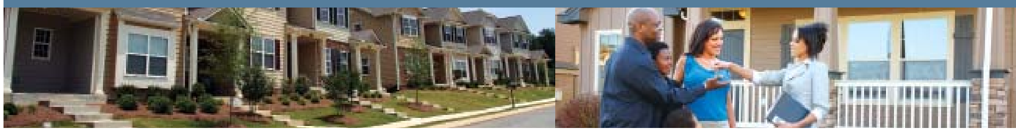
HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2011

New Home Market

Strong fourth-quarter housing starts

Ottawa's new home market finished the year on solid footing, as starts in the fourth quarter continued the strong showing witnessed in the previous quarter. The final three months of the year were buoyed by significant activity in the month of November, which had the second highest total number of monthly starts observed in the Ottawa Census Metropolitan Area (CMA).

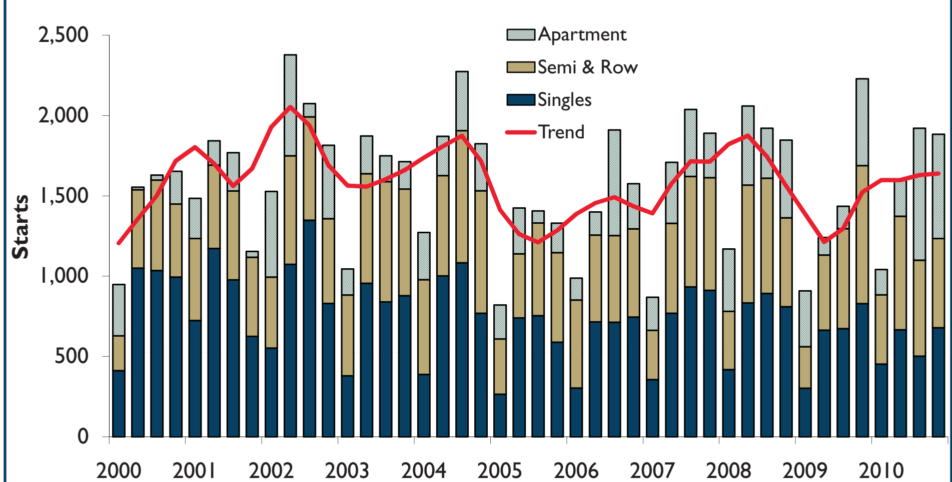
The final half of the year accounted for just fewer than 60 per cent of new construction in Ottawa. This can be attributed to continued low borrowing costs as well as Ottawa's favourable labour market conditions, which demonstrated resiliency after hitting record levels mid-year.

Shift to multiple-family homes

This was a defining year for the Ottawa housing landscape as the gap between

Figure 1

Fourth Quarter Led by Multiple Starts



Source: CMHC

*Ontario part of Ottawa-Gatineau CMA

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new multiple-family construction compared to new single-family homes increased to its highest level ever in Ottawa. Almost two of out every three homes built in the region were of the multiple variety, which consists of apartments, townhomes and semi-detached dwellings.

Apartment starts recorded their highest level ever this calendar year, while construction of semi-detached homes also had a very strong showing. The same cannot be said about single-detached homes, which saw the lowest level of annual starts activity in the last 10 years. Ottawa's new home market was driven by these new condominium apartment projects, helping offset the falling number of single family homes.

High-rise dwellings predominant in the downtown core

Fourth-quarter starts mirrored annual results, with almost two-thirds of activity favouring multiples, and with particular emphasis placed on high-rise construction. Half of the condominiums erected this quarter were located in the old city of Ottawa, particularly in the downtown, which has witnessed a revitalization of new home construction this year. Nepean and Kanata also had strong apartment starts this quarter and these three areas combined accounted for 97 per cent of new condominium builds in the latest three-month period.

Nepean also figured prominently in all other housing types in the last quarter, while Kanata and Cumberland provided a strong contribution in singles and townhome construction. The remaining regions located in the outer suburbs emulated their annual trends and continued with the fabrication of single-family homes.

Resale Market

Strong resale market in 2010

This latest quarter saw an increase to seasonally-adjusted sales of existing homes in Ottawa from the previous two quarters, but down from the first quarter. The introduction of the Harmonized Sales Tax (HST), the changes made to mortgage lending requirements and the possibility of rising interest rates pulled sales of existing homes forward to earlier in the year. Even when taking these factors into account, the total number of transactions in 2010 was only 2.3 per cent below last year, which was close to a record for resale homes changing hands in the Ottawa area.

The number of new listings in the quarter held steady when compared to the fourth quarter of 2009; however, listings in the resale market were supported by a strong first half of the year, reaching a new record for 2010 – up 12.4 per cent from a year earlier.

The fourth quarter also saw the average price of a home in Ottawa increase by five per cent from Q4 2009. With the average price of a single-detached home at almost $374,000, condominiums became quite popular, especially for first-time home buyers searching for more affordable homes.

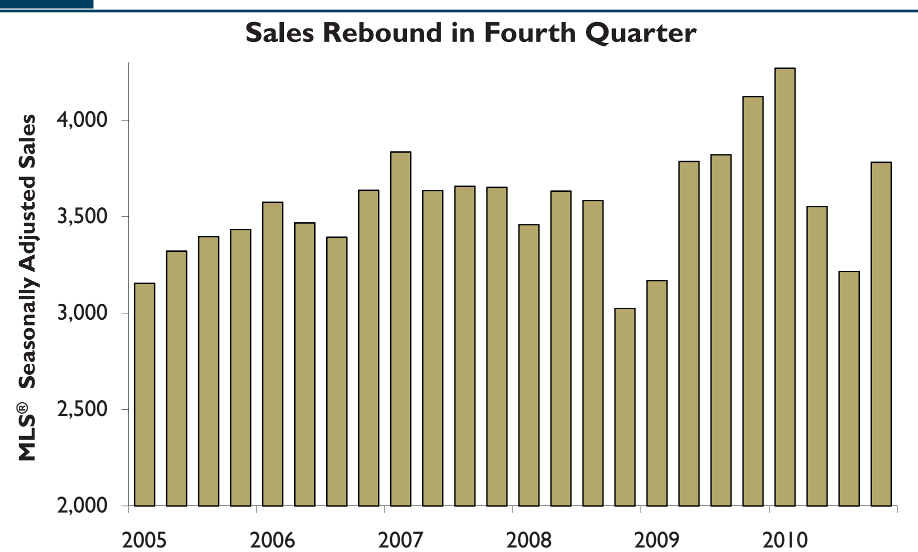
Stronger resale activity in high-density homes

There was a similar compositional shift towards condominium structures compared to freehold dwellings. While the number of detached homes trading hands declined by five per cent, resale condos were up 8.5 per cent with high-rise apartments being the most popular type. Throughout 2010, there was less activity in the suburban areas compared to 2009, with the notable exception being the downtown core.

Prices of all dwelling types continue to rise

The average resale price reached $328,439, with increases experienced in all housing types. Owners of condominium apartments witnessed the largest increase with a 14.3 per

Figure 2



Source: OREB
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cent rise, followed by two-storey homes up 8.5 per cent from one year ago. Stable prices in other housing segments, along with low mortgage rates, attracted households into the home-buying market. A strong presence of first-time home buyers and households looking to downsize also played a key role in average price sales increases.

All regions in the Ottawa area experienced positive gains in overall price growth, with Orleans, Barrhaven and Kanata leading the region. Although Ottawa has witnessed reduced resale activity, it continues to remain strong as evidenced by continued strength in the price increase of homes in the entire region.

