HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2012

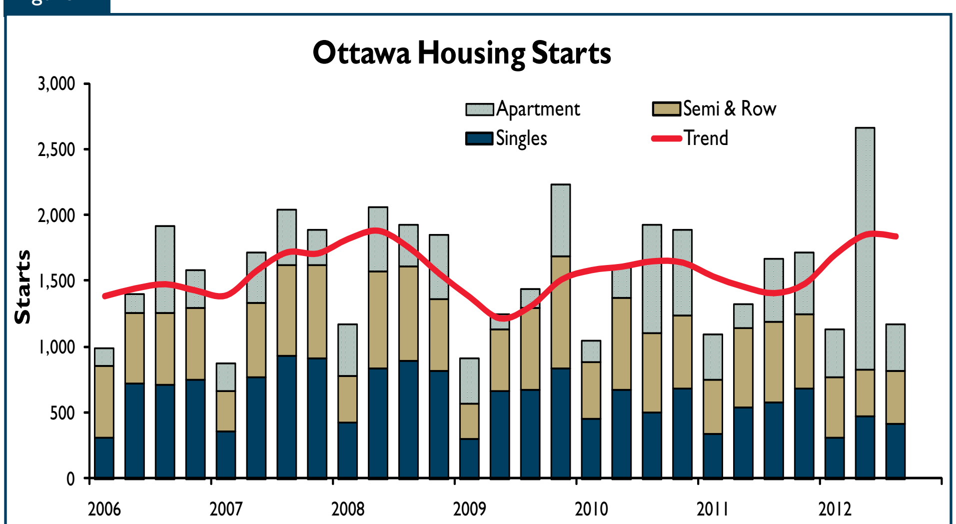
New Home Market

Housing starts down in Q3

New home construction contracted in the third quarter compared to the same time last year, mainly driven by declines in multiple-family starts. As a result, year-to-date starts for semi-detached, rows and apartments have come to represent approximately 70 per cent of the market. After a second quarter of condominium apartment starts unprecedented growth, it is not surprising to see construction flattening. That being said, September saw once again a slight rise in the construction of apartments after very weak July and August numbers.

Single-detached starts activity continued to retreat for the third consecutive quarter falling over 27 per cent compared to the same time a year earlier and recording the largest quarterly decline since Q1-2009. In

Figure 1



Source: CMHC

*Ontario part of Ottawa-Gatineau CMA

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Canada

Housing market intelligence you can count on

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the third quarter, single-detached homes construction remains the lowest in the last six years for that time of year.

Single starts at lowest market share in 10 years

So far in 2012, the share of single starts in total construction has continued to fall reaching just under a quarter of the total, as multiple starts continued to gain market share. Unless construction activity of single units rebounds drastically through to the end of the year, the single-detached segment of the market may close the year as one of the lowest share recorded in the last 10 years. Growth in single-detached starts occurred only in Gloucester and Osgoode, while Kanata saw the largest declines.

Demographic changes in the population of Ottawa, as well as the continued rise in the price of single-detached units have made these dwellings less affordable to certain age groups. Additionally, downsizing empty-nesters (retiring baby boomers included), and first-time-home-buyers have shown stronger preferences for higher density dwelling types.

Ottawa core leading the pack in apartment construction

Year to date, apartment starts in the city of Ottawa recorded the largest growth year-over-year, while most other areas recorded double-digit declines. Ottawa city apartments tripled year-to-date compared to 2011 levels. While apartment structures have traditionally been mostly concentrated in Ottawa`s core, growth in this dwelling type is gaining increased market share in other areas of town. Nepean and Kanata are two areas where apartment construction is gaining traction.

Apartment starts outside the Greenbelt grew just over 20 per cent through September pointing to a gradual move toward building such structures further away from the conventional sites inside the Greenbelt. In addition, while growth in row structures fell both inside and outside the Greenbelt, the dip was larger in the former than the latter. The implied eventual diversification away from the core areas will present more affordable options for those in the market to purchase a townhouse or a condominium apartment.

Resale Market

Existing home sales moderate on softening condo sales

The third quarter saw resale market activity moderating for the second straight quarter this year as compared to 2011 levels. An over 12 per cent drop in condominium sales, and an 8.3 per cent decline in the freehold segment of the market fuelled the moderation. By the end of the first quarter this year, it looked as if demand conditions had improved over 2011 with the volume of properties traded recording some growth. However, the busy spring season closed off lower than last year. The expected dampening of demand conditions had set in.

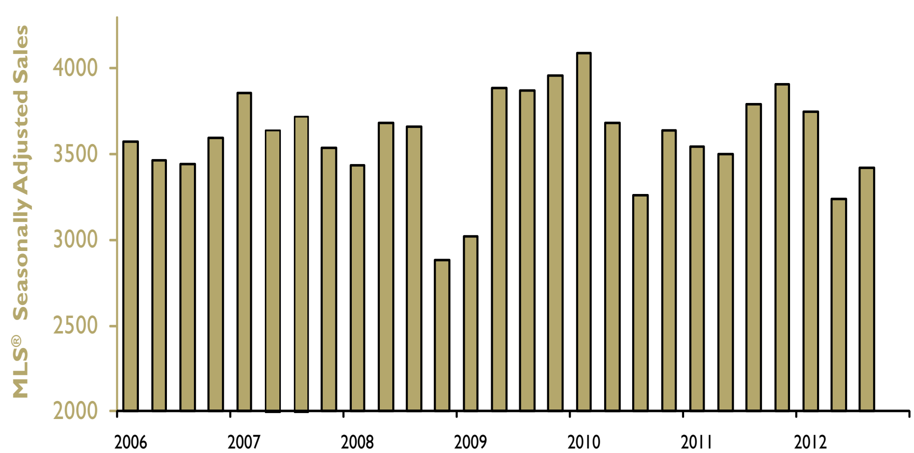
In the meantime, market supply continued to grow in the third quarter. Total new listings expanded by almost five per cent buoyed by a 10 per cent rise in new condominium listing and a slightly more modest increase in listings in the freehold segment.

Resale market remains in balanced conditions

With demand and supply in balanced conditions as represented by a sales to new listings ratio at 48 per cent,

Figure 2

Resale Demand Continues a Moderating Path



Source: CREA
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modest year-over-year gains in prices continued in the third quarter. The price growth was supported by price gains in the popular condominium segment, as its sales to new listings ratio remained just slightly warmer. Overall, prices rose 1.8 per cent, only marginally moderating from the 2 per cent gain attained in the second quarter as compared to a year earlier.

The slowdown in activity in the third quarter is signalling that, as expected, the change in mortgage rules in July may have also led some first-time homebuyers to postpone their home buying decisions. Yet employment conditions for those aged 25-44 have remained stable so far into 2012, boding well for demand for condominiums moving forward. Similarly, employment conditions for those aged 45 and over improved year-to-date compared to last year, which may have so far cushioned some of the declines in sales volumes in the freehold segment of the market.

Boding well for consumption average weekly earnings grew higher than the same quarter last year. The weakening of demand conditions as implied by the slowdown in resale market activity may be mainly due to uncertainty with regard to job prospects.

