HOUSING MARKET INFORMATION

HOUSING NOW

Gatineau[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2010

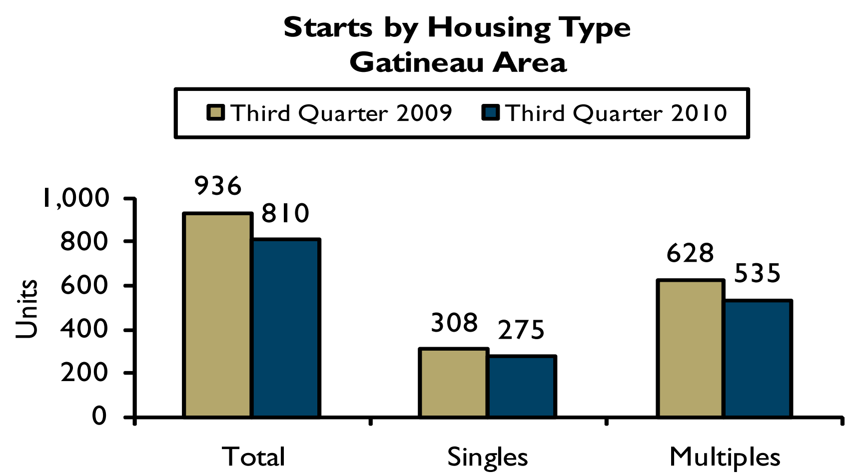
Gatineau housing starts decrease in the third quarter of 2010

According to the latest results released by Canada Mortgage and Housing Corporation (CMHC), 810 housing units were started in the Gatineau area in the third quarter, compared to 936 during the same quarter in 2009. This is the second quarterly decrease recorded this year in the area. In total, foundations were laid for 2,129 units from January to September 2010, down 248 units from the same period in 2009.

All housing types impacted by the decline

Starts were down for all dwelling types in the third quarter of 2010. Semi-detached and row housing construction dropped by 15 per cent and 20 per cent, respectively.

Figure 1



Source: CMHC

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[1] Quebec part of Ottawa-Gatineau CMA

Apartment starts were also lower than in the same quarter last year (-13 per cent). In the case of single-detached homes, activity decreased by 11 per cent. Contrary to the previous quarters, the slowdown has now spread to the semi-detached and row housing markets, which reflects the depletion of the pool of first-time homebuyers in the Gatineau area.

In the area, only the outlying sector posted a gain (+120 per cent) in the third quarter of 2010 over the same quarter in 2009.

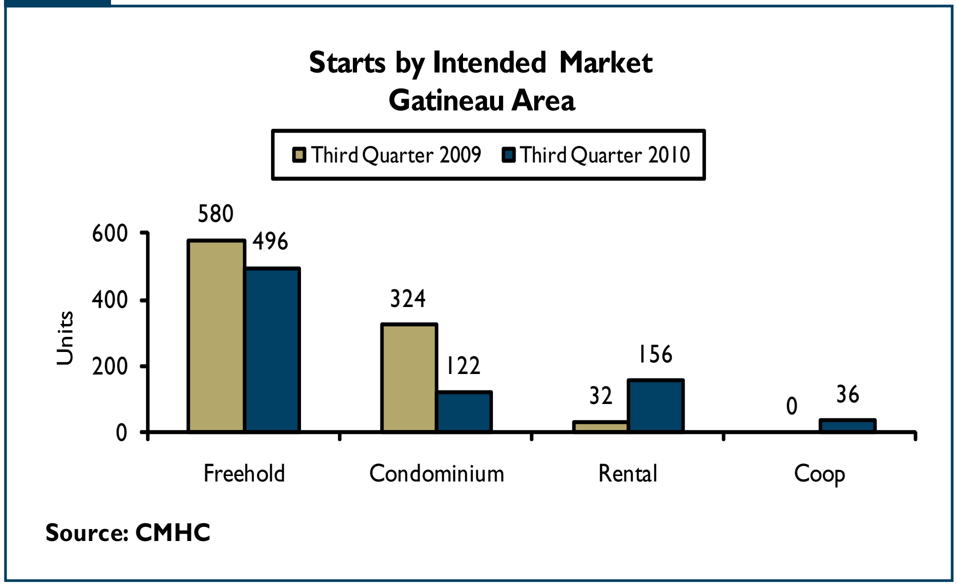
Year-to-date results for January to September

Since January, single-detached and multiple-unit housing construction has been slower in the Gatineau area than during the same period last year. However, the semi-detached and row home categories stood out with a combined increase of 15 per cent.

The rental market and the freehold (homeowner) housing market both registered year-over-year gains of 2 per cent for the first nine months. Conversely, the pace of construction fell by 47 per cent on the condominium market.

