

HOUSING NOW

Ottawa*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2011

New Home Market

January's starts trending towards demographic needs in Ottawa

Total housing starts in the Ottawa Census Metropolitan Area (CMA) declined to 216 units in January, compared to a robust 371 units in January 2010.

Activity in single and multiple home

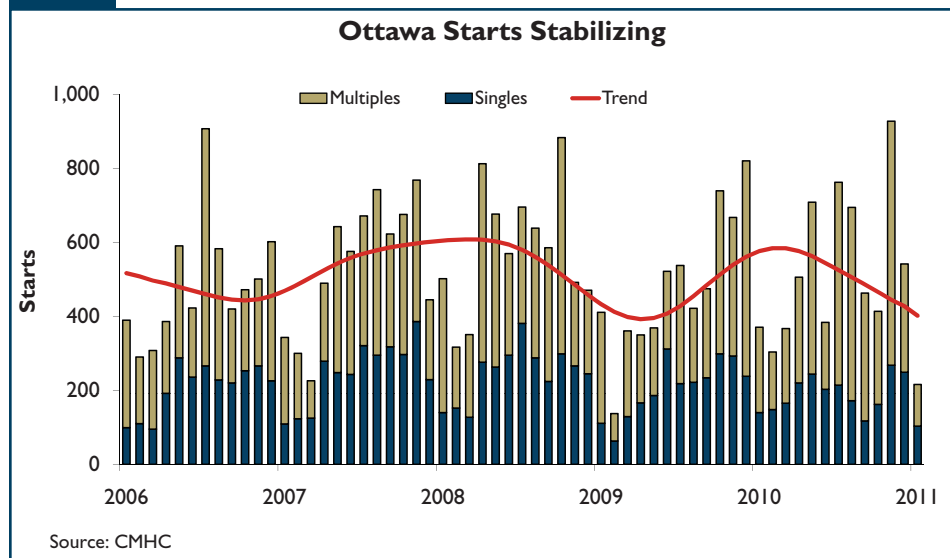
segments was comparatively even in the first month of the year, with apartment starts being the only type of home that moved higher compared to last January. January's new home starts remain closely aligned with CMHC's forecast of fewer starts in 2011.

New townhomes and single-detached homes accounted for over two-thirds of new starts. All of the apartment starts in Ottawa can be attributed entirely to condominiums, as they

Table of Contents

- 1 **New Home Market**
- 3 **Maps**
- 6 **Tables**

Figure 1



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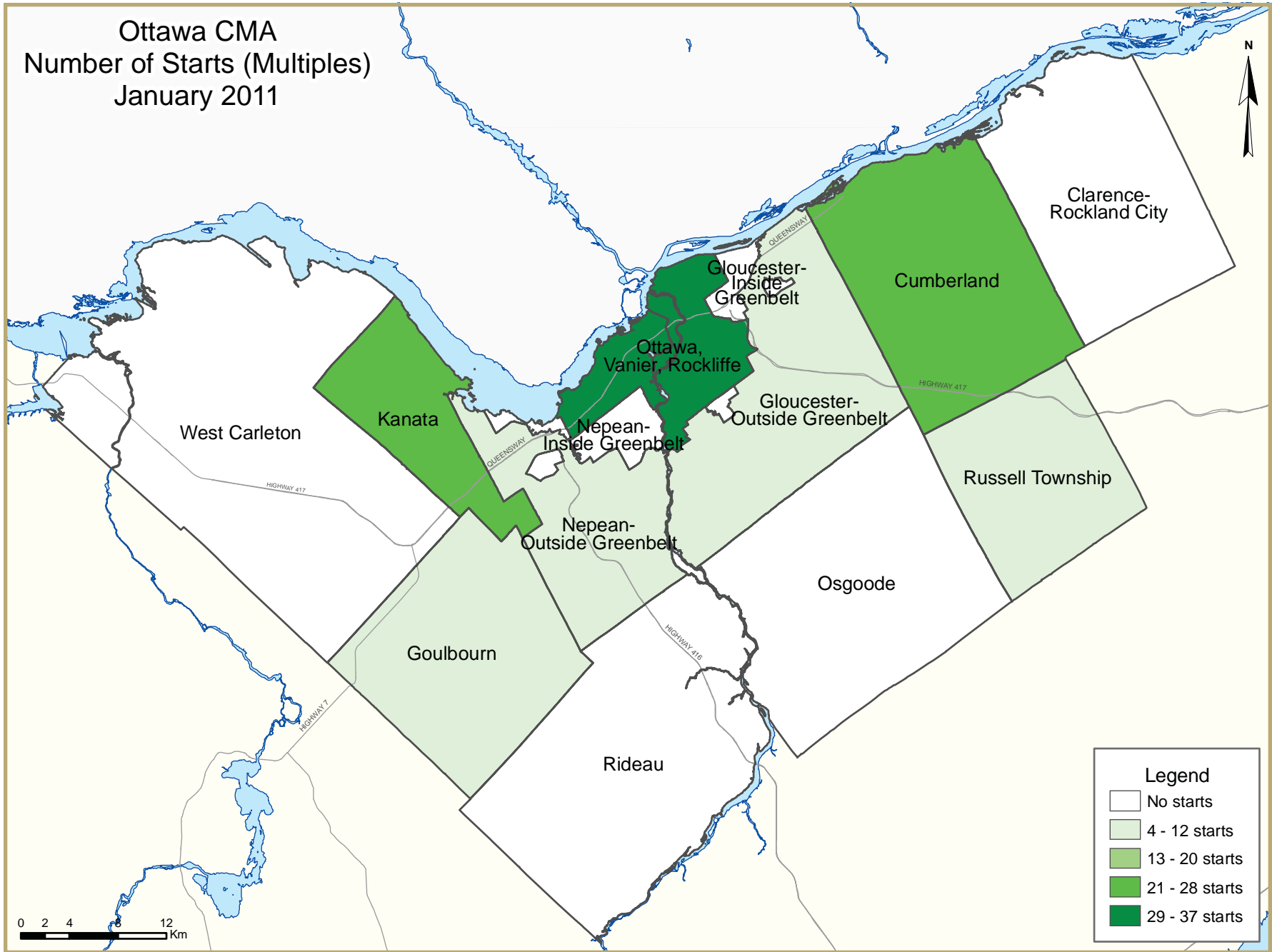
*Ontario part of Ottawa-Gatineau CMA

continue to be a popular dwelling type in the region. The trend towards condominiums continues, especially with the first-time homebuyer group. High-density homes should continue to be popular, as economic fundamentals continue to favour the construction of these types of dwellings.

Most regions witnessed declines in housing starts activity, with the old City of Ottawa and Goulbourn defying the trend. Gloucester and Nepean had no activity this month inside the Greenbelt and, as a result, had lower starts. Nepean led the way with 43 starts, while Gloucester only had 14. There was good activity in Kanata,

primarily in townhomes, and in the old City of Ottawa, with activity focused on all multiple segments. The outer suburbs actually saw more construction in the apartment segment than in single family homes, which confirms the trend in the Capital towards higher density dwellings.

