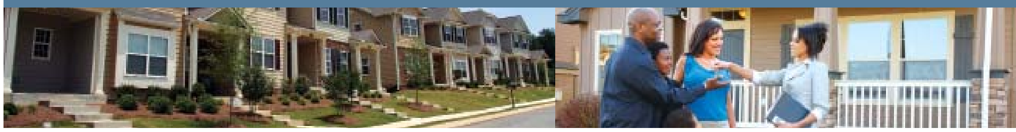
HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2011

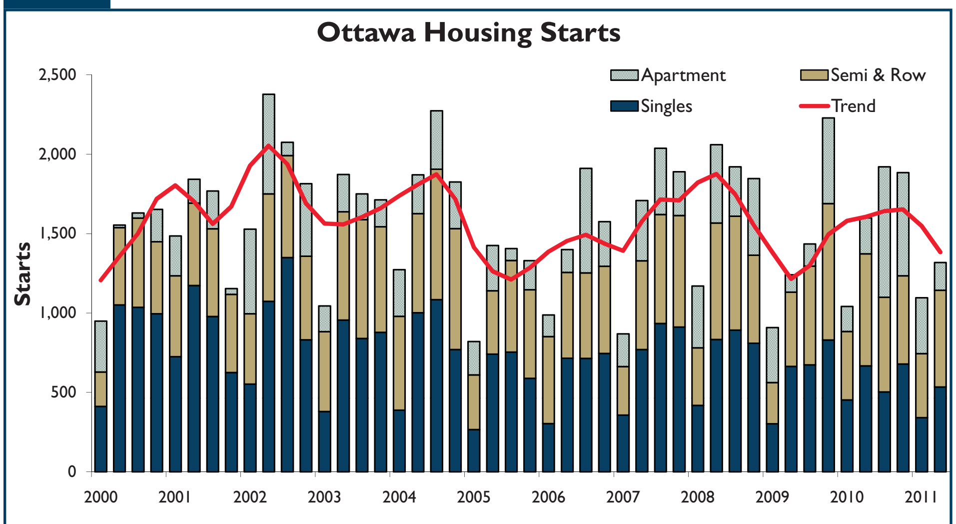
New Home Market

Single-Detached Home Starts Drag Second Quarter Activity

Residential construction in the Ottawa Census Metropolitan Area moderated across all dwelling types during the spring months when compared to the strong pace recorded in 2010. A softening resale market as well as a slowdown in both building permits and new home sales earlier in the year suggests the beginning of a more modest trend of new construction for 2011.

Both the strong market presence of younger buyers and the rising cost to carry a mortgage for new single-detached homes continued to support the predominance of higher-density dwellings in the year-to-date construction. Demand for more affordable townhomes and

Figure 1



Source: CMHC

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condominium apartments have somewhat compensated for the slowing single-family homes segment, which continued to trail consistently behind last year's pace.

Condominiums Led Growth in Ottawa

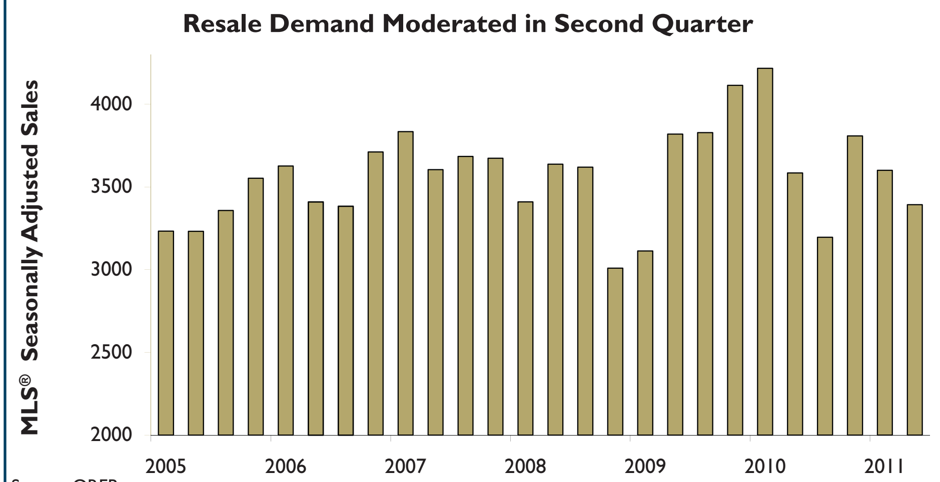
For the first half of the year apartment starts increased by 37 per cent when compared to the same period a year earlier. On a trend basis however, condo starts pale in comparison to the torrid pace recorded in the last half of 2010. Nevertheless, the number of building permits taken for apartment units has surged significantly during the last quarter of 2010 and early this year, suggesting strong condominium apartment building intentions.

Single Family Homes Regain Popularity in the Outskirts

Since the introduction of the HST, single family detached housing has averaged barely a third of the total share of housing starts. However, during the second quarter, the single family segment rebounded to their 10-year historical market share of forty per cent, mainly due to their popularity in Ottawa's outskirts.

Some buyers of single-detached homes took advantage of continued low mortgage rates to trade up for their dream home. A good number of buyers explored Ottawa's outskirts, where eighty per cent of all new housing sets its foundation. Although the most sought-after neighborhoods for buyers in this segment were Cumberland, Nepean and Gloucester, with a combined sixty per cent of the total single family homes built in the Ottawa CMA, the only other major area to buck the trend was Gloucester outside of the Greenbelt.

Figure 2



Source: OREB
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Resale Market

Demand Softened During the Second Quarter

Ottawa's home-buying season got off to a slow start, even after accounting for the strong activity registered in June. During the spring months and so far in 2011, the number of resale transactions continued to trail last year's robust pace. Although employment and earnings have been good for households aged 25 and over, first time buyers may be more impacted by the new mortgage rules hence delaying the purchase of a resale home for some.

In spite of this, for the first time in a year, Ottawa's total quarterly resale activity, as measured by dollar sales volumes, posted a moderate but positive growth during the spring months compared to a year ago. This, however, was mainly the result of high price appreciation and a strong surge in the number of homes traded during the month of June, which led to a significant improvement in the pace to-date but was not yet enough to change the slower underlying trend.

Resale Market Remained in Strong Balance Territory

On a seasonally adjusted basis, the number of resale transactions declined for the second quarter in a row, while new listings remained mostly flat at a high level. Although this resulted in a still relatively tight market which favored sellers, the trend in the supply side of the market has been clearly indicative of activity moving towards a more balanced territory. This was evidenced by the sharp increase in the number of total active listings of homes available for sale in Ottawa during the last three months, which reached a record peak in June and added upward pressure to the months of supply in the market.

Demand for Higher-End Homes Main Driver of Price Growth

Recent pressures on average home prices appear to be coming mainly from demand dynamics at the higher-end of Ottawa's housing market. A closer inspection of housing demand suggests that the composition of sales has been gradually tilting in favor of pricier homes. Evidence of this is the rising trend in the share of homes sold at or above the annual average price bracket, which has been growing steadily since the 2009 trough and has now reached a peak of just under sixty per cent.

There are a variety of factors supporting this developing trend. First, while first-time home buyers have become a force to reckon with, repeat-buyer households seem to be taking good advantage of low financing rates to trade up. Second, equity-rich repeat-buyers are less likely to be affected by the new mortgage rule changes compared to their younger counterparts. Third, since early 2010 and especially so far this year, full-time employment among people aged 45 to 64 years old has clearly outperformed that for people aged 25 to 44 years old. It comes therefore as no surprise to see such solid results at the higher-end of the market.

Sub-Market Activity

Resale demand in Ottawa's urban neighborhoods showed rather healthy results during the second quarter.

After four quarters of negative year-over-year growth, urban sales transactions remained mostly flat, which supported a slightly faster pace of average price appreciation compared to the overall Ottawa market. Home sales activity was mainly concentrated in the western areas of Barrhaven and the West End, where growth was significant. Mostly flat sales growth was observed in Stittsville, the East End, and Nepean. On the other hand, average price growth remained strong in most areas, with the West End and Nepean taking the lead.