Like the third quarter, the period from January to September was marked by a sharp increase in housing starts in the outlying sector (+60 per cent). A notable gain was also recorded in Hull (+29 per cent), but there were significantly fewer starts there than in the other sectors. Lastly, the two sectors that had registered the most housing starts in the past few years (Aylmer and Gatineau) sustained decreases of 23 per cent and 34 per cent, respectively, from January to September, compared to the same period last year.

Figure 2

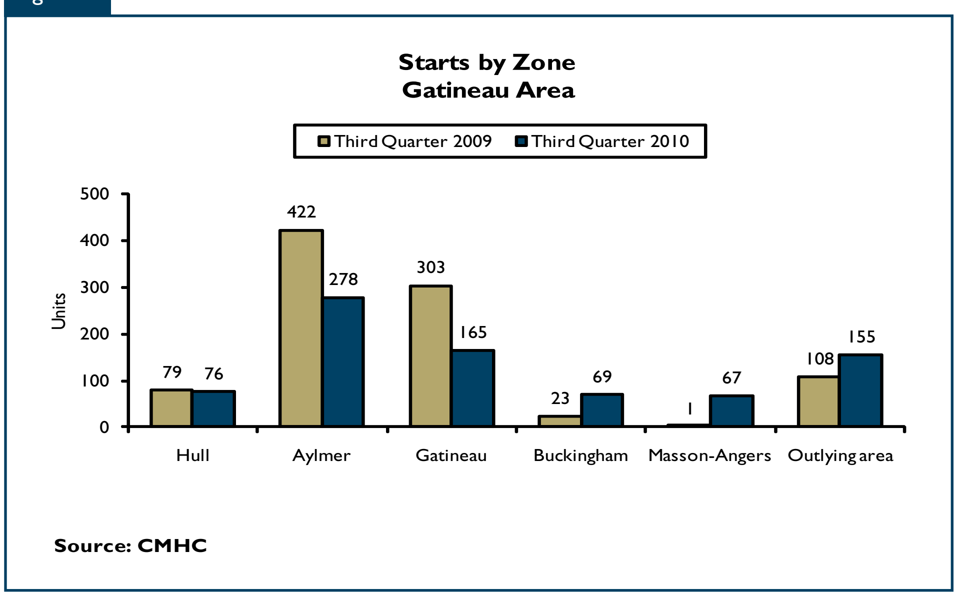


In all urban centres with 10,000 or more inhabitants across Quebec, housing starts rose by 23 per cent year-over-year during the first nine months of 2010, reaching 32,285 units. Activity climbed in all census metropolitan areas (CMAs) in the province, except Gatineau (10 per cent). Trois-Rivières led the pack with a gain of 94 per cent, followed by Saguenay (+57 per cent), Québec (+24 per cent), Montréal (+21 per cent) and Sherbrooke (+15 per cent).

Same trend observed on the resale market

As was the case in the residential construction sector, activity on the resale market decreased in the third quarter. MLS® sales dropped by 15.5

Figure 3

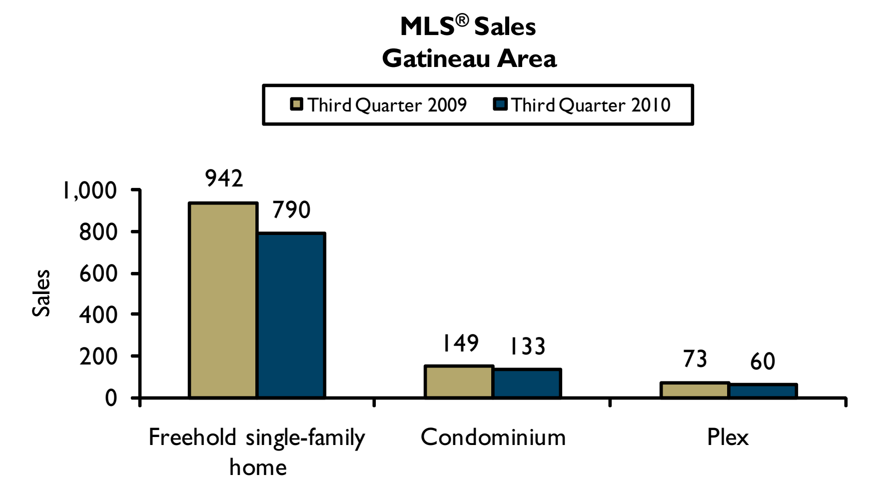


per cent from July to September, compared to a year earlier, and reached 985 units. This was the second quarterly decrease recorded this year and was due, in part, to the fact that some households moved up their purchases to the beginning of the year in order to benefit from the low mortgage rates offered for a limited time.

