HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2013

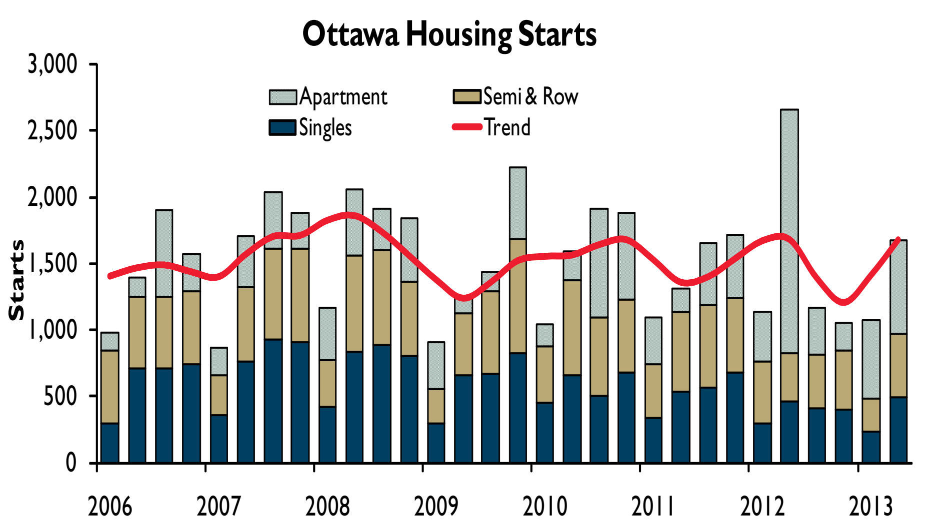
New Home Market

Second quarter starts performance varies by dwelling type

New home construction activity advanced on a seasonally adjusted basis in the second quarter of the year compared to the first quarter. However, the level of housing starts this second quarter was 37 per cent lower than the same time last year solely due to a retreat in apartment construction.

The double-digit decline in high-density dwellings, however, comes as no surprise as the number of apartments under construction is the highest seen since the early 70's; though, the latter increase was mostly due to condominiums whereas the

Figure 1



Source: CMHC

[1]Ontario part of Ottawa-Gatineau CMA

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Canada

Housing market intelligence you can count on

CMHC SCHL HOME TO CANADIANS

earlier growth was due to rentals. Notably, although apartments posted significant year-over-year decline in housing starts, when compared with the second quarter 10-year average the decline was just 7 per cent.

Market share by dwelling type sees some rebalancing

In contrast to the decline in apartment construction, all other dwelling types saw their levels increase in the second quarter compared to a year earlier. Single-detached construction expanded for the first time in three years and regained some of its lost market share. For the last five years, the average market share of single-detached homes in total starts has been close to 40 per cent. By the first quarter of 2013, their market share almost halved, but in this past quarter, their share increased to 30 per cent.

A revitalizing trend in single-detached construction began earlier in the second quarter mainly driven by construction in the outskirts of the CMA. Builders favoured areas such as Kanata and Goulbourn that have some price advantage over the traditional suburban area of Nepean.

Kanata leads the construction growth

Although Ottawa City core still captured 40 per cent of total construction in the second quarter, Kanata saw impressive growth and an increasing market share for all start types. Construction activity in the area was 2.5 times higher than a year earlier, with most of the growth coming from a boost in single-detached dwellings. Kanata secured over one third of all single-family construction, as well as half of all row starts in the CMA.

Kanata`s population grew 17.5 per cent between 2006 and 2011, just shy of double Ottawa`s growth rate indicating ample demand potential. Kanata`s population is also relatively younger than the CMA population with 70 per cent below the age of 45 compared to 65 per cent for the CMA, further magnifying the growth potential of the area.

Resale Market

Demand firms in the second quarter

The seasonally adjusted demand for existing homes firmed up in the second quarter compared to the earlier quarter. Stronger freehold sales boosted total sales, while condominium sales also rebounded, albeit at a more modest rate. Nonetheless, compared to the second quarter a year earlier, sales retreated at 3.3 per cent with condominiums seeing a greater decline in activity than the freehold segment.

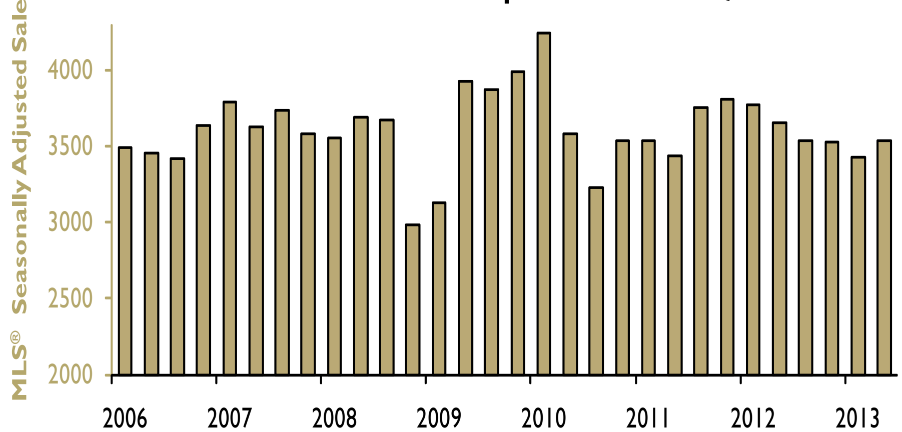
Notably however, the rate of decline in year-over-year sales decelerated from that seen in the first quarter, signalling some stabilization in market demand. An explanation for the more modest decline may be that the second quarter saw an improvement in market sentiment compared to the start of the year. To sum, market demand is trending up in the CMA from the beginning of the year, but has remained and will remain below the previous year's levels.

New listings rise and market remains in balance

In seasonally adjusted terms listings growth was frontloaded in the second quarter, with April listings up a strong 14 per cent from March. Although listings kept growing in the next month, by June they had dipped. Overall, the quarter saw a 4.2 per cent increase as compared to the first quarter this year. The year-over-year behaviour followed a similar pattern by housing type with condominium listings rising a robust 15.2 per cent and freehold listings growing at approximately half that pace.

Figure 2

Resale Demand Trends up in the Second Quarter



Source: CREA
MLS® is a registered trademark of the Canadian Real Estate Association

The balancing out of a stronger sales growth in the second quarter of the year and a more modest growth in listings aided the seasonally adjusted sales-to-new-listings ratio (SNLR) to increase modestly to 47 per cent. Consequently, the inventory of unsold homes on the market declined slightly, averaging 5.2 months of supply compared to 5.6 in the first quarter. The improvement in the SNLR from the first quarter rendered the market further into a more balanced territory while nevertheless remaining on the cooler side of the balanced market range.

Freehold home prices drive overall price growth

According to the Ottawa Real Estate Board, the average MLS price for an existing home grew 1.9 per cent year-over-year to $367,493. When comparing the second quarter to the first quarter of the year in seasonally adjusted terms, the average price grew 3.1 per cent. Just under 60 per cent of all transactions this quarter took place below the average price, indicative of first-time-homebuyer presence in the Capital City.

The continued growth in freehold prices, which rose 2.5 per cent compared to the second quarter last year, offset the effect of the 3 per cent decline in condominium prices on the average price. In the Ottawa CMA, freehold sales represented 80 per cent of total sales in the second quarter, leaving the remaining share to condominium activity.

East end sales and prices grow

In the second quarter the East end recorded the highest sales and price growth compared to the same time last year. At 8.3 per cent growth, price growth surpassed the Ottawa average price increase by a significant margin. The area also saw the strongest growth in sales as the closing price remained 11.2 per cent lower than the urban average price.

Kanata and Stittsville saw a robust 3 per cent growth in prices and together their share of transactions rose to first place slightly surpassing Orleans, despite the comparatively cheaper Orleans resale prices. Worthwhile mentioning is that sales of existing homes in the Ottawa City core declined by almost 28 per cent, possibly as a result of increased competition from newly-built dwellings.