Table 1

	MLS® Sales						MLS® Prices ($)					
	June			Year-to-Date			June			Year-to-Date		
UNIT TYPE	2011	2010	% Chg.	2011	2010	% Chg.	2011	2010	% Chg.	2011	2010	% Chg.
SINGLE- DETACHED	**967**	**881**	**9.8**	**4,351**	**4,663**	**-6.7**	**391,891**	**364,327**	**7.6**	**391,935**	**369,771**	**6.0**
Bungalow	*295*	*283*	4.2	*1,299*	*1,355*	-4.1	*362,327*	*308,346*	17.5	*347,225*	*319,807*	8.6
Two-Storey	*479*	*428*	11.9	*2,246*	*2,360*	-4.8	*430,936*	*422,120*	2.1	*437,364*	*415,103*	5.4
Other Single-Detached	*193*	*170*	13.5	806	948	-15.0	*340,173*	*312,014*	9.0	*337,399*	*328,331*	2.8
ROW	**267**	**217**	**23.0**	**1,214**	**1,262**	**-3.8**	**319,879**	**301,594**	**6.1**	**310,158**	**295,303**	**5.0**
SEMI	**100**	**92**	**8.7**	**476**	**541**	**-12.0**	**366,022**	**325,707**	**12.4**	**354,689**	**323,263**	**9.7**
CONDOMINIUM	**378**	**353**	**7.1**	**1,707**	**1,821**	**-6.3**	**275,996**	**251,871**	**9.6**	**260,326**	**247,651**	**5.1**
Apartment	*217*	*176*	23.3	*890*	*916*	-2.8	*305,484*	*279,236*	9.4	*289,604*	*276,446*	4.8
Row	*119*	*150*	-20.7	*628*	*789*	-20.4	*239,195*	*224,050*	6.8	*226,774*	*215,027*	5.5
Other Condominiums	*42*	*27*	55.6	*189*	*116*	62.9	*227,910*	*228,056*	-0.1	*233,943*	*242,175*	-3.4
OTHERS	**12**	**17**	**-29.4**	**65**	**92**	**-29.3**	**492,000**	**489,441**	0.5	***423,088***	***456,504***	**-7.3**
TOTAL	**1,724**	**1,560**	**10.5**	**7,813**	**8,379**	**-6.8**	**354,524**	**329,240**	**7.7**	**348,464**	**329,964**	**5.6**

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)

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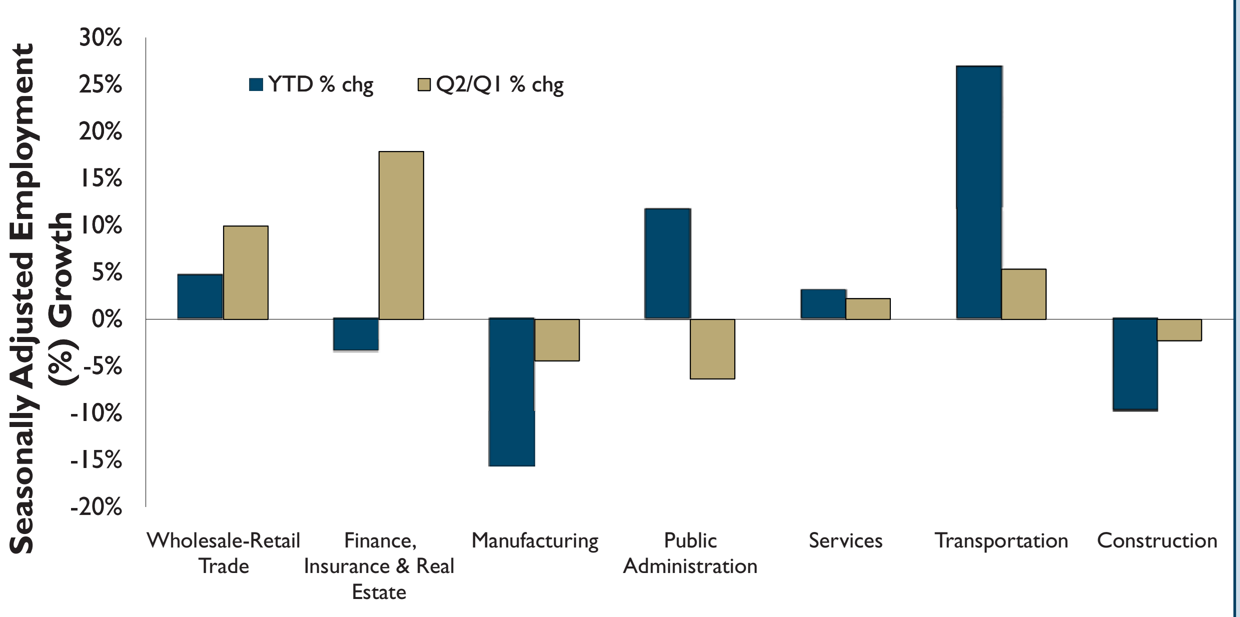
The Changing Face of Ottawa's Labour Market Sectorial Distribution

As Ottawa's economy continues its expansion phase, its sectorial distribution begins to experience a change. Public job gains, a major engine of economic activity in the nation's Capital, have accelerated late last year and early in 2011. Nevertheless, data for the second quarter suggests that public sector employment may have reached a plateau and other sectors are stepping up.

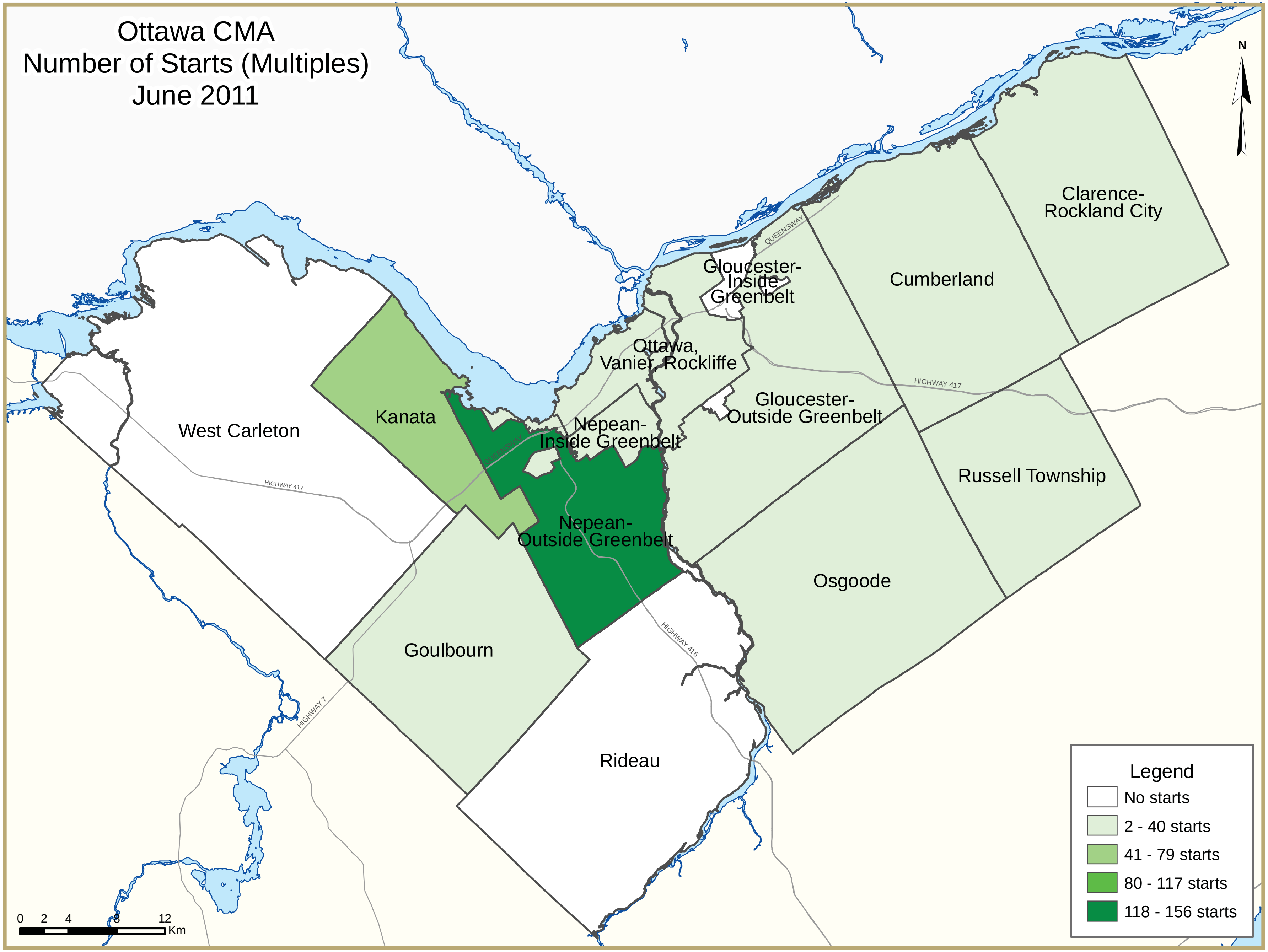
As recent trends suggest, employment within Ottawa's public sector has been volatile and it is essential to put things in historical perspective. One important characteristic of this sector is that it is counter-cyclical in nature – which typically means that it is supported by rising government spending during economic downturns and moderates during expansions. As the Canadian economy immersed into an expansionary phase, Ottawa's economy has begun to rely on pro-cyclical industrial sectors to create jobs.

