

HOUSING NOW

Ottawa*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2012

New Home Market

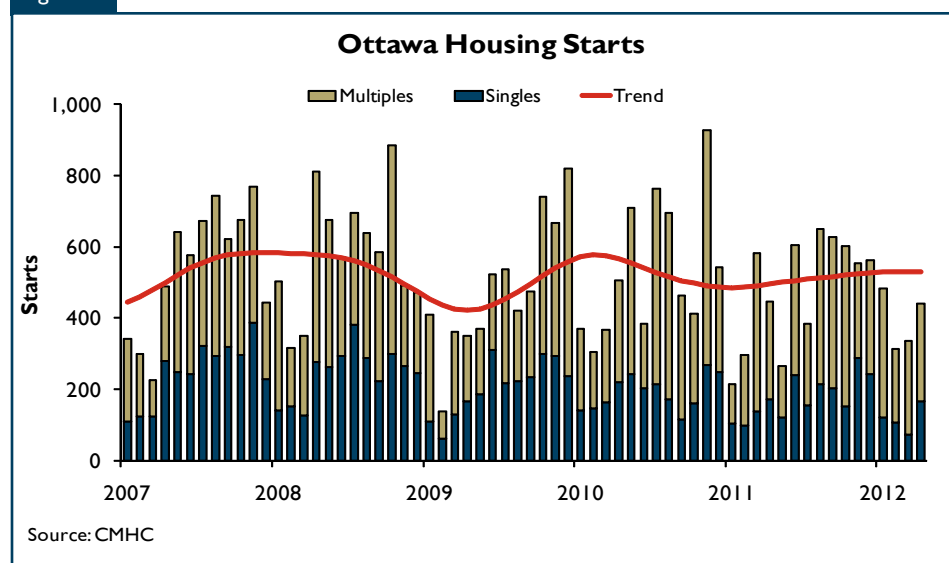
Ottawa's condos support steady starts in April

According to the latest preliminary data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 441 units in April, virtually matching last year's 446 units. The Capital City's year-to-date pace was

maintained slightly above activity levels experienced a year ago.

New single-detached home building activity in April remained steady, albeit at a below-average pace consistent with CMHC's forecast for 2012. On the other hand and relying on demand fundamentals, the more affordable apartment sector has taken a solid market lead and continues to build on its positive growth trend.

