HOUSING MARKET INFORMATION

HOUSING NOW
Gatineau[1]

CANADA MORTGAGE AND HOUSING CORPORATION

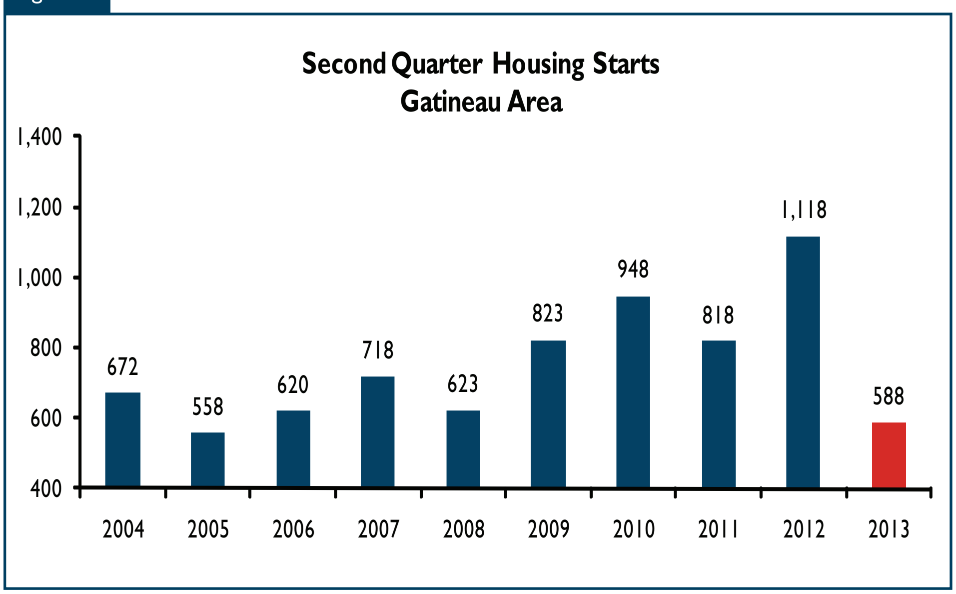
Date Released: Third Quarter 2013

Housing starts in the second quarter of 2013

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), residential construction in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA) decreased in the second quarter of 2013. In all, foundations were laid for 588 dwellings during this period, compared to 1,188 in the second quarter of 2012. The seasonally adjusted annual rate of housing starts in the second quarter (1,994 units) was however up from the previous quarter (746 units).

As at June 30, 2013, housing starts reached 699 units in the Gatineau area, down 53 per cent from the first six months of 2012.

Figure 1



Source: CMHC

[1] Quebec part of Ottawa-Gatineau CMA

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Canada

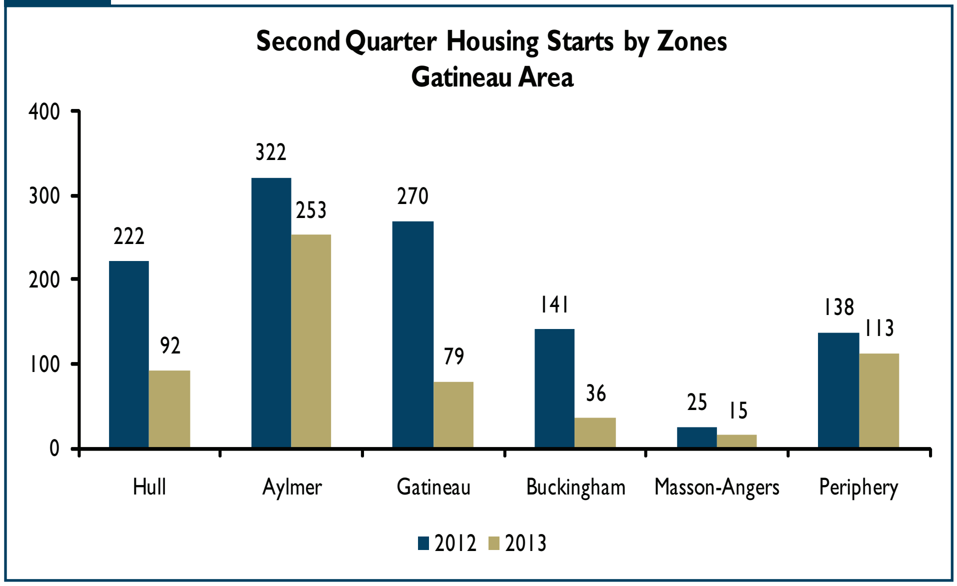
Housing market intelligence you can count on

CMHC SCHL
HOME TO CANADIANS

Starts fell in all housing categories (single-detached houses, semi-detached and row homes, and apartments). The same held true for each of the intended markets (freehold, rental and condominium) and each geographic sector of the area.