	MLS® Sales						MLS® Prices ($)					
	September			Year-to-Date			September			Year-to-Date		
UNIT TYPE	2012	2011	% Chg.	2012	2011	% Chg.	2012	2011	% Chg.	2012	2011	% Chg.
SINGLE- DETACHED	**556**	**652**	**-14.7**	**6,519**	**6,511**	**0.1**	**395,588**	**378,702**	**4.5**	**393,865**	**387,078**	**1.8**
Bungalow	*179*	*213*	-16.0	*1,976*	*1,983*	-0.4	*362,271*	*337,861*	7.2	*348,650*	*341,876*	2.0
Two-Storey	*258*	*301*	-14.3	*3,296*	*3,281*	0.5	*447,032*	*426,825*	4.7	*440,816*	*433,408*	1.7
Other Single-Detached	*119*	*138*	-13.8	*1,247*	1,247	0.0	*334,168*	*336,777*	-0.8	*341,415*	*337,058*	1.3
ROW	**163**	**192**	**-15.1**	**1,963**	**1,822**	**7.7**	**304,450**	**306,777**	**-0.8**	**316,892**	**309,533**	**2.4**
SEMI	**64**	**78**	**-17.9**	**780**	**696**	**12.1**	**366,145**	**338,630**	**8.1**	**365,340**	**354,739**	**3.0**
CONDOMINIUM	**210**	**280**	**-25.0**	**2,450**	**2,585**	**-5.2**	**264,686**	**254,864**	**3.9**	**269,805**	**260,080**	**3.7**
Apartment	*95*	*139*	-31.7	*1,238*	*1,334*	-7.2	*301,926*	*274,191*	10.1	*304,370*	*289,154*	5.3
Row	*95*	*105*	-9.5	*911*	*945*	-3.6	*237,696*	*232,222*	2.4	*234,630*	*227,579*	3.1
Other Condominiums	*20*	*36*	-44.4	*301*	*306*	-1.6	*215,998*	*246,281*	-12.3	*234,097*	*233,701*	0.2
OTHERS	**18**	**18**	**-**	**127**	**108**	**-**	**516,024**	**426,827**	**-**	***444,997***	***438,803***	**-**
TOTAL	**1,011**	**1,220**	**-17.1**	**11,839**	**11,722**	**1.0**	**353,984**	**337,109**	**5.0**	**354,099**	**345,575**	**2.5**

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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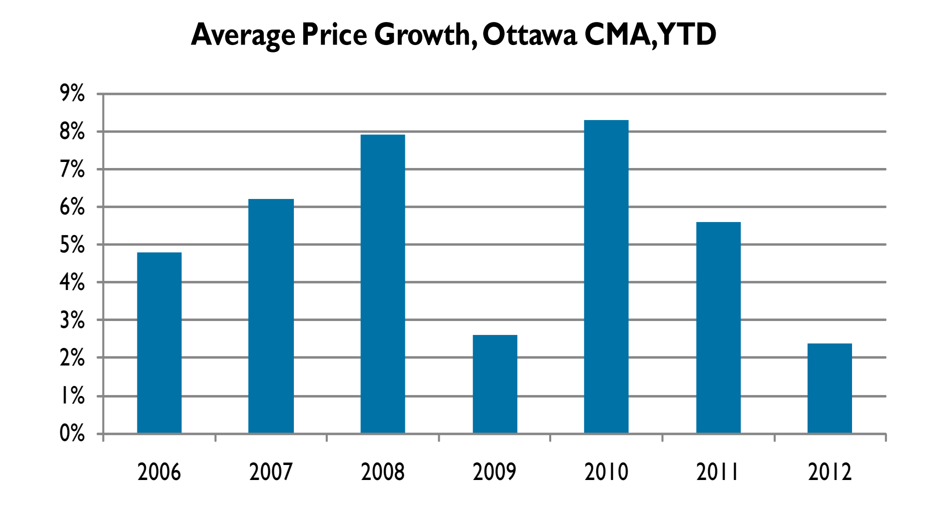
Resale Market Posts Softer Prices but not Everywhere

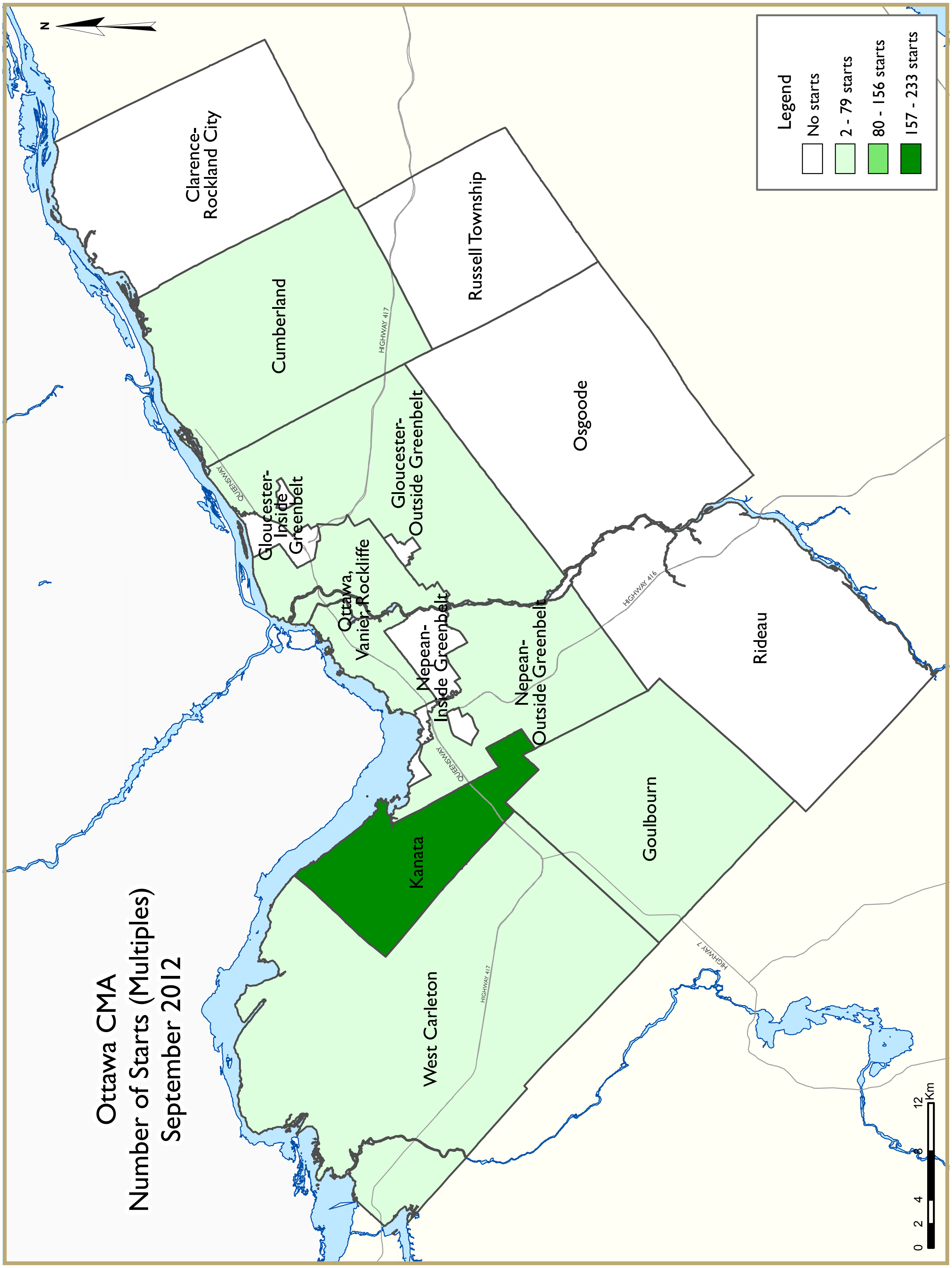
Sales bucked the trend in Barrhaven, rising almost 2.7 per cent over the same period last year, as buyers may have been eyeing deals in the outer limits of Ottawa giving a boost to prices in these areas as well. Barrhaven prices were up 2 per cent from the same period last year, just marginally exceeding the price increase for all of Ottawa. In a similar manner, prices rose in Stittsville and more notably in Kanata, both growing by rates above the Ottawa average price increase, despite the moderation in sales in the two suburbs.

Ottawa neighbourhoods are displaying a mixed picture when it comes to sales volumes and price movements for all property types, both in the magnitude and the direction of these movements. The overall volume of sales dropped the most in the West End, falling 21 per cent year-over-year in the third quarter over the same quarter last year, followed by Downtown, the Southeast and Stittsville. All these areas saw double-digit declines in sales. However, prices grew the most in the Southeast area, followed by the West End, while Downtown prices fell.