	MLS® Sales						MLS® Prices ($)					
	December			Year-to-Date			December			Year-to-Date		
UNIT TYPE	2010	2009	% Chg.	2010	2009	% Chg.	2010	2009	% Chg.	2010	2009	% Chg.
SINGLE- DETACHED	**293**	**380**	**-22.9**	**7,920**	**8,362**	**-5.3**	**370,958**	**345,537**	**7.4**	**368,074**	**342,082**	**7.6**
Bungalow	*85*	*121*	-29.8	*2,417*	*2,518*	-4.0	*322,711*	*299,288*	7.8	*321,209*	*303,567*	5.8
Two-Storey	*143*	*174*	-17.8	*3,876*	*4,080*	-5.0	*434,519*	*398,704*	9.0	*416,259*	*383,822*	8.5
Other Single-Detached	*65*	*85*	-23.5	*1,627*	*1,764*	-7.8	*294,214*	*302,539*	-2.8	*322,904*	*300,516*	7.4
ROW	**97**	**81**	**19.8**	**2,154**	**2,258**	**-4.6**	**307,431**	**285,724**	**7.6**	**295,408**	**274,861**	**7.5**
SEMI	**38**	**41**	**-7.3**	**919**	**952**	**-3.5**	**363,072**	**274,202**	**32.4**	**325,148**	**296,856**	**9.5**
CONDOMINIUM	**192**	**185**	**3.8**	**3,436**	**3,167**	**8.5**	**254,776**	**236,302**	**7.8**	**254,289**	**225,795**	**12.6**
Apartment	*94*	*103*	-8.7	*1,827*	*1,540*	18.6	*295,220*	*276,888*	6.6	*285,344*	*249,650*	14.3
Row	*82*	*72*	13.9	*1,339*	*1,574*	-14.9	*212,622*	*207,521*	2.5	*216,295*	*201,378*	7.4
Other Condominiums	*16*	*10*	60.0	*270*	*53*	409.4	*233,206*	*206,065*	13.2	*232,574*	*257,790*	-9.8
OTHERS	**11**	**17**	**-35.3**	**157**	**184**	**-14.7**	**351,773**	**332,564**	5.8	***424,068***	***394,741***	**7.4**
TOTAL	**631**	**704**	**-10.4**	**14,586**	**14,923**	**-2.3**	**325,031**	**311,604**	**4.3**	**328,801**	**304,801**	**7.9**

Source: Ottawa Real Estate Board

* Properties under Row type include only those with six units or more

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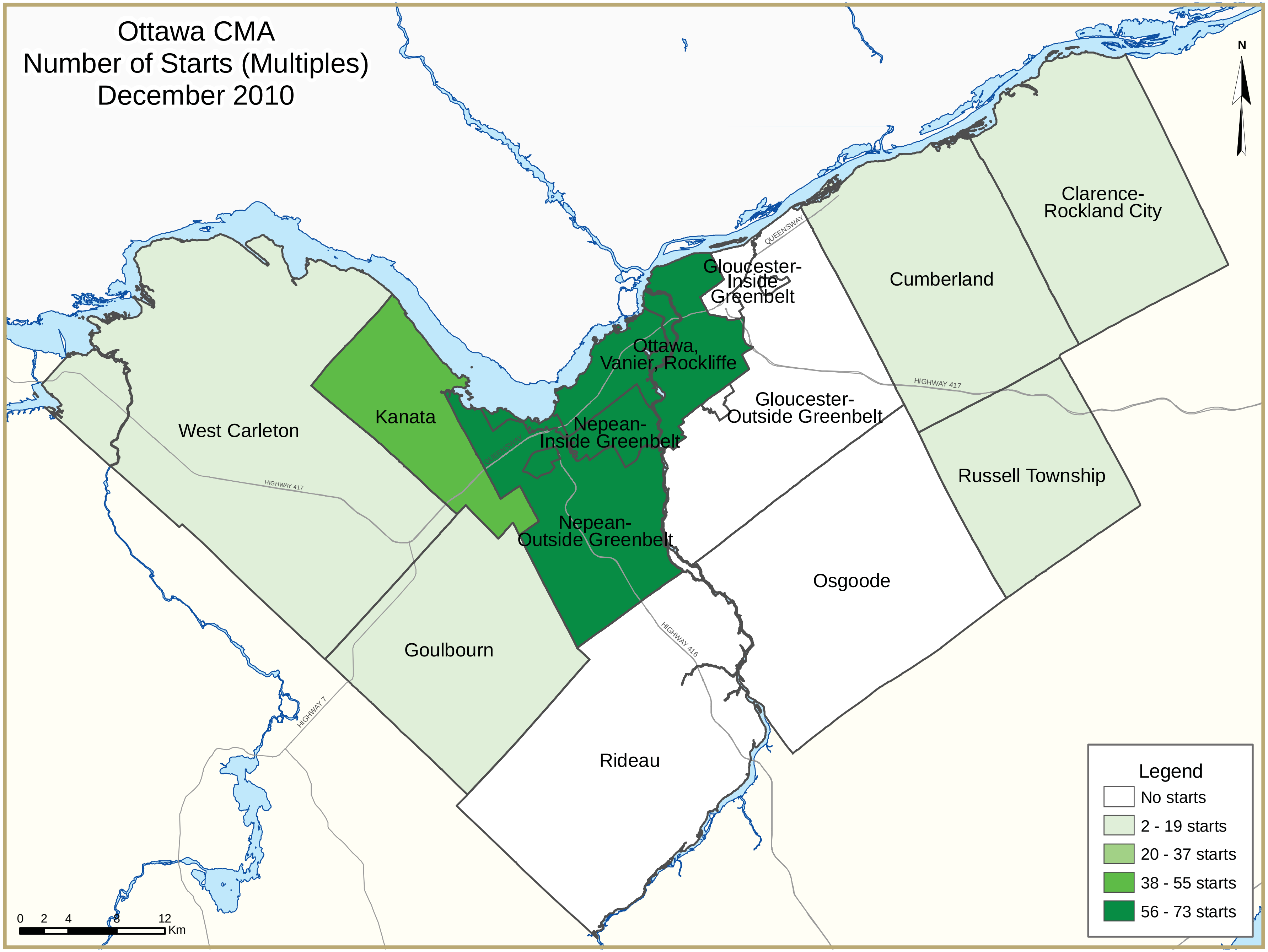
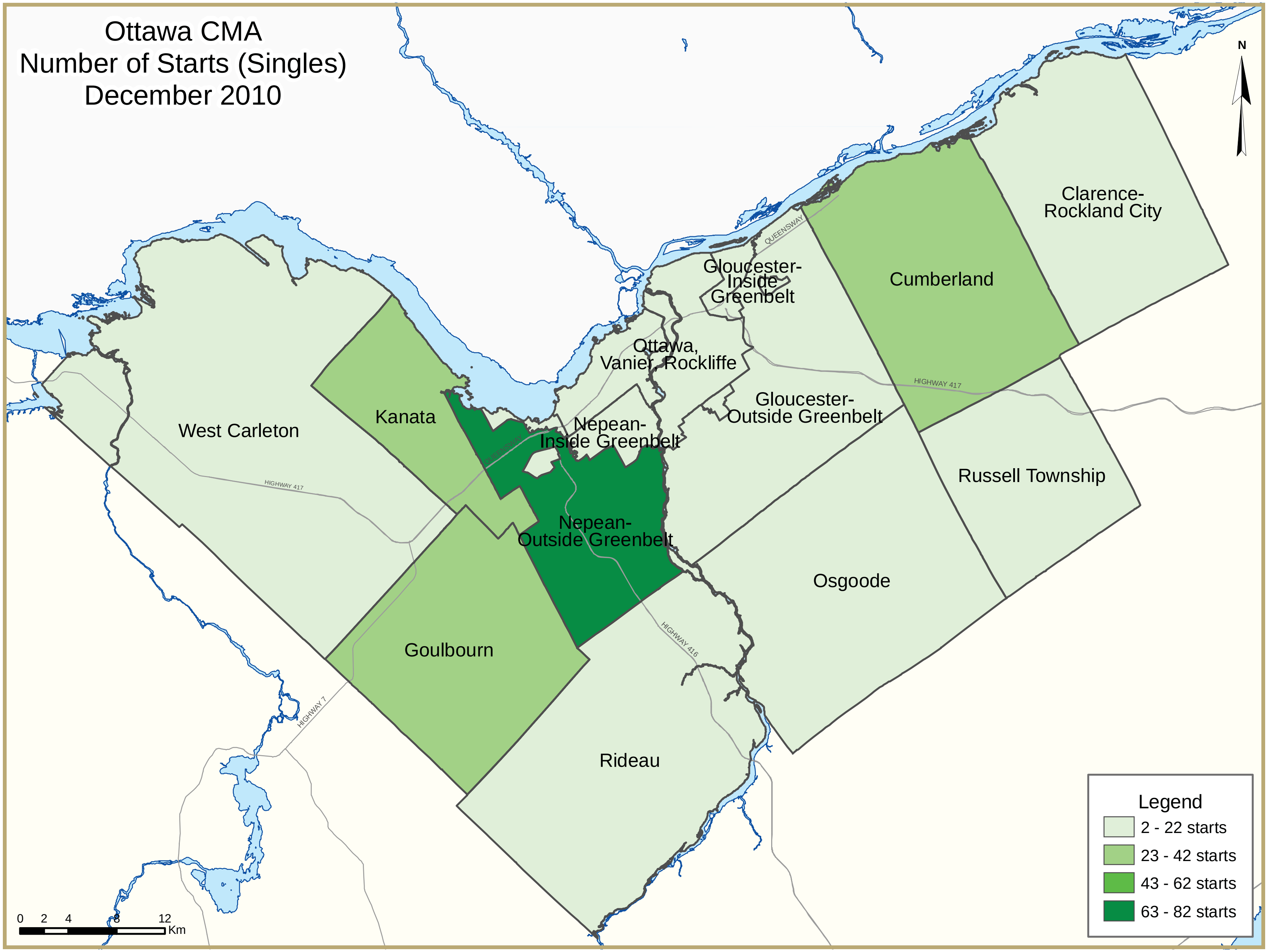
Urban Intensification Inside the Greenbelt

