthly mortgage factor.

FIGURE 13 (supplemental) BUILD CANADA HOMES MARKET HOUSING UNITS (Ownership), 2025

Structure Type	Average Price
Single Detached	\$1,535,000
Semi Detached	\$1,063,000
Townhouse	\$1,010,000
Apartment	\$644,000

Source: York Region, Corporate Services, derived from Toronto Region Real Estate Board Market Watch Reports, 2025.

FIGURE 14 BUILD CANADA HOMES AFFORDABLE HOUSING (Rental), 2025

	Area Median Income			
	25%	50%	75%	100%
Gross annual household income (2020)	\$28,000	\$56,000	\$84,000	\$112,000
Consumer price index rate of increase	19.65%	19.65%	19.65%	19.65%
Gross annual household income (2025 adjusted)	\$33,503	\$67,006	\$100,509	\$134,012
Percentage of income spent on housing	30%	30%	30%	30%
Annual income spent on housing	\$10,051	\$20,102	\$30,153	\$40,203
Maximum affordable rent	\$838	\$1,675	\$2,513	\$3,350

Source: York Region, Corporate Services, derived from Statistics Canada 2021 census of population and Ontario CPI.

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

FIGURE 14 (supplemental) BUILD CANADA HOMES MARKET HOUSING UNITS (Rental), 2025

Bedroom Type	Average Asking Rent
One-Bedroom	\$2,200
Two-Bedroom	\$2,700
Three-Bedroom	\$3,500

Source: York Region, Corporate Services, derived from Toronto Region Real Estate Board Market Watch Reports, 2025.

FIGURE 15 AVERAGE MARKET RENT and AVERAGE ASKING RENT in YORK REGION, 2020 to 2025

Year	Average Market Rent	Average Asking Rent
2020	\$1,465	\$1,698
2021	\$1,442	\$1,768
2022	\$1,489	\$2,069
2023	\$1,664	\$2,317
2024	\$1,786	\$2,379
2025	\$1,930	\$2,472

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Rental Market Report, 2025.

FIGURE 16 PERCENT INCREASE: AVERAGE RESALE HOME PRICE and AVERAGE FAMILY INCOME, 2015 to 2025

Year	Average Resale House Price	Average Family Income
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	\$123,232
2024	\$1,300,040	\$125,490
2025	\$1,226,213	\$128,448

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Rental Market Report, 2025 and Statistics Canada Center for Income and Socioeconomic Well-being Statistics T1 Family File.

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

FIGURE 17 OWNERSHIP AFFORDABILITY by INCOME DECILE, 2014 to 2025

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%
2025	0%	0%	0%	0%	0%	2%	8%	30%	49%	100%

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

FIGURE 18 NEW PURPOSE-BUILT RENTAL SUPPLY, 2014 to 2025

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
2025	21	97	287	405

Source: York Region, Corporate Services, derived from Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2014-2025, local municipal registered second suites internal poll and records Community Housing substantial completions.

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

FIGURE 19 NEW AFFORDABLE HOUSING MONITORING ANALYSIS, 2025

	Units	Percent
Purpose-Built Rental	405	10%
Ownership Affordable to the Sixth Income Decile	70	2%
Ownership Not Affordable to the Sixth Income Decile	3,584	88%
TOTAL	4,059	100%

Source: Derived from Altus Data Studio, MPAC, Teranet, Canadian Mortgage and Housing Corporation Starts and Completions Survey, 2025, local municipal registered second suites internal poll and records Community Housing substantial completions.

APPENDIX 2: HOUSING SUPPLY MAPS

TOWN of AURORA | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025

TOWN of EAST GWILLIMBURY | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025