Figure 1



*Ontario part of Ottawa-Gatineau CMA

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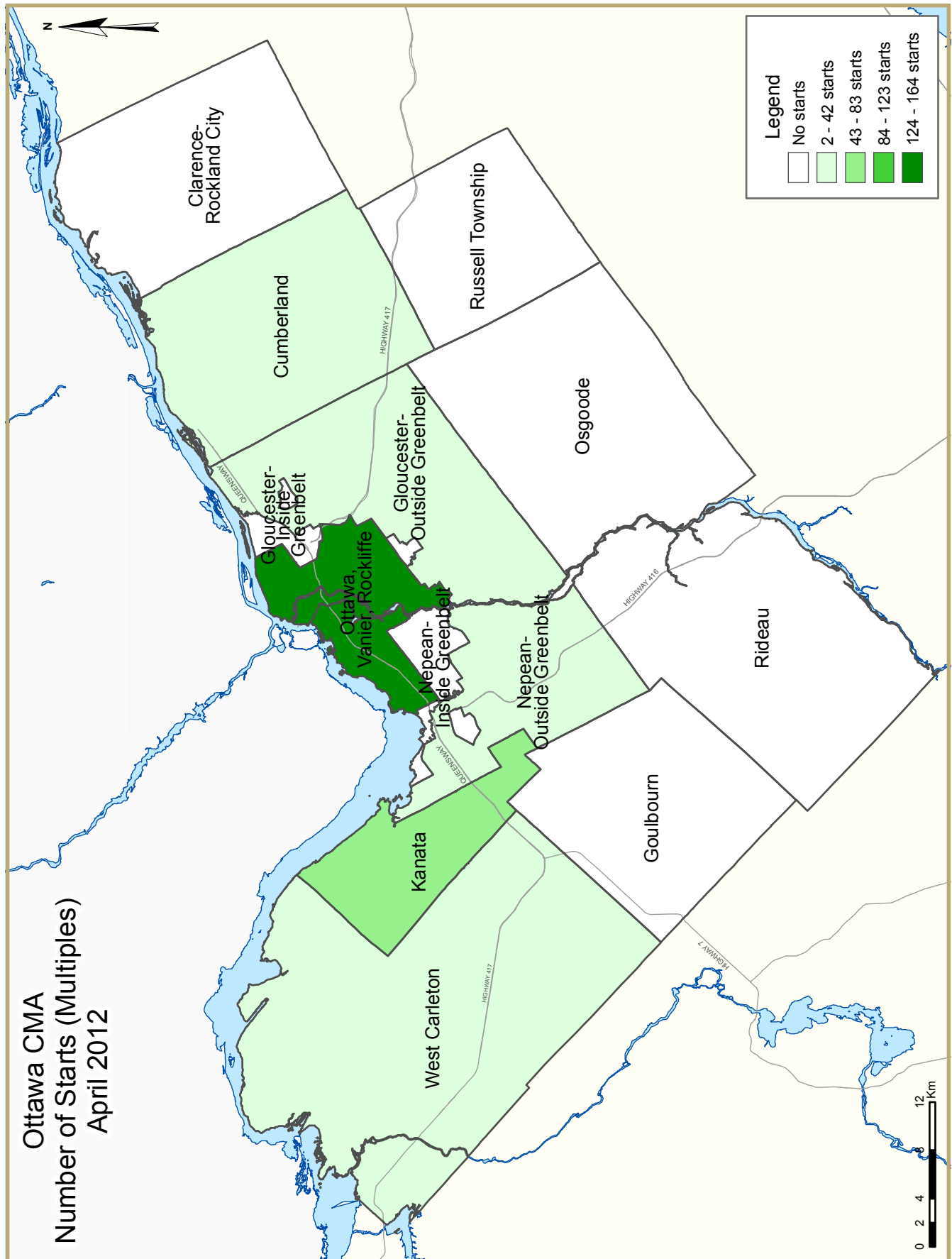
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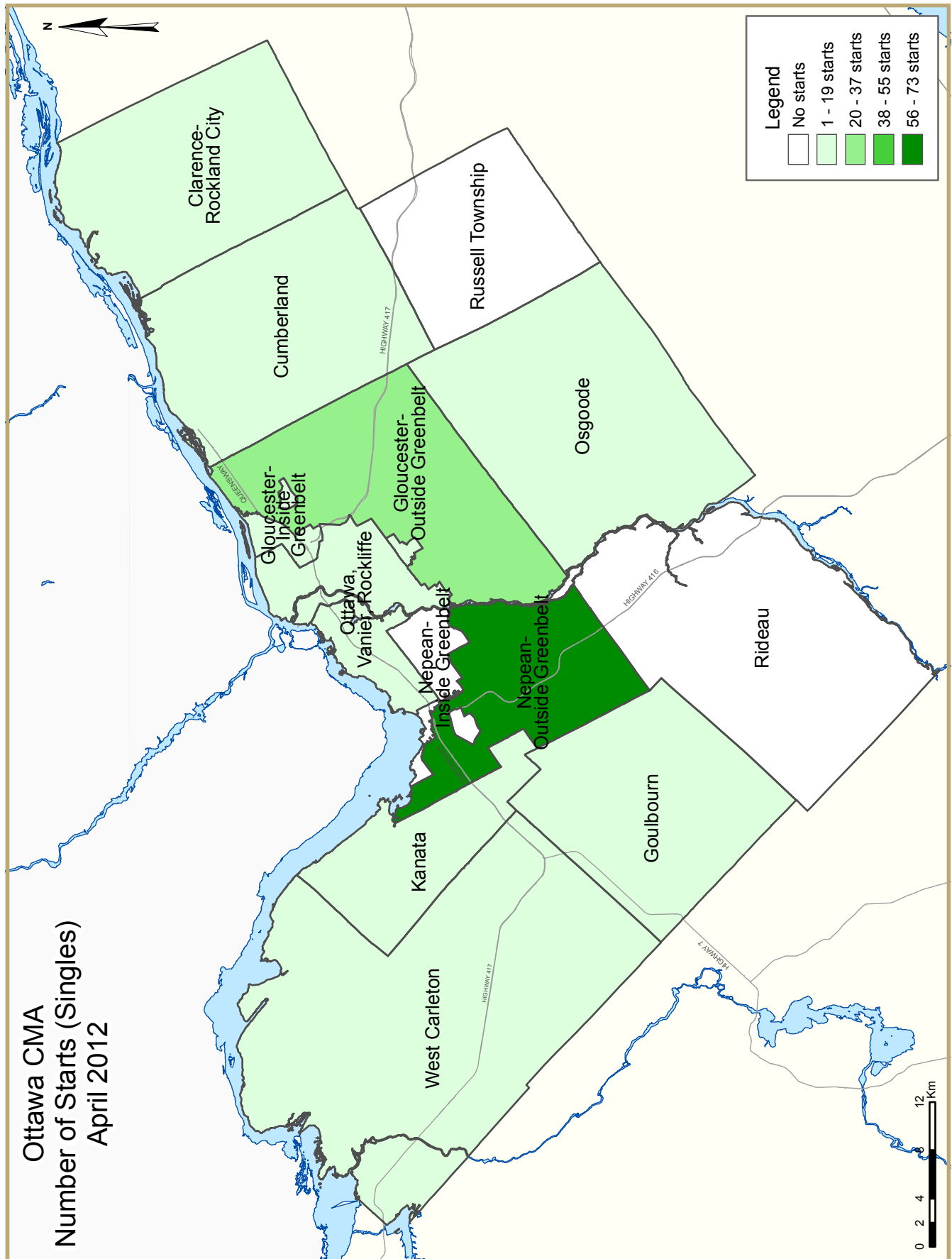
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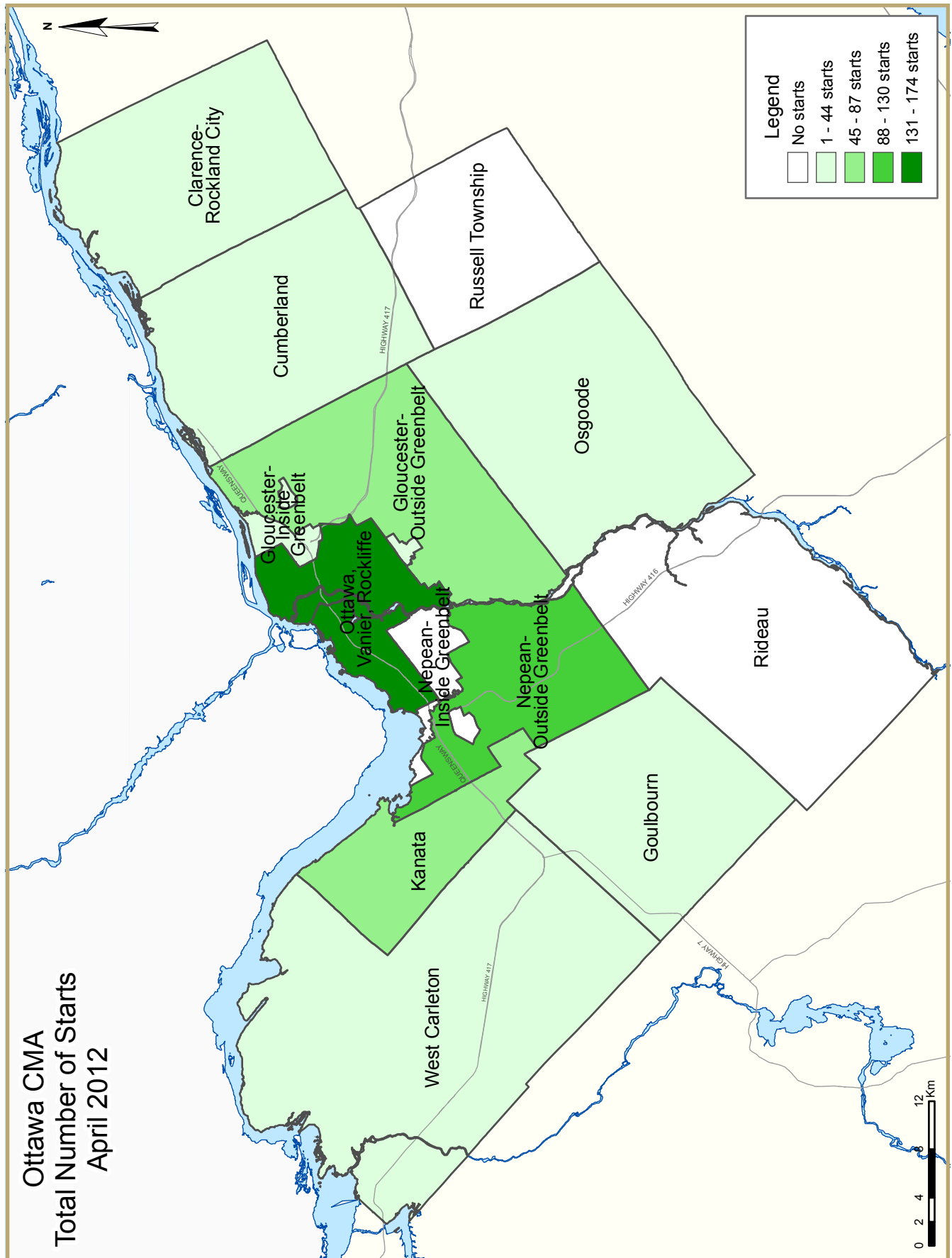
As new condo apartment projects enter their construction phase, activity in Ottawa's Downtown has returned to centre stage. In fact, the city core experienced a solid month overall with a mixture of new low-rise housing types as well. Even though robust demand for new single-

