HOUSING NOW

Ottawa[1]

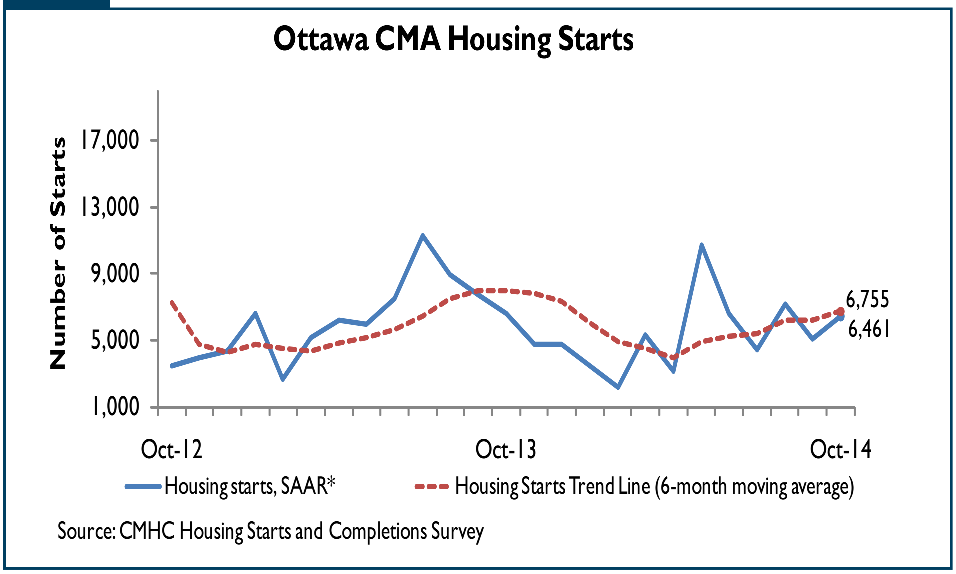
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2014

Highlights

- Seasonally adjusted housing starts rose across all dwelling types.
- Apartment starts edged highest due to a rise in rental units.
- Higher employment supported housing demand.

Figure 1



* SAAR[2]: Seasonally Adjusted Annual Rate.

[1] Ontario part of Ottawa-Gatineau CMA

[2] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in Ottawa Census Metropolitan Area (CMA) were trending up at 6,755 units in October compared to 6,205 units in September. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

October's new home construction numbers trended up from the previous month as starts rose across all dwelling types. The most significant increase this month came from apartment starts among which 147 rental units boosted activity in this dwelling type. Condo apartment starts remained muted as a high number of completed apartments have yet to be absorbed.

This month, the city core captured the lion's share of construction activity due to the concentration of apartment starts in this area. The bulk of the remaining activity was almost evenly split between the submarkets of Gloucester Outside The Greenbelt (OTG), Nepean (OTG) and Kanata, with a 19 per cent, 18 per cent and 17 per cent share respectively for each. Activity in Gloucester (OTG) and Nepean (OTG) was driven mostly by row home construction, while Kanata`s construction was driven by single-detached starts. Year-to-date Nepean (OTG) is still in the lead with 21 per cent of total market activity.

Existing home market sales moderated slightly in October both in seasonally adjusted terms compared to the previous month, as well as in year-over-year terms. Freehold[3] sales remained flat from the previous month, but condominium[4] sales fell back moderating total activity. Condominium sales have scaled back eight per cent year-to-date to the end of October relative to the same period in 2013. However, recent months have seen flattening rates of decline.

While condominium listings declined slightly in October, sales weakened at a stronger rate pressuring the sales-to-new-listings (SNL) ratio down. The SNL ratio in the condo segment averaged a fairly week 0.38 to the end of October. In contrast, the freehold segment was pointing to warmer market conditions with a SNL ratio at 0.45.

The resale market remains in balance in Ottawa and the average price inched up 1.3 per cent year-to-date to October versus the same period in the previous year.

Jobs supported housing demand. This month employment rose due to an increase in part-time employment, while full-time employment retreated. Year-to-date to October employment remains almost flat relative to the same previous year but the trend is upward.

	MLS® Sales						MLS® Prices ($)					
	October			January to October			October			January to October		
UNIT TYPE	2014	2013	% Chg.	2014	2013	% Chg.	2014	2013	% Chg.	2014	2013	% Chg.
SINGLE- DETACHED	**643**	**614**	**4.7**	**7,032**	**6,911**	**1.8**	**385,256**	**403,565**	**-4.5**	**406,330**	**403,153**	**0.8**
Bungalow	*226*	*212*	6.6	*2,177*	*2,069*	5.2	*332,858*	*370,893*	-10.3	*356,866*	*355,200*	0.5
Two-Storey	*282*	*284*	-0.7	*3,447*	*3,463*	-0.5	*458,788*	*453,733*	1.1	*461,539*	*452,588*	2.0
Other Single-Detached	*135*	*118*	14.4	*1,408*	*1,379*	2.1	*319,375*	*341,521*	-6.5	*347,651*	*350,955*	-0.9
ROW	**213**	**203**	**4.9**	**2,234**	**2,182**	**2.4**	**314,311**	**321,314**	**-2.2**	**322,641**	**319,402**	**1.0**
SEMI	**71**	**62**	**14.5**	**794**	**771**	**3.0**	**392,888**	**361,173**	**8.8**	**386,769**	**381,541**	**1.4**
CONDOMINIUM	**194**	**211**	**-8.1**	**2,351**	**2,556**	**-8.0**	**290,224**	**270,542**	**7.3**	**264,237**	**264,190**	**0.0**
Apartment	96	*118*	-18.6	*1,182*	*1,315*	-10.1	*349,290*	*296,722*	17.7	*292,846*	*290,766*	0.7
Row	63	66	-4.5	*818*	*904*	-9.5	*227,794*	*224,981*	1.3	*230,677*	*232,249*	-0.7
Other Condominiums	35	27	29.6	*351*	*337*	4.2	*240,586*	*267,496*	-10.1	*246,107*	*246,168*	0.0
OTHERS	**15**	**14**	-	*127*	**112**	-	-	-	-	-	-	-
TOTAL	**1,136**	**1,104**	**2.9**	**12,538**	**12,532**	**0.0**	**357,887**	**363,240**	**-1.5**	**364,230**	**359,700**	**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, each unit separately titled)