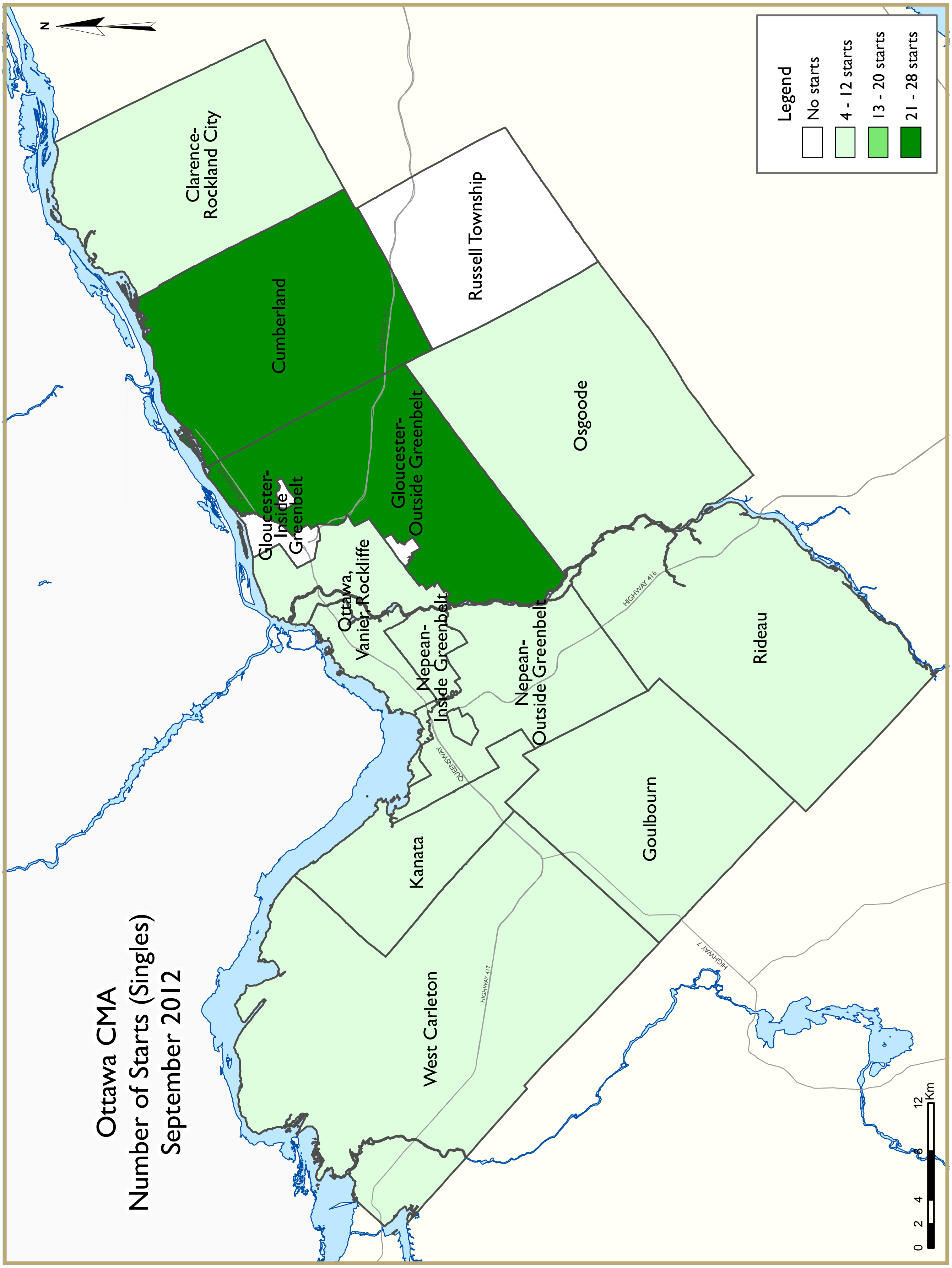
Figure 3

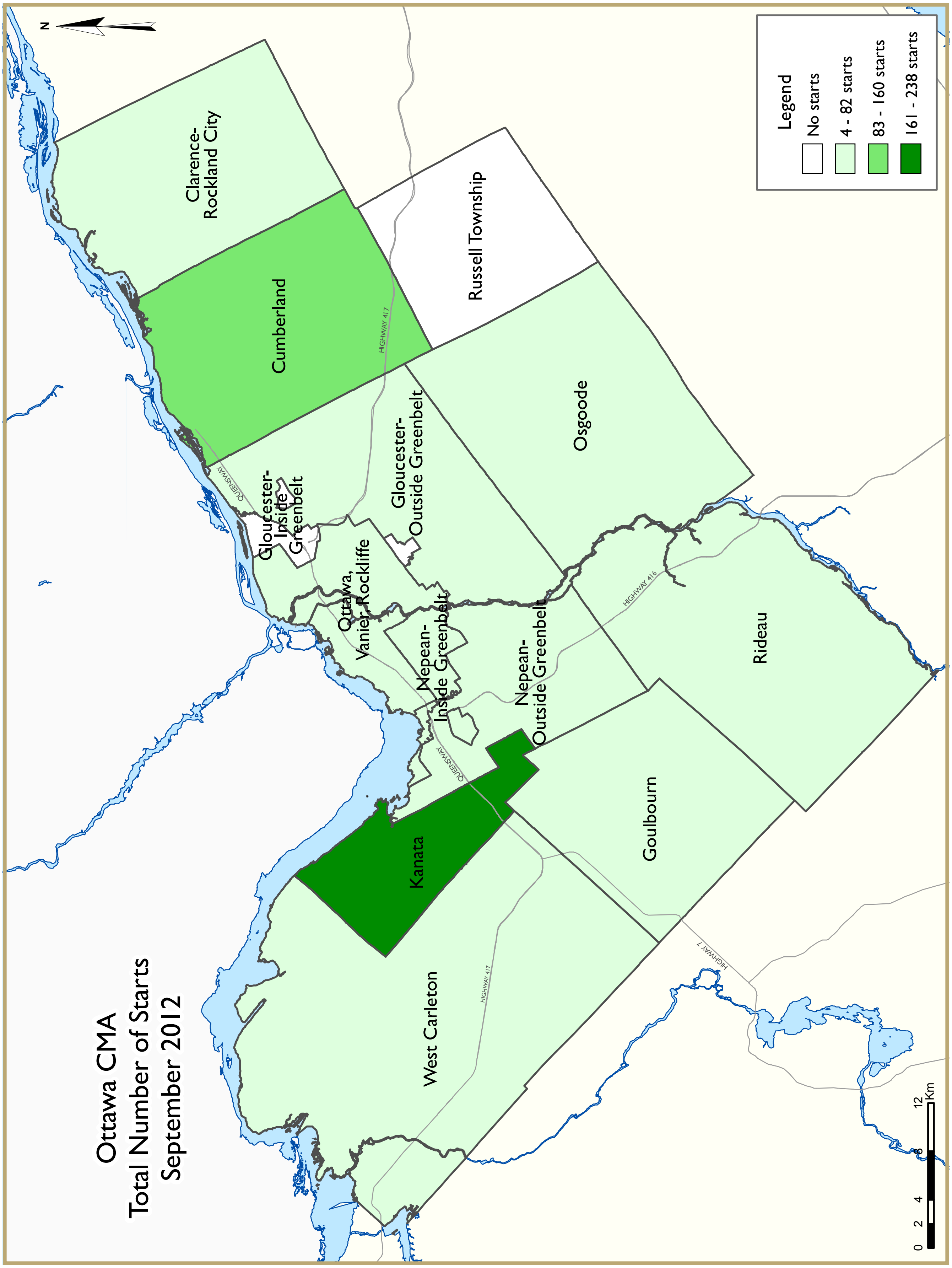


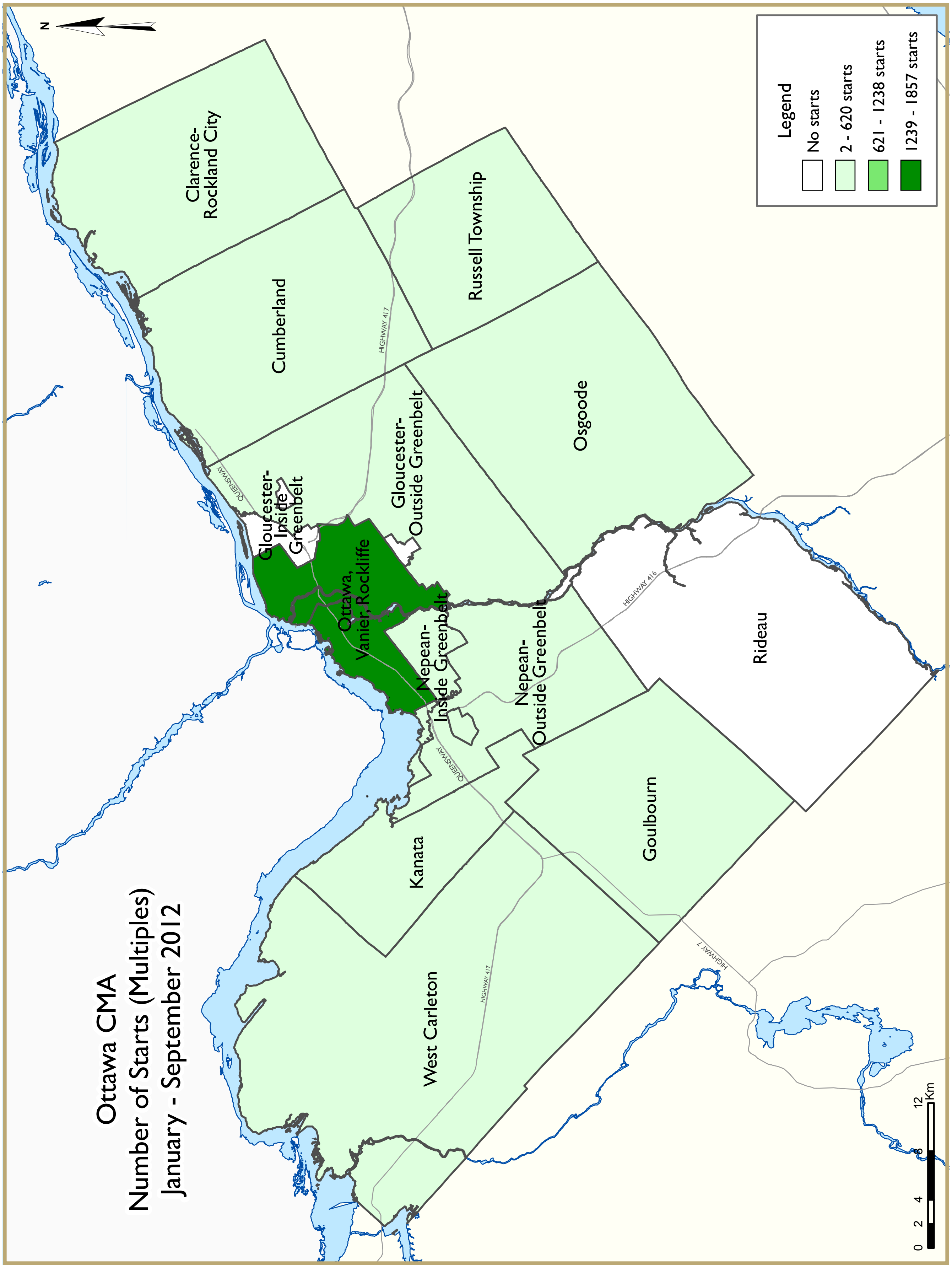
Source: Statistics Canada, OREB. Calculations Prepared by CMHC