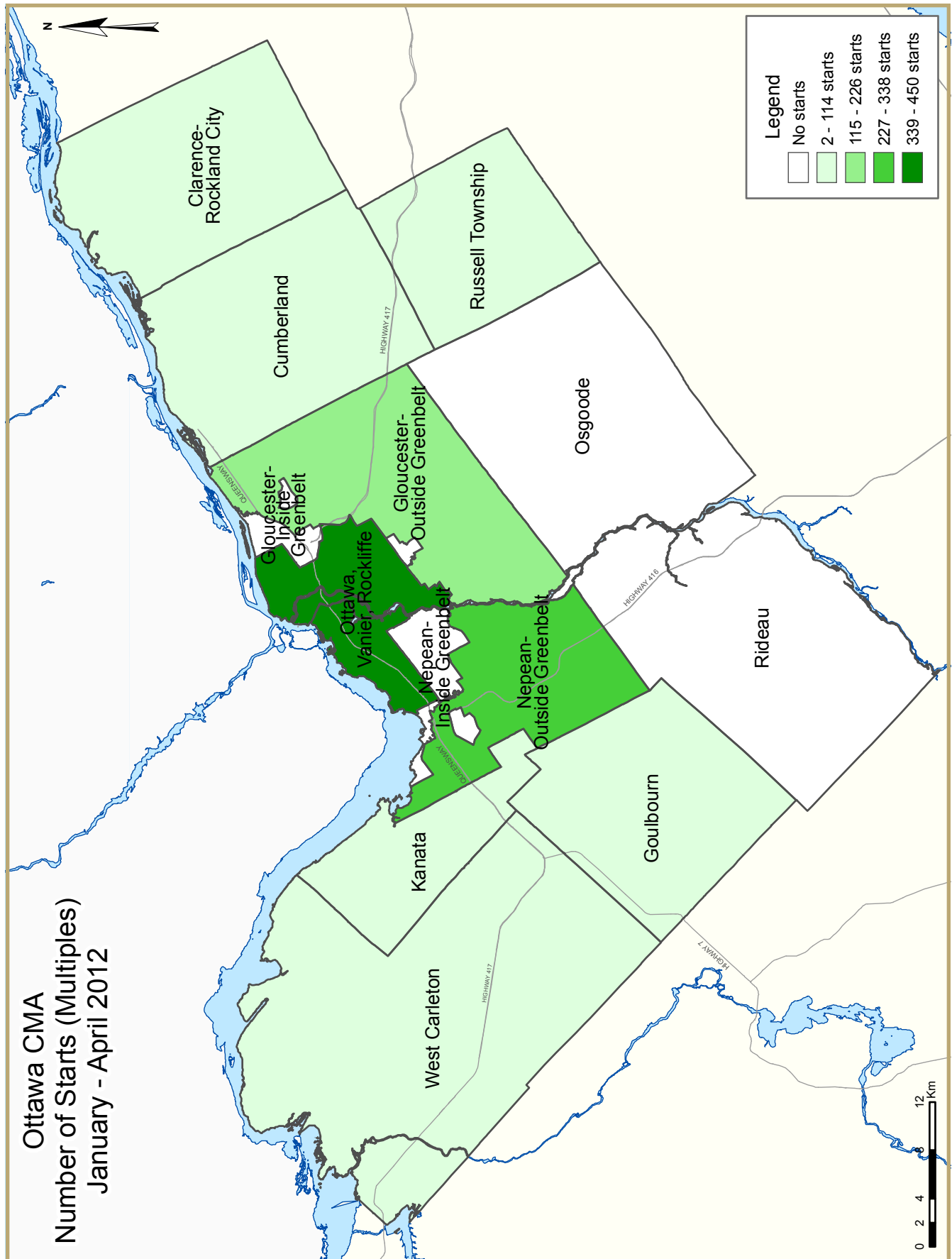
detached homes supported activity in suburban Nepean, new foundations were poured at the slowest pace in six years for the month of April. Likewise, new townhome development lifted Kanata to almost double of last year's monthly pace, although activity in the area remained significantly

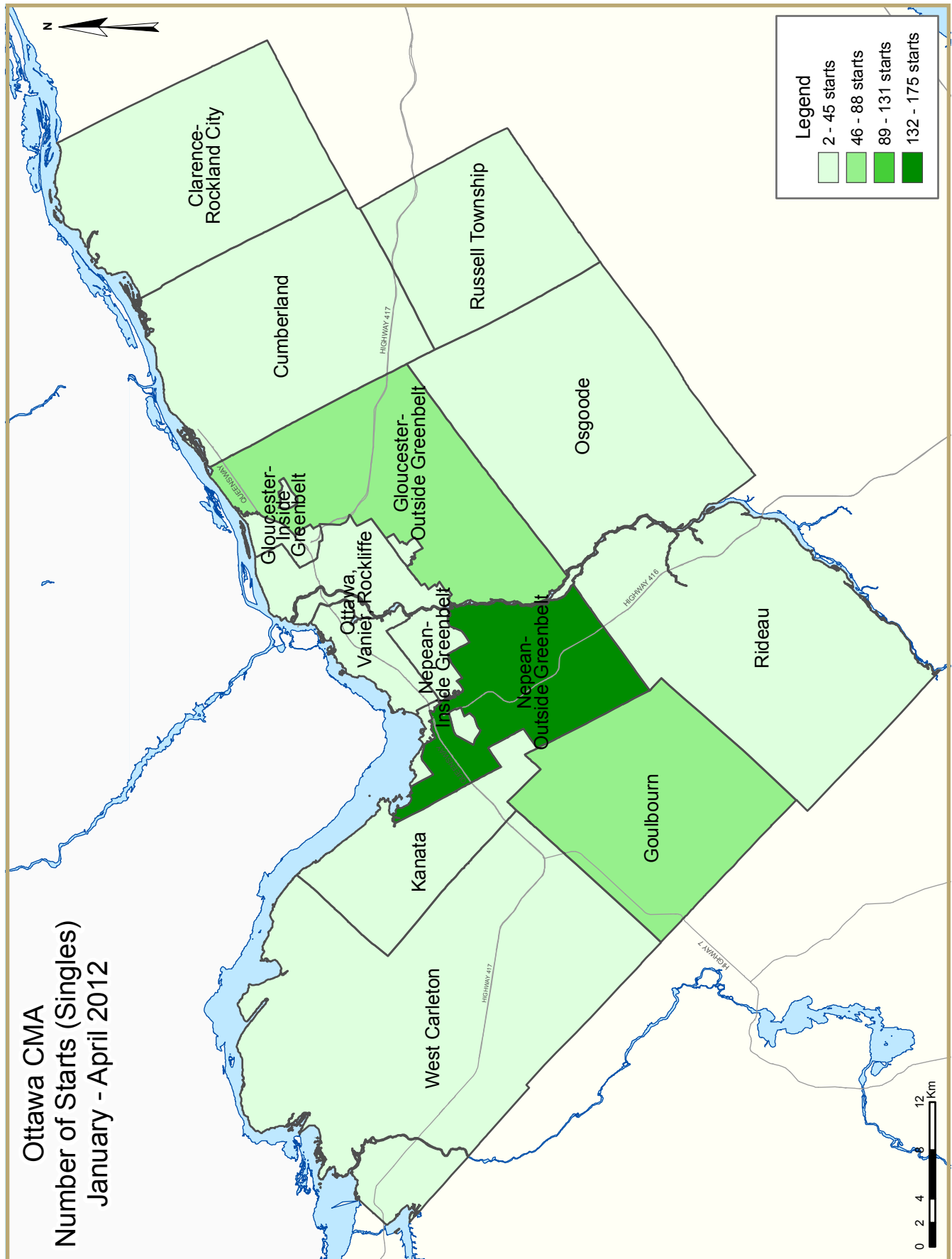
below the recent historical average. The moderate pace of new low-rise housing dragged all other areas, and particularly Cumberland, as they registered a slower start of the spring home building season.

