HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

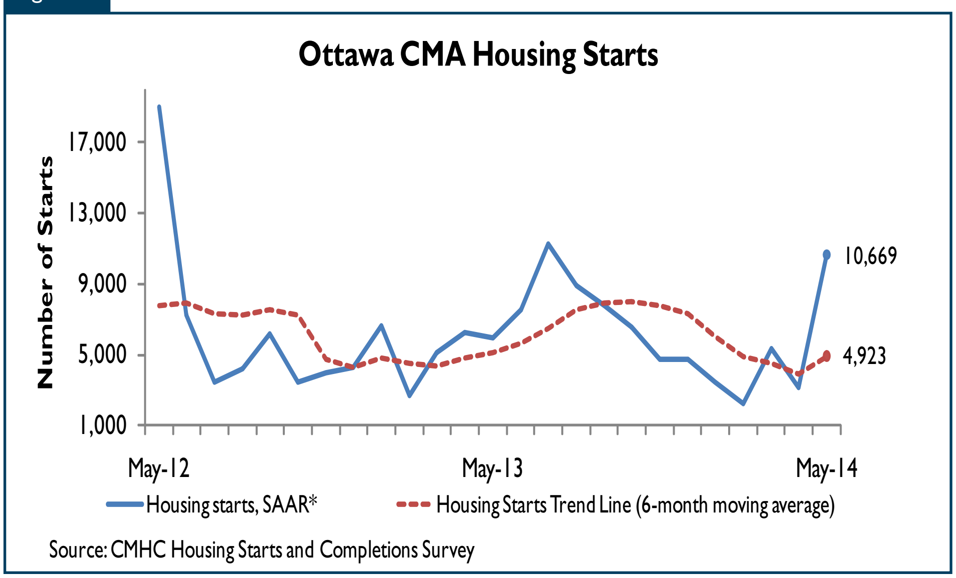
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2014

Highlights

- Single-detached construction continued to rise in May but remains at historic lows.
- Apartments experienced a short-lived spike this month; however, as pending permits are almost 60 per cent below last year's numbers, expect lower starts over the next year.
- Softer employment conditions explain some of the expected moderation in starts activity this year.

Figure 1



* SAAR[2]: Seasonally Adjusted Annual Rate.

[1] Ontario part of Ottawa-Gatineau CMA

[2] All starts figures in this report, other than actual starts and the trend estimate, are seasonally adjusted annual rates. (SAAR) — that is, monthly figures adjusted to remove normal seasonal 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