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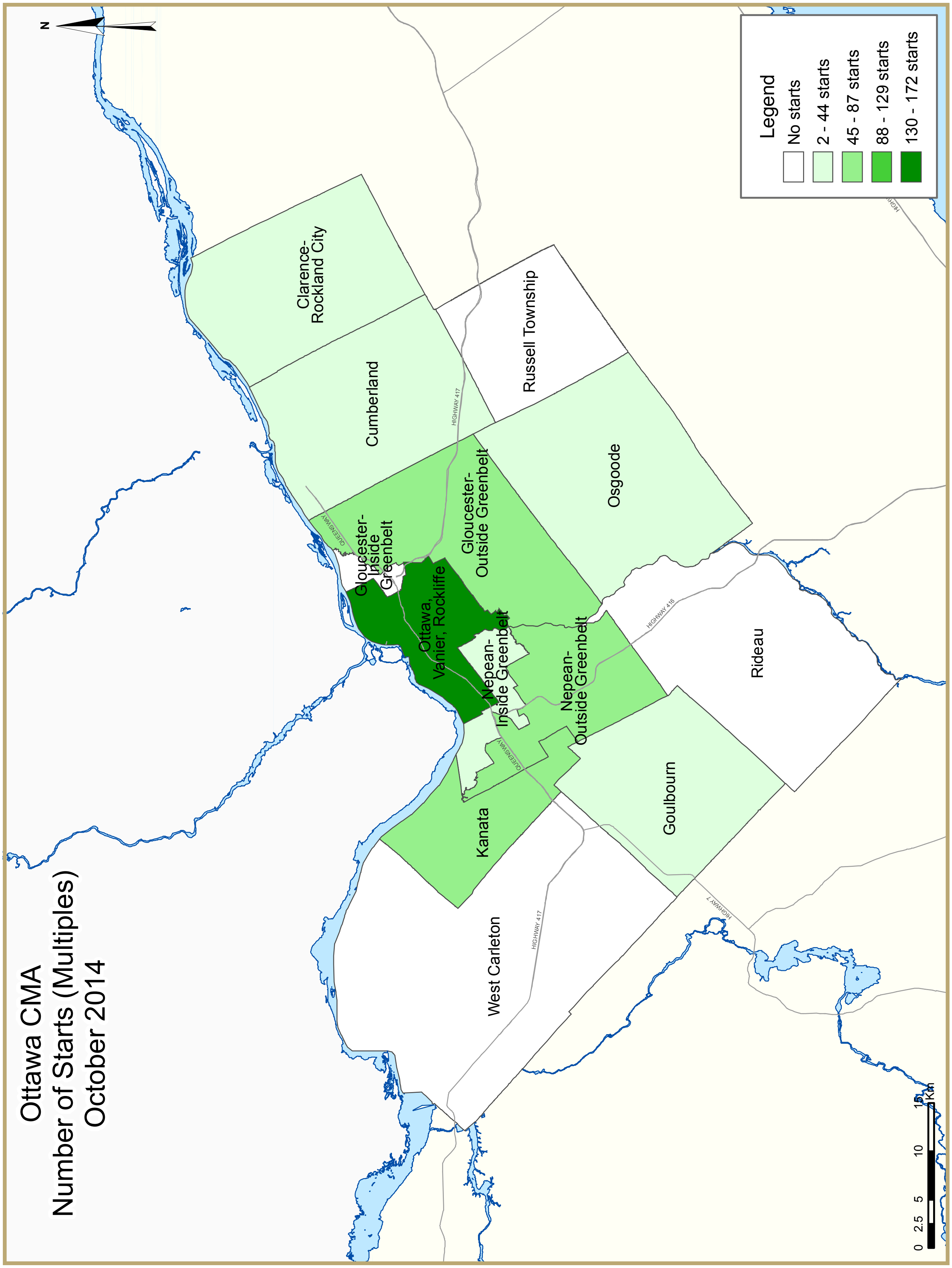
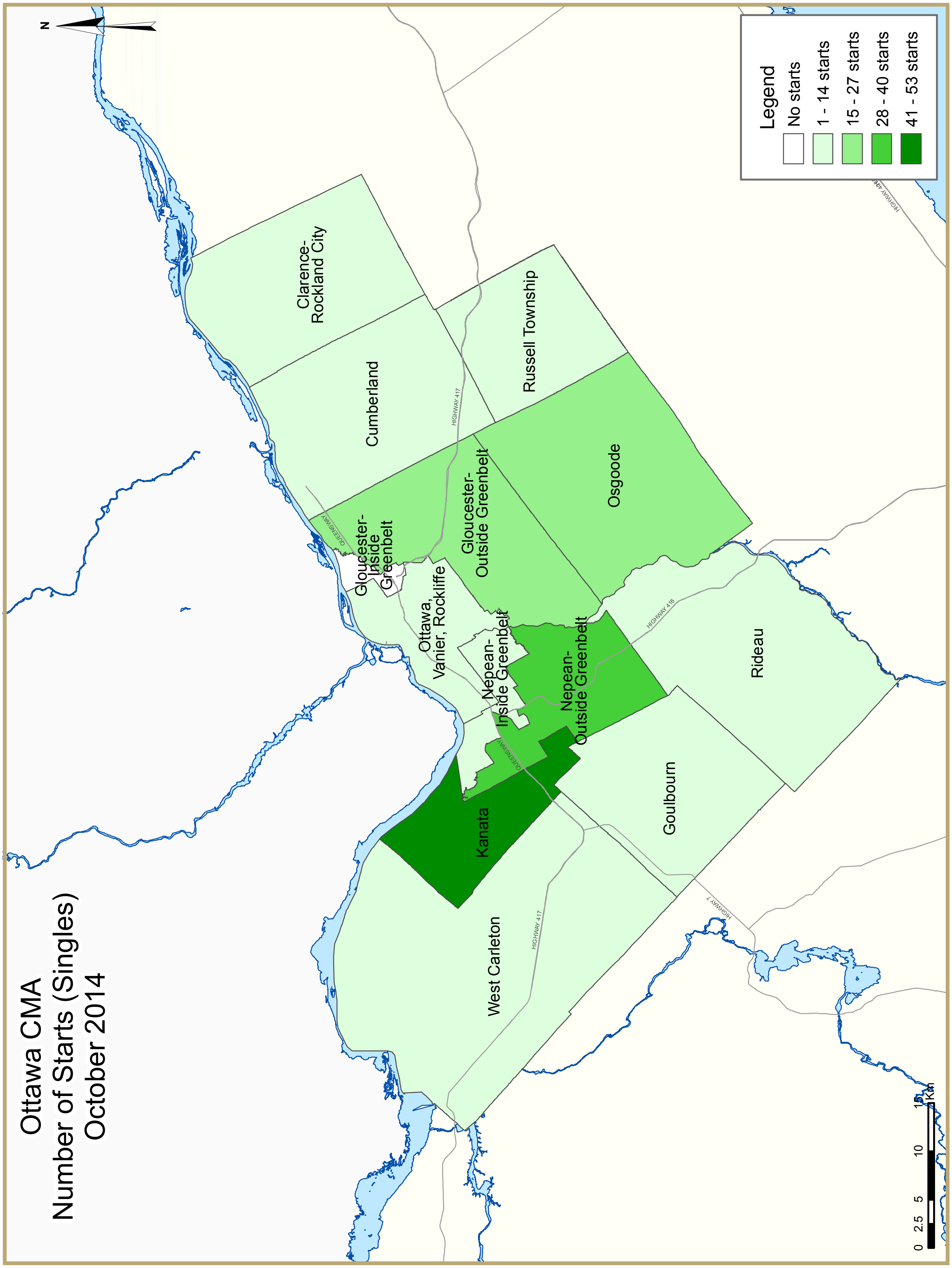
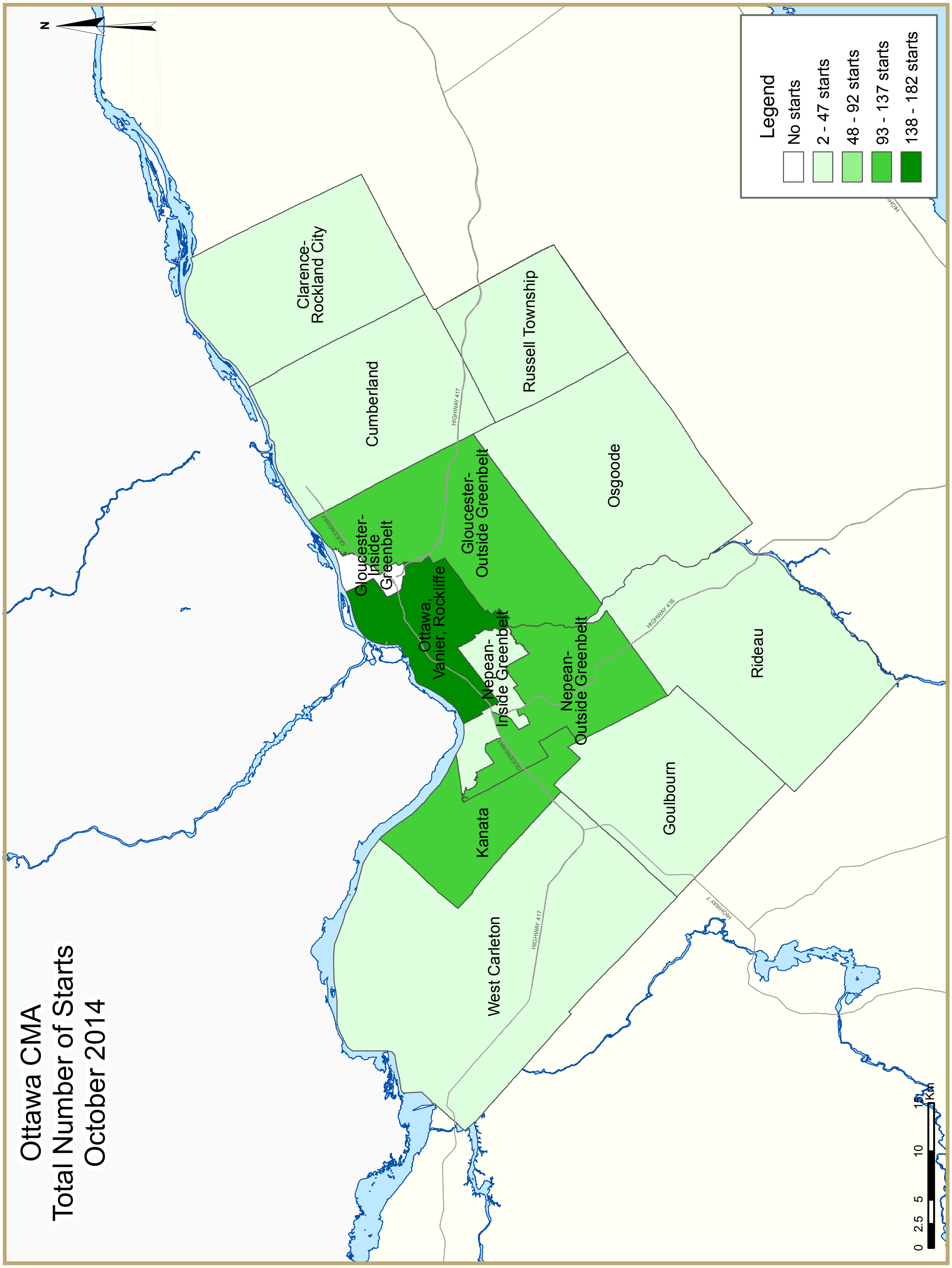
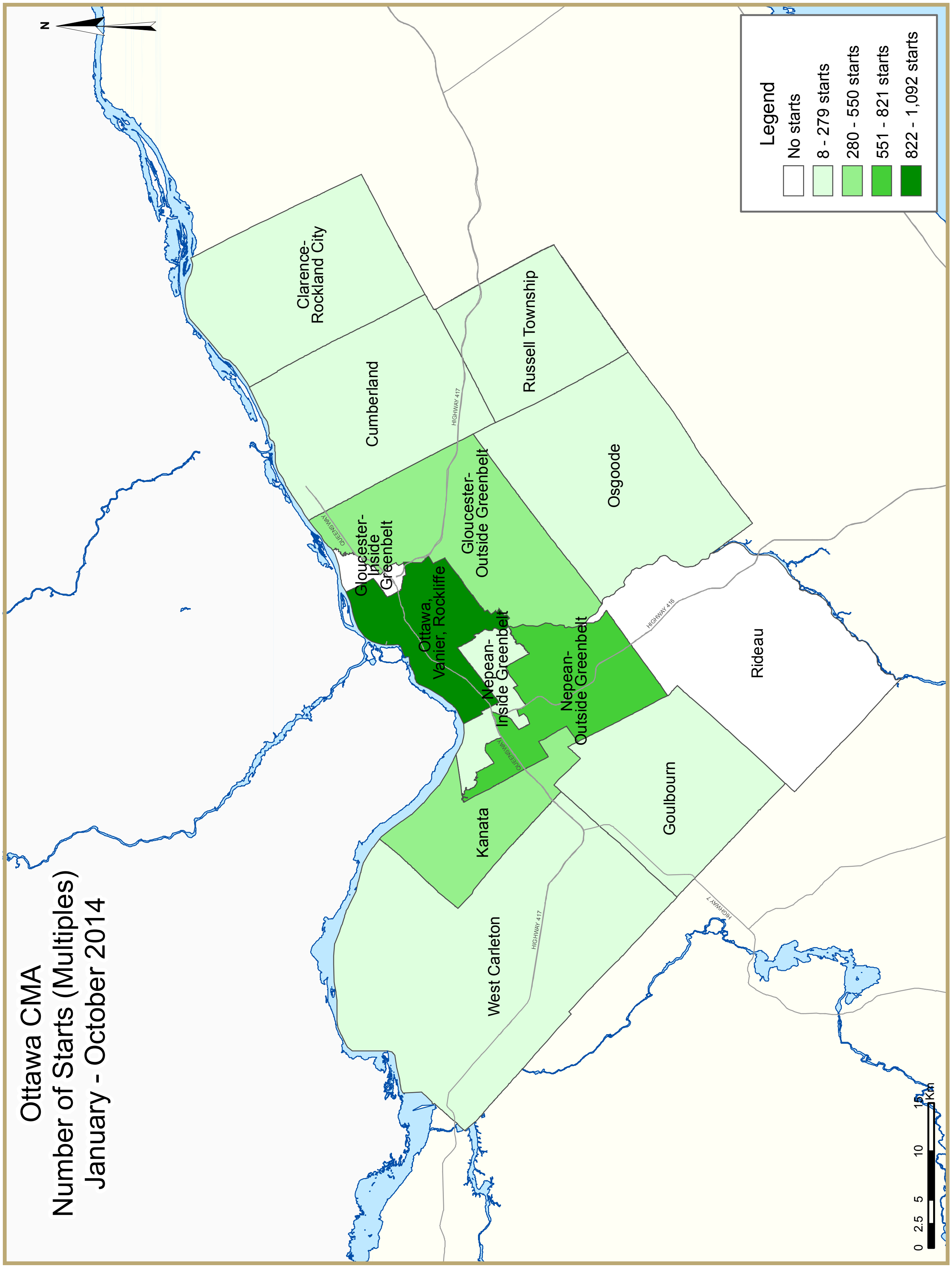
[3] The freehold segment of the resale market includes single-detached, semi-detached and row homes. Single-detached sales represent on average 70 per cent of total sales in the freehold segment, rows take up another 23 per cent, while semi-detached units have a small share at 7 per cent.