All products were impacted by the decrease in demand in the third quarter. Plexes sustained the strongest decline in transactions (-18 per cent), followed by single-family homes (-16 per cent) and condominiums (-11 per cent).

During the first nine months of the year, 3,533 homes changed hands in the Gatineau area, for a small increase of 1.6 per cent over the same period in 2009. While plex and condominium sales were up significantly during this period, with hikes of 15 per cent and 12 per cent, respectively, the slight decrease of 1.2 per cent in sales of single-detached homes limited the overall rise. It should be noted that the single-family housing market accounts for nearly 80 per cent of the transactions in the area.

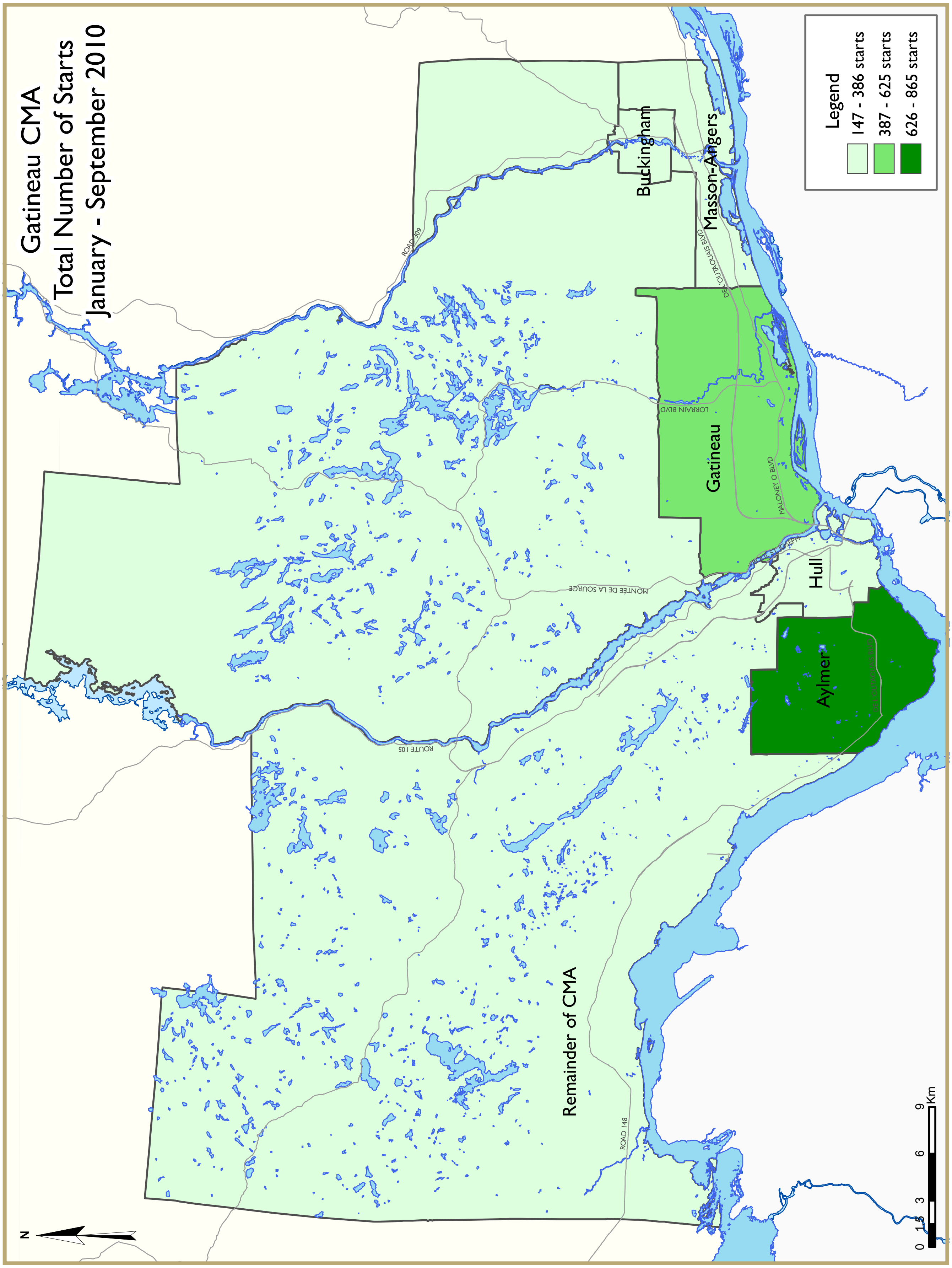
Figure 4



Source: QFREB by Centris®

Average MLS® price increases

During the last four quarters, the average MLS® price of single-detached homes reached $223,341 in the Gatineau area, for an increase of 7.1 per cent year-over-year. The average MLS® price also climbed in the condominium segment (+6.1 per cent), to $155,280. The average MLS® price of plexes, for its part, decreased by 1 per cent at $236,006. The stagnating price of plexes, even though they are in demand, could be due to a sales mix effect. Since the price ranges of plexes sold can fluctuate considerably from one period to the next, the average price may not always reflect a trend.