	MLS® Sales						MLS® Prices ($)					
	June			Year-to-date			June			Year-to-date		
UNIT TYPE	2013	2012	% Chg.	2013	2012	% Chg.	2013	2012	% Chg.	2013	2012	% Chg.
SINGLE- DETACHED	***908***	***912***	**-0.4**	**4,285**	**4,573**	**-6.3**	***402,843***	***391,691***	**2.8**	**406,849**	***398,064***	**2.2**
Bungalow	*273*	*285*	-4.2	*1,222*	*1,341*	-8.9	*357,139*	*339,112*	5.3	*355,570*	*349,923*	1.6
Two-Storey	*452*	*460*	-1.7	*2,230*	*2,382*	-6.4	*454,185*	*439,113*	3.4	*452,850*	*441,631*	2.5
Other Single-Detached	*183*	*167*	9.6	*833*	850	-2.0	*344,211*	*350,801*	-1.9	*358,928*	*351,927*	2.0
ROW	**270**	**280**	**-3.6**	**1,311**	**1,381**	**-5.1**	**316,791**	**320,159**	**-1.1**	**319,637**	**318,575**	**0.3**
SEMI	**102**	**100**	**2.0**	**503**	**566**	**-11.1**	**372,186**	**362,742**	**2.6**	**385,449**	**374,021**	**3.1**
CONDOMINIUM	***314***	***366***	**-14.2**	**1,555**	**1,690**	**-8.0**	***265,410***	***277,669***	**-4.4**	**263,804**	***270,571***	**-2.5**
Apartment	*163*	*184*	-11.4	*803*	*872*	-7.9	*291,365*	*314,813*	-7.4	*291,851*	*303,203*	-3.7
Row	*104*	*131*	-20.6	*539*	*606*	-11.1	*232,154*	*238,574*	-2.7	*229,222*	*235,304*	-2.6
Other Condominiums	*47*	*51*	-7.8	*213*	*212*	0.5	*248,987*	*244,081*	2.0	*245,579*	*237,161*	3.5
OTHERS	**14**	**17**	**-**	**68**	**87**	**-**	**375,264**	**549,257**	**-**	**430,409**	**404,477**	**-**
TOTAL	**1,608**	**1,675**	**-4.0**	**7,722**	**8,297**	**-6.9**	**359,372**	**354,690**	**1.3**	**362,052**	**357,293**	**1.3**

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, titled) each unit separately

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Vacancy rate rises in April

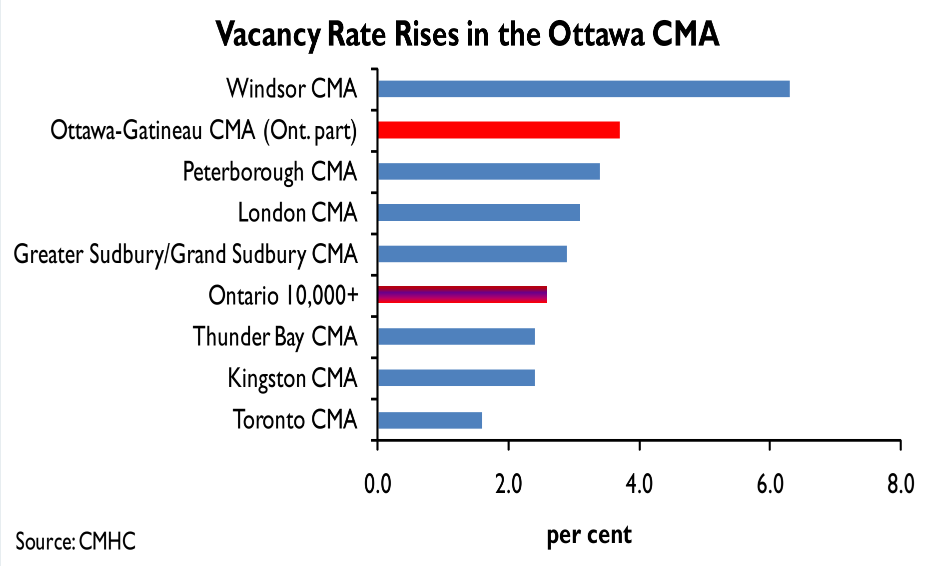
The vacancy rate for the traditional rental 2-bedroom apartment units rose to 3.0 per cent in April 2013 from 2.4 per cent the previous year. The vacancy rate was the second highest in the province following Windsor. Ottawa CMA average rent for a 2-bedroom apartment unit grew 2.3 per cent, a more modest growth than the 3.2 per cent increase seen the previous April.

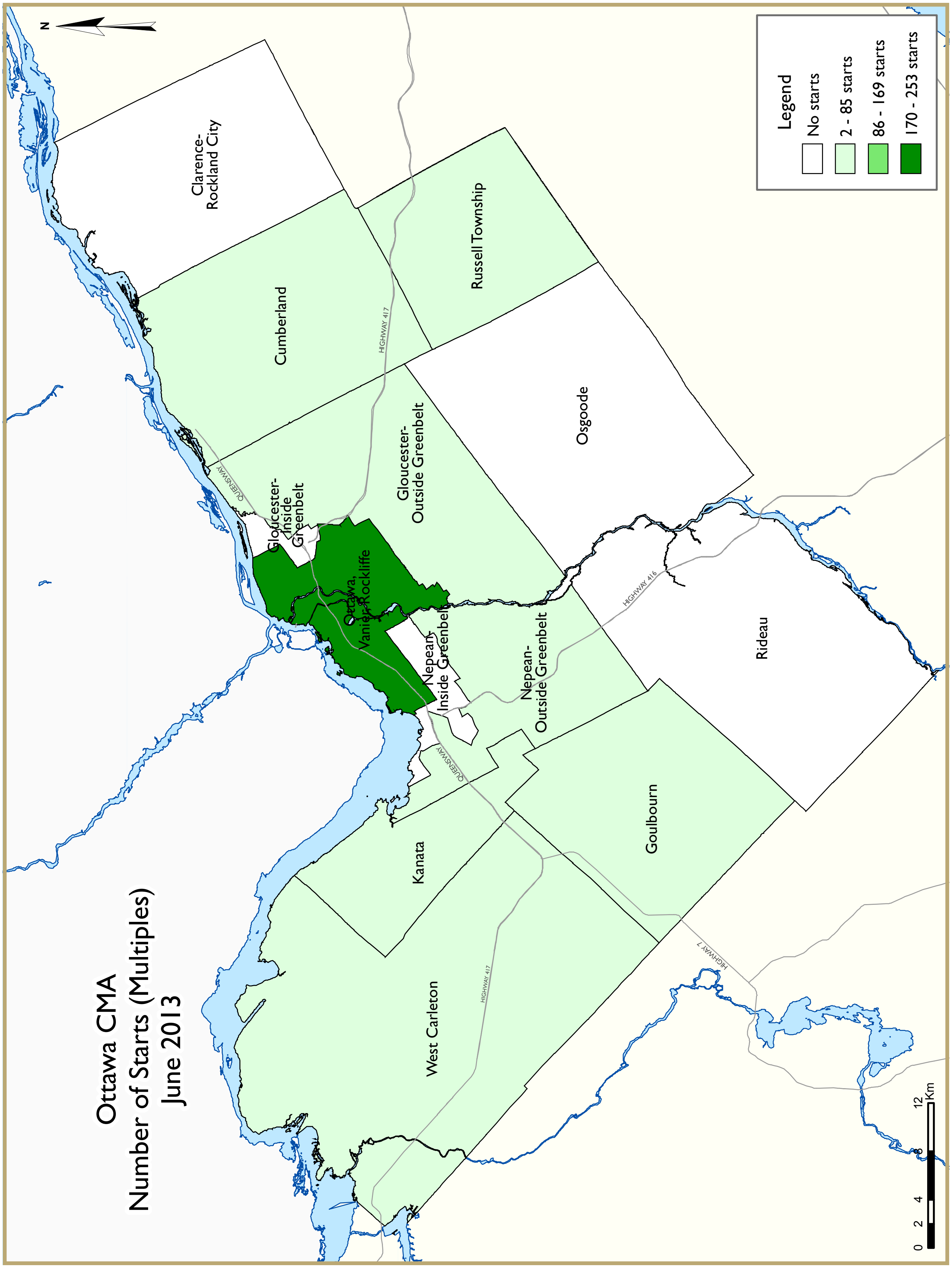
Several economic and demographic factors exerted upward pressure on the vacancy rate in the Ottawa CMA. Among them are weak youth employment and increasing condominium rental availability. The employment of the 15-24 age group retreated 9.3 per cent year-over-year from Q1-2012. This could be driving the younger age cohort to stay longer at home.