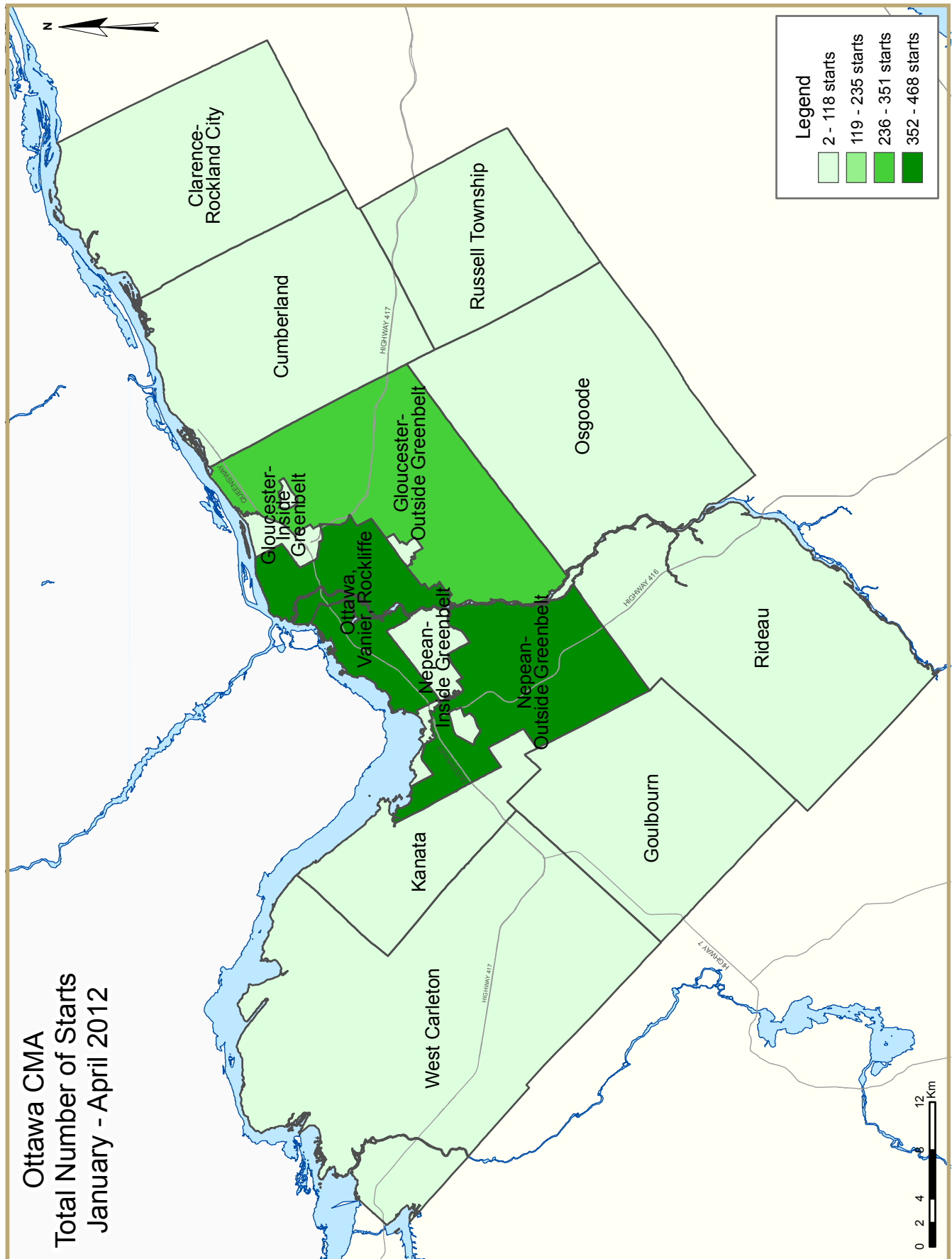












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- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 4 Absorbed Single-Detached Units by Price Range
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- 4.1 Average Price (\$) of Absorbed 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)
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2012	167	16	96	0	7	119	2	34	441
April 2011	173	26	225	0	0	16	0	6	446
% Change	-3.5	-38.5	-57.3	n/a	n/a	**	n/a	**	-1.1
Year-to-date 2012	471	48	524	0	7	458	2	65	1,575
Year-to-date 2011	514	84	570	0	0	367	1	6	1,542
% Change	-8.4	-42.9	-8.1	n/a	n/a	24.8	100.0	**	2.1
UNDER CONSTRUCTION									
April 2012	1,108	134	1,340	0	7	1,780	8	237	4,614
April 2011	1,050	164	1,328	0	3	2,001	9	309	4,864
% Change	5.5	-18.3	0.9	n/a	133.3	-11.0	-11.1	-23.3	-5.1
COMPLETIONS									
April 2012	187	24	73	0	0	0	0	3	287
April 2011	175	30	106	0	0	12	0	0	323
% Change	6.9	-20.0	-31.1	n/a	n/a	-100.0	n/a	n/a	-11.1
Year-to-date 2012	563	96	449	0	0	618	2	151	1,879
Year-to-date 2011	635	114	627	0	16	402	5	55	1,854
% Change	-11.3	-15.8	-28.4	n/a	-100.0	53.7	-60.0	174.5	1.3
COMPLETED & NOT ABSORBED									
April 2012	49	35	115	0	2	174	2	149	526
April 2011	33	31	113	0	9	142	4	58	390
% Change	48.5	12.9	1.8	n/a	-77.8	22.5	-50.0	156.9	34.9
ABSORBED									
April 2012	183	19	58	0	1	20	0	0	281
April 2011	176	26	98	0	0	46	0	0	346
% Change	4.0	-26.9	-40.8	n/a	n/a	-56.5	n/a	n/a	-18.8
Year-to-date 2012	555	95	440	0	2	568	2	67	1,729
Year-to-date 2011	630	105	603	0	16	389	2	59	1,804
% Change	-11.9	-9.5	-27.0	n/a	-87.5	46.0	0.0	13.6	-4.2