TOWN of GEORGINA | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025

TOWNSHIP of KING | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025

CITY of MARKHAM | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025

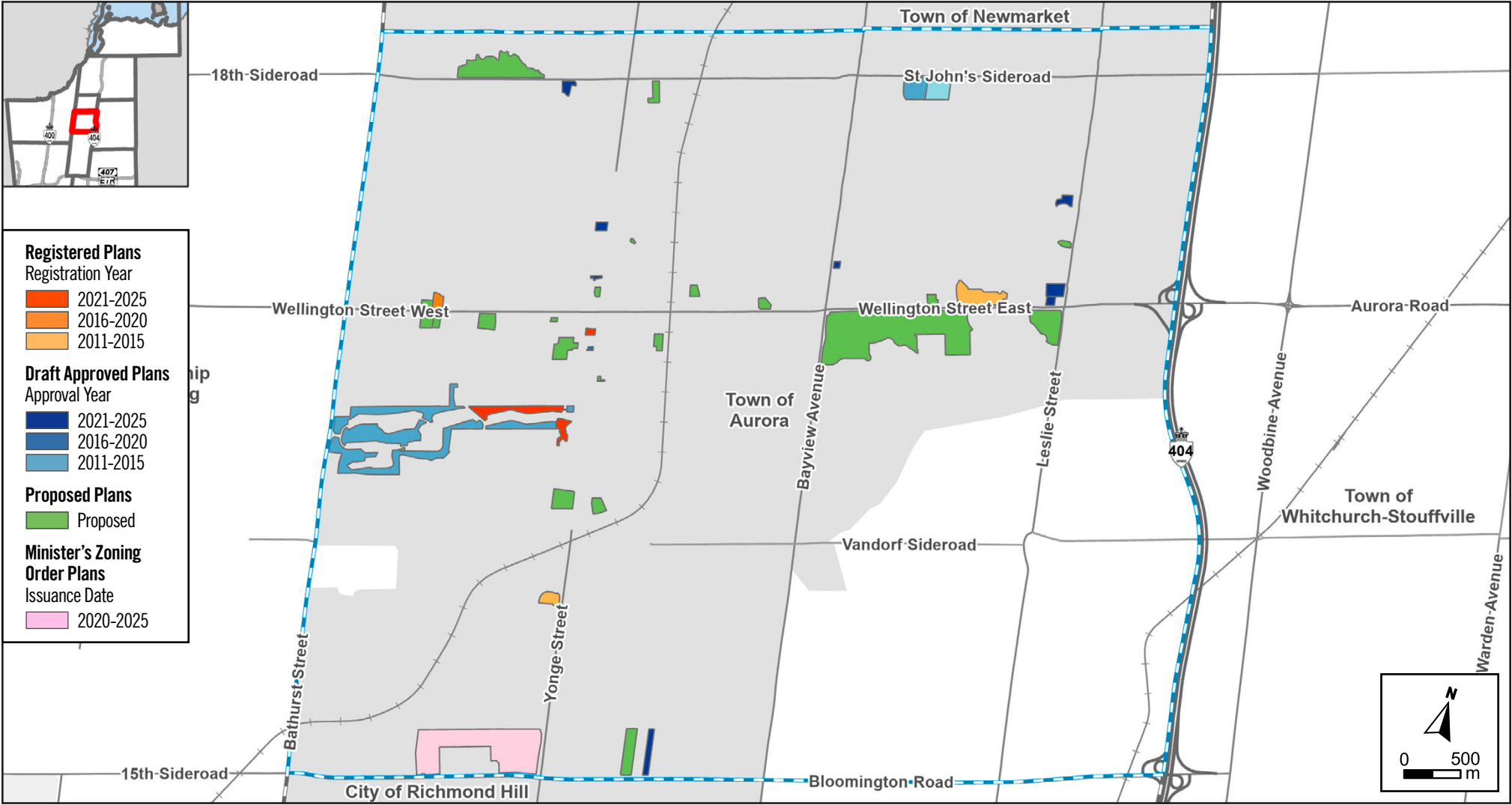
TOWN of NEWMARKET | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025

CITY of RICHMOND HILL | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025

CITY of VAUGHAN | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025

TOWN of WHITCHURCH-STOUFFVILLE | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025

TOWN of AURORA | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025



Aurora Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	20	0	134	506	660
Draft Approved	117	0	75	497	689
Minister's Zoning Order	30	0	73	74	177
Sub Total in Aurora	167	0	282	1,077	1,526
Proposed (Future Supply)	144	0	3,359	1,694	5,199
Total Supply in Aurora	311	2	3,641	2,771	6,725

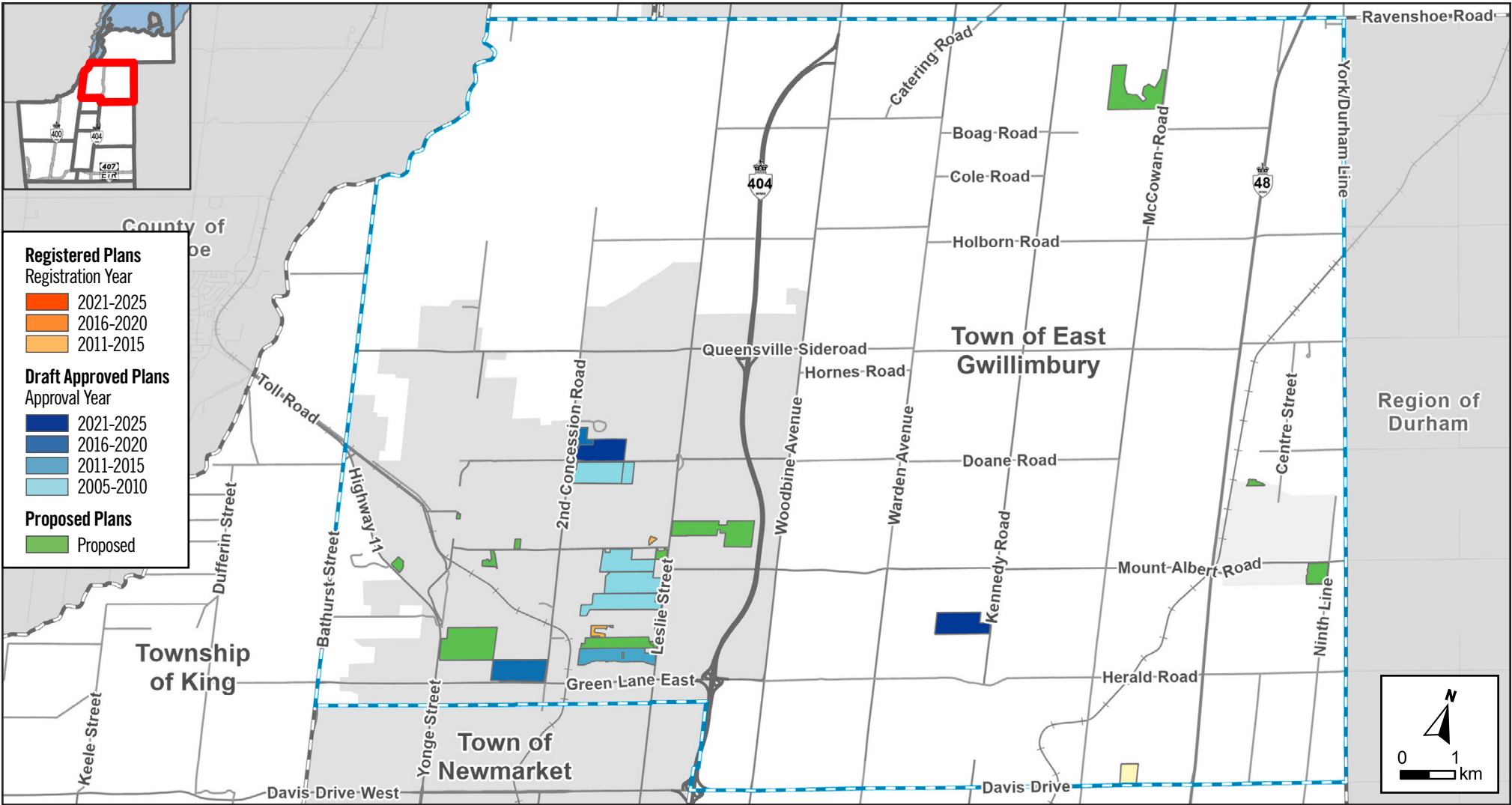
* Based on best available data from local municipalities