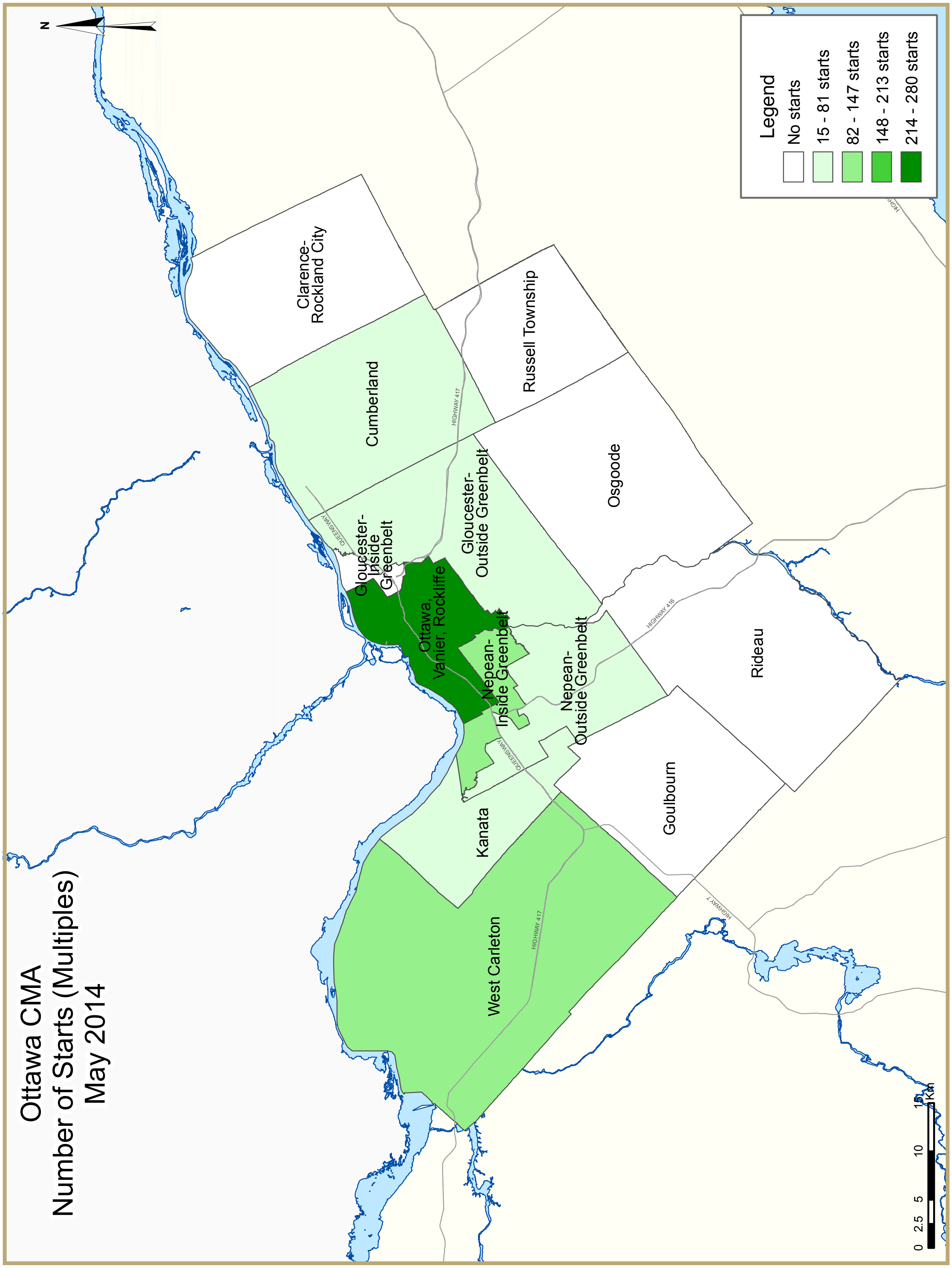
According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the region were trending at 4,923 units in May compared to 3,936 units in April. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. For the region, the standalone monthly SAAR was 10,669 units in May up from 3,141 units in April. In May, seasonally adjusted housing starts activity continued to trend higher across the board compared to April.