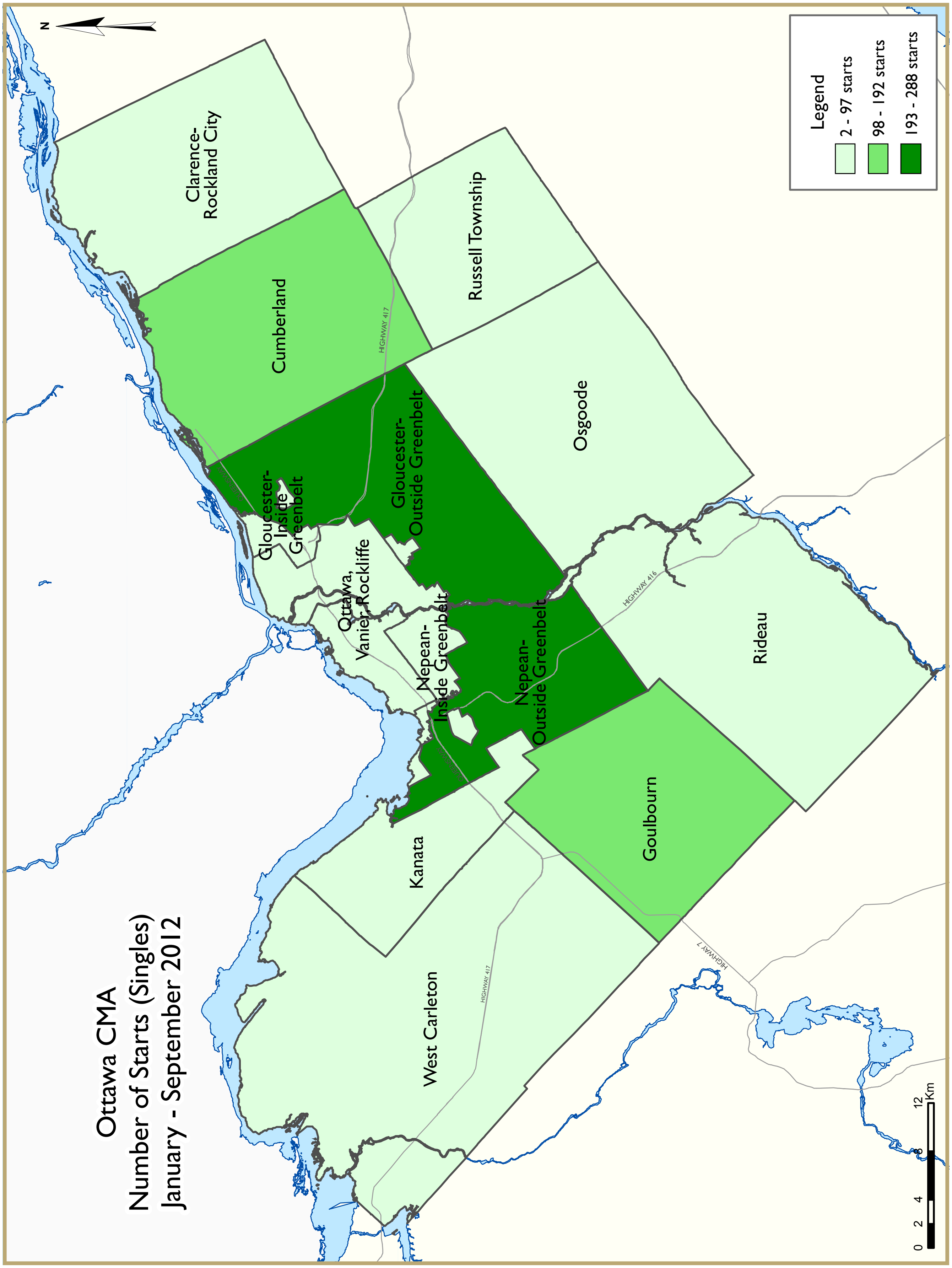


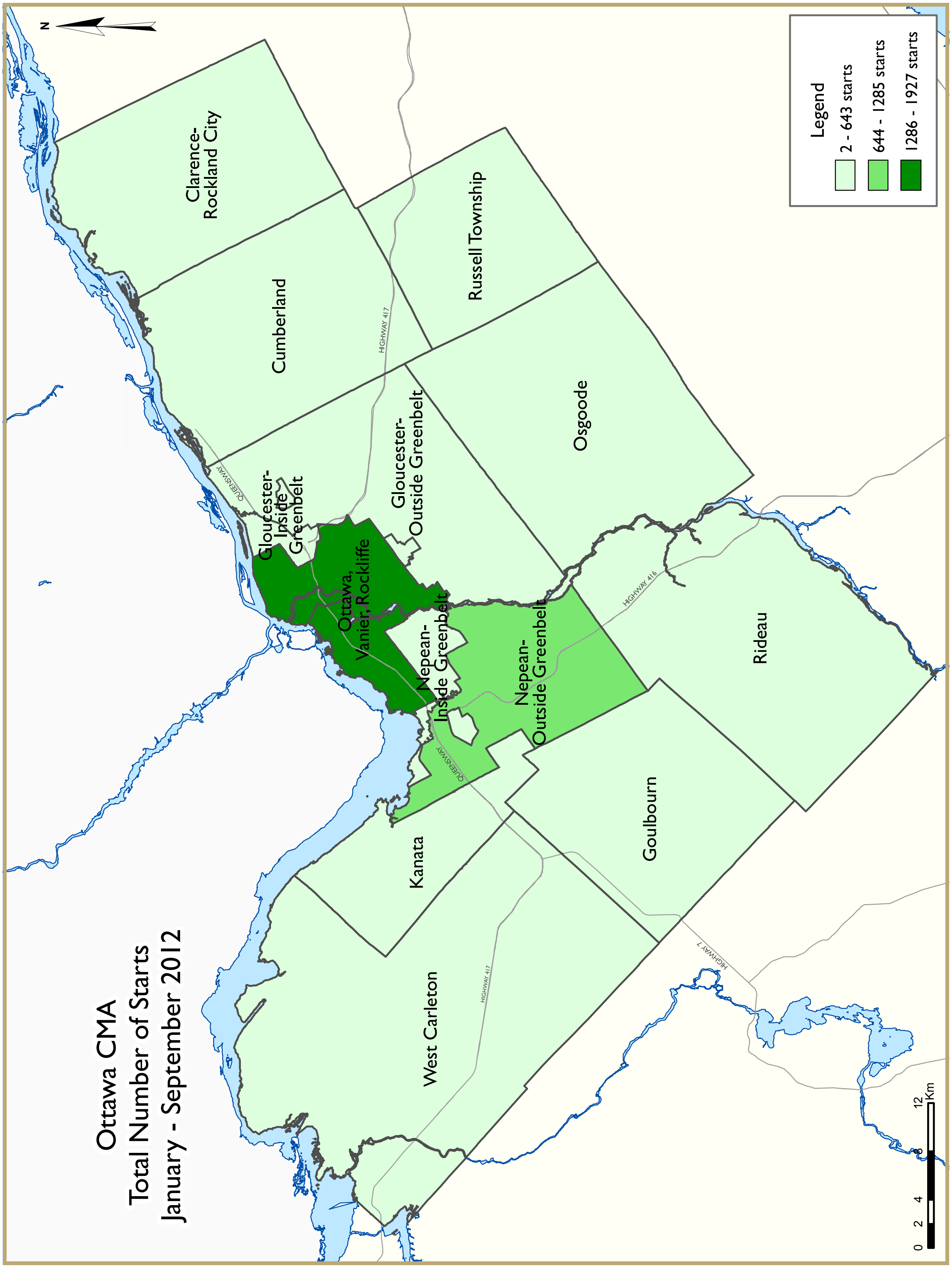
Ottawa CMA
Number of Starts (Multiples)
September 2012
Legend
No starts
2 - 79 starts
80 - 156 starts
157 - 233 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Singles)
September 2012
Legend
No starts
4 - 12 starts
13 - 20 starts
21 - 28 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 416
HIGHWAY 417
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
September 2012
Legend
No starts
4 - 82 starts
83 - 160 starts
161 - 238 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
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 (Multiples)
January - September 2012
Legend
No starts
2 - 620 starts
621 - 1238 starts
1239 - 1857 starts
N
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
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Singles)
January - September 2012
Legend
2 - 97 starts
98 - 192 starts
193 - 288 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
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
January - September 2012
Legend
2 - 643 starts
644 - 1285 starts
1286 - 1927 starts
N
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
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
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 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2012	118	16	124	0	0	54	0	200	512
September 2011	204	34	186	0	0	200	0	3	627
% Change	-42.2	-52.9	-33.3	n/a	n/a	-73.0	n/a	**	-18.3
Year-to-date 2012	1,191	172	1,028	0	7	2,145	20	408	4,971
Year-to-date 2011	1,449	270	1,368	0	0	901	1	82	4,076
% Change	-17.8	-36.3	-24.9	n/a	n/a	138.1	**	**	22.0
UNDER CONSTRUCTION									
September 2012	1,085	160	1,156	0	0	3,055	23	412	5,891
September 2011	1,007	196	1,330	0	0	1,720	8	313	4,574
% Change	7.7	-18.4	-13.1	n/a	n/a	77.6	187.5	31.6	28.8
COMPLETIONS									
September 2012	123	22	165	0	0	80	2	10	402
September 2011	204	30	105	0	0	75	0	53	467
% Change	-39.7	-26.7	57.1	n/a	n/a	6.7	n/a	-81.1	-13.9
Year-to-date 2012	1,306	188	1,133	0	0	960	11	402	4,000
Year-to-date 2011	1,613	264	1,426	0	19	1,136	6	130	4,594
% Change	-19.0	-28.8	-20.5	n/a	-100.0	-15.5	83.3	**	-12.9
COMPLETED & NOT ABSORBED									
September 2012	59	42	111	0	2	123	3	76	416
September 2011	32	24	69	0	2	192	4	83	406
% Change	84.4	75.0	60.9	n/a	0.0	-35.9	-25.0	-8.4	2.5
ABSORBED									
September 2012	117	15	145	0	0	65	2	2	346
September 2011	215	31	133	0	0	26	0	28	433
% Change	-45.6	-51.6	9.0	n/a	n/a	150.0	n/a	-92.9	-20.1
Year-to-date 2012	1,283	178	1,115	0	2	961	10	236	3,785
Year-to-date 2011	1,612	264	1,446	0	26	1,073	3	87	4,511
% Change	-20.4	-32.6	-22.9	n/a	-92.3	-10.4	**	171.3	-16.1

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

Table 1.1: Housing Activity Summary by Submarket
September 2012

	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 2012	110	16	124	0	0	54	0	200	504
September 2011	181	34	182	0	0	188	0	3	588
Ottawa, Vanier, Rockcliffe									
September 2012	12	4	7	0	0	0	0	0	23