Produced by: The Regional Municipality of York,
Corporate Services, Economic and Development
Services. September 2026.

Data: King's Printer for Ontario 2023-2026.

TOWN of EAST GWILLIMBURY | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025



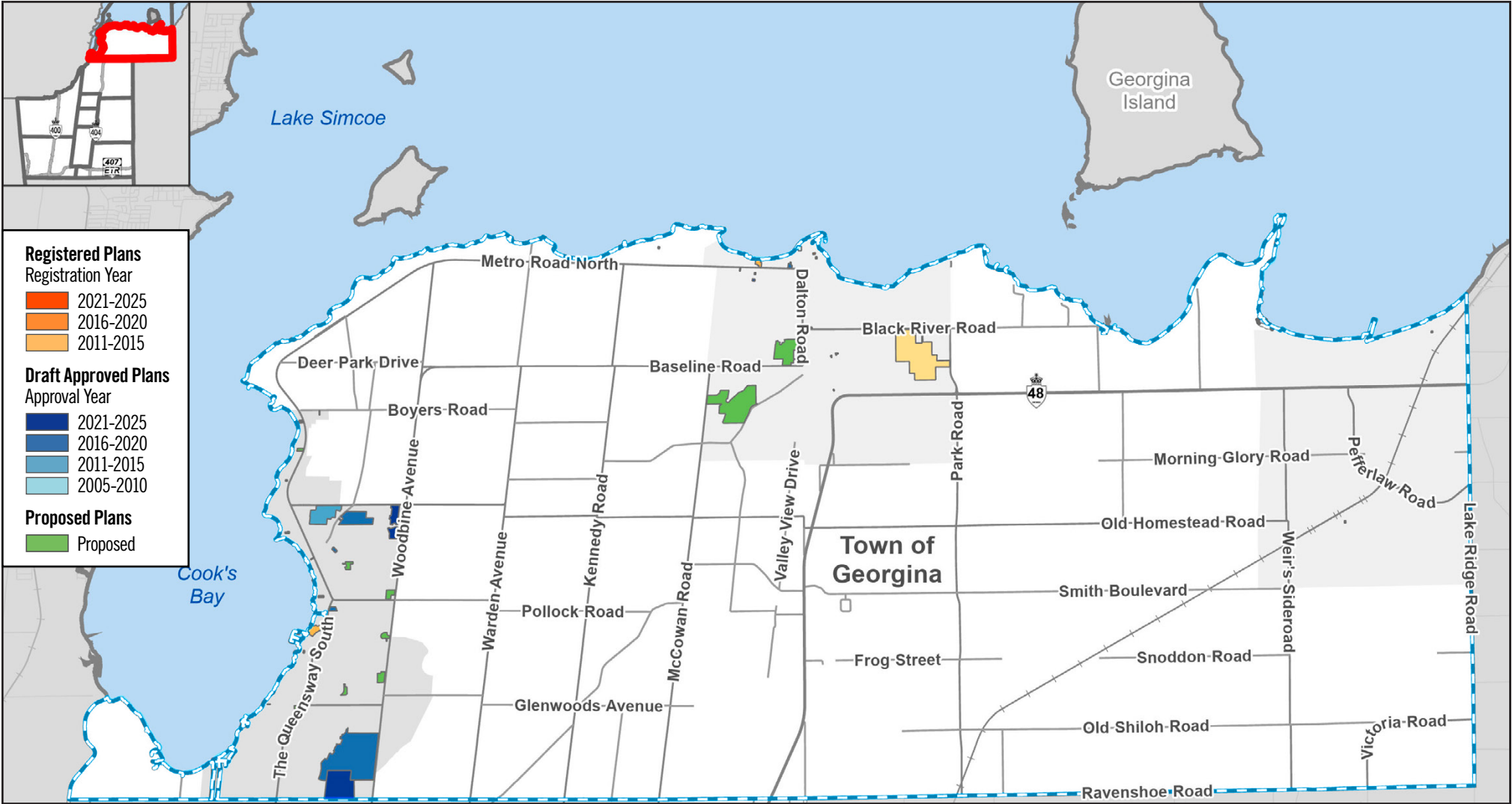
East Gwillimbury Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	98	0	53	0	151
Draft Approved	1,075	202	500	0	1,777
Minister's Zoning Order	0	0	0	0	0
Sub Total in East Gwillimbury	1,172	202	553	0	1,927
Proposed (Future Supply)	802	261	428	1,747	3,238
Total Supply in East Gwillimbury	1,974	463	981	1,747	5,165

* Based on best available data from local municipalities



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Data: King's Printer for Ontario 2023-2026.

