HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2011

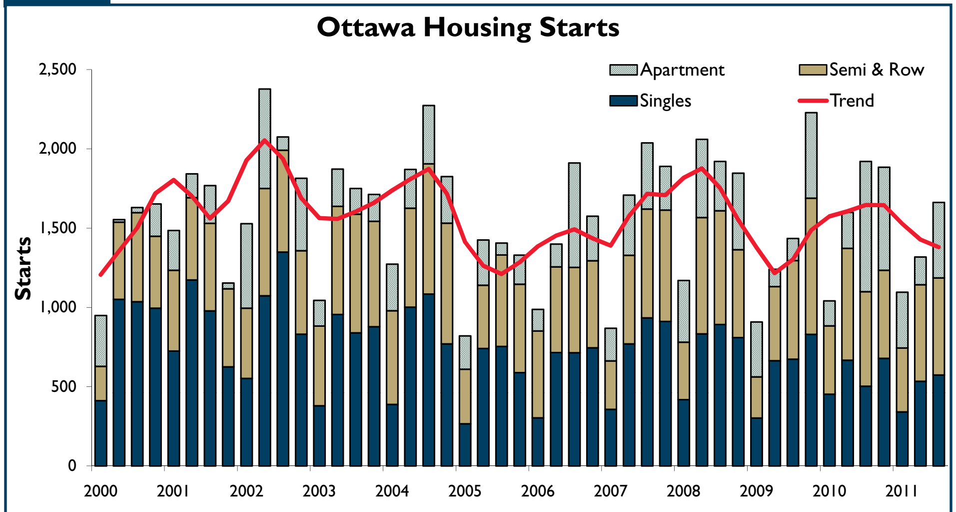
New Home Market

Summer Building Season Warmed up

Residential construction in the Ottawa Census Metropolitan Area warmed up during the summer months thanks mainly to an uptick in building activity for new single-detached homes. Robust labour market performance among repeat-buyers and rock bottom financing rates led to renewed demand at builders' sales offices. That in turn contributed to a modest improvement in the year-to-date pace of starts, which is, nevertheless, still trailing behind last year.

In spite of its recent advance, single-detached home starts still accounted for just over a third of total activity both during the third quarter and so far this year. This is reflective of the continued shift in household preference for more affordable housing choices. In fact, new semi-detached homes and townhomes combined are becoming increasingly dominant, having exceeded singles

Figure 1



Source: CMHC

*Ontario part of Ottawa-Gatineau CMA

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in six out of the past ten quarters, including every quarter in 2011. Higher density construction is following demand from first-time buyers and downsizing empty-nesters as it gained momentum in August and September, while building intentions are pointing to an active race to year-end.

Growing Pipeline for Condominium Development

After an active start earlier this year, year-to-date condominium apartment construction remained the heaviest drag on overall activity. Nevertheless, stakeholders within this segment are facing a silver lining brought about by continued supportive financing conditions, favourable socioeconomic trends and resale spill over. All of these factors combined in the last quarter to generate a positive demand trend, which was reflected in rising new sales and upbeat building intentions.

Construction Growing Outside of the Greenbelt

Third quarter new home construction outside of the Greenbelt advanced for the first time this year. This effect was particularly felt in the two most affordable regional major markets for single-detached housing, namely outer Nepean and Cumberland, now standing alone as areas surpassing last year's construction pace. Worthy of note, Nepean continued to experience buyant demand for most housing types and is well set to achieve a new record in 2011, while even closing in to rival the Old City of Ottawa's dominance in the number of new apartment starts.

Resale Market

Summer Season Rebound in Resale Activity

After a slow spring home buying season, the summer months warmed up Ottawa's overall resale activity, lifting for the first time total resale dollar volumes ahead of last year. Worthy of note, the third quarter recorded strong double-digit growth for sales and new listings, alongside solid price gains. Continued low mortgage rates as well as resilient employment performance seem to have provided the needed boost to release pent-up demand. Summer sales, therefore, did most of the heavy lifting in an effort to bring total demand to tailgate on last year's pace.

Resale Market Remained Anchored in Strong Balance Territory

On a seasonally adjusted basis, the buoyant summer season brought about not only a remarkable comeback in demand, but also led to a steep surge in new home listings that broke last year's record pace and pushed the level of active inventory to a new all-time high. As a result, the most popularly used housing indicators all suggest that strong balanced market conditions between demand and supply prevailed during the summer.

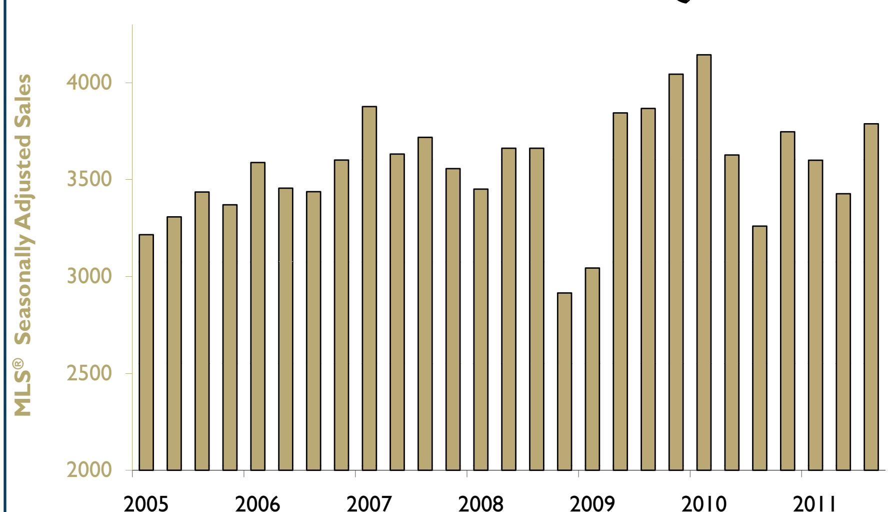
The ratio of sales to new listings remained well anchored with approximately two sellers for every buyer. Similarly, the time required to absorb the total active inventory, given current demand strength, rose slightly but remained under five months. Consequently, the time for a listed home to close a sale inched up but still averaged only 37 days. With the waning of the summer season, Ottawa's strong balanced market has in turn started to somewhat restrain price pressures.

Slowing Sales of Pricier Homes Moderating Price Growth

Average resale price growth has therefore remained positive and by all standards healthy across most major housing segments. Nevertheless, they have entered a moderating path. One reason behind this moderation is

Figure 2

Resale Demand Rebounded in Third Quarter



Source: OREB
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that price competition at the higher-end of the market appears to have somewhat subsided, given that the surge in new listings has been driven mainly by freehold properties. Another important reason involves the slowing of the sales share of homes priced above the half-million dollar mark, which had escalated markedly earlier this year but has now returned to a range more consistent with the recent historical normal.

Additionally, several factors seemed to be at play here. First, affordability gains from low mortgage rates continued to be partly offset by the sustained increase in property prices. Second, while Ottawa's labour market performance and average labour earnings have remained resilient amid wider economic uncertainties, workers aged 45 to 64 years old have outperformed their peers but have also seen their hard-earned wealth being affected the most from the recent stock market turmoil. Third, the emerging macroeconomic uncertainties and the downside risks have placed affordability at the top of many households' checklist when it comes to purchases of big ticket items such as housing.