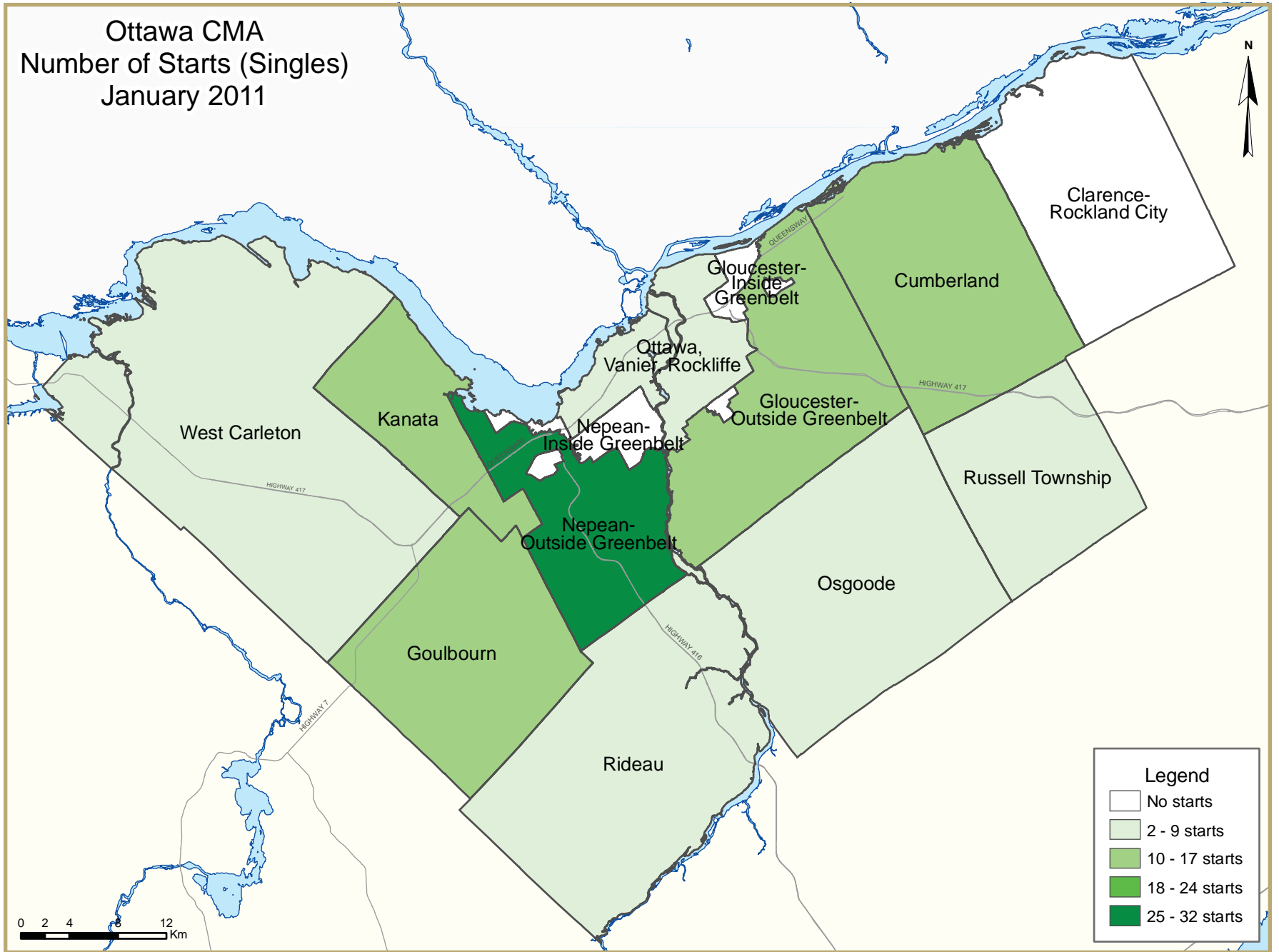
Ottawa CMA
 Number of Starts (Multiples)
 January 2011



0 2 4 12 Km



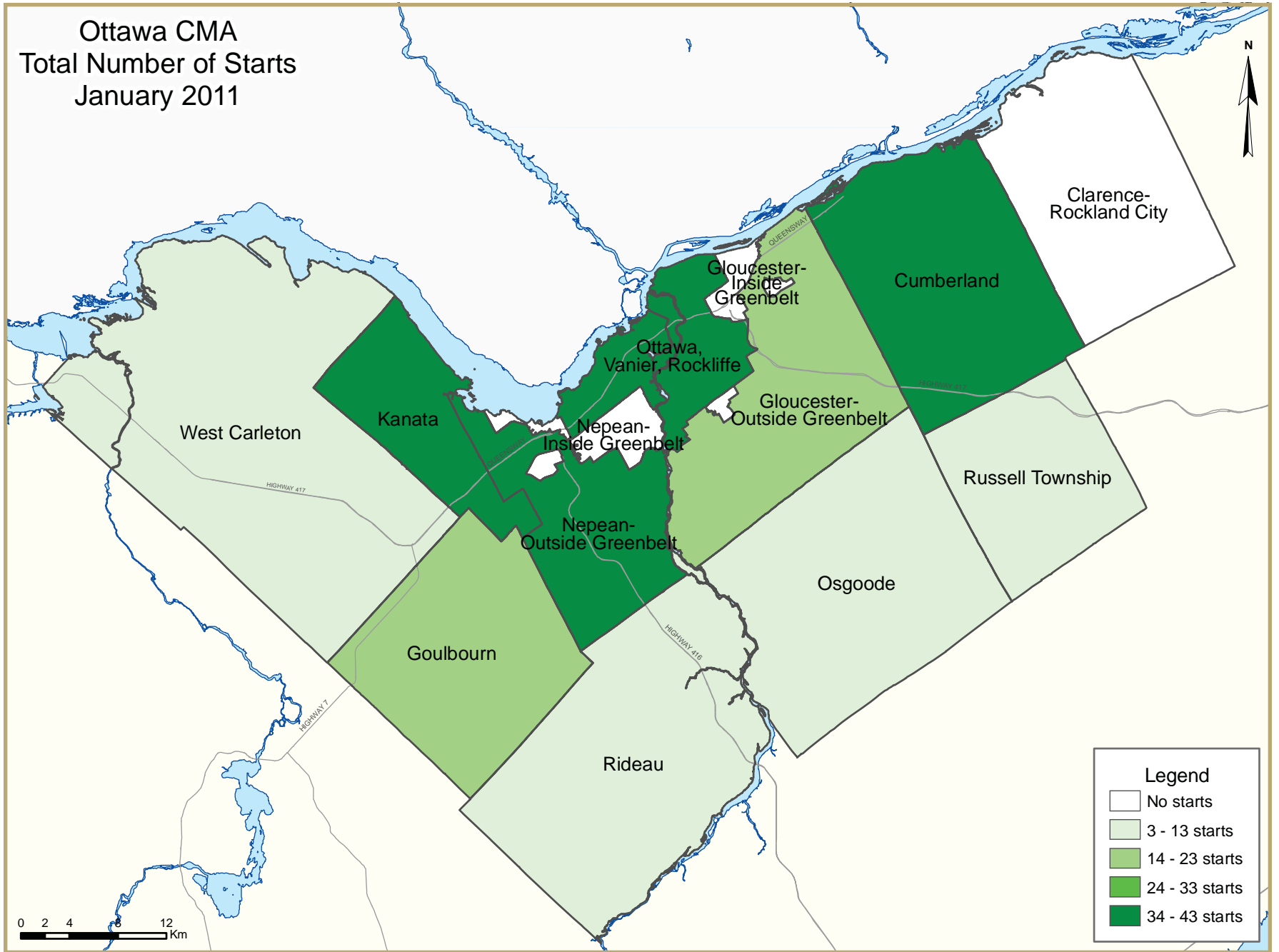
Ottawa CMA
 Number of Starts (Singles)
 January 2011