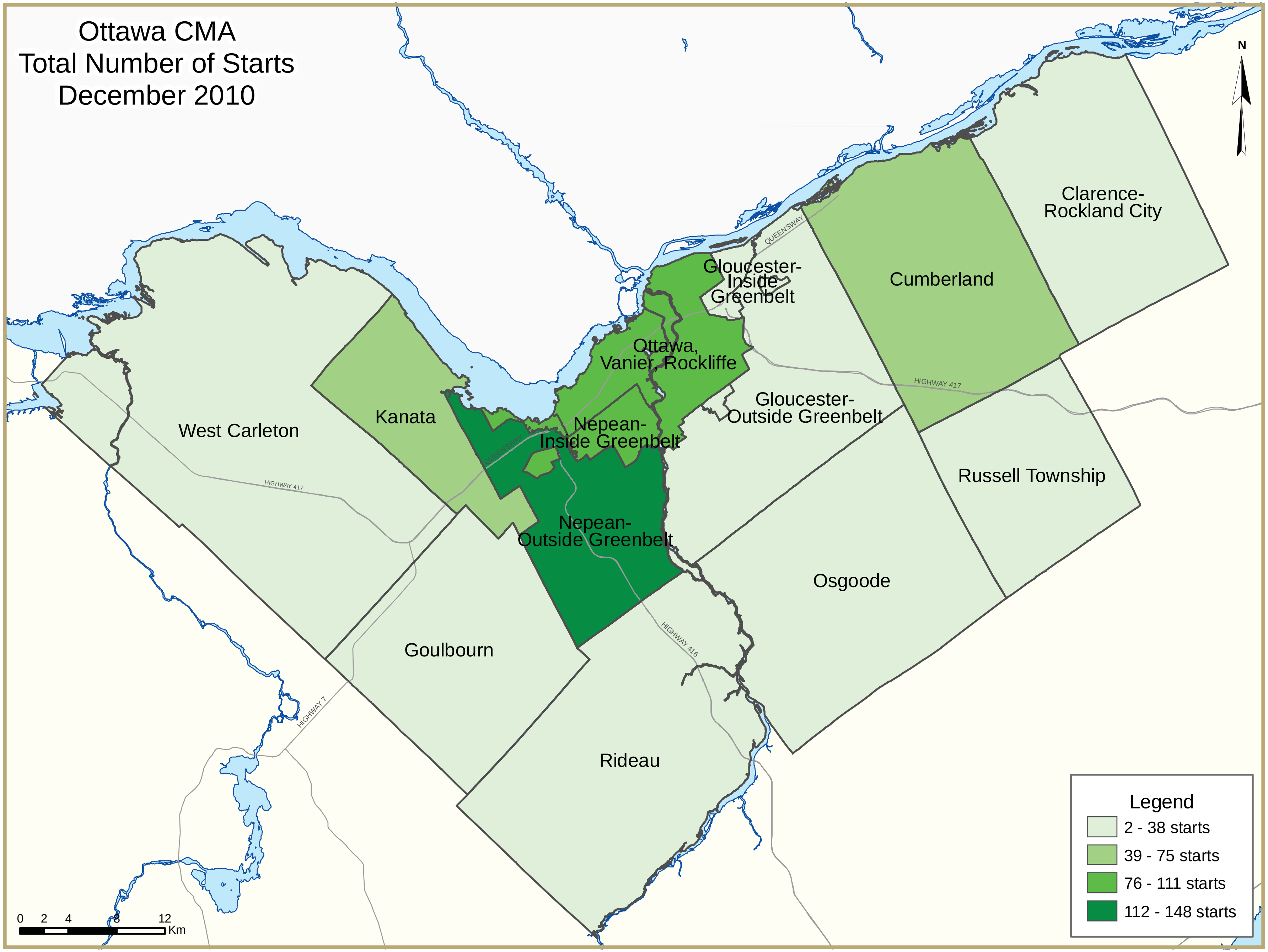
As prices of single-family homes inside the Greenbelt continue to rise, what has resulted is an emphasis on the development of compact communities within Ottawa's inner boundary. Not only are these growth communities transit-oriented, bicycle and pedestrian-friendly and close to amenities, they are driven by price point and practicality, enabling young families and empty-nesters the ability to move into these neighbourhoods. Whether they are freehold or condominium units, these types of homes are priced at a point where some have the ability to purchase a first home in lieu of renting.

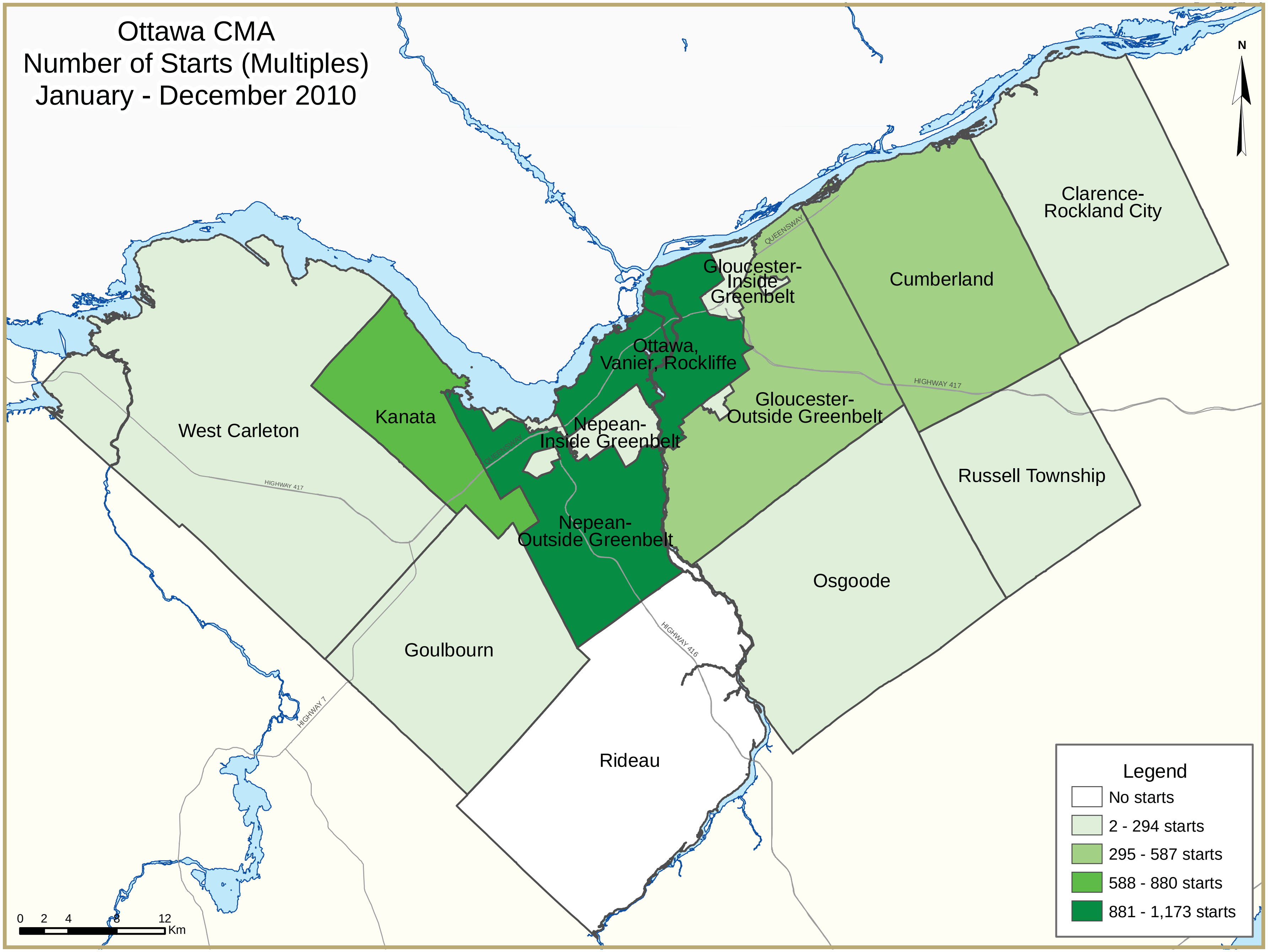
There is also an added appeal for immigrants, who represent a growing number of Ottawa's population. The latest immigration trends indicate that Ottawa has approximately 70,000 immigrant households. These households traditionally have larger families and require more space than what an apartment provides. With the high price of a single, the best option tends to be a townhome, also providing convenience in terms of their location within suburban communities.