The drop in activity was due to several factors. First, employment in the region has not recorded any increase for several months now. Second, given that the supply of properties for sale has never been so high in the Gatineau area, it is very probable that fewer households had to turn to the new home market to find a unit that met their needs. Third, the number of new units that have not yet been absorbed in the area has increased, which prompted area builders to slow down their rate of production and sell their inventories.

Figure 2



Source: CMHC

Centris® sales continue to decrease in the area

In the second quarter of 2013, Centris® sales dropped by 7 per cent compared to the same quarter in 2012, to 1,259 units. While this was a fourth straight decrease, the fall in sales in the second quarter was the smallest one recorded in a year.

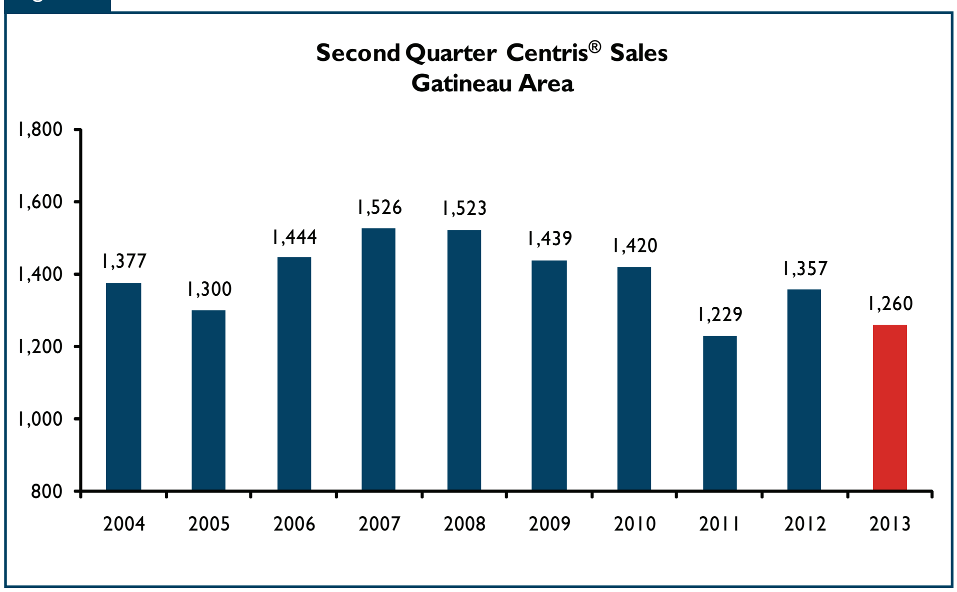
From January to June, the number of properties that have changed hands also decreased (12 per cent). As was the case in the second quarter, the drop in sales of existing homes was observed in all market segments during the first six months of 2013, especially in the condominium and plex segments. The weak job market is likely one of the factors that contributed to this decrease.

It was a completely different story on the supply side, since active Centris® listings continued to rise in the second quarter (+22 per cent). For the first six months of the year, the supply of houses for sale listed on the Centris® system reached slightly over 2,800 units (+21 per cent).

Once again, increases in existing homes for sale were observed in all market segments. Condominium listings particularly stood out in the first six months of the year, with a 45-per-cent increase over the same period in 2012.

This increase in the supply of condominiums caused market conditions in this segment to be favourable to buyers. In the case of single-family homes and plexes, conditions remained at the limit between a seller's market and a balanced market (12-month moving average).