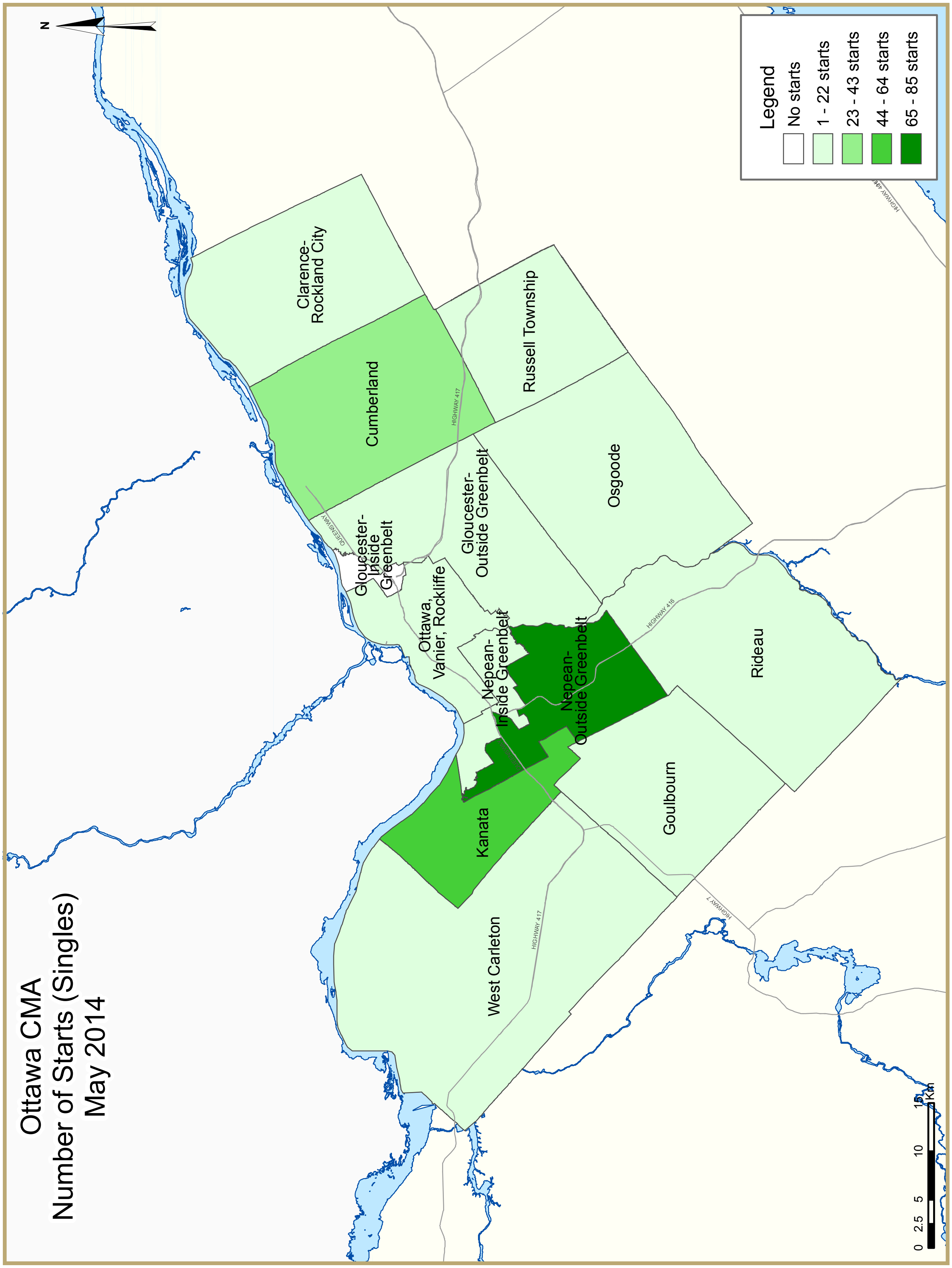
Although low-rise construction picked up pace in May surpassing high-rise year-to-date activity, single-detached starts remain well below historical averages. Apartment starts also trended higher; however, apartments in the pipeline remain well below last year's numbers.

This month, the market was almost evenly split between singles, rows and apartments. Nepean (Outside the Greenbelt) captured the highest share of starts driven by single-detached construction, while Nepean (Inside the Greenbelt) which has not seen much activity over the last 10 years saw its highest apartment starts since April 2004. Year-to-date activity, Nepean (Outside the Greenbelt) maintained its dominance over Kanata with 18.6 per cent of all starts and with a higher share of singles and rows than the latter. The core of the city still took the lead in terms of market share due to the concentration of apartments in the area.

The resale market showed similar behaviour to the new home market. Although activity moderated slightly (0.7 per cent) this month compared to May 2013, in seasonally adjusted terms sales picked up from April's level. While, the residential market remains in balance, the condominium market has moved to buyer's market territory and condominium sales continued to moderate. Activity over the summer months is expected to improve as per usual seasonal trend, but sales will still remain on the soft side for the year.

Weaker employment conditions in the region explain some of the current and expected moderation in housing market activity, both on the starts and resale sides. Year-to-date to May employment averaged 1.4 per cent lower than the same period last year. Most of the loss was in full-time employment while part-time employment increased only modestly. This is a reflection of the Canadian picture as well. Although the rate of decline of public administration sector jobs has moderated, cuts are still ongoing, suggesting modest growth in employment in the Ottawa CMA for the year.