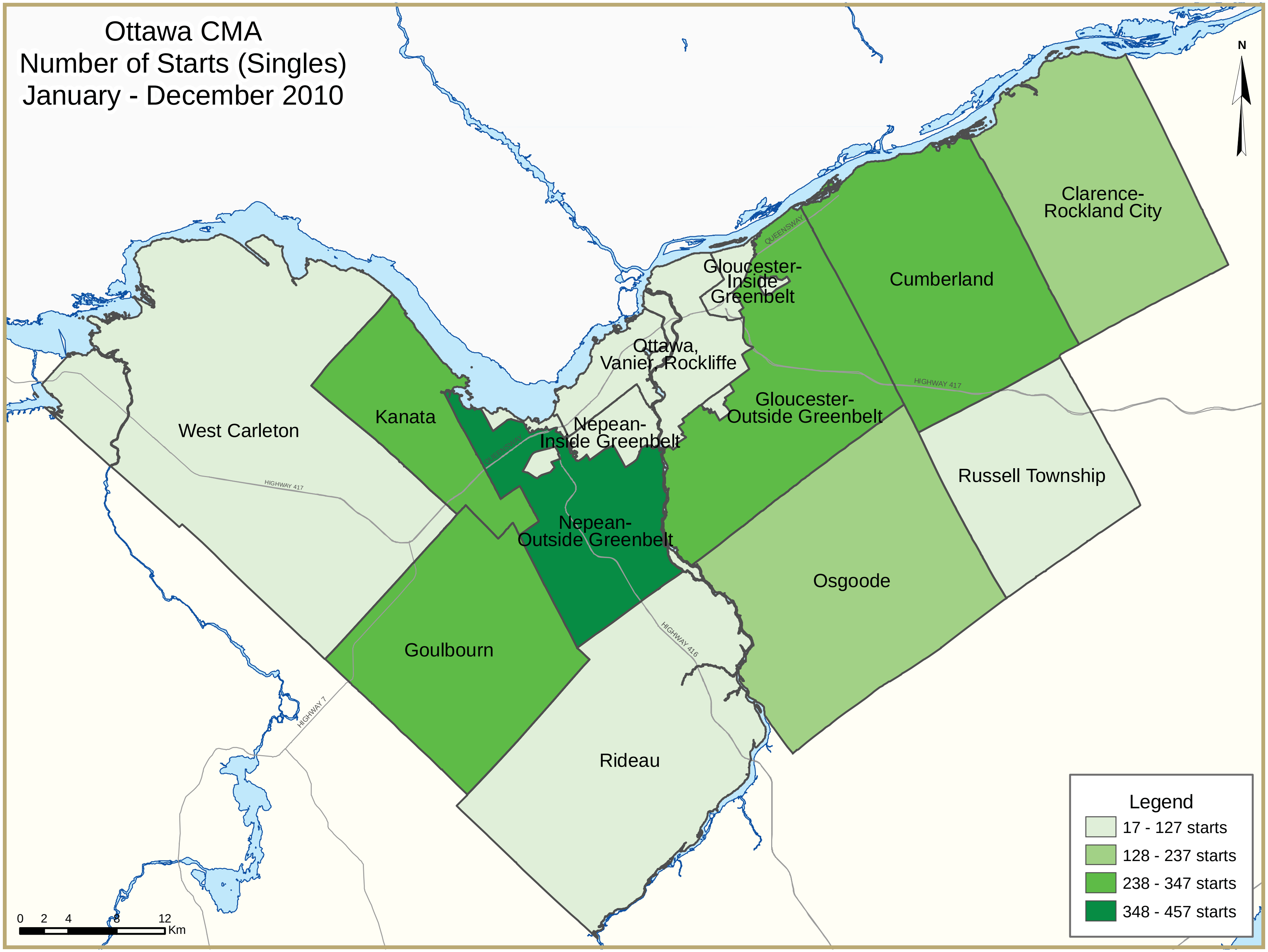

Ottawa CMA
Number of Starts (Multiples)
December 2010
West Carleton
Kanata
Goulbourn
Rideau
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Cumberland
Clarence-Rockland City
Russell Township
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12 Km
Legend
No starts
2 - 19 starts
20 - 37 starts
38 - 55 starts
56 - 73 starts

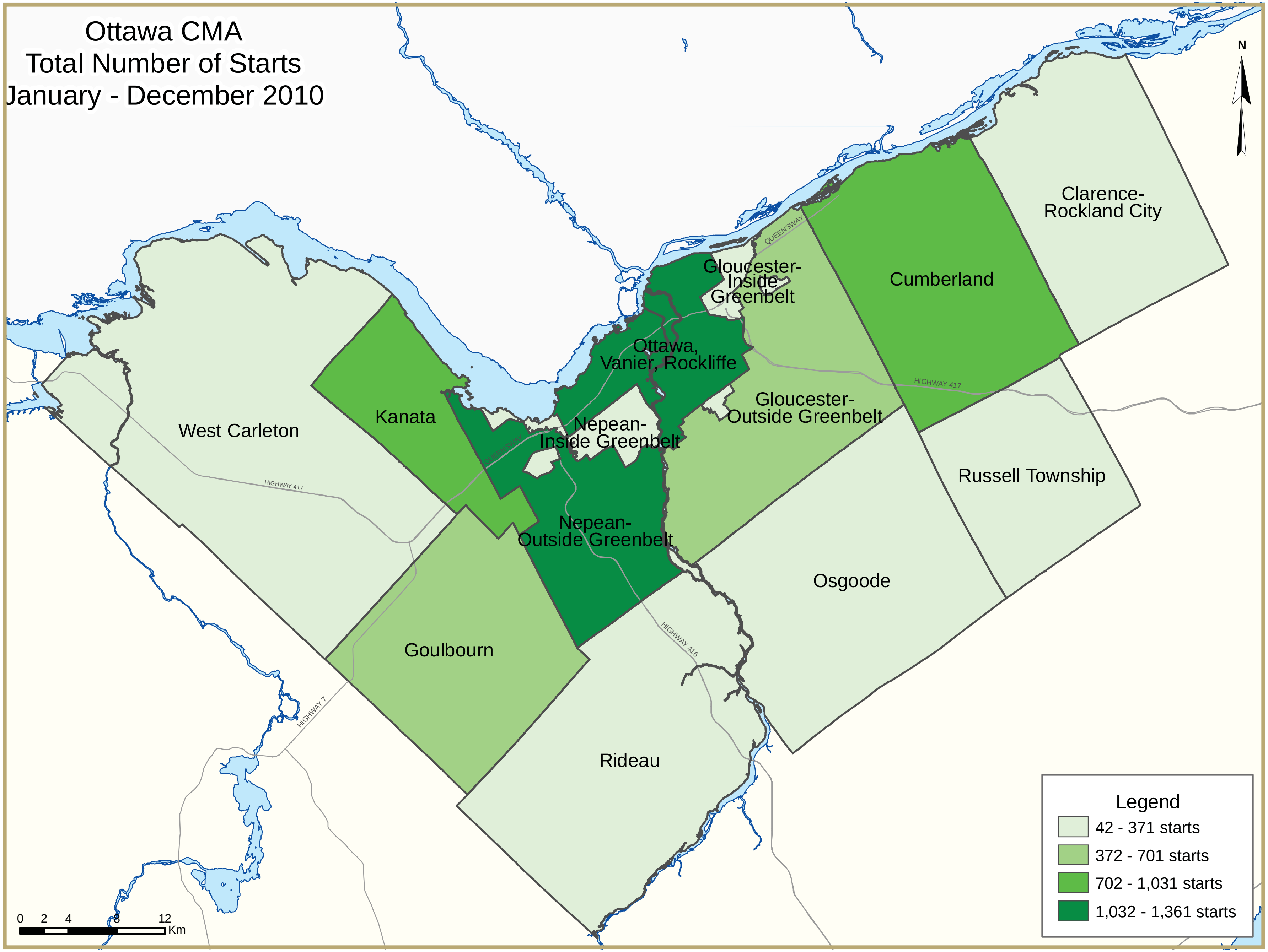

Ottawa CMA
Number of Starts (Singles)
December 2010
West Carleton
Kanata
Goulbourn
Rideau
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12
Km
Legend
2 - 22 starts
23 - 42 starts
43 - 62 starts
63 - 82 starts

Ottawa CMA
Total Number of Starts
December 2010




Ottawa CMA
Number of Starts (Multiples)
January - December 2010
West Carleton
Kanata
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Nepean-Outside Greenbelt
Osgoode
Goulbourn
Rideau
HIGHWAY 417
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12 Km
Legend
No starts
2 - 294 starts
295 - 587 starts
588 - 880 starts
881 - 1,173 starts