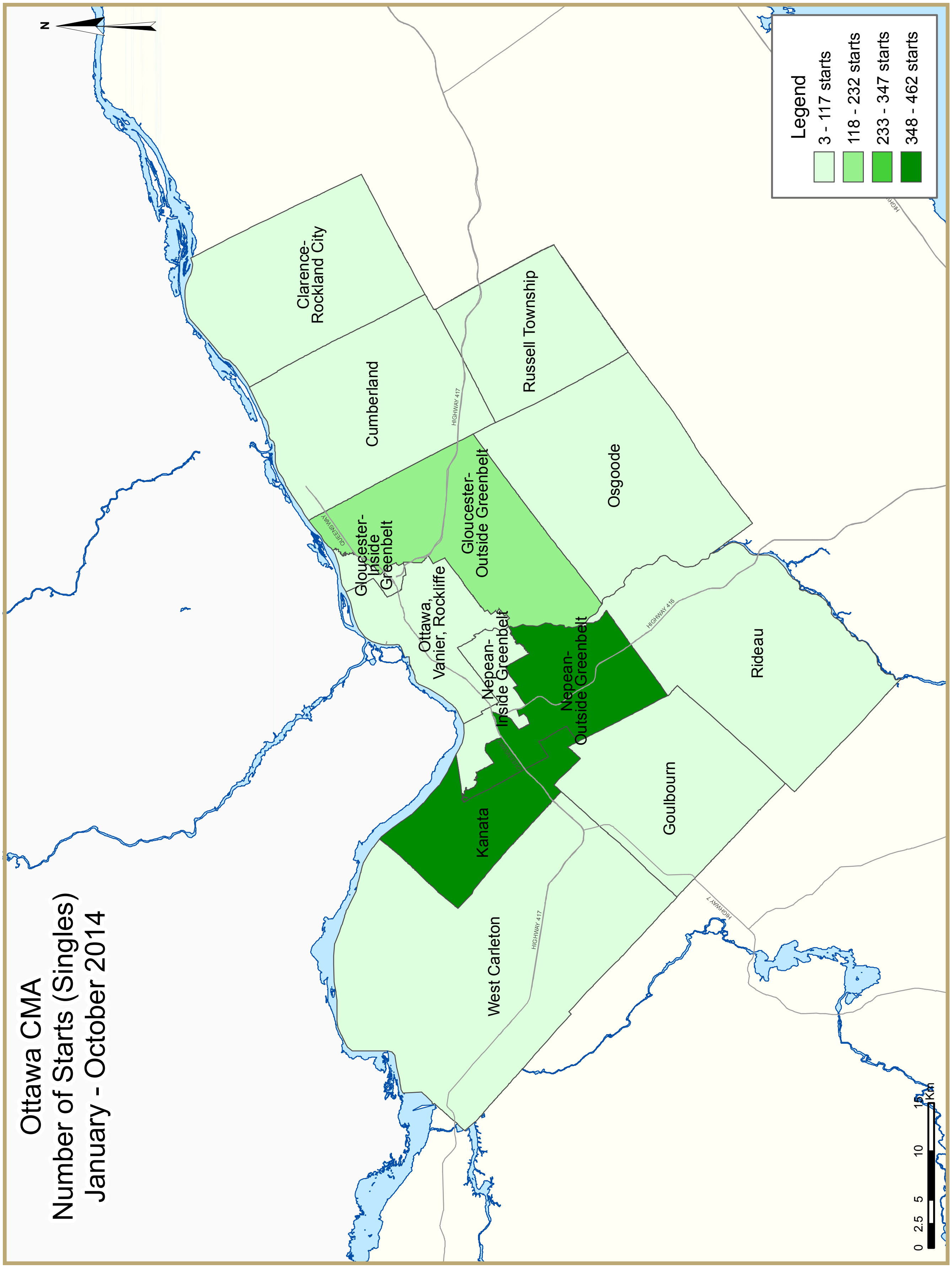
[4] The condominium segment of the market includes condo rows, condo apartments and stacked condos. Condominium apartments on the resale market represent almost half of all condominium offerings, while condo rows make up one-third sales, the remaining share is held by stacked condo units.