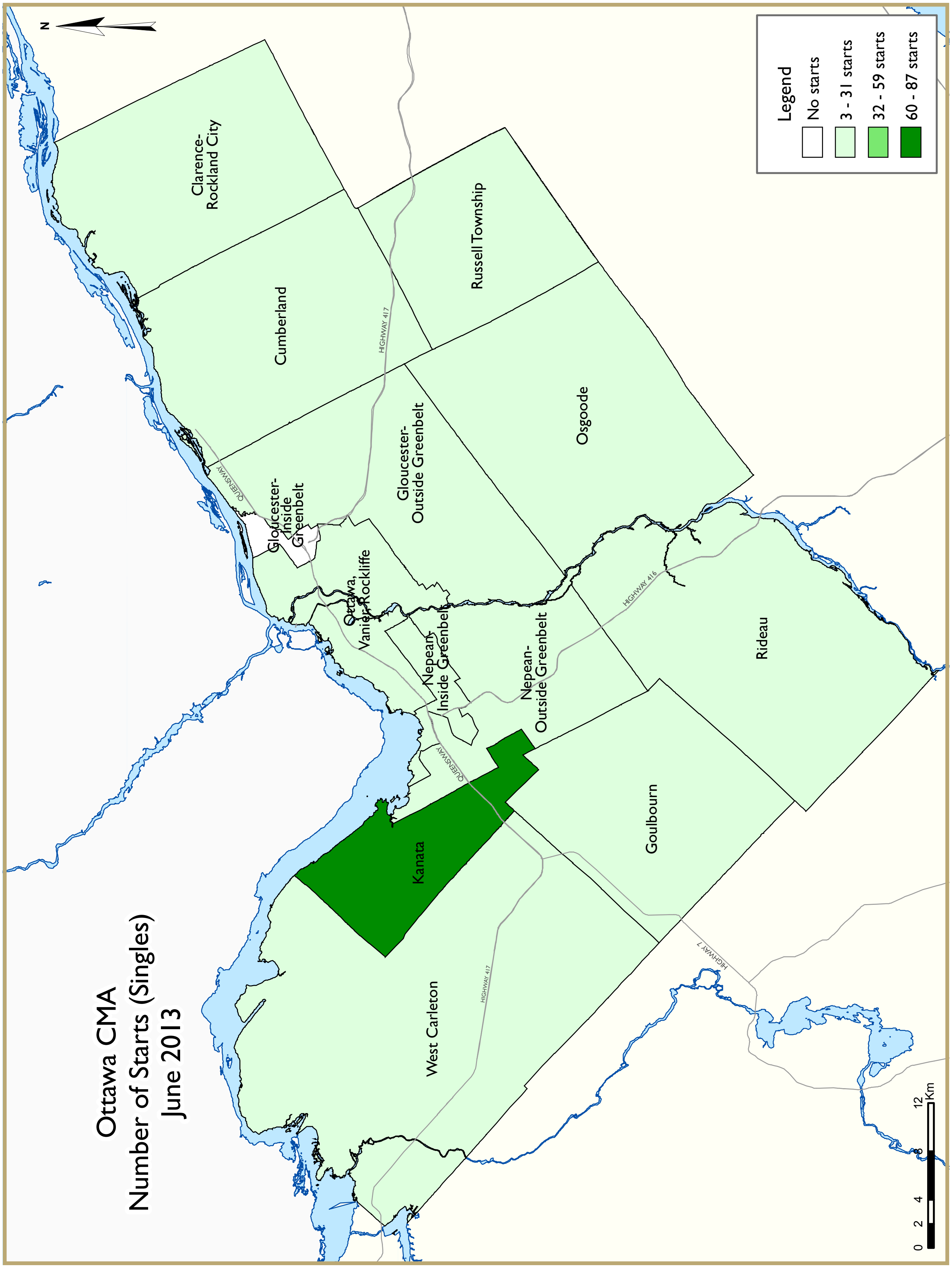
In addition, while net migration numbers remain robust in Ottawa, the stronger economic performance of Western provinces is increasingly attracting some of the working age population. As well, these provinces relatively robust labour market is luring newcomers to Canada, easing rental demand in the CMA to some extent.

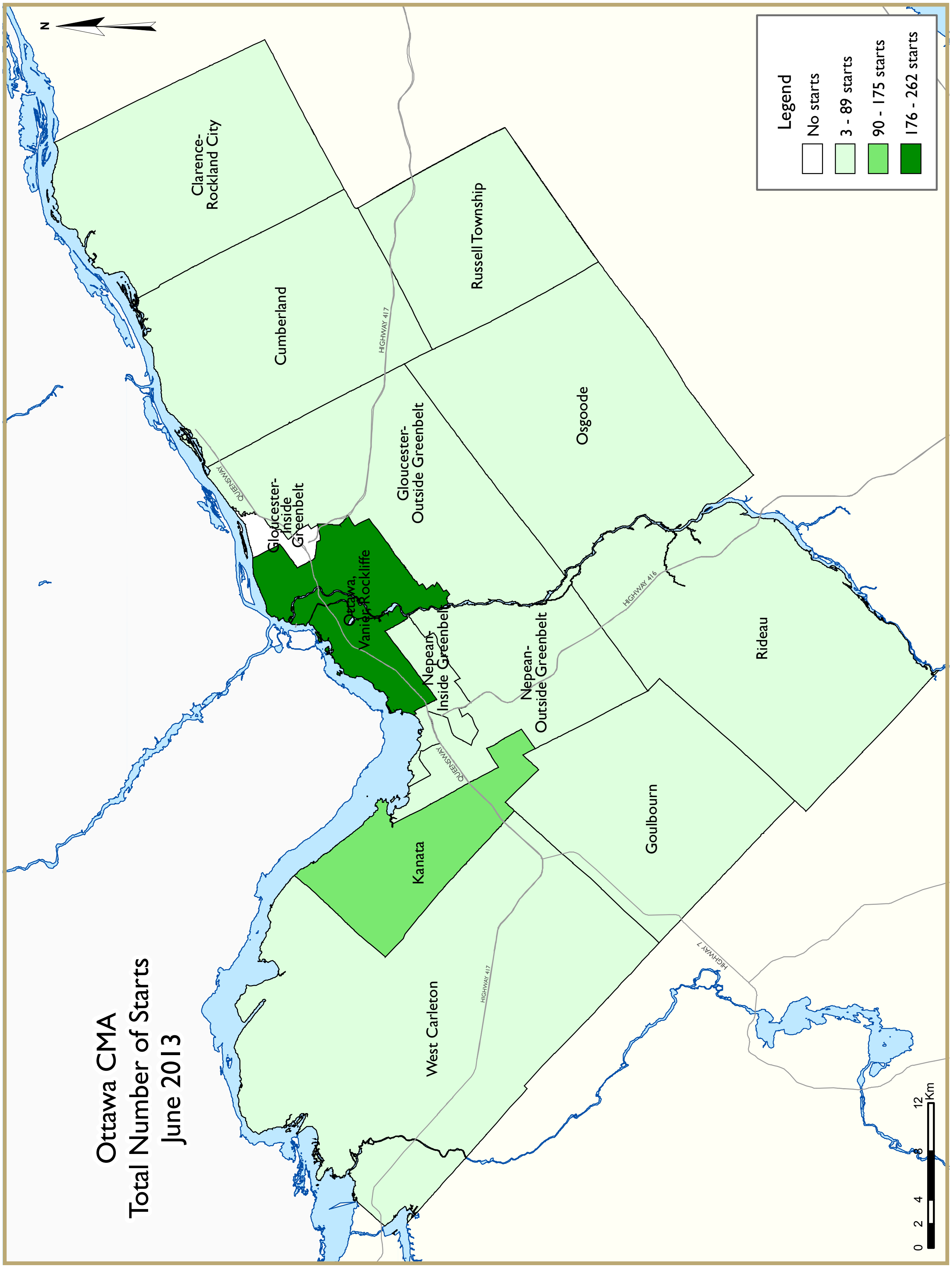
Finally, historical low interest rates continue to incite investors into the secondary rental market. Some of these investors are buying condominium apartments, which are competing with traditional rental apartment units and are pressuring their vacancy rate upwards.