	MLS® Sales						MLS® Prices ($)					
	September			Year-to-Date			September			Year-to-Date		
UNIT TYPE	2011	2010	% Chg.	2011	2010	% Chg.	2011	2010	% Chg.	2011	2010	% Chg.
SINGLE- DETACHED	**652**	**592**	**10.1**	**6,518**	**6,500**	**0.3**	**378,702**	**364,627**	**3.9**	**386,732**	**366,838**	**5.4**
Bungalow	*213*	*209*	1.9	*1,985*	*1,955*	1.5	*337,861*	*323,325*	4.5	*341,632*	*318,112*	7.4
Two-Storey	*301*	*285*	5.6	*3,276*	*3,226*	1.5	*426,825*	*407,255*	4.8	*433,210*	*413,884*	4.7
Other Single-Detached	*138*	*98*	40.8	*1,257*	*1,319*	-4.7	*336,777*	*328,742*	2.4	*336,820*	*323,992*	4.0
ROW	**192**	**161**	**19.3**	**1,812**	**1,735**	**4.4**	**306,777**	**294,377**	**4.2**	**309,454**	**295,502**	**4.7**
SEMI	**78**	**79**	**-1.3**	**695**	**759**	**-8.4**	**338,630**	**343,472**	**-1.4**	**354,904**	**324,107**	**9.5**
CONDOMINIUM	**280**	**239**	**17.2**	**2,579**	**2,578**	**0.0**	**254,864**	**240,404**	**6.0**	**259,858**	**246,197**	**5.5**
Apartment	*139*	*111*	25.2	*1,333*	*1,265*	5.4	*274,191*	*266,054*	3.1	*288,793*	*275,691*	4.8
Row	*105*	*101*	4.0	*947*	*1,111*	-14.8	*232,222*	*213,789*	8.6	*227,812*	*214,782*	6.1
Other Condominiums	*36*	*27*	33.3	*299*	*202*	48.0	*246,281*	*234,515*	5.0	*232,359*	*234,272*	-0.8
OTHERS	**18**	**13**	**38.5**	**118**	**374**	**-68.4**	**426,827**	**329,454**	29.6	***445,303***	**366,767**	**21.4**
TOTAL	**1,220**	**1,084**	**12.5**	**11,722**	**11,946**	**-1.9**	**337,109**	**324,841**	**3.8**	**345,575**	**327,725**	**5.4**

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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Emerging Trends in Ottawa's Labour Market – Keeping Perspective

Ottawa's labour market is traditionally known for being stable and resilient, partly due to the strength of its public sector. Nevertheless, Ottawa's employment growth so far this year has been positive but modest and underperforming against most other major centres across Canada. In spite of this, Ottawa's average unemployment rate year-to-date is not only the lowest in Ontario but the fifth lowest in Canada.

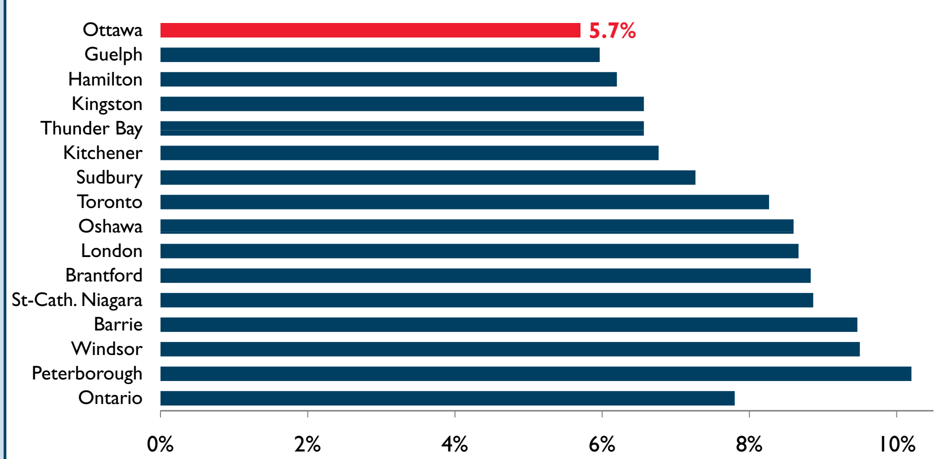
The answer to what it seems to be a puzzle emerges when we first look back to the dynamics prevalent in 2010. With the resumption in economic activity, employment recouped the losses from the previous year. This, coupled with the previous steep gains in average salaries, encouraged many to enter the job market. In the end, this resulted in an even stronger bounce in the size of the labour force, which pushed up the unemployment rate and halted earnings growth.

Current trends seem to be pointing to a different story. Ottawa employers have on average kept the hiring taps open, albeit only modestly. At the same time, some job-seekers began to show signs of discouragement given the high levels of competition. The reversing imbalance between labour demand and supply growth had pushed both the number of people unemployed and the unemployment rate down to the lowest since early 2009.

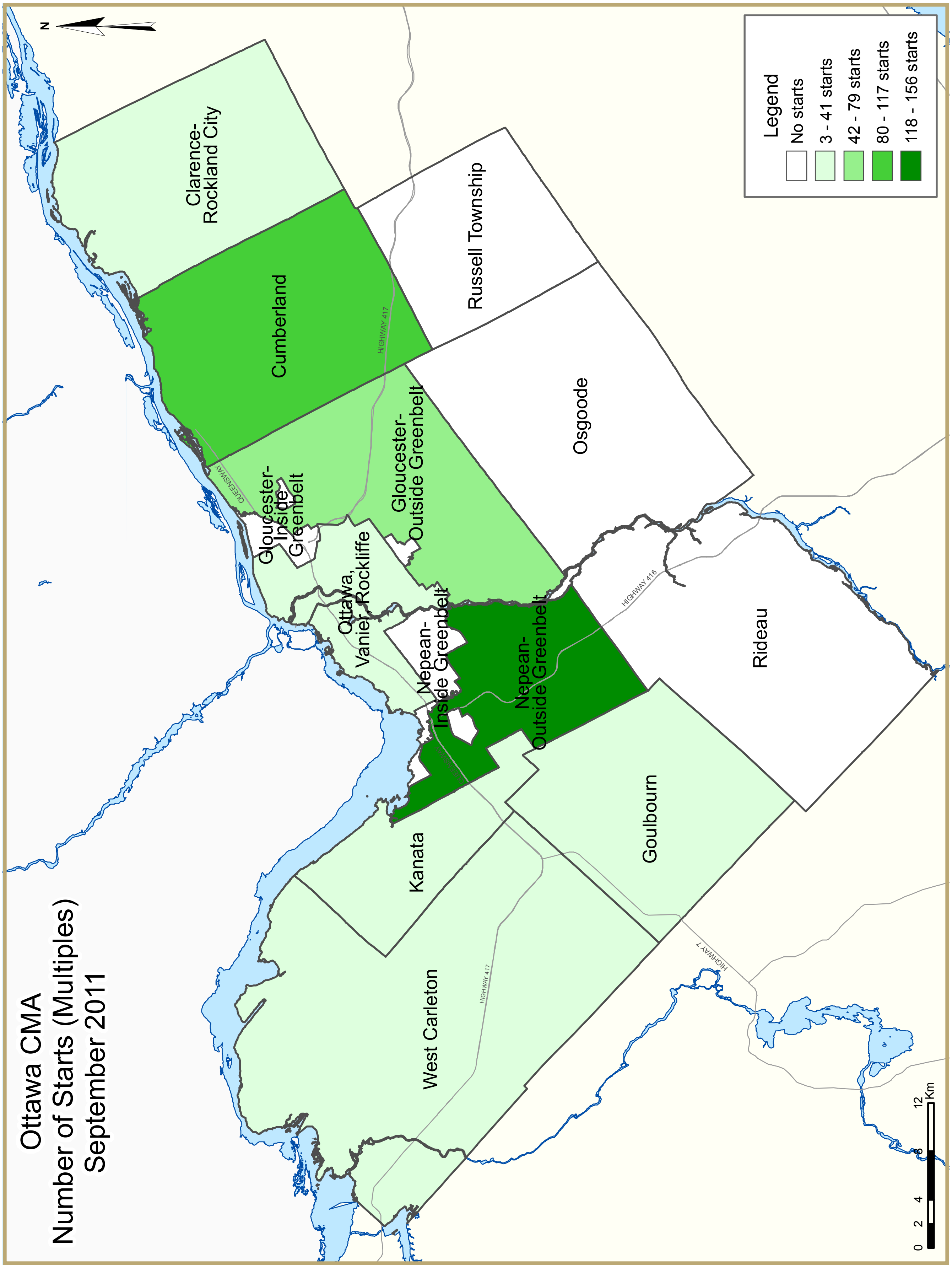
Taking a two-year perspective, this seems to spell a trend toward normalization in the balance between labour demand and supply. The silver lining in Ottawa's labour market performance story is that it can still boast one of the highest employment rates and labour market participation rate in the country, especially among the prime home buying age groups.