0 2 4 12 Km



Ottawa CMA
Total Number of Starts
January 2011



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)
January 2011

| | Ownership | | | | | | Rental | | Total* |
|-------------------------------------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| January 2011 | 103 | 16 | 51 | 0 | 0 | 46 | 0 | 0 | 216 |
| January 2010 | 140 | 28 | 175 | 0 | 0 | 24 | 4 | 0 | 371 |
| % Change | -26.4 | -42.9 | -70.9 | n/a | n/a | 91.7 | -100.0 | n/a | -41.8 |
| Year-to-date 2011 | 103 | 16 | 51 | 0 | 0 | 46 | 0 | 0 | 216 |
| Year-to-date 2010 | 140 | 28 | 175 | 0 | 0 | 24 | 4 | 0 | 371 |
| % Change | -26.4 | -42.9 | -70.9 | n/a | n/a | 91.7 | -100.0 | n/a | -41.8 |
| UNDER CONSTRUCTION | | | | | | | | | |
| January 2011 | 1,130 | 162 | 1,273 | 0 | 3 | 1,829 | 8 | 356 | 4,761 |
| January 2010 | 1,576 | 218 | 1,622 | 0 | 0 | 1,557 | 29 | 185 | 5,187 |
| % Change | -28.3 | -25.7 | -21.5 | n/a | n/a | 17.5 | -72.4 | 92.4 | -8.2 |
| COMPLETIONS | | | | | | | | | |
| January 2011 | 144 | 50 | 165 | 0 | 16 | 253 | 0 | 0 | 628 |
| January 2010 | 186 | 20 | 54 | 0 | 18 | 380 | 6 | 8 | 672 |
| % Change | -22.6 | 150.0 | ** | n/a | -11.1 | -33.4 | -100.0 | -100.0 | -6.5 |
| Year-to-date 2011 | 144 | 50 | 165 | 0 | 16 | 253 | 0 | 0 | 628 |
| Year-to-date 2010 | 186 | 20 | 54 | 0 | 18 | 380 | 6 | 8 | 672 |
| % Change | -22.6 | 150.0 | ** | n/a | -11.1 | -33.4 | -100.0 | -100.0 | -6.5 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| January 2011 | 25 | 23 | 86 | 0 | 9 | 167 | 1 | 59 | 370 |
| January 2010 | 19 | 11 | 100 | 0 | 1 | 144 | 2 | 77 | 354 |
| % Change | 31.6 | 109.1 | -14.0 | n/a | ** | 16.0 | -50.0 | -23.4 | 4.5 |
| ABSORBED | | | | | | | | | |
| January 2011 | 145 | 49 | 168 | 0 | 16 | 215 | 0 | 3 | 596 |
| January 2010 | 184 | 23 | 59 | 0 | 18 | 384 | 6 | 14 | 688 |
| % Change | -21.2 | 113.0 | 184.7 | n/a | -11.1 | -44.0 | -100.0 | -78.6 | -13.4 |
| Year-to-date 2011 | 145 | 49 | 168 | 0 | 16 | 215 | 0 | 3 | 596 |
| Year-to-date 2010 | 184 | 23 | 59 | 0 | 18 | 384 | 6 | 14 | 688 |
| % Change | -21.2 | 113.0 | 184.7 | n/a | -11.1 | -44.0 | -100.0 | -78.6 | -13.4 |

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

**Table 1.1: Housing Activity Summary by Submarket
January 2011**

| | Ownership | | | | | | Rental | | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| Ottawa City | | | | | | | | | |
| January 2011 | 101 | 16 | 51 | 0 | 0 | 40 | 0 | 0 | 208 |
| January 2010 | 134 | 28 | 167 | 0 | 0 | 24 | 0 | 0 | 353 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | |
| January 2011 | 2 | 10 | 11 | 0 | 0 | 16 | 0 | 0 | 39 |
| January 2010 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| Nepean inside greenbelt | | | | | | | | | |
| January 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2010 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Nepean outside greenbelt | | | | | | | | | |
| January 2011 | 32 | 6 | 5 | 0 | 0 | 0 | 0 | 0 | 43 |
| January 2010 | 10 | 0 | 55 | 0 | 0 | 16 | 0 | 0 | 81 |
| Gloucester inside greenbelt | | | | | | | | | |
| January 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2010 | 2 | 4 | 10 | 0 | 0 | 0 | 0 | 0 | 16 |
| Gloucester outside greenbelt | | | | | | | | | |
| January 2011 | 10 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 14 |
| January 2010 | 23 | 18 | 9 | 0 | 0 | 0 | 0 | 0 | 50 |
| Kanata | | | | | | | | | |
| January 2011 | 13 | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 39 |
| January 2010 | 39 | 2 | 24 | 0 | 0 | 0 | 0 | 0 | 65 |
| Cumberland | | | | | | | | | |
| January 2011 | 14 | 0 | 0 | 0 | 0 | 24 | 0 | 0 | 38 |
| January 2010 | 21 | 0 | 44 | 0 | 0 | 8 | 0 | 0 | 73 |
| Goulbourn | | | | | | | | | |
| January 2011 | 17 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 22 |
| January 2010 | 19 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| West Carleton | | | | | | | | | |
| January 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2010 | 6 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 31 |
| Rideau | | | | | | | | | |
| January 2011 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| January 2010 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Osgoode | | | | | | | | | |
| January 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| January 2010 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Clarence-Rockland City | | | | | | | | | |
| January 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2010 | 3 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 11 |
| Russell Township | | | | | | | | | |
| January 2011 | 2 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 8 |
| January 2010 | 3 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 7 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | |
| January 2011 | 103 | 16 | 51 | 0 | 0 | 46 | 0 | 0 | 216 |
| January 2010 | 140 | 28 | 175 | 0 | 0 | 24 | 4 | 0 | 371 |

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

**Table I.1: Housing Activity Summary by Submarket
January 2011**

| | Ownership | | | | | | Rental | | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| UNDER CONSTRUCTION | | | | | | | | | |
| Ottawa City | | | | | | | | | |
| January 2011 | 1,022 | 154 | 1,255 | 0 | 3 | 1,823 | 5 | 308 | 4,570 |
| January 2010 | 1,475 | 214 | 1,607 | 0 | 0 | 1,557 | 25 | 185 | 5,063 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | |
| January 2011 | 64 | 64 | 34 | 0 | 3 | 1,141 | 0 | 93 | 1,399 |
| January 2010 | 81 | 62 | 145 | 0 | 0 | 1,024 | 9 | 185 | 1,506 |
| Nepean inside greenbelt | | | | | | | | | |
| January 2011 | 14 | 10 | 28 | 0 | 0 | 16 | 0 | 69 | 137 |
| January 2010 | 8 | 2 | 12 | 0 | 0 | 45 | 0 | 0 | 67 |
| Nepean outside greenbelt | | | | | | | | | |
| January 2011 | 257 | 56 | 288 | 0 | 0 | 261 | 0 | 0 | 862 |
| January 2010 | 403 | 20 | 443 | 0 | 0 | 157 | 0 | 0 | 1,023 |
| Gloucester inside greenbelt | | | | | | | | | |
| January 2011 | 10 | 4 | 34 | 0 | 0 | 0 | 5 | 0 | 53 |
| January 2010 | 15 | 14 | 24 | 0 | 0 | 0 | 0 | 0 | 53 |
| Gloucester outside greenbelt | | | | | | | | | |
| January 2011 | 100 | 8 | 155 | 0 | 0 | 88 | 0 | 0 | 351 |
| January 2010 | 187 | 52 | 108 | 0 | 0 | 94 | 0 | 0 | 441 |
| Kanata | | | | | | | | | |
| January 2011 | 125 | 4 | 409 | 0 | 0 | 56 | 0 | 146 | 740 |
| January 2010 | 228 | 42 | 420 | 0 | 0 | 0 | 0 | 0 | 690 |
| Cumberland | | | | | | | | | |
| January 2011 | 132 | 2 | 183 | 0 | 0 | 237 | 0 | 0 | 554 |
| January 2010 | 197 | 0 | 217 | 0 | 0 | 237 | 16 | 0 | 667 |
| Goulbourn | | | | | | | | | |
| January 2011 | 149 | 4 | 114 | 0 | 0 | 24 | 0 | 0 | 291 |
| January 2010 | 169 | 16 | 128 | 0 | 0 | 0 | 0 | 0 | 313 |
| West Carleton | | | | | | | | | |
| January 2011 | 65 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 75 |
| January 2010 | 101 | 2 | 106 | 0 | 0 | 0 | 0 | 0 | 209 |
| Rideau | | | | | | | | | |
| January 2011 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| January 2010 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| Osgoode | | | | | | | | | |
| January 2011 | 83 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| January 2010 | 64 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 72 |
| Clarence-Rockland City | | | | | | | | | |
| January 2011 | 95 | 8 | 18 | 0 | 0 | 0 | 3 | 44 | 168 |
| January 2010 | 80 | 2 | 15 | 0 | 0 | 0 | 0 | 0 | 97 |
| Russell Township | | | | | | | | | |
| January 2011 | 13 | 0 | 0 | 0 | 0 | 6 | 0 | 4 | 23 |
| January 2010 | 21 | 2 | 0 | 0 | 0 | 0 | 4 | 0 | 27 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | |
| January 2011 | 1,130 | 162 | 1,273 | 0 | 3 | 1,829 | 8 | 356 | 4,761 |
| January 2010 | 1,576 | 218 | 1,622 | 0 | 0 | 1,557 | 29 | 185 | 5,187 |