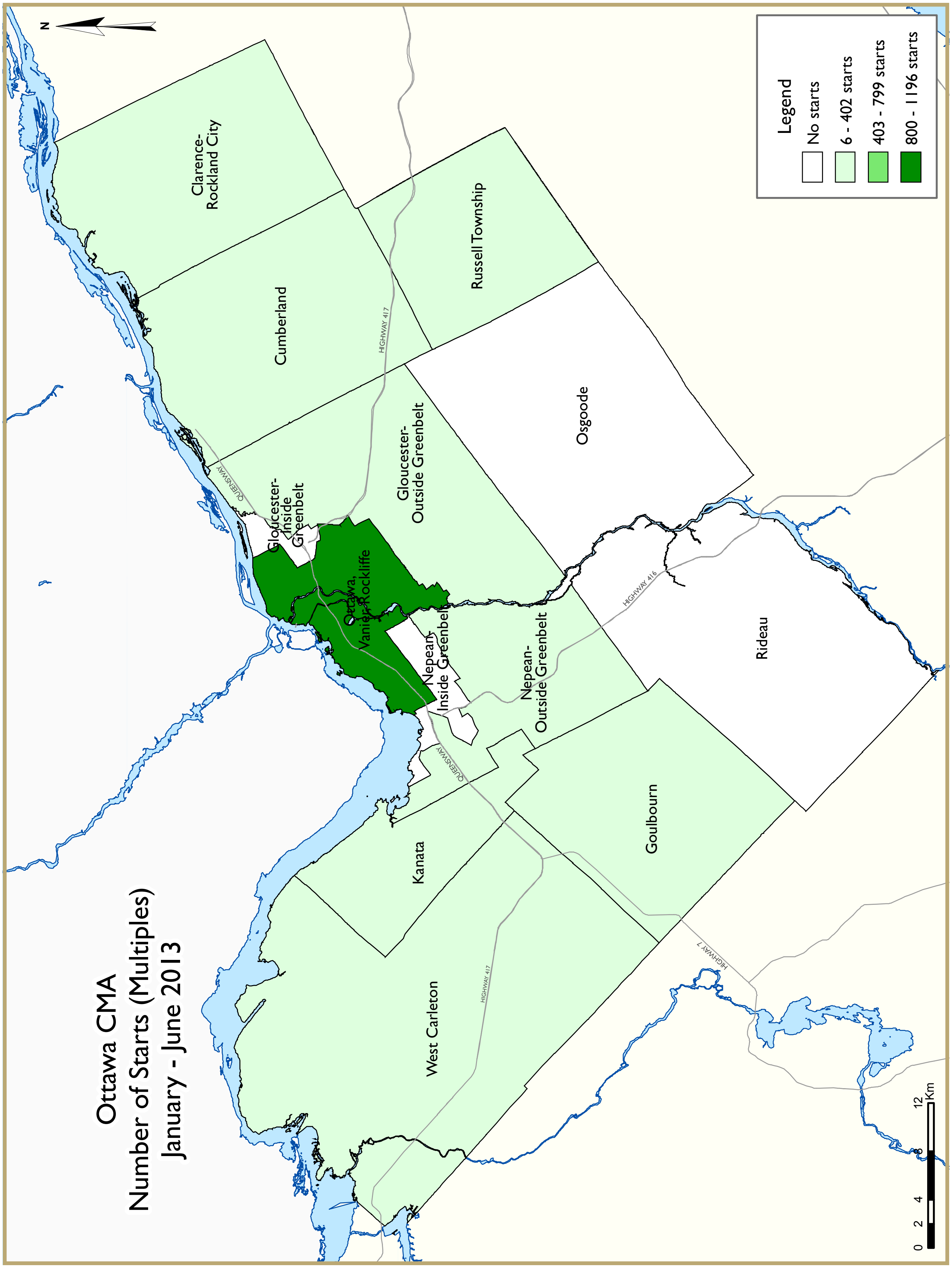
Figure 3

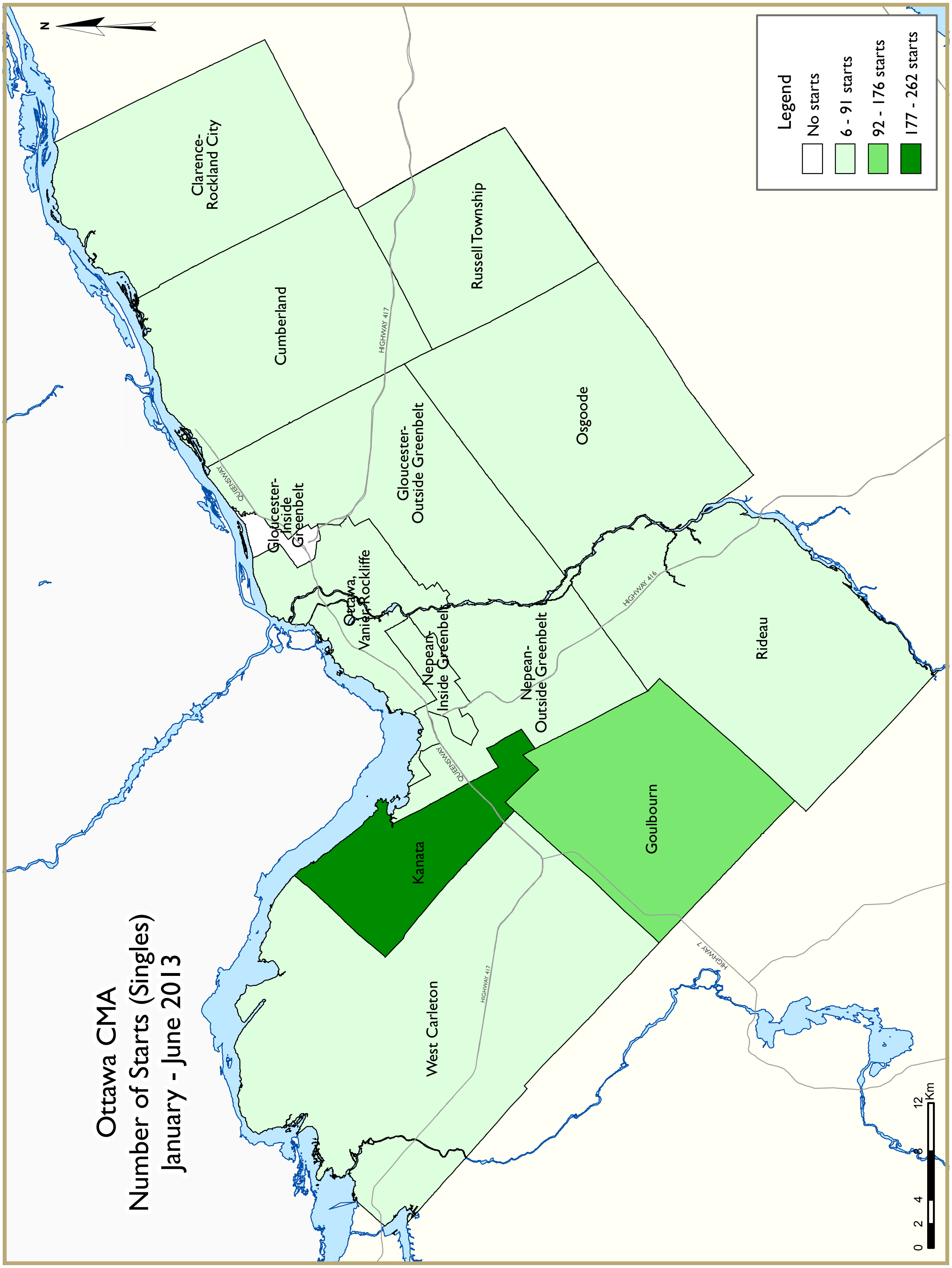


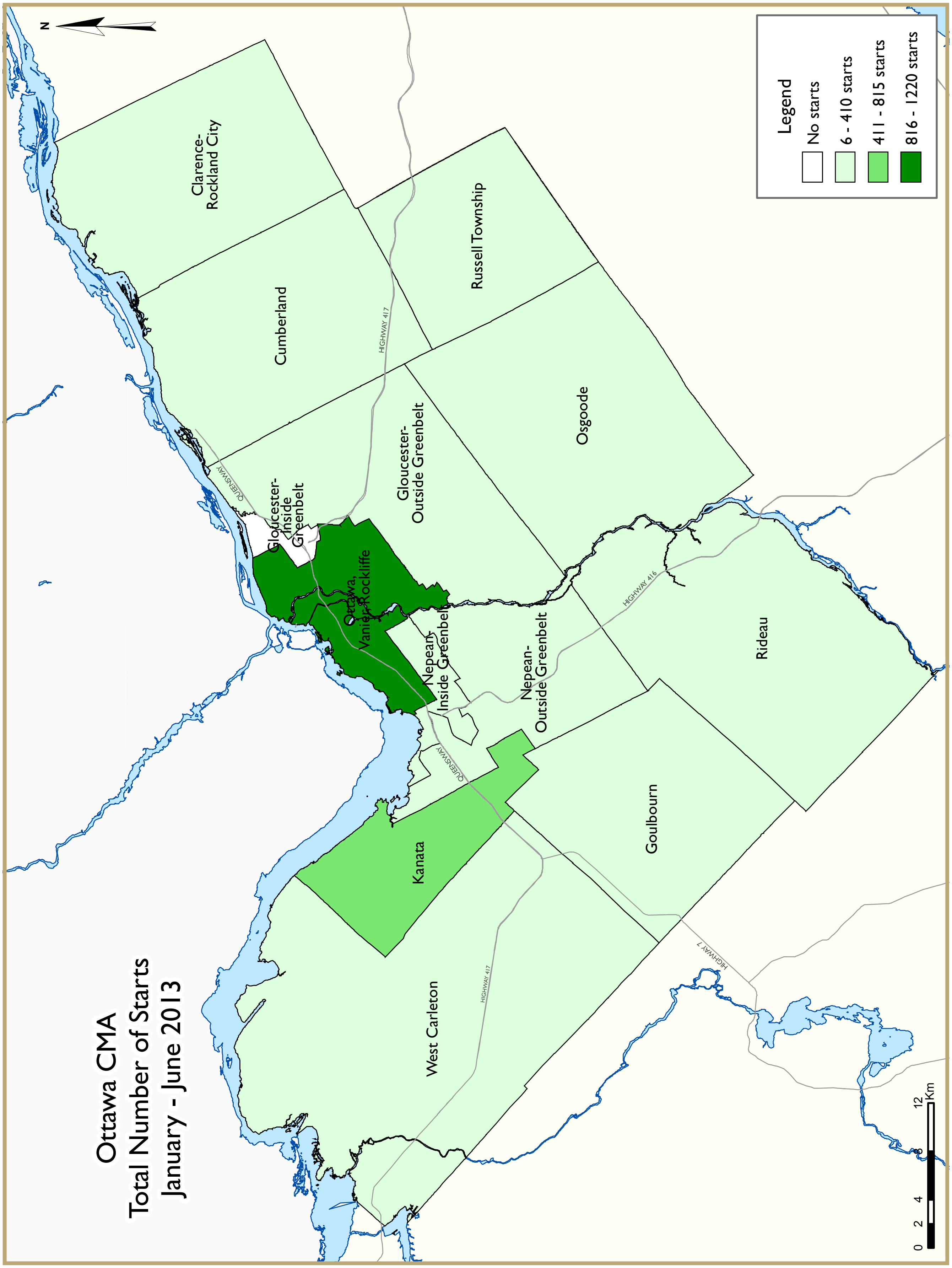

Ottawa CMA
Number of Starts (Multiples)
June 2013
Legend
No starts
2 - 85 starts
86 - 169 starts
170 - 253 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Singles)
June 2013
Legend
No starts
3 - 31 starts
32 - 59 starts
60 - 87 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
Total Number of Starts
June 2013
Legend
No starts
3 - 89 starts
90 - 175 starts
176 - 262 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - June 2013
N
Legend
No starts
6 - 402 starts
403 - 799 starts
800 - 1196 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Singles)
January - June 2013
Legend
No starts
6 - 91 starts
92 - 176 starts
177 - 262 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
January - June 2013
Legend
No starts
6 - 410 starts
411 - 815 starts
816 - 1220 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

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) June 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2013	198	34	123	0	5	296	0	0	656
June 2012	156	34	135	0	0	300	0	3	628
% Change	26.9	0.0	-8.9	n/a	n/a	-1.3	n/a	-100.0	4.5
Year-to-date 2013	734	156	574	0	5	1,210	0	80	2,759
Year-to-date 2012	774	102	716	0	7	1,994	4	201	3,798
% Change	-5.2	52.9	-19.8	n/a	-28.6	-39.3	-100.0	-60.2	-27.4
UNDER CONSTRUCTION									
June 2013	1,001	242	1,112	0	5	3,084	27	457	5,928
June 2012	1,113	126	1,269	0	7	3,240	10	299	6,064
% Change	-10.1	92.1	-12.4	n/a	-28.6	-4.8	170.0	52.8	-2.2
COMPLETIONS									
June 2013	91	8	102	0	0	134	0	0	335
June 2012	142	34	154	0	0	37	0	6	373
% Change	-35.9	-76.5	-33.8	n/a	n/a	**	n/a	-100.0	-10.2
Year-to-date 2013	674	140	685	0	0	825	4	45	2,373
Year-to-date 2012	861	156	713	0	0	694	4	226	2,654
% Change	-21.7	-10.3	-3.9	n/a	n/a	18.9	0.0	-80.1	-10.6
COMPLETED & NOT ABSORBED									
June 2013	53	46	80	0	0	314	n/a	n/a	493
June 2012	68	41	102	0	2	92	n/a	n/a	305
% Change	-22.1	12.2	-21.6	n/a	-100.0	**	n/a	n/a	61.6
ABSORBED									
June 2013	101	11	106	0	0	123	n/a	n/a	341
June 2012	127	33	157	0	0	59	n/a	n/a	376
% Change	-20.5	-66.7	-32.5	n/a	n/a	108.5	n/a	n/a	-9.3
Year-to-date 2013	691	133	700	0	0	760	n/a	n/a	2,284
Year-to-date 2012	837	149	707	0	2	726	n/a	n/a	2,421
% Change	-17.4	-10.7	-1.0	n/a	-100.0	4.7	n/a	n/a	-5.7

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

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
June 2013	168	32	123	0	5	296	0	0	624
June 2012	135	34	135	0	0	284	0	3	591
Ottawa, Vanier, Rockcliffe									
June 2013	9	8	0	0	5	240	0	0	262
June 2012	14	12	0	0	0	230	0	3	259
Nepean inside greenbelt									
June 2013	3	0	0	0	0	0	0	0	3