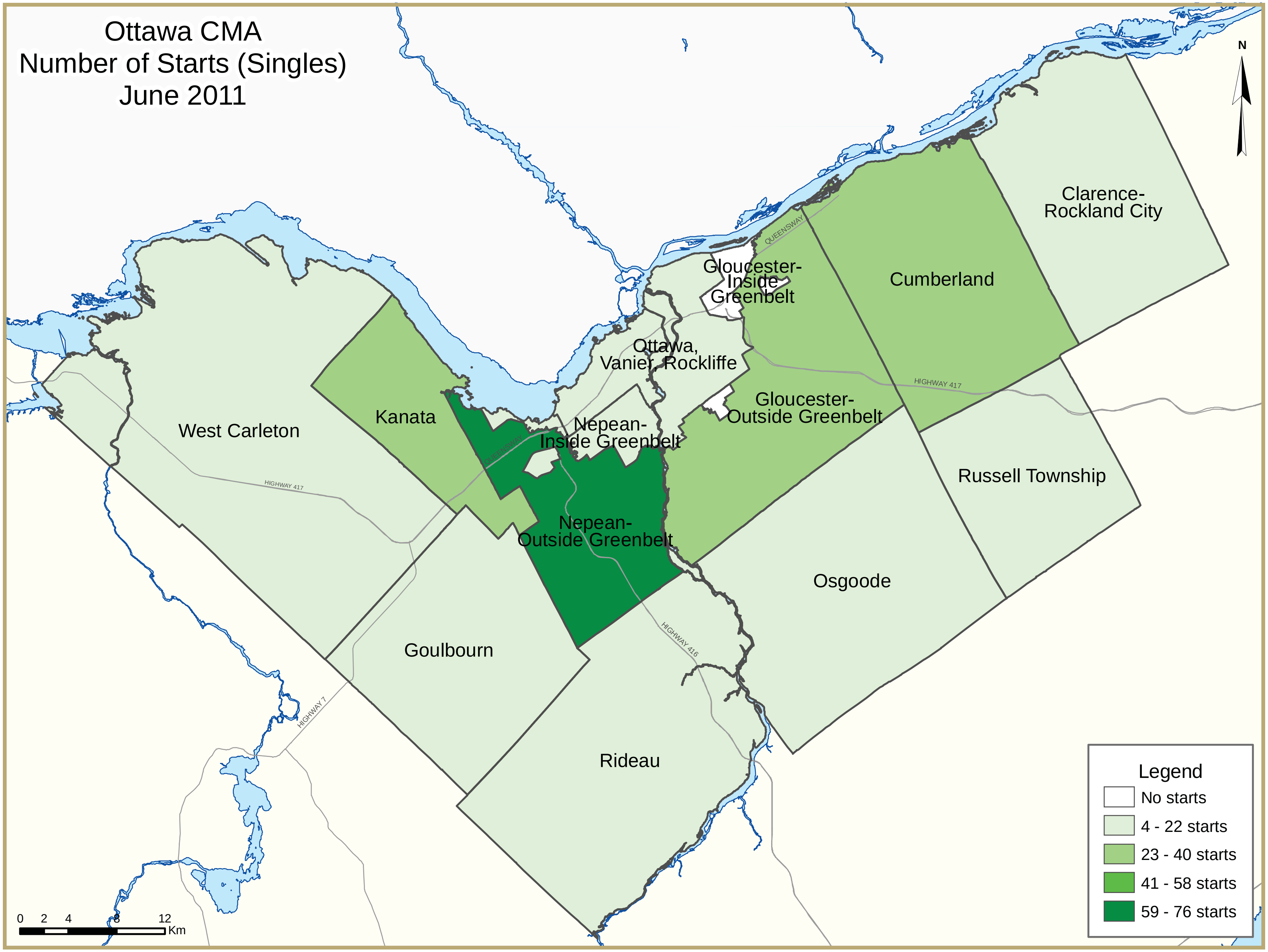
Seasonally adjusted employment growth in Ottawa for the second quarter has been positive, up by a healthy 1.2 per cent from the first quarter. Ottawa therefore offers evidence of a strong and diversified economy, where pro-cyclical industrial sectors can take up the slack and provide the much needed employment opportunities that support household spending on consumer goods and, of course, housing. Among the rising sectors, the largest contributions came from services, wholesale-retail trade, the finance, insurance and real estate sector, and transportation.