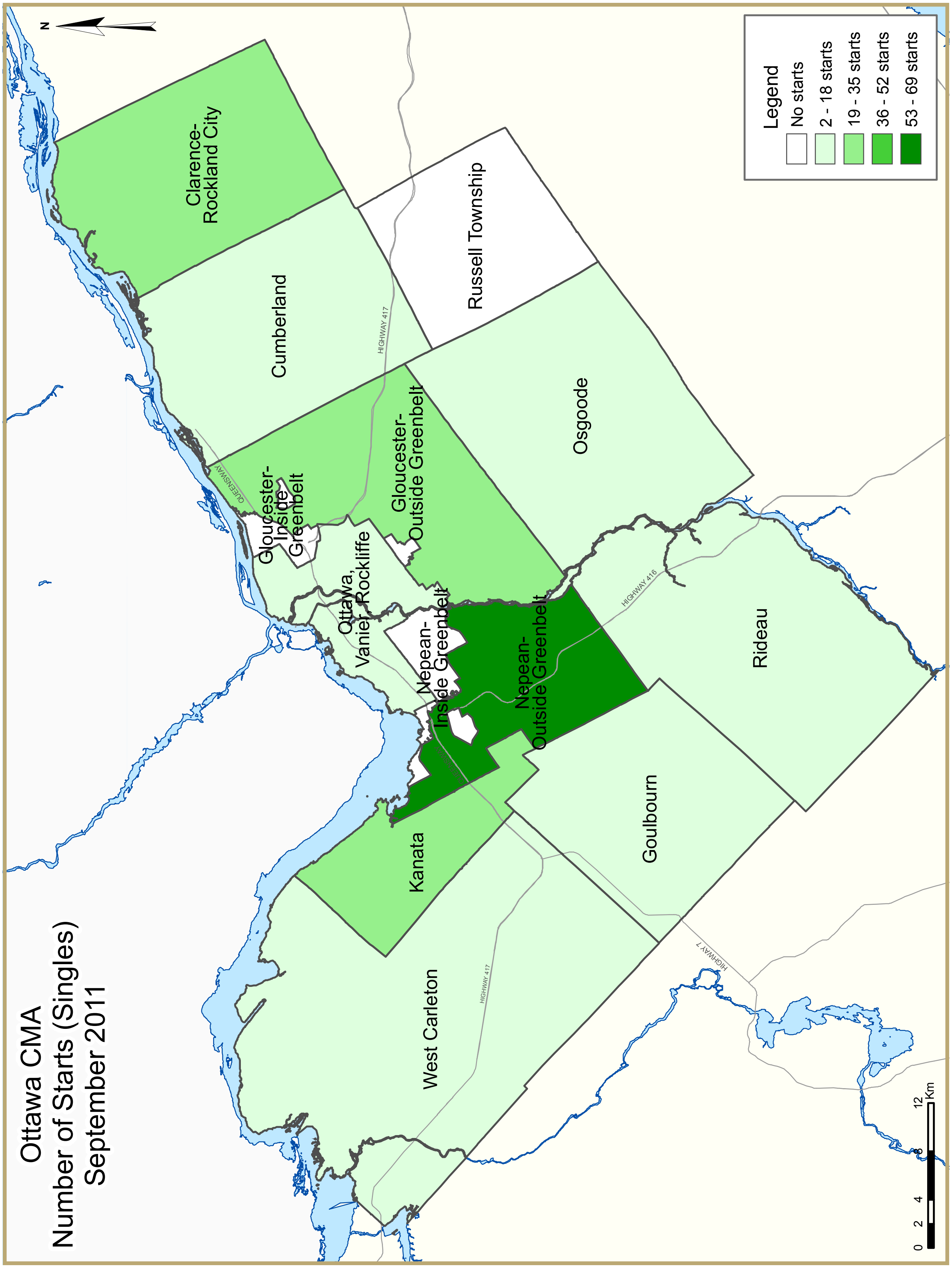
Figure 3

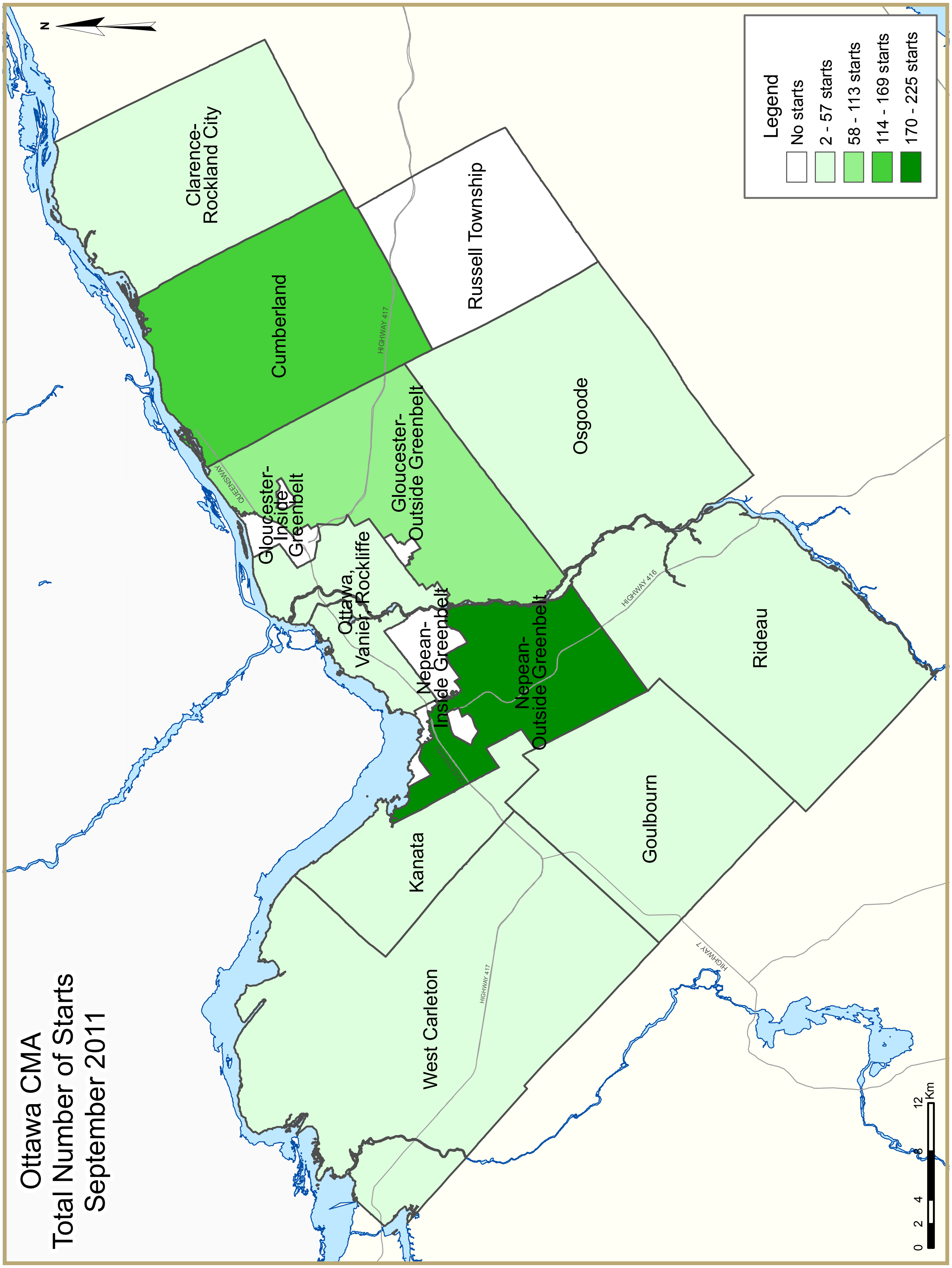
Ottawa registering the lowest Unemployment Rate so far in 2011