Figure 3



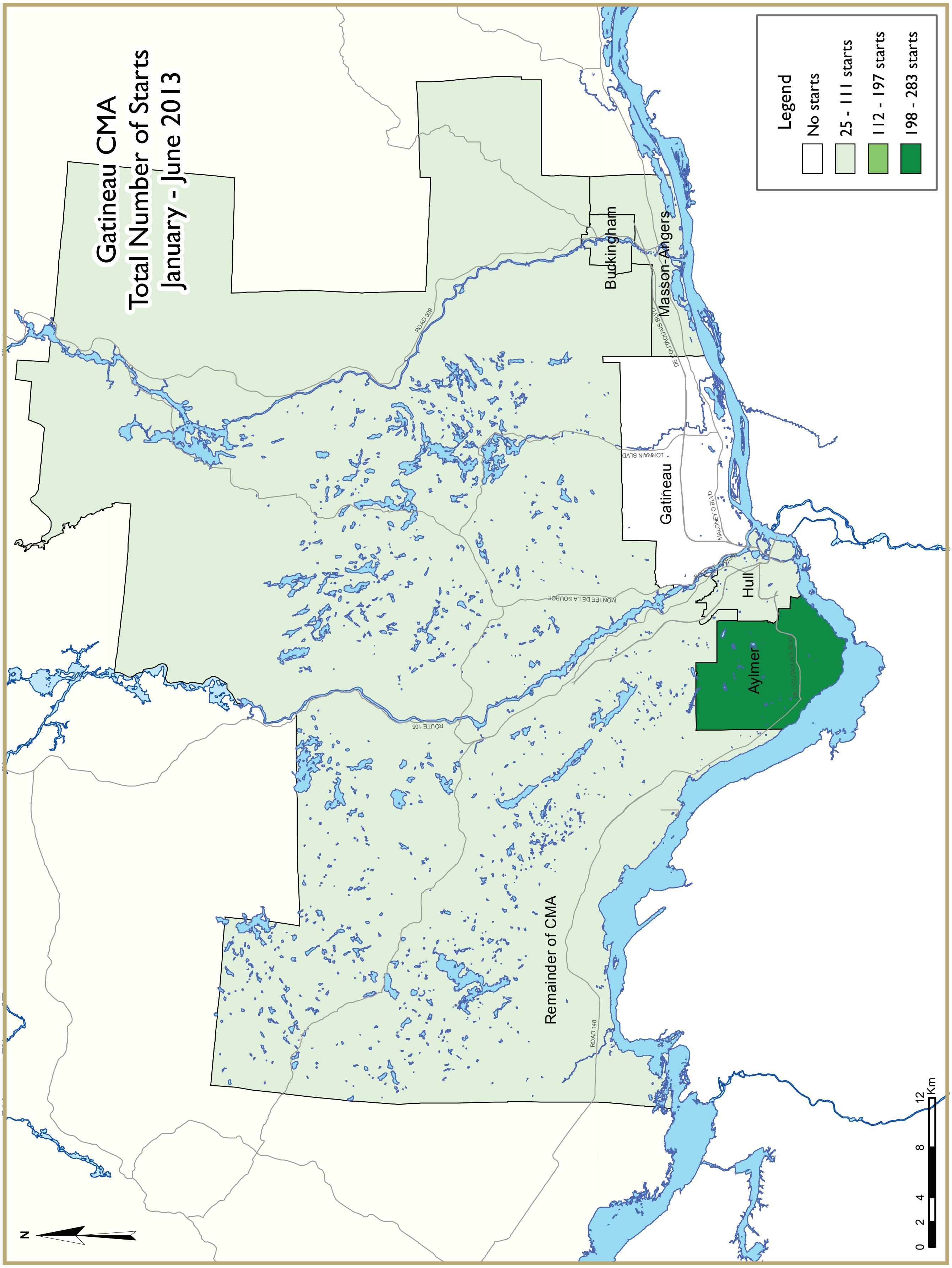
Source: QFREB by the Centris® system

Growth in prices easing on the resale market

The overall average Centris® price (single-family homes, condominiums and plexes) reached $242,591 in the second quarter of 2013, a stable level compared to the same period in 2012. From January to June, the growth in prices was relatively limited, at 1.6 per cent. In the case of condominiums, the average price recorded no growth in the first six months of the year.

Employment

In the first half of the year, the number of jobs in the Gatineau area hovered around 170,000, down from the same period in 2012. This decrease was mainly due to the employment situation in the public administration sector.