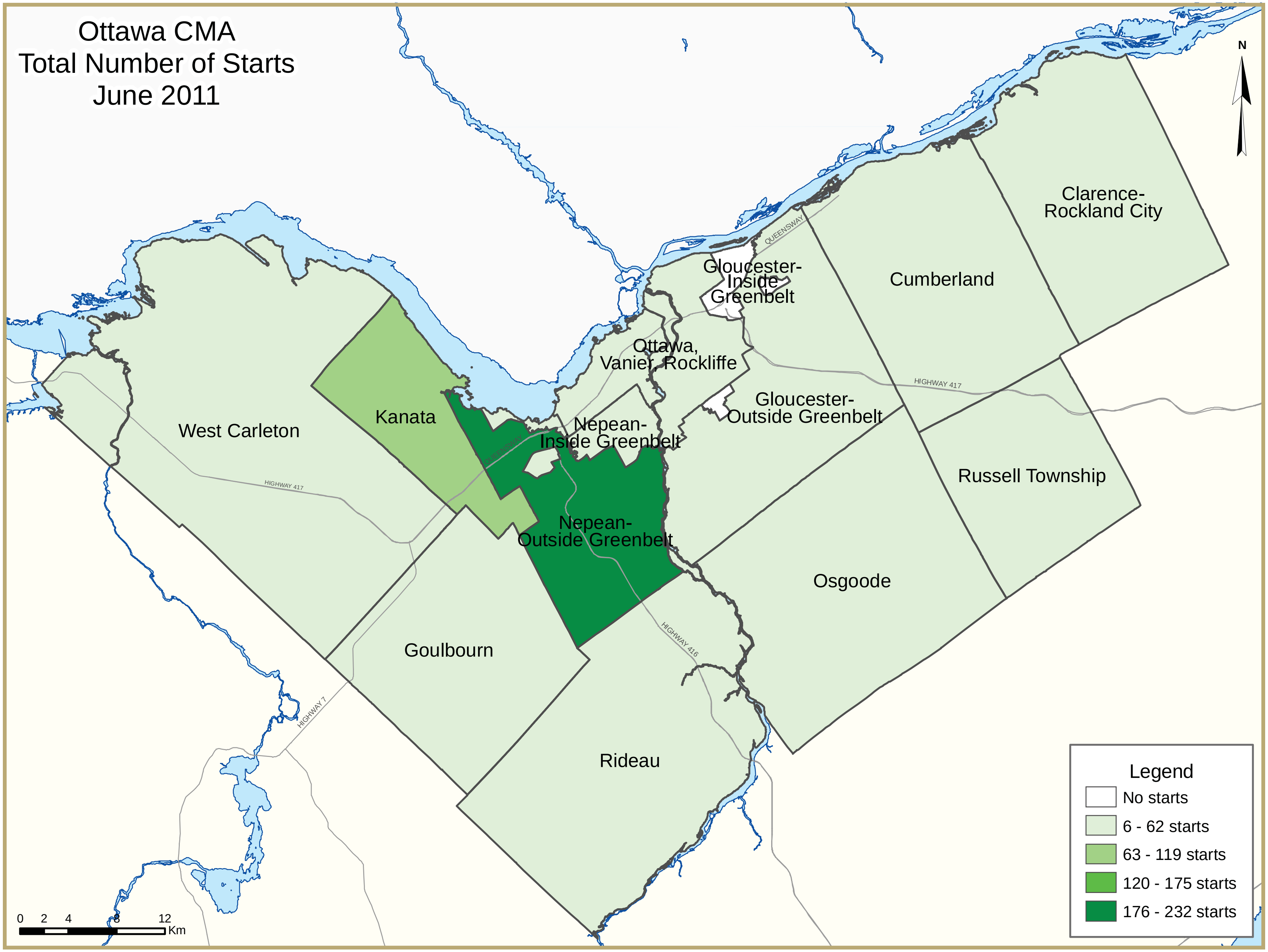
Figure 3

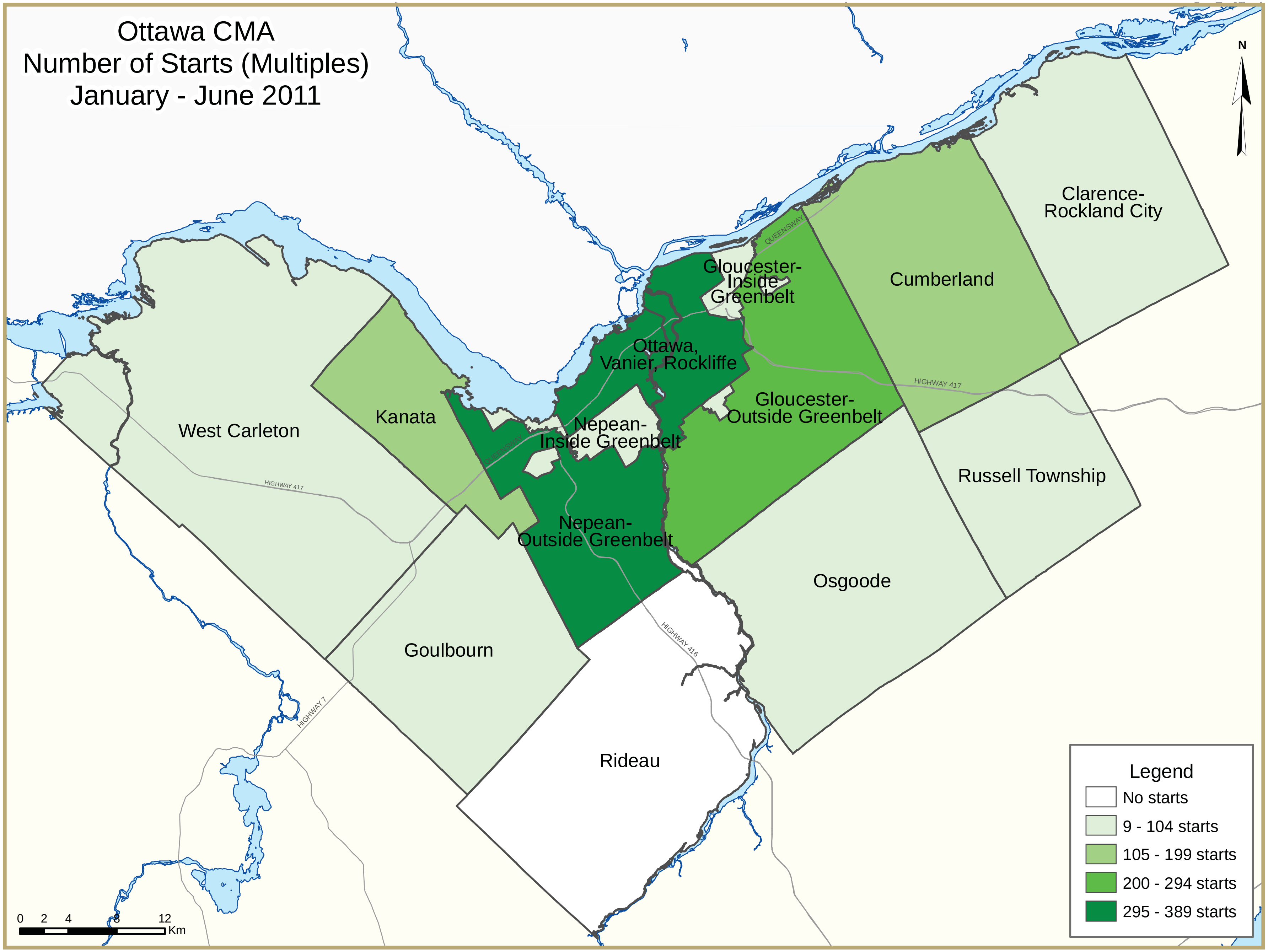


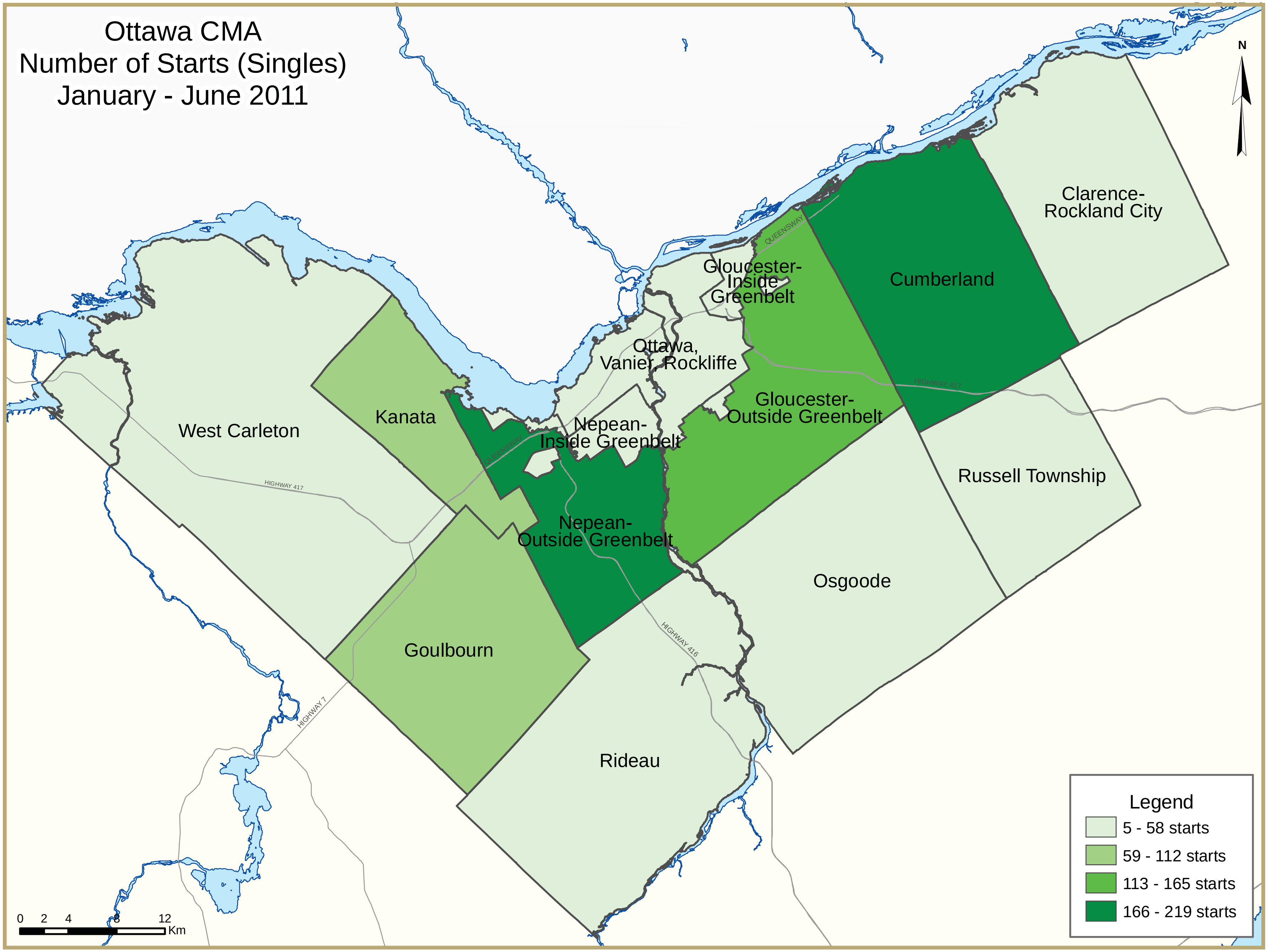
Source: Statistics Canada. Seasonally adjusted by CMHC.
Year-to-Date: January to June