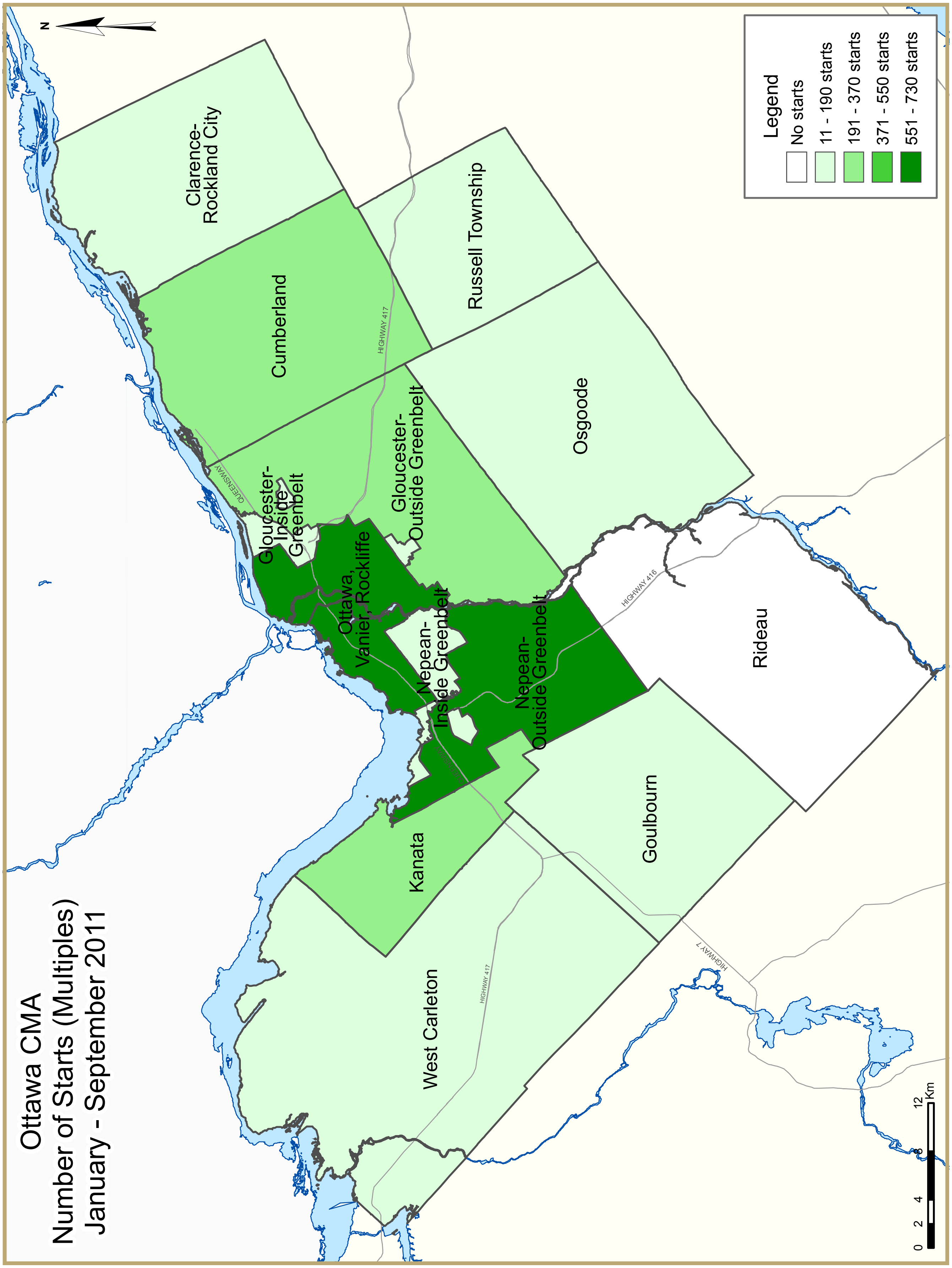


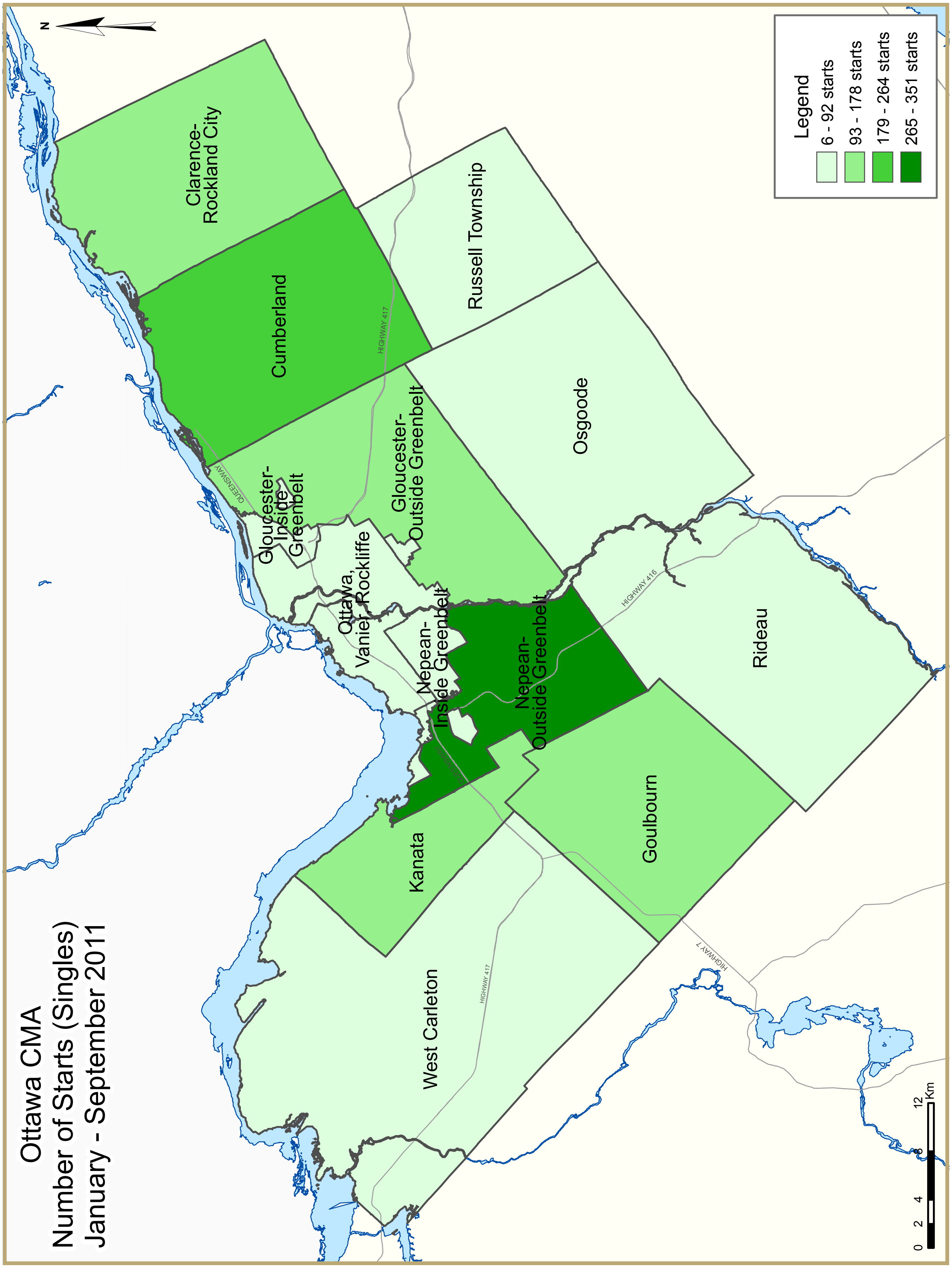
Source: Statistics Canada.