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

Table I.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
April 2012	154	16	96	0	7	119	2	34	428
April 2011	152	24	225	0	0	16	0	0	417
Ottawa, Vanier, Rockcliffe									
April 2012	10	4	0	0	7	119	0	34	174
April 2011	3	8	4	0	0	16	0	0	31
Nepean inside greenbelt									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
April 2012	73	0	29	0	0	0	0	0	102
April 2011	40	6	85	0	0	0	0	0	131
Gloucester inside greenbelt									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2012	28	6	16	0	0	0	0	0	50
April 2011	25	6	38	0	0	0	0	0	69
Kanata									
April 2012	3	4	39	0	0	0	0	0	46
April 2011	7	0	19	0	0	0	0	0	26
Cumberland									
April 2012	16	2	12	0	0	0	0	0	30
April 2011	57	2	47	0	0	0	0	0	106
Goulbourn									
April 2012	12	0	0	0	0	0	0	0	12
April 2011	12	0	6	0	0	0	0	0	18
West Carleton									
April 2012	5	0	0	0	0	0	2	0	7
April 2011	5	2	3	0	0	0	0	0	10
Rideau									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	2	0	0	0	0	0	0	0	2
Osgoode									
April 2012	6	0	0	0	0	0	0	0	6
April 2011	1	0	23	0	0	0	0	0	24
Clarence-Rockland City									
April 2012	13	0	0	0	0	0	0	0	13
April 2011	19	0	0	0	0	0	0	6	25
Russell Township									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	2	2	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario portion)									
April 2012	167	16	96	0	7	119	2	34	441
April 2011	173	26	225	0	0	16	0	6	446

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

Table I.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
April 2012	1,024	128	1,324	0	7	1,742	5	233	4,463
April 2011	954	158	1,316	0	3	1,985	6	255	4,677
Ottawa, Vanier, Rockcliffe									
April 2012	78	44	28	0	7	895	3	156	1,211
April 2011	59	60	36	0	3	1,412	1	40	1,611
Nepean inside greenbelt									
April 2012	13	2	43	0	0	16	0	69	143
April 2011	6	10	28	0	0	24	0	69	137
Nepean outside greenbelt									
April 2012	341	34	403	0	0	488	0	0	1,266
April 2011	266	48	346	0	0	247	0	0	907
Gloucester inside greenbelt									
April 2012	3	0	19	0	0	44	0	0	66
April 2011	10	0	44	0	0	0	5	0	59
Gloucester outside greenbelt									
April 2012	90	14	221	0	0	112	0	0	437
April 2011	107	34	214	0	0	66	0	0	421
Kanata									
April 2012	62	28	320	0	0	10	0	0	420
April 2011	123	0	335	0	0	56	0	146	660
Cumberland									
April 2012	127	0	157	0	0	133	0	0	417
April 2011	174	4	206	0	0	148	0	0	532
Goulbourn									
April 2012	211	2	58	0	0	44	0	8	323
April 2011	92	0	67	0	0	32	0	0	191
West Carleton									
April 2012	53	4	17	0	0	0	2	0	76
April 2011	45	2	17	0	0	0	0	0	64
Rideau									
April 2012	13	0	0	0	0	0	0	0	13
April 2011	21	0	0	0	0	0	0	0	21
Osgoode									
April 2012	33	0	58	0	0	0	0	0	91
April 2011	51	0	23	0	0	0	0	0	74
Clarence-Rockland City									
April 2012	82	2	16	0	0	38	3	0	141
April 2011	88	4	12	0	0	10	3	50	167
Russell Township									
April 2012	2	4	0	0	0	0	0	4	10
April 2011	8	2	0	0	0	6	0	4	20
Ottawa-Gatineau CMA (Ontario portion)									
April 2012	1,108	134	1,340	0	7	1,780	8	237	4,614
April 2011	1,050	164	1,328	0	3	2,001	9	309	4,864

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

Table I.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
April 2012	179	24	73	0	0	0	0	3	279
April 2011	165	26	100	0	0	12	0	0	303
Ottawa, Vanier, Rockcliffe									
April 2012	4	2	0	0	0	0	0	3	9
April 2011	5	6	0	0	0	0	0	0	11
Nepean inside greenbelt									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
April 2012	49	4	14	0	0	0	0	0	67
April 2011	57	16	37	0	0	0	0	0	110
Gloucester inside greenbelt									
April 2012	3	0	12	0	0	0	0	0	15
April 2011	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
April 2012	37	16	9	0	0	0	0	0	62
April 2011	19	2	20	0	0	12	0	0	53
Kanata									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	5	2	29	0	0	0	0	0	36
Cumberland									
April 2012	40	2	38	0	0	0	0	0	80
April 2011	6	0	0	0	0	0	0	0	6
Goulbourn									
April 2012	26	0	0	0	0	0	0	0	26
April 2011	34	0	14	0	0	0	0	0	48
West Carleton									
April 2012	14	0	0	0	0	0	0	0	14
April 2011	7	0	0	0	0	0	0	0	7
Rideau									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	1	0	0	0	0	0	0	0	1
Osgoode									
April 2012	5	0	0	0	0	0	0	0	5
April 2011	27	0	0	0	0	0	0	0	27
Clarence-Rockland City									
April 2012	5	0	0	0	0	0	0	0	5
April 2011	8	4	6	0	0	0	0	0	18
Russell Township									
April 2012	3	0	0	0	0	0	0	0	3
April 2011	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
April 2012	187	24	73	0	0	0	0	3	287
April 2011	175	30	106	0	0	12	0	0	323

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

Table I.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
April 2012	46	35	111	0	2	172	2	142	510
April 2011	30	31	113	0	9	130	4	58	375
Ottawa, Vanier, Rockcliffe									
April 2012	13	14	10	0	1	115	0	3	156
April 2011	6	12	5	0	8	95	0	0	126
Nepean inside greenbelt									
April 2012	0	2	5	0	0	1	0	4	12
April 2011	0	0	0	0	0	0	0	4	4
Nepean outside greenbelt									
April 2012	6	9	15	0	1	42	1	0	74
April 2011	3	4	18	0	1	19	1	0	46
Gloucester inside greenbelt									
April 2012	1	0	1	0	0	1	1	0	4
April 2011	0	0	3	0	0	4	3	0	10
Gloucester outside greenbelt									
April 2012	3	3	28	0	0	1	0	0	35
April 2011	7	9	33	0	0	3	0	0	52
Kanata									
April 2012	2	4	15	0	0	2	0	135	158
April 2011	2	5	29	0	0	2	0	54	92
Cumberland									
April 2012	15	2	18	0	0	6	0	0	41
April 2011	8	0	4	0	0	4	0	0	16
Goulbourn									
April 2012	2	1	8	0	0	4	0	0	15
April 2011	0	1	20	0	0	0	0	0	21
West Carleton									
April 2012	2	0	3	0	0	0	0	0	5
April 2011	2	0	1	0	0	0	0	0	3
Rideau									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	0	0	0	0	0	0	0	0	0
Osgoode									
April 2012	2	0	8	0	0	0	0	0	10
April 2011	2	0	0	0	0	0	0	0	2
Clarence-Rockland City									
April 2012	3	0	4	0	0	0	0	7	14
April 2011	3	0	0	0	0	12	0	0	15
Russell Township									
April 2012	0	0	0	0	0	2	0	0	2
April 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
April 2012	49	35	115	0	2	174	2	149	526
April 2011	33	31	113	0	9	142	4	58	390