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

**Table 1.1: Housing Activity Summary by Submarket
January 2011**

| | Ownership | | | | | | Rental | | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETIONS | | | | | | | | | |
| Ottawa City | | | | | | | | | |
| January 2011 | 125 | 46 | 165 | 0 | 16 | 243 | 0 | 0 | 595 |
| January 2010 | 158 | 20 | 46 | 0 | 18 | 346 | 0 | 8 | 596 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | |
| January 2011 | 7 | 8 | 10 | 0 | 8 | 185 | 0 | 0 | 218 |
| January 2010 | 18 | 6 | 0 | 0 | 0 | 298 | 0 | 8 | 330 |
| Nepean inside greenbelt | | | | | | | | | |
| January 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2010 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Nepean outside greenbelt | | | | | | | | | |
| January 2011 | 25 | 6 | 92 | 0 | 0 | 32 | 0 | 0 | 155 |
| January 2010 | 41 | 0 | 11 | 0 | 0 | 12 | 0 | 0 | 64 |
| Gloucester inside greenbelt | | | | | | | | | |
| January 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| January 2010 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 6 |
| Gloucester outside greenbelt | | | | | | | | | |
| January 2011 | 10 | 10 | 19 | 0 | 0 | 14 | 0 | 0 | 53 |
| January 2010 | 20 | 4 | 13 | 0 | 18 | 0 | 0 | 0 | 55 |
| Kanata | | | | | | | | | |
| January 2011 | 26 | 4 | 27 | 0 | 0 | 0 | 0 | 0 | 57 |
| January 2010 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Cumberland | | | | | | | | | |
| January 2011 | 10 | 6 | 14 | 0 | 8 | 12 | 0 | 0 | 50 |
| January 2010 | 36 | 8 | 19 | 0 | 0 | 36 | 0 | 0 | 99 |
| Goulbourn | | | | | | | | | |
| January 2011 | 21 | 12 | 3 | 0 | 0 | 0 | 0 | 0 | 36 |
| January 2010 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| West Carleton | | | | | | | | | |
| January 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| January 2010 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Rideau | | | | | | | | | |
| January 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2010 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Osgoode | | | | | | | | | |
| January 2011 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| January 2010 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Clarence-Rockland City | | | | | | | | | |
| January 2011 | 15 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 25 |
| January 2010 | 23 | 0 | 8 | 0 | 0 | 34 | 2 | 0 | 67 |
| Russell Township | | | | | | | | | |
| January 2011 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| January 2010 | 5 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 9 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | |
| January 2011 | 144 | 50 | 165 | 0 | 16 | 253 | 0 | 0 | 628 |
| January 2010 | 186 | 20 | 54 | 0 | 18 | 380 | 6 | 8 | 672 |

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

**Table 1.1: Housing Activity Summary by Submarket
January 2011**

| | Ownership | | | | | | Rental | | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Ottawa City | | | | | | | | | |
| January 2011 | 24 | 23 | 86 | 0 | 9 | 155 | 1 | 59 | 357 |
| January 2010 | 14 | 11 | 100 | 0 | 1 | 131 | 2 | 77 | 336 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | |
| January 2011 | 7 | 5 | 8 | 0 | 8 | 126 | 0 | 0 | 154 |
| January 2010 | 0 | 10 | 4 | 0 | 0 | 105 | 1 | 4 | 124 |
| Nepean inside greenbelt | | | | | | | | | |
| January 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| January 2010 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 8 | 11 |
| Nepean outside greenbelt | | | | | | | | | |
| January 2011 | 2 | 2 | 18 | 0 | 1 | 22 | 1 | 0 | 46 |
| January 2010 | 4 | 0 | 19 | 0 | 1 | 6 | 1 | 0 | 31 |
| Gloucester inside greenbelt | | | | | | | | | |
| January 2011 | 1 | 0 | 4 | 0 | 0 | 5 | 0 | 0 | 10 |
| January 2010 | 0 | 0 | 3 | 0 | 0 | 6 | 0 | 0 | 9 |
| Gloucester outside greenbelt | | | | | | | | | |
| January 2011 | 7 | 10 | 22 | 0 | 0 | 0 | 0 | 0 | 39 |
| January 2010 | 4 | 0 | 23 | 0 | 0 | 13 | 0 | 0 | 40 |
| Kanata | | | | | | | | | |
| January 2011 | 2 | 5 | 16 | 0 | 0 | 2 | 0 | 55 | 80 |
| January 2010 | 0 | 1 | 20 | 0 | 0 | 0 | 0 | 65 | 86 |
| Cumberland | | | | | | | | | |
| January 2011 | 4 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 14 |
| January 2010 | 4 | 0 | 19 | 0 | 0 | 0 | 0 | 0 | 23 |
| Goulbourn | | | | | | | | | |
| January 2011 | 0 | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 8 |
| January 2010 | 0 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 8 |
| West Carleton | | | | | | | | | |
| January 2011 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2010 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Rideau | | | | | | | | | |
| January 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | | | | | | | | | |
| January 2011 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2010 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Clarence-Rockland City | | | | | | | | | |
| January 2011 | 1 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 13 |
| January 2010 | 0 | 0 | 0 | 0 | 0 | 13 | 0 | 0 | 13 |
| Russell Township | | | | | | | | | |
| January 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2010 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | |
| January 2011 | 25 | 23 | 86 | 0 | 9 | 167 | 1 | 59 | 370 |
| January 2010 | 19 | 11 | 100 | 0 | 1 | 144 | 2 | 77 | 354 |