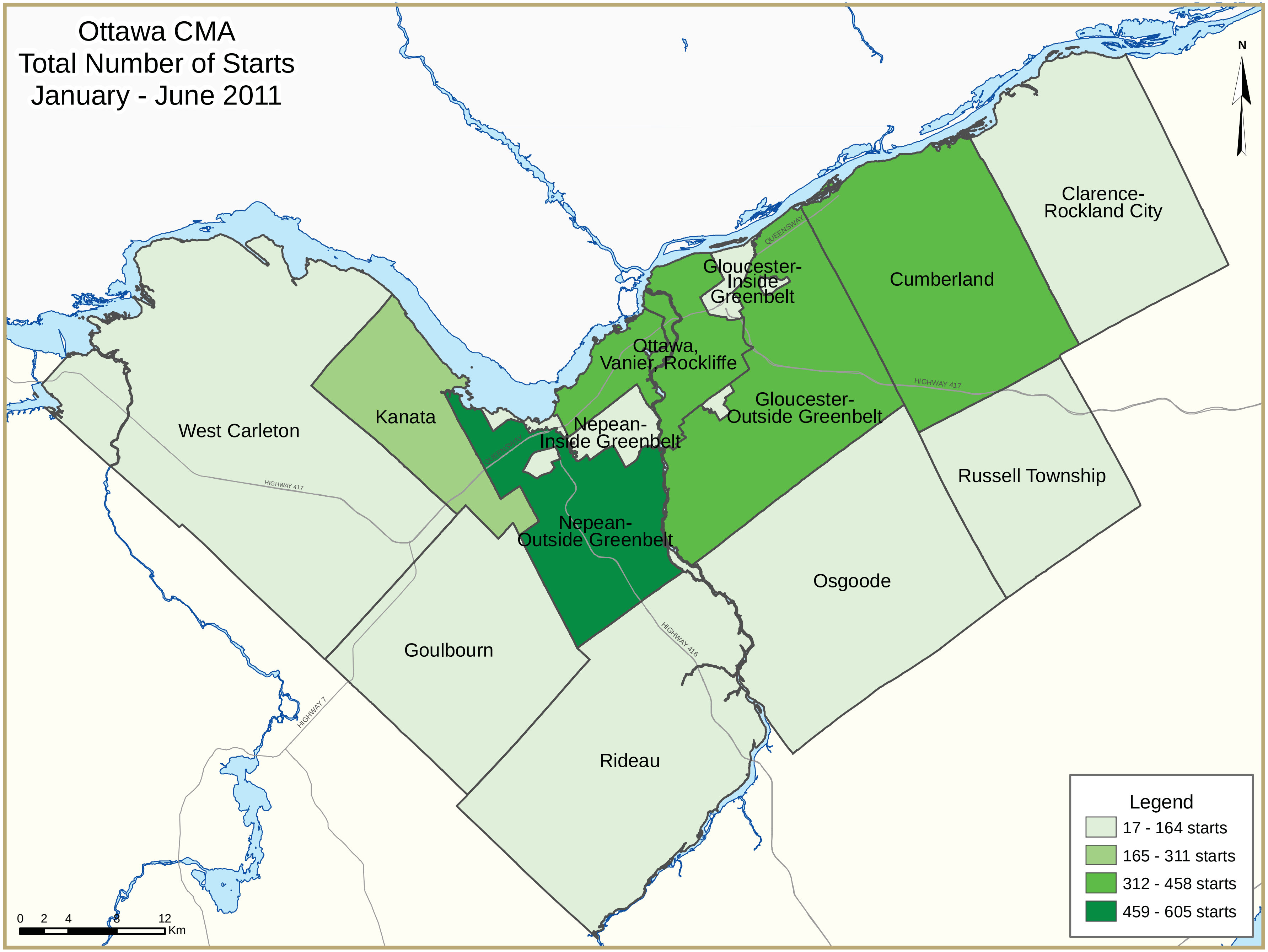

Ottawa CMA
Number of Starts (Multiples)
June 2011
West Carleton
Kanata
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12 Km
Legend
No starts
2 - 40 starts
41 - 79 starts
80 - 117 starts
118 - 156 starts


Ottawa CMA
Number of Starts (Singles)
June 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
0 2 4 8 12 Km
Legend
No starts
4 - 22 starts
23 - 40 starts
41 - 58 starts
59 - 76 starts


Ottawa CMA
Total Number of Starts
June 2011
West Carleton
Kanata
Goulbourn
Rideau
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
N
Legend
No starts
6 - 62 starts
63 - 119 starts
120 - 175 starts
176 - 232 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - June 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
0 2 4 8 12 Km
Legend
No starts
9 - 104 starts
105 - 199 starts
200 - 294 starts
295 - 389 starts


Ottawa CMA
Number of Starts (Singles)
January - June 2011
West Carleton
Kanata
Goulbourn
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km
Legend
5 - 58 starts
59 - 112 starts
113 - 165 starts
166 - 219 starts


Ottawa CMA
Total Number of Starts
January - June 2011
West Carleton
Kanata
Goulbourn
Rideau
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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
0 2 4 8 12
Km
Legend
17 - 164 starts
165 - 311 starts
312 - 458 starts
459 - 605 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) June 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2011	239	40	184	0	0	135	0	3	606
June 2010	203	10	155	0	0	16	0	0	384
% Change	17.7	**	18.7	n/a	n/a	**	n/a	n/a	57.8
Year-to-date 2011	875	156	854	0	0	514	1	9	2,414
Year-to-date 2010	1,120	162	964	0	16	348	9	22	2,641
% Change	-21.9	-3.7	-11.4	n/a	-100.0	47.7	-88.9	-59.1	-8.6
UNDER CONSTRUCTION									
June 2011	1,031	192	1,248	0	3	1,939	9	290	4,717
June 2010	1,389	232	1,652	0	16	1,679	2	196	5,166
% Change	-25.8	-17.2	-24.5	n/a	-81.3	15.5	**	48.0	-8.7
COMPLETIONS									
June 2011	233	30	151	0	0	148	0	22	584
June 2010	280	34	260	0	0	28	18	0	620
% Change	-16.8	-11.8	-41.9	n/a	n/a	**	-100.0	n/a	-5.8
Year-to-date 2011	1,015	154	992	0	16	586	5	77	2,845
Year-to-date 2010	1,352	134	813	0	18	582	43	23	2,965
% Change	-24.9	14.9	22.0	n/a	-11.1	0.7	-88.4	**	-4.0
COMPLETED & NOT ABSORBED									
June 2011	40	29	94	0	9	137	4	58	371
June 2010	16	13	100	0	1	142	3	62	337
% Change	150.0	123.1	-6.0	n/a	**	-3.5	33.3	-6.5	10.1
ABSORBED									
June 2011	235	32	136	0	0	135	0	0	538
June 2010	280	31	279	0	0	21	4	1	616
% Change	-16.1	3.2	-51.3	n/a	n/a	**	-100.0	-100.0	-12.7
Year-to-date 2011	1,005	149	987	0	16	578	2	59	2,796
Year-to-date 2010	1,356	135	818	0	18	588	26	44	2,985
% Change	-25.9	10.4	20.7	n/a	-11.1	-1.7	-92.3	34.1	-6.3

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2011	221	38	176	0	0	125	0	3	568
June 2010	178	10	155	0	0	16	0	0	359
Ottawa, Vanier, Rockcliffe									
June 2011	13	10	6	0	0	20	0	3	52
June 2010	4	4	8	0	0	0	0	0	16
Nepean inside greenbelt									
June 2011	4	0	17	0	0	0	0	0	21
June 2010	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
June 2011	76	18	33	0	0	105	0	0	232
June 2010	46	0	33	0	0	0	0	0	79
Gloucester inside greenbelt									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	4	0	0	0	0	0	0	0	4
Gloucester outside greenbelt									
June 2011	23	2	0	0	0	0	0	0	25
June 2010	26	2	36	0	0	0	0	0	64
Kanata									
June 2011	29	8	65	0	0	0	0	0	107
June 2010	10	2	41	0	0	16	0	0	69
Cumberland									
June 2011	30	0	17	0	0	0	0	0	47
June 2010	24	0	22	0	0	0	0	0	46
Goulbourn									
June 2011	17	0	16	0	0	0	0	0	33
June 2010	24	2	15	0	0	0	0	0	41
West Carleton									
June 2011	10	0	0	0	0	0	0	0	10
June 2010	18	0	0	0	0	0	0	0	18
Rideau									
June 2011	10	0	0	0	0	0	0	0	10
June 2010	5	0	0	0	0	0	0	0	5
Osgoode									
June 2011	9	0	22	0	0	0	0	0	31
June 2010	17	0	0	0	0	0	0	0	17
Clarence-Rockland City									
June 2011	14	0	8	0	0	10	0	0	32
June 2010	17	0	0	0	0	0	0	0	17
Russell Township									
June 2011	4	2	0	0	0	0	0	0	6
June 2010	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
June 2011	239	40	184	0	0	135	0	3	606
June 2010	203	10	155	0	0	16	0	0	384

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

Table 1.1: Housing Activity Summary by Submarket
June 2011

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
June 2011	929	186	1,232	0	3	1,929	6	236	4,526
June 2010	1,264	230	1,630	0	16	1,679	2	192	5,013
Ottawa, Vanier, Rockcliffe									
June 2011	59	64	24	0	3	1,331	1	21	1,503
June 2010	52	42	74	0	0	965	2	192	1,327
Nepean inside greenbelt									
June 2011	6	8	45	0	0	24	0	69	152
June 2010	4	0	36	0	0	57	0	0	97
Nepean outside greenbelt									
June 2011	273	52	328	0	0	296	0	0	949
June 2010	323	50	446	0	0	314	0	0	1,133
Gloucester inside greenbelt									
June 2011	6	0	17	0	0	0	5	0	28
June 2010	17	12	21	0	0	0	0	0	50
Gloucester outside greenbelt									
June 2011	109	38	174	0	0	66	0	0	387
June 2010	210	62	144	0	0	36	0	0	452
Kanata									
June 2011	92	8	361	0	0	56	0	146	668
June 2010	134	38	359	0	0	34	0	0	565
Cumberland									
June 2011	185	14	131	0	0	136	0	0	466
June 2010	204	0	312	0	16	249	0	0	781
Goulbourn									
June 2011	80	0	90	0	0	20	0	0	190
June 2010	139	26	139	0	0	24	0	0	328
West Carleton									
June 2011	54	2	17	0	0	0	0	0	73
June 2010	66	0	99	0	0	0	0	0	165
Rideau									
June 2011	21	0	0	0	0	0	0	0	21
June 2010	20	0	0	0	0	0	0	0	20
Osgoode									
June 2011	44	0	45	0	0	0	0	0	89
June 2010	95	0	0	0	0	0	0	0	95
Clarence-Rockland City									
June 2011	90	4	16	0	0	10	3	50	173
June 2010	87	0	22	0	0	0	0	0	109
Russell Township									
June 2011	12	2	0	0	0	0	0	4	18
June 2010	38	2	0	0	0	0	0	4	44
Ottawa-Gatineau CMA (Ontario portion)									
June 2011	1,031	192	1,248	0	3	1,939	9	290	4,717
June 2010	1,389	232	1,652	0	16	1,679	2	196	5,166