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

Table I.1: Housing Activity Summary by Submarket
April 2012

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
April 2012	174	19	58	0	1	20	0	0	272
April 2011	166	22	92	0	0	46	0	0	326
Ottawa, Vanier, Rockcliffe									
April 2012	2	0	1	0	1	20	0	0	24
April 2011	4	2	1	0	0	8	0	0	15
Nepean inside greenbelt									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
April 2012	49	2	10	0	0	0	0	0	61
April 2011	56	15	28	0	0	1	0	0	100
Gloucester inside greenbelt									
April 2012	3	0	13	0	0	0	0	0	16
April 2011	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
April 2012	37	16	4	0	0	0	0	0	57
April 2011	19	2	15	0	0	23	0	0	59
Kanata									
April 2012	0	0	0	0	0	0	0	0	0
April 2011	5	2	29	0	0	0	0	0	36
Cumberland									
April 2012	37	1	30	0	0	0	0	0	68
April 2011	11	0	2	0	0	13	0	0	26
Goulbourn									
April 2012	26	0	0	0	0	0	0	0	26
April 2011	34	1	17	0	0	0	0	0	52
West Carleton									
April 2012	14	0	0	0	0	0	0	0	14
April 2011	6	0	0	0	0	0	0	0	6
Rideau									
April 2012	1	0	0	0	0	0	0	0	1
April 2011	1	0	0	0	0	0	0	0	1
Osgoode									
April 2012	5	0	0	0	0	0	0	0	5
April 2011	26	0	0	0	0	0	0	0	26
Clarence-Rockland City									
April 2012	6	0	0	0	0	0	0	0	6
April 2011	8	4	6	0	0	0	0	0	18
Russell Township									
April 2012	3	0	0	0	0	0	0	0	3
April 2011	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
April 2012	183	19	58	0	1	20	0	0	281
April 2011	176	26	98	0	0	46	0	0	346

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

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
2002 - 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Ottawa City	154	152	18	24	103	225	153	16	428	417	2.6
Ottawa, Vanier, Rockcliffe	10	3	4	8	7	4	153	16	174	31	**
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	73	40	0	6	29	85	0	0	102	131	-22.1
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	28	25	6	6	16	38	0	0	50	69	-27.5
Kanata	3	7	4	0	39	19	0	0	46	26	76.9
Cumberland	16	57	2	2	12	47	0	0	30	106	-71.7
Goulbourn	12	12	0	0	0	6	0	0	12	18	-33.3
West Carleton	5	5	2	2	0	3	0	0	7	10	-30.0
Rideau	0	2	0	0	0	0	0	0	0	2	-100.0
Osgoode	6	1	0	0	0	23	0	0	6	24	-75.0
Clarence-Rockland City	13	19	0	0	0	0	0	6	13	25	-48.0
Russell Township	0	2	0	2	0	0	0	0	0	4	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	167	173	18	26	103	225	153	22	441	446	-1.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	446	480	48	83	527	570	513	351	1,534	1,484	3.4
Ottawa, Vanier, Rockcliffe	18	12	8	29	7	15	435	299	468	355	31.8
Nepean inside greenbelt	2	1	0	0	0	0	0	8	2	9	-77.8
Nepean outside greenbelt	175	137	14	20	245	155	26	0	460	312	47.4
Gloucester inside greenbelt	2	5	0	0	0	11	0	0	2	16	-87.5
Gloucester outside greenbelt	84	90	14	30	164	137	28	12	290	269	7.8
Kanata	18	41	4	0	81	104	0	0	103	145	-29.0
Cumberland	41	107	4	2	30	83	24	24	99	216	-54.2
Goulbourn	72	41	2	0	0	35	0	8	74	84	-11.9
West Carleton	19	18	2	2	0	7	0	0	21	27	-22.2
Rideau	2	11	0	0	0	0	0	0	2	11	-81.8
Osgoode	13	17	0	0	0	23	0	0	13	40	-67.5
Clarence-Rockland City	21	30	0	0	4	0	10	16	35	46	-23.9
Russell Township	4	4	2	2	0	0	0	6	6	12	-50.0
Ottawa-Gatineau CMA (Ontario Portion)	471	514	50	85	531	570	523	373	1,575	1,542	2.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Ottawa City	103	225	0	0	119	16	34	0
Ottawa, Vanier, Rockcliffe	7	4	0	0	119	16	34	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	29	85	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	16	38	0	0	0	0	0	0
Kanata	39	19	0	0	0	0	0	0
Cumberland	12	47	0	0	0	0	0	0
Goulbourn	0	6	0	0	0	0	0	0
West Carleton	0	3	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	23	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	6
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	103	225	0	0	119	16	34	6

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	527	570	0	0	448	351	65	0
Ottawa, Vanier, Rockcliffe	7	15	0	0	370	299	65	0
Nepean inside greenbelt	0	0	0	0	0	8	0	0
Nepean outside greenbelt	245	155	0	0	26	0	0	0
Gloucester inside greenbelt	0	11	0	0	0	0	0	0
Gloucester outside greenbelt	164	137	0	0	28	12	0	0
Kanata	81	104	0	0	0	0	0	0
Cumberland	30	83	0	0	24	24	0	0
Goulbourn	0	35	0	0	0	8	0	0
West Carleton	0	7	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	23	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	10	10	0	6
Russell Township	0	0	0	0	0	6	0	0
Ottawa-Gatineau CMA (Ontario Portion)	531	570	0	0	458	367	65	6

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Ottawa City	266	401	126	16	36	0	428	417
Ottawa, Vanier, Rockcliffe	14	15	126	16	34	0	174	31
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	102	131	0	0	0	0	102	131
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	50	69	0	0	0	0	50	69
Kanata	46	26	0	0	0	0	46	26
Cumberland	30	106	0	0	0	0	30	106
Goulbourn	12	18	0	0	0	0	12	18
West Carleton	5	10	0	0	2	0	7	10
Rideau	0	2	0	0	0	0	0	2
Osgoode	6	24	0	0	0	0	6	24
Clarence-Rockland City	13	19	0	0	0	6	13	25
Russell Township	0	4	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	279	424	126	16	36	6	441	446

Table 2.5: Starts by Submarket and by Intended Market
January - April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,012	1,132	455	351	67	1	1,534	1,484
Ottawa, Vanier, Rockcliffe	26	55	377	299	65	1	468	355
Nepean inside greenbelt	2	1	0	8	0	0	2	9
Nepean outside greenbelt	434	312	26	0	0	0	460	312
Gloucester inside greenbelt	2	16	0	0	0	0	2	16
Gloucester outside greenbelt	262	257	28	12	0	0	290	269
Kanata	103	145	0	0	0	0	103	145
Cumberland	75	192	24	24	0	0	99	216
Goulbourn	74	76	0	8	0	0	74	84
West Carleton	19	27	0	0	2	0	21	27
Rideau	2	11	0	0	0	0	2	11
Osgoode	13	40	0	0	0	0	13	40
Clarence-Rockland City	25	30	10	10	0	6	35	46
Russell Township	6	6	0	6	0	0	6	12
Ottawa-Gatineau CMA (Ontario Portion)	1,043	1,168	465	367	67	7	1,575	1,542