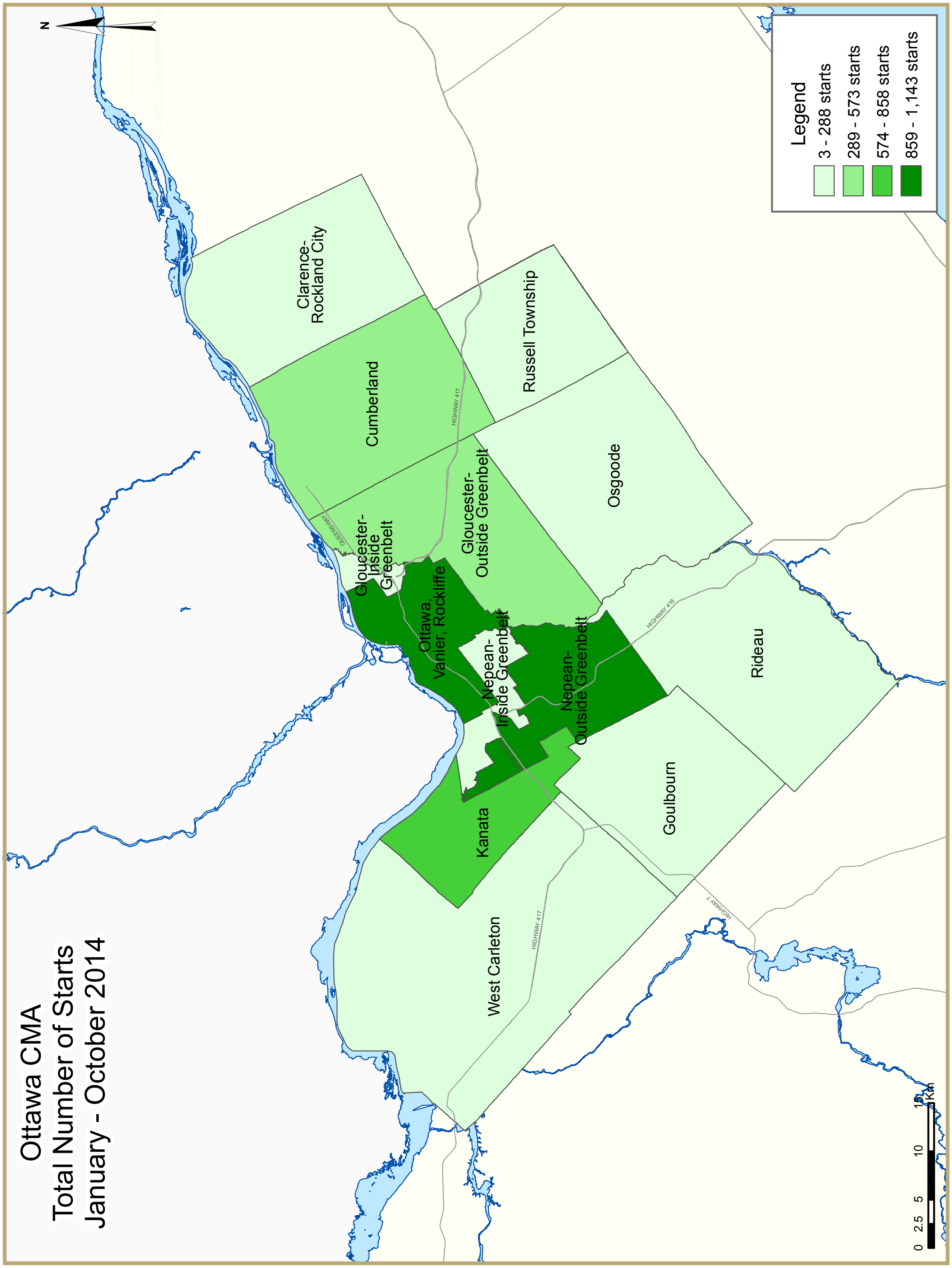

Ottawa CMA
Number of Starts (Multiples)
October 2014
Legend
No starts
2 - 44 starts
45 - 87 starts
88 - 129 starts
130 - 172 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
October 2014
Legend
No starts
1 - 14 starts
15 - 27 starts
28 - 40 starts
41 - 53 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
October 2014
Legend
No starts
2 - 47 starts
48 - 92 starts
93 - 137 starts
138 - 182 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - October 2014
Legend
No starts
8 - 279 starts
280 - 550 starts
551 - 821 starts
822 - 1,092 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - October 2014
Legend
3 - 117 starts
118 - 232 starts
233 - 347 starts
348 - 462 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - October 2014
N
Legend
3 - 288 starts
289 - 573 starts
574 - 858 starts
859 - 1,143 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 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

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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 Starts (SAAR and Trend) October 2014		
Ottawa CMA[1]	September 2014	October 2014
Trend[2]	6,205	6,755
SAAR	5,099	6,461
	October 2013	October 2014
Actual		
October - Single-Detached	184	170
October - Multiples	388	394
October - Total	572	564
January to October - Single-Detached	1,413	1,513
January to October - Multiples	4,275	3,004
January to October - Total	5,688	4,517

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
October 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2014	170	32	149	0	0	60	6	147	564
October 2013	184	58	126	0	3	190	0	11	572
% Change	-7.6	-44.8	18.3	n/a	-100.0	-68.4	n/a	**	-1.4
Year-to-date 2014	1,513	194	1,310	0	4	1,177	39	280	4,517
Year-to-date 2013	1,413	332	1,293	0	8	2,184	4	454	5,688
% Change	7.1	-41.6	1.3	n/a	-50.0	-46.1	**	-38.3	-20.6
UNDER CONSTRUCTION									
October 2014	1,118	162	1,226	0	9	3,141	33	440	6,129
October 2013	1,087	272	1,163	0	8	3,638	7	786	6,961
% Change	2.9	-40.4	5.4	n/a	12.5	-13.7	**	-44.0	-12.0
COMPLETIONS									
October 2014	167	28	144	0	0	17	0	74	430
October 2013	111	30	111	0	0	272	0	4	528
% Change	50.5	-6.7	29.7	n/a	n/a	-93.8	n/a	**	-18.6
Year-to-date 2014	1,469	250	1,269	0	0	1,641	18	660	5,307
Year-to-date 2013	1,264	286	1,397	0	0	1,239	4	118	4,308
% Change	16.2	-12.6	-9.2	n/a	n/a	32.4	**	**	23.2
COMPLETED & NOT ABSORBED									
October 2014	72	33	81	0	0	254	n/a	n/a	440
October 2013	62	66	52	0	0	274	n/a	n/a	454
% Change	16.1	-50.0	55.8	n/a	n/a	-7.3	n/a	n/a	-3.1
ABSORBED									
October 2014	160	25	138	0	0	23	n/a	n/a	346
October 2013	114	20	127	0	0	219	n/a	n/a	480
% Change	40.4	25.0	8.7	n/a	n/a	-89.5	n/a	n/a	-27.9
Year-to-date 2014	1,488	285	1,235	0	0	1,649	n/a	n/a	4,657
Year-to-date 2013	1,289	261	1,440	0	0	1,214	n/a	n/a	4,204
% Change	15.4	9.2	-14.2	n/a	n/a	35.8	n/a	n/a	10.8