Gatineau CMA
Total Number of Starts
January - September 2010
Legend
147 - 386 starts
387 - 625 starts
626 - 865 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
LORRAIN BLVD
MALONEY O BLVD
MONTÉE DE LA SOURCE
ROUTE 105
ROAD 148
N
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion)
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2010	275	158	63	0	9	113	0	156	810
Q3 2009	308	186	86	0	0	324	0	32	936
% Change	-10.7	-15.1	-26.7	n/a	n/a	-65.1	n/a	**	-13.5
Year-to-date 2010	725	636	195	0	13	290	7	227	2,129
Year-to-date 2009	777	578	169	0	0	567	0	229	2,377
% Change	-6.7	10.0	15.4	n/a	n/a	-48.9	n/a	-0.9	-10.4
UNDER CONSTRUCTION									
Q3 2010	333	224	105	0	9	243	0	151	1,101
Q3 2009	294	172	120	0	0	358	0	53	1,054
% Change	13.3	30.2	-12.5	n/a	n/a	-32.1	n/a	184.9	4.5
COMPLETIONS									
Q3 2010	276	214	63	0	0	71	4	70	698
Q3 2009	300	210	53	0	0	131	0	83	813
% Change	-8.0	1.9	18.9	n/a	n/a	-45.8	n/a	-15.7	-14.1
Year-to-date 2010	714	576	228	0	4	309	7	193	2,088
Year-to-date 2009	797	598	152	0	0	516	4	674	2,818
% Change	-10.4	-3.7	50.0	n/a	n/a	-40.1	75.0	-71.4	-25.9
COMPLETED & NOT ABSORBED									
Q3 2010	67	110	46	0	0	93	0	351	667
Q3 2009	85	92	41	0	0	114	0	394	726
% Change	-21.2	19.6	12.2	n/a	n/a	-18.4	n/a	-10.9	-8.1
ABSORBED									
Q3 2010	299	243	58	0	0	129	6	88	823
Q3 2009	309	244	40	0	0	224	0	98	915
% Change	-3.2	-0.4	45.0	n/a	n/a	-42.4	n/a	-10.2	-10.1
Year-to-date 2010	726	570	232	0	4	404	7	237	2,180
Year-to-date 2009	808	585	126	0	14	502	4	317	2,356
% Change	-10.1	-2.6	84.1	n/a	-71.4	-19.5	75.0	-25.2	-7.5

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

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q3 2010	131	156	57	0	9	113	0	153	655
Q3 2009	204	186	82	0	0	324	0	32	828
Aylmer									
Q3 2010	59	30	16	0	0	74	0	99	278
Q3 2009	85	96	57	0	0	171	0	13	422
Hull									
Q3 2010	5	0	35	0	9	27	0	0	76
Q3 2009	10	0	8	0	0	57	0	4	79
Gatineau									
Q3 2010	54	76	0	0	0	0	0	35	165
Q3 2009	104	86	2	0	0	96	0	15	303
Buckingham									
Q3 2010	4	26	0	0	0	0	0	3	69
Q3 2009	4	4	15	0	0	0	0	0	23
Masson-Angers									
Q3 2010	9	24	6	0	0	12	0	16	67
Q3 2009	1	0	0	0	0	0	0	0	1
Rest of the CMA (Quebec portion)									
Q3 2010	144	2	6	0	0	0	0	3	155
Q3 2009	104	0	4	0	0	0	0	0	108
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2010	275	158	63	0	9	113	0	156	810
Q3 2009	308	186	86	0	0	324	0	32	936

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

Table 1.1: Housing Activity Summary by Submarket
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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q3 2010	159	222	97	0	9	243	0	151	917
Q3 2009	181	172	114	0	0	334	0	53	911
Aylmer									
Q3 2010	88	62	56	0	0	181	0	93	480
Q3 2009	81	96	89	0	0	217	0	24	507
Hull									
Q3 2010	5	16	35	0	9	50	0	0	115
Q3 2009	14	0	10	0	0	57	0	4	85
Gatineau									
Q3 2010	49	100	0	0	0	0	0	27	176
Q3 2009	84	74	0	0	0	60	0	18	293
Buckingham									
Q3 2010	7	24	0	0	0	0	0	15	82
Q3 2009	1	2	15	0	0	0	0	7	25
Masson-Angers									
Q3 2010	10	20	6	0	0	12	0	16	64
Q3 2009	1	0	0	0	0	0	0	0	1
Rest of the CMA (Quebec portion)									
Q3 2010	174	2	8	0	0	0	0	0	184
Q3 2009	113	0	6	0	0	24	0	0	143
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2010	333	224	105	0	9	243	0	151	1,101
Q3 2009	294	172	120	0	0	358	0	53	1,054