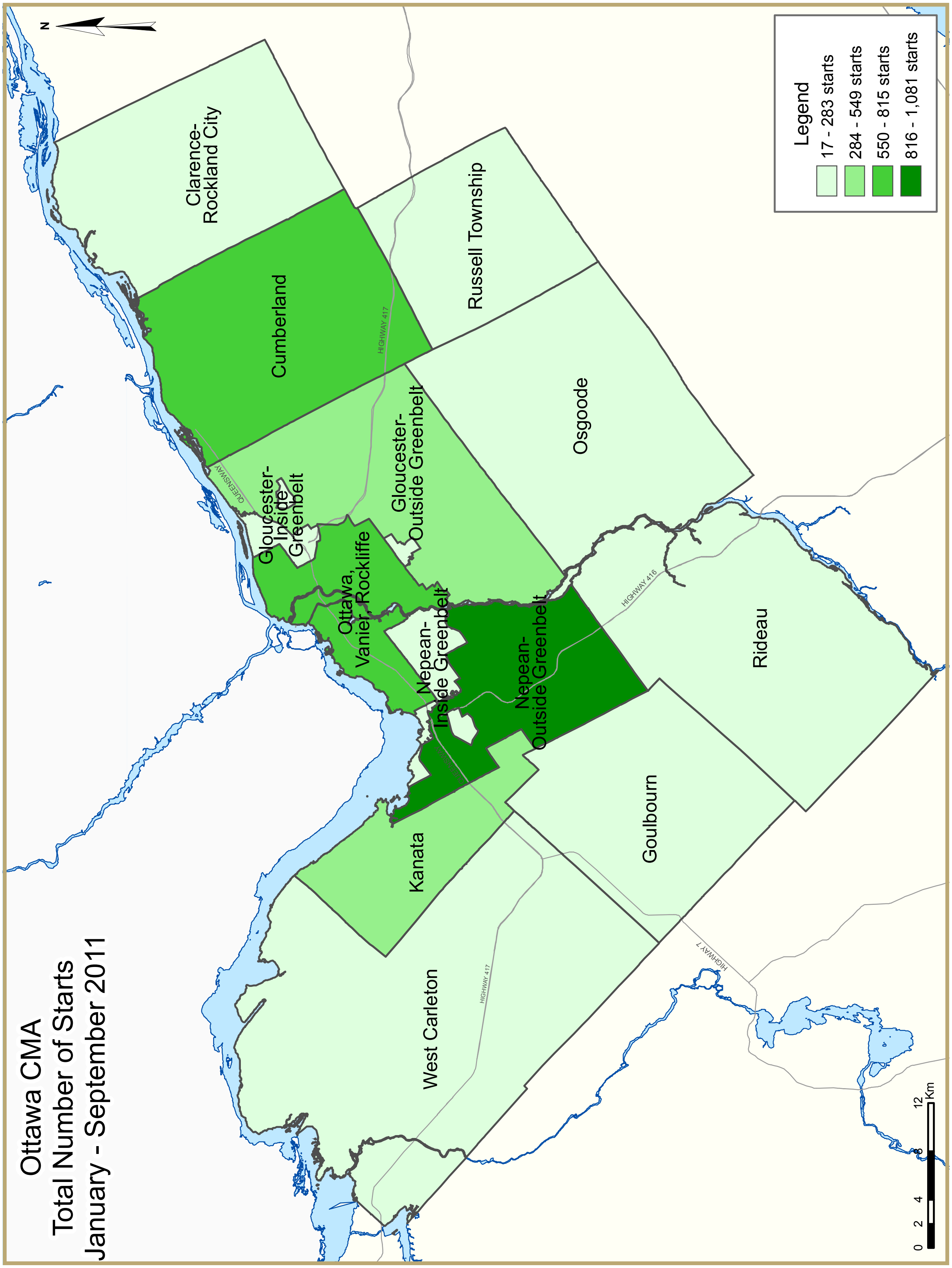

Ottawa CMA
Number of Starts (Multiples)
September 2011
Legend
No starts
3 - 41 starts
42 - 79 starts
80 - 117 starts
118 - 156 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Singles)
September 2011
N
Legend
No starts
2 - 18 starts
19 - 35 starts
36 - 52 starts
53 - 69 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
September 2011
N
Legend
No starts
2 - 57 starts
58 - 113 starts
114 - 169 starts
170 - 225 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - September 2011
Legend
No starts
11 - 190 starts
191 - 370 starts
371 - 550 starts
551 - 730 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Singles)
January - September 2011
Legend
6 - 92 starts
93 - 178 starts
179 - 264 starts
265 - 351 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km


Ottawa CMA
Total Number of Starts
January - September 2011
Legend
17 - 283 starts
284 - 549 starts
550 - 815 starts
816 - 1,081 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km

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) September 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2011	204	34	186	0	0	200	0	3	627
September 2010	117	24	147	0	0	153	0	22	463
% Change	74.4	41.7	26.5	n/a	n/a	30.7	n/a	-86.4	35.4
Year-to-date 2011	1,449	270	1,368	0	0	901	1	82	4,076
Year-to-date 2010	1,623	246	1,480	0	16	1,100	9	88	4,562
% Change	-10.7	9.8	-7.6	n/a	-100.0	-18.1	-88.9	-6.8	-10.7
UNDER CONSTRUCTION									
September 2011	1,007	196	1,330	0	0	1,720	8	313	4,574
September 2010	1,128	186	1,417	0	8	2,030	0	251	5,020
% Change	-10.7	5.4	-6.1	n/a	-100.0	-15.3	n/a	24.7	-8.9
COMPLETIONS									
September 2011	204	30	105	0	0	75	0	53	467
September 2010	228	28	250	0	8	306	0	8	828
% Change	-10.5	7.1	-58.0	n/a	-100.0	-75.5	n/a	**	-43.6
Year-to-date 2011	1,613	264	1,426	0	19	1,136	6	130	4,594
Year-to-date 2010	2,114	266	1,553	0	26	1,015	45	34	5,053
% Change	-23.7	-0.8	-8.2	n/a	-26.9	11.9	-86.7	**	-9.1
COMPLETED & NOT ABSORBED									
September 2011	32	24	69	0	2	192	4	83	406
September 2010	17	16	97	0	1	107	1	62	301
% Change	88.2	50.0	-28.9	n/a	100.0	79.4	**	33.9	34.9
ABSORBED									
September 2011	215	31	133	0	0	26	0	28	433
September 2010	226	18	257	0	8	329	0	8	846
% Change	-4.9	72.2	-48.2	n/a	-100.0	-92.1	n/a	**	-48.8
Year-to-date 2011	1,612	264	1,446	0	26	1,073	3	87	4,511
Year-to-date 2010	2,117	264	1,561	0	26	1,056	30	55	5,109
% Change	-23.9	0.0	-7.4	n/a	0.0	1.6	-90.0	58.2	-11.7

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2011	181	34	182	0	0	188	0	3	588
September 2010	92	22	147	0	0	153	0	22	436
Ottawa, Vanier, Rockcliffe									
September 2011	13	14	4	0	0	0	0	3	34
September 2010	7	10	19	0	0	109	0	22	167
Nepean inside greenbelt									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	14	0	0	0	0	0	14
Nepean outside greenbelt									
September 2011	69	6	55	0	0	95	0	0	225
September 2010	8	0	22	0	0	14	0	0	44
Gloucester inside greenbelt									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2011	24	8	53	0	0	0	0	0	85
September 2010	10	12	28	0	0	30	0	0	80
Kanata									
September 2011	20	6	26	0	0	0	0	0	52
September 2010	11	0	21	0	0	0	0	0	32
Cumberland									
September 2011	18	0	37	0	0	69	0	0	124
September 2010	22	0	37	0	0	0	0	0	59
Goulbourn									
September 2011	14	0	4	0	0	24	0	0	42
September 2010	13	0	6	0	0	0	0	0	19
West Carleton									
September 2011	10	0	3	0	0	0	0	0	13
September 2010	8	0	0	0	0	0	0	0	8
Rideau									
September 2011	2	0	0	0	0	0	0	0	2
September 2010	2	0	0	0	0	0	0	0	2
Osgoode									
September 2011	11	0	0	0	0	0	0	0	11
September 2010	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
September 2011	23	0	4	0	0	12	0	0	39
September 2010	15	0	0	0	0	0	0	0	15
Russell Township									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	10	2	0	0	0	0	0	0	12
Ottawa-Gatineau CMA (Ontario portion)									
September 2011	204	34	186	0	0	200	0	3	627
September 2010	117	24	147	0	0	153	0	22	463

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2011	885	182	1,314	0	0	1,708	5	309	4,403
September 2010	987	180	1,409	0	8	2,018	0	203	4,805
Ottawa, Vanier, Rockcliffe									
September 2011	68	64	55	0	0	1,002	0	94	1,283
September 2010	66	44	51	0	0	1,240	0	203	1,604
Nepean inside greenbelt									
September 2011	9	0	80	0	0	24	0	69	182
September 2010	10	0	50	0	0	57	0	0	117
Nepean outside greenbelt									
September 2011	239	48	360	0	0	445	0	0	1,092
September 2010	198	34	408	0	0	318	0	0	958
Gloucester inside greenbelt									
September 2011	6	0	17	0	0	0	5	0	28
September 2010	17	4	13	0	0	0	0	0	34
Gloucester outside greenbelt									
September 2011	41	28	135	0	0	66	0	0	270
September 2010	138	50	162	0	0	102	0	0	452
Kanata									
September 2011	98	24	328	0	0	26	0	146	622
September 2010	109	20	327	0	0	64	0	0	520
Cumberland									
September 2011	163	16	180	0	0	93	0	0	452
September 2010	94	4	260	0	8	213	0	0	579
Goulbourn									
September 2011	117	0	81	0	0	52	0	0	250
September 2010	154	24	121	0	0	24	0	0	323
West Carleton									
September 2011	73	2	20	0	0	0	0	0	95
September 2010	78	0	17	0	0	0	0	0	95
Rideau									
September 2011	23	0	0	0	0	0	0	0	23
September 2010	20	0	0	0	0	0	0	0	20
Osgoode									
September 2011	48	0	58	0	0	0	0	0	106
September 2010	103	0	0	0	0	0	0	0	103
Clarence-Rockland City									
September 2011	105	6	16	0	0	12	3	0	142
September 2010	121	0	8	0	0	12	0	44	185
Russell Township									
September 2011	17	8	0	0	0	0	0	4	29
September 2010	20	6	0	0	0	0	0	4	30
Ottawa-Gatineau CMA (Ontario portion)									
September 2011	1,007	196	1,330	0	0	1,720	8	313	4,574
September 2010	1,128	186	1,417	0	8	2,030	0	251	5,020