Ottawa CMA
Number of Starts (Singles)
January - December 2010
West Carleton
Kanata
Goulbourn
Rideau
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km
Legend
17 - 127 starts
128 - 237 starts
238 - 347 starts
348 - 457 starts



Ottawa CMA
Total Number of Starts
January - December 2010
West Carleton
Kanata
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12 Km
Legend
42 - 371 starts
372 - 701 starts
702 - 1,031 starts
1,032 - 1,361 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
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 (Ontario Portion)
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2010	249	34	120	0	8	62	0	69	542
December 2009	238	24	258	0	0	194	0	107	821
% Change	4.6	41.7	-53.5	n/a	n/a	-68.0	n/a	-35.5	-34.0
Year-to-date 2010	2,302	362	1,926	0	27	1,509	17	303	6,446
Year-to-date 2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
UNDER CONSTRUCTION									
December 2010	1,171	196	1,387	0	19	2,036	8	356	5,173
December 2009	1,625	210	1,505	0	18	1,910	27	193	5,488
% Change	-27.9	-6.7	-7.8	n/a	5.6	6.6	-70.4	84.5	-5.7
COMPLETIONS									
December 2010	190	32	131	0	8	108	0	110	579
December 2009	219	46	105	0	0	22	0	4	396
% Change	-13.2	-30.4	24.8	n/a	n/a	**	n/a	**	46.2
Year-to-date 2010	2,749	370	1,997	0	34	1,443	47	144	6,784
Year-to-date 2009	2,712	245	1,733	0	10	945	15	227	5,887
% Change	1.4	51.0	15.2	n/a	**	52.7	**	-36.6	15.2
COMPLETED & NOT ABSORBED									
December 2010	26	22	89	0	9	129	1	62	338
December 2009	17	16	105	0	1	148	2	83	372
% Change	52.9	37.5	-15.2	n/a	**	-12.8	-50.0	-25.3	-9.1
ABSORBED									
December 2010	189	33	137	0	0	86	0	3	448
December 2009	222	49	118	0	0	25	0	21	435
% Change	-14.9	-32.7	16.1	n/a	n/a	**	n/a	-85.7	3.0
Year-to-date 2010	2,747	364	2,013	0	26	1,462	32	58	6,702
Year-to-date 2009	2,734	239	1,711	0	10	948	17	151	5,810
% Change	0.5	52.3	17.7	n/a	160.0	54.2	88.2	-61.6	15.4

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

Table 1.1: Housing Activity Summary by Submarket December 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
December 2010	230	32	108	0	8	62	0	69	509
December 2009	210	24	258	0	0	194	0	107	793
Ottawa, Vanier, Rockcliffe									
December 2010	12	10	0	0	8	48	0	0	78
December 2009	8	6	15	0	0	54	0	107	190
Nepean inside greenbelt									
December 2010	3	4	0	0	0	0	0	69	76
December 2009	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
December 2010	82	14	38	0	0	14	0	0	148
December 2009	43	0	58	0	0	12	0	0	113
Gloucester inside greenbelt									
December 2010	2	0	0	0	0	0	0	0	2
December 2009	1	4	6	0	0	16	0	0	27
Gloucester outside greenbelt									
December 2010	21	0	0	0	0	0	0	0	21
December 2009	44	8	12	0	0	0	0	0	64
Kanata									
December 2010	23	0	44	0	0	0	0	0	67
December 2009	5	2	29	0	0	0	0	0	36
Cumberland									
December 2010	36	4	15	0	0	0	0	0	55
December 2009	42	0	29	0	0	112	0	0	183
Goulbourn									
December 2010	29	0	8	0	0	0	0	0	37
December 2009	37	4	45	0	0	0	0	0	86
West Carleton									
December 2010	7	0	3	0	0	0	0	0	10
December 2009	14	0	64	0	0	0	0	0	78
Rideau									
December 2010	3	0	0	0	0	0	0	0	3
December 2009	4	0	0	0	0	0	0	0	4
Osgoode									
December 2010	12	0	0	0	0	0	0	0	12
December 2009	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
December 2010	15	0	12	0	0	0	0	0	27
December 2009	28	0	0	0	0	0	0	0	28
Russell Township									
December 2010	4	2	0	0	0	0	0	0	6
December 2009	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
December 2010	249	34	120	0	8	62	0	69	542
December 2009	238	24	258	0	0	194	0	107	821

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

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
December 2010	1,046	184	1,369	0	19	2,026	5	308	4,957
December 2009	1,499	206	1,486	0	18	1,876	25	193	5,303
Ottawa, Vanier, Rockcliffe									
December 2010	69	62	33	0	11	1,310	0	93	1,578
December 2009	95	66	145	0	0	1,303	9	193	1,811
Nepean inside greenbelt									
December 2010	16	10	28	0	0	16	0	69	139
December 2009	8	2	12	0	0	45	0	0	67
Nepean outside greenbelt									
December 2010	251	56	375	0	0	293	0	0	975
December 2009	434	20	399	0	0	153	0	0	1,006
Gloucester inside greenbelt									
December 2010	15	4	34	0	0	0	5	0	58
December 2009	16	10	17	0	0	16	0	0	59
Gloucester outside greenbelt									
December 2010	101	18	170	0	0	102	0	0	391
December 2009	184	38	112	0	18	94	0	0	446
Kanata									
December 2010	138	8	410	0	0	56	0	146	758
December 2009	196	40	396	0	0	0	0	0	632
Cumberland									
December 2010	128	8	197	0	8	225	0	0	566
December 2009	212	8	192	0	0	265	16	0	693
Goulbourn									
December 2010	153	16	112	0	0	24	0	0	305
December 2009	158	16	128	0	0	0	0	0	302
West Carleton									
December 2010	68	0	10	0	0	0	0	0	78
December 2009	104	2	81	0	0	0	0	0	187
Rideau									
December 2010	22	0	0	0	0	0	0	0	22
December 2009	26	0	0	0	0	0	0	0	26
Osgoode									
December 2010	85	2	0	0	0	0	0	0	87
December 2009	66	4	4	0	0	0	0	0	74
Clarence-Rockland City									
December 2010	110	8	18	0	0	10	3	44	193
December 2009	103	2	15	0	0	34	2	0	156
Russell Township									
December 2010	15	4	0	0	0	0	0	4	23
December 2009	23	2	4	0	0	0	0	0	29
Ottawa-Gatineau CMA (Ontario portion)									
December 2010	1,171	196	1,387	0	19	2,036	8	356	5,173
December 2009	1,625	210	1,505	0	18	1,910	27	193	5,488

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

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
December 2010	162	30	131	0	8	96	0	110	537
December 2009	190	38	105	0	0	22	0	4	359
Ottawa, Vanier, Rockcliffe									
December 2010	8	10	0	0	8	12	0	110	148
December 2009	11	10	0	0	0	6	0	0	27
Nepean inside greenbelt									
December 2010	1	0	0	0	0	12	0	0	13
December 2009	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
December 2010	39	10	32	0	0	72	0	0	153
December 2009	51	0	56	0	0	16	0	0	123
Gloucester inside greenbelt									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	5	2	3	0	0	0	0	0	10
Gloucester outside greenbelt									
December 2010	14	4	0	0	0	0	0	0	18
December 2009	23	10	4	0	0	0	0	0	37
Kanata									
December 2010	19	6	15	0	0	0	0	0	40
December 2009	20	4	21	0	0	0	0	0	45
Cumberland									
December 2010	19	0	84	0	0	0	0	0	103
December 2009	30	8	21	0	0	0	0	0	59
Goulbourn									
December 2010	24	0	0	0	0	0	0	0	24
December 2009	11	4	0	0	0	0	0	4	19
West Carleton									
December 2010	17	0	0	0	0	0	0	0	17
December 2009	11	0	0	0	0	0	0	0	11
Rideau									
December 2010	3	0	0	0	0	0	0	0	3
December 2009	7	0	0	0	0	0	0	0	7
Osgoode									
December 2010	18	0	0	0	0	0	0	0	18
December 2009	18	0	0	0	0	0	0	0	18
Clarence-Rockland City									
December 2010	18	0	0	0	0	12	0	0	30
December 2009	17	8	0	0	0	0	0	0	25
Russell Township									
December 2010	10	2	0	0	0	0	0	0	12
December 2009	12	0	0	0	0	0	0	0	12
Ottawa-Gatineau CMA (Ontario portion)									
December 2010	190	32	131	0	8	108	0	110	579
December 2009	219	46	105	0	0	22	0	4	396