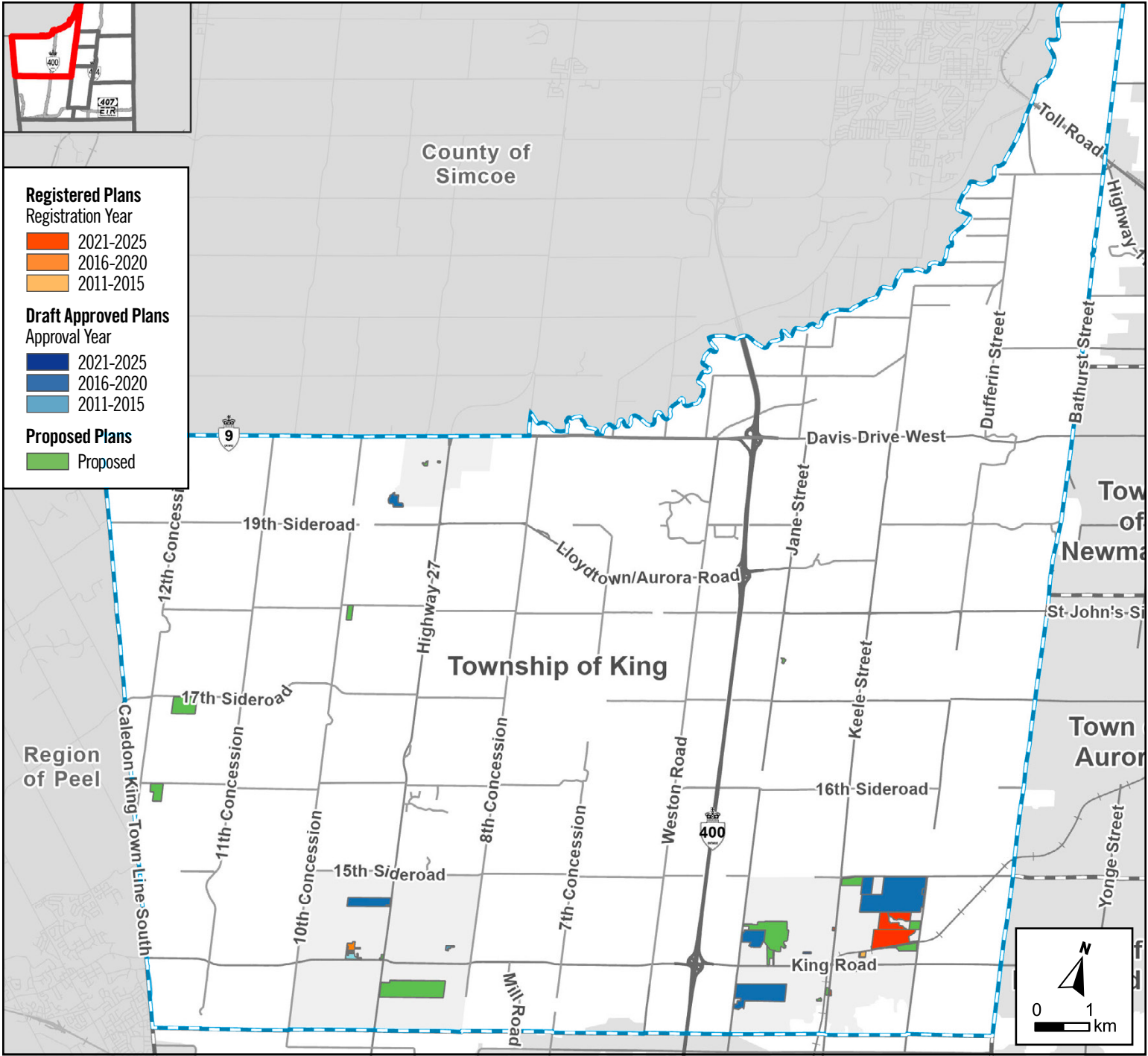


Georgina Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	425	10	168	210	813
Draft Approved	1,249	0	378	0	1,627
Minister's Zoning Order	0	0	0	0	0
Sub Total in Georgina	1,674	10	546	210	2,440
Proposed (Future Supply)	879	59	421	130	1,459
Total Supply in Georgina	2,553	39	967	340	3,899