June 2012	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
June 2013	14	10	33	0	0	16	0	0	73
June 2012	33	8	16	0	0	26	0	0	83
Gloucester inside greenbelt									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
June 2013	15	4	0	0	0	0	0	0	19
June 2012	20	10	10	0	0	0	0	0	40
Kanata									
June 2013	87	6	55	0	0	24	0	0	172
June 2012	8	4	62	0	0	28	0	0	102
Cumberland									
June 2013	11	2	21	0	0	16	0	0	50
June 2012	26	0	47	0	0	0	0	0	73
Goulbourn									
June 2013	7	0	14	0	0	0	0	0	21
June 2012	5	0	0	0	0	0	0	0	5
West Carleton									
June 2013	7	2	0	0	0	0	0	0	9
June 2012	10	0	0	0	0	0	0	0	10
Rideau									
June 2013	10	0	0	0	0	0	0	0	10
June 2012	4	0	0	0	0	0	0	0	4
Osgoode									
June 2013	5	0	0	0	0	0	0	0	5
June 2012	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
June 2013	14	0	0	0	0	0	0	0	14
June 2012	13	0	0	0	0	16	0	0	29
Russell Township									
June 2013	16	2	0	0	0	0	0	0	18
June 2012	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
June 2013	198	34	123	0	5	296	0	0	656
June 2012	156	34	135	0	0	300	0	3	628

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

Table 1.1: Housing Activity Summary by Submarket June 2013									
	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									
June 2013	902	234	1,065	0	5	3,084	27	453	5,770
June 2012	1,009	122	1,261	0	7	3,186	7	295	5,887
Ottawa, Vanier, Rockcliffe									
June 2013	68	100	27	0	5	2,526	27	116	2,869
June 2012	74	44	20	0	7	2,169	3	163	2,480
Nepean inside greenbelt									
June 2013	8	0	9	0	0	16	0	0	33
June 2012	11	0	10	0	0	16	0	0	37
Nepean outside greenbelt									
June 2013	85	52	162	0	0	174	0	124	597
June 2012	361	22	452	0	0	612	0	124	1,571
Gloucester inside greenbelt									
June 2013	2	0	19	0	0	44	0	0	65
June 2012	3	0	19	0	0	44	0	0	66
Gloucester outside greenbelt									
June 2013	112	36	208	0	0	66	0	0	422
June 2012	109	26	179	0	0	94	0	0	408
Kanata									
June 2013	311	40	365	0	0	108	0	152	976
June 2012	50	26	300	0	0	38	0	0	414
Cumberland									
June 2013	120	2	119	0	0	136	0	41	418
June 2012	109	0	158	0	0	169	0	0	436
Goulbourn									
June 2013	115	0	34	0	0	14	0	20	183
June 2012	176	2	48	0	0	44	0	8	278
West Carleton									
June 2013	32	4	122	0	0	0	0	0	158
June 2012	56	2	17	0	0	0	2	0	77
Rideau									
June 2013	25	0	0	0	0	0	0	0	25
June 2012	14	0	0	0	0	0	0	0	14
Osgoode									
June 2013	24	0	0	0	0	0	0	0	24
June 2012	46	0	58	0	0	0	2	0	106
Clarence-Rockland City									
June 2013	66	2	47	0	0	0	0	0	115
June 2012	95	0	8	0	0	54	3	0	160
Russell Township									
June 2013	33	6	0	0	0	0	0	4	43
June 2012	9	4	0	0	0	0	0	4	17
Ottawa-Gatineau CMA (Ontario portion)									
June 2013	1,001	242	1,112	0	5	3,084	27	457	5,928
June 2012	1,113	126	1,269	0	7	3,240	10	299	6,064