Gatineau CMA
Total Number of Starts
January - June 2013
Legend
No starts
25 - 111 starts
112 - 197 starts
198 - 283 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
LORRAIN BLVD
MALONEY O BLVD
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion) Second Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2013	152	84	74	0	10	159	4	105	588
Q2 2012	250	204	108	0	0	288	0	268	1,118
% Change	-39.2	-58.8	-31.5	n/a	n/a	-44.8	n/a	-60.8	-47.4
Year-to-date 2013	194	104	82	0	19	171	4	125	699
Year-to-date 2012	334	260	152	0	0	340	0	405	1,491
% Change	-41.9	-60.0	-46.1	n/a	n/a	-49.7	n/a	-69.1	-53.1
UNDER CONSTRUCTION									
Q2 2013	188	66	102	0	30	419	4	343	1,152
Q2 2012	263	160	121	0	0	405	0	399	1,348
% Change	-28.5	-58.8	-15.7	n/a	n/a	3.5	n/a	-14.0	-14.5
COMPLETIONS									
Q2 2013	109	70	27	0	20	44	0	113	383
Q2 2012	157	138	113	0	4	176	0	73	791
% Change	-30.6	-49.3	-76.1	n/a	**	-75.0	n/a	54.8	-51.6
Year-to-date 2013	229	122	77	0	20	142	4	133	727
Year-to-date 2012	303	212	174	0	4	242	0	85	1,150
% Change	-24.4	-42.5	-55.7	n/a	**	-41.3	n/a	56.5	-36.8
COMPLETED & NOT ABSORBED									
Q2 2013	61	102	44	0	13	187	n/a	n/a	407
Q2 2012	86	97	114	0	0	136	n/a	n/a	433
% Change	-29.1	5.2	-61.4	n/a	n/a	37.5	n/a	n/a	-6.0
ABSORBED									
Q2 2013	105	85	61	0	7	75	n/a	n/a	333
Q2 2012	150	126	73	0	4	181	n/a	n/a	534
% Change	-30.0	-32.5	-16.4	n/a	75.0	-58.6	n/a	n/a	-37.6
Year-to-date 2013	234	144	99	0	10	154	n/a	n/a	641
Year-to-date 2012	304	181	129	0	4	242	n/a	n/a	860
% Change	-23.0	-20.4	-23.3	n/a	150.0	-36.4	n/a	n/a	-25.5

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q2 2013	69	60	70	0	10	159	4	103	475
Q2 2012	118	202	104	0	0	288	0	268	980
Aylmer									
Q2 2013	21	10	62	0	0	111	0	49	253
Q2 2012	68	32	38	0	0	80	0	104	322
Hull									
Q2 2013	10	6	0	0	10	24	4	38	92
Q2 2012	6	6	8	0	0	190	0	12	222
Gatineau									
Q2 2013	25	34	8	0	0	0	0	12	79
Q2 2012	27	106	52	0	0	0	0	85	270
Buckingham									
Q2 2013	2	10	0	0	0	24	0	0	36
Q2 2012	8	42	6	0	0	18	0	67	141
Masson-Angers									
Q2 2013	11	0	0	0	0	0	0	4	15
Q2 2012	9	16	0	0	0	0	0	0	25
Rest of the CMA (Quebec portion)									
Q2 2013	83	24	4	0	0	0	0	2	113
Q2 2012	132	2	4	0	0	0	0	0	138
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2013	152	84	74	0	10	159	4	105	588
Q2 2012	250	204	108	0	0	288	0	268	1,118

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 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									
City of Gatineau									
Q2 2013	78	52	98	0	30	419	4	340	1,021
Q2 2012	123	158	113	0	0	405	0	399	1,198
Aylmer									
Q2 2013	32	24	88	0	20	179	0	49	392
Q2 2012	62	32	35	0	0	125	0	167	421
Hull									
Q2 2013	10	2	2	0	10	216	4	152	396
Q2 2012	10	4	12	0	0	204	0	16	246
Gatineau									
Q2 2013	25	22	8	0	0	0	0	72	127
Q2 2012	38	90	60	0	0	58	0	142	388
Buckingham									
Q2 2013	2	4	0	0	0	24	0	63	93
Q2 2012	8	20	6	0	0	18	0	74	126
Masson-Angers									
Q2 2013	9	0	0	0	0	0	0	4	13
Q2 2012	5	12	0	0	0	0	0	0	17
Rest of the CMA (Quebec portion)									
Q2 2013	110	14	4	0	0	0	0	3	131
Q2 2012	140	2	8	0	0	0	0	0	150
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2013	188	66	102	0	30	419	4	343	1,152
Q2 2012	263	160	121	0	0	405	0	399	1,348