September 2011	13	14	4	0	0	0	0	3	34
Nepean inside greenbelt									
September 2012	4	0	0	0	0	0	0	0	4
September 2011	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
September 2012	12	4	6	0	0	14	0	0	36
September 2011	69	6	55	0	0	95	0	0	225
Gloucester inside greenbelt									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2012	22	0	0	0	0	0	0	28	50
September 2011	24	8	53	0	0	0	0	0	85
Kanata									
September 2012	5	6	51	0	0	24	0	152	238
September 2011	20	6	26	0	0	0	0	0	52
Cumberland									
September 2012	28	0	60	0	0	16	0	0	104
September 2011	18	0	37	0	0	69	0	0	124
Goulbourn									
September 2012	7	0	0	0	0	0	0	20	27
September 2011	14	0	4	0	0	24	0	0	42
West Carleton									
September 2012	6	2	0	0	0	0	0	0	8
September 2011	10	0	3	0	0	0	0	0	13
Rideau									
September 2012	4	0	0	0	0	0	0	0	4
September 2011	2	0	0	0	0	0	0	0	2
Osgoode									
September 2012	10	0	0	0	0	0	0	0	10
September 2011	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
September 2012	8	0	0	0	0	0	0	0	8
September 2011	23	0	4	0	0	12	0	0	39
Russell Township									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
September 2012	118	16	124	0	0	54	0	200	512
September 2011	204	34	186	0	0	200	0	3	627

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

Table 1.1: Housing Activity Summary by Submarket September 2012									
	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 2012	985	156	1,148	0	0	2,967	23	408	5,687
September 2011	885	182	1,314	0	0	1,708	5	309	4,403
Ottawa, Vanier, Rockcliffe									
September 2012	74	54	39	0	0	2,075	19	82	2,343
September 2011	68	64	55	0	0	1,002	0	94	1,283
Nepean inside greenbelt									
September 2012	17	0	7	0	0	16	0	124	164
September 2011	9	0	80	0	0	24	0	69	182
Nepean outside greenbelt									
September 2012	264	34	389	0	0	538	0	0	1,225
September 2011	239	48	360	0	0	445	0	0	1,092
Gloucester inside greenbelt									
September 2012	3	0	19	0	0	44	0	0	66
September 2011	6	0	17	0	0	0	5	0	28
Gloucester outside greenbelt									
September 2012	201	28	211	0	0	66	0	28	534
September 2011	41	28	135	0	0	66	0	0	270
Kanata									
September 2012	56	24	287	0	0	52	0	152	571
September 2011	98	24	328	0	0	26	0	146	622
Cumberland									
September 2012	113	10	138	0	0	133	0	0	394
September 2011	163	16	180	0	0	93	0	0	452
Goulbourn									
September 2012	105	2	13	0	0	43	0	20	183
September 2011	117	0	81	0	0	52	0	0	250
West Carleton									
September 2012	65	4	4	0	0	0	2	2	77
September 2011	73	2	20	0	0	0	0	0	95
Rideau									
September 2012	16	0	0	0	0	0	0	0	16
September 2011	23	0	0	0	0	0	0	0	23
Osgoode									
September 2012	71	0	41	0	0	0	2	0	114
September 2011	48	0	58	0	0	0	0	0	106
Clarence-Rockland City									
September 2012	90	0	8	0	0	42	0	0	140
September 2011	105	6	16	0	0	12	3	0	142
Russell Township									
September 2012	10	4	0	0	0	46	0	4	64
September 2011	17	8	0	0	0	0	0	4	29
Ottawa-Gatineau CMA (Ontario portion)									
September 2012	1,085	160	1,156	0	0	3,055	23	412	5,891
September 2011	1,007	196	1,330	0	0	1,720	8	313	4,574