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

**Table 1.1: Housing Activity Summary by Submarket
January 2011**

| | Ownership | | | | | | Rental | | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| ABSORBED | | | | | | | | | |
| Ottawa City | | | | | | | | | |
| January 2011 | 125 | 45 | 168 | 0 | 16 | 205 | 0 | 3 | 562 |
| January 2010 | 155 | 23 | 51 | 0 | 18 | 351 | 0 | 14 | 612 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | |
| January 2011 | 7 | 9 | 10 | 0 | 8 | 145 | 0 | 0 | 179 |
| January 2010 | 18 | 9 | 0 | 0 | 0 | 296 | 0 | 4 | 327 |
| Nepean inside greenbelt | | | | | | | | | |
| January 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2010 | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 5 | 9 |
| Nepean outside greenbelt | | | | | | | | | |
| January 2011 | 25 | 6 | 95 | 0 | 0 | 34 | 0 | 0 | 160 |
| January 2010 | 41 | 0 | 14 | 0 | 0 | 14 | 0 | 0 | 69 |
| Gloucester inside greenbelt | | | | | | | | | |
| January 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| January 2010 | 3 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 6 |
| Gloucester outside greenbelt | | | | | | | | | |
| January 2011 | 10 | 9 | 12 | 0 | 0 | 14 | 0 | 0 | 45 |
| January 2010 | 19 | 4 | 13 | 0 | 18 | 1 | 0 | 0 | 55 |
| Kanata | | | | | | | | | |
| January 2011 | 26 | 3 | 24 | 0 | 0 | 0 | 0 | 3 | 56 |
| January 2010 | 7 | 0 | 3 | 0 | 0 | 0 | 0 | 5 | 15 |
| Cumberland | | | | | | | | | |
| January 2011 | 10 | 6 | 21 | 0 | 8 | 12 | 0 | 0 | 57 |
| January 2010 | 34 | 8 | 19 | 0 | 0 | 36 | 0 | 0 | 97 |
| Goulbourn | | | | | | | | | |
| January 2011 | 21 | 12 | 6 | 0 | 0 | 0 | 0 | 0 | 39 |
| January 2010 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| West Carleton | | | | | | | | | |
| January 2011 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| January 2010 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Rideau | | | | | | | | | |
| January 2011 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2010 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| Osgoode | | | | | | | | | |
| January 2011 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| January 2010 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Clarence-Rockland City | | | | | | | | | |
| January 2011 | 15 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 25 |
| January 2010 | 24 | 0 | 8 | 0 | 0 | 33 | 2 | 0 | 67 |
| Russell Township | | | | | | | | | |
| January 2011 | 5 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| January 2010 | 5 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 9 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | |
| January 2011 | 145 | 49 | 168 | 0 | 16 | 215 | 0 | 3 | 596 |
| January 2010 | 184 | 23 | 59 | 0 | 18 | 384 | 6 | 14 | 688 |

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, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | 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
January 2011**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--|------------|------------|-----------|-----------|-----------|------------|--------------|-----------|------------|------------|--------------|
| | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | % Change |
| Ottawa City | 101 | 134 | 16 | 28 | 51 | 167 | 40 | 24 | 208 | 353 | -41.1 |
| Ottawa, Vanier, Rockcliffe | 2 | 4 | 10 | 2 | 11 | 0 | 16 | 0 | 39 | 6 | ** |
| Nepean inside greenbelt | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Nepean outside greenbelt | 32 | 10 | 6 | 0 | 5 | 55 | 0 | 16 | 43 | 81 | -46.9 |
| Gloucester inside greenbelt | 0 | 2 | 0 | 4 | 0 | 10 | 0 | 0 | 0 | 16 | -100.0 |
| Gloucester outside greenbelt | 10 | 23 | 0 | 18 | 4 | 9 | 0 | 0 | 14 | 50 | -72.0 |
| Kanata | 13 | 39 | 0 | 2 | 26 | 24 | 0 | 0 | 39 | 65 | -40.0 |
| Cumberland | 14 | 21 | 0 | 0 | 0 | 44 | 24 | 8 | 38 | 73 | -47.9 |
| Goulbourn | 17 | 19 | 0 | 2 | 5 | 0 | 0 | 0 | 22 | 21 | 4.8 |
| West Carleton | 3 | 6 | 0 | 0 | 0 | 25 | 0 | 0 | 3 | 31 | -90.3 |
| Rideau | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | ** |
| Osgoode | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 8 | -25.0 |
| Clarence-Rockland City | 0 | 3 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 11 | -100.0 |
| Russell Township | 2 | 3 | 0 | 0 | 0 | 4 | 6 | 0 | 8 | 7 | 14.3 |
| Ottawa-Gatineau CMA (Ontario Portion) | 103 | 140 | 16 | 28 | 51 | 179 | 46 | 24 | 216 | 371 | -41.8 |

**Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2011**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--|------------|------------|-----------|-----------|-----------|------------|--------------|-----------|------------|------------|--------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | % Change |
| Ottawa City | 101 | 134 | 16 | 28 | 51 | 167 | 40 | 24 | 208 | 353 | -41.1 |
| Ottawa, Vanier, Rockcliffe | 2 | 4 | 10 | 2 | 11 | 0 | 16 | 0 | 39 | 6 | ** |
| Nepean inside greenbelt | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Nepean outside greenbelt | 32 | 10 | 6 | 0 | 5 | 55 | 0 | 16 | 43 | 81 | -46.9 |
| Gloucester inside greenbelt | 0 | 2 | 0 | 4 | 0 | 10 | 0 | 0 | 0 | 16 | -100.0 |
| Gloucester outside greenbelt | 10 | 23 | 0 | 18 | 4 | 9 | 0 | 0 | 14 | 50 | -72.0 |
| Kanata | 13 | 39 | 0 | 2 | 26 | 24 | 0 | 0 | 39 | 65 | -40.0 |
| Cumberland | 14 | 21 | 0 | 0 | 0 | 44 | 24 | 8 | 38 | 73 | -47.9 |
| Goulbourn | 17 | 19 | 0 | 2 | 5 | 0 | 0 | 0 | 22 | 21 | 4.8 |
| West Carleton | 3 | 6 | 0 | 0 | 0 | 25 | 0 | 0 | 3 | 31 | -90.3 |
| Rideau | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | ** |
| Osgoode | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 8 | -25.0 |
| Clarence-Rockland City | 0 | 3 | 0 | 0 | 0 | 8 | 0 | 0 | 0 | 11 | -100.0 |
| Russell Township | 2 | 3 | 0 | 0 | 0 | 4 | 6 | 0 | 8 | 7 | 14.3 |
| Ottawa-Gatineau CMA (Ontario Portion) | 103 | 140 | 16 | 28 | 51 | 179 | 46 | 24 | 216 | 371 | -41.8 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2011**

| Submarket | Row | | | | Apt. & Other | | | |
|--|--------------------------|------------|----------|----------|--------------------------|-----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 |
| Ottawa City | 51 | 167 | 0 | 0 | 40 | 24 | 0 | 0 |
| Ottawa, Vanier, Rockcliffe | 11 | 0 | 0 | 0 | 16 | 0 | 0 | 0 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 5 | 55 | 0 | 0 | 0 | 16 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 4 | 9 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kanata | 26 | 24 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 0 | 44 | 0 | 0 | 24 | 8 | 0 | 0 |
| Goulbourn | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 25 | 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 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 4 | 6 | 0 | 0 | 0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 51 | 175 | 0 | 4 | 46 | 24 | 0 | 0 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2011**

| Submarket | Row | | | | Apt. & Other | | | |
|--|--------------------------|------------|----------|----------|--------------------------|-----------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Ottawa City | 51 | 167 | 0 | 0 | 40 | 24 | 0 | 0 |
| Ottawa, Vanier, Rockcliffe | 11 | 0 | 0 | 0 | 16 | 0 | 0 | 0 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 5 | 55 | 0 | 0 | 0 | 16 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 4 | 9 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kanata | 26 | 24 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 0 | 44 | 0 | 0 | 24 | 8 | 0 | 0 |
| Goulbourn | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 25 | 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 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 4 | 6 | 0 | 0 | 0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 51 | 175 | 0 | 4 | 46 | 24 | 0 | 0 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
January 2011**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--|------------|------------|-------------|-----------|----------|----------|------------|------------|
| | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 |
| Ottawa City | 168 | 329 | 40 | 24 | 0 | 0 | 208 | 353 |
| Ottawa, Vanier, Rockcliffe | 23 | 6 | 16 | 0 | 0 | 0 | 39 | 6 |
| Nepean inside greenbelt | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Nepean outside greenbelt | 43 | 65 | 0 | 16 | 0 | 0 | 43 | 81 |
| Gloucester inside greenbelt | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 16 |
| Gloucester outside greenbelt | 14 | 50 | 0 | 0 | 0 | 0 | 14 | 50 |
| Kanata | 39 | 65 | 0 | 0 | 0 | 0 | 39 | 65 |
| Cumberland | 14 | 65 | 24 | 8 | 0 | 0 | 38 | 73 |
| Goulbourn | 22 | 21 | 0 | 0 | 0 | 0 | 22 | 21 |
| West Carleton | 3 | 31 | 0 | 0 | 0 | 0 | 3 | 31 |
| Rideau | 4 | 1 | 0 | 0 | 0 | 0 | 4 | 1 |
| Osgoode | 6 | 8 | 0 | 0 | 0 | 0 | 6 | 8 |
| Clarence-Rockland City | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 11 |
| Russell Township | 2 | 3 | 6 | 0 | 0 | 4 | 8 | 7 |
| Ottawa-Gatineau CMA (Ontario Portion) | 170 | 343 | 46 | 24 | 0 | 4 | 216 | 371 |