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q2 2013	48	60	25	0	20	44	0	112	309
Q2 2012	90	138	103	0	4	176	0	70	711
Aylmer									
Q2 2013	26	20	21	0	8	36	0	7	118
Q2 2012	40	26	68	0	0	150	0	13	297
Hull									
Q2 2013	2	10	4	0	4	8	0	86	114
Q2 2012	13	14	17	0	0	14	0	15	73
Gatineau									
Q2 2013	11	14	0	0	8	0	0	16	49
Q2 2012	25	58	18	0	4	12	0	42	289
Buckingham									
Q2 2013	0	8	0	0	0	0	0	0	8
Q2 2012	0	26	0	0	0	0	0	0	26
Masson-Angers									
Q2 2013	9	8	0	0	0	0	0	3	20
Q2 2012	12	14	0	0	0	0	0	0	26
Rest of the CMA (Quebec portion)									
Q2 2013	61	10	2	0	0	0	0	1	74
Q2 2012	67	0	10	0	0	0	0	3	80
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2013	109	70	27	0	20	44	0	113	383
Q2 2012	157	138	113	0	4	176	0	73	791

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 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									
City of Gatineau									
Q2 2013	59	100	44	0	13	187	n/a	n/a	403
Q2 2012	84	97	114	0	0	136	n/a	n/a	431
Aylmer									
Q2 2013	29	37	29	0	4	141	n/a	n/a	240
Q2 2012	40	28	81	0	0	108	n/a	n/a	257
Hull									
Q2 2013	2	16	13	0	2	25	n/a	n/a	58
Q2 2012	11	16	17	0	0	15	n/a	n/a	59
Gatineau									
Q2 2013	19	19	2	0	7	20	n/a	n/a	67
Q2 2012	26	44	11	0	0	13	n/a	n/a	94
Buckingham									
Q2 2013	2	20	0	0	0	1	n/a	n/a	23
Q2 2012	0	6	0	0	0	0	n/a	n/a	6
Masson-Angers									
Q2 2013	7	8	0	0	0	0	n/a	n/a	15
Q2 2012	7	3	5	0	0	0	n/a	n/a	15
Rest of the CMA (Quebec portion)									
Q2 2013	2	2	0	0	0	0	n/a	n/a	4
Q2 2012	2	0	0	0	0	0	n/a	n/a	2
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2013	61	102	44	0	13	187	n/a	n/a	407
Q2 2012	86	97	114	0	0	136	n/a	n/a	433

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q2 2013	44	77	59	0	7	75	n/a	n/a	262
Q2 2012	80	121	63	0	4	181	n/a	n/a	449
Aylmer									
Q2 2013	24	26	39	0	4	42	n/a	n/a	135
Q2 2012	30	19	45	0	0	146	n/a	n/a	240
Hull									
Q2 2013	4	8	10	0	2	17	n/a	n/a	41
Q2 2012	17	3	11	0	0	26	n/a	n/a	57
Gatineau									
Q2 2013	9	28	10	0	1	13	n/a	n/a	61
Q2 2012	23	61	7	0	4	9	n/a	n/a	104
Buckingham									
Q2 2013	0	5	0	0	0	3	n/a	n/a	8
Q2 2012	0	21	0	0	0	0	n/a	n/a	21
Masson-Angers									
Q2 2013	7	10	0	0	0	0	n/a	n/a	17
Q2 2012	10	17	0	0	0	0	n/a	n/a	27
Rest of the CMA (Quebec portion)									
Q2 2013	61	8	2	0	0	0	n/a	n/a	71
Q2 2012	70	5	10	0	0	0	n/a	n/a	85
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2013	105	85	61	0	7	75	n/a	n/a	333
Q2 2012	150	126	73	0	4	181	n/a	n/a	534