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

Table 1.1: Housing Activity Summary by Submarket September 2012									
	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 2012	99	22	165	0	0	80	2	10	378
September 2011	191	30	105	0	0	65	0	3	394
Ottawa, Vanier, Rockcliffe									
September 2012	12	8	0	0	0	12	0	10	42
September 2011	6	6	0	0	0	65	0	3	80
Nepean inside greenbelt									
September 2012	1	0	43	0	0	0	2	0	46
September 2011	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
September 2012	47	6	36	0	0	0	0	0	89
September 2011	65	12	18	0	0	0	0	0	95
Gloucester inside greenbelt									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2012	6	4	35	0	0	28	0	0	73
September 2011	45	12	43	0	0	0	0	0	100
Kanata									
September 2012	4	4	26	0	0	0	0	0	34
September 2011	5	0	25	0	0	0	0	0	30
Cumberland									
September 2012	10	0	15	0	0	40	0	0	65
September 2011	44	0	0	0	0	0	0	0	44
Goulbourn									
September 2012	11	0	4	0	0	0	0	0	15
September 2011	10	0	19	0	0	0	0	0	29
West Carleton									
September 2012	8	0	6	0	0	0	0	0	14
September 2011	6	0	0	0	0	0	0	0	6
Rideau									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	3	0	0	0	0	0	0	0	3
Osgoode									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
September 2012	22	0	0	0	0	0	0	0	22
September 2011	13	0	0	0	0	10	0	50	73
Russell Township									
September 2012	2	0	0	0	0	0	0	0	2
September 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
September 2012	123	22	165	0	0	80	2	10	402
September 2011	204	30	105	0	0	75	0	53	467

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

Table 1.1: Housing Activity Summary by Submarket
September 2012

	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 2012	55	42	111	0	2	122	3	70	405
September 2011	26	24	65	0	2	190	4	61	372
Ottawa, Vanier, Rockcliffe									
September 2012	24	18	5	0	1	38	2	19	107
September 2011	3	4	0	0	1	159	0	3	170
Nepean inside greenbelt									
September 2012	0	2	10	0	0	1	0	4	17
September 2011	0	3	0	0	0	0	0	4	7
Nepean outside greenbelt									
September 2012	6	10	22	0	1	39	1	0	79
September 2011	3	6	6	0	1	15	1	0	32
Gloucester inside greenbelt									
September 2012	1	0	0	0	0	1	0	0	2
September 2011	0	0	2	0	0	3	3	0	8
Gloucester outside greenbelt									
September 2012	3	3	30	0	0	1	0	0	37
September 2011	7	5	27	0	0	1	0	0	40
Kanata									
September 2012	1	7	21	0	0	3	0	46	78
September 2011	2	4	12	0	0	2	0	54	74
Cumberland									
September 2012	13	1	5	0	0	26	0	0	45
September 2011	6	1	9	0	0	7	0	0	23
Goulbourn									
September 2012	3	1	5	0	0	13	0	1	23
September 2011	2	1	8	0	0	3	0	0	14
West Carleton									
September 2012	2	0	6	0	0	0	0	0	8
September 2011	2	0	1	0	0	0	0	0	3
Rideau									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Osgoode									
September 2012	2	0	7	0	0	0	0	0	9
September 2011	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
September 2012	4	0	0	0	0	0	0	6	10
September 2011	5	0	4	0	0	0	0	22	31
Russell Township									
September 2012	0	0	0	0	0	1	0	0	1
September 2011	1	0	0	0	0	2	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
September 2012	59	42	111	0	2	123	3	76	416
September 2011	32	24	69	0	2	192	4	83	406

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

Table 1.1: Housing Activity Summary by Submarket
September 2012

	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 2012	93	15	145	0	0	65	2	2	322
September 2011	201	31	133	0	0	4	0	0	369
Ottawa, Vanier, Rockcliffe									
September 2012	11	2	5	0	0	12	0	2	32
September 2011	12	7	4	0	0	0	0	0	23
Nepean inside greenbelt									
September 2012	1	0	37	0	0	0	2	0	40
September 2011	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
September 2012	45	5	26	0	0	0	0	0	76
September 2011	65	10	21	0	0	4	0	0	100
Gloucester inside greenbelt									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2012	6	4	25	0	0	28	0	0	63
September 2011	44	14	46	0	0	0	0	0	104
Kanata									
September 2012	4	4	25	0	0	0	0	0	33
September 2011	5	0	25	0	0	0	0	0	30
Cumberland									
September 2012	8	0	20	0	0	25	0	0	53
September 2011	49	0	18	0	0	0	0	0	67
Goulbourn									
September 2012	10	0	3	0	0	0	0	0	13
September 2011	10	0	19	0	0	0	0	0	29
West Carleton									
September 2012	8	0	3	0	0	0	0	0	11
September 2011	6	0	0	0	0	0	0	0	6
Rideau									
September 2012	0	0	0	0	0	0	0	0	0
September 2011	3	0	0	0	0	0	0	0	3
Osgoode									
September 2012	0	0	1	0	0	0	0	0	1
September 2011	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
September 2012	22	0	0	0	0	0	0	0	22
September 2011	14	0	0	0	0	22	0	28	64
Russell Township									
September 2012	2	0	0	0	0	0	0	0	2
September 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
September 2012	117	15	145	0	0	65	2	2	346
September 2011	215	31	133	0	0	26	0	28	433

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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 September 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Ottawa City	110	181	16	34	124	166	254	207	504	588	-14.3
Ottawa, Vanier, Rockcliffe	12	13	4	14	7	4	0	3	23	34	-32.4
Nepean inside greenbelt	4	0	0	0	0	0	0	0	4	0	n/a
Nepean outside greenbelt	12	69	4	6	6	39	14	111	36	225	-84.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	22	24	0	8	0	53	28	0	50	85	-41.2
Kanata	5	20	6	6	51	26	176	0	238	52	**
Cumberland	28	18	0	0	60	37	16	69	104	124	-16.1
Goulbourn	7	14	0	0	0	4	20	24	27	42	-35.7
West Carleton	6	10	2	0	0	3	0	0	8	13	-38.5
Rideau	4	2	0	0	0	0	0	0	4	2	100.0
Osgoode	10	11	0	0	0	0	0	0	10	11	-9.1
Clarence-Rockland City	8	23	0	0	0	4	0	12	8	39	-79.5
Russell Township	0	0	0	0	0	0	0	0	0	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	118	204	16	34	124	170	254	219	512	627	-18.3