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	% Change
Ottawa City	179	165	24	26	73	100	3	12	279	303	-7.9
Ottawa, Vanier, Rockcliffe	4	5	2	6	0	0	3	0	9	11	-18.2
Nepean inside greenbelt	0	3	0	0	0	0	0	0	0	3	-100.0
Nepean outside greenbelt	49	57	4	16	14	37	0	0	67	110	-39.1
Gloucester inside greenbelt	3	1	0	0	12	0	0	0	15	1	**
Gloucester outside greenbelt	37	19	16	2	9	20	0	12	62	53	17.0
Kanata	0	5	0	2	0	29	0	0	0	36	-100.0
Cumberland	40	6	2	0	38	0	0	0	80	6	**
Goulbourn	26	34	0	0	0	14	0	0	26	48	-45.8
West Carleton	14	7	0	0	0	0	0	0	14	7	100.0
Rideau	1	1	0	0	0	0	0	0	1	1	0.0
Osgoode	5	27	0	0	0	0	0	0	5	27	-81.5
Clarence-Rockland City	5	8	0	4	0	6	0	0	5	18	-72.2
Russell Township	3	2	0	0	0	0	0	0	3	2	50.0
Ottawa-Gatineau CMA (Ontario Portion)	187	175	24	30	73	106	3	12	287	323	-11.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	520	572	94	108	445	640	767	447	1,826	1,767	3.3
Ottawa, Vanier, Rockcliffe	27	22	26	30	12	18	569	252	634	322	96.9
Nepean inside greenbelt	3	12	0	0	12	0	0	0	15	12	25.0
Nepean outside greenbelt	125	121	30	28	149	184	28	46	332	379	-12.4
Gloucester inside greenbelt	4	11	0	2	12	7	0	0	16	20	-20.0
Gloucester outside greenbelt	74	83	20	16	79	89	0	48	173	236	-26.7
Kanata	39	56	14	8	56	179	146	0	255	243	4.9
Cumberland	107	61	4	6	74	83	24	101	209	251	-16.7
Goulbourn	62	102	0	16	13	80	0	0	75	198	-62.1
West Carleton	40	41	0	0	0	0	0	0	40	41	-2.4
Rideau	12	12	0	0	0	0	0	0	12	12	0.0
Osgoode	27	51	0	2	38	0	0	0	65	53	22.6
Clarence-Rockland City	21	52	2	4	4	6	2	10	29	72	-59.7
Russell Township	22	11	2	4	0	0	0	0	24	15	60.0
Ottawa-Gatineau CMA (Ontario Portion)	563	635	98	116	449	646	769	457	1,879	1,854	1.3

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Ottawa City	73	100	0	0	0	12	3	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	0	3	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	14	37	0	0	0	0	0	0
Gloucester inside greenbelt	12	0	0	0	0	0	0	0
Gloucester outside greenbelt	9	20	0	0	0	12	0	0
Kanata	0	29	0	0	0	0	0	0
Cumberland	38	0	0	0	0	0	0	0
Goulbourn	0	14	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	6	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	73	106	0	0	0	12	3	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2012**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	445	637	0	3	618	392	149	55
Ottawa, Vanier, Rockcliffe	12	18	0	0	566	197	3	55
Nepean inside greenbelt	12	0	0	0	0	0	0	0
Nepean outside greenbelt	149	184	0	0	28	46	0	0
Gloucester inside greenbelt	12	4	0	3	0	0	0	0
Gloucester outside greenbelt	79	89	0	0	0	48	0	0
Kanata	56	179	0	0	0	0	146	0
Cumberland	74	83	0	0	24	101	0	0
Goulbourn	13	80	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	38	0	0	0	0	0	0	0
Clarence-Rockland City	4	6	0	0	0	10	2	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	449	643	0	3	618	402	151	55

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011	April 2012	April 2011
Ottawa City	276	291	0	12	3	0	279	303
Ottawa, Vanier, Rockcliffe	6	11	0	0	3	0	9	11
Nepean inside greenbelt	0	3	0	0	0	0	0	3
Nepean outside greenbelt	67	110	0	0	0	0	67	110
Gloucester inside greenbelt	15	1	0	0	0	0	15	1
Gloucester outside greenbelt	62	41	0	12	0	0	62	53
Kanata	0	36	0	0	0	0	0	36
Cumberland	80	6	0	0	0	0	80	6
Goulbourn	26	48	0	0	0	0	26	48
West Carleton	14	7	0	0	0	0	14	7
Rideau	1	1	0	0	0	0	1	1
Osgoode	5	27	0	0	0	0	5	27
Clarence-Rockland City	5	18	0	0	0	0	5	18
Russell Township	3	2	0	0	0	0	3	2
Ottawa-Gatineau CMA (Ontario Portion)	284	311	0	12	3	0	287	323

Table 3.5: Completions by Submarket and by Intended Market
January - April 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,057	1,299	618	408	151	60	1,826	1,767
Ottawa, Vanier, Rockcliffe	63	60	566	205	5	57	634	322
Nepean inside greenbelt	15	12	0	0	0	0	15	12
Nepean outside greenbelt	304	333	28	46	0	0	332	379
Gloucester inside greenbelt	16	17	0	0	0	3	16	20
Gloucester outside greenbelt	173	188	0	48	0	0	173	236
Kanata	109	243	0	0	146	0	255	243
Cumberland	185	142	24	109	0	0	209	251
Goulbourn	75	198	0	0	0	0	75	198
West Carleton	40	41	0	0	0	0	40	41
Rideau	12	12	0	0	0	0	12	12
Osgoode	65	53	0	0	0	0	65	53
Clarence-Rockland City	27	62	0	10	2	0	29	72
Russell Township	24	15	0	0	0	0	24	15
Ottawa-Gatineau CMA (Ontario Portion)	1,108	1,376	618	418	153	60	1,879	1,854