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

Table 1.2: Housing Activity Summary by Submarket October 2014									
	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									
October 2014	165	30	141	0	0	60	6	147	549
October 2013	156	42	110	0	3	190	0	11	512
Ottawa, Vanier, Rockcliffe									
October 2014	10	20	3	0	0	0	2	147	182
October 2013	8	16	19	0	0	98	0	11	152
Nepean inside greenbelt									
October 2014	1	0	0	0	0	0	2	0	3
October 2013	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2014	38	4	60	0	0	0	0	0	102
October 2013	47	10	27	0	3	32	0	0	119
Gloucester inside greenbelt									
October 2014	0	0	0	0	0	0	0	0	0
October 2013	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
October 2014	23	0	47	0	0	36	0	0	106
October 2013	12	2	3	0	0	0	0	0	17
Kanata									
October 2014	53	0	21	0	0	24	0	0	98
October 2013	42	6	21	0	0	0	0	0	69
Cumberland									
October 2014	12	2	10	0	0	0	0	0	24
October 2013	9	8	11	0	0	60	0	0	88
Goulbourn									
October 2014	5	2	0	0	0	0	2	0	9
October 2013	7	0	0	0	0	0	0	0	7
West Carleton									
October 2014	3	0	0	0	0	0	0	0	3
October 2013	12	0	29	0	0	0	0	0	41
Rideau									
October 2014	5	0	0	0	0	0	0	0	5
October 2013	4	0	0	0	0	0	0	0	4
Osgoode									
October 2014	15	2	0	0	0	0	0	0	17
October 2013	15	0	0	0	0	0	0	0	15
Clarence-Rockland City									
October 2014	3	2	8	0	0	0	0	0	13
October 2013	9	2	16	0	0	0	0	0	27
Russell Township									
October 2014	2	0	0	0	0	0	0	0	2
October 2013	19	14	0	0	0	0	0	0	33
Ottawa-Gatineau CMA (Ontario portion)									
October 2014	170	32	149	0	0	60	6	147	564
October 2013	184	58	126	0	3	190	0	11	572

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

Table 1.2: Housing Activity Summary by Submarket
October 2014

	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									
October 2014	1,052	150	1,218	0	9	3,110	33	440	6,012
October 2013	979	254	1,133	0	8	3,638	3	786	6,801
Ottawa, Vanier, Rockcliffe									
October 2014	53	72	28	0	9	2,662	26	206	3,056
October 2013	75	104	35	0	5	2,930	3	256	3,408
Nepean inside greenbelt									
October 2014	17	0	0	0	0	139	2	0	158
October 2013	12	4	0	0	0	0	0	0	16
Nepean outside greenbelt									
October 2014	275	36	470	0	0	105	0	25	911
October 2013	161	64	317	0	3	190	0	124	859
Gloucester inside greenbelt									
October 2014	2	0	0	0	0	0	0	0	2
October 2013	2	0	0	0	0	44	0	0	46
Gloucester outside greenbelt									
October 2014	104	18	186	0	0	96	0	0	404
October 2013	149	22	251	0	0	144	0	12	578
Kanata									
October 2014	376	0	247	0	0	24	1	201	849
October 2013	349	40	307	0	0	96	0	325	1,117
Cumberland									
October 2014	59	8	94	0	0	84	0	0	245
October 2013	63	18	127	0	0	220	0	41	469
Goulbourn									
October 2014	30	4	18	0	0	0	2	8	62
October 2013	59	0	23	0	0	14	0	28	124
West Carleton									
October 2014	27	4	175	0	0	0	2	0	208
October 2013	35	2	73	0	0	0	0	0	110
Rideau									
October 2014	29	0	0	0	0	0	0	0	29
October 2013	28	0	0	0	0	0	0	0	28
Osgoode									
October 2014	80	8	0	0	0	0	0	0	88
October 2013	46	0	0	0	0	0	0	0	46
Clarence-Rockland City									
October 2014	40	2	8	0	0	12	0	0	62
October 2013	74	2	30	0	0	0	0	0	106
Russell Township									
October 2014	26	10	0	0	0	19	0	0	55
October 2013	34	16	0	0	0	0	4	0	54
Ottawa-Gatineau CMA (Ontario portion)									
October 2014	1,118	162	1,226	0	9	3,141	33	440	6,129
October 2013	1,087	272	1,163	0	8	3,638	7	786	6,961

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

Table 1.2: Housing Activity Summary by Submarket October 2014									
	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									
October 2014	145	28	137	0	0	17	0	74	401
October 2013	91	30	106	0	0	272	0	4	503
Ottawa, Vanier, Rockcliffe									
October 2014	11	14	5	0	0	0	0	74	104
October 2013	12	18	0	0	0	227	0	4	261
Nepean inside greenbelt									
October 2014	0	0	0	0	0	0	0	0	0
October 2013	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
October 2014	65	0	55	0	0	0	0	0	120
October 2013	11	0	22	0	0	12	0	0	45
Gloucester inside greenbelt									
October 2014	2	0	0	0	0	0	0	0	2
October 2013	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
October 2014	13	12	21	0	0	17	0	0	63
October 2013	6	8	7	0	0	17	0	0	38
Kanata									
October 2014	16	0	10	0	0	0	0	0	26
October 2013	27	4	29	0	0	0	0	0	60
Cumberland									
October 2014	22	0	33	0	0	0	0	0	55
October 2013	5	0	29	0	0	16	0	0	50
Goulbourn									
October 2014	8	0	13	0	0	0	0	0	21
October 2013	16	0	0	0	0	0	0	0	16
West Carleton									
October 2014	2	2	0	0	0	0	0	0	4
October 2013	2	0	19	0	0	0	0	0	21
Rideau									
October 2014	2	0	0	0	0	0	0	0	2
October 2013	5	0	0	0	0	0	0	0	5
Osgoode									
October 2014	4	0	0	0	0	0	0	0	4
October 2013	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
October 2014	15	0	7	0	0	0	0	0	22
October 2013	7	0	5	0	0	0	0	0	12
Russell Township									
October 2014	7	0	0	0	0	0	0	0	7
October 2013	13	0	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
October 2014	167	28	144	0	0	17	0	74	430
October 2013	111	30	111	0	0	272	0	4	528

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

Table 1.2: Housing Activity Summary by Submarket October 2014									
	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									
October 2014	66	32	80	0	0	254	n/a	n/a	432
October 2013	57	66	52	0	0	269	n/a	n/a	444
Ottawa, Vanier, Rockcliffe									
October 2014	4	22	3	0	0	108	n/a	n/a	137
October 2013	19	51	7	0	0	179	n/a	n/a	256
Nepean inside greenbelt									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	1	0	3	0	0	0	n/a	n/a	4
Nepean outside greenbelt									
October 2014	13	3	38	0	0	25	n/a	n/a	79
October 2013	5	4	17	0	0	46	n/a	n/a	72
Gloucester inside greenbelt									
October 2014	0	0	0	0	0	12	n/a	n/a	12
October 2013	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
October 2014	10	1	27	0	0	27	n/a	n/a	65
October 2013	4	3	6	0	0	0	n/a	n/a	13
Kanata									
October 2014	24	3	7	0	0	0	n/a	n/a	34
October 2013	9	6	9	0	0	15	n/a	n/a	39
Cumberland									
October 2014	6	0	0	0	0	76	n/a	n/a	82
October 2013	10	1	10	0	0	23	n/a	n/a	44
Goulbourn									
October 2014	8	0	4	0	0	6	n/a	n/a	18
October 2013	4	1	0	0	0	6	n/a	n/a	11
West Carleton									
October 2014	0	3	1	0	0	0	n/a	n/a	4
October 2013	1	0	0	0	0	0	n/a	n/a	1
Rideau									
October 2014	1	0	0	0	0	0	n/a	n/a	1
October 2013	3	0	0	0	0	0	n/a	n/a	3
Osgoode									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
October 2014	3	0	1	0	0	0	n/a	n/a	4
October 2013	4	0	0	0	0	1	n/a	n/a	5
Russell Township									
October 2014	3	1	0	0	0	0	n/a	n/a	4
October 2013	1	0	0	0	0	4	n/a	n/a	5
Ottawa-Gatineau CMA (Ontario portion)									
October 2014	72	33	81	0	0	254	n/a	n/a	440
October 2013	62	66	52	0	0	274	n/a	n/a	454