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

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q3 2010	168	210	61	0	0	71	4	67	581
Q3 2009	197	210	51	0	0	131	0	83	708
Aylmer									
Q3 2010	56	66	53	0	0	56	0	30	261
Q3 2009	72	108	39	0	0	19	0	24	298
Hull									
Q3 2010	3	4	0	0	0	9	0	3	19
Q3 2009	8	0	0	0	0	59	0	0	67
Gatineau									
Q3 2010	104	76	0	0	0	6	0	14	200
Q3 2009	108	68	12	0	0	53	0	39	280
Buckingham									
Q3 2010	4	26	8	0	0	0	4	0	42
Q3 2009	5	4	0	0	0	0	0	16	25
Masson-Angers									
Q3 2010	1	38	0	0	0	0	0	20	59
Q3 2009	4	30	0	0	0	0	0	4	38
Rest of the CMA (Quebec portion)									
Q3 2010	108	4	2	0	0	0	0	3	117
Q3 2009	103	0	2	0	0	0	0	0	105
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2010	276	214	63	0	0	71	4	70	698
Q3 2009	300	210	53	0	0	131	0	83	813

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

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q3 2010	63	110	46	0	0	93	0	351	663
Q3 2009	83	92	41	0	0	114	0	394	724
Aylmer									
Q3 2010	32	43	43	0	0	50	0	340	508
Q3 2009	35	57	26	0	0	66	0	353	537
Hull									
Q3 2010	5	2	0	0	0	34	0	6	47
Q3 2009	7	0	1	0	0	37	0	6	51
Gatineau									
Q3 2010	25	27	0	0	0	9	0	3	64
Q3 2009	38	23	14	0	0	9	0	11	95
Buckingham									
Q3 2010	1	25	3	0	0	0	0	0	29
Q3 2009	3	0	0	0	0	0	0	23	26
Masson-Angers									
Q3 2010	0	13	0	0	0	0	0	2	15
Q3 2009	0	12	0	0	0	2	0	1	15
Rest of the CMA (Quebec portion)									
Q3 2010	4	0	0	0	0	0	0	0	4
Q3 2009	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2010	67	110	46	0	0	93	0	351	667
Q3 2009	85	92	41	0	0	114	0	394	726

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

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q3 2010	193	239	56	0	0	126	6	85	705
Q3 2009	207	244	38	0	0	224	0	98	811
Aylmer									
Q3 2010	68	103	51	0	0	72	0	48	342
Q3 2009	91	131	27	0	0	110	0	54	413
Hull									
Q3 2010	5	2	0	0	0	9	0	3	19
Q3 2009	10	0	6	0	0	42	0	0	58
Gatineau									
Q3 2010	112	78	0	0	0	38	0	16	244
Q3 2009	100	71	5	0	0	69	0	37	282
Buckingham									
Q3 2010	5	20	5	0	0	0	6	0	36
Q3 2009	2	4	0	0	0	0	0	1	7
Masson-Angers									
Q3 2010	3	36	0	0	0	7	0	18	64
Q3 2009	4	38	0	0	0	3	0	6	51
Rest of the CMA (Quebec portion)									
Q3 2010	106	4	2	0	0	3	0	3	118
Q3 2009	102	0	2	0	0	0	0	0	104
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2010	299	243	58	0	0	129	6	88	823
Q3 2009	309	244	40	0	0	224	0	98	915

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

Table 2: Starts by Submarket and by Dwelling Type
Third Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
City of Gatineau	131	204	156	186	64	80	304	358	655	828	-20.9
Aylmer	59	85	30	96	16	57	173	184	278	422	-34.1
Hull	5	10	0	0	42	8	29	61	76	79	-3.8
Gatineau	54	104	76	86	0	0	35	113	165	303	-45.5
Buckingham	4	4	26	4	0	15	39	0	69	23	200.0
Masson-Angers	9	1	24	0	6	0	28	0	67	1	**
Rest of the CMA (Quebec portion)	144	104	2	0	0	0	9	4	155	108	43.5
Ottawa-Gatineau CMA (Quebec portion)	275	308	158	186	64	80	313	362	810	936	-13.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
City of Gatineau	433	559	628	578	203	149	554	867	1818	2153	-15.6
Aylmer	186	214	240	304	136	116	303	486	865	1120	-22.8
Hull	11	44	20	0	42	8	75	63	148	115	28.7
Gatineau	204	289	212	182	4	10	77	275	497	756	-34.3
Buckingham	17	6	78	4	15	15	51	31	161	56	187.5
Masson-Angers	15	6	78	88	6	0	48	12	147	106	38.7
Rest of the CMA (Quebec portion)	292	218	8	0	0	0	11	6	311	224	38.8
Ottawa-Gatineau CMA (Quebec portion)	725	777	636	578	203	149	565	873	2,129	2,377	-10.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
City of Gatineau	64	80	0	0	115	326	153	32
Aylmer	16	57	0	0	74	171	99	13
Hull	42	8	0	0	29	57	0	4
Gatineau	0	0	0	0	0	98	35	15
Buckingham	0	15	0	0	0	0	3	0
Masson-Angers	6	0	0	0	12	0	16	0
Rest of the CMA (Quebec portion)	0	0	0	0	6	4	3	0
Ottawa-Gatineau CMA (Quebec portion)	64	80	0	0	121	330	156	32