Ottawa CMA
Number of Starts (Multiples)
May 2014
Legend
No starts
15 - 81 starts
82 - 147 starts
148 - 213 starts
214 - 280 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)
May 2014
Legend
No starts
1 - 22 starts
23 - 43 starts
44 - 64 starts
65 - 85 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
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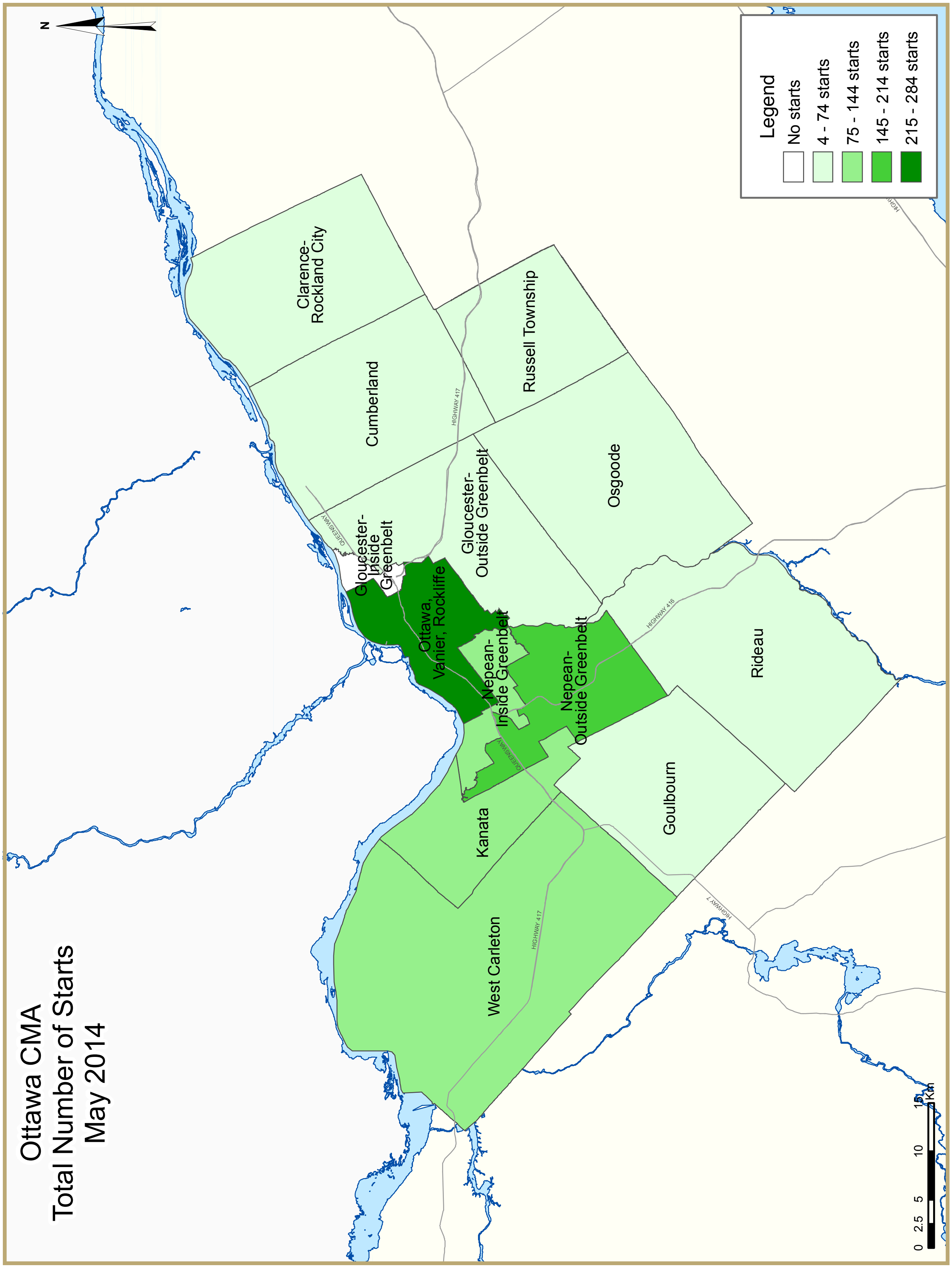
Km