* Based on best available data from local municipalities

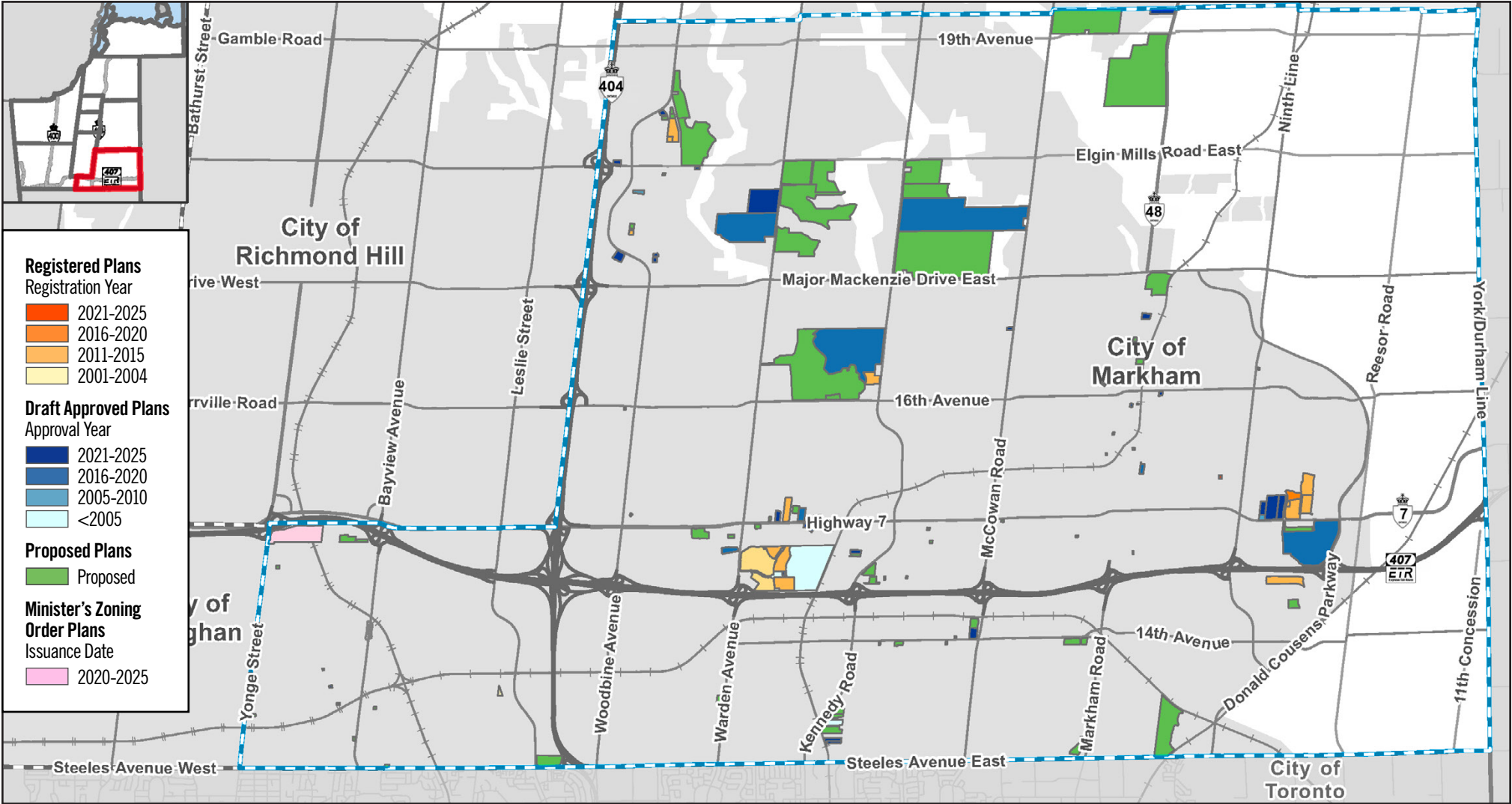


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Services. September 2026.
Data: King's Printer for Ontario 2023-2026.



King Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	183	16	8	129	336
Draft Approved	893	0	155	0	1,048
Minister's Zoning Order	0	0	0	0	0
Sub Total in King	1,076	16	163	129	1,384
Proposed (Future Supply)	576	8	362	817	1,763
Total Supply in King	1,652	24	525	946	3,147

* Based on best available data from local municipalities



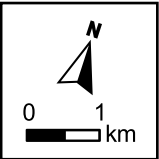
Markham Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	34	0	1,009	1,426	2,469
Draft Approved	484	256	1,970	14,522	17,231
Minister's Zoning Order	0	0	0	19,407	19,407
Sub Total in Markham	518	256	2,979	35,355	39,107
Proposed (Future Supply)	2,705	64	5,852	23,659	32,279
Total Supply in Markham	3,222	320	8,830	59,014	71,386

