HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2011

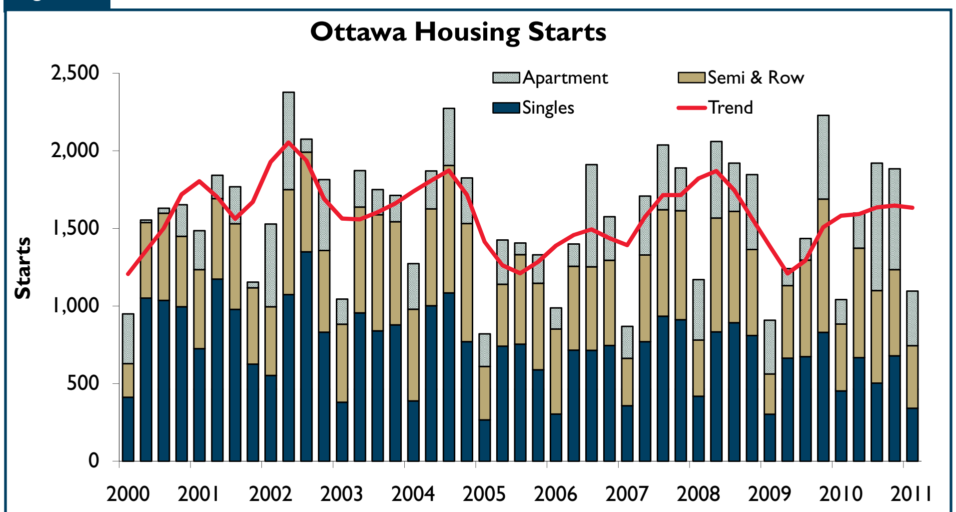
New Home Market

First Quarter Housing Starts Led by High Density Construction

A steady rise in housing starts activity in the month of March contributed to stable first-quarter new construction for the Ottawa Census Metropolitan Area (CMA). New home sales totaled 1,096 compared to 1,042 for the same period one year ago.

As has been witnessed in the previous several quarters, the percentage of multiple family dwellings continues to take on a larger portion of new home builds. Larger homes continue to become less affordable, especially for those who are entering the new home market for the first time. As a result, Ottawa has been witnessing a shift whereby builders are focusing a lot of attention on this demographic by building smaller homes in the form of condominiums and stacked townhomes.

Figure 1



Source: CMHC

*Ontario part of Ottawa-Gatineau CMA

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New Home Starts Coming From Different Sub-Markets

The most recent three months also demonstrated that new building activity is starting to be spread out across various other parts of the region. Specifically, the submarkets of Cumberland, Gloucester and Vanier have shown significant growth where almost one-half of new starts have come from these three areas.

Traditionally, starts activity was reserved for the typical heavyweights of Nepean (including Barrhaven), Kanata and the downtown; however, so far in 2011 this has not been the case. This will certainly help revive these areas, including Vanier, which has witnessed few starts activity since March 2009. These three regions however are continuing the trend that the rest of Ottawa is experiencing, as almost 80 per cent of starts are composed of multiple-family homes.

Attraction of Smaller Homes

The shift towards smaller homes inside the Greenbelt is being driven by baby boomers and empty nesters. These groups are very interested in downsizing from their established single-family dwellings on larger lots in order to take advantage of new homes that come outfitted with upgrades.

This is why Ottawa witnessed one-third of new construction being of the condominium apartment variety. Due to increased prices, it should come as no surprise that approximately 70 per cent of new home construction in the first quarter was located outside the Greenbelt and attracted families, while condos – favored by young professionals and older boomers – continued to emerge downtown.

Resale Market

Higher Prices Compensating for Less Activity

The Capital has witnessed a decrease in seasonally-adjusted sales activity compared with the last quarter of 2010; however, seasonally-adjusted prices of homes continued an upward trend compared to the last three months of last year. Ottawa experienced higher employment levels and – along with a well-diversified economy – the resale market has continued with moderate housing price increases over the last quarter.

In the freehold market, this translates year-over-year into 10.5 per cent fewer transactions, but 4.3 per cent higher prices. Similarly in the condominium market, Ottawa had a 10 per cent year-over-year drop in condos trading hands, but also saw a 1.2 per cent price increase. Although this caused homeownership costs to increase, higher seasonally-adjusted new listings in the first quarter have resulted in Ottawa remaining in balanced market conditions, where there are at least two homes to choose from for every buyer.

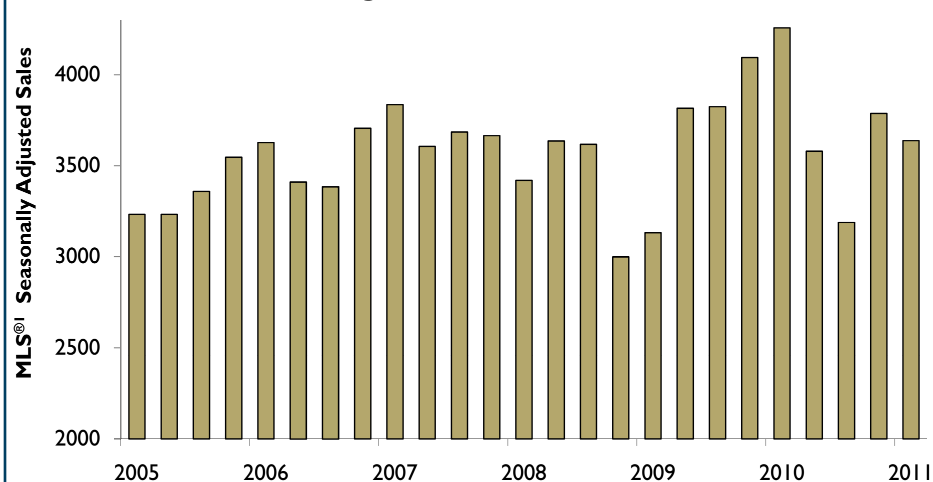
Popularity of Condominiums Increase

The first three months of activity saw decreased sales amongst all housing types, but it is still evident that multiple-family homes, especially condo dwellings, continue to attract a lot of attention in the resale market. Specifically, condominiums of the high-rise variety were the most popular, as they comprised the largest percentage of these dwelling types. Similarly, semi-detached homes witnessed the largest price percentage increase compared to the same period one year ago.

The average price of a detached home in the first quarter reached almost $355,000, with the two-storey single-detached home attaining a level $75,000 higher that the aforementioned average. On the other hand, condominiums reached an average price of over $250,000 in the most recent three-month period.

Figure 2

Strong Resales in First Quarter



Source: OREB

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

Many first-time homebuyers continue to prop up the market as continued low interest rates provide an incentive for them to pursue home ownership. Also, with the introduction of new mortgage rules, there may have been pull-forward demand from those who may have been on the sidelines waiting for the traditionally busier spring market to purchase a home.

Sub-Market Activity

Similar trends are evident in Ottawa's sub-markets as only two areas saw flat or increased resale activity – the West End (areas of Goulbourn, West-Carleton) and Barrhaven. All other areas saw reduced activity, primarily the South-East and Downtown, which had a blistering first quarter of 2010. Conversely, every single sub-market experienced higher average prices, led by Stittsville (9.4 per cent) and the South East (7.3 per cent).