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

Table 1.1: Housing Activity Summary by Submarket
June 2011

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
June 2011	223	30	147	0	0	129	0	22	551
June 2010	263	34	260	0	0	28	18	0	603
Ottawa, Vanier, Rockcliffe									
June 2011	11	10	22	0	0	101	0	22	166
June 2010	7	22	63	0	0	0	2	0	94
Nepean inside greenbelt									
June 2011	4	2	0	0	0	0	0	0	6
June 2010	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
June 2011	57	12	88	0	0	16	0	0	173
June 2010	41	2	59	0	0	16	0	0	118
Gloucester inside greenbelt									
June 2011	2	0	0	0	0	0	0	0	2
June 2010	2	0	3	0	0	0	0	0	5
Gloucester outside greenbelt									
June 2011	26	4	4	0	0	0	0	0	34
June 2010	26	4	28	0	0	0	0	0	58
Kanata									
June 2011	47	0	13	0	0	0	0	0	60
June 2010	67	6	74	0	0	0	0	0	147
Cumberland									
June 2011	31	2	8	0	0	12	0	0	53
June 2010	39	0	30	0	0	12	16	0	97
Goulbourn									
June 2011	21	0	12	0	0	0	0	0	33
June 2010	42	0	3	0	0	0	0	0	45
West Carleton									
June 2011	3	0	0	0	0	0	0	0	3
June 2010	15	0	0	0	0	0	0	0	15
Rideau									
June 2011	7	0	0	0	0	0	0	0	7
June 2010	5	0	0	0	0	0	0	0	5
Osgoode									
June 2011	14	0	0	0	0	0	0	0	14
June 2010	17	0	0	0	0	0	0	0	17
Clarence-Rockland City									
June 2011	10	0	4	0	0	10	0	0	24
June 2010	10	0	0	0	0	0	0	0	10
Russell Township									
June 2011	0	0	0	0	0	9	0	0	9
June 2010	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
June 2011	233	30	151	0	0	148	0	22	584
June 2010	280	34	260	0	0	28	18	0	620

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

Table 1.1: Housing Activity Summary by Submarket
June 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									
June 2011	37	29	90	0	9	123	4	58	350
June 2010	15	13	100	0	1	130	3	62	324
Ottawa, Vanier, Rockcliffe									
June 2011	8	7	7	0	8	92	0	0	122
June 2010	0	10	19	0	0	93	2	0	124
Nepean inside greenbelt									
June 2011	0	2	0	0	0	0	0	4	6
June 2010	0	0	0	0	0	0	0	4	4
Nepean outside greenbelt									
June 2011	4	4	13	0	1	17	1	0	40
June 2010	4	2	14	0	1	15	1	0	37
Gloucester inside greenbelt									
June 2011	0	0	2	0	0	3	3	0	8
June 2010	1	0	1	0	0	5	0	0	7
Gloucester outside greenbelt									
June 2011	7	9	25	0	0	1	0	0	42
June 2010	6	0	18	0	0	17	0	0	41
Kanata									
June 2011	2	5	26	0	0	2	0	54	89
June 2010	1	0	19	0	0	0	0	58	78
Cumberland									
June 2011	11	1	3	0	0	4	0	0	19
June 2010	2	0	18	0	0	0	0	0	20
Goulbourn									
June 2011	2	1	13	0	0	4	0	0	20
June 2010	0	0	8	0	0	0	0	0	8
West Carleton									
June 2011	2	0	1	0	0	0	0	0	3
June 2010	0	0	2	0	0	0	0	0	2
Rideau									
June 2011	0	0	0	0	0	0	0	0	0
June 2010	0	0	0	0	0	0	0	0	0
Osgoode									
June 2011	1	0	0	0	0	0	0	0	1
June 2010	1	1	1	0	0	0	0	0	3
Clarence-Rockland City									
June 2011	2	0	4	0	0	12	0	0	18
June 2010	0	0	0	0	0	12	0	0	12
Russell Township									
June 2011	1	0	0	0	0	2	0	0	3
June 2010	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
June 2011	40	29	94	0	9	137	4	58	371
June 2010	16	13	100	0	1	142	3	62	337

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

Table 1.1: Housing Activity Summary by Submarket
June 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									
June 2011	224	32	136	0	0	118	0	0	510
June 2010	263	31	279	0	0	21	4	1	599
Ottawa, Vanier, Rockcliffe									
June 2011	9	15	18	0	0	93	0	0	135
June 2010	7	19	48	0	0	0	4	1	79
Nepean inside greenbelt									
June 2011	4	0	0	0	0	0	0	0	4
June 2010	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
June 2011	56	12	85	0	0	13	0	0	166
June 2010	43	2	69	0	0	9	0	0	123
Gloucester inside greenbelt									
June 2011	2	0	0	0	0	0	0	0	2
June 2010	1	0	3	0	0	0	0	0	4
Gloucester outside greenbelt									
June 2011	27	4	4	0	0	0	0	0	35
June 2010	26	4	30	0	0	0	0	0	60
Kanata									
June 2011	47	0	11	0	0	0	0	0	58
June 2010	66	6	95	0	0	0	0	0	167
Cumberland									
June 2011	33	1	8	0	0	12	0	0	54
June 2010	39	0	31	0	0	12	0	0	82
Goulbourn									
June 2011	21	0	10	0	0	0	0	0	31
June 2010	42	0	3	0	0	0	0	0	45
West Carleton									
June 2011	3	0	0	0	0	0	0	0	3
June 2010	15	0	0	0	0	0	0	0	15
Rideau									
June 2011	7	0	0	0	0	0	0	0	7
June 2010	5	0	0	0	0	0	0	0	5
Osgoode									
June 2011	15	0	0	0	0	0	0	0	15
June 2010	17	0	0	0	0	0	0	0	17
Clarence-Rockland City									
June 2011	11	0	0	0	0	10	0	0	21
June 2010	10	0	0	0	0	0	0	0	10
Russell Township									
June 2011	0	0	0	0	0	7	0	0	7
June 2010	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
June 2011	235	32	136	0	0	135	0	0	538
June 2010	280	31	279	0	0	21	4	1	616

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
June 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Ottawa City	221	178	38	10	181	141	128	30	568	359	58.2
Ottawa, Vanier, Rockcliffe	13	4	10	4	6	6	23	2	52	16	**
Nepean inside greenbelt	4	0	0	0	17	0	0	0	21	0	n/a
Nepean outside greenbelt	76	46	18	0	33	33	105	0	232	79	193.7
Gloucester inside greenbelt	0	4	0	0	0	0	0	0	0	4	-100.0
Gloucester outside greenbelt	23	26	2	2	0	24	0	12	25	64	-60.9
Kanata	29	10	8	2	70	41	0	16	107	69	55.1
Cumberland	30	24	0	0	17	22	0	0	47	46	2.2
Goulbourn	17	24	0	2	16	15	0	0	33	41	-19.5
West Carleton	10	18	0	0	0	0	0	0	10	18	-44.4
Rideau	10	5	0	0	0	0	0	0	10	5	100.0
Osgoode	9	17	0	0	22	0	0	0	31	17	82.4
Clarence-Rockland City	14	17	0	0	8	0	10	0	32	17	88.2
Russell Township	4	8	2	0	0	0	0	0	6	8	-25.0
Ottawa-Gatineau CMA (Ontario Portion)	239	203	40	10	189	141	138	30	606	384	57.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 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	807	1,007	153	162	848	949	494	380	2,302	2,498	-7.8
Ottawa, Vanier, Rockcliffe	33	29	43	28	21	27	325	46	422	130	**
Nepean inside greenbelt	5	4	0	0	17	24	8	12	30	40	-25.0
Nepean outside greenbelt	219	226	44	34	225	275	117	202	605	737	-17.9
Gloucester inside greenbelt	6	11	0	6	11	10	0	0	17	27	-37.0
Gloucester outside greenbelt	142	156	42	50	152	94	12	22	348	322	8.1
Kanata	77	117	8	22	188	203	0	34	273	376	-27.4
Cumberland	169	181	14	0	112	230	24	40	319	451	-29.3
Goulbourn	70	120	0	22	70	51	8	24	148	217	-31.8
West Carleton	38	55	2	0	7	35	0	0	47	90	-47.8
Rideau	21	19	0	0	0	0	0	0	21	19	10.5
Osgoode	27	89	0	0	45	0	0	0	72	89	-19.1
Clarence-Rockland City	54	76	0	0	8	22	26	0	88	98	-10.2
Russell Township	14	37	4	0	0	4	6	4	24	45	-46.7
Ottawa-Gatineau CMA (Ontario Portion)	875	1,120	157	162	856	975	526	384	2,414	2,641	-8.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Ottawa City	176	141	0	0	125	30	3	0
Ottawa, Vanier, Rockcliffe	6	6	0	0	20	2	3	0
Nepean inside greenbelt	17	0	0	0	0	0	0	0
Nepean outside greenbelt	33	33	0	0	105	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	24	0	0	0	12	0	0
Kanata	65	41	0	0	0	16	0	0
Cumberland	17	22	0	0	0	0	0	0
Goulbourn	16	15	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	22	0	0	0	0	0	0	0
Clarence-Rockland City	8	0	0	0	10	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	184	141	0	0	135	30	3	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 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	843	944	0	5	491	362	3	18
Ottawa, Vanier, Rockcliffe	21	22	0	5	322	28	3	18
Nepean inside greenbelt	17	24	0	0	8	12	0	0
Nepean outside greenbelt	225	275	0	0	117	202	0	0
Gloucester inside greenbelt	11	10	0	0	0	0	0	0
Gloucester outside greenbelt	152	94	0	0	12	22	0	0
Kanata	183	203	0	0	0	34	0	0
Cumberland	112	230	0	0	24	40	0	0
Goulbourn	70	51	0	0	8	24	0	0
West Carleton	7	35	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	45	0	0	0	0	0	0	0
Clarence-Rockland City	8	22	0	0	20	0	6	0
Russell Township	0	0	0	4	6	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	851	966	0	9	517	362	9	22