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

Table 1.1: Housing Activity Summary by Submarket
September 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									
September 2011	191	30	105	0	0	65	0	3	394
September 2010	194	28	250	0	8	306	0	8	794
Ottawa, Vanier, Rockcliffe									
September 2011	6	6	0	0	0	65	0	3	80
September 2010	8	10	0	0	0	270	0	8	296
Nepean inside greenbelt									
September 2011	2	0	0	0	0	0	0	0	2
September 2010	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
September 2011	65	12	18	0	0	0	0	0	95
September 2010	73	4	25	0	0	0	0	0	102
Gloucester inside greenbelt									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2011	45	12	43	0	0	0	0	0	100
September 2010	30	8	11	0	0	0	0	0	49
Kanata									
September 2011	5	0	25	0	0	0	0	0	30
September 2010	14	6	50	0	0	0	0	0	70
Cumberland									
September 2011	44	0	0	0	0	0	0	0	44
September 2010	34	0	124	0	8	36	0	0	202
Goulbourn									
September 2011	10	0	19	0	0	0	0	0	29
September 2010	13	0	22	0	0	0	0	0	35
West Carleton									
September 2011	6	0	0	0	0	0	0	0	6
September 2010	6	0	18	0	0	0	0	0	24
Rideau									
September 2011	3	0	0	0	0	0	0	0	3
September 2010	5	0	0	0	0	0	0	0	5
Osgoode									
September 2011	5	0	0	0	0	0	0	0	5
September 2010	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
September 2011	13	0	0	0	0	10	0	50	73
September 2010	17	0	0	0	0	0	0	0	17
Russell Township									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	17	0	0	0	0	0	0	0	17
Ottawa-Gatineau CMA (Ontario portion)									
September 2011	204	30	105	0	0	75	0	53	467
September 2010	228	28	250	0	8	306	0	8	828

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

Table 1.1: Housing Activity Summary by Submarket September 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									
September 2011	26	24	65	0	2	190	4	61	372
September 2010	16	16	97	0	1	95	1	62	288
Ottawa, Vanier, Rockcliffe									
September 2011	3	4	0	0	1	159	0	3	170
September 2010	0	4	3	0	0	72	0	0	79
Nepean inside greenbelt									
September 2011	0	3	0	0	0	0	0	4	7
September 2010	0	0	0	0	0	0	0	4	4
Nepean outside greenbelt									
September 2011	3	6	6	0	1	15	1	0	32
September 2010	2	2	22	0	1	13	1	0	41
Gloucester inside greenbelt									
September 2011	0	0	2	0	0	3	3	0	8
September 2010	1	0	1	0	0	5	0	0	7
Gloucester outside greenbelt									
September 2011	7	5	27	0	0	1	0	0	40
September 2010	7	5	16	0	0	5	0	0	33
Kanata									
September 2011	2	4	12	0	0	2	0	54	74
September 2010	1	4	19	0	0	0	0	58	82
Cumberland									
September 2011	6	1	9	0	0	7	0	0	23
September 2010	4	0	19	0	0	0	0	0	23
Goulbourn									
September 2011	2	1	8	0	0	3	0	0	14
September 2010	0	1	12	0	0	0	0	0	13
West Carleton									
September 2011	2	0	1	0	0	0	0	0	3
September 2010	0	0	5	0	0	0	0	0	5
Rideau									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	0	0	0	0	0	0	0
Osgoode									
September 2011	1	0	0	0	0	0	0	0	1
September 2010	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
September 2011	5	0	4	0	0	0	0	22	31
September 2010	0	0	0	0	0	12	0	0	12
Russell Township									
September 2011	1	0	0	0	0	2	0	0	3
September 2010	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
September 2011	32	24	69	0	2	192	4	83	406
September 2010	17	16	97	0	1	107	1	62	301

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

Table 1.1: Housing Activity Summary by Submarket
September 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									
September 2011	201	31	133	0	0	4	0	0	369
September 2010	192	18	257	0	8	329	0	8	812
Ottawa, Vanier, Rockcliffe									
September 2011	12	7	4	0	0	0	0	0	23
September 2010	8	9	2	0	0	289	0	8	316
Nepean inside greenbelt									
September 2011	2	0	0	0	0	0	0	0	2
September 2010	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
September 2011	65	10	21	0	0	4	0	0	100
September 2010	73	3	25	0	0	4	0	0	105
Gloucester inside greenbelt									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2011	44	14	46	0	0	0	0	0	104
September 2010	29	4	11	0	0	0	0	0	44
Kanata									
September 2011	5	0	25	0	0	0	0	0	30
September 2010	15	2	53	0	0	0	0	0	70
Cumberland									
September 2011	49	0	18	0	0	0	0	0	67
September 2010	32	0	121	0	8	36	0	0	197
Goulbourn									
September 2011	10	0	19	0	0	0	0	0	29
September 2010	13	0	24	0	0	0	0	0	37
West Carleton									
September 2011	6	0	0	0	0	0	0	0	6
September 2010	6	0	21	0	0	0	0	0	27
Rideau									
September 2011	3	0	0	0	0	0	0	0	3
September 2010	5	0	0	0	0	0	0	0	5
Osgoode									
September 2011	5	0	0	0	0	0	0	0	5
September 2010	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
September 2011	14	0	0	0	0	22	0	28	64
September 2010	17	0	0	0	0	0	0	0	17
Russell Township									
September 2011	0	0	0	0	0	0	0	0	0
September 2010	17	0	0	0	0	0	0	0	17
Ottawa-Gatineau CMA (Ontario portion)									
September 2011	215	31	133	0	0	26	0	28	433
September 2010	226	18	257	0	8	329	0	8	846

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)

Submarket	Single		Semi		Row		Apt. & Other		Total		
Table 2: Starts by Submarket and by Dwelling Type September 2011	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	% Change
Ottawa City	181	92	34	22	166	147	207	175	588	436	34.9
Ottawa, Vanier, Rockcliffe	13	7	14	10	4	19	3	131	34	167	-79.6
Nepean inside greenbelt	0	0	0	0	0	14	0	0	0	14	-100.0
Nepean outside greenbelt	69	8	6	0	39	22	111	14	225	44	**
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	24	10	8	12	53	28	0	30	85	80	6.3
Kanata	20	11	6	0	26	21	0	0	52	32	62.5
Cumberland	18	22	0	0	37	37	69	0	124	59	110.2
Goulbourn	14	13	0	0	4	6	24	0	42	19	121.1
West Carleton	10	8	0	0	3	0	0	0	13	8	62.5
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	11	11	0	0	0	0	0	0	11	11	0.0
Clarence-Rockland City	23	15	0	0	4	0	12	0	39	15	160.0
Russell Township	0	10	0	2	0	0	0	0	0	12	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	204	117	34	24	170	147	219	175	627	463	35.4