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
City of Gatineau	196	149	7	0	294	581	224	229
Aylmer	136	116	0	0	180	387	123	99
Hull	42	8	0	0	72	59	3	4
Gatineau	4	10	0	0	30	135	47	83
Buckingham	8	15	7	0	0	0	15	31
Masson-Angers	6	0	0	0	12	0	36	12
Rest of the CMA (Quebec portion)	0	0	0	0	8	6	3	0
Ottawa-Gatineau CMA (Quebec portion)	196	149	7	0	302	587	227	229

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
City of Gatineau	344	472	122	324	153	32	655	828
Aylmer	105	238	74	171	99	13	278	422
Hull	40	18	36	57	0	4	76	79
Gatineau	130	192	0	96	35	15	165	303
Buckingham	30	23	0	0	3	0	69	23
Masson-Angers	39	1	12	0	16	0	67	1
Rest of the CMA (Quebec portion)	152	108	0	0	3	0	155	108
Ottawa-Gatineau CMA (Quebec portion)	496	580	122	324	156	32	810	936

Table 2.5: Starts by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
City of Gatineau	1,248	1,300	303	567	231	229	1,818	2,153
Aylmer	562	638	180	383	123	99	865	1,120
Hull	66	54	79	57	3	4	148	115
Gatineau	418	489	32	127	47	83	497	756
Buckingham	103	25	0	0	22	31	161	56
Masson-Angers	99	94	12	0	36	12	147	106
Rest of the CMA (Quebec portion)	308	224	0	0	3	0	311	224
Ottawa-Gatineau CMA (Quebec portion)	1,556	1,524	303	567	234	229	2,129	2,377

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
City of Gatineau	168	197	210	210	65	49	138	252	581	708	-17.9
Aylmer	56	72	66	108	53	39	86	79	261	298	-12.4
Hull	3	8	4	0	0	0	12	59	19	67	-71.6
Gatineau	104	108	76	68	0	10	20	94	200	280	-28.6
Buckingham	4	5	26	4	12	0	0	16	42	25	68.0
Masson-Angers	1	4	38	30	0	0	20	4	59	38	55.3
Rest of the CMA (Quebec portion)	108	103	4	0	0	0	5	2	117	105	11.4
Ottawa-Gatineau CMA (Quebec portion)	276	300	214	210	65	49	143	254	698	813	-14.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
City of Gatineau	472	523	568	594	209	132	550	1279	1799	2528	-28.8
Aylmer	202	221	280	344	163	91	256	872	901	1528	-41.0
Hull	19	35	4	2	4	12	79	101	106	150	-29.3
Gatineau	234	254	156	152	12	14	159	220	561	640	-12.3
Buckingham	10	5	62	6	30	11	0	50	102	72	41.7
Masson-Angers	7	8	66	90	0	4	56	36	129	138	-6.5
Rest of the CMA (Quebec portion)	242	274	8	4	0	0	39	12	289	290	-0.3
Ottawa-Gatineau CMA (Quebec portion)	714	797	576	598	209	132	589	1,291	2,088	2,818	-25.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
City of Gatineau	61	49	4	0	71	133	67	83
Aylmer	53	39	0	0	56	19	30	24
Hull	0	0	0	0	9	59	3	0
Gatineau	0	10	0	0	6	55	14	39
Buckingham	8	0	4	0	0	0	0	16
Masson-Angers	0	0	0	0	0	0	20	4
Rest of the CMA (Quebec portion)	0	0	0	0	2	2	3	0
Ottawa-Gatineau CMA (Quebec portion)	61	49	4	0	73	135	70	83