	MLS® Sales						MLS® Prices ($)					
	March			Year-to-Date			March			Year-to-Date		
UNIT TYPE	2011	2010	% Chg.	2011	2010	% Chg.	2011	2010	% Chg.	2011	2010	% Chg.
SINGLE- DETACHED	**676**	**830**	**-18.6**	**1,568**	**1,771**	**-11.5**	**394,814**	**377,054**	**4.7**	**385,265**	**364,388**	**5.7**
Bungalow	*203*	*230*	-11.7	*469*	*502*	-6.6	*343,604*	*320,538*	7.2	*332,798*	*311,473*	6.8
Two-Storey	*350*	*404*	-13.4	*789*	*887*	-11.0	*441,184*	*423,925*	4.1	*431,655*	*408,637*	5.6
Other Single-Detached	*123*	*196*	-37.2	*310*	*382*	-18.8	*347,387*	*346,764*	0.2	*346,570*	*331,182*	4.6
ROW	**180**	**236**	**-23.7**	**454**	**515**	**-11.8**	**301,499**	**291,737**	**3.3**	**300,756**	**293,790**	**2.4**
SEMI	**80**	**106**	**-24.5**	**177**	**245**	**-27.8**	**377,207**	**326,904**	**15.4**	**354,232**	**322,322**	**9.9**
CONDOMINIUM	**296**	**323**	**-8.4**	**644**	**713**	**-9.7**	**253,763**	**238,357**	**6.5**	**252,153**	**245,101**	**2.9**
Apartment	*155*	*169*	-8.3	*339*	*359*	-5.6	*281,931*	*262,960*	7.2	*280,401*	*278,051*	0.8
Row	*107*	*134*	-20.1	*234*	*311*	-24.8	*223,072*	*212,852*	4.8	*218,523*	*210,155*	4.0
Other Condominiums	*34*	*20*	70.0	*71*	*43*	65.1	*221,938*	*201,335*	10.2	*228,116*	*222,756*	2.4
OTHERS	**15**	**17**	**-11.8**	**33**	**43**	**-23.3**	**470,327**	**431,353**	9.0	**377,382**	**459,547**	**-17.9**
TOTAL	**1,247**	**1,512**	**-17.5**	**2,876**	**3,287**	**-12.5**	**325,031**	**311,604**	**4.3**	**328,801**	**304,801**	**7.9**

Source: Ottawa Real Estate Board

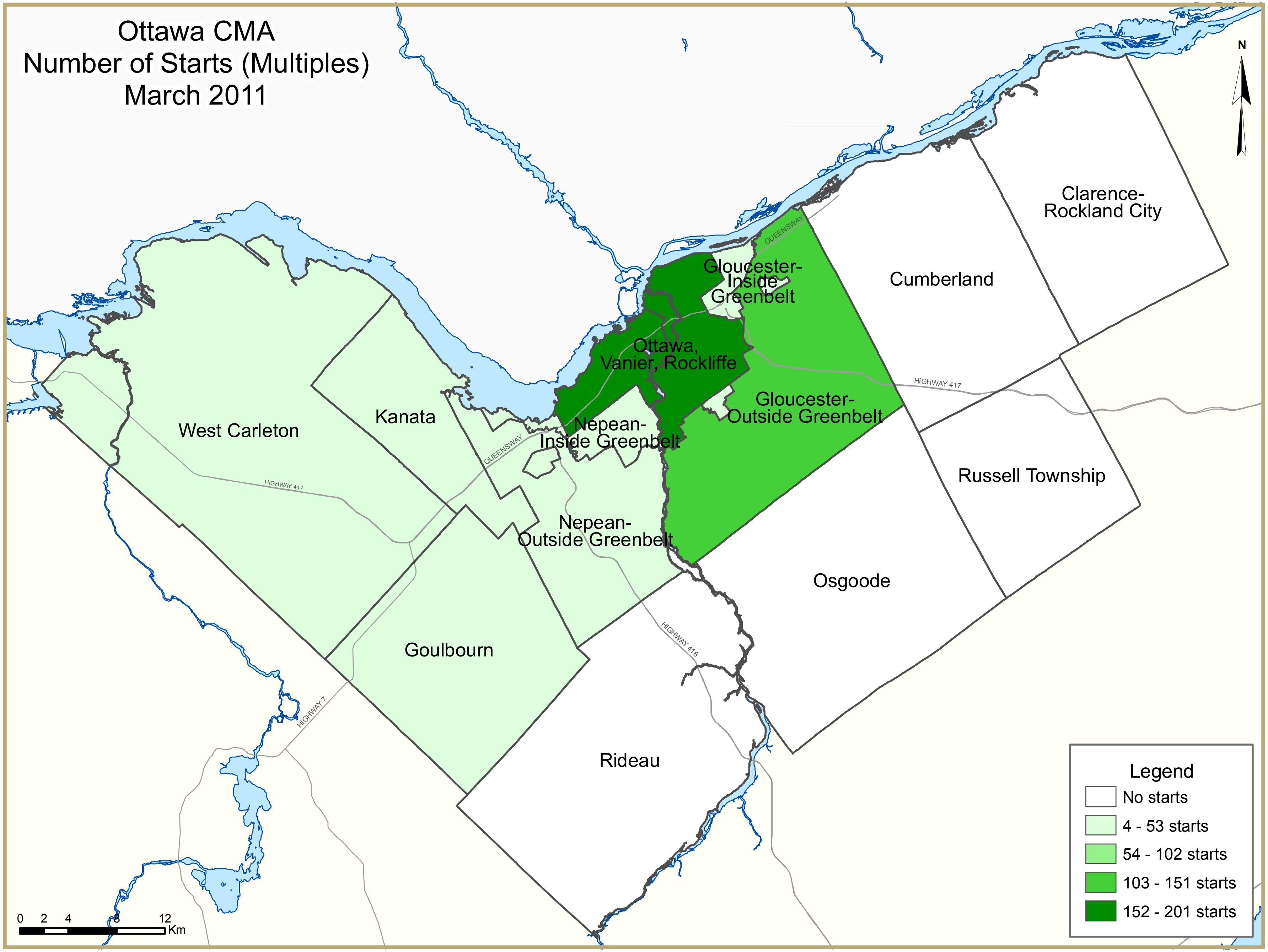
* Properties under Row type refer to one dwelling unit of a group of three or more attached, self-contained dwelling units of similar design and size, each unit separately titled)

Tourism Sector Adds Stability to the Ottawa Region

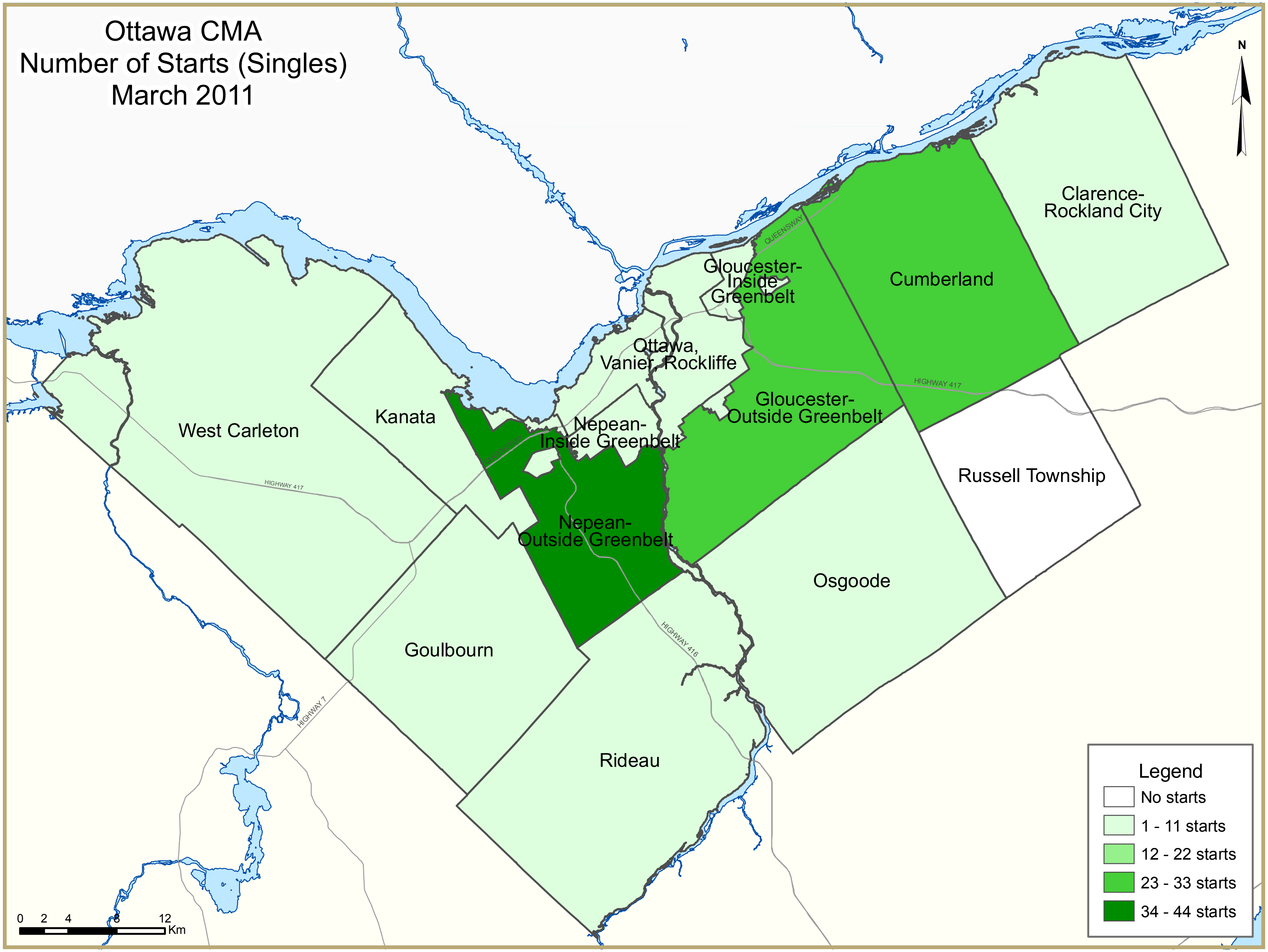
The first quarter of 2011 Ottawa saw significantly increased employment over the last three months of 2010. This increase was driven by Services and Public Administration sectors. Although some of the largest employers are within these sectors – which include Health Care and Education – Tourism tends to get overlooked. It is the popularity of Ottawa's Tourism sector that adds to the Capital of Canada's sectorial diversity.