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

Table 1.1: Housing Activity Summary by Submarket
June 2013

	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									
June 2013	84	8	96	0	0	102	0	0	290
June 2012	134	34	154	0	0	37	0	6	365
Ottawa, Vanier, Rockcliffe									
June 2013	8	2	0	0	0	36	0	0	46
June 2012	26	8	5	0	0	0	0	6	45
Nepean inside greenbelt									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
June 2013	3	2	31	0	0	66	0	0	102
June 2012	31	12	4	0	0	19	0	0	66
Gloucester inside greenbelt									
June 2013	0	0	0	0	0	0	0	0	0
June 2012	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
June 2013	13	0	12	0	0	0	0	0	25
June 2012	2	0	53	0	0	18	0	0	73
Kanata									
June 2013	3	4	53	0	0	0	0	0	60
June 2012	6	12	65	0	0	0	0	0	83
Cumberland									
June 2013	38	0	0	0	0	0	0	0	38
June 2012	29	0	14	0	0	0	0	0	43
Goulbourn									
June 2013	6	0	0	0	0	0	0	0	6
June 2012	26	0	10	0	0	0	0	0	36
West Carleton									
June 2013	5	0	0	0	0	0	0	0	5
June 2012	5	2	3	0	0	0	0	0	10
Rideau									
June 2013	1	0	0	0	0	0	0	0	1
June 2012	4	0	0	0	0	0	0	0	4
Osgoode									
June 2013	7	0	0	0	0	0	0	0	7
June 2012	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
June 2013	4	0	6	0	0	32	0	0	42
June 2012	8	0	0	0	0	0	0	0	8
Russell Township									
June 2013	3	0	0	0	0	0	0	0	3
June 2012	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
June 2013	91	8	102	0	0	134	0	0	335
June 2012	142	34	154	0	0	37	0	6	373

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

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
June 2013	47	46	80	0	0	294	n/a	n/a	467
June 2012	64	41	98	0	2	91	n/a	n/a	296
Ottawa, Vanier, Rockcliffe									
June 2013	19	27	6	0	0	150	n/a	n/a	202
June 2012	31	16	13	0	1	51	n/a	n/a	112
Nepean inside greenbelt									
June 2013	1	2	2	0	0	0	n/a	n/a	5
June 2012	1	2	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
June 2013	5	4	15	0	0	78	n/a	n/a	102
June 2012	8	12	13	0	1	29	n/a	n/a	63
Gloucester inside greenbelt									
June 2013	0	0	0	0	0	1	n/a	n/a	1
June 2012	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
June 2013	4	3	37	0	0	1	n/a	n/a	45
June 2012	4	3	16	0	0	1	n/a	n/a	24
Kanata									
June 2013	1	7	12	0	0	14	n/a	n/a	34
June 2012	1	6	19	0	0	1	n/a	n/a	27
Cumberland									
June 2013	11	1	6	0	0	42	n/a	n/a	60
June 2012	13	1	24	0	0	4	n/a	n/a	42
Goulbourn									
June 2013	1	1	0	0	0	8	n/a	n/a	10
June 2012	2	1	7	0	0	4	n/a	n/a	14
West Carleton									
June 2013	1	1	2	0	0	0	n/a	n/a	4
June 2012	2	0	2	0	0	0	n/a	n/a	4
Rideau									
June 2013	2	0	0	0	0	0	n/a	n/a	2
June 2012	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
June 2013	2	0	0	0	0	0	n/a	n/a	2
June 2012	2	0	4	0	0	0	n/a	n/a	6
Clarence-Rockland City									
June 2013	4	0	0	0	0	1	n/a	n/a	5
June 2012	4	0	4	0	0	0	n/a	n/a	8
Russell Township									
June 2013	2	0	0	0	0	19	n/a	n/a	21
June 2012	0	0	0	0	0	1	n/a	n/a	1
Ottawa-Gatineau CMA (Ontario portion)									
June 2013	53	46	80	0	0	314	n/a	n/a	493
June 2012	68	41	102	0	2	92	n/a	n/a	305

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

Table 1.1: Housing Activity Summary by Submarket
June 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
June 2013	96	11	100	0	0	92	n/a	n/a	299
June 2012	119	33	157	0	0	58	n/a	n/a	367
Ottawa, Vanier, Rockcliffe									
June 2013	12	2	1	0	0	24	n/a	n/a	39
June 2012	11	9	3	0	0	4	n/a	n/a	27
Nepean inside greenbelt									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
June 2013	3	5	34	0	0	68	n/a	n/a	110
June 2012	30	11	12	0	0	33	n/a	n/a	86
Gloucester inside greenbelt									
June 2013	0	0	0	0	0	0	n/a	n/a	0
June 2012	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
June 2013	11	0	12	0	0	0	n/a	n/a	23
June 2012	2	0	50	0	0	18	n/a	n/a	70
Kanata									
June 2013	6	4	49	0	0	0	n/a	n/a	59
June 2012	6	10	61	0	0	1	n/a	n/a	78
Cumberland									
June 2013	38	0	4	0	0	0	n/a	n/a	42
June 2012	30	1	12	0	0	2	n/a	n/a	45
Goulbourn									
June 2013	12	0	0	0	0	0	n/a	n/a	12
June 2012	26	0	11	0	0	0	n/a	n/a	37
West Carleton									
June 2013	6	0	0	0	0	0	n/a	n/a	6
June 2012	5	2	4	0	0	0	n/a	n/a	11
Rideau									
June 2013	1	0	0	0	0	0	n/a	n/a	1
June 2012	4	0	0	0	0	0	n/a	n/a	4
Osgoode									
June 2013	7	0	0	0	0	0	n/a	n/a	7
June 2012	4	0	4	0	0	0	n/a	n/a	8
Clarence-Rockland City									
June 2013	4	0	6	0	0	31	n/a	n/a	41
June 2012	8	0	0	0	0	0	n/a	n/a	8
Russell Township									
June 2013	1	0	0	0	0	0	n/a	n/a	1
June 2012	0	0	0	0	0	1	n/a	n/a	1
Ottawa-Gatineau CMA (Ontario portion)									
June 2013	101	11	106	0	0	123	n/a	n/a	341
June 2012	127	33	157	0	0	59	n/a	n/a	376

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

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Ottawa City	168	135	32	34	128	123	296	299	624	591	5.6
Ottawa, Vanier, Rockcliffe	9	14	8	12	5	0	240	233	262	259	1.2
Nepean inside greenbelt	3	4	0	0	0	0	0	0	3	4	-25.0
Nepean outside greenbelt	14	33	10	8	33	16	16	26	73	83	-12.0
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	15	20	4	10	0	10	0	0	19	40	-52.5
Kanata	87	8	6	4	55	62	24	28	172	102	68.6
Cumberland	11	26	2	0	21	35	16	12	50	73	-31.5
Goulbourn	7	5	0	0	14	0	0	0	21	5	**
West Carleton	7	10	2	0	0	0	0	0	9	10	-10.0
Rideau	10	4	0	0	0	0	0	0	10	4	150.0
Osgoode	5	10	0	0	0	0	0	0	5	10	-50.0
Clarence-Rockland City	14	13	0	0	0	0	0	16	14	29	-51.7
Russell Township	16	8	2	0	0	0	0	0	18	8	125.0
Ottawa-Gatineau CMA (Ontario Portion)	198	156	34	34	128	123	296	315	656	628	4.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	656	706	150	104	558	707	1,298	2,181	2,662	3,698	-28.0
Ottawa, Vanier, Rockcliffe	24	41	58	24	18	10	1,120	1,760	1,220	1,835	-33.5
Nepean inside greenbelt	6	7	0	0	0	3	0	0	6	10	-40.0
Nepean outside greenbelt	73	253	34	22	108	273	40	293	255	841	-69.7
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	64	131	24	32	42	185	0	28	130	376	-65.4
Kanata	262	29	26	16	244	164	60	28	592	237	149.8
Cumberland	46	74	4	4	56	72	64	72	170	222	-23.4
Goulbourn	121	96	0	2	28	0	14	0	163	98	66.3
West Carleton	21	34	4	2	62	0	0	0	87	36	141.7
Rideau	21	7	0	0	0	0	0	0	21	7	200.0
Osgoode	18	33	0	2	0	0	0	0	18	35	-48.6
Clarence-Rockland City	43	56	0	0	13	4	0	26	56	86	-34.9
Russell Township	35	12	6	2	0	0	0	0	41	14	192.9
Ottawa-Gatineau CMA (Ontario Portion)	734	774	156	106	571	711	1,298	2,207	2,759	3,798	-27.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Ottawa City	128	123	0	0	296	296	0	3
Ottawa, Vanier, Rockcliffe	5	0	0	0	240	230	0	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	33	16	0	0	16	26	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	10	0	0	0	0	0	0
Kanata	55	62	0	0	24	28	0	0
Cumberland	21	35	0	0	16	12	0	0
Goulbourn	14	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	16	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	128	123	0	0	296	312	0	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	558	707	0	0	1,218	1,980	80	201
Ottawa, Vanier, Rockcliffe	18	10	0	0	1,040	1,683	80	77
Nepean inside greenbelt	0	3	0	0	0	0	0	0
Nepean outside greenbelt	108	273	0	0	40	169	0	124
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	185	0	0	0	28	0	0
Kanata	244	164	0	0	60	28	0	0
Cumberland	56	72	0	0	64	72	0	0
Goulbourn	28	0	0	0	14	0	0	0
West Carleton	62	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	13	4	0	0	0	26	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	571	711	0	0	1,218	2,006	80	201