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

Table 1.1: Housing Activity Summary by Submarket
December 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									
Ottawa City									
December 2010	24	22	89	0	9	117	1	62	324
December 2009	12	16	105	0	1	136	2	83	355
Ottawa, Vanier, Rockcliffe									
December 2010	7	6	8	0	8	86	0	0	115
December 2009	0	13	4	0	0	103	1	0	121
Nepean inside greenbelt									
December 2010	0	0	0	0	0	0	0	4	4
December 2009	0	0	2	0	0	4	0	13	19
Nepean outside greenbelt									
December 2010	2	2	21	0	1	24	1	0	51
December 2009	4	0	22	0	1	8	1	0	36
Gloucester inside greenbelt									
December 2010	1	0	4	0	0	5	0	0	10
December 2009	0	0	2	0	0	7	0	0	9
Gloucester outside greenbelt									
December 2010	7	9	15	0	0	0	0	0	31
December 2009	4	2	23	0	0	14	0	0	43
Kanata									
December 2010	2	4	13	0	0	2	0	58	79
December 2009	0	1	23	0	0	0	0	70	94
Cumberland									
December 2010	4	0	17	0	0	0	0	0	21
December 2009	2	0	19	0	0	0	0	0	21
Goulbourn									
December 2010	0	1	10	0	0	0	0	0	11
December 2009	0	0	8	0	0	0	0	0	8
West Carleton									
December 2010	0	0	1	0	0	0	0	0	1
December 2009	0	0	2	0	0	0	0	0	2
Rideau									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	0	0	0	0	0	0	0	0	0
Osgoode									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	2	0	0	0	0	0	0	0	2
Clarence-Rockland City									
December 2010	1	0	0	0	0	12	0	0	13
December 2009	0	0	0	0	0	12	0	0	12
Russell Township									
December 2010	1	0	0	0	0	0	0	0	1
December 2009	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
December 2010	26	22	89	0	9	129	1	62	338
December 2009	17	16	105	0	1	148	2	83	372

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

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
December 2010	162	31	137	0	0	74	0	3	407
December 2009	191	40	118	0	0	25	0	21	395
Ottawa, Vanier, Rockcliffe									
December 2010	7	8	11	0	0	4	0	3	33
December 2009	11	13	1	0	0	1	0	0	26
Nepean inside greenbelt									
December 2010	1	0	0	0	0	13	0	0	14
December 2009	3	0	1	0	0	6	0	9	19
Nepean outside greenbelt									
December 2010	39	9	26	0	0	57	0	0	131
December 2009	48	0	60	0	0	18	0	0	126
Gloucester inside greenbelt									
December 2010	0	0	1	0	0	0	0	0	1
December 2009	5	2	1	0	0	0	0	0	8
Gloucester outside greenbelt									
December 2010	15	6	0	0	0	0	0	0	21
December 2009	23	10	9	0	0	0	0	0	42
Kanata									
December 2010	18	6	13	0	0	0	0	0	37
December 2009	20	3	25	0	0	0	0	8	56
Cumberland									
December 2010	19	0	83	0	0	0	0	0	102
December 2009	33	8	21	0	0	0	0	0	62
Goulbourn									
December 2010	24	2	0	0	0	0	0	0	26
December 2009	11	4	0	0	0	0	0	4	19
West Carleton									
December 2010	17	0	3	0	0	0	0	0	20
December 2009	12	0	0	0	0	0	0	0	12
Rideau									
December 2010	3	0	0	0	0	0	0	0	3
December 2009	7	0	0	0	0	0	0	0	7
Osgoode									
December 2010	19	0	0	0	0	0	0	0	19
December 2009	18	0	0	0	0	0	0	0	18
Clarence-Rockland City									
December 2010	17	0	0	0	0	12	0	0	29
December 2009	17	8	0	0	0	0	0	0	25
Russell Township									
December 2010	10	2	0	0	0	0	0	0	12
December 2009	14	1	0	0	0	0	0	0	15
Ottawa-Gatineau CMA (Ontario portion)									
December 2010	189	33	137	0	0	86	0	3	448
December 2009	222	49	118	0	0	25	0	21	435

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

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Ottawa City	230	210	32	24	116	258	131	301	509	793	-35.8
Ottawa, Vanier, Rockcliffe	12	8	10	6	8	15	48	161	78	190	-58.9
Nepean inside greenbelt	3	3	4	0	0	0	69	0	76	3	**
Nepean outside greenbelt	82	43	14	0	38	58	14	12	148	113	31.0
Gloucester inside greenbelt	2	1	0	4	0	6	0	16	2	27	-92.6
Gloucester outside greenbelt	21	44	0	8	0	12	0	0	21	64	-67.2
Kanata	23	5	0	2	44	29	0	0	67	36	86.1
Cumberland	36	42	4	0	15	29	0	112	55	183	-69.9
Goulbourn	29	37	0	4	8	45	0	0	37	86	-57.0
West Carleton	7	14	0	0	3	64	0	0	10	78	-87.2
Rideau	3	4	0	0	0	0	0	0	3	4	-25.0
Osgoode	12	9	0	0	0	0	0	0	12	9	33.3
Clarence-Rockland City	15	28	0	0	12	0	0	0	27	28	-3.6
Russell Township	4	0	2	0	0	0	0	0	6	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	249	238	34	24	128	258	131	301	542	821	-34.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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
Ottawa City	2,035	2,228	346	280	1,881	1,887	1,784	1,127	6,046	5,522	9.5
Ottawa, Vanier, Rockcliffe	107	113	96	86	85	171	992	716	1,280	1,086	17.9
Nepean inside greenbelt	21	13	10	2	52	12	81	0	164	27	**
Nepean outside greenbelt	457	669	86	20	469	512	349	141	1,361	1,342	1.4
Gloucester inside greenbelt	17	27	8	12	49	24	0	16	74	79	-6.3
Gloucester outside greenbelt	264	302	84	66	187	165	76	86	611	619	-1.3
Kanata	256	253	28	42	480	432	210	0	974	727	34.0
Cumberland	321	361	8	18	402	358	52	164	783	901	-13.1
Goulbourn	249	205	24	28	112	128	24	4	409	365	12.1
West Carleton	126	137	0	2	45	81	0	0	171	220	-22.3
Rideau	42	34	0	0	0	0	0	0	42	34	23.5
Osgoode	175	114	2	4	0	4	0	0	177	122	45.1
Clarence-Rockland City	206	161	8	10	43	22	66	0	323	193	67.4
Russell Township	61	82	8	9	4	0	4	8	77	99	-22.2
Ottawa-Gatineau CMA (Ontario Portion)	2,302	2,471	362	299	1,928	1,909	1,854	1,135	6,446	5,814	10.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Ottawa City	116	258	0	0	62	194	69	107
Ottawa, Vanier, Rockcliffe	8	15	0	0	48	54	0	107
Nepean inside greenbelt	0	0	0	0	0	0	69	0
Nepean outside greenbelt	38	58	0	0	14	12	0	0
Gloucester inside greenbelt	0	6	0	0	0	16	0	0
Gloucester outside greenbelt	0	12	0	0	0	0	0	0
Kanata	44	29	0	0	0	0	0	0
Cumberland	15	29	0	0	0	112	0	0
Goulbourn	8	45	0	0	0	0	0	0
West Carleton	3	64	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	12	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	128	258	0	0	62	194	69	107

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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
Ottawa City	1,871	1,863	10	24	1,529	945	255	182
Ottawa, Vanier, Rockcliffe	80	163	5	8	952	534	40	182
Nepean inside greenbelt	52	12	0	0	12	0	69	0
Nepean outside greenbelt	469	512	0	0	349	141	0	0
Gloucester inside greenbelt	44	24	5	0	0	16	0	0
Gloucester outside greenbelt	187	165	0	0	76	86	0	0
Kanata	480	432	0	0	64	0	146	0
Cumberland	402	342	0	16	52	164	0	0
Goulbourn	112	128	0	0	24	4	0	0
West Carleton	45	81	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	40	22	3	0	22	0	44	0
Russell Township	0	0	4	0	0	4	4	4
Ottawa-Gatineau CMA (Ontario Portion)	1,911	1,885	17	24	1,551	949	303	186

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Ottawa City	370	492	70	194	69	107	509	793
Ottawa, Vanier, Rockcliffe	22	29	56	54	0	107	78	190
Nepean inside greenbelt	7	3	0	0	69	0	76	3
Nepean outside greenbelt	134	101	14	12	0	0	148	113
Gloucester inside greenbelt	2	11	0	16	0	0	2	27
Gloucester outside greenbelt	21	64	0	0	0	0	21	64
Kanata	67	36	0	0	0	0	67	36
Cumberland	55	71	0	112	0	0	55	183
Goulbourn	37	86	0	0	0	0	37	86
West Carleton	10	78	0	0	0	0	10	78
Rideau	3	4	0	0	0	0	3	4
Osgoode	12	9	0	0	0	0	12	9
Clarence-Rockland City	27	28	0	0	0	0	27	28
Russell Township	6	0	0	0	0	0	6	0
Ottawa-Gatineau CMA (Ontario Portion)	403	520	70	194	69	107	542	821