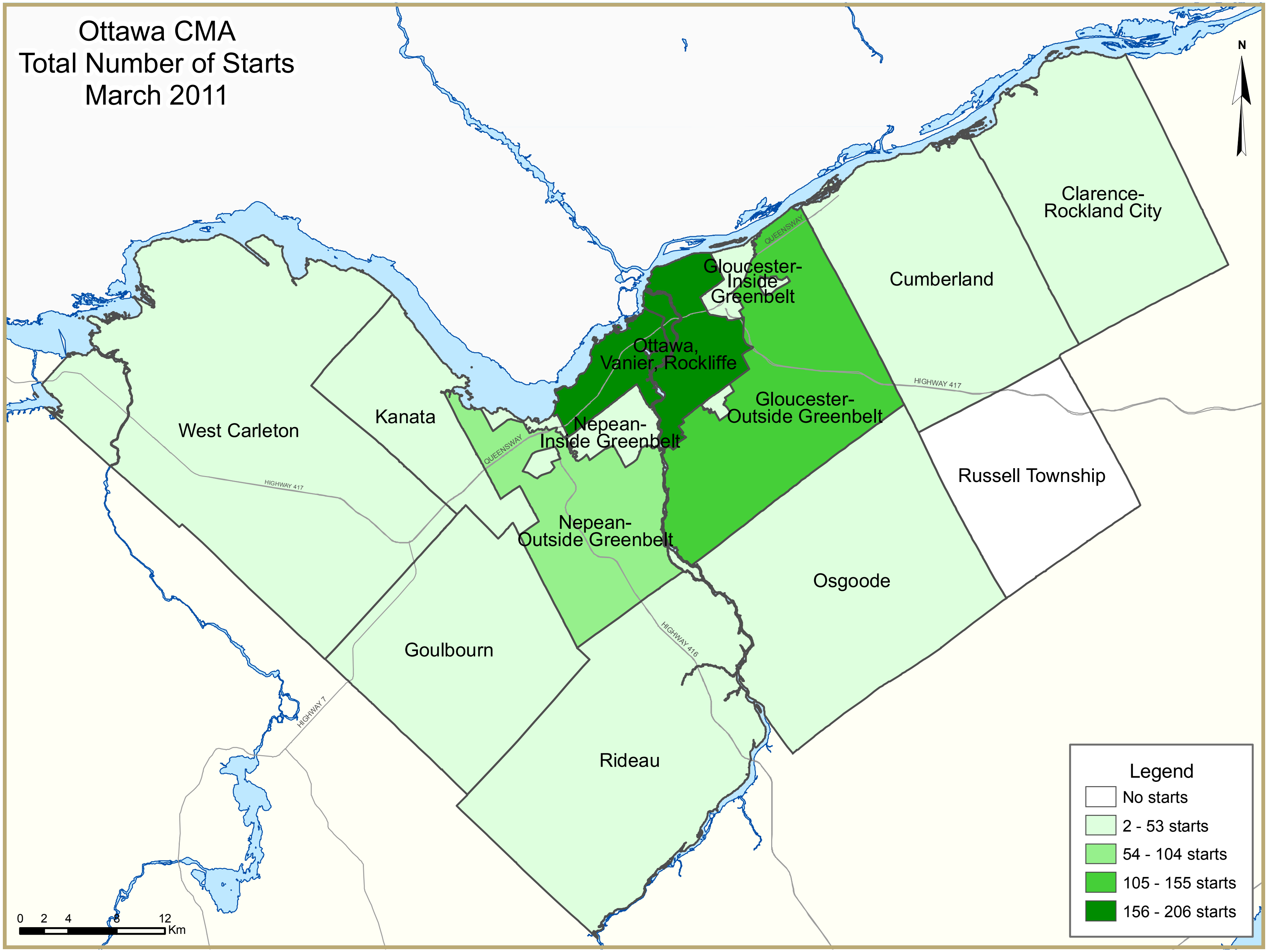
The opening of the new Ottawa Convention Centre has already attracted a significant amount of reservations and has had a positive impact on hotels and downtown businesses as a result. In the East End, the huge Calypso Water Park has brought visitors to the region, and in its first year, attracted double the amount of people than what was expected. Add to this the more traditional attractions of museums, the Parliament Buildings and the Sparks Street pedestrian-friendly mall, which has seen revitalization as a result of various residential condominium projects that have been erected nearby.

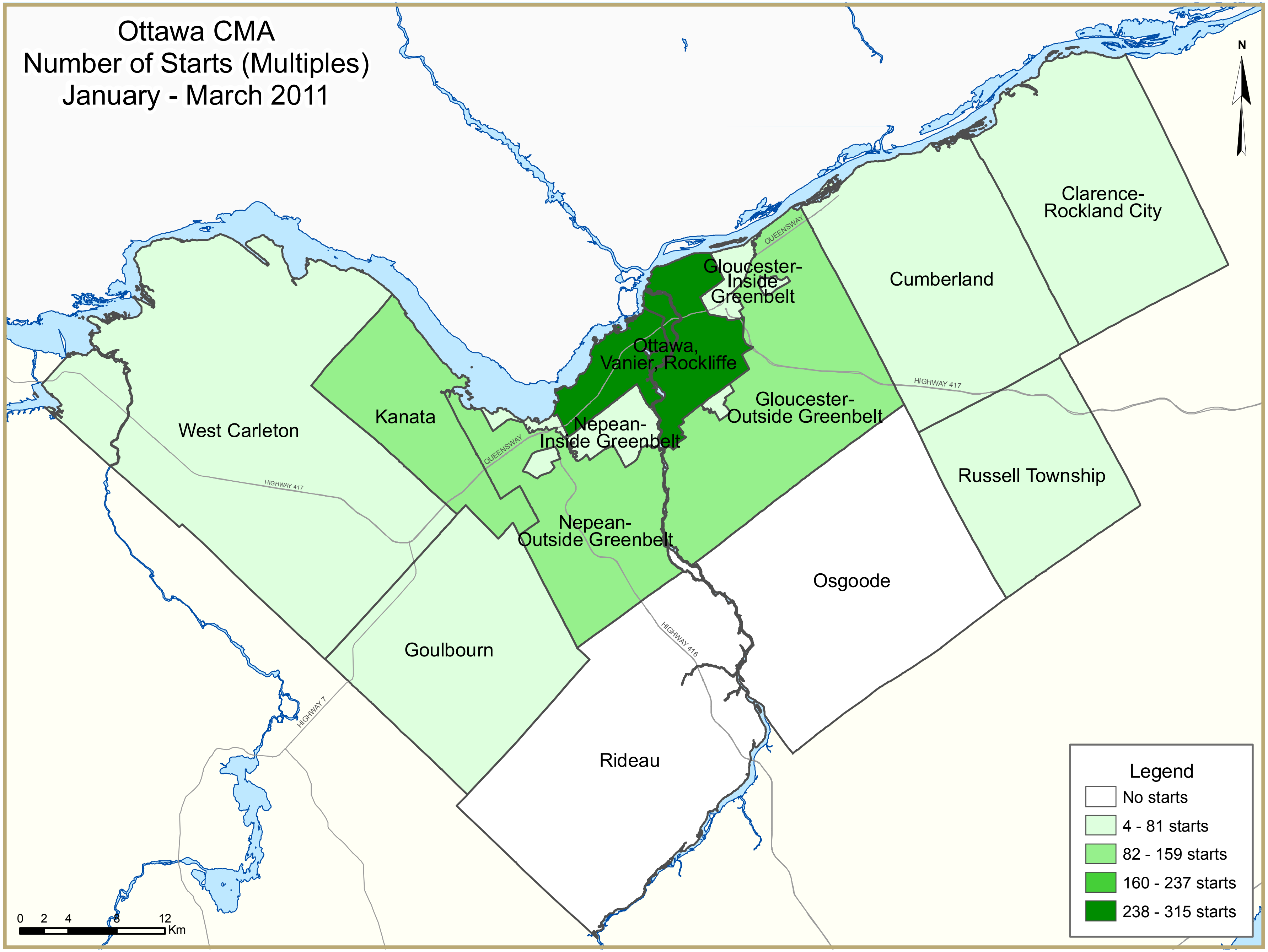
This has not gone unnoticed by industry, as new retail space has been created. The extension to the Ottawa Airport has also has already seen increased passenger traffic as well. With this, Ottawa continues to have a lot to offer to those who visit the Capital, whether it is on business or simply personal travel. As the Tourism industry adds diversity to Ottawa CMA, it creates additional stability in the region that has helped keep the housing market at a solid level.