* Based on best available data from local municipalities

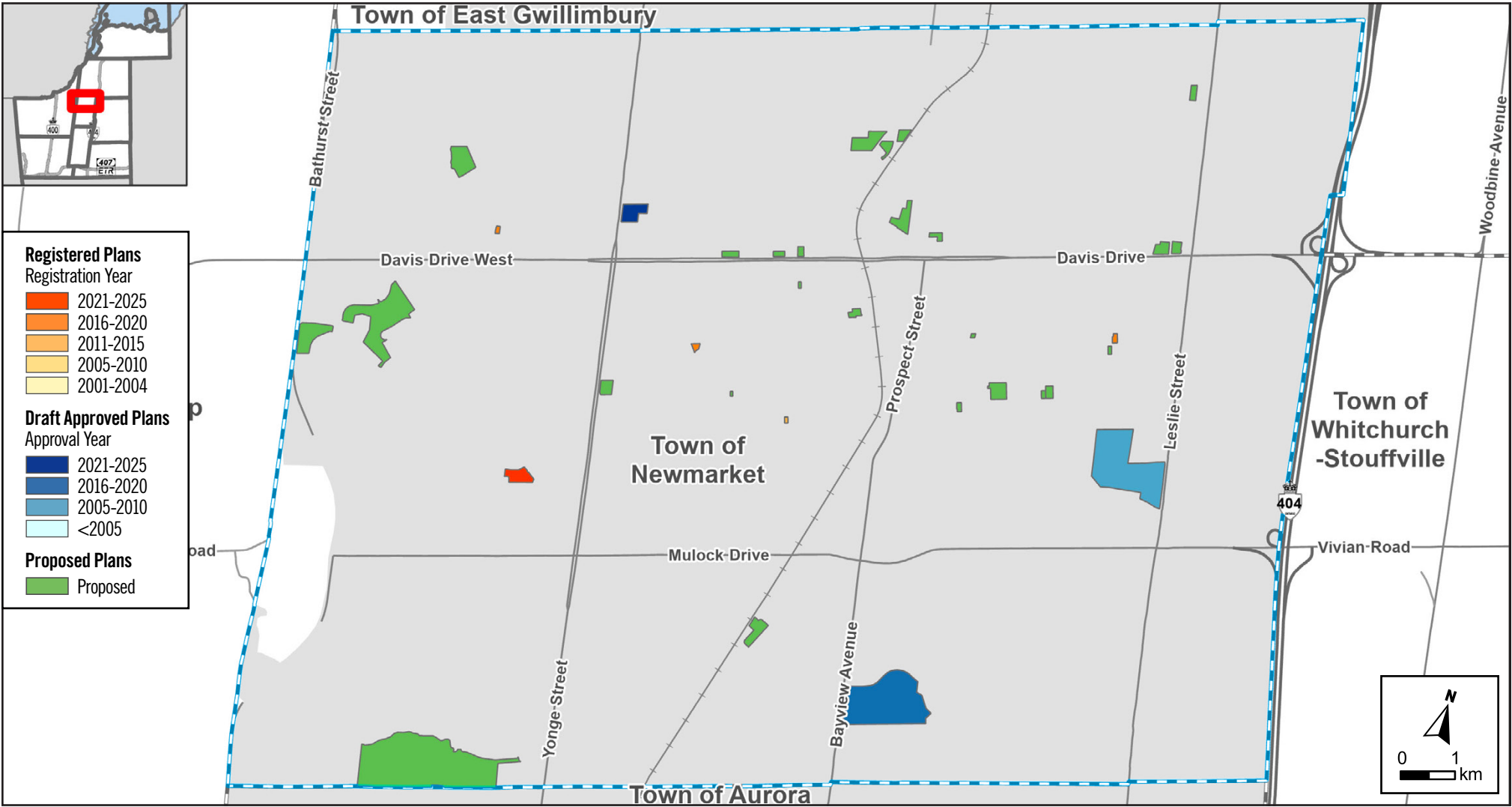


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Data: King's Printer for Ontario 2023-2026.



TOWN of NEWMARKET | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025



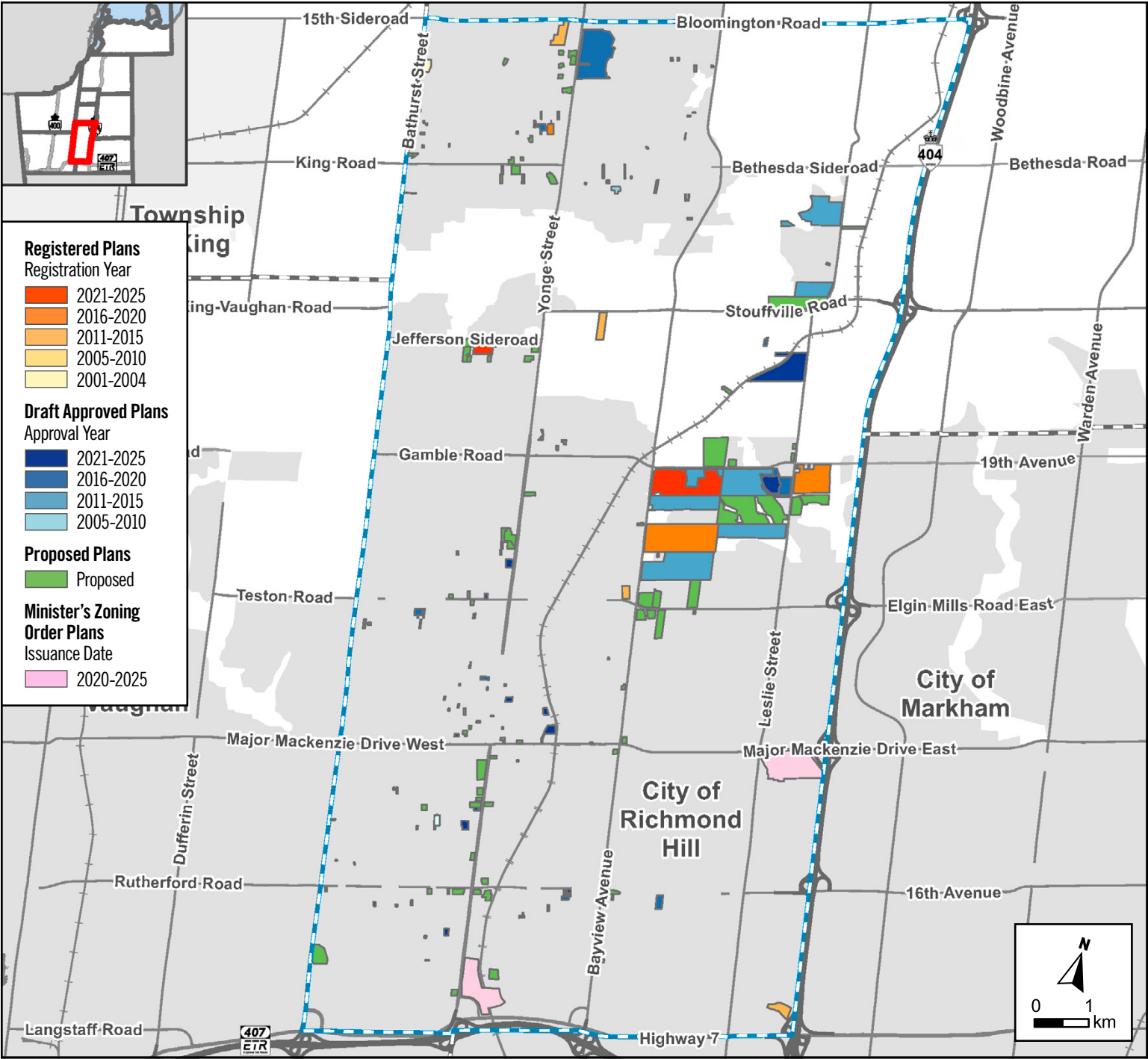
Newmarket Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	3	34	8	0	45
Draft Approved	107	0	426	837	1,370
Minister's Zoning Order	0	0	0	0	0
Sub Total in Newmarket	110	34	434	837	1,415
Proposed (Future Supply)	198	62	700	1,428	2,388
Total Supply in Newmarket	308	96	1,134	2,265	3,803