Table 2.5: Starts by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	4,267	4,373	1,514	939	265	210	6,046	5,522
Ottawa, Vanier, Rockcliffe	277	358	958	534	45	194	1,280	1,086
Nepean inside greenbelt	83	15	12	12	69	0	164	27
Nepean outside greenbelt	1,037	1,201	324	141	0	0	1,361	1,342
Gloucester inside greenbelt	69	63	0	16	5	0	74	79
Gloucester outside greenbelt	547	547	64	72	0	0	611	619
Kanata	764	727	64	0	146	0	974	727
Cumberland	715	721	68	164	0	16	783	901
Goulbourn	385	365	24	0	0	0	409	365
West Carleton	171	220	0	0	0	0	171	220
Rideau	42	34	0	0	0	0	42	34
Osgoode	177	122	0	0	0	0	177	122
Clarence-Rockland City	254	191	22	0	47	2	323	193
Russell Township	69	95	0	0	8	4	77	99
Ottawa-Gatineau CMA (Ontario Portion)	4,590	4,659	1,536	939	320	216	6,446	5,814

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Ottawa City	162	190	30	38	139	105	206	26	537	359	49.6
Ottawa, Vanier, Rockcliffe	8	11	10	10	8	0	122	6	148	27	**
Nepean inside greenbelt	1	3	0	0	0	0	12	0	13	3	**
Nepean outside greenbelt	39	51	10	0	32	56	72	16	153	123	24.4
Gloucester inside greenbelt	0	5	0	2	0	3	0	0	0	10	-100.0
Gloucester outside greenbelt	14	23	4	10	0	4	0	0	18	37	-51.4
Kanata	19	20	6	4	15	21	0	0	40	45	-11.1
Cumberland	19	30	0	8	84	21	0	0	103	59	74.6
Goulbourn	24	11	0	4	0	0	0	4	24	19	26.3
West Carleton	17	11	0	0	0	0	0	0	17	11	54.5
Rideau	3	7	0	0	0	0	0	0	3	7	-57.1
Osgoode	18	18	0	0	0	0	0	0	18	18	0.0
Clarence-Rockland City	18	17	0	8	0	0	12	0	30	25	20.0
Russell Township	10	12	2	0	0	0	0	0	12	12	0.0
Ottawa-Gatineau CMA (Ontario Portion)	190	219	32	46	139	105	218	26	579	396	46.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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
Ottawa City	2,490	2,484	370	229	2,016	1,740	1,544	1,167	6,420	5,620	14.2
Ottawa, Vanier, Rockcliffe	133	102	104	93	193	133	1,126	437	1,556	765	103.4
Nepean inside greenbelt	13	15	2	2	36	43	41	297	92	357	-74.2
Nepean outside greenbelt	639	748	50	6	493	343	209	80	1,391	1,177	18.2
Gloucester inside greenbelt	18	29	14	4	27	52	0	10	59	95	-37.9
Gloucester outside greenbelt	349	272	102	36	147	226	68	114	666	648	2.8
Kanata	314	322	60	20	466	409	8	133	848	884	-4.1
Cumberland	406	377	8	12	405	336	92	44	911	769	18.5
Goulbourn	254	294	24	50	128	104	0	52	406	500	-18.8
West Carleton	162	136	2	0	117	94	0	0	281	230	22.2
Rideau	46	37	0	0	0	0	0	0	46	37	24.3
Osgoode	156	152	4	6	4	0	0	0	164	158	3.8
Clarence-Rockland City	194	117	4	10	37	7	46	0	281	134	109.7
Russell Township	65	111	10	9	8	0	0	13	83	133	-37.6
Ottawa-Gatineau CMA (Ontario Portion)	2,749	2,712	384	248	2,061	1,747	1,590	1,180	6,784	5,887	15.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market December 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Ottawa City	139	105	0	0	96	22	110	4
Ottawa, Vanier, Rockcliffe	8	0	0	0	12	6	110	0
Nepean inside greenbelt	0	0	0	0	12	0	0	0
Nepean outside greenbelt	32	56	0	0	72	16	0	0
Gloucester inside greenbelt	0	3	0	0	0	0	0	0
Gloucester outside greenbelt	0	4	0	0	0	0	0	0
Kanata	15	21	0	0	0	0	0	0
Cumberland	84	21	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	4
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	12	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	139	105	0	0	108	22	110	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 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
Ottawa City	1,991	1,728	25	12	1,400	953	144	214
Ottawa, Vanier, Rockcliffe	184	121	9	12	982	429	144	8
Nepean inside greenbelt	36	43	0	0	41	228	0	69
Nepean outside greenbelt	493	343	0	0	209	80	0	0
Gloucester inside greenbelt	27	52	0	0	0	10	0	0
Gloucester outside greenbelt	147	226	0	0	68	114	0	0
Kanata	466	409	0	0	8	0	0	133
Cumberland	389	336	16	0	92	44	0	0
Goulbourn	128	104	0	0	0	48	0	4
West Carleton	117	94	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	37	7	0	0	46	0	0	0
Russell Township	0	0	8	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario Portion)	2,028	1,735	33	12	1,446	953	144	227

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Ottawa City	323	333	104	22	110	4	537	359
Ottawa, Vanier, Rockcliffe	18	21	20	6	110	0	148	27
Nepean inside greenbelt	1	3	12	0	0	0	13	3
Nepean outside greenbelt	81	107	72	16	0	0	153	123
Gloucester inside greenbelt	0	10	0	0	0	0	0	10
Gloucester outside greenbelt	18	37	0	0	0	0	18	37
Kanata	40	45	0	0	0	0	40	45
Cumberland	103	59	0	0	0	0	103	59
Goulbourn	24	15	0	0	0	4	24	19
West Carleton	17	11	0	0	0	0	17	11
Rideau	3	7	0	0	0	0	3	7
Osgoode	18	18	0	0	0	0	18	18
Clarence-Rockland City	18	25	12	0	0	0	30	25
Russell Township	12	12	0	0	0	0	12	12
Ottawa-Gatineau CMA (Ontario Portion)	353	370	116	22	110	4	579	396

Table 3.5: Completions by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	4,808	4,437	1,431	955	181	228	6,420	5,620
Ottawa, Vanier, Rockcliffe	410	322	987	421	159	22	1,556	765
Nepean inside greenbelt	51	60	41	228	0	69	92	357
Nepean outside greenbelt	1,182	1,097	209	80	0	0	1,391	1,177
Gloucester inside greenbelt	57	85	0	10	2	0	59	95
Gloucester outside greenbelt	578	524	86	124	2	0	666	648
Kanata	840	751	8	0	0	133	848	884
Cumberland	795	725	100	44	16	0	911	769
Goulbourn	406	448	0	48	0	4	406	500
West Carleton	279	230	0	0	2	0	281	230
Rideau	46	37	0	0	0	0	46	37
Osgoode	164	158	0	0	0	0	164	158
Clarence-Rockland City	233	134	46	0	2	0	281	134
Russell Township	75	119	0	0	8	14	83	133
Ottawa-Gatineau CMA (Ontario Portion)	5,116	4,690	1,477	955	191	242	6,784	5,887