**Table 2.5: Starts by Submarket and by Intended Market
January - January 2011**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--|------------|------------|-------------|-----------|----------|----------|------------|------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Ottawa City | 168 | 329 | 40 | 24 | 0 | 0 | 208 | 353 |
| Ottawa, Vanier, Rockcliffe | 23 | 6 | 16 | 0 | 0 | 0 | 39 | 6 |
| Nepean inside greenbelt | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Nepean outside greenbelt | 43 | 65 | 0 | 16 | 0 | 0 | 43 | 81 |
| Gloucester inside greenbelt | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 16 |
| Gloucester outside greenbelt | 14 | 50 | 0 | 0 | 0 | 0 | 14 | 50 |
| Kanata | 39 | 65 | 0 | 0 | 0 | 0 | 39 | 65 |
| Cumberland | 14 | 65 | 24 | 8 | 0 | 0 | 38 | 73 |
| Goulbourn | 22 | 21 | 0 | 0 | 0 | 0 | 22 | 21 |
| West Carleton | 3 | 31 | 0 | 0 | 0 | 0 | 3 | 31 |
| Rideau | 4 | 1 | 0 | 0 | 0 | 0 | 4 | 1 |
| Osgoode | 6 | 8 | 0 | 0 | 0 | 0 | 6 | 8 |
| Clarence-Rockland City | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 11 |
| Russell Township | 2 | 3 | 6 | 0 | 0 | 4 | 8 | 7 |
| Ottawa-Gatineau CMA (Ontario Portion) | 170 | 343 | 46 | 24 | 0 | 4 | 216 | 371 |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
January 2011**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total* | | |
|--|------------|------------|-----------|-----------|------------|-----------|--------------|------------|------------|------------|-------------|
| | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | % Change |
| Ottawa City | 125 | 158 | 46 | 20 | 181 | 64 | 243 | 354 | 595 | 596 | -0.2 |
| Ottawa, Vanier, Rockcliffe | 7 | 18 | 8 | 6 | 18 | 0 | 185 | 306 | 218 | 330 | -33.9 |
| Nepean inside greenbelt | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Nepean outside greenbelt | 25 | 41 | 6 | 0 | 92 | 11 | 32 | 12 | 155 | 64 | 142.2 |
| Gloucester inside greenbelt | 6 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 6 | 6 | 0.0 |
| Gloucester outside greenbelt | 10 | 20 | 10 | 4 | 19 | 31 | 14 | 0 | 53 | 55 | -3.6 |
| Kanata | 26 | 7 | 4 | 0 | 27 | 0 | 0 | 0 | 57 | 7 | ** |
| Cumberland | 10 | 36 | 6 | 8 | 22 | 19 | 12 | 36 | 50 | 99 | -49.5 |
| Goulbourn | 21 | 8 | 12 | 2 | 3 | 0 | 0 | 0 | 36 | 10 | ** |
| West Carleton | 6 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 9 | -33.3 |
| Rideau | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 5 | -40.0 |
| Osgoode | 8 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 10 | -20.0 |
| Clarence-Rockland City | 15 | 23 | 0 | 2 | 0 | 8 | 10 | 34 | 25 | 67 | -62.7 |
| Russell Township | 4 | 5 | 4 | 0 | 0 | 4 | 0 | 0 | 8 | 9 | -11.1 |
| Ottawa-Gatineau CMA (Ontario Portion) | 144 | 186 | 50 | 22 | 181 | 76 | 253 | 388 | 628 | 672 | -6.5 |

**Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2011**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total* | | |
|--|------------|------------|-----------|-----------|------------|-----------|--------------|------------|------------|------------|-------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | % Change |
| Ottawa City | 125 | 158 | 46 | 20 | 181 | 64 | 243 | 354 | 595 | 596 | -0.2 |
| Ottawa, Vanier, Rockcliffe | 7 | 18 | 8 | 6 | 18 | 0 | 185 | 306 | 218 | 330 | -33.9 |
| Nepean inside greenbelt | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Nepean outside greenbelt | 25 | 41 | 6 | 0 | 92 | 11 | 32 | 12 | 155 | 64 | 142.2 |
| Gloucester inside greenbelt | 6 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 6 | 6 | 0.0 |
| Gloucester outside greenbelt | 10 | 20 | 10 | 4 | 19 | 31 | 14 | 0 | 53 | 55 | -3.6 |
| Kanata | 26 | 7 | 4 | 0 | 27 | 0 | 0 | 0 | 57 | 7 | ** |
| Cumberland | 10 | 36 | 6 | 8 | 22 | 19 | 12 | 36 | 50 | 99 | -49.5 |
| Goulbourn | 21 | 8 | 12 | 2 | 3 | 0 | 0 | 0 | 36 | 10 | ** |
| West Carleton | 6 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 9 | -33.3 |
| Rideau | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 5 | -40.0 |
| Osgoode | 8 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 10 | -20.0 |
| Clarence-Rockland City | 15 | 23 | 0 | 2 | 0 | 8 | 10 | 34 | 25 | 67 | -62.7 |
| Russell Township | 4 | 5 | 4 | 0 | 0 | 4 | 0 | 0 | 8 | 9 | -11.1 |
| Ottawa-Gatineau CMA (Ontario Portion) | 144 | 186 | 50 | 22 | 181 | 76 | 253 | 388 | 628 | 672 | -6.5 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2011**

| Submarket | Row | | | | Apt. & Other | | | |
|--|--------------------------|-----------|----------|----------|--------------------------|------------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 |
| Ottawa City | 181 | 64 | 0 | 0 | 243 | 346 | 0 | 8 |
| Ottawa, Vanier, Rockcliffe | 18 | 0 | 0 | 0 | 185 | 298 | 0 | 8 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 92 | 11 | 0 | 0 | 32 | 12 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 19 | 31 | 0 | 0 | 14 | 0 | 0 | 0 |
| Kanata | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 22 | 19 | 0 | 0 | 12 | 36 | 0 | 0 |
| Goulbourn | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 | 8 | 0 | 0 | 10 | 34 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 181 | 72 | 0 | 4 | 253 | 380 | 0 | 8 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2011**