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Ottawa City	323	304	301	284	0	3	624	591
Ottawa, Vanier, Rockcliffe	17	26	245	230	0	3	262	259
Nepean inside greenbelt	3	4	0	0	0	0	3	4
Nepean outside greenbelt	57	57	16	26	0	0	73	83
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	19	40	0	0	0	0	19	40
Kanata	148	74	24	28	0	0	172	102
Cumberland	34	73	16	0	0	0	50	73
Goulbourn	21	5	0	0	0	0	21	5
West Carleton	9	10	0	0	0	0	9	10
Rideau	10	4	0	0	0	0	10	4
Osgoode	5	10	0	0	0	0	5	10
Clarence-Rockland City	14	13	0	16	0	0	14	29
Russell Township	18	8	0	0	0	0	18	8
Ottawa-Gatineau CMA (Ontario Portion)	355	325	301	300	0	3	656	628

Table 2.5: Starts by Submarket and by Intended Market January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,367	1,518	1,215	1,975	80	205	2,662	3,698
Ottawa, Vanier, Rockcliffe	95	68	1,045	1,690	80	77	1,220	1,835
Nepean inside greenbelt	6	10	0	0	0	0	6	10
Nepean outside greenbelt	215	548	40	169	0	124	255	841
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	130	348	0	28	0	0	130	376
Kanata	532	209	60	28	0	0	592	237
Cumberland	114	162	56	60	0	0	170	222
Goulbourn	149	98	14	0	0	0	163	98
West Carleton	87	34	0	0	0	2	87	36
Rideau	21	7	0	0	0	0	21	7
Osgoode	18	33	0	0	0	2	18	35
Clarence-Rockland City	56	60	0	26	0	0	56	86
Russell Township	41	14	0	0	0	0	41	14
Ottawa-Gatineau CMA (Ontario Portion)	1,464	1,592	1,215	2,001	80	205	2,759	3,798

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type June 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	% Change
Ottawa City	84	134	8	34	96	154	102	43	290	365	-20.5
Ottawa, Vanier, Rockcliffe	8	26	2	8	0	5	36	6	46	45	2.2
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	3	31	2	12	31	4	66	19	102	66	54.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	13	2	0	0	12	53	0	18	25	73	-65.8
Kanata	3	6	4	12	53	65	0	0	60	83	-27.7
Cumberland	38	29	0	0	0	14	0	0	38	43	-11.6
Goulbourn	6	26	0	0	0	10	0	0	6	36	-83.3
West Carleton	5	5	0	2	0	3	0	0	5	10	-50.0
Rideau	1	4	0	0	0	0	0	0	1	4	-75.0
Osgoode	7	4	0	0	0	0	0	0	7	4	75.0
Clarence-Rockland City	4	8	0	0	6	0	32	0	42	8	**
Russell Township	3	0	0	0	0	0	0	0	3	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	91	142	8	34	102	154	134	43	335	373	-10.2

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Ottawa City	600	795	134	154	679	701	838	918	2,251	2,568	-12.3
Ottawa, Vanier, Rockcliffe	43	53	44	44	18	23	460	614	565	734	-23.0
Nepean inside greenbelt	10	9	0	0	3	0	0	69	13	78	-83.3
Nepean outside greenbelt	101	186	36	50	241	170	288	47	666	453	47.0
Gloucester inside greenbelt	0	0	0	0	0	12	0	0	0	12	-100.0
Gloucester outside greenbelt	80	104	10	26	120	142	0	18	210	290	-27.6
Kanata	54	66	30	28	195	157	40	146	319	397	-19.6
Cumberland	111	159	12	4	102	133	0	24	225	320	-29.7
Goulbourn	71	117	0	0	0	23	50	0	121	140	-13.6
West Carleton	53	51	2	2	0	3	0	0	55	56	-1.8
Rideau	14	17	0	0	0	0	0	0	14	17	-17.6
Osgoode	63	33	0	0	0	38	0	0	63	71	-11.3
Clarence-Rockland City	42	43	0	4	6	12	32	2	80	61	31.1
Russell Township	32	23	10	2	0	0	0	0	42	25	68.0
Ottawa-Gatineau CMA (Ontario Portion)	674	861	144	160	685	713	870	920	2,373	2,654	-10.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Ottawa City	96	154	0	0	102	37	0	6
Ottawa, Vanier, Rockcliffe	0	5	0	0	36	0	0	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	31	4	0	0	66	19	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	12	53	0	0	0	18	0	0
Kanata	53	65	0	0	0	0	0	0
Cumberland	0	14	0	0	0	0	0	0
Goulbourn	0	10	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	0	0	0	0	0	0	0
Clarence-Rockland City	6	0	0	0	32	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	102	154	0	0	134	37	0	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	679	701	0	0	793	694	45	224
Ottawa, Vanier, Rockcliffe	18	23	0	0	423	605	37	9
Nepean inside greenbelt	3	0	0	0	0	0	0	69
Nepean outside greenbelt	241	170	0	0	288	47	0	0
Gloucester inside greenbelt	0	12	0	0	0	0	0	0
Gloucester outside greenbelt	120	142	0	0	0	18	0	0
Kanata	195	157	0	0	40	0	0	146
Cumberland	102	133	0	0	0	24	0	0
Goulbourn	0	23	0	0	42	0	8	0
West Carleton	0	3	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	38	0	0	0	0	0	0
Clarence-Rockland City	6	12	0	0	32	0	0	2
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	685	713	0	0	825	694	45	226

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012	June 2013	June 2012
Ottawa City	188	322	102	37	0	6	290	365
Ottawa, Vanier, Rockcliffe	10	39	36	0	0	6	46	45
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	36	47	66	19	0	0	102	66
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	25	55	0	18	0	0	25	73
Kanata	60	83	0	0	0	0	60	83
Cumberland	38	43	0	0	0	0	38	43
Goulbourn	6	36	0	0	0	0	6	36
West Carleton	5	10	0	0	0	0	5	10
Rideau	1	4	0	0	0	0	1	4
Osgoode	7	4	0	0	0	0	7	4
Clarence-Rockland City	10	8	32	0	0	0	42	8
Russell Township	3	0	0	0	0	0	3	0
Ottawa-Gatineau CMA (Ontario Portion)	201	330	134	37	0	6	335	373

Table 3.5: Completions by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Ottawa City	1,413	1,646	793	694	45	228	2,251	2,568
Ottawa, Vanier, Rockcliffe	105	116	423	605	37	13	565	734
Nepean inside greenbelt	13	9	0	0	0	69	13	78
Nepean outside greenbelt	378	406	288	47	0	0	666	453
Gloucester inside greenbelt	0	12	0	0	0	0	0	12
Gloucester outside greenbelt	210	272	0	18	0	0	210	290
Kanata	279	251	40	0	0	146	319	397
Cumberland	225	296	0	24	0	0	225	320
Goulbourn	71	140	42	0	8	0	121	140
West Carleton	55	56	0	0	0	0	55	56
Rideau	14	17	0	0	0	0	14	17
Osgoode	63	71	0	0	0	0	63	71
Clarence-Rockland City	48	59	32	0	0	2	80	61
Russell Township	38	25	0	0	4	0	42	25
Ottawa-Gatineau CMA (Ontario Portion)	1,499	1,730	825	694	49	230	2,373	2,654