Submarket	Single		Semi		Row		Apt. & Other		Total		
Table 2.1: Starts by Submarket and by Dwelling Type January - September 2011	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	1,314	1,416	259	240	1,342	1,462	958	1,145	3,873	4,263	-9.1
Ottawa, Vanier, Rockcliffe	72	72	81	64	58	54	437	675	648	865	-25.1
Nepean inside greenbelt	11	12	0	0	52	38	8	12	71	62	14.5
Nepean outside greenbelt	351	283	68	38	318	398	344	254	1,081	973	11.1
Gloucester inside greenbelt	6	11	0	6	11	10	0	0	17	27	-37.0
Gloucester outside greenbelt	176	202	68	78	226	171	12	76	482	527	-8.5
Kanata	124	169	24	26	303	342	0	64	451	601	-25.0
Cumberland	255	230	16	4	226	316	117	40	614	590	4.1
Goulbourn	143	184	0	24	80	98	40	24	263	330	-20.3
West Carleton	87	93	2	0	10	35	0	0	99	128	-22.7
Rideau	31	29	0	0	0	0	0	0	31	29	6.9
Osgoode	58	131	0	0	58	0	0	0	116	131	-11.5
Clarence-Rockland City	114	157	2	0	12	22	38	56	166	235	-29.4
Russell Township	21	50	10	6	0	4	6	4	37	64	-42.2
Ottawa-Gatineau CMA (Ontario Portion)	1,449	1,623	271	246	1,354	1,488	1,002	1,205	4,076	4,562	-10.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market September 2011								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Ottawa City	166	147	0	0	204	153	3	22
Ottawa, Vanier, Rockcliffe	4	19	0	0	0	109	3	22
Nepean inside greenbelt	0	14	0	0	0	0	0	0
Nepean outside greenbelt	39	22	0	0	111	14	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	53	28	0	0	0	30	0	0
Kanata	26	21	0	0	0	0	0	0
Cumberland	37	37	0	0	69	0	0	0
Goulbourn	4	6	0	0	24	0	0	0
West Carleton	3	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	12	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	170	147	0	0	216	153	3	22

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	1,337	1,457	0	5	882	1,105	76	40
Ottawa, Vanier, Rockcliffe	58	49	0	5	361	635	76	40
Nepean inside greenbelt	52	38	0	0	8	12	0	0
Nepean outside greenbelt	318	398	0	0	344	254	0	0
Gloucester inside greenbelt	11	10	0	0	0	0	0	0
Gloucester outside greenbelt	226	171	0	0	12	76	0	0
Kanata	298	342	0	0	0	64	0	0
Cumberland	226	316	0	0	117	40	0	0
Goulbourn	80	98	0	0	40	24	0	0
West Carleton	10	35	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	58	0	0	0	0	0	0	0
Clarence-Rockland City	12	22	0	0	32	12	6	44
Russell Township	0	0	0	4	6	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	1,349	1,479	0	9	920	1,117	82	88

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Ottawa City	397	261	188	153	3	22	588	436
Ottawa, Vanier, Rockcliffe	31	36	0	109	3	22	34	167
Nepean inside greenbelt	0	14	0	0	0	0	0	14
Nepean outside greenbelt	130	30	95	14	0	0	225	44
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	85	50	0	30	0	0	85	80
Kanata	52	32	0	0	0	0	52	32
Cumberland	55	59	69	0	0	0	124	59
Goulbourn	18	19	24	0	0	0	42	19
West Carleton	13	8	0	0	0	0	13	8
Rideau	2	2	0	0	0	0	2	2
Osgoode	11	11	0	0	0	0	11	11
Clarence-Rockland City	27	15	12	0	0	0	39	15
Russell Township	0	12	0	0	0	0	0	12
Ottawa-Gatineau CMA (Ontario Portion)	424	288	200	153	3	22	627	463

Table 2.5: Starts by Submarket and by Intended Market January - September 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	2,928	3,114	863	1,104	77	45	3,873	4,263
Ottawa, Vanier, Rockcliffe	213	190	358	630	77	45	648	865
Nepean inside greenbelt	63	50	8	12	0	0	71	62
Nepean outside greenbelt	753	719	328	254	0	0	1,081	973
Gloucester inside greenbelt	17	27	0	0	0	0	17	27
Gloucester outside greenbelt	470	463	12	64	0	0	482	527
Kanata	446	537	0	64	0	0	451	601
Cumberland	497	534	117	56	0	0	614	590
Goulbourn	223	306	40	24	0	0	263	330
West Carleton	99	128	0	0	0	0	99	128
Rideau	31	29	0	0	0	0	31	29
Osgoode	116	131	0	0	0	0	116	131
Clarence-Rockland City	128	179	32	12	6	44	166	235
Russell Township	31	56	6	0	0	8	37	64
Ottawa-Gatineau CMA (Ontario Portion)	3,087	3,349	901	1,116	83	97	4,076	4,562

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type September 2011											
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	% Change
Ottawa City	191	194	30	28	105	258	68	314	394	794	-50.4
Ottawa, Vanier, Rockcliffe	6	8	6	10	0	0	68	278	80	296	-73.0
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	65	73	12	4	18	25	0	0	95	102	-6.9
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	45	30	12	8	43	11	0	0	100	49	104.1
Kanata	5	14	0	6	25	50	0	0	30	70	-57.1
Cumberland	44	34	0	0	0	132	0	36	44	202	-78.2
Goulbourn	10	13	0	0	19	22	0	0	29	35	-17.1
West Carleton	6	6	0	0	0	18	0	0	6	24	-75.0
Rideau	3	5	0	0	0	0	0	0	3	5	-40.0
Osgoode	5	10	0	0	0	0	0	0	5	10	-50.0
Clarence-Rockland City	13	17	0	0	0	0	60	0	73	17	**
Russell Township	0	17	0	0	0	0	0	0	0	17	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	204	228	30	28	105	258	128	314	467	828	-43.6

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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	1,476	1,930	259	268	1,434	1,572	1,177	1,018	4,346	4,788	-9.2
Ottawa, Vanier, Rockcliffe	73	101	79	90	46	154	746	769	944	1,114	-15.3
Nepean inside greenbelt	19	10	10	2	0	0	0	0	29	12	141.7
Nepean outside greenbelt	362	518	76	24	349	389	148	89	935	1,020	-8.3
Gloucester inside greenbelt	16	10	2	12	11	14	0	0	29	36	-19.4
Gloucester outside greenbelt	236	250	58	64	280	139	48	68	622	521	19.4
Kanata	164	256	8	46	385	411	30	0	587	713	-17.7
Cumberland	220	349	8	8	252	256	193	92	673	705	-4.5
Goulbourn	179	188	16	16	111	105	12	0	318	309	2.9
West Carleton	82	119	0	2	0	100	0	0	82	221	-62.9
Rideau	30	35	0	0	0	0	0	0	30	35	-14.3
Osgoode	95	94	2	4	0	4	0	0	97	102	-4.9
Clarence-Rockland City	119	134	4	4	14	29	80	34	217	201	8.0
Russell Township	18	50	4	6	0	8	9	0	31	64	-51.6
Ottawa-Gatineau CMA (Ontario Portion)	1,613	2,114	267	278	1,448	1,609	1,266	1,052	4,594	5,053	-9.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Ottawa City	105	258	0	0	65	306	3	8
Ottawa, Vanier, Rockcliffe	0	0	0	0	65	270	3	8
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	18	25	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	43	11	0	0	0	0	0	0
Kanata	25	50	0	0	0	0	0	0
Cumberland	0	132	0	0	0	36	0	0
Goulbourn	19	22	0	0	0	0	0	0
West Carleton	0	18	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	10	0	50	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	105	258	0	0	75	306	53	8

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 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	1,431	1,547	3	25	1,097	984	80	34
Ottawa, Vanier, Rockcliffe	46	145	0	9	666	735	80	34
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	349	389	0	0	148	89	0	0
Gloucester inside greenbelt	8	14	3	0	0	0	0	0
Gloucester outside greenbelt	280	139	0	0	48	68	0	0
Kanata	385	411	0	0	30	0	0	0
Cumberland	252	240	0	16	193	92	0	0
Goulbourn	111	105	0	0	12	0	0	0
West Carleton	0	100	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	14	29	0	0	30	34	50	0
Russell Township	0	0	0	8	9	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,445	1,576	3	33	1,136	1,018	130	34

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010	Sept 2011	Sept 2010
Ottawa City	326	472	65	314	3	8	394	794
Ottawa, Vanier, Rockcliffe	12	18	65	270	3	8	80	296
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	95	102	0	0	0	0	95	102
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	100	49	0	0	0	0	100	49
Kanata	30	70	0	0	0	0	30	70
Cumberland	44	158	0	44	0	0	44	202
Goulbourn	29	35	0	0	0	0	29	35
West Carleton	6	24	0	0	0	0	6	24
Rideau	3	5	0	0	0	0	3	5
Osgoode	5	10	0	0	0	0	5	10
Clarence-Rockland City	13	17	10	0	50	0	73	17
Russell Township	0	17	0	0	0	0	0	17
Ottawa-Gatineau CMA (Ontario Portion)	339	506	75	314	53	8	467	828