| Submarket | Row | | | | Apt. & Other | | | |
|--|--------------------------|-----------|----------|----------|--------------------------|------------|----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Ottawa City | 181 | 64 | 0 | 0 | 243 | 346 | 0 | 8 |
| Ottawa, Vanier, Rockcliffe | 18 | 0 | 0 | 0 | 185 | 298 | 0 | 8 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 92 | 11 | 0 | 0 | 32 | 12 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 19 | 31 | 0 | 0 | 14 | 0 | 0 | 0 |
| Kanata | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 22 | 19 | 0 | 0 | 12 | 36 | 0 | 0 |
| Goulbourn | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 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 | 8 | 0 | 0 | 10 | 34 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 181 | 72 | 0 | 4 | 253 | 380 | 0 | 8 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
January 2011**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--|------------|------------|-------------|------------|----------|-----------|------------|------------|
| | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 | Jan 2011 | Jan 2010 |
| Ottawa City | 336 | 224 | 259 | 364 | 0 | 8 | 595 | 596 |
| Ottawa, Vanier, Rockcliffe | 25 | 24 | 193 | 298 | 0 | 8 | 218 | 330 |
| Nepean inside greenbelt | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 1 |
| Nepean outside greenbelt | 123 | 52 | 32 | 12 | 0 | 0 | 155 | 64 |
| Gloucester inside greenbelt | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 6 |
| Gloucester outside greenbelt | 39 | 37 | 14 | 18 | 0 | 0 | 53 | 55 |
| Kanata | 57 | 7 | 0 | 0 | 0 | 0 | 57 | 7 |
| Cumberland | 30 | 63 | 20 | 36 | 0 | 0 | 50 | 99 |
| Goulbourn | 36 | 10 | 0 | 0 | 0 | 0 | 36 | 10 |
| West Carleton | 6 | 9 | 0 | 0 | 0 | 0 | 6 | 9 |
| Rideau | 3 | 5 | 0 | 0 | 0 | 0 | 3 | 5 |
| Osgoode | 8 | 10 | 0 | 0 | 0 | 0 | 8 | 10 |
| Clarence-Rockland City | 15 | 31 | 10 | 34 | 0 | 2 | 25 | 67 |
| Russell Township | 8 | 5 | 0 | 0 | 0 | 4 | 8 | 9 |
| Ottawa-Gatineau CMA (Ontario Portion) | 359 | 260 | 269 | 398 | 0 | 14 | 628 | 672 |

**Table 3.5: Completions by Submarket and by Intended Market
January - January 2011**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--|------------|------------|-------------|------------|----------|-----------|------------|------------|
| | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 | YTD 2011 | YTD 2010 |
| Ottawa City | 336 | 224 | 259 | 364 | 0 | 8 | 595 | 596 |
| Ottawa, Vanier, Rockcliffe | 25 | 24 | 193 | 298 | 0 | 8 | 218 | 330 |
| Nepean inside greenbelt | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 1 |
| Nepean outside greenbelt | 123 | 52 | 32 | 12 | 0 | 0 | 155 | 64 |
| Gloucester inside greenbelt | 6 | 6 | 0 | 0 | 0 | 0 | 6 | 6 |
| Gloucester outside greenbelt | 39 | 37 | 14 | 18 | 0 | 0 | 53 | 55 |
| Kanata | 57 | 7 | 0 | 0 | 0 | 0 | 57 | 7 |
| Cumberland | 30 | 63 | 20 | 36 | 0 | 0 | 50 | 99 |
| Goulbourn | 36 | 10 | 0 | 0 | 0 | 0 | 36 | 10 |
| West Carleton | 6 | 9 | 0 | 0 | 0 | 0 | 6 | 9 |
| Rideau | 3 | 5 | 0 | 0 | 0 | 0 | 3 | 5 |
| Osgoode | 8 | 10 | 0 | 0 | 0 | 0 | 8 | 10 |
| Clarence-Rockland City | 15 | 31 | 10 | 34 | 0 | 2 | 25 | 67 |
| Russell Township | 8 | 5 | 0 | 0 | 0 | 4 | 8 | 9 |
| Ottawa-Gatineau CMA (Ontario Portion) | 359 | 260 | 269 | 398 | 0 | 14 | 628 | 672 |

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
January 2011**

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|-------------------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$300,000 | | \$300,000 - \$374,999 | | \$375,000 - \$424,999 | | \$425,000 - \$499,999 | | \$500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Ottawa City | | | | | | | | | | | | | |
| January 2011 | 0 | 0.0 | 4 | 4.2 | 17 | 17.7 | 41 | 42.7 | 34 | 35.4 | 96 | 486,400 | 500,909 |
| January 2010 | 16 | 14.3 | 33 | 29.5 | 23 | 20.5 | 26 | 23.2 | 14 | 12.5 | 112 | 388,650 | 409,597 |
| Year-to-date 2011 | 0 | 0.0 | 4 | 4.2 | 17 | 17.7 | 41 | 42.7 | 34 | 35.4 | 96 | 486,400 | 500,909 |
| Year-to-date 2010 | 16 | 14.3 | 33 | 29.5 | 23 | 20.5 | 26 | 23.2 | 14 | 12.5 | 112 | 388,650 | 409,597 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | | | | | |
| January 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 3 | 60.0 | 5 | -- | -- |
| January 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 28.6 | 5 | 71.4 | 7 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 3 | 60.0 | 5 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 28.6 | 5 | 71.4 | 7 | -- | -- |
| Nepean inside greenbelt | | | | | | | | | | | | | |
| January 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Nepean outside greenbelt | | | | | | | | | | | | | |
| January 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 13 | 56.5 | 10 | 43.5 | 23 | 498,990 | 511,882 |
| January 2010 | 10 | 24.4 | 20 | 48.8 | 8 | 19.5 | 3 | 7.3 | 0 | 0.0 | 41 | 364,990 | 349,609 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 13 | 56.5 | 10 | 43.5 | 23 | 498,990 | 511,882 |
| Year-to-date 2010 | 10 | 24.4 | 20 | 48.8 | 8 | 19.5 | 3 | 7.3 | 0 | 0.0 | 41 | 364,990 | 349,609 |
| Gloucester inside greenbelt | | | | | | | | | | | | | |
| January 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2011 | 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 | -- | -- |
| Gloucester outside greenbelt | | | | | | | | | | | | | |
| January 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 71.4 | 2 | 28.6 | 7 | -- | -- |
| January 2010 | 0 | 0.0 | 2 | 11.8 | 7 | 41.2 | 6 | 35.3 | 2 | 11.8 | 17 | 419,900 | 437,641 |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 71.4 | 2 | 28.6 | 7 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 2 | 11.8 | 7 | 41.2 | 6 | 35.3 | 2 | 11.8 | 17 | 419,900 | 437,641 |
| Kanata | | | | | | | | | | | | | |
| January 2011 | 0 | 0.0 | 1 | 3.8 | 9 | 34.6 | 7 | 26.9 | 9 | 34.6 | 26 | 433,400 | 485,669 |
| January 2010 | 0 | 0.0 | 4 | 57.1 | 0 | 0.0 | 3 | 42.9 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 1 | 3.8 | 9 | 34.6 | 7 | 26.9 | 9 | 34.6 | 26 | 433,400 | 485,669 |
| Year-to-date 2010 | 0 | 0.0 | 4 | 57.1 | 0 | 0.0 | 3 | 42.9 | 0 | 0.0 | 7 | -- | -- |
| Cumberland | | | | | | | | | | | | | |
| January 2011 | 0 | 0.0 | 1 | 10.0 | 0 | 0.0 | 7 | 70.0 | 2 | 20.0 | 10 | 486,400 | 458,300 |
| January 2010 | 6 | 18.2 | 6 | 18.2 | 8 | 24.2 | 10 | 30.3 | 3 | 9.1 | 33 | 403,900 | 394,421 |
| Year-to-date 2011 | 0 | 0.0 | 1 | 10.0 | 0 | 0.0 | 7 | 70.0 | 2 | 20.0 | 10 | 486,400 | 458,300 |
| Year-to-date 2010 | 6 | 18.2 | 6 | 18.2 | 8 | 24.2 | 10 | 30.3 | 3 | 9.1 | 33 | 403,900 | 394,421 |
| Goulbourn | | | | | | | | | | | | | |
| January 2011 | 0 | 0.0 | 2 | 10.0 | 7 | 35.0 | 6 | 30.0 | 5 | 25.0 | 20 | 426,400 | 452,586 |
| January 2010 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 2 | 50.0 | 1 | 25.0 | 4 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 2 | 10.0 | 7 | 35.0 | 6 | 30.0 | 5 | 25.0 | 20 | 426,400 | 452,586 |
| Year-to-date 2010 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 2 | 50.0 | 1 | 25.0 | 4 | -- | -- |