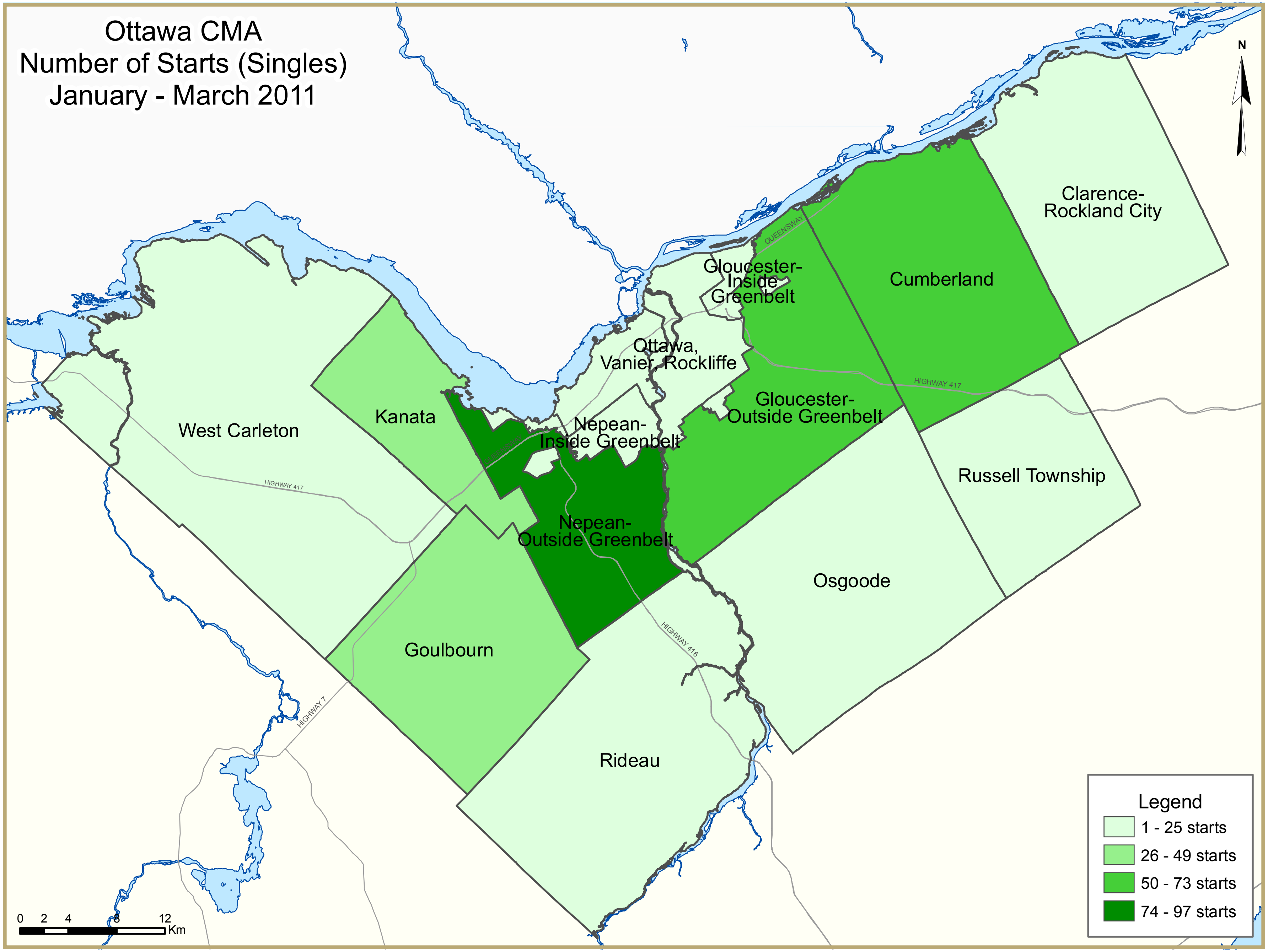


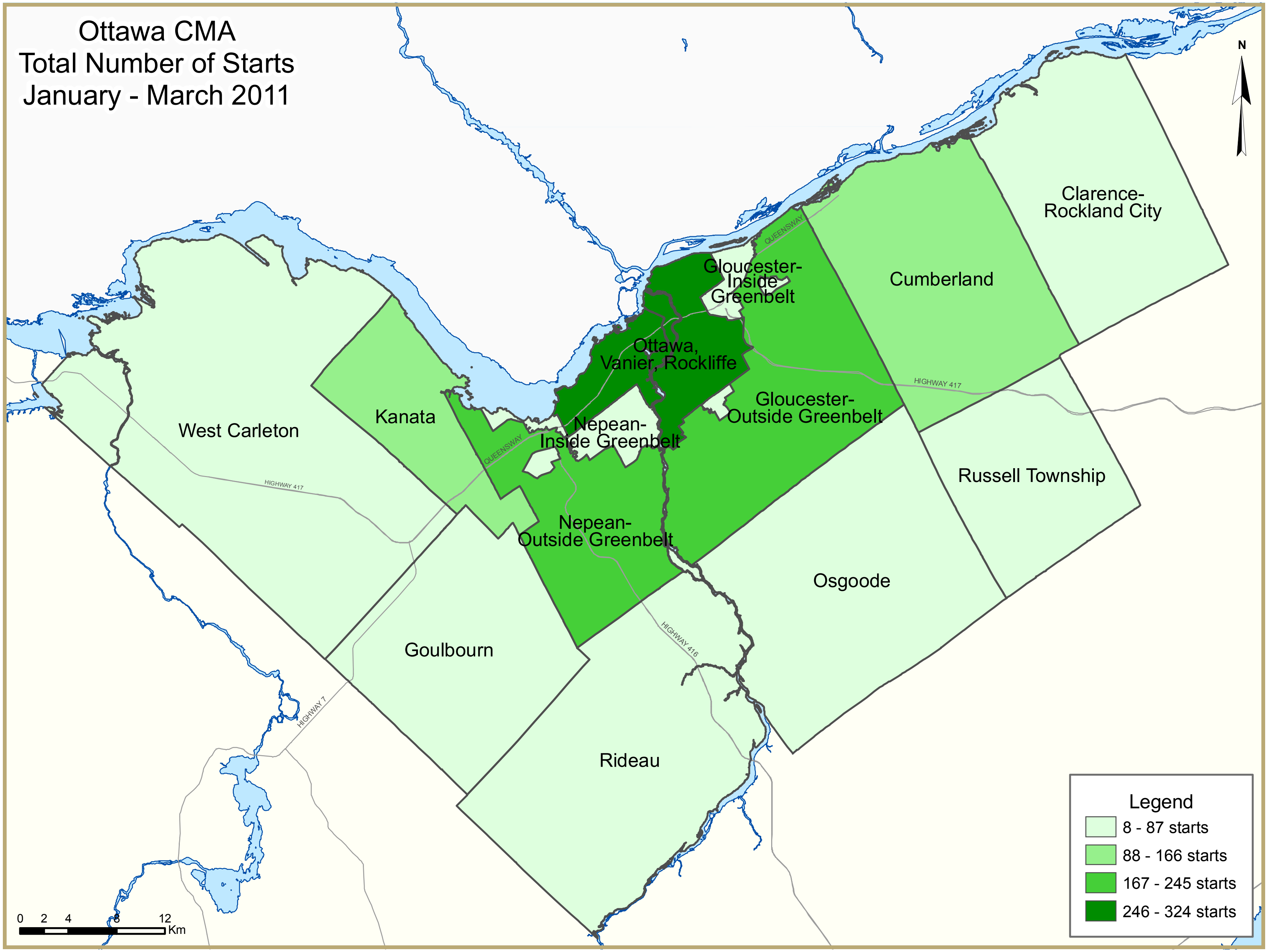
Ottawa CMA
Number of Starts (Multiples)
March 2011
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
West Carleton
Kanata
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12 Km
Legend
No starts
4 - 53 starts
54 - 102 starts
103 - 151 starts
152 - 201 starts