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

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
City of Gatineau	69	118	60	202	84	50	262	610	475	980	-51.5
Aylmer	21	68	10	32	62	38	160	184	253	322	-21.4
Hull	10	6	6	6	14	8	62	202	92	222	-58.6
Gatineau	25	27	34	106	8	4	12	133	79	270	-70.7
Buckingham	2	8	10	42	0	0	24	91	36	141	-74.5
Masson-Angers	11	9	0	16	0	0	4	0	15	25	-40.0
Rest of the CMA (Quebec portion)	83	132	24	2	0	0	6	4	113	138	-18.1
Ottawa-Gatineau CMA (Quebec portion)	152	250	84	204	84	50	268	614	588	1,118	-47.4

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
City of Gatineau	83	168	80	258	97	58	298	825	558	1309	-57.4
Aylmer	23	91	20	42	66	42	174	250	283	425	-33.4
Hull	12	14	10	10	18	12	62	202	102	238	-57.1
Gatineau	30	37	34	146	13	4	31	278	108	465	-76.8
Buckingham	2	8	14	42	0	0	24	95	40	145	-72.4
Masson-Angers	16	18	2	18	0	0	7	0	25	36	-30.6
Rest of the CMA (Quebec portion)	111	166	24	2	0	0	6	14	141	182	-22.5
Ottawa-Gatineau CMA (Quebec portion)	194	334	104	260	97	58	304	839	699	1,491	-53.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
City of Gatineau	80	50	4	0	159	342	103	268
Aylmer	62	38	0	0	111	80	49	104
Hull	10	8	4	0	24	190	38	12
Gatineau	8	4	0	0	0	48	12	85
Buckingham	0	0	0	0	24	24	0	67
Masson-Angers	0	0	0	0	0	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	4	4	2	0
Ottawa-Gatineau CMA (Quebec portion)	80	50	4	0	163	346	105	268

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
City of Gatineau	93	58	4	0	175	420	123	405
Aylmer	66	42	0	0	125	80	49	170
Hull	14	12	4	0	24	190	38	12
Gatineau	13	4	0	0	2	126	29	152
Buckingham	0	0	0	0	24	24	0	71
Masson-Angers	0	0	0	0	0	0	7	0
Rest of the CMA (Quebec portion)	0	0	0	0	4	14	2	0
Ottawa-Gatineau CMA (Quebec portion)	93	58	4	0	179	434	125	405

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
City of Gatineau	199	424	169	288	107	268	475	980
Aylmer	93	138	111	80	49	104	253	322
Hull	16	20	34	190	42	12	92	222
Gatineau	67	185	0	0	12	85	79	270
Buckingham	12	56	24	18	0	67	36	141
Masson-Angers	11	25	0	0	4	0	15	25
Rest of the CMA (Quebec portion)	111	138	0	0	2	0	113	138
Ottawa-Gatineau CMA (Quebec portion)	310	562	169	288	109	268	588	1,118

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
City of Gatineau	241	564	190	340	127	405	558	1,309
Aylmer	111	175	123	80	49	170	283	425
Hull	22	36	38	190	42	12	102	238
Gatineau	74	261	5	52	29	152	108	465
Buckingham	16	56	24	18	0	71	40	145
Masson-Angers	18	36	0	0	7	0	25	36
Rest of the CMA (Quebec portion)	139	182	0	0	2	0	141	182
Ottawa-Gatineau CMA (Quebec portion)	380	746	190	340	129	405	699	1,491

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
City of Gatineau	48	90	60	138	43	89	158	394	309	711	-56.5
Aylmer	26	40	20	26	27	68	45	163	118	297	-60.3
Hull	2	13	10	14	8	17	94	29	114	73	56.2
Gatineau	11	25	14	58	8	4	16	202	49	289	-83.0
Buckingham	0	0	8	26	0	0	0	0	8	26	-69.2
Masson-Angers	9	12	8	14	0	0	3	0	20	26	-23.1
Rest of the CMA (Quebec portion)	61	67	10	0	0	0	3	13	74	80	-7.5
Ottawa-Gatineau CMA (Quebec portion)	109	157	70	138	43	89	161	407	383	791	-51.6