Ottawa CMA
Total Number of Starts
May 2014
Legend
No starts
4 - 74 starts
75 - 144 starts
145 - 214 starts
215 - 284 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
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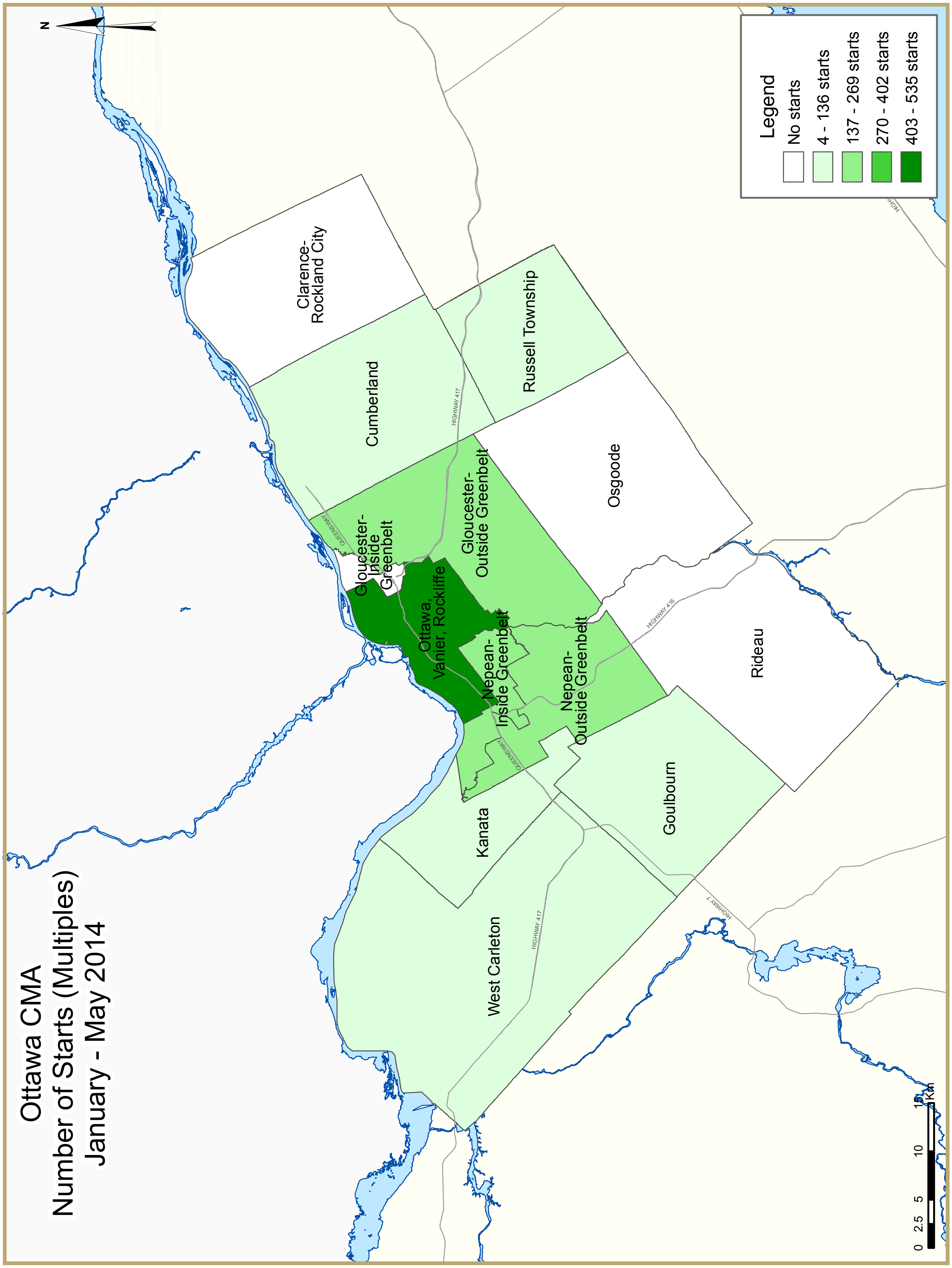
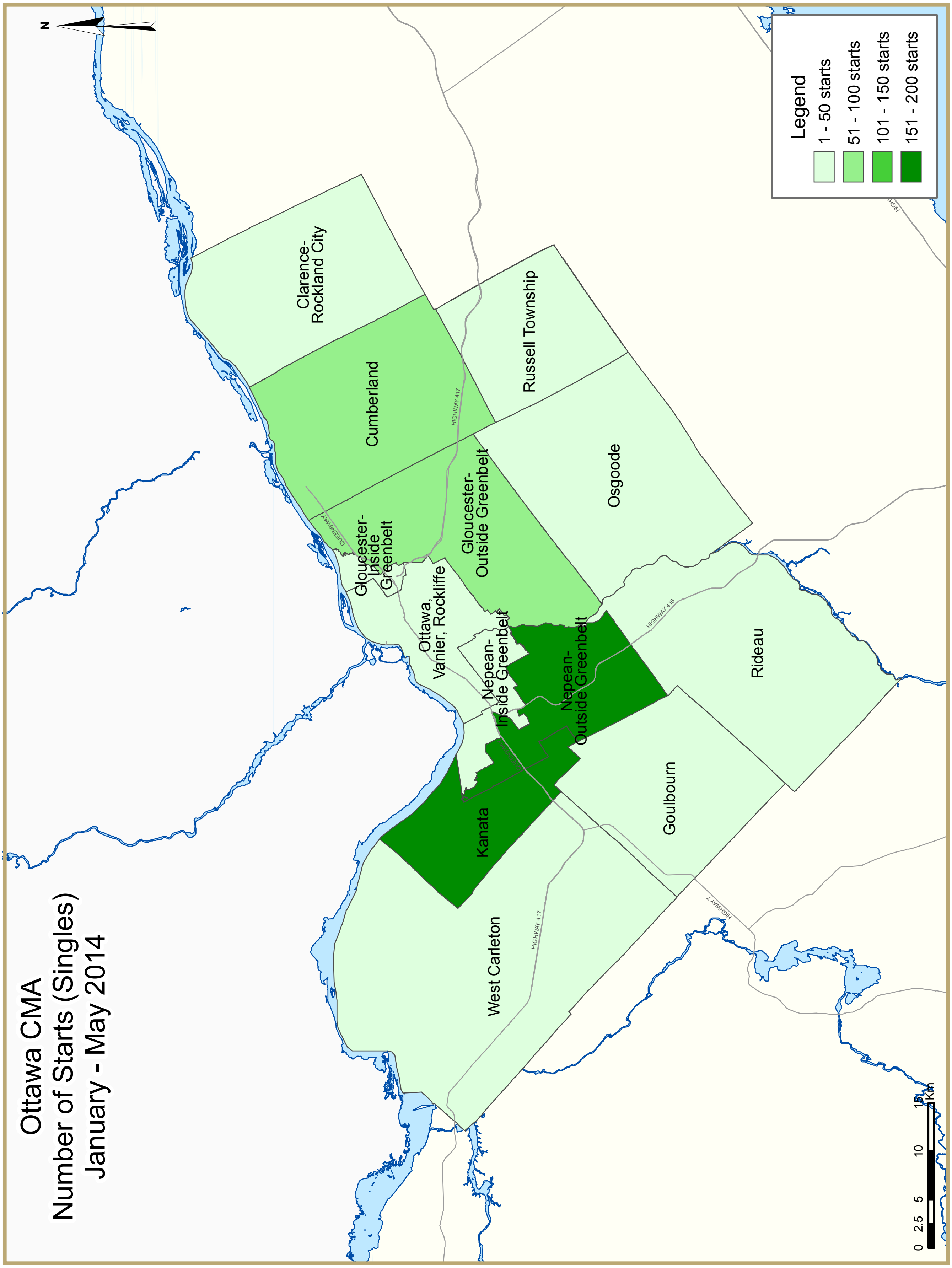
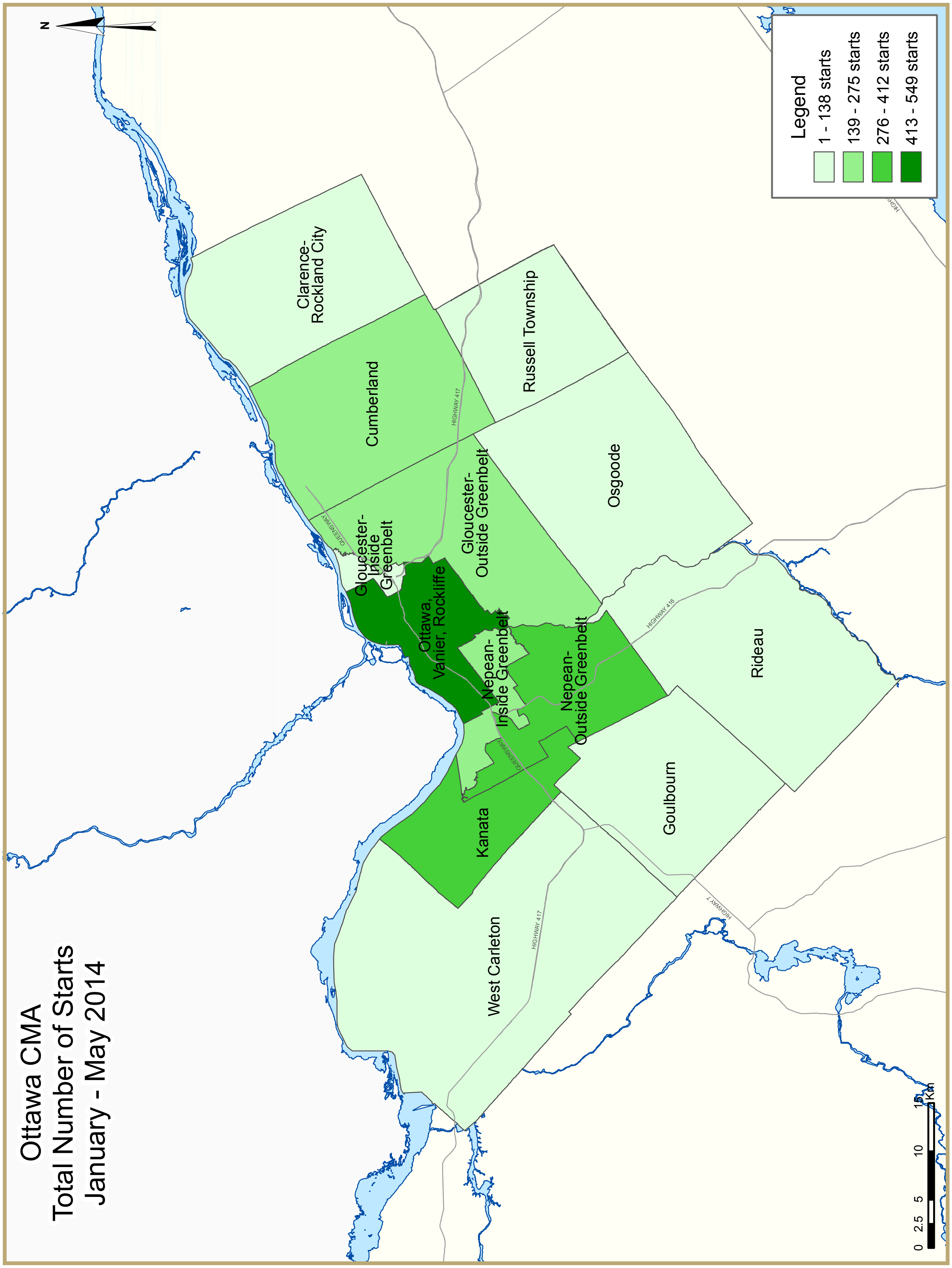