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
January 2011**

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|--|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$300,000 | | \$300,000 - \$374,999 | | \$375,000 - \$424,999 | | \$425,000 - \$499,999 | | \$500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| West Carleton | | | | | | | | | | | | | |
| January 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Rideau | | | | | | | | | | | | | |
| January 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| January 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Osgoode | | | | | | | | | | | | | |
| January 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 3 | 75.0 | 4 | -- | -- |
| January 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 3 | 75.0 | 4 | -- | -- |
| Year-to-date 2010 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Clarence-Rockland City | | | | | | | | | | | | | |
| January 2011 | 6 | 66.7 | 2 | 22.2 | 1 | 11.1 | 0 | 0.0 | 0 | 0.0 | 9 | -- | -- |
| January 2010 | 10 | 55.6 | 7 | 38.9 | 1 | 5.6 | 0 | 0.0 | 0 | 0.0 | 18 | 284,023 | 295,487 |
| Year-to-date 2011 | 6 | 66.7 | 2 | 22.2 | 1 | 11.1 | 0 | 0.0 | 0 | 0.0 | 9 | -- | -- |
| Year-to-date 2010 | 10 | 55.6 | 7 | 38.9 | 1 | 5.6 | 0 | 0.0 | 0 | 0.0 | 18 | 284,023 | 295,487 |
| Russell Township | | | | | | | | | | | | | |
| January 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| January 2010 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2011 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2010 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | | | | | |
| January 2011 | 6 | 5.7 | 6 | 5.7 | 19 | 17.9 | 41 | 38.7 | 34 | 32.1 | 106 | 468,950 | 482,428 |
| January 2010 | 29 | 21.8 | 40 | 30.1 | 24 | 18.0 | 26 | 19.5 | 14 | 10.5 | 133 | 371,990 | 391,039 |
| Year-to-date 2011 | 6 | 5.7 | 6 | 5.7 | 19 | 17.9 | 41 | 38.7 | 34 | 32.1 | 106 | 468,950 | 482,428 |
| Year-to-date 2010 | 29 | 21.8 | 40 | 30.1 | 24 | 18.0 | 26 | 19.5 | 14 | 10.5 | 133 | 371,990 | 391,039 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2011**

| Submarket | Jan 2011 | Jan 2010 | % Change | YTD 2011 | YTD 2010 | % Change |
|--|----------|----------|----------|----------|----------|----------|
| Ottawa City | 500,909 | 409,597 | 22.3 | 500,909 | 409,597 | 22.3 |
| Ottawa, Vanier, Rockcliffe | -- | -- | n/a | -- | -- | n/a |
| Nepean inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Nepean outside greenbelt | 511,882 | 349,609 | 46.4 | 511,882 | 349,609 | 46.4 |
| Gloucester inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Gloucester outside greenbelt | -- | 437,641 | n/a | -- | 437,641 | n/a |
| Kanata | 485,669 | -- | n/a | 485,669 | -- | n/a |
| Cumberland | 458,300 | 394,421 | 16.2 | 458,300 | 394,421 | 16.2 |
| Goulbourn | 452,586 | -- | n/a | 452,586 | -- | n/a |
| West Carleton | -- | -- | n/a | -- | -- | n/a |
| Rideau | -- | -- | n/a | -- | -- | n/a |
| Osgoode | -- | -- | n/a | -- | -- | n/a |
| Clarence-Rockland City | -- | 295,487 | n/a | -- | 295,487 | n/a |
| Russell Township | -- | -- | n/a | -- | -- | n/a |
| Ottawa-Gatineau CMA (Ontario Portion) | 482,428 | 391,039 | 23.4 | 482,428 | 391,039 | 23.4 |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
January 2011**

| | | 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 |
|------|-----------|------------------------------|------------------------|-----------------------|-------------------------------------|------------------------------|---------------------------------------|---------------------------------|------------------------|------------------------------------|
| 2010 | January | 725 | 35.5 | 1,325 | 1,491 | 1,892 | 70.0 | 323,762 | 11.3 | 333,252 |
| | February | 1,132 | 41.9 | 1,361 | 1,982 | 2,055 | 66.2 | 318,894 | 16.4 | 323,562 |
| | March | 1,516 | 29.6 | 1,378 | 2,741 | 2,107 | 65.4 | 330,906 | 14.9 | 325,334 |
| | April | 1,854 | 15.3 | 1,402 | 3,049 | 2,230 | 62.9 | 333,854 | 11.8 | 311,564 |
| | May | 1,713 | -13.9 | 974 | 2,823 | 2,077 | 46.9 | 334,360 | 6.8 | 387,403 |
| | June | 1,633 | -14.6 | 1,155 | 2,700 | 2,209 | 52.3 | 328,238 | 6.6 | 313,126 |
| | July | 1,159 | -27.1 | 986 | 1,962 | 1,996 | 49.4 | 322,342 | 7.2 | 325,996 |
| | August | 1,130 | -7.9 | 1,117 | 1,879 | 1,931 | 57.8 | 322,281 | 2.3 | 318,032 |
| | September | 1,084 | -11.9 | 1,157 | 2,113 | 2,071 | 55.9 | 324,841 | 6.3 | 321,852 |
| | October | 1,056 | -13.7 | 1,218 | 1,876 | 2,191 | 55.6 | 341,517 | 6.5 | 334,799 |
| | November | 953 | 1.8 | 1,264 | 1,668 | 2,191 | 57.7 | 325,150 | 3.5 | 333,082 |
| | December | 631 | -10.4 | 1,249 | 777 | 2,109 | 59.2 | 325,031 | 4.3 | 325,631 |
| 2011 | January | 687 | -5.2 | 1,264 | 1,699 | 2,128 | 59.4 | 329,640 | 1.8 | 333,284 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | 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 2010 | 725 | 35.5 | | 1,491 | | | 323,762 | 11.3 | |
| | YTD 2011 | 687 | -5.2 | | 1,699 | | | 329,640 | 1.8 | |

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

¹Source: CREA

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

Table 6: Economic Indicators
January 2011

| | | Interest Rates | | | NHPI, Total, Ottawa- Gatineau CMA 2007=100 | CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion)) | Ottawa-Gatineau CMA (Ontario Portion) Labour Market | | | |
|------|-----------|---------------------------|-----------------------|---------------|--|---|---|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2010 | January | 610 | 3.60 | 5.49 | 107.2 | 114.4 | 508 | 6.1 | 71.6 | 991 |
| | February | 604 | 3.60 | 5.39 | 108.0 | 115.1 | 511 | 6.3 | 72.0 | 984 |
| | March | 631 | 3.60 | 5.85 | 108.4 | 115.3 | 514 | 6.2 | 72.3 | 969 |
| | April | 655 | 3.80 | 6.25 | 109.1 | 115.8 | 516 | 6.3 | 72.5 | 973 |
| | May | 639 | 3.70 | 5.99 | 109.3 | 116.4 | 522 | 6.1 | 73.2 | 981 |
| | June | 633 | 3.60 | 5.89 | 109.8 | 116.1 | 527 | 6.2 | 73.8 | 990 |
| | July | 627 | 3.50 | 5.79 | 109.8 | 117.2 | 527 | 6.5 | 73.9 | 992 |
| | August | 604 | 3.30 | 5.39 | 109.7 | 117.1 | 522 | 6.9 | 73.4 | 999 |
| | September | 604 | 3.30 | 5.39 | 109.7 | 117.3 | 518 | 7.2 | 73.0 | 1,006 |
| | October | 598 | 3.20 | 5.29 | 109.9 | 117.9 | 519 | 6.8 | 72.8 | 1,010 |
| | November | 607 | 3.35 | 5.44 | 111.7 | 118.1 | 519 | 6.8 | 72.7 | 1,003 |
| | December | 592 | 3.35 | 5.19 | 111.6 | 118.1 | 518 | 6.7 | 72.2 | 1,019 |
| 2011 | January | 592 | 3.35 | 5.19 | | 117.9 | 516 | 6.6 | 71.8 | 1,034 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | 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.

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