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2012

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													
April 2012	1	0.6	24	15.2	43	27.2	34	21.5	56	35.4	158	459,150	468,655
April 2011	0	0.0	11	8.3	26	19.5	58	43.6	38	28.6	133	471,900	487,734
Year-to-date 2012	2	0.5	55	12.8	81	18.9	125	29.1	166	38.7	429	474,900	491,225
Year-to-date 2011	1	0.2	24	5.5	85	19.4	184	42.0	144	32.9	438	473,195	498,689
Ottawa, Vanier, Rockcliffe													
April 2012	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
April 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	1	5.9	0	0.0	0	0.0	2	11.8	14	82.4	17	749,900	785,959
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	11.8	15	88.2	17	702,000	708,647
Nepean inside greenbelt													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	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	--	--
Nepean outside greenbelt													
April 2012	0	0.0	9	18.4	14	28.6	13	26.5	13	26.5	49	425,200	454,585
April 2011	0	0.0	8	14.3	14	25.0	25	44.6	9	16.1	56	470,945	448,460
Year-to-date 2012	0	0.0	21	17.5	28	23.3	34	28.3	37	30.8	120	462,650	465,537
Year-to-date 2011	0	0.0	13	11.1	26	22.2	51	43.6	27	23.1	117	474,990	468,190
Gloucester inside greenbelt													
April 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
April 2011	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Gloucester outside greenbelt													
April 2012	0	0.0	0	0.0	0	0.0	13	37.1	22	62.9	35	523,900	520,691
April 2011	0	0.0	0	0.0	4	26.7	4	26.7	7	46.7	15	497,900	508,813
Year-to-date 2012	1	1.4	0	0.0	0	0.0	28	39.4	42	59.2	71	509,900	509,287
Year-to-date 2011	0	0.0	1	1.4	15	21.1	37	52.1	18	25.4	71	464,900	477,010
Kanata													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2012	0	0.0	3	10.3	2	6.9	12	41.4	12	41.4	29	468,500	499,134
Year-to-date 2011	0	0.0	1	1.8	13	23.2	17	30.4	25	44.6	56	476,200	504,473
Cumberland													
April 2012	0	0.0	12	32.4	17	45.9	3	8.1	5	13.5	37	390,990	402,646
April 2011	0	0.0	2	22.2	1	11.1	6	66.7	0	0.0	9	--	--
Year-to-date 2012	0	0.0	27	26.2	35	34.0	32	31.1	9	8.7	103	407,900	418,323
Year-to-date 2011	1	2.0	5	10.0	8	16.0	30	60.0	6	12.0	50	434,900	444,504
Goulbourn													
April 2012	0	0.0	2	7.7	12	46.2	5	19.2	7	26.9	26	417,990	452,358
April 2011	0	0.0	1	3.2	5	16.1	18	58.1	7	22.6	31	460,900	476,786
Year-to-date 2012	0	0.0	2	3.8	16	30.8	14	26.9	20	38.5	52	474,900	477,321
Year-to-date 2011	0	0.0	3	3.3	18	19.6	38	41.3	33	35.9	92	462,400	493,551

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2012

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													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	1	4.3	0	0.0	2	8.7	20	87.0	23	547,900	573,309
Year-to-date 2011	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
Rideau													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
April 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Osgoode													
April 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
April 2011	0	0.0	0	0.0	1	7.7	3	23.1	9	69.2	13	599,900	646,177
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2011	0	0.0	1	4.2	4	16.7	5	20.8	14	58.3	24	583,450	638,825
Clarence-Rockland City													
April 2012	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	--	--
April 2011	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2012	11	55.0	6	30.0	2	10.0	1	5.0	0	0.0	20	286,400	312,600
Year-to-date 2011	20	60.6	10	30.3	3	9.1	0	0.0	0	0.0	33	280,900	302,584
Russell Township													
April 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2011	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	0	0.0	9	56.3	6	37.5	1	6.3	0	0.0	16	370,550	386,261
Year-to-date 2011	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	--	--
Ottawa-Gatineau CMA (Ontario portion)													
April 2012	2	1.2	27	16.7	43	26.5	34	21.0	56	34.6	162	449,400	464,909
April 2011	2	1.4	15	10.7	27	19.3	58	41.4	38	27.1	140	465,400	480,190
Year-to-date 2012	13	2.8	70	15.1	89	19.1	127	27.3	166	35.7	465	463,900	479,931
Year-to-date 2011	21	4.4	39	8.2	90	18.8	184	38.5	144	30.1	478	465,445	483,153

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2012**

Submarket	April 2012	April 2011	% Change	YTD 2012	YTD 2011	% Change
Ottawa City	468,655	487,734	-3.9	491,225	498,689	-1.5
Ottawa, Vanier, Rockcliffe	--	--	n/a	785,959	708,647	10.9
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	454,585	448,460	1.4	465,537	468,190	-0.6
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	520,691	508,813	2.3	509,287	477,010	6.8
Kanata	--	--	n/a	499,134	504,473	-1.1
Cumberland	402,646	--	n/a	418,323	444,504	-5.9
Goulbourn	452,358	476,786	-5.1	477,321	493,551	-3.3
West Carleton	--	--	n/a	573,309	--	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	646,177	n/a	--	638,825	n/a
Clarence-Rockland City	--	--	n/a	312,600	302,584	3.3
Russell Township	--	--	n/a	386,261	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	464,909	480,190	-3.2	479,931	483,153	-0.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
April 2012

		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
2011	January	687	-5.2	1,243	1,699	2,136	58.2	329,640	1.8	330,847
	February	942	-16.8	1,149	1,887	2,033	56.5	337,797	5.9	339,233
	March	1,247	-17.7	1,115	2,704	2,119	52.6	347,642	5.1	343,910
	April	1,549	-16.5	1,145	2,832	2,100	54.5	352,029	5.4	343,780
	May	1,667	-2.7	1,128	2,831	2,052	55.0	353,046	5.6	343,252
	June	1,724	5.6	1,188	2,742	2,205	53.9	354,524	8.0	348,350
	July	1,337	15.4	1,206	2,266	2,333	51.7	342,925	6.4	344,891
	August	1,349	19.4	1,270	2,294	2,252	56.4	339,415	5.3	344,913
	September	1,220	12.5	1,245	2,448	2,299	54.2	337,109	3.8	345,186
	October	1,083	2.6	1,207	1,960	2,194	55.0	339,802	-0.5	345,543
	November	1,031	8.2	1,303	1,504	2,068	63.0	347,675	6.9	362,428
	December	715	13.3	1,352	782	2,158	62.7	335,330	3.2	343,834
2012	January	690	0.4	1,200	1,706	2,125	56.5	349,525	6.0	352,022
	February	1,026	8.9	1,233	2,249	2,311	53.4	349,797	3.6	354,027
	March	1,404	12.6	1,277	2,948	2,317	55.1	353,714	1.7	350,004
	April	1,581	2.1	1,183	3,011	2,248	52.6	363,938	3.4	357,246
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	2,876	-14.7		6,290			340,117	4.5	
	Q1 2012	3,120	8.5		6,903			351,500	3.3	
	YTD 2011	4,425	-15.3		9,122			344,287	4.9	
	YTD 2012	4,701	6.2		9,914			355,683	3.3	

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

¹Source: CREA

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

Table 6: Economic Indicators
April 2012

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.9	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.5	71.7	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.3	72.0	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.1	72.0	1,024
	May	616	3.70	5.59	112.3	121.0	523	5.8	71.9	1,018
	June	604	3.50	5.39	112.6	120.2	524	5.5	71.6	1,009
	July	604	3.50	5.39	112.7	120.4	522	5.3	71.1	1,002
	August	604	3.50	5.39	113.3	120.5	522	4.9	70.7	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	518	5.6	70.4	1,003
	November	598	3.50	5.29	113.6	121.0	518	6.1	70.8	1,012
	December	598	3.50	5.29	113.7	120.3	522	6.0	71.1	1,021
2012	January	598	3.50	5.29	114.1	120.6	531	5.7	72.0	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	538	6.2	73.1	1,033
	April	607	3.20	5.44		122.4	542	6.2	73.5	1,041
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **“Single-Detached”** dwelling (also referred to as **“Single”**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **“Semi-Detached (Double)”** dwelling (also referred to as **“Semi”**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **“Row (Townhouse)”** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **“Apartment and other”** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **“intended market”** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of 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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