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
City of Gatineau	202	128	7	4	303	528	190	674
Aylmer	163	91	0	0	148	345	108	491
Hull	4	12	0	0	76	87	3	14
Gatineau	12	14	0	0	67	82	35	97
Buckingham	23	11	7	0	0	2	0	48
Masson-Angers	0	0	0	4	12	12	44	24
Rest of the CMA (Quebec portion)	0	0	0	0	36	12	3	0
Ottawa-Gatineau CMA (Quebec portion)	202	128	7	4	339	540	193	674

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
City of Gatineau	439	458	71	131	71	83	581	708
Aylmer	175	219	56	19	30	24	261	298
Hull	7	8	9	59	3	0	19	67
Gatineau	180	188	6	53	14	39	200	280
Buckingham	38	9	0	0	4	16	42	25
Masson-Angers	39	34	0	0	20	4	59	38
Rest of the CMA (Quebec portion)	114	105	0	0	3	0	117	105
Ottawa-Gatineau CMA (Quebec portion)	553	563	71	131	74	83	698	813

Table 3.5: Completions by Submarket and by Intended Market
January - September 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
City of Gatineau	1,256	1,257	289	516	197	678	1,799	2,528
Aylmer	659	656	134	345	108	491	901	1,528
Hull	27	49	76	87	3	14	106	150
Gatineau	402	430	67	72	35	97	561	640
Buckingham	95	24	0	0	7	48	102	72
Masson-Angers	73	98	12	12	44	28	129	138
Rest of the CMA (Quebec portion)	262	290	24	0	3	0	289	290
Ottawa-Gatineau CMA (Quebec portion)	1,518	1,547	313	516	200	678	2,088	2,818

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third Quarter 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $174,999		$175,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q3 2010	0	0.0	0	0.0	1	0.6	26	14.9	147	84.5	174	300,000	309,591
Q3 2009	0	0.0	1	0.5	5	2.7	54	29.5	123	67.2	183	265,000	264,665
Year-to-date 2010	0	0.0	2	0.5	7	1.6	80	18.1	353	79.9	442	285,000	306,156
Year-to-date 2009	2	0.4	4	0.8	34	6.7	190	37.3	280	54.9	510	250,000	253,341
Aylmer													
Q3 2010	0	0.0	0	0.0	0	0.0	4	6.3	59	93.7	63	300,000	310,637
Q3 2009	0	0.0	1	1.2	4	4.7	22	25.9	58	68.2	85	260,000	262,176
Year-to-date 2010	0	0.0	2	1.0	1	0.5	19	9.7	173	88.7	195	300,000	313,056
Year-to-date 2009	0	0.0	1	0.4	13	5.7	84	36.8	130	57.0	228	250,000	256,915
Hull													
Q3 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Q3 2009	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	280,000	296,500
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	10.0	18	90.0	20	368,523	486,059
Year-to-date 2009	0	0.0	0	0.0	0	0.0	13	36.1	23	63.9	36	275,000	270,556
Gatineau													
Q3 2010	0	0.0	0	0.0	1	1.0	13	13.3	84	85.7	98	290,000	303,451
Q3 2009	0	0.0	0	0.0	0	0.0	30	34.9	56	65.1	86	262,500	265,042
Year-to-date 2010	0	0.0	0	0.0	4	1.9	44	21.1	161	77.0	209	280,000	290,096
Year-to-date 2009	0	0.0	3	1.3	18	7.6	89	37.6	127	53.6	237	250,000	249,779
Buckingham													
Q3 2010	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
Q3 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	2	16.7	10	83.3	0	0.0	12	210,388	210,554
Year-to-date 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Masson-Angers													
Q3 2010	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Q3 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
Year-to-date 2009	2	28.6	0	0.0	2	28.6	3	42.9	0	0.0	7	--	--
Rest of the CMA (Quebec portion)													
Q3 2010	1	3.0	1	3.0	0	0.0	5	15.2	26	78.8	33	300,000	337,238
Q3 2009	1	3.4	2	6.9	1	3.4	11	37.9	14	48.3	29	245,000	283,407
Year-to-date 2010	1	1.1	3	3.4	2	2.3	21	23.9	61	69.3	88	287,500	307,299
Year-to-date 2009	6	3.0	13	6.5	11	5.5	62	30.8	109	54.2	201	250,000	277,084
Ottawa-Gatineau CMA (Quebec portion)													
Q3 2010	1	0.5	1	0.5	1	0.5	31	15.0	173	83.6	207	300,000	313,999
Q3 2009	1	0.5	3	1.4	6	2.8	65	30.7	137	64.6	212	260,000	267,228
Year-to-date 2010	1	0.2	5	0.9	9	1.7	101	19.1	414	78.1	530	285,000	306,346
Year-to-date 2009	8	1.1	17	2.4	45	6.3	252	35.4	389	54.7	711	250,000	260,053