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
City of Gatineau	90	152	106	204	77	146	293	472	566	974	-41.9
Aylmer	41	63	30	32	47	117	75	187	193	399	-51.6
Hull	3	17	14	18	22	25	147	62	186	122	52.5
Gatineau	30	53	36	112	8	4	56	223	130	392	-66.8
Buckingham	1	1	16	26	0	0	6	0	23	27	-14.8
Masson-Angers	15	18	10	16	0	0	9	0	34	34	0.0
Rest of the CMA (Quebec portion)	139	151	16	8	0	0	6	17	161	176	-8.5
Ottawa-Gatineau CMA (Quebec portion)	229	303	122	212	77	146	299	489	727	1,150	-36.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
City of Gatineau	43	89	0	0	46	194	112	70
Aylmer	27	68	0	0	38	150	7	13
Hull	8	17	0	0	8	14	86	15
Gatineau	8	4	0	0	0	30	16	42
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	3	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	10	1	3
Ottawa-Gatineau CMA (Quebec portion)	43	89	0	0	48	204	113	73

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
City of Gatineau	73	146	4	0	162	260	131	82
Aylmer	43	117	4	0	62	174	13	13
Hull	22	25	0	0	58	42	89	20
Gatineau	8	4	0	0	36	44	20	49
Buckingham	0	0	0	0	6	0	0	0
Masson-Angers	0	0	0	0	0	0	9	0
Rest of the CMA (Quebec portion)	0	0	0	0	4	14	2	3
Ottawa-Gatineau CMA (Quebec portion)	73	146	4	0	166	274	133	85

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
City of Gatineau	133	331	64	180	112	70	309	711
Aylmer	67	134	44	150	7	13	118	297
Hull	16	44	12	14	86	15	114	73
Gatineau	25	101	8	16	16	42	49	289
Buckingham	8	26	0	0	0	0	8	26
Masson-Angers	17	26	0	0	3	0	20	26
Rest of the CMA (Quebec portion)	73	77	0	0	1	3	74	80
Ottawa-Gatineau CMA (Quebec portion)	206	408	64	180	113	73	383	791

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
City of Gatineau	269	516	162	246	135	82	566	974
Aylmer	108	212	68	174	17	13	193	399
Hull	35	60	62	42	89	20	186	122
Gatineau	84	183	26	30	20	49	130	392
Buckingham	17	27	6	0	0	0	23	27
Masson-Angers	25	34	0	0	9	0	34	34
Rest of the CMA (Quebec portion)	159	173	0	0	2	3	161	176
Ottawa-Gatineau CMA (Quebec portion)	428	689	162	246	137	85	727	1,150

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2013													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $174,999		$175,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q2 2013	0	0.0	0	0.0	0	0.0	1	2.3	43	97.7	44	386,201	388,154
Q2 2012	0	0.0	0	0.0	0	0.0	6	7.8	71	92.2	77	399,821	397,099
Year-to-date 2013	0	0.0	0	0.0	0	0.0	7	7.4	88	92.6	95	400,000	448,301
Year-to-date 2012	0	0.0	0	0.0	0	0.0	16	11.0	130	89.0	146	373,755	378,276
Aylmer													
Q2 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 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	--	--
Hull													
Q2 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 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	--	--
Gatineau													
Q2 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 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	--	--
Buckingham													
Q2 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 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	--	--
Masson-Angers													
Q2 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 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	--	--
Rest of the CMA (Quebec portion)													
Q2 2013	0	0.0	0	0.0	0	0.0	6	10.0	54	90.0	60	307,500	346,064
Q2 2012	0	0.0	0	0.0	0	0.0	5	7.9	58	92.1	63	315,000	355,657
Year-to-date 2013	0	0.0	0	0.0	2	1.5	15	11.1	118	87.4	135	325,000	337,985
Year-to-date 2012	2	1.6	3	2.4	3	2.4	20	16.1	96	77.4	124	292,288	321,422
Ottawa-Gatineau CMA (Quebec portion)													
Q2 2013	0	0.0	0	0.0	0	0.0	7	6.7	97	93.3	104	350,000	363,872
Q2 2012	0	0.0	0	0.0	0	0.0	11	7.9	129	92.1	140	358,010	378,450
Year-to-date 2013	0	0.0	0	0.0	2	0.9	22	9.6	206	89.6	230	350,000	383,551
Year-to-date 2012	2	0.7	3	1.1	3	1.1	36	13.3	226	83.7	270	331,930	352,165