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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	1,088	1,314	174	259	1,035	1,342	2,493	958	4,790	3,873	23.7
Ottawa, Vanier, Rockcliffe	70	72	50	81	42	58	1,765	437	1,927	648	197.4
Nepean inside greenbelt	17	11	0	0	7	52	124	8	148	71	108.5
Nepean outside greenbelt	288	351	40	68	304	318	199	344	831	1,081	-23.1
Gloucester inside greenbelt	2	6	0	0	0	11	0	0	2	17	-88.2
Gloucester outside greenbelt	229	176	38	68	274	226	56	12	597	482	23.9
Kanata	61	124	24	24	267	303	204	0	556	451	23.3
Cumberland	143	255	14	16	141	226	88	117	386	614	-37.1
Goulbourn	130	143	2	0	0	80	55	40	187	263	-28.9
West Carleton	62	87	4	2	0	10	2	0	68	99	-31.3
Rideau	16	31	0	0	0	0	0	0	16	31	-48.4
Osgoode	70	58	2	0	0	58	0	0	72	116	-37.9
Clarence-Rockland City	88	114	0	2	4	12	26	38	118	166	-28.9
Russell Township	15	21	2	10	0	0	46	6	63	37	70.3
Ottawa-Gatineau CMA (Ontario Portion)	1,191	1,449	176	271	1,039	1,354	2,565	1,002	4,971	4,076	22.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market September 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Ottawa City	124	166	0	0	54	204	200	3
Ottawa, Vanier, Rockcliffe	7	4	0	0	0	0	0	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	6	39	0	0	14	111	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	53	0	0	0	0	28	0
Kanata	51	26	0	0	24	0	152	0
Cumberland	60	37	0	0	16	69	0	0
Goulbourn	0	4	0	0	0	24	20	0
West Carleton	0	3	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	4	0	0	0	12	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	124	170	0	0	54	216	200	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	1,019	1,337	16	0	2,085	882	408	76
Ottawa, Vanier, Rockcliffe	26	58	16	0	1,683	361	82	76
Nepean inside greenbelt	7	52	0	0	0	8	124	0
Nepean outside greenbelt	304	318	0	0	199	344	0	0
Gloucester inside greenbelt	0	11	0	0	0	0	0	0
Gloucester outside greenbelt	274	226	0	0	28	12	28	0
Kanata	267	298	0	0	52	0	152	0
Cumberland	141	226	0	0	88	117	0	0
Goulbourn	0	80	0	0	35	40	20	0
West Carleton	0	10	0	0	0	0	2	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	58	0	0	0	0	0	0
Clarence-Rockland City	4	12	0	0	26	32	0	6
Russell Township	0	0	0	0	46	6	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,023	1,349	16	0	2,157	920	408	82

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Ottawa City	250	397	54	188	200	3	504	588
Ottawa, Vanier, Rockcliffe	23	31	0	0	0	3	23	34
Nepean inside greenbelt	4	0	0	0	0	0	4	0
Nepean outside greenbelt	22	130	14	95	0	0	36	225
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	22	85	0	0	28	0	50	85
Kanata	62	52	24	0	152	0	238	52
Cumberland	88	55	16	69	0	0	104	124
Goulbourn	7	18	0	24	20	0	27	42
West Carleton	8	13	0	0	0	0	8	13
Rideau	4	2	0	0	0	0	4	2
Osgoode	10	11	0	0	0	0	10	11
Clarence-Rockland City	8	27	0	12	0	0	8	39
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	258	424	54	200	200	3	512	627

Table 2.5: Starts by Submarket and by Intended Market January - September 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	2,282	2,928	2,080	863	428	77	4,790	3,873
Ottawa, Vanier, Rockcliffe	139	213	1,690	358	98	77	1,927	648
Nepean inside greenbelt	24	63	0	8	124	0	148	71
Nepean outside greenbelt	632	753	199	328	0	0	831	1,081
Gloucester inside greenbelt	2	17	0	0	0	0	2	17
Gloucester outside greenbelt	541	470	28	12	28	0	597	482
Kanata	352	446	52	0	152	0	556	451
Cumberland	310	497	76	117	0	0	386	614
Goulbourn	132	223	35	40	20	0	187	263
West Carleton	64	99	0	0	4	0	68	99
Rideau	16	31	0	0	0	0	16	31
Osgoode	70	116	0	0	2	0	72	116
Clarence-Rockland City	92	128	26	32	0	6	118	166
Russell Township	17	31	46	6	0	0	63	37
Ottawa-Gatineau CMA (Ontario Portion)	2,391	3,087	2,152	901	428	83	4,971	4,076

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	% Change
Table 3: Completions by Submarket and by Dwelling Type September 2012											
Ottawa City	99	191	24	30	165	105	90	68	378	394	-4.1
Ottawa, Vanier, Rockcliffe	12	6	8	6	0	0	22	68	42	80	-47.5
Nepean inside greenbelt	1	2	2	0	43	0	0	0	46	2	**
Nepean outside greenbelt	47	65	6	12	36	18	0	0	89	95	-6.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	6	45	4	12	35	43	28	0	73	100	-27.0
Kanata	4	5	4	0	26	25	0	0	34	30	13.3
Cumberland	10	44	0	0	15	0	40	0	65	44	47.7
Goulbourn	11	10	0	0	4	19	0	0	15	29	-48.3
West Carleton	8	6	0	0	6	0	0	0	14	6	133.3
Rideau	0	3	0	0	0	0	0	0	0	3	-100.0
Osgoode	0	5	0	0	0	0	0	0	0	5	-100.0
Clarence-Rockland City	22	13	0	0	0	0	0	60	22	73	-69.9
Russell Township	2	0	0	0	0	0	0	0	2	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	123	204	24	30	165	105	90	128	402	467	-13.9

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
Table 3.1: Completions by Submarket and by Dwelling Type January - September 2012											
Ottawa City	1,201	1,476	190	259	1,121	1,434	1,348	1,177	3,860	4,346	-11.2
Ottawa, Vanier, Rockcliffe	83	73	58	79	27	46	794	746	962	944	1.9
Nepean inside greenbelt	13	19	2	10	55	0	69	0	139	29	**
Nepean outside greenbelt	317	362	56	76	222	349	151	148	746	935	-20.2
Gloucester inside greenbelt	4	16	0	2	12	11	0	0	16	29	-44.8
Gloucester outside greenbelt	108	236	30	58	199	280	46	48	383	622	-38.4
Kanata	88	164	38	8	276	385	156	30	558	587	-4.9
Cumberland	222	220	4	8	204	252	88	193	518	673	-23.0
Goulbourn	226	179	0	16	58	111	44	12	328	318	3.1
West Carleton	71	82	2	0	13	0	0	0	86	82	4.9
Rideau	23	30	0	0	0	0	0	0	23	30	-23.3
Osgoode	46	95	0	2	55	0	0	0	101	97	4.1
Clarence-Rockland City	80	119	4	4	15	14	14	80	113	217	-47.9
Russell Township	25	18	2	4	0	0	0	9	27	31	-12.9
Ottawa-Gatineau CMA (Ontario Portion)	1,306	1,613	196	267	1,136	1,448	1,362	1,266	4,000	4,594	-12.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Ottawa City	165	105	0	0	80	65	10	3
Ottawa, Vanier, Rockcliffe	0	0	0	0	12	65	10	3
Nepean inside greenbelt	43	0	0	0	0	0	0	0
Nepean outside greenbelt	36	18	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	35	43	0	0	28	0	0	0
Kanata	26	25	0	0	0	0	0	0
Cumberland	15	0	0	0	40	0	0	0
Goulbourn	4	19	0	0	0	0	0	0
West Carleton	6	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	10	0	50
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	165	105	0	0	80	75	10	53

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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	1,121	1,431	0	3	948	1,097	400	80
Ottawa, Vanier, Rockcliffe	27	46	0	0	617	666	177	80
Nepean inside greenbelt	55	0	0	0	0	0	69	0
Nepean outside greenbelt	222	349	0	0	151	148	0	0
Gloucester inside greenbelt	12	8	0	3	0	0	0	0
Gloucester outside greenbelt	199	280	0	0	46	48	0	0
Kanata	276	385	0	0	10	30	146	0
Cumberland	204	252	0	0	88	193	0	0
Goulbourn	58	111	0	0	36	12	8	0
West Carleton	13	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	55	0	0	0	0	0	0	0
Clarence-Rockland City	12	14	3	0	12	30	2	50
Russell Township	0	0	0	0	0	9	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,133	1,445	3	3	960	1,136	402	130

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011	Sept 2012	Sept 2011
Ottawa City	286	326	80	65	12	3	378	394
Ottawa, Vanier, Rockcliffe	20	12	12	65	10	3	42	80
Nepean inside greenbelt	44	2	0	0	2	0	46	2
Nepean outside greenbelt	89	95	0	0	0	0	89	95
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	45	100	28	0	0	0	73	100
Kanata	34	30	0	0	0	0	34	30
Cumberland	25	44	40	0	0	0	65	44
Goulbourn	15	29	0	0	0	0	15	29
West Carleton	14	6	0	0	0	0	14	6
Rideau	0	3	0	0	0	0	0	3
Osgoode	0	5	0	0	0	0	0	5
Clarence-Rockland City	22	13	0	10	0	50	22	73
Russell Township	2	0	0	0	0	0	2	0
Ottawa-Gatineau CMA (Ontario Portion)	310	339	80	75	12	53	402	467