* Based on best available data from local municipalities



Produced by: The Regional Municipality of York,
Corporate Services, Economic and Development
Services. September 2026.

Data: King's Printer for Ontario 2023-2026.

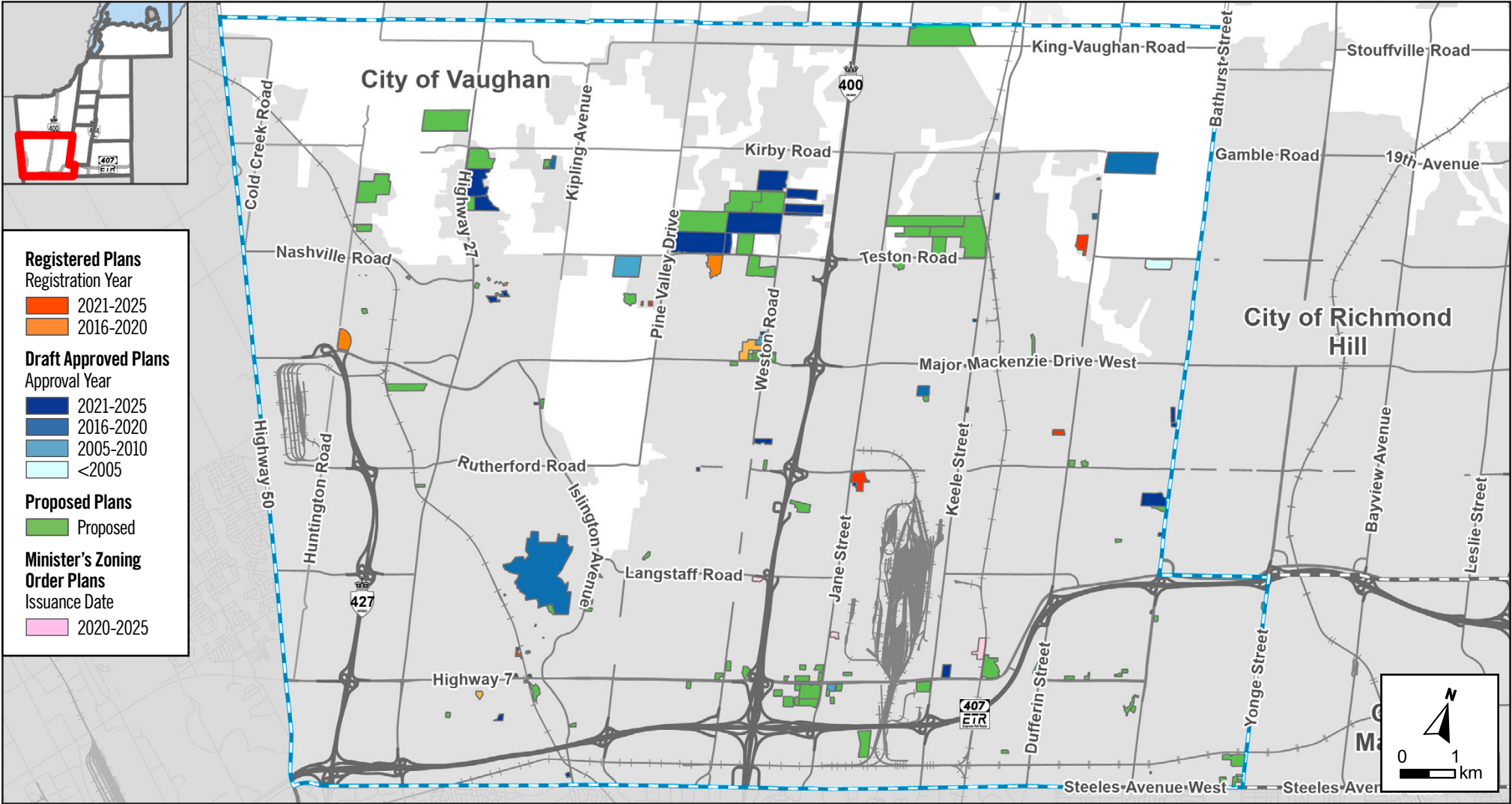


Richmond Hill Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	486	12	531	200	1,229
Draft Approved	857	287	1,436	813	3,393
Minister's Zoning Order	0	0	0	21,116	21,116
Sub Total in Richmond Hill	1,343	299	1,967	22,129	25,738
Proposed (Future Supply)	233	55	1,927	11,216	13,431
Total Supply in Richmond Hill	1,576	354	3,894	33,345	39,168