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

Table 1.2: Housing Activity Summary by Submarket
October 2014

	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									
October 2014	138	25	127	0	0	23	n/a	n/a	313
October 2013	94	20	122	0	0	219	n/a	n/a	455
Ottawa, Vanier, Rockcliffe									
October 2014	11	12	5	0	0	1	n/a	n/a	29
October 2013	12	8	0	0	0	177	n/a	n/a	197
Nepean inside greenbelt									
October 2014	0	0	0	0	0	0	n/a	n/a	0
October 2013	3	0	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
October 2014	65	0	42	0	0	0	n/a	n/a	107
October 2013	11	0	21	0	0	15	n/a	n/a	47
Gloucester inside greenbelt									
October 2014	2	0	0	0	0	0	n/a	n/a	2
October 2013	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
October 2014	13	11	18	0	0	10	n/a	n/a	52
October 2013	6	8	15	0	0	18	n/a	n/a	47
Kanata									
October 2014	16	0	14	0	0	0	n/a	n/a	30
October 2013	27	4	38	0	0	1	n/a	n/a	70
Cumberland									
October 2014	18	0	37	0	0	12	n/a	n/a	67
October 2013	7	0	25	0	0	8	n/a	n/a	40
Goulbourn									
October 2014	4	0	11	0	0	0	n/a	n/a	15
October 2013	18	0	0	0	0	0	n/a	n/a	18
West Carleton									
October 2014	2	2	0	0	0	0	n/a	n/a	4
October 2013	2	0	23	0	0	0	n/a	n/a	25
Rideau									
October 2014	2	0	0	0	0	0	n/a	n/a	2
October 2013	4	0	0	0	0	0	n/a	n/a	4
Osgoode									
October 2014	5	0	0	0	0	0	n/a	n/a	5
October 2013	4	0	0	0	0	0	n/a	n/a	4
Clarence-Rockland City									
October 2014	15	0	11	0	0	0	n/a	n/a	26
October 2013	7	0	5	0	0	0	n/a	n/a	12
Russell Township									
October 2014	7	0	0	0	0	0	n/a	n/a	7
October 2013	13	0	0	0	0	0	n/a	n/a	13
Ottawa-Gatineau CMA (Ontario portion)									
October 2014	160	25	138	0	0	23	n/a	n/a	346
October 2013	114	20	127	0	0	219	n/a	n/a	480

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

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2004 - 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
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

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Table 2: Starts by Submarket and by Dwelling Type October 2014											
Ottawa City	165	156	36	42	141	113	207	201	549	512	7.2
Ottawa, Vanier, Rockcliffe	10	8	22	16	3	19	147	109	182	152	19.7
Nepean inside greenbelt	1	0	2	0	0	0	0	0	3	0	n/a
Nepean outside greenbelt	38	47	4	10	60	30	0	32	102	119	-14.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	23	12	0	2	47	3	36	0	106	17	**
Kanata	53	42	0	6	21	21	24	0	98	69	42.0
Cumberland	12	9	2	8	10	11	0	60	24	88	-72.7
Goulbourn	5	7	4	0	0	0	0	0	9	7	28.6
West Carleton	3	12	0	0	0	29	0	0	3	41	-92.7
Rideau	5	4	0	0	0	0	0	0	5	4	25.0
Osgoode	15	15	2	0	0	0	0	0	17	15	13.3
Clarence-Rockland City	3	9	2	2	8	16	0	0	13	27	-51.9
Russell Township	2	19	0	14	0	0	0	0	2	33	-93.9
Ottawa-Gatineau CMA (Ontario Portion)	170	184	38	58	149	129	207	201	564	572	-1.4

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Table 2.1: Starts by Submarket and by Dwelling Type January - October 2014											
Ottawa City	1,384	1,257	205	308	1,307	1,240	1,426	2,656	4,322	5,461	-20.9
Ottawa, Vanier, Rockcliffe	51	63	86	108	26	40	980	1,940	1,143	2,151	-46.9
Nepean inside greenbelt	17	11	2	4	0	0	139	0	158	15	**
Nepean outside greenbelt	387	206	44	68	437	324	91	86	959	684	40.2
Gloucester inside greenbelt	3	3	0	0	0	0	0	44	3	47	-93.6
Gloucester outside greenbelt	164	204	42	62	273	293	92	161	571	720	-20.7
Kanata	462	409	1	42	240	332	52	233	755	1,016	-25.7
Cumberland	113	86	8	20	152	129	64	164	337	399	-15.5
Goulbourn	41	148	6	0	10	23	8	28	65	199	-67.3
West Carleton	31	41	8	4	169	99	0	0	208	144	44.4
Rideau	31	32	0	0	0	0	0	0	31	32	-3.1
Osgoode	84	54	8	0	0	0	0	0	92	54	70.4
Clarence-Rockland City	71	80	2	2	15	43	12	0	100	125	-20.0
Russell Township	58	76	18	26	0	0	19	0	95	102	-6.9
Ottawa-Gatineau CMA (Ontario Portion)	1,513	1,413	225	336	1,322	1,283	1,457	2,656	4,517	5,688	-20.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Ottawa City	141	113	0	0	60	190	147	11
Ottawa, Vanier, Rockcliffe	3	19	0	0	0	98	147	11
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	60	30	0	0	0	32	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	47	3	0	0	36	0	0	0
Kanata	21	21	0	0	24	0	0	0
Cumberland	10	11	0	0	0	60	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	29	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	8	16	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	149	129	0	0	60	190	147	11

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	1,299	1,240	8	0	1,146	2,202	280	454
Ottawa, Vanier, Rockcliffe	18	40	8	0	761	1,679	219	261
Nepean inside greenbelt	0	0	0	0	139	0	0	0
Nepean outside greenbelt	437	324	0	0	66	86	25	0
Gloucester inside greenbelt	0	0	0	0	0	44	0	0
Gloucester outside greenbelt	273	293	0	0	92	149	0	12
Kanata	240	332	0	0	24	60	28	173
Cumberland	152	129	0	0	64	164	0	0
Goulbourn	10	23	0	0	0	20	8	8
West Carleton	169	99	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	15	43	0	0	12	0	0	0
Russell Township	0	0	0	0	19	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,314	1,283	8	0	1,177	2,202	280	454

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market October 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Ottawa City	336	308	60	193	153	11	549	512
Ottawa, Vanier, Rockcliffe	33	43	0	98	149	11	182	152
Nepean inside greenbelt	1	0	0	0	2	0	3	0
Nepean outside greenbelt	102	84	0	35	0	0	102	119
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	70	17	36	0	0	0	106	17
Kanata	74	69	24	0	0	0	98	69
Cumberland	24	28	0	60	0	0	24	88
Goulbourn	7	7	0	0	2	0	9	7
West Carleton	3	41	0	0	0	0	3	41
Rideau	5	4	0	0	0	0	5	4
Osgoode	17	15	0	0	0	0	17	15
Clarence-Rockland City	13	27	0	0	0	0	13	27
Russell Township	2	33	0	0	0	0	2	33
Ottawa-Gatineau CMA (Ontario Portion)	351	368	60	193	153	11	564	572

Table 2.5: Starts by Submarket and by Intended Market January - October 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	2,853	2,815	1,150	2,192	319	454	4,322	5,461
Ottawa, Vanier, Rockcliffe	129	206	765	1,684	249	261	1,143	2,151
Nepean inside greenbelt	17	15	139	0	2	0	158	15
Nepean outside greenbelt	868	599	66	85	25	0	959	684
Gloucester inside greenbelt	3	3	0	44	0	0	3	47
Gloucester outside greenbelt	477	559	92	149	2	12	571	720
Kanata	702	783	24	60	29	173	755	1,016
Cumberland	273	243	64	156	0	0	337	399
Goulbourn	55	177	0	14	10	8	65	199
West Carleton	206	144	0	0	2	0	208	144
Rideau	31	32	0	0	0	0	31	32
Osgoode	92	54	0	0	0	0	92	54
Clarence-Rockland City	88	125	12	0	0	0	100	125
Russell Township	76	98	19	0	0	4	95	102
Ottawa-Gatineau CMA (Ontario Portion)	3,017	3,038	1,181	2,192	319	458	4,517	5,688