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
December 2010	0	0.0	0	0.0	29	24.2	48	40.0	43	35.8	120	466,245	502,964
December 2009	2	1.4	11	7.9	68	48.6	45	32.1	14	10.0	140	386,400	406,485
Year-to-date 2010	9	0.4	69	3.4	677	33.3	814	40.1	463	22.8	2,032	428,990	444,185
Year-to-date 2009	19	0.8	194	8.5	1,113	48.6	670	29.3	292	12.8	2,288	385,900	414,696
Ottawa, Vanier, Rockcliffe													
December 2010	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
December 2009	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	3	5.4	16	28.6	37	66.1	56	615,400	598,932
Year-to-date 2009	0	0.0	0	0.0	2	2.7	14	18.9	58	78.4	74	733,000	785,277
Nepean inside greenbelt													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 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	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Nepean outside greenbelt													
December 2010	0	0.0	0	0.0	16	42.1	19	50.0	3	7.9	38	427,400	424,021
December 2009	0	0.0	4	8.3	26	54.2	17	35.4	1	2.1	48	386,150	404,260
Year-to-date 2010	1	0.2	26	4.1	239	38.1	262	41.8	99	15.8	627	419,900	422,730
Year-to-date 2009	0	0.0	89	12.0	405	54.7	216	29.1	31	4.2	741	374,990	384,447
Gloucester inside greenbelt													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	18.2	12	54.5	6	27.3	22	453,300	480,168
Gloucester outside greenbelt													
December 2010	0	0.0	0	0.0	1	6.7	5	33.3	9	60.0	15	567,900	549,767
December 2009	0	0.0	0	0.0	12	54.5	8	36.4	2	9.1	22	391,400	408,126
Year-to-date 2010	0	0.0	1	0.3	57	17.6	160	49.5	105	32.5	323	464,900	473,521
Year-to-date 2009	0	0.0	5	2.0	131	51.2	89	34.8	31	12.1	256	396,950	417,860
Kanata													
December 2010	0	0.0	0	0.0	0	0.0	4	26.7	11	73.3	15	519,900	537,433
December 2009	1	5.9	2	11.8	12	70.6	2	11.8	0	0.0	17	347,900	344,610
Year-to-date 2010	0	0.0	10	3.4	116	39.7	97	33.2	69	23.6	292	421,400	439,459
Year-to-date 2009	1	0.3	11	3.5	171	54.3	95	30.2	37	11.7	315	382,900	406,458
Cumberland													
December 2010	0	0.0	0	0.0	8	42.1	7	36.8	4	21.1	19	417,500	444,979
December 2009	0	0.0	3	10.7	13	46.4	9	32.1	3	10.7	28	389,900	398,846
Year-to-date 2010	1	0.3	28	7.1	185	47.2	129	32.9	49	12.5	392	391,900	400,589
Year-to-date 2009	3	0.8	37	9.9	226	60.8	91	24.5	15	4.0	372	375,400	375,829
Goulbourn													
December 2010	0	0.0	0	0.0	4	22.2	10	55.6	4	22.2	18	453,990	511,979
December 2009	0	0.0	0	0.0	3	37.5	3	37.5	2	25.0	8	--	--
Year-to-date 2010	2	0.9	3	1.3	48	21.1	130	57.3	44	19.4	227	439,900	457,356
Year-to-date 2009	4	1.4	35	12.2	135	47.0	89	31.0	24	8.4	287	380,000	391,724

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
December 2009	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2010	5	9.6	1	1.9	19	36.5	7	13.5	20	38.5	52	421,950	459,402
Year-to-date 2009	0	0.0	6	6.1	17	17.3	29	29.6	46	46.9	98	478,450	522,128
Rideau													
December 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
December 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	580,800	621,517
Year-to-date 2009	4	19.0	1	4.8	5	23.8	7	33.3	4	19.0	21	403,000	397,019
Osgoode													
December 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
December 2009	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	10	22.2	9	20.0	26	57.8	45	560,000	604,956
Year-to-date 2009	7	7.3	10	10.4	16	16.7	27	28.1	36	37.5	96	435,000	469,825
Clarence-Rockland City													
December 2010	0	0.0	5	41.7	7	58.3	0	0.0	0	0.0	12	301,950	306,583
December 2009	4	44.4	1	11.1	4	44.4	0	0.0	0	0.0	9	--	--
Year-to-date 2010	22	14.8	72	48.3	49	32.9	6	4.0	0	0.0	149	283,900	293,355
Year-to-date 2009	26	30.2	30	34.9	24	27.9	4	4.7	2	2.3	86	267,900	289,039
Russell Township													
December 2010	0	0.0	1	12.5	5	62.5	2	25.0	0	0.0	8	--	--
December 2009	1	8.3	2	16.7	9	75.0	0	0.0	0	0.0	12	320,195	314,441
Year-to-date 2010	0	0.0	9	16.4	40	72.7	6	10.9	0	0.0	55	356,600	346,396
Year-to-date 2009	13	14.4	26	28.9	45	50.0	6	6.7	0	0.0	90	314,696	314,398
Ottawa-Gatineau CMA (Ontario portion)													
December 2010	0	0.0	6	4.3	41	29.3	50	35.7	43	30.7	140	446,445	477,558
December 2009	7	4.3	14	8.7	81	50.3	45	28.0	14	8.7	161	382,900	392,607
Year-to-date 2010	31	1.4	150	6.7	766	34.3	826	36.9	463	20.7	2,236	419,990	431,729
Year-to-date 2009	58	2.4	250	10.1	1,182	48.0	680	27.6	294	11.9	2,464	382,900	406,647

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
December 2010

Submarket	Dec 2010	Dec 2009	% Change	YTD 2010	YTD 2009	% Change
Ottawa City	502,964	406,485	23.7	444,185	414,696	7.1
Ottawa, Vanier, Rockcliffe	--	--	n/a	598,932	785,277	-23.7
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	424,021	404,260	4.9	422,730	384,447	10.0
Gloucester inside greenbelt	--	--	n/a	--	480,168	n/a
Gloucester outside greenbelt	549,767	408,126	34.7	473,521	417,860	13.3
Kanata	537,433	344,610	56.0	439,459	406,458	8.1
Cumberland	444,979	398,846	11.6	400,589	375,829	6.6
Goulbourn	511,979	--	n/a	457,356	391,724	16.8
West Carleton	--	--	n/a	459,402	522,128	-12.0
Rideau	--	--	n/a	621,517	397,019	56.5
Osgoode	--	--	n/a	604,956	469,825	28.8
Clarence-Rockland City	306,583	--	n/a	293,355	289,039	1.5
Russell Township	--	314,441	n/a	346,396	314,398	10.2
Ottawa-Gatineau CMA (Ontario Portion)	477,558	392,607	21.6	431,729	406,647	6.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
December 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	535	-19.4	1,085	1,682	1,979	54.8	290,930	1.8	267,805
	February	798	-20.3	1,040	1,752	1,805	57.6	273,991	-3.3	265,392
	March	1,170	6.5	1,081	2,420	1,937	55.8	287,911	-0.1	291,399
	April	1,608	1.8	1,211	2,570	1,899	63.8	298,593	0.9	294,784
	May	1,990	4.0	1,291	2,521	1,894	68.2	312,927	5.5	330,969
	June	1,912	11.8	1,379	2,246	1,784	77.3	307,793	3.2	287,788
	July	1,590	12.9	1,358	1,857	1,814	74.9	300,635	1.9	300,962
	August	1,227	2.0	1,222	1,743	1,835	66.6	315,176	11.5	325,020
	September	1,230	0.2	1,291	1,863	1,816	71.1	305,628	5.5	311,298
	October	1,223	25.6	1,348	1,616	1,807	74.6	320,561	14.1	321,208
	November	936	43.1	1,296	1,319	1,823	71.1	314,071	7.7	323,832
	December	704	48.5	1,322	701	1,900	69.6	311,604	14.3	321,790
2010	January	725	35.5	1,334	1,491	1,871	71.3	323,762	11.3	334,142
	February	1,132	41.9	1,369	1,982	2,055	66.6	318,894	16.4	323,324
	March	1,516	29.6	1,384	2,741	2,106	65.7	330,906	14.9	325,271
	April	1,854	15.3	1,406	3,049	2,231	63.0	333,854	11.8	311,615
	May	1,713	-13.9	974	2,823	2,076	46.9	334,360	6.8	387,807
	June	1,633	-14.6	1,149	2,700	2,209	52.0	328,238	6.6	313,799
	July	1,159	-27.1	981	1,962	1,998	49.1	322,342	7.2	326,281
	August	1,130	-7.9	1,109	1,879	1,935	57.3	322,281	2.3	318,743
	September	1,084	-11.9	1,152	2,113	2,074	55.5	324,841	6.3	321,811
	October	1,056	-13.7	1,215	1,876	2,196	55.3	341,517	6.5	334,462
	November	953	1.8	1,263	1,668	2,196	57.5	325,150	3.5	332,279
	December	631	-10.4	1,248	777	2,114	59.0	325,031	4.3	324,771
	Q4 2009	2,863	36.2		3,636			316,237	12.0	
	Q4 2010	2,640	-7.8		4,321			331,669	4.9	
	YTD 2009	14,923	7.3		22,290			304,801	4.9	
	YTD 2010	14,586	-2.3		25,061			328,439	7.8	

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

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2010

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49	173.5	114.4	491	6.2	71.5	991
	February	604	3.60	5.39	174.6	115.1	493	6.3	71.8	984
	March	631	3.60	5.85	175.2	115.3	498	6.1	72.2	969
	April	655	3.80	6.25	176.4	115.8	501	6.0	72.6	973
	May	639	3.70	5.99	176.7	116.4	507	6.0	73.3	981
	June	633	3.60	5.89	177.6	116.1	513	5.9	74.0	990
	July	627	3.50	5.79	177.6	117.2	513	6.3	74.3	992
	August	604	3.30	5.39	177.4	117.1	509	6.8	73.9	999
	September	604	3.30	5.39	177.5	117.3	505	7.2	73.6	1,006
	October	598	3.20	5.29	177.7	117.9	505	6.9	73.3	1,010
	November	607	3.35	5.44	180.6	118.1	507	6.8	73.4	1,003
	December	592	3.35	5.19		118.1	504	6.7	72.9	1,019

"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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