Ottawa CMA
Number of Starts (Singles)
March 2011
West Carleton
Kanata
Goulbourn
Rideau
Osgoode
Russell Township
Cumberland
Clarence-Rockland City
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km
Legend
No starts
1 - 11 starts
12 - 22 starts
23 - 33 starts
34 - 44 starts


Ottawa CMA
Total Number of Starts
March 2011
West Carleton
Kanata
Nepean-
Inside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Nepean-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
N
Legend
No starts
2 - 53 starts
54 - 104 starts
105 - 155 starts
156 - 206 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - March 2011
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Cumberland
Clarence-Rockland City
Kanata
West Carleton
Gloucester-Outside Greenbelt
Nepean-Inside Greenbelt
Russell Township
Nepean-Outside Greenbelt
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12 Km
Legend
No starts
4 - 81 starts
82 - 159 starts
160 - 237 starts
238 - 315 starts


Ottawa CMA
Number of Starts (Singles)
January - March 2011
West Carleton
Kanata
Goulbourn
Rideau
Nepean-Outside Greenbelt
Nepean-Inside 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
Legend
1 - 25 starts
26 - 49 starts
50 - 73 starts
74 - 97 starts
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
January - March 2011
West Carleton
Kanata
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Gloucester-Outside Greenbelt
Nepean-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
8 - 87 starts
88 - 166 starts
167 - 245 starts
246 - 324 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)
March 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2011	139	34	187	0	0	223	0	0	583
March 2010	165	14	88	0	0	82	0	18	367
% Change	-15.8	142.9	112.5	n/a	n/a	172.0	n/a	-100.0	58.9
Year-to-date 2011	341	58	345	0	0	351	1	0	1,096
Year-to-date 2010	453	56	371	0	0	140	4	18	1,042
% Change	-24.7	3.6	-7.0	n/a	n/a	150.7	-75.0	-100.0	5.2
UNDER CONSTRUCTION									
March 2011	1,052	168	1,209	0	3	1,997	9	303	4,741
March 2010	1,532	212	1,621	0	0	1,575	29	203	5,172
% Change	-31.3	-20.8	-25.4	n/a	n/a	26.8	-69.0	49.3	-8.3
COMPLETIONS									
March 2011	181	22	184	0	0	36	5	2	430
March 2010	158	14	74	0	0	13	0	0	259
% Change	14.6	57.1	148.6	n/a	n/a	176.9	n/a	n/a	66.0
Year-to-date 2011	460	84	521	0	16	390	5	55	1,531
Year-to-date 2010	542	54	251	0	18	478	6	8	1,357
% Change	-15.1	55.6	107.6	n/a	-11.1	-18.4	-16.7	**	12.8
COMPLETED & NOT ABSORBED									
March 2011	34	27	105	0	9	176	4	58	413
March 2010	19	11	104	0	1	138	2	66	341
% Change	78.9	145.5	1.0	n/a	**	27.5	100.0	-12.1	21.1
ABSORBED									
March 2011	180	20	164	0	0	28	2	55	449
March 2010	160	14	80	0	0	19	0	4	277
% Change	12.5	42.9	105.0	n/a	n/a	47.4	n/a	**	62.1
Year-to-date 2011	454	79	505	0	16	343	2	59	1,458
Year-to-date 2010	538	57	252	0	18	488	6	25	1,384
% Change	-15.6	38.6	100.4	n/a	-11.1	-29.7	-66.7	136.0	5.3

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

Table 1.1: Housing Activity Summary by Submarket March 2011									
	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									
March 2011	136	34	187	0	0	223	0	0	580
March 2010	156	14	88	0	0	82	0	18	358
Ottawa, Vanier, Rockcliffe									
March 2011	5	6	0	0	0	195	0	0	206
March 2010	5	2	0	0	0	0	0	18	25
Nepean inside greenbelt									
March 2011	1	0	0	0	0	8	0	0	9
March 2010	1	0	24	0	0	12	0	0	37
Nepean outside greenbelt									
March 2011	44	4	36	0	0	0	0	0	84
March 2010	51	4	4	0	0	16	0	0	75
Gloucester inside greenbelt									
March 2011	5	0	11	0	0	0	0	0	16
March 2010	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2011	28	24	88	0	0	12	0	0	152
March 2010	22	8	4	0	0	10	0	0	44
Kanata									
March 2011	10	0	37	0	0	0	0	0	47
March 2010	22	0	41	0	0	0	0	0	63
Cumberland									
March 2011	30	0	0	0	0	0	0	0	30
March 2010	25	0	5	0	0	20	0	0	50
Goulbourn									
March 2011	4	0	11	0	0	8	0	0	23
March 2010	13	0	0	0	0	24	0	0	37
West Carleton									
March 2011	2	0	4	0	0	0	0	0	6
March 2010	3	0	10	0	0	0	0	0	13
Rideau									
March 2011	2	0	0	0	0	0	0	0	2
March 2010	1	0	0	0	0	0	0	0	1
Osgoode									
March 2011	5	0	0	0	0	0	0	0	5
March 2010	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	5	0	0	0	0	0	0	0	5
Russell Township									
March 2011	0	0	0	0	0	0	0	0	0
March 2010	4	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario portion)									
March 2011	139	34	187	0	0	223	0	0	583
March 2010	165	14	88	0	0	82	0	18	367

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

Table 1.1: Housing Activity Summary by Submarket
March 2011

	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									
March 2011	967	160	1,191	0	3	1,981	6	255	4,563
March 2010	1,439	212	1,613	0	0	1,575	25	203	5,067
Ottawa, Vanier, Rockcliffe									
March 2011	61	58	32	0	3	1,396	1	40	1,591
March 2010	68	66	139	0	0	965	9	203	1,450
Nepean inside greenbelt									
March 2011	9	10	28	0	0	24	0	69	140
March 2010	6	2	36	0	0	57	0	0	101
Nepean outside greenbelt									
March 2011	283	58	298	0	0	247	0	0	886
March 2010	353	22	395	0	0	160	0	0	930
Gloucester inside greenbelt									
March 2011	11	0	38	0	0	0	5	0	54
March 2010	12	14	24	0	0	0	0	0	50
Gloucester outside greenbelt									
March 2011	101	30	202	0	0	78	0	0	411
March 2010	204	58	111	0	0	104	0	0	477
Kanata									
March 2011	121	2	345	0	0	56	0	146	670
March 2010	207	34	422	0	0	8	0	0	671
Cumberland									
March 2011	123	2	159	0	0	148	0	0	432
March 2010	238	0	265	0	0	257	16	0	776
Goulbourn									
March 2011	114	0	75	0	0	32	0	0	221
March 2010	165	14	101	0	0	24	0	0	304
West Carleton									
March 2011	47	0	14	0	0	0	0	0	61
March 2010	92	2	116	0	0	0	0	0	210
Rideau									
March 2011	20	0	0	0	0	0	0	0	20
March 2010	18	0	0	0	0	0	0	0	18
Osgoode									
March 2011	77	0	0	0	0	0	0	0	77
March 2010	76	0	4	0	0	0	0	0	80
Clarence-Rockland City									
March 2011	77	8	18	0	0	10	3	44	160
March 2010	70	0	8	0	0	0	0	0	78
Russell Township									
March 2011	8	0	0	0	0	6	0	4	18
March 2010	23	0	0	0	0	0	4	0	27
Ottawa-Gatineau CMA (Ontario portion)									
March 2011	1,052	168	1,209	0	3	1,997	9	303	4,741
March 2010	1,532	212	1,621	0	0	1,575	29	203	5,172