Table 3.5: Completions by Submarket and by Intended Market January - September 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	2,504	3,144	948	1,116	408	86	3,860	4,346
Ottawa, Vanier, Rockcliffe	164	184	617	677	181	83	962	944
Nepean inside greenbelt	68	29	0	0	71	0	139	29
Nepean outside greenbelt	595	787	151	148	0	0	746	935
Gloucester inside greenbelt	16	26	0	0	0	3	16	29
Gloucester outside greenbelt	337	574	46	48	0	0	383	622
Kanata	400	557	10	30	148	0	558	587
Cumberland	430	472	88	201	0	0	518	673
Goulbourn	284	306	36	12	8	0	328	318
West Carleton	86	82	0	0	0	0	86	82
Rideau	23	30	0	0	0	0	23	30
Osgoode	101	97	0	0	0	0	101	97
Clarence-Rockland City	96	137	12	30	5	50	113	217
Russell Township	27	22	0	9	0	0	27	31
Ottawa-Gatineau CMA (Ontario Portion)	2,627	3,303	960	1,155	413	136	4,000	4,594

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2012	0	0.0	24	28.9	19	22.9	13	15.7	27	32.5	83	409,990	490,313
September 2011	0	0.0	10	5.7	26	14.9	58	33.3	80	46.0	174	492,945	521,406
Year-to-date 2012	5	0.5	158	15.6	168	16.6	288	28.5	392	38.8	1,011	474,900	495,785
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
Ottawa, Vanier, Rockcliffe													
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	735,500	951,750
Year-to-date 2012	1	1.9	0	0.0	0	0.0	4	7.5	48	90.6	53	749,000	757,268
Year-to-date 2011	1	1.7	2	3.4	0	0.0	8	13.8	47	81.0	58	701,200	730,701
Nepean inside greenbelt													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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	1	100.0	1	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
September 2012	0	0.0	22	50.0	8	18.2	9	20.5	5	11.4	44	375,445	403,933
September 2011	0	0.0	0	0.0	4	6.2	22	33.8	39	60.0	65	544,990	528,552
Year-to-date 2012	3	1.0	56	18.6	42	14.0	88	29.2	112	37.2	301	483,990	475,105
Year-to-date 2011	0	0.0	51	14.4	67	18.9	133	37.5	104	29.3	355	473,990	470,097
Gloucester inside greenbelt													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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	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													
September 2012	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	--	--
September 2011	0	0.0	6	15.8	1	2.6	19	50.0	12	31.6	38	464,900	470,950
Year-to-date 2012	1	1.0	0	0.0	2	2.0	38	37.6	60	59.4	101	519,400	518,015
Year-to-date 2011	0	0.0	18	8.4	28	13.0	98	45.6	71	33.0	215	466,900	485,179
Kanata													
September 2012	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	--	--
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2012	0	0.0	4	5.4	11	14.9	26	35.1	33	44.6	74	475,450	514,238
Year-to-date 2011	0	0.0	4	2.5	29	18.2	50	31.4	76	47.8	159	485,900	508,894
Cumberland													
September 2012	0	0.0	0	0.0	1	14.3	1	14.3	5	71.4	7	--	--
September 2011	0	0.0	4	9.1	19	43.2	14	31.8	7	15.9	44	422,900	445,586
Year-to-date 2012	0	0.0	59	27.6	59	27.6	71	33.2	25	11.7	214	413,900	426,695
Year-to-date 2011	1	0.5	21	10.2	69	33.5	97	47.1	18	8.7	206	428,900	433,538
Goulbourn													
September 2012	0	0.0	1	10.0	7	70.0	1	10.0	1	10.0	10	391,490	418,054
September 2011	0	0.0	0	0.0	2	22.2	3	33.3	4	44.4	9	--	--
Year-to-date 2012	0	0.0	37	18.0	53	25.7	57	27.7	59	28.6	206	438,990	464,041
Year-to-date 2011	0	0.0	4	2.5	38	24.1	66	41.8	50	31.6	158	453,400	483,849

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2012	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2012	0	0.0	1	2.8	0	0.0	3	8.3	32	88.9	36	565,900	594,536
Year-to-date 2011	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	619,950	659,090
Rideau													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 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	12	100.0	12	878,500	844,925
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	41.7	7	58.3	12	692,500	686,854
Osgoode													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	1	8.3	1	8.3	10	83.3	12	676,450	699,158
Year-to-date 2011	0	0.0	2	5.1	5	12.8	9	23.1	23	59.0	39	577,400	624,949
Clarence-Rockland City													
September 2012	5	31.3	7	43.8	4	25.0	0	0.0	0	0.0	16	342,650	332,394
September 2011	3	21.4	8	57.1	2	14.3	1	7.1	0	0.0	14	343,800	339,807
Year-to-date 2012	29	46.8	23	37.1	8	12.9	2	3.2	0	0.0	62	307,300	320,125
Year-to-date 2011	40	46.5	32	37.2	12	14.0	2	2.3	0	0.0	86	312,250	318,950
Russell Township													
September 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
September 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	9	52.9	7	41.2	1	5.9	0	0.0	17	374,200	386,122
Year-to-date 2011	1	7.7	9	69.2	3	23.1	0	0.0	0	0.0	13	353,680	349,888
Ottawa-Gatineau CMA (Ontario portion)													
September 2012	5	5.1	31	31.3	23	23.2	13	13.1	27	27.3	99	391,990	464,791
September 2011	3	1.6	18	9.6	28	14.9	59	31.4	80	42.6	188	486,900	507,883
Year-to-date 2012	34	3.1	190	17.4	183	16.8	291	26.7	392	36.0	1,090	463,400	484,083
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

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
September 2012

Submarket	Sept 2012	Sept 2011	% Change	YTD 2012	YTD 2011	% Change
Ottawa City	490,313	521,406	-6.0	495,785	494,801	0.2
Ottawa, Vanier, Rockcliffe	--	951,750	n/a	757,268	730,701	3.6
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	403,933	528,552	-23.6	475,105	470,097	1.1
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	470,950	n/a	518,015	485,179	6.8
Kanata	--	--	n/a	514,238	508,894	1.1
Cumberland	--	445,586	n/a	426,695	433,538	-1.6
Goulbourn	418,054	--	n/a	464,041	483,849	-4.1
West Carleton	--	--	n/a	594,536	659,090	-9.8
Rideau	--	--	n/a	844,925	686,854	23.0
Osgoode	--	--	n/a	699,158	624,949	11.9
Clarence-Rockland City	332,394	339,807	-2.2	320,125	318,950	0.4
Russell Township	--	--	n/a	386,122	349,888	10.4
Ottawa-Gatineau CMA (Ontario Portion)	464,791	507,883	-8.5	484,083	481,867	0.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) September 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	1,198	3,011	2,280	52.5	363,938	3.4	357,253
	May	1,921	15.2	1,280	3,549	2,437	52.5	363,502	3.0	352,596
	June	1,675	-2.8	1,233	2,786	2,326	53.0	354,690	0.0	348,434
	July	1,382	3.4	1,206	2,528	2,413	50.0	340,352	-0.8	348,971
	August	1,149	-14.8	1,142	2,333	2,380	48.0	347,673	2.4	353,290
	September	1,011	-17.1	1,164	2,472	2,489	46.8	353,984	5.0	356,849
	October									
	November									
	December									
	Q3 2011	3,906	15.8		7,008			339,896	5.2	
	Q3 2012	3,542	-9.3		7,333			346,618	2.0	
	YTD 2011	11,722	-1.9		21,703			345,575	5.4	
	YTD 2012	11,839	1.0		23,582			354,099	2.5	

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

[1]Source: CREA

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

Table 6: Economic Indicators
September 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 $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	115.0	122.4	542	6.2	73.5	1,041
	May	601	3.20	5.34	115.4	122.3	542	6.1	73.4	1,056
	June	595	3.20	5.24	115.9	121.4	540	5.9	72.8	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.4	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	532	6.4	72.0	1,037
	September	595	3.10	5.24		121.9	535	6.6	72.3	1,033
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions.

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