Table 3.5: Completions by Submarket and by Intended Market January - September 2011								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	3,144	3,712	1,116	1,007	86	69	4,346	4,788
Ottawa, Vanier, Rockcliffe	184	333	677	732	83	49	944	1,114
Nepean inside greenbelt	29	12	0	0	0	0	29	12
Nepean outside greenbelt	787	931	148	89	0	0	935	1,020
Gloucester inside greenbelt	26	36	0	0	3	0	29	36
Gloucester outside greenbelt	574	433	48	86	0	2	622	521
Kanata	557	713	30	0	0	0	587	713
Cumberland	472	589	201	100	0	16	673	705
Goulbourn	306	309	12	0	0	0	318	309
West Carleton	82	219	0	0	0	2	82	221
Rideau	30	35	0	0	0	0	30	35
Osgoode	97	102	0	0	0	0	97	102
Clarence-Rockland City	137	165	30	34	50	2	217	201
Russell Township	22	56	9	0	0	8	31	64
Ottawa-Gatineau CMA (Ontario Portion)	3,303	3,933	1,155	1,041	136	79	4,594	5,053

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2011	0	0.0	10	5.7	26	14.9	58	33.3	80	46.0	174	492,945	521,406
September 2010	2	1.1	38	21.7	35	20.0	49	28.0	51	29.1	175	428,990	455,964
Year-to-date 2011	2	0.2	102	8.4	237	19.5	469	38.6	406	33.4	1,216	466,900	494,801
Year-to-date 2010	74	4.6	391	24.1	363	22.3	460	28.3	337	20.7	1,625	423,900	436,365
Ottawa, Vanier, Rockcliffe													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	735,500	951,750
September 2010	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	--	--
Year-to-date 2011	1	1.7	2	3.4	0	0.0	8	13.8	47	81.0	58	701,200	730,701
Year-to-date 2010	0	0.0	3	6.8	0	0.0	12	27.3	29	65.9	44	611,950	600,761
Nepean inside greenbelt													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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													
September 2011	0	0.0	0	0.0	4	6.2	22	33.8	39	60.0	65	544,990	528,552
September 2010	0	0.0	20	28.2	20	28.2	23	32.4	8	11.3	71	418,990	418,196
Year-to-date 2011	0	0.0	51	14.4	67	18.9	133	37.5	104	29.3	355	473,990	470,097
Year-to-date 2010	27	5.3	139	27.3	107	21.0	157	30.8	79	15.5	509	418,990	418,354
Gloucester inside greenbelt													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	25.0	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													
September 2011	0	0.0	6	15.8	1	2.6	19	50.0	12	31.6	38	464,900	470,950
September 2010	0	0.0	0	0.0	4	13.8	11	37.9	14	48.3	29	482,900	487,286
Year-to-date 2011	0	0.0	18	8.4	28	13.0	98	45.6	71	33.0	215	466,900	485,179
Year-to-date 2010	1	0.4	14	6.0	62	26.5	89	38.0	68	29.1	234	464,900	464,823
Kanata													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
September 2010	0	0.0	3	20.0	2	13.3	5	33.3	5	33.3	15	452,900	457,900
Year-to-date 2011	0	0.0	4	2.5	29	18.2	50	31.4	76	47.8	159	485,900	508,894
Year-to-date 2010	10	4.1	80	33.1	43	17.8	60	24.8	49	20.2	242	410,900	432,064
Cumberland													
September 2011	0	0.0	4	9.1	19	43.2	14	31.8	7	15.9	44	422,900	445,586
September 2010	2	6.3	10	31.3	4	12.5	4	12.5	12	37.5	32	435,750	441,540
Year-to-date 2011	1	0.5	21	10.2	69	33.5	97	47.1	18	8.7	206	428,900	433,538
Year-to-date 2010	25	7.5	116	34.7	97	29.0	56	16.8	40	12.0	334	391,900	400,393
Goulbourn													
September 2011	0	0.0	0	0.0	2	22.2	3	33.3	4	44.4	9	--	--
September 2010	0	0.0	2	15.4	4	30.8	5	38.5	2	15.4	13	432,990	445,102
Year-to-date 2011	0	0.0	4	2.5	38	24.1	66	41.8	50	31.6	158	453,400	483,849
Year-to-date 2010	5	2.9	21	12.1	46	26.4	73	42.0	29	16.7	174	431,820	444,896

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
September 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	20.0	8	80.0	10	619,950	659,090
Year-to-date 2010	6	12.0	14	28.0	6	12.0	6	12.0	18	36.0	50	408,995	454,058
Rideau													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	41.7	7	58.3	12	692,500	686,854
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	613,300	653,440
Osgoode													
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 2010	0	0.0	2	33.3	1	16.7	0	0.0	3	50.0	6	--	--
Year-to-date 2011	0	0.0	2	5.1	5	12.8	9	23.1	23	59.0	39	577,400	624,949
Year-to-date 2010	0	0.0	4	18.2	2	9.1	5	22.7	11	50.0	22	504,950	577,627
Clarence-Rockland City													
September 2011	3	21.4	8	57.1	2	14.3	1	7.1	0	0.0	14	343,800	339,807
September 2010	12	85.7	2	14.3	0	0.0	0	0.0	0	0.0	14	284,900	286,407
Year-to-date 2011	40	46.5	32	37.2	12	14.0	2	2.3	0	0.0	86	312,250	318,950
Year-to-date 2010	64	59.8	34	31.8	9	8.4	0	0.0	0	0.0	107	289,500	297,210
Russell Township													
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2010	1	6.7	12	80.0	2	13.3	0	0.0	0	0.0	15	350,915	345,093
Year-to-date 2011	1	7.7	9	69.2	3	23.1	0	0.0	0	0.0	13	353,680	349,888
Year-to-date 2010	8	18.2	28	63.6	7	15.9	1	2.3	0	0.0	44	354,253	344,098
Ottawa-Gatineau CMA (Ontario portion)													
September 2011	3	1.6	18	9.6	28	14.9	59	31.4	80	42.6	188	486,900	507,883
September 2010	15	7.4	52	25.5	37	18.1	49	24.0	51	25.0	204	418,990	436,175
Year-to-date 2011	43	3.3	143	10.9	252	19.2	471	35.8	406	30.9	1,315	459,990	481,867
Year-to-date 2010	146	8.2	453	25.5	379	21.3	461	26.0	337	19.0	1,776	415,500	425,695

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2011						
Submarket	Sept 2011	Sept 2010	% Change	YTD 2011	YTD 2010	% Change
Ottawa City	521,406	455,964	14.4	494,801	436,365	13.4
Ottawa, Vanier, Rockcliffe	951,750	--	n/a	730,701	600,761	21.6
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	528,552	418,196	26.4	470,097	418,354	12.4
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	470,950	487,286	-3.4	485,179	464,823	4.4
Kanata	--	457,900	n/a	508,894	432,064	17.8
Cumberland	445,586	441,540	0.9	433,538	400,393	8.3
Goulbourn	--	445,102	n/a	483,849	444,896	8.8
West Carleton	--	--	n/a	659,090	454,058	45.2
Rideau	--	--	n/a	686,854	653,440	5.1
Osgoode	--	--	n/a	624,949	577,627	8.2
Clarence-Rockland City	339,807	286,407	18.6	318,950	297,210	7.3
Russell Township	--	345,093	n/a	349,888	344,098	1.7
Ottawa-Gatineau CMA (Ontario Portion)	507,883	436,175	16.4	481,867	425,695	13.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) September 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	1,192	2,742	2,191	54.4	354,524	8.0	348,037
	July	1,337	15.4	1,200	2,266	2,324	51.6	342,925	6.4	349,519
	August	1,349	19.4	1,259	2,294	2,259	55.7	339,415	5.3	349,647
	September	1,220	12.5	1,237	2,448	2,323	53.3	337,109	3.8	348,770
	October									
	November									
	December									
	Q3 2010	3,373	-16.7		5,954			323,125	5.4	
	Q3 2011	3,906	15.8		7,008			339,896	5.2	
	YTD 2010	11,946	-0.9		20,740			327,725	8.5	
	YTD 2011	11,722	-1.9		21,703			345,575	5.4	

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
September 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	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	112.6	120.2	525	5.6	71.8	1,009
	July	604	3.50	5.39	112.7	120.4	523	5.3	71.2	1,002
	August	604	3.50	5.39	113.3	120.5	523	4.9	70.8	996
	September	592	3.50	5.19		121.1	521	5.0	70.5	999
	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.

CMHC—HOME TO CANADIANS

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