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type October 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	% Change
Ottawa City	145	91	28	30	137	106	91	276	401	503	-20.3
Ottawa, Vanier, Rockcliffe	11	12	14	18	5	0	74	231	104	261	-60.2
Nepean inside greenbelt	0	3	0	0	0	0	0	0	0	3	-100.0
Nepean outside greenbelt	65	11	0	0	55	22	0	12	120	45	166.7
Gloucester inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	13	6	12	8	21	7	17	17	63	38	65.8
Kanata	16	27	0	4	10	29	0	0	26	60	-56.7
Cumberland	22	5	0	0	33	29	0	16	55	50	10.0
Goulbourn	8	16	0	0	13	0	0	0	21	16	31.3
West Carleton	2	2	2	0	0	19	0	0	4	21	-81.0
Rideau	2	5	0	0	0	0	0	0	2	5	-60.0
Osgoode	4	4	0	0	0	0	0	0	4	4	0.0
Clarence-Rockland City	15	7	0	0	7	5	0	0	22	12	83.3
Russell Township	7	13	0	0	0	0	0	0	7	13	-46.2
Ottawa-Gatineau CMA (Ontario Portion)	167	111	28	30	144	111	91	276	430	528	-18.6

Table 3.1: Completions by Submarket and by Dwelling Type January - October 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Ottawa City	1,334	1,121	232	272	1,226	1,344	2,301	1,321	5,093	4,058	25.5
Ottawa, Vanier, Rockcliffe	76	71	86	88	24	32	1,354	736	1,540	927	66.1
Nepean inside greenbelt	12	15	4	0	0	12	0	16	16	43	-62.8
Nepean outside greenbelt	390	159	54	58	362	309	265	314	1,071	840	27.5
Gloucester inside greenbelt	6	2	0	0	0	19	22	72	28	93	-69.9
Gloucester outside greenbelt	166	184	44	62	296	365	137	65	643	676	-4.9
Kanata	392	164	30	48	317	341	248	52	987	605	63.1
Cumberland	105	207	8	12	149	167	233	16	495	402	23.1
Goulbourn	63	151	0	0	36	6	42	50	141	207	-31.9
West Carleton	40	69	6	4	42	93	0	0	88	166	-47.0
Rideau	26	22	0	0	0	0	0	0	26	22	18.2
Osgoode	58	77	0	0	0	0	0	0	58	77	-24.7
Clarence-Rockland City	74	71	4	2	43	37	0	48	121	158	-23.4
Russell Township	61	72	32	16	0	0	0	4	93	92	1.1
Ottawa-Gatineau CMA (Ontario Portion)	1,469	1,264	268	290	1,269	1,381	2,301	1,373	5,307	4,308	23.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Ottawa City	137	106	0	0	17	272	74	4
Ottawa, Vanier, Rockcliffe	5	0	0	0	0	227	74	4
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	55	22	0	0	0	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	21	7	0	0	17	17	0	0
Kanata	10	29	0	0	0	0	0	0
Cumberland	33	29	0	0	0	16	0	0
Goulbourn	13	0	0	0	0	0	0	0
West Carleton	0	19	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	7	5	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	144	111	0	0	17	272	74	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	1,226	1,344	0	0	1,641	1,207	660	114
Ottawa, Vanier, Rockcliffe	24	32	0	0	1,077	658	277	78
Nepean inside greenbelt	0	12	0	0	0	16	0	0
Nepean outside greenbelt	362	309	0	0	141	314	124	0
Gloucester inside greenbelt	0	19	0	0	22	44	0	28
Gloucester outside greenbelt	296	365	0	0	99	65	38	0
Kanata	317	341	0	0	96	52	152	0
Cumberland	149	167	0	0	192	16	41	0
Goulbourn	36	6	0	0	14	42	28	8
West Carleton	42	93	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	43	37	0	0	0	48	0	0
Russell Township	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	1,269	1,381	0	0	1,641	1,255	660	118

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market October 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013	Oct 2014	Oct 2013
Ottawa City	310	227	17	272	74	4	401	503
Ottawa, Vanier, Rockcliffe	30	30	0	227	74	4	104	261
Nepean inside greenbelt	0	3	0	0	0	0	0	3
Nepean outside greenbelt	120	33	0	12	0	0	120	45
Gloucester inside greenbelt	2	0	0	0	0	0	2	0
Gloucester outside greenbelt	46	21	17	17	0	0	63	38
Kanata	26	60	0	0	0	0	26	60
Cumberland	55	34	0	16	0	0	55	50
Goulbourn	21	16	0	0	0	0	21	16
West Carleton	4	21	0	0	0	0	4	21
Rideau	2	5	0	0	0	0	2	5
Osgoode	4	4	0	0	0	0	4	4
Clarence-Rockland City	22	12	0	0	0	0	22	12
Russell Township	7	13	0	0	0	0	7	13
Ottawa-Gatineau CMA (Ontario Portion)	339	252	17	272	74	4	430	528

Table 3.5: Completions by Submarket and by Intended Market January - October 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	2,778	2,737	1,641	1,207	674	114	5,093	4,058
Ottawa, Vanier, Rockcliffe	174	191	1,077	658	289	78	1,540	927
Nepean inside greenbelt	14	27	0	16	2	0	16	43
Nepean outside greenbelt	806	526	141	314	124	0	1,071	840
Gloucester inside greenbelt	6	21	22	44	0	28	28	93
Gloucester outside greenbelt	506	611	99	65	38	0	643	676
Kanata	739	553	96	52	152	0	987	605
Cumberland	262	386	192	16	41	0	495	402
Goulbourn	99	157	14	42	28	8	141	207
West Carleton	88	166	0	0	0	0	88	166
Rideau	26	22	0	0	0	0	26	22
Osgoode	58	77	0	0	0	0	58	77
Clarence-Rockland City	121	126	0	32	0	0	121	158
Russell Township	89	84	0	0	4	8	93	92
Ottawa-Gatineau CMA (Ontario Portion)	2,988	2,947	1,641	1,239	678	122	5,307	4,308

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range October 2014													
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													
October 2014	2	1.7	14	11.6	20	16.5	38	31.4	47	38.8	121	471,900	506,653
October 2013	0	0.0	4	5.5	4	5.5	18	24.7	47	64.4	73	540,900	630,842
Year-to-date 2014	3	0.3	62	5.4	187	16.2	347	30.1	552	48.0	1,151	496,900	528,712
Year-to-date 2013	1	0.1	145	15.7	142	15.4	219	23.7	418	45.2	925	487,900	511,304
Ottawa, Vanier, Rockcliffe													
October 2014	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2014	0	0.0	0	0.0	1	2.1	5	10.4	42	87.5	48	799,900	860,873
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	4.5	42	95.5	44	749,900	812,964
Nepean inside greenbelt													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
October 2014	0	0.0	11	16.9	12	18.5	20	30.8	22	33.8	65	466,900	484,331
October 2013	0	0.0	4	44.4	1	11.1	0	0.0	4	44.4	9	--	--
Year-to-date 2014	0	0.0	24	6.2	70	18.2	125	32.5	166	43.1	385	484,990	495,394
Year-to-date 2013	0	0.0	25	16.3	9	5.9	38	24.8	81	52.9	153	508,400	504,400
Gloucester inside greenbelt													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
October 2014	0	0.0	0	0.0	0	0.0	7	53.8	6	46.2	13	496,900	515,969
October 2013	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2014	0	0.0	4	2.4	12	7.1	84	50.0	68	40.5	168	492,900	504,402
Year-to-date 2013	0	0.0	3	1.7	13	7.4	73	41.5	87	49.4	176	493,900	504,892
Kanata													
October 2014	0	0.0	0	0.0	0	0.0	3	21.4	11	78.6	14	605,900	636,278
October 2013	0	0.0	0	0.0	1	4.2	6	25.0	17	70.8	24	557,400	615,420
Year-to-date 2014	0	0.0	18	4.8	69	18.5	90	24.2	195	52.4	372	512,945	530,080
Year-to-date 2013	0	0.0	16	10.1	41	25.8	28	17.6	74	46.5	159	490,990	513,007
Cumberland													
October 2014	2	11.1	3	16.7	8	44.4	4	22.2	1	5.6	18	388,900	396,206
October 2013	0	0.0	0	0.0	1	16.7	4	66.7	1	16.7	6	--	--
Year-to-date 2014	2	2.3	15	17.2	30	34.5	29	33.3	11	12.6	87	422,900	428,597
Year-to-date 2013	1	0.5	77	37.9	61	30.0	40	19.7	24	11.8	203	387,900	411,339
Goulbourn													
October 2014	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
October 2013	0	0.0	0	0.0	1	6.7	7	46.7	7	46.7	15	491,900	529,005
Year-to-date 2014	0	0.0	1	2.4	5	12.2	6	14.6	29	70.7	41	586,900	577,570
Year-to-date 2013	0	0.0	23	16.0	17	11.8	35	24.3	69	47.9	144	494,945	506,786