* Based on best available data from local municipalities

Produced by: The Regional Municipality of York, Corporate Services, Economic and Development Services. September 2026.
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Vaughan Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	222	0	454	1,578	2,253
Draft Approved	2,329	16	1,196	7,118	10,659
Minister's Zoning Order	0	0	0	7,988	7,988
Sub Total in Vaughan	2,551	16	1,650	16,684	20,900
Proposed (Future Supply)	1,859	234	4,009	74,056	80,158
Total Supply in Vaughan	4,410	250	5,658	90,740	101,058

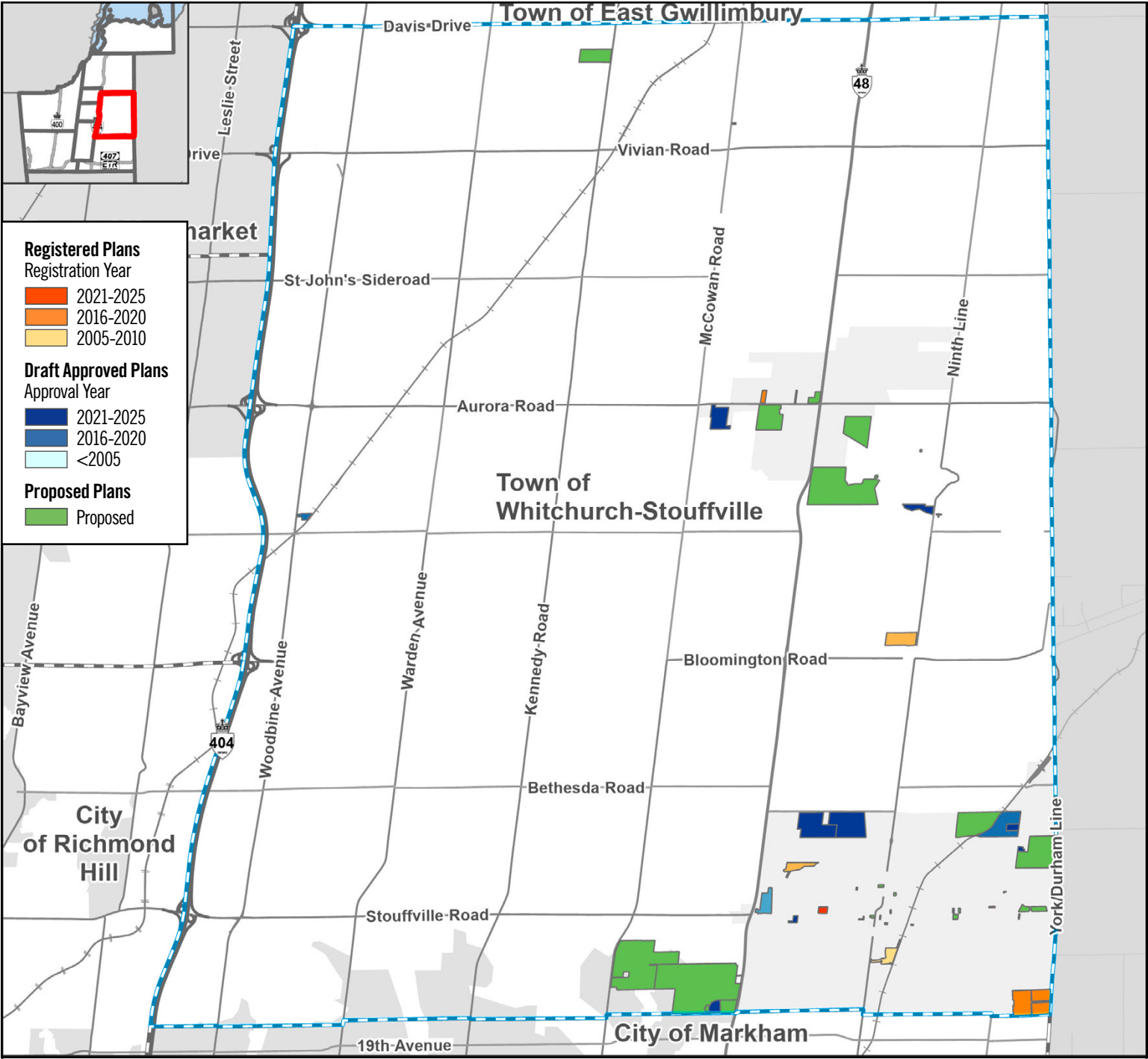
* Based on best available data from local municipalities



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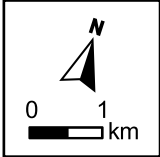
Data: King's Printer for Ontario 2023-2026.

TOWN of WHITCHURCH-STOUFFVILLE | AVAILABLE RESIDENTIAL HOUSING SUPPLY MAP 2025



Whitchurch-Stouffville Housing Supply Summary	Single Units	Semi Units	Townhouse Units	Apartment Units	Total Units
Registered	460	0	99	97	656
Draft Approved	293	0	1,116	2,074	3,483
Minister's Zoning Order	0	0	0	21,116	21,116
Sub Total in Whitchurch-Stouffville	753	0	1,215	2,171	4,139
Proposed (Future Supply)	1,116	80	1,155	999	3,350
Total Supply in Whitchurch-Stouffville	1,869	80	2,370	3,170	7,489

* Based on best available data from local municipalities



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2025 YORK REGION
**HOUSING
SUPPLY**
and **AFFORDABILITY
MONITORING REPORT**

Have questions? Contact us today.

Economic and Development Services

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