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

Table 1.1: Housing Activity Summary by Submarket
March 2011

	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									
March 2011	167	22	184	0	0	36	5	2	416
March 2010	149	10	74	0	0	13	0	0	246
Ottawa, Vanier, Rockcliffe									
March 2011	7	10	0	0	0	0	2	2	21
March 2010	17	2	3	0	0	0	0	0	22
Nepean inside greenbelt									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
March 2011	32	4	0	0	0	14	0	0	50
March 2010	21	0	21	0	0	13	0	0	55
Gloucester inside greenbelt									
March 2011	2	2	4	0	0	0	3	0	11
March 2010	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2011	30	4	50	0	0	22	0	0	106
March 2010	13	0	12	0	0	0	0	0	25
Kanata									
March 2011	14	0	49	0	0	0	0	0	63
March 2010	23	4	11	0	0	0	0	0	38
Cumberland									
March 2011	31	0	26	0	0	0	0	0	57
March 2010	32	0	0	0	0	0	0	0	32
Goulbourn									
March 2011	19	0	55	0	0	0	0	0	74
March 2010	12	0	27	0	0	0	0	0	39
West Carleton									
March 2011	18	0	0	0	0	0	0	0	18
March 2010	13	0	0	0	0	0	0	0	13
Rideau									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	5	0	0	0	0	0	0	0	5
Osgoode									
March 2011	8	2	0	0	0	0	0	0	10
March 2010	10	4	0	0	0	0	0	0	14
Clarence-Rockland City									
March 2011	11	0	0	0	0	0	0	0	11
March 2010	7	2	0	0	0	0	0	0	9
Russell Township									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	2	2	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario portion)									
March 2011	181	22	184	0	0	36	5	2	430
March 2010	158	14	74	0	0	13	0	0	259

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

Table 1.1: Housing Activity Summary by Submarket March 2011									
	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									
March 2011	31	27	105	0	9	164	4	58	398
March 2010	14	11	104	0	1	126	2	66	324
Ottawa, Vanier, Rockcliffe									
March 2011	5	8	6	0	8	103	0	0	130
March 2010	0	7	4	0	0	100	1	0	112
Nepean inside greenbelt									
March 2011	0	0	0	0	0	0	0	4	4
March 2010	0	0	1	0	0	0	0	8	9
Nepean outside greenbelt									
March 2011	2	3	9	0	1	20	1	0	36
March 2010	4	2	22	0	1	8	1	0	38
Gloucester inside greenbelt									
March 2011	0	0	3	0	0	4	3	0	10
March 2010	0	0	3	0	0	5	0	0	8
Gloucester outside greenbelt									
March 2011	7	9	28	0	0	14	0	0	58
March 2010	4	0	22	0	0	13	0	0	39
Kanata									
March 2011	2	5	29	0	0	2	0	54	92
March 2010	0	0	22	0	0	0	0	58	80
Cumberland									
March 2011	13	0	6	0	0	17	0	0	36
March 2010	3	0	18	0	0	0	0	0	21
Goulbourn									
March 2011	0	2	23	0	0	0	0	0	25
March 2010	1	1	10	0	0	0	0	0	12
West Carleton									
March 2011	1	0	1	0	0	0	0	0	2
March 2010	0	0	2	0	0	0	0	0	2
Rideau									
March 2011	0	0	0	0	0	0	0	0	0
March 2010	1	0	0	0	0	0	0	0	1
Osgoode									
March 2011	1	0	0	0	0	0	0	0	1
March 2010	1	1	0	0	0	0	0	0	2
Clarence-Rockland City									
March 2011	3	0	0	0	0	12	0	0	15
March 2010	0	0	0	0	0	12	0	0	12
Russell Township									
March 2011	0	0	0	0	0	0	0	0	0
March 2010	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
March 2011	34	27	105	0	9	176	4	58	413
March 2010	19	11	104	0	1	138	2	66	341

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

Table 1.1: Housing Activity Summary by Submarket March 2011									
	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									
March 2011	168	20	164	0	0	28	2	55	437
March 2010	150	10	80	0	0	18	0	4	262
Ottawa, Vanier, Rockcliffe									
March 2011	9	8	2	0	0	7	2	55	83
March 2010	17	2	3	0	0	5	0	4	31
Nepean inside greenbelt									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	3	0	1	0	0	1	0	0	5
Nepean outside greenbelt									
March 2011	32	4	11	0	0	12	0	0	59
March 2010	21	0	24	0	0	11	0	0	56
Gloucester inside greenbelt									
March 2011	2	2	5	0	0	0	0	0	9
March 2010	1	0	0	0	0	1	0	0	2
Gloucester outside greenbelt									
March 2011	36	4	44	0	0	8	0	0	92
March 2010	13	0	13	0	0	0	0	0	26
Kanata									
March 2011	15	0	39	0	0	0	0	0	54
March 2010	23	5	13	0	0	0	0	0	41
Cumberland									
March 2011	24	0	22	0	0	0	0	0	46
March 2010	33	0	1	0	0	0	0	0	34
Goulbourn									
March 2011	19	0	41	0	0	0	0	0	60
March 2010	11	0	25	0	0	0	0	0	36
West Carleton									
March 2011	17	0	0	0	0	0	0	0	17
March 2010	13	0	0	0	0	0	0	0	13
Rideau									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	4	0	0	0	0	0	0	0	4
Osgoode									
March 2011	8	2	0	0	0	0	0	0	10
March 2010	11	3	0	0	0	0	0	0	14
Clarence-Rockland City									
March 2011	9	0	0	0	0	0	0	0	9
March 2010	8	2	0	0	0	1	0	0	11
Russell Township									
March 2011	3	0	0	0	0	0	0	0	3
March 2010	2	2	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario portion)									
March 2011	180	20	164	0	0	28	2	55	449
March 2010	160	14	80	0	0	19	0	4	277