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
October 2014

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													
October 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	624,900	679,300
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	567,900	600,869
Rideau													
October 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	750,900	782,077
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	875,000	867,036
Osgoode													
October 2014	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
October 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	1	4.2	0	0.0	0	0.0	8	33.3	15	62.5	24	549,000	596,525
Year-to-date 2013	0	0.0	1	5.3	1	5.3	1	5.3	16	84.2	19	780,000	734,374
Clarence-Rockland City													
October 2014	0	0.0	14	93.3	0	0.0	1	6.7	0	0.0	15	325,900	336,207
October 2013	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	5	7.9	41	65.1	12	19.0	5	7.9	0	0.0	63	340,900	346,044
Year-to-date 2013	15	26.8	17	30.4	17	30.4	5	8.9	2	3.6	56	367,250	360,030
Russell Township													
October 2014	0	0.0	6	85.7	0	0.0	1	14.3	0	0.0	7	--	--
October 2013	0	0.0	11	100.0	0	0.0	0	0.0	0	0.0	11	335,900	337,318
Year-to-date 2014	0	0.0	28	50.9	21	38.2	6	10.9	0	0.0	55	369,900	378,307
Year-to-date 2013	2	3.1	38	59.4	15	23.4	8	12.5	1	1.6	64	362,649	375,085
Ottawa-Gatineau CMA (Ontario portion)													
October 2014	2	1.4	34	23.8	20	14.0	40	28.0	47	32.9	143	459,900	481,793
October 2013	3	3.4	16	18.0	5	5.6	18	20.2	47	52.8	89	514,900	577,297
Year-to-date 2014	8	0.6	131	10.3	220	17.3	358	28.2	552	43.5	1,269	483,990	513,124
Year-to-date 2013	18	1.7	200	19.1	174	16.7	232	22.2	421	40.3	1,045	467,900	494,855

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units October 2014						
Submarket	Oct 2014	Oct 2013	% Change	YTD 2014	YTD 2013	% Change
Ottawa City	506,653	630,842	-19.7	528,712	511,304	3.4
Ottawa, Vanier, Rockcliffe	665,936	1,134,950	-41.3	860,873	812,964	5.9
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	484,331	469,253	3.2	495,394	504,400	-1.8
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	515,969	552,733	-6.7	504,402	504,892	-0.1
Kanata	636,278	615,420	3.4	530,080	513,007	3.3
Cumberland	396,206	448,883	-11.7	428,597	411,339	4.2
Goulbourn	--	529,005	n/a	577,570	506,786	14.0
West Carleton	--	--	n/a	679,300	600,869	13.1
Rideau	--	--	n/a	782,077	867,036	-9.8
Osgoode	--	--	n/a	596,525	734,374	-18.8
Clarence-Rockland City	336,207	--	n/a	346,044	360,030	-3.9
Russell Township	--	337,318	n/a	378,307	375,085	0.9
Ottawa-Gatineau CMA (Ontario Portion)	481,793	577,297	-16.5	513,124	494,855	3.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) October 2014										
		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
2013	January	610	-11.6	1,121	2,001	2,503	44.8	343,382	-1.8	348,587
	February	924	-9.9	1,180	2,273	2,489	47.4	348,386	-0.4	350,282
	March	1,182	-15.8	1,195	2,898	2,572	46.5	359,321	1.6	353,375
	April	1,586	0.3	1,137	3,533	2,463	46.2	372,188	2.3	358,015
	May	1,812	-5.7	1,185	3,733	2,529	46.9	370,591	2.0	357,343
	June	1,608	-4.0	1,206	2,907	2,528	47.7	359,372	1.3	353,489
	July	1,352	-2.2	1,162	2,767	2,496	46.6	362,346	6.5	364,750
	August	1,226	6.7	1,198	2,384	2,485	48.2	348,822	0.3	354,262
	September	1,128	11.6	1,217	2,556	2,428	50.1	348,788	-1.5	355,645
	October	1,104	1.1	1,175	2,349	2,532	46.4	363,240	4.5	365,996
	November	902	-3.8	1,152	1,664	2,430	47.4	359,082	2.5	359,813
	December	615	-2.1	1,121	811	2,421	46.3	341,793	1.5	355,756
2014	January	596	-2.3	1,096	2,047	2,559	42.8	348,001	1.3	353,842
	February	881	-4.7	1,114	2,273	2,445	45.6	354,619	1.8	356,441
	March	1,197	1.3	1,124	2,942	2,444	46.0	358,966	-0.1	354,598
	April	1,428	-10.0	1,138	3,488	2,628	43.3	374,232	0.5	359,680
	May	1,802	-0.6	1,185	3,987	2,637	44.9	383,168	3.4	367,823
	June	1,678	4.4	1,202	3,177	2,626	45.8	365,366	1.7	360,251
	July	1,462	8.1	1,240	3,078	2,724	45.5	358,600	-1.0	362,187
	August	1,214	-1.0	1,217	2,444	2,639	46.1	361,730	3.7	366,174
	September	1,144	1.4	1,171	2,723	2,504	46.8	357,753	2.6	364,090
	October	1,136	2.9	1,213	2,399	2,579	47.0	357,887	-1.5	361,637
	November									
	December									
	Q3 2013	3,706	4.6		7,707			353,746	2.1	
	Q3 2014	3,820	3.1		8,245			359,341	1.6	
	YTD 2013	12,532	-3.1		27,401			359,700	1.7	
	YTD 2014	12,538	0.0		28,558			364,230	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
October 2014

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.6	121.3	542	6.3	72.8	1,014
	February	595	3.00	5.24	116.4	122.7	541	6.2	72.4	1,019
	March	590	3.00	5.14	116.5	123.1	533	6.1	71.3	1,032
	April	590	3.00	5.14	116.6	122.8	527	6.1	70.4	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	116.3	123.0	522	6.5	69.8	1,061
	July	590	3.14	5.14	116.1	123.3	524	6.7	70.1	1,061
	August	601	3.14	5.34	116.0	123.2	525	7.0	70.4	1,062
	September	601	3.14	5.34	115.9	123.3	526	6.6	70.1	1,064
	October	601	3.14	5.34	115.9	123.1	524	6.4	69.7	1,071
	November	601	3.14	5.34	115.4	123.0	526	5.8	69.3	1,073
	December	601	3.14	5.34	115.5	122.8	527	6.0	69.6	1,063
2014	January	595	3.14	5.24	115.3	123.0	530	6.3	70.2	1,058
	February	595	3.14	5.24	115.4	124.2	527	6.5	69.7	1,057
	March	581	3.14	4.99	115.3	124.7	527	6.5	69.8	1,063
	April	570	3.14	4.79	115.1	125.3	526	6.9	69.8	1,068
	May	570	3.14	4.79	114.9	125.9	530	6.8	70.2	1,069
	June	570	3.14	4.79	114.8	126.3	529	6.9	70.0	1,071
	July	570	3.14	4.79	114.6	125.9	533	6.4	70.1	1,059
	August	570	3.14	4.79	114.7	125.9	532	6.7	70.2	1,052
	September	570	3.14	4.79	114.6	126.1	536	6.8	70.6	1,037
	October	570	3.14	4.79		126.1	537	6.4	70.5	1,033
	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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