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2013						
Submarket	Q2 2013	Q2 2012	% Change	YTD 2013	YTD 2012	% Change
City of Gatineau	388,154	397,099	-2.3	448,301	378,276	18.5
Aylmer	435,337	405,005	7.5	537,968	412,289	30.5
Hull	--	486,087	n/a	--	481,360	n/a
Gatineau	--	384,511	n/a	399,569	367,188	8.8
Buckingham	--	--	n/a	--	--	n/a
Masson-Angers	--	247,274	n/a	262,820	251,087	4.7
Rest of the CMA (Quebec portion)	346,064	355,657	-2.7	337,985	321,422	5.2
Ottawa-Gatineau CMA (Quebec portion)	363,872	378,450	-3.9	383,551	352,165	8.9

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau							
	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2013	1,049	1,877	2,296	253,993	6.6	247,837	8.4
Q2 2012	1,097	1,821	1,950	251,008	5.3	242,892	6.4
% Change	-4.4	3.1	17.7	1.2	n/a	2.0	n/a
YTD 2013	1,657	3,605	2,168	250,432	7.8	n/a	n/a
YTD 2012	1,857	3,544	1,847	246,091	6.0	n/a	n/a
% Change	-10.8	1.7	17.4	1.8	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2013	141	347	525	176,365	11.2	174,632	10.8
Q2 2012	161	315	349	175,094	6.5	171,998	6.1
% Change	-12.4	10.2	50.4	0.7	n/a	1.5	n/a
YTD 2013	246	687	469	175,144	11.4	n/a	n/a
YTD 2012	298	624	324	174,713	6.5	n/a	n/a
% Change	-17.4	10.1	45.0	0.2	n/a	n/a	n/a
PLEX*							
Q2 2013	68	172	193	281,150	8.5	289,635	8.1
Q2 2012	98	147	161	275,467	4.9	274,925	6.1
% Change	-30.6	17.0	19.9	2.1	n/a	5.4	n/a
YTD 2013	130	316	179	284,655	8.2	n/a	n/a
YTD 2012	164	304	155	277,825	5.7	n/a	n/a
% Change	-20.7	3.9	15.2	2.5	n/a	n/a	n/a
TOTAL							
Q2 2013	1,259	2,399	3,020	242,591	7.2	239,937	8.7
Q2 2012	1,357	2,286	2,466	242,892	5.5	235,794	6.4
% Change	-7.2	4.9	22.5	-0.1	n/a	1.8	n/a
YTD 2013	2,035	4,612	2,821	242,615	8.3	n/a	n/a
YTD 2012	2,320	4,480	2,332	238,915	6.0	n/a	n/a
% Change	-12.3	2.9	21.0	1.5	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Second Quarter 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	119.7	175.3	6.4	71.9	901
	February	595	3.20	5.24	114.4	120.4	175.2	5.9	71.4	908
	March	595	3.20	5.24	115.0	120.8	175.0	5.4	70.9	911
	April	607	3.20	5.44	115.0	121.3	174.7	5.6	70.8	912
	May	601	3.20	5.34	115.4	121.1	174.0	5.9	70.7	906
	June	595	3.20	5.24	115.9	120.6	173.8	6.2	70.8	914
	July	595	3.10	5.24	116.1	120.5	173.4	6.1	70.4	916
	August	595	3.10	5.24	116.2	120.9	172.6	6.0	69.9	921
	September	595	3.10	5.24	116.2	120.9	171.4	6.1	69.5	923
	October	595	3.10	5.24	116.4	121.3	171.4	6.1	69.4	926
	November	595	3.10	5.24	116.8	121.1	171.9	6.4	69.7	928
	December	595	3.00	5.24	116.8	120.5	171.6	6.6	69.7	919
2013	January	595	3.00	5.24	116.6	120.4	171	6.8	69.7	911
	February	595	3.00	5.24	116.4	122.1	171.1	6.9	69.6	904
	March	590	3.00	5.14	116.5	121.8	171.8	6.7	69.7	904
	April	590	3.00	5.14	116.6	121.8	172.5	6.4	69.7	908
	May	590	3.00	5.14	116.3	121.9	171.1	5.9	68.7	913
	June	590	3.14	5.14		121.8	169.8	5.8	68.0	913
	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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