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Ottawa City	435	343	125	16	3	0	568	359
Ottawa, Vanier, Rockcliffe	29	16	20	0	3	0	52	16
Nepean inside greenbelt	21	0	0	0	0	0	21	0
Nepean outside greenbelt	127	79	105	0	0	0	232	79
Gloucester inside greenbelt	0	4	0	0	0	0	0	4
Gloucester outside greenbelt	25	64	0	0	0	0	25	64
Kanata	102	53	0	16	0	0	107	69
Cumberland	47	46	0	0	0	0	47	46
Goulbourn	33	41	0	0	0	0	33	41
West Carleton	10	18	0	0	0	0	10	18
Rideau	10	5	0	0	0	0	10	5
Osgoode	31	17	0	0	0	0	31	17
Clarence-Rockland City	22	17	10	0	0	0	32	17
Russell Township	6	8	0	0	0	0	6	8
Ottawa-Gatineau CMA (Ontario Portion)	463	368	135	16	3	0	606	384

Table 2.5: Starts by Submarket and by Intended Market January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,805	2,111	488	364	4	23	2,302	2,498
Ottawa, Vanier, Rockcliffe	99	81	319	26	4	23	422	130
Nepean inside greenbelt	22	28	8	12	0	0	30	40
Nepean outside greenbelt	488	535	117	202	0	0	605	737
Gloucester inside greenbelt	17	27	0	0	0	0	17	27
Gloucester outside greenbelt	336	312	12	10	0	0	348	322
Kanata	268	342	0	34	0	0	273	376
Cumberland	295	395	24	56	0	0	319	451
Goulbourn	140	193	8	24	0	0	148	217
West Carleton	47	90	0	0	0	0	47	90
Rideau	21	19	0	0	0	0	21	19
Osgoode	72	89	0	0	0	0	72	89
Clarence-Rockland City	62	98	20	0	6	0	88	98
Russell Township	18	37	6	0	0	8	24	45
Ottawa-Gatineau CMA (Ontario Portion)	1,885	2,246	514	364	10	31	2,414	2,641

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	% Change
Ottawa City	223	263	30	36	147	276	151	28	551	603	-8.6
Ottawa, Vanier, Rockcliffe	11	7	10	24	22	63	123	0	166	94	76.6
Nepean inside greenbelt	4	2	2	0	0	0	0	0	6	2	200.0
Nepean outside greenbelt	57	41	12	2	88	59	16	16	173	118	46.6
Gloucester inside greenbelt	2	2	0	0	0	3	0	0	2	5	-60.0
Gloucester outside greenbelt	26	26	4	4	4	28	0	0	34	58	-41.4
Kanata	47	67	0	6	13	74	0	0	60	147	-59.2
Cumberland	31	39	2	0	8	46	12	12	53	97	-45.4
Goulbourn	21	42	0	0	12	3	0	0	33	45	-26.7
West Carleton	3	15	0	0	0	0	0	0	3	15	-80.0
Rideau	7	5	0	0	0	0	0	0	7	5	40.0
Osgoode	14	17	0	0	0	0	0	0	14	17	-17.6
Clarence-Rockland City	10	10	0	0	4	0	10	0	24	10	140.0
Russell Township	0	7	0	0	0	0	9	0	9	7	28.6
Ottawa-Gatineau CMA (Ontario Portion)	233	280	30	36	151	276	170	28	584	620	-5.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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	925	1,243	148	138	1,001	841	634	571	2,708	2,793	-3.0
Ottawa, Vanier, Rockcliffe	43	72	40	54	40	104	375	406	498	636	-21.7
Nepean inside greenbelt	16	8	2	2	0	0	0	0	18	10	80.0
Nepean outside greenbelt	196	336	48	4	272	228	86	41	602	609	-1.1
Gloucester inside greenbelt	16	10	2	4	11	6	0	0	29	20	45.0
Gloucester outside greenbelt	134	131	22	24	167	92	48	68	371	315	17.8
Kanata	123	179	8	24	232	240	0	0	363	443	-18.1
Cumberland	112	190	8	8	187	110	113	56	420	364	15.4
Goulbourn	143	139	16	12	92	40	12	0	263	191	37.7
West Carleton	52	93	0	2	0	17	0	0	52	112	-53.6
Rideau	22	25	0	0	0	0	0	0	22	25	-12.0
Osgoode	68	60	2	4	0	4	0	0	70	68	2.9
Clarence-Rockland City	74	88	4	4	10	15	20	34	108	141	-23.4
Russell Township	16	21	4	2	0	8	9	0	29	31	-6.5
Ottawa-Gatineau CMA (Ontario Portion)	1,015	1,352	156	144	1,011	864	663	605	2,845	2,965	-4.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Ottawa City	147	260	0	16	129	28	22	0
Ottawa, Vanier, Rockcliffe	22	63	0	0	101	0	22	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	88	59	0	0	16	16	0	0
Gloucester inside greenbelt	0	3	0	0	0	0	0	0
Gloucester outside greenbelt	4	28	0	0	0	0	0	0
Kanata	13	74	0	0	0	0	0	0
Cumberland	8	30	0	16	12	12	0	0
Goulbourn	12	3	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	4	0	0	0	10	0	0	0
Russell Township	0	0	0	0	9	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	151	260	0	16	148	28	22	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 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	998	816	3	25	557	548	77	23
Ottawa, Vanier, Rockcliffe	40	95	0	9	298	383	77	23
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	272	228	0	0	86	41	0	0
Gloucester inside greenbelt	8	6	3	0	0	0	0	0
Gloucester outside greenbelt	167	92	0	0	48	68	0	0
Kanata	232	240	0	0	0	0	0	0
Cumberland	187	94	0	16	113	56	0	0
Goulbourn	92	40	0	0	12	0	0	0
West Carleton	0	17	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	10	15	0	0	20	34	0	0
Russell Township	0	0	0	8	9	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,008	831	3	33	586	582	77	23

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010	June 2011	June 2010
Ottawa City	400	557	129	28	22	18	551	603
Ottawa, Vanier, Rockcliffe	43	92	101	0	22	2	166	94
Nepean inside greenbelt	6	2	0	0	0	0	6	2
Nepean outside greenbelt	157	102	16	16	0	0	173	118
Gloucester inside greenbelt	2	5	0	0	0	0	2	5
Gloucester outside greenbelt	34	58	0	0	0	0	34	58
Kanata	60	147	0	0	0	0	60	147
Cumberland	41	69	12	12	0	16	53	97
Goulbourn	33	45	0	0	0	0	33	45
West Carleton	3	15	0	0	0	0	3	15
Rideau	7	5	0	0	0	0	7	5
Osgoode	14	17	0	0	0	0	14	17
Clarence-Rockland City	14	10	10	0	0	0	24	10
Russell Township	0	7	9	0	0	0	9	7
Ottawa-Gatineau CMA (Ontario Portion)	414	574	148	28	22	18	584	620