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2010						
Submarket	Q3 2010	Q3 2009	% Change	YTD 2010	YTD 2009	% Change
City of Gatineau	309,591	264,665	17.0	306,156	253,341	20.8
Aylmer	310,637	262,176	18.5	313,056	256,915	21.9
Hull	--	296,500	n/a	486,059	270,556	79.7
Gatineau	303,451	265,042	14.5	290,096	249,779	16.1
Buckingham	--	--	n/a	210,554	--	n/a
Masson-Angers	--	--	n/a	--	--	n/a
Rest of the CMA (Quebec portion)	337,238	283,407	19.0	307,299	277,084	10.9
Ottawa-Gatineau CMA (Quebec portion)	313,999	267,228	17.5	306,346	260,053	17.8

Source: CMHC (Market Absorption Survey)

A methodological change in the collection of selling prices was introduced in July 2009.

Table 5: MLS® Residential Activity[1] for Gatineau

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q3 2010	790	1,294	1,454	229,433	5.5	223,341	5.1
Q3 2009	942	1,447	1,623	212,973	5.2	208,590	6.4
% Change	-16.1	-10.6	-10.5	7.7	n/a	7.1	n/a
YTD 2010	2,790	4,556	1,491	225,055	4.8	n/a	n/a
YTD 2009	2,824	5,037	1,812	210,237	5.8	n/a	n/a
% Change	-1.2	-9.5	-17.7	7.0	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2010	133	209	231	154,897	5.2	155,280	4.9
Q3 2009	149	203	269	151,894	5.4	146,316	7.6
% Change	-10.7	3.0	-14.1	2.0	n/a	6.1	n/a
YTD 2010	489	714	254	156,013	4.7	n/a	n/a
YTD 2009	435	732	328	148,935	6.8	n/a	n/a
% Change	12.4	-2.5	-22.7	4.8	n/a	n/a	n/a
PLEX*							
Q3 2010	60	121	131	232,593	6.6	236,006	4.8
Q3 2009	73	114	155	238,260	6.4	238,364	7.4
% Change	-17.8	6.1	-15.1	-2.4	n/a	-1.0	n/a
YTD 2010	248	408	129	241,080	4.7	n/a	n/a
YTD 2009	216	423	177	242,881	7.4	n/a	n/a
% Change	14.8	-3.5	-26.8	-0.7	n/a	n/a	n/a
TOTAL							
Q3 2010	985	1,628	1,822	220,949	5.6	216,239	5.0
Q3 2009	1,166	1,772	2,058	207,592	5.3	203,522	6.6
% Change	-15.5	-8.1	-11.5	6.4	n/a	6.2	n/a
YTD 2010	3,533	5,689	1,879	218,104	4.8	n/a	n/a
YTD 2009	3,477	6,210	2,325	205,375	6.0	n/a	n/a
% Change	1.6	-8.4	-19.2	6.2	n/a	n/a	n/a

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

[1] Source: QFREB by Centris®.

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to QFREB for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Third Quarter 2010

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
2009	January	627	5.00	5.79	169.6	111.5	166.3	5.1	71.3	870
	February	627	5.00	5.79	169.6	112.3	165.1	5.5	71.0	874
	March	613	4.50	5.55	169.6	112.6	164.9	6.0	71.2	875
	April	596	3.90	5.25	169.6	112.7	164.0	5.7	70.4	876
	May	596	3.90	5.25	169.6	113.7	165.2	5.4	70.7	872
	June	631	3.75	5.85	169.7	114.3	165.6	5.5	70.8	871
	July	631	3.75	5.85	169.7	113.8	167.6	5.5	71.5	864
	August	631	3.75	5.85	169.7	113.9	169.2	5.8	72.5	869
	September	610	3.70	5.49	171.4	113.7	170.3	5.9	72.8	872
	October	630	3.80	5.84	171.4	113.6	171.2	6.0	73.1	876
	November	616	3.60	5.59	171.4	114.3	171.9	5.9	73.3	876
	December	610	3.60	5.49	172.7	114.0	172.8	5.9	73.6	875
2010	January	610	3.60	5.49	173.5	114.0	173	6.0	73.5	874
	February	604	3.60	5.39	174.6	114.2	172.2	6.1	73.2	871
	March	631	3.60	5.85	175.2	114.5	171.9	6.0	73.0	875
	April	655	3.80	6.25	176.4	114.8	172.1	5.9	72.8	872
	May	639	3.70	5.99	176.7	114.9	168.9	6.3	71.7	872
	June	633	3.60	5.89	177.6	114.8	167.5	6.5	71.2	867
	July	627	3.50	5.79	177.6	114.5	166.7	6.8	70.9	859
	August	604	3.30	5.39	177.4	114.6	168.7	6.8	71.7	855
	September	604	3.30	5.39		114.8	169.4	7.0	72.0	849
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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