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
March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	% Change
Ottawa City	136	156	34	14	187	88	223	100	580	358	62.0
Ottawa, Vanier, Rockcliffe	5	5	6	2	0	0	195	18	206	25	**
Nepean inside greenbelt	1	1	0	0	0	24	8	12	9	37	-75.7
Nepean outside greenbelt	44	51	4	4	36	4	0	16	84	75	12.0
Gloucester inside greenbelt	5	0	0	0	11	0	0	0	16	0	n/a
Gloucester outside greenbelt	28	22	24	8	88	4	12	10	152	44	**
Kanata	10	22	0	0	37	41	0	0	47	63	-25.4
Cumberland	30	25	0	0	0	5	0	20	30	50	-40.0
Goulbourn	4	13	0	0	11	0	8	24	23	37	-37.8
West Carleton	2	3	0	0	4	10	0	0	6	13	-53.8
Rideau	2	1	0	0	0	0	0	0	2	1	100.0
Osgoode	5	13	0	0	0	0	0	0	5	13	-61.5
Clarence-Rockland City	3	5	0	0	0	0	0	0	3	5	-40.0
Russell Township	0	4	0	0	0	0	0	0	0	4	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	139	165	34	14	187	88	223	100	583	367	58.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 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	328	431	59	56	345	363	335	158	1,067	1,008	5.9
Ottawa, Vanier, Rockcliffe	9	12	21	8	11	0	283	44	324	64	**
Nepean inside greenbelt	1	2	0	0	0	24	8	12	9	38	-76.3
Nepean outside greenbelt	97	70	14	4	70	86	0	32	181	192	-5.7
Gloucester inside greenbelt	5	2	0	4	11	10	0	0	16	16	0.0
Gloucester outside greenbelt	65	72	24	34	99	33	12	10	200	149	34.2
Kanata	34	69	0	4	85	74	0	8	119	155	-23.2
Cumberland	50	96	0	0	36	101	24	28	110	225	-51.1
Goulbourn	29	49	0	2	29	0	8	24	66	75	-12.0
West Carleton	13	18	0	0	4	35	0	0	17	53	-67.9
Rideau	9	7	0	0	0	0	0	0	9	7	28.6
Osgoode	16	34	0	0	0	0	0	0	16	34	-52.9
Clarence-Rockland City	11	15	0	0	0	8	10	0	21	23	-8.7
Russell Township	2	7	0	0	0	4	6	0	8	11	-27.3
Ottawa-Gatineau CMA (Ontario Portion)	341	453	59	56	345	375	351	158	1,096	1,042	5.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Ottawa City	187	88	0	0	223	82	0	18
Ottawa, Vanier, Rockcliffe	0	0	0	0	195	0	0	18
Nepean inside greenbelt	0	24	0	0	8	12	0	0
Nepean outside greenbelt	36	4	0	0	0	16	0	0
Gloucester inside greenbelt	11	0	0	0	0	0	0	0
Gloucester outside greenbelt	88	4	0	0	12	10	0	0
Kanata	37	41	0	0	0	0	0	0
Cumberland	0	5	0	0	0	20	0	0
Goulbourn	11	0	0	0	8	24	0	0
West Carleton	4	10	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	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	187	88	0	0	223	82	0	18

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 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	345	363	0	0	335	140	0	18
Ottawa, Vanier, Rockcliffe	11	0	0	0	283	26	0	18
Nepean inside greenbelt	0	24	0	0	8	12	0	0
Nepean outside greenbelt	70	86	0	0	0	32	0	0
Gloucester inside greenbelt	11	10	0	0	0	0	0	0
Gloucester outside greenbelt	99	33	0	0	12	10	0	0
Kanata	85	74	0	0	0	8	0	0
Cumberland	36	101	0	0	24	28	0	0
Goulbourn	29	0	0	0	8	24	0	0
West Carleton	4	35	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	0	0	0
Russell Township	0	0	0	4	6	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	345	371	0	4	351	140	0	18

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Ottawa City	357	258	223	82	0	18	580	358
Ottawa, Vanier, Rockcliffe	11	7	195	0	0	18	206	25
Nepean inside greenbelt	1	25	8	12	0	0	9	37
Nepean outside greenbelt	84	59	0	16	0	0	84	75
Gloucester inside greenbelt	16	0	0	0	0	0	16	0
Gloucester outside greenbelt	140	34	12	10	0	0	152	44
Kanata	47	63	0	0	0	0	47	63
Cumberland	30	30	0	20	0	0	30	50
Goulbourn	15	13	8	24	0	0	23	37
West Carleton	6	13	0	0	0	0	6	13
Rideau	2	1	0	0	0	0	2	1
Osgoode	5	13	0	0	0	0	5	13
Clarence-Rockland City	3	5	0	0	0	0	3	5
Russell Township	0	4	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	360	267	223	82	0	18	583	367

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	731	850	335	140	1	18	1,067	1,008
Ottawa, Vanier, Rockcliffe	40	20	283	26	1	18	324	64
Nepean inside greenbelt	1	26	8	12	0	0	9	38
Nepean outside greenbelt	181	160	0	32	0	0	181	192
Gloucester inside greenbelt	16	16	0	0	0	0	16	16
Gloucester outside greenbelt	188	139	12	10	0	0	200	149
Kanata	119	147	0	8	0	0	119	155
Cumberland	86	197	24	28	0	0	110	225
Goulbourn	58	51	8	24	0	0	66	75
West Carleton	17	53	0	0	0	0	17	53
Rideau	9	7	0	0	0	0	9	7
Osgoode	16	34	0	0	0	0	16	34
Clarence-Rockland City	11	23	10	0	0	0	21	23
Russell Township	2	7	6	0	0	4	8	11
Ottawa-Gatineau CMA (Ontario Portion)	744	880	351	140	1	22	1,096	1,042

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2011

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	% Change
Ottawa City	167	149	24	10	187	74	38	13	416	246	69.1
Ottawa, Vanier, Rockcliffe	7	17	12	2	0	3	2	0	21	22	-4.5
Nepean inside greenbelt	3	3	0	0	0	0	0	0	3	3	0.0
Nepean outside greenbelt	32	21	4	0	0	21	14	13	50	55	-9.1
Gloucester inside greenbelt	2	0	2	0	7	0	0	0	11	0	n/a
Gloucester outside greenbelt	30	13	4	0	50	12	22	0	106	25	**
Kanata	14	23	0	4	49	11	0	0	63	38	65.8
Cumberland	31	32	0	0	26	0	0	0	57	32	78.1
Goulbourn	19	12	0	0	55	27	0	0	74	39	89.7
West Carleton	18	13	0	0	0	0	0	0	18	13	38.5
Rideau	3	5	0	0	0	0	0	0	3	5	-40.0
Osgoode	8	10	2	4	0	0	0	0	10	14	-28.6
Clarence-Rockland City	11	7	0	2	0	0	0	0	11	9	22.2
Russell Township	3	2	0	2	0	0	0	0	3	4	-25.0
Ottawa-Gatineau CMA (Ontario Portion)	181	158	24	14	187	74	38	13	430	259	66.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 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	407	491	82	50	540	254	435	452	1,464	1,247	17.4
Ottawa, Vanier, Rockcliffe	17	39	24	8	18	6	252	391	311	444	-30.0
Nepean inside greenbelt	9	4	0	0	0	0	0	0	9	4	125.0
Nepean outside greenbelt	64	151	12	2	147	90	46	25	269	268	0.4
Gloucester inside greenbelt	10	6	2	0	7	3	0	0	19	9	111.1
Gloucester outside greenbelt	64	52	14	14	69	52	36	0	183	118	55.1
Kanata	51	58	6	10	150	48	0	0	207	116	78.4
Cumberland	55	70	6	8	83	28	101	36	245	142	72.5
Goulbourn	68	42	16	4	66	27	0	0	150	73	105.5
West Carleton	34	30	0	0	0	0	0	0	34	30	13.3
Rideau	11	15	0	0	0	0	0	0	11	15	-26.7
Osgoode	24	24	2	4	0	0	0	0	26	28	-7.1
Clarence-Rockland City	44	44	0	4	0	15	10	34	54	97	-44.3
Russell Township	9	7	4	2	0	4	0	0	13	13	0.0
Ottawa-Gatineau CMA (Ontario Portion)	460	542	86	56	540	273	445	486	1,531	1,357	12.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Ottawa City	184	74	3	0	36	13	2	0
Ottawa, Vanier, Rockcliffe	0	3	0	0	0	0	2	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	0	21	0	0	14	13	0	0
Gloucester inside greenbelt	4	0	3	0	0	0	0	0
Gloucester outside greenbelt	50	12	0	0	22	0	0	0
Kanata	49	11	0	0	0	0	0	0
Cumberland	26	0	0	0	0	0	0	0
Goulbourn	55	27	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	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	184	74	3	0	36	13	2	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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	537	254	3	0	380	444	55	8
Ottawa, Vanier, Rockcliffe	18	6	0	0	197	383	55	8
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	147	90	0	0	46	25	0	0
Gloucester inside greenbelt	4	3	3	0	0	0	0	0
Gloucester outside greenbelt	69	52	0	0	36	0	0	0
Kanata	150	48	0	0	0	0	0	0
Cumberland	83	28	0	0	101	36	0	0
Goulbourn	66	27	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	15	0	0	10	34	0	0
Russell Township	0	0	0	4	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	537	269	3	4	390	478	55	8