Table 3.5: Completions by Submarket and by Intended Market January - June 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	2,053	2,171	573	566	82	56	2,708	2,793
Ottawa, Vanier, Rockcliffe	113	217	306	383	79	36	498	636
Nepean inside greenbelt	18	10	0	0	0	0	18	10
Nepean outside greenbelt	516	568	86	41	0	0	602	609
Gloucester inside greenbelt	26	20	0	0	3	0	29	20
Gloucester outside greenbelt	323	227	48	86	0	2	371	315
Kanata	363	443	0	0	0	0	363	443
Cumberland	299	292	121	56	0	16	420	364
Goulbourn	251	191	12	0	0	0	263	191
West Carleton	52	110	0	0	0	2	52	112
Rideau	22	25	0	0	0	0	22	25
Osgoode	70	68	0	0	0	0	70	68
Clarence-Rockland City	88	105	20	34	0	2	108	141
Russell Township	20	23	9	0	0	8	29	31
Ottawa-Gatineau CMA (Ontario Portion)	2,161	2,299	602	600	82	66	2,845	2,965

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2011	1	0.5	25	13.0	49	25.5	60	31.3	57	29.7	192	448,450	471,694
June 2010	8	3.5	30	13.2	52	22.9	62	27.3	75	33.0	227	440,490	461,288
Year-to-date 2011	2	0.3	59	8.1	144	19.7	293	40.0	234	32.0	732	466,900	492,726
Year-to-date 2010	70	7.0	239	23.7	239	23.7	264	26.2	195	19.4	1,007	415,900	429,426
Ottawa, Vanier, Rockcliffe													
June 2011	1	12.5	0	0.0	0	0.0	2	25.0	5	62.5	8	--	--
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2011	1	3.2	0	0.0	0	0.0	4	12.9	26	83.9	31	700,400	699,783
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	19.2	21	80.8	26	649,000	647,685
Nepean inside greenbelt													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
June 2011	0	0.0	21	38.9	10	18.5	14	25.9	9	16.7	54	386,990	425,937
June 2010	2	4.7	9	20.9	5	11.6	16	37.2	11	25.6	43	440,490	448,367
Year-to-date 2011	0	0.0	37	19.8	39	20.9	73	39.0	38	20.3	187	461,990	453,912
Year-to-date 2010	27	8.3	80	24.5	63	19.3	103	31.5	54	16.5	327	420,900	416,471
Gloucester inside greenbelt													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Gloucester outside greenbelt													
June 2011	0	0.0	0	0.0	2	7.7	13	50.0	11	42.3	26	485,900	499,862
June 2010	0	0.0	1	4.0	5	20.0	7	28.0	12	48.0	25	487,900	479,502
Year-to-date 2011	0	0.0	1	0.8	20	16.7	64	53.3	35	29.2	120	466,900	484,173
Year-to-date 2010	1	0.9	12	10.3	45	38.8	34	29.3	24	20.7	116	425,400	442,891
Kanata													
June 2011	0	0.0	1	2.2	12	26.7	9	20.0	23	51.1	45	518,900	504,780
June 2010	1	1.5	8	12.3	16	24.6	18	27.7	22	33.8	65	462,121	471,691
Year-to-date 2011	0	0.0	2	1.7	27	22.5	32	26.7	59	49.2	120	497,750	506,552
Year-to-date 2010	10	6.0	57	33.9	28	16.7	38	22.6	35	20.8	168	401,914	432,284
Cumberland													
June 2011	0	0.0	2	6.5	15	48.4	13	41.9	1	3.2	31	424,900	428,314
June 2010	5	13.2	8	21.1	15	39.5	2	5.3	8	21.1	38	403,450	403,794
Year-to-date 2011	1	1.0	14	14.3	23	23.5	51	52.0	9	9.2	98	430,400	432,319
Year-to-date 2010	21	11.4	59	31.9	61	33.0	24	13.0	20	10.8	185	386,900	390,918
Goulbourn													
June 2011	0	0.0	0	0.0	10	52.6	8	42.1	1	5.3	19	423,900	425,584
June 2010	0	0.0	4	10.0	10	25.0	17	42.5	9	22.5	40	440,445	450,308
Year-to-date 2011	0	0.0	3	2.3	30	23.4	57	44.5	38	29.7	128	449,645	485,241
Year-to-date 2010	5	3.9	18	14.0	36	27.9	52	40.3	18	14.0	129	428,990	434,196

Source: CMHC (Market Absorption Survey)

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

Submarket	< $300,000 Units	< $300,000 Share (%)	$300,000 - $374,999 Units	$300,000 - $374,999 Share (%)	$375,000 - $424,999 Units	$375,000 - $424,999 Share (%)	$425,000 - $499,999 Units	$425,000 - $499,999 Share (%)	$500,000 + Units	$500,000 + Share (%)	Total	Median Price ($)	Average Price ($)
West Carleton													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2010	6	15.0	13	32.5	6	15.0	6	15.0	9	22.5	40	382,450	430,195
Rideau													
June 2011	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
June 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	5	45.5	6	54.5	11	520,000	665,032
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Osgoode													
June 2011	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
June 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2011	0	0.0	2	7.4	4	14.8	5	18.5	16	59.3	27	577,400	626,426
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Clarence-Rockland City													
June 2011	3	42.9	2	28.6	1	14.3	1	14.3	0	0.0	7	--	--
June 2010	4	57.1	0	0.0	3	42.9	0	0.0	0	0.0	7	--	--
Year-to-date 2011	24	52.2	15	32.6	6	13.0	1	2.2	0	0.0	46	299,450	313,043
Year-to-date 2010	37	52.9	25	35.7	8	11.4	0	0.0	0	0.0	70	297,400	301,034
Russell Township													
June 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2010	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2011	1	9.1	8	72.7	2	18.2	0	0.0	0	0.0	11	353,680	345,895
Year-to-date 2010	7	41.2	6	35.3	3	17.6	1	5.9	0	0.0	17	313,000	330,677
Ottawa-Gatineau CMA (Ontario portion)													
June 2011	4	2.0	27	13.6	50	25.1	61	30.7	57	28.6	199	443,900	466,795
June 2010	13	5.5	32	13.4	56	23.5	62	26.1	75	31.5	238	438,200	454,815
Year-to-date 2011	27	3.4	82	10.4	152	19.3	294	37.3	234	29.7	789	460,900	480,203
Year-to-date 2010	114	10.4	270	24.7	250	22.9	265	24.2	195	17.8	1,094	406,045	419,676

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2011						
Submarket	June 2011	June 2010	% Change	YTD 2011	YTD 2010	% Change
Ottawa City	471,694	461,288	2.3	492,726	429,426	14.7
Ottawa, Vanier, Rockcliffe	--	--	n/a	699,783	647,685	8.0
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	425,937	448,367	-5.0	453,912	416,471	9.0
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	499,862	479,502	4.2	484,173	442,891	9.3
Kanata	504,780	471,691	7.0	506,552	432,284	17.2
Cumberland	428,314	403,794	6.1	432,319	390,918	10.6
Goulbourn	425,584	450,308	-5.5	485,241	434,196	11.8
West Carleton	--	--	n/a	--	430,195	n/a
Rideau	--	--	n/a	665,032	--	n/a
Osgoode	--	--	n/a	626,426	--	n/a
Clarence-Rockland City	--	--	n/a	313,043	301,034	4.0
Russell Township	--	--	n/a	345,895	330,677	4.6
Ottawa-Gatineau CMA (Ontario Portion)	466,795	454,815	2.6	480,203	419,676	14.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
June 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	1,147	2,704	2,094	54.8	347,642	5.1	343,112
	April	1,549	-16.5	1,114	2,832	2,068	53.9	352,029	5.4	350,051
	May	1,667	-2.7	1,113	2,831	2,039	54.6	353,046	5.6	349,277
	June	1,724	5.6	1,188	2,742	2,155	55.1	354,524	8.0	347,987
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2010	5,200	-5.6		8,572			332,257	8.2	
	Q2 2011	4,940	-5.0		8,405			353,243	6.3	
	YTD 2010	8,573	7.0		14,786			329,535	9.9	
	YTD 2011	7,816	-8.8		14,695			348,413	5.7	

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
June 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 $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	107.2	114.4	508	6.1	71.6	987
	February	604	3.60	5.39	108.0	115.1	511	6.3	72.0	979
	March	631	3.60	5.85	108.4	115.3	514	6.2	72.3	965
	April	655	3.80	6.25	109.1	115.8	516	6.3	72.5	969
	May	639	3.70	5.99	109.3	116.4	522	6.1	73.2	977
	June	633	3.60	5.89	109.8	116.1	527	6.2	73.8	986
	July	627	3.50	5.79	109.8	117.2	527	6.5	73.9	988
	August	604	3.30	5.39	109.7	117.1	522	6.9	73.4	994
	September	604	3.30	5.39	109.7	117.3	518	7.2	73.0	1,002
	October	598	3.20	5.29	109.9	117.9	519	6.8	72.8	1,005
	November	607	3.35	5.44	111.7	118.1	519	6.8	72.7	999
	December	592	3.35	5.19	111.6	118.1	518	6.7	72.2	1,014
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	111.6	119.5	520	6.5	72.2	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.3	72.2	1,024
	May	616	3.70	5.59	112.3	121.0	524	5.9	72.0	1,018
	June	604	3.50	5.39		120.2	525	5.6	71.8	1,009
	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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