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
June 2013	0	0.0	19	23.8	23	28.8	14	17.5	24	30.0	80	418,945	493,160
June 2012	0	0.0	7	6.8	9	8.7	23	22.3	64	62.1	103	530,900	557,884
Year-to-date 2013	0	0.0	78	17.2	73	16.1	100	22.0	203	44.7	454	486,900	512,467
Year-to-date 2012	2	0.3	75	11.6	104	16.0	186	28.7	281	43.4	648	484,950	502,565
Ottawa, Vanier, Rockcliffe													
June 2013	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	7.7	24	92.3	26	699,950	725,550
Year-to-date 2012	1	4.2	0	0.0	0	0.0	1	4.2	22	91.7	24	729,950	766,217
Nepean inside greenbelt													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	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	--	--
Nepean outside greenbelt													
June 2013	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
June 2012	0	0.0	1	3.4	1	3.4	7	24.1	20	69.0	29	558,000	548,185
Year-to-date 2013	0	0.0	20	21.1	7	7.4	26	27.4	42	44.2	95	496,900	489,140
Year-to-date 2012	0	0.0	26	15.1	31	18.0	49	28.5	66	38.4	172	476,900	481,654
Gloucester inside greenbelt													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	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	--	--
Gloucester outside greenbelt													
June 2013	0	0.0	0	0.0	1	9.1	8	72.7	2	18.2	11	466,900	473,173
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	2	2.7	12	16.2	34	45.9	26	35.1	74	469,900	482,162
Year-to-date 2012	1	1.1	1	1.1	1	1.1	35	36.8	57	60.0	95	519,400	515,023
Kanata													
June 2013	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
June 2012	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2013	0	0.0	2	3.8	18	34.6	7	13.5	25	48.1	52	466,800	527,896
Year-to-date 2012	0	0.0	3	5.6	6	11.1	20	37.0	25	46.3	54	491,900	511,022
Cumberland													
June 2013	0	0.0	18	47.4	20	52.6	0	0.0	0	0.0	38	380,495	382,537
June 2012	0	0.0	6	23.1	7	26.9	12	46.2	1	3.8	26	431,650	416,530
Year-to-date 2013	0	0.0	44	41.1	33	30.8	17	15.9	13	12.1	107	387,900	410,932
Year-to-date 2012	0	0.0	38	25.0	44	28.9	53	34.9	17	11.2	152	414,200	425,674
Goulbourn													
June 2013	0	0.0	0	0.0	2	18.2	3	27.3	6	54.5	11	500,000	563,191
June 2012	0	0.0	0	0.0	0	0.0	3	11.5	23	88.5	26	636,400	618,323
Year-to-date 2013	0	0.0	9	13.4	2	3.0	11	16.4	45	67.2	67	547,900	550,288
Year-to-date 2012	0	0.0	6	5.8	21	20.2	25	24.0	52	50.0	104	500,900	509,907

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 2013													
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													
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	15.4	11	84.6	13	562,900	589,485
Year-to-date 2012	0	0.0	1	3.6	0	0.0	2	7.1	25	89.3	28	556,400	585,064
Rideau													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	878,500	820,760
Osgoode													
June 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	1	7.7	1	7.7	1	7.7	10	76.9	13	780,000	742,669
Year-to-date 2012	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Clarence-Rockland City													
June 2013	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	--	--
June 2012	3	60.0	1	20.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2013	6	17.6	14	41.2	11	32.4	1	2.9	2	5.9	34	370,950	364,767
Year-to-date 2012	17	53.1	10	31.3	3	9.4	2	6.3	0	0.0	32	295,900	317,209
Russell Township													
June 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	14	48.3	8	27.6	7	24.1	0	0.0	29	376,700	389,531
Year-to-date 2012	0	0.0	9	52.9	7	41.2	1	5.9	0	0.0	17	374,200	386,122
Ottawa-Gatineau CMA (Ontario portion)													
June 2013	1	1.2	20	23.8	24	28.6	14	16.7	25	29.8	84	418,900	488,458
June 2012	3	2.8	8	7.4	9	8.3	24	22.2	64	59.3	108	525,900	546,957
Year-to-date 2013	6	1.2	106	20.5	92	17.8	108	20.9	205	39.7	517	462,900	495,858
Year-to-date 2012	19	2.7	94	13.5	114	16.4	189	27.1	281	40.3	697	474,900	491,215

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2013						
Submarket	June 2013	June 2012	% Change	YTD 2013	YTD 2012	% Change
Ottawa City	493,160	557,884	-11.6	512,467	502,565	2.0
Ottawa, Vanier, Rockcliffe	780,156	682,850	14.2	725,550	766,217	-5.3
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	--	548,185	n/a	489,140	481,654	1.6
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	473,173	--	n/a	482,162	515,023	-6.4
Kanata	--	537,017	n/a	527,896	511,022	3.3
Cumberland	382,537	416,530	-8.2	410,932	425,674	-3.5
Goulbourn	563,191	618,323	-8.9	550,288	509,907	7.9
West Carleton	--	--	n/a	589,485	585,064	0.8
Rideau	--	--	n/a	862,814	820,760	5.1
Osgoode	--	--	n/a	742,669	630,488	17.8
Clarence-Rockland City	--	--	n/a	364,767	317,209	15.0
Russell Township	--	--	n/a	389,531	386,122	0.9
Ottawa-Gatineau CMA (Ontario Portion)	488,458	546,957	-10.7	495,858	491,215	0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
June 2013

		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
2012	January	690	0.4	1,269	1,706	2,175	58.3	349,525	6.0	342,371
	February	1,026	8.9	1,237	2,249	2,259	54.8	349,797	3.6	358,206
	March	1,404	12.6	1,269	2,948	2,342	54.2	353,714	1.7	364,604
	April	1,581	2.1	1,194	3,011	2,275	52.5	363,938	3.4	359,946
	May	1,921	15.2	1,251	3,549	2,491	50.2	363,502	3.0	355,986
	June	1,675	-2.8	1,215	2,786	2,286	53.1	354,690	0.0	346,491
	July	1,382	3.4	1,219	2,528	2,415	50.5	340,352	-0.8	341,658
	August	1,149	-14.8	1,155	2,333	2,410	47.9	347,673	2.4	348,427
	September	1,011	-17.1	1,161	2,472	2,471	47.0	353,984	5.0	355,600
	October	1,092	0.8	1,157	2,205	2,349	49.3	347,581	2.3	353,633
	November	938	-9.0	1,176	1,716	2,401	49.0	350,211	0.7	354,743
	December	628	-12.2	1,194	829	2,458	48.6	336,856	0.5	349,523
2013	January	610	-11.6	1,099	2,001	2,440	45.0	343,382	-1.8	334,933
	February	924	-9.9	1,164	2,273	2,475	47.0	348,386	-0.4	354,345
	March	1,182	-15.8	1,164	2,898	2,536	45.9	359,321	1.6	359,005
	April	1,586	0.3	1,131	3,533	2,436	46.4	372,188	2.3	364,344
	May	1,812	-5.7	1,190	3,733	2,512	47.4	370,591	2.0	361,575
	June	1,608	-4.0	1,217	2,907	2,520	48.3	359,372	1.3	356,063
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	5,177	4.8		9,346			360,784	2.1	
	Q2 2013	5,006	-3.3		10,173			367,493	1.9	
	YTD 2012	8,297	6.2		16,249			357,293	2.5	
	YTD 2013	7,722	-6.9		17,345			362,051	1.3	

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

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

Table 6: Economic Indicators
June 2013

		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 $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2012	January	598	3.50	5.29	114.1	120.6	532	5.7	72.1	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	537	6.2	73.0	1,033
	April	607	3.20	5.44	115.0	122.4	540	6.2	73.3	1,041
	May	601	3.20	5.34	115.4	122.3	541	6.2	73.2	1,056
	June	595	3.20	5.24	115.9	121.4	538	6.1	72.7	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.5	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	534	6.5	72.2	1,037
	September	595	3.10	5.24	116.2	121.9	536	6.6	72.6	1,033
	October	595	3.10	5.24	116.4	122.1	540	6.6	72.9	1,024
	November	595	3.10	5.24	116.8	121.9	542	6.7	73.2	1,014
	December	595	3.00	5.24	116.8	121.2	545	6.6	73.5	1,006
2013	January	595	3.00	5.24	116.6	121.3	545	6.3	73.2	1,014
	February	595	3.00	5.24	116.4	122.7	544	6.1	72.7	1,019
	March	590	3.00	5.14	116.5	123.1	535	6.1	71.5	1,032
	April	590	3.00	5.14	116.6	122.8	529	6.1	70.5	1,040
	May	590	3.00	5.14	116.3	122.9	525	6.2	70.0	1,053
	June	590	3.14	5.14		123.0	522	6.5	69.8	1,061
	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 2011 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 modeled 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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