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2011

Submarket	Freehold		Condominium		Rental		Total*	
	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010	March 2011	March 2010
Ottawa City	373	233	36	13	7	0	416	246
Ottawa, Vanier, Rockcliffe	17	22	0	0	4	0	21	22
Nepean inside greenbelt	3	3	0	0	0	0	3	3
Nepean outside greenbelt	36	42	14	13	0	0	50	55
Gloucester inside greenbelt	8	0	0	0	3	0	11	0
Gloucester outside greenbelt	84	25	22	0	0	0	106	25
Kanata	63	38	0	0	0	0	63	38
Cumberland	57	32	0	0	0	0	57	32
Goulbourn	74	39	0	0	0	0	74	39
West Carleton	18	13	0	0	0	0	18	13
Rideau	3	5	0	0	0	0	3	5
Osgoode	10	14	0	0	0	0	10	14
Clarence-Rockland City	11	9	0	0	0	0	11	9
Russell Township	3	4	0	0	0	0	3	4
Ottawa-Gatineau CMA (Ontario Portion)	387	246	36	13	7	0	430	259

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,008	777	396	462	60	8	1,464	1,247
Ottawa, Vanier, Rockcliffe	49	53	205	383	57	8	311	444
Nepean inside greenbelt	9	4	0	0	0	0	9	4
Nepean outside greenbelt	223	243	46	25	0	0	269	268
Gloucester inside greenbelt	16	9	0	0	3	0	19	9
Gloucester outside greenbelt	147	100	36	18	0	0	183	118
Kanata	207	116	0	0	0	0	207	116
Cumberland	136	106	109	36	0	0	245	142
Goulbourn	150	73	0	0	0	0	150	73
West Carleton	34	30	0	0	0	0	34	30
Rideau	11	15	0	0	0	0	11	15
Osgoode	26	28	0	0	0	0	26	28
Clarence-Rockland City	44	61	10	34	0	2	54	97
Russell Township	13	9	0	0	0	4	13	13
Ottawa-Gatineau CMA (Ontario Portion)	1,065	847	406	496	60	14	1,531	1,357

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 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													
March 2011	0	0.0	4	3.1	32	24.4	56	42.7	39	29.8	131	466,900	496,025
March 2010	5	5.1	38	38.4	25	25.3	19	19.2	12	12.1	99	389,900	413,984
Year-to-date 2011	1	0.3	13	4.3	59	19.3	126	41.3	106	34.8	305	473,400	503,466
Year-to-date 2010	39	10.6	112	30.4	85	23.1	90	24.5	42	11.4	368	395,240	410,233
Ottawa, Vanier, Rockcliffe													
March 2011	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
March 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	2	14.3	12	85.7	14	701,200	704,286
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	25.0	9	75.0	12	582,900	636,817
Nepean inside greenbelt													
March 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 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													
March 2011	0	0.0	2	6.3	12	37.5	13	40.6	5	15.6	32	465,990	463,274
March 2010	1	5.6	11	61.1	2	11.1	4	22.2	0	0.0	18	363,900	369,911
Year-to-date 2011	0	0.0	5	8.2	12	19.7	26	42.6	18	29.5	61	486,990	486,302
Year-to-date 2010	21	14.6	56	38.9	30	20.8	32	22.2	5	3.5	144	369,990	377,503
Gloucester inside greenbelt													
March 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Gloucester outside greenbelt													
March 2011	0	0.0	0	0.0	10	29.4	19	55.9	5	14.7	34	452,900	455,812
March 2010	0	0.0	0	0.0	5	55.6	4	44.4	0	0.0	9	--	--
Year-to-date 2011	0	0.0	1	1.8	11	19.6	33	58.9	11	19.6	56	463,900	468,491
Year-to-date 2010	0	0.0	2	4.4	21	46.7	18	40.0	4	8.9	45	419,900	433,737
Kanata													
March 2011	0	0.0	0	0.0	2	13.3	5	33.3	8	53.3	15	514,900	521,847
March 2010	3	14.3	15	71.4	1	4.8	2	9.5	0	0.0	21	342,900	352,793
Year-to-date 2011	0	0.0	1	2.0	13	25.5	15	29.4	22	43.1	51	473,400	503,335
Year-to-date 2010	9	17.0	26	49.1	3	5.7	10	18.9	5	9.4	53	364,900	395,067
Cumberland													
March 2011	0	0.0	2	8.3	4	16.7	14	58.3	4	16.7	24	436,400	455,608
March 2010	1	3.2	12	38.7	11	35.5	3	9.7	4	12.9	31	396,900	400,528
Year-to-date 2011	1	2.4	3	7.3	7	17.1	24	58.5	6	14.6	41	437,900	449,939
Year-to-date 2010	7	10.6	20	30.3	19	28.8	13	19.7	7	10.6	66	398,450	396,146
Goulbourn													
March 2011	0	0.0	0	0.0	3	20.0	4	26.7	8	53.3	15	516,900	530,191
March 2010	0	0.0	0	0.0	5	55.6	4	44.4	0	0.0	9	--	--
Year-to-date 2011	0	0.0	2	3.3	13	21.3	20	32.8	26	42.6	61	470,900	502,071
Year-to-date 2010	2	6.1	7	21.2	11	33.3	12	36.4	1	3.0	33	406,490	408,279

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 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													
March 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
March 2010	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2010	0	0.0	1	14.3	1	14.3	1	14.3	4	57.1	7	--	--
Rideau													
March 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Osgoode													
March 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
March 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	1	9.1	3	27.3	2	18.2	5	45.5	11	485,000	630,136
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Clarence-Rockland City													
March 2011	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	--	--
March 2010	5	62.5	2	25.0	1	12.5	0	0.0	0	0.0	8	--	--
Year-to-date 2011	18	64.3	8	28.6	2	7.1	0	0.0	0	0.0	28	279,400	296,856
Year-to-date 2010	18	50.0	15	41.7	3	8.3	0	0.0	0	0.0	36	295,900	296,143
Russell Township													
March 2011	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
March 2010	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2011	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	--	--
Ottawa-Gatineau CMA (Ontario portion)													
March 2011	4	2.9	7	5.0	33	23.7	56	40.3	39	28.1	139	465,990	486,009
March 2010	11	10.1	41	37.6	26	23.9	19	17.4	12	11.0	109	384,900	402,542
Year-to-date 2011	19	5.6	24	7.1	63	18.6	126	37.3	106	31.4	338	465,445	484,380
Year-to-date 2010	61	14.9	128	31.3	88	21.5	90	22.0	42	10.3	409	384,900	398,725

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2011

Submarket	March 2011	March 2010	% Change	YTD 2011	YTD 2010	% Change
Ottawa City	496,025	413,984	19.8	503,466	410,233	22.7
Ottawa, Vanier, Rockcliffe	--	--	n/a	704,286	636,817	10.6
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	463,274	369,911	25.2	486,302	377,503	28.8
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	455,812	--	n/a	468,491	433,737	8.0
Kanata	521,847	352,793	47.9	503,335	395,067	27.4
Cumberland	455,608	400,528	13.8	449,939	396,146	13.6
Goulbourn	530,191	--	n/a	502,071	408,279	23.0
West Carleton	--	--	n/a	--	--	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	630,136	--	n/a
Clarence-Rockland City	--	--	n/a	296,856	296,143	0.2
Russell Township	--	--	n/a	--	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	486,009	402,542	20.7	484,380	398,725	21.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) March 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	1,243	1,699	2,088	59.5	329,640	1.8	333,461
	February	942	-16.8	1,174	1,887	2,005	58.6	337,797	5.9	329,173
	March	1,247	-17.7	1,158	2,704	2,089	55.4	347,642	5.1	330,982
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2010	3,373	34.8		6,214			325,339	14.5	
	Q1 2011	2,876	-14.7		6,290			340,117	4.5	
	YTD 2010	3,373	34.8		6,214			325,339	14.5	
	YTD 2011	2,876	-14.7		6,290			340,117	4.5	

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
March 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 $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	111.7	117.9	516	6.6	71.8	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.7	71.8	1,047
	March	601	3.50	5.34		119.5	520	6.5	72.2	1,035
	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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- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
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