Ottawa CMA
Number of Starts (Multiples)
January - May 2014
N
Legend
No starts
4 - 136 starts
137 - 269 starts
270 - 402 starts
403 - 535 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2.5 5 10 15
Km


Ottawa CMA
Number of Starts (Singles)
January - May 2014
N
Legend
1 - 50 starts
51 - 100 starts
101 - 150 starts
151 - 200 starts
Clarence-
Rockland City
Cumberland
Russell Township
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Osgoode
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15
Km


Ottawa CMA
Total Number of Starts
January - May 2014
Legend
1 - 138 starts
139 - 275 starts
276 - 412 starts
413 - 549 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
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

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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 Starts (SAAR and Trend) May 2014		
Ottawa CMA[1]	April 2014	May 2014
Trend[2]	3,936	4,923
SAAR	3,141	10,669
	May 2013	May 2014
Actual		
May - Single-Detached	181	241
May - Multiples	326	665
May - Total	507	906
January to May - Single-Detached	536	612
January to May - Multiples	1,567	1,321
January to May - Total	2,103	1,933

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) May 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2014	241	22	222	0	4	407	2	8	906
May 2013	181	42	174	0	0	36	0	74	507
% Change	33.1	-47.6	27.6	n/a	n/a	**	n/a	-89.2	78.7
Year-to-date 2014	612	60	482	0	4	668	14	93	1,933
Year-to-date 2013	536	122	451	0	0	914	0	80	2,103
% Change	14.2	-50.8	6.9	n/a	n/a	-26.9	n/a	16.3	-8.1
UNDER CONSTRUCTION									
May 2014	979	158	1,059	0	9	3,494	14	656	6,369
May 2013	894	216	994	0	0	2,922	27	457	5,510
% Change	9.5	-26.9	6.5	n/a	n/a	19.6	-48.1	43.5	15.6
COMPLETIONS									
May 2014	185	14	202	0	0	0	2	75	478
May 2013	128	30	120	0	0	341	0	8	627
% Change	44.5	-53.3	68.3	n/a	n/a	-100.0	n/a	**	-23.8
Year-to-date 2014	709	120	612	0	0	779	10	257	2,487
Year-to-date 2013	583	132	583	0	0	691	4	45	2,038
% Change	21.6	-9.1	5.0	n/a	n/a	12.7	150.0	**	22.0
COMPLETED & NOT ABSORBED									
May 2014	78	41	77	0	0	89	n/a	n/a	285
May 2013	55	49	84	0	0	303	n/a	n/a	491
% Change	41.8	-16.3	-8.3	n/a	n/a	-70.6	n/a	n/a	-42.0
ABSORBED									
May 2014	189	26	194	0	0	10	n/a	n/a	419
May 2013	127	22	130	0	0	274	n/a	n/a	553
% Change	48.8	18.2	49.2	n/a	n/a	-96.4	n/a	n/a	-24.2
Year-to-date 2014	722	147	582	0	0	952	n/a	n/a	2,403
Year-to-date 2013	590	122	594	0	0	637	n/a	n/a	1,943
% Change	22.4	20.5	-2.0	n/a	n/a	49.5	n/a	n/a	23.7

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2014	219	22	222	0	4	407	2	8	884
May 2013	152	38	174	0	0	36	0	74	474
Ottawa, Vanier, Rockcliffe									
May 2014	4	6	0	0	4	268	2	0	284
May 2013	7	10	10	0	0	0	0	74	101
Nepean inside greenbelt									
May 2014	1	0	0	0	0	139	0	0	140
May 2013	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
May 2014	85	8	51	0	0	0	0	8	152
May 2013	13	6	24	0	0	0	0	0	43
Gloucester inside greenbelt									
May 2014	0	0	0	0	0	0	0	0	0
May 2013	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2014	21	8	14	0	0	0	0	0	43
May 2013	4	8	0	0	0	0	0	0	12
Kanata									
May 2014	60	0	46	0	0	0	0	0	106
May 2013	76	14	121	0	0	36	0	0	247
Cumberland									
May 2014	28	0	15	0	0	0	0	0	43
May 2013	8	0	19	0	0	0	0	0	27
Goulbourn									
May 2014	5	0	0	0	0	0	0	0	5
May 2013	30	0	0	0	0	0	0	0	30
West Carleton									
May 2014	4	0	96	0	0	0	0	0	100
May 2013	6	0	0	0	0	0	0	0	6
Rideau									
May 2014	4	0	0	0	0	0	0	0	4
May 2013	4	0	0	0	0	0	0	0	4
Osgoode									
May 2014	7	0	0	0	0	0	0	0	7
May 2013	2	0	0	0	0	0	0	0	2
Clarence-Rockland City									
May 2014	9	0	0	0	0	0	0	0	9
May 2013	13	0	0	0	0	0	0	0	13
Russell Township									
May 2014	13	0	0	0	0	0	0	0	13
May 2013	16	4	0	0	0	0	0	0	20
Ottawa-Gatineau CMA (Ontario portion)									
May 2014	241	22	222	0	4	407	2	8	906
May 2013	181	42	174	0	0	36	0	74	507

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2014	925	150	1,045	0	9	3,494	14	656	6,293
May 2013	818	210	941	0	0	2,890	27	453	5,339
Ottawa, Vanier, Rockcliffe									
May 2014	57	82	43	0	9	2,907	12	142	3,252
May 2013	67	94	27	0	0	2,322	27	116	2,653
Nepean inside greenbelt									
May 2014	7	4	0	0	0	139	0	0	150
May 2013	5	0	9	0	0	16	0	0	30
Nepean outside greenbelt									
May 2014	320	32	362	0	0	134	0	149	997
May 2013	74	44	160	0	0	224	0	124	626
Gloucester inside greenbelt									
May 2014	6	0	0	0	0	22	0	0	28
May 2013	2	0	19	0	0	44	0	0	65
Gloucester outside greenbelt									
May 2014	74	22	198	0	0	88	0	12	394
May 2013	110	32	125	0	0	66	0	0	333
Kanata									
May 2014	257	4	187	0	0	36	0	353	837
May 2013	227	38	361	0	0	84	0	152	862
Cumberland									
May 2014	79	0	60	0	0	168	0	0	307
May 2013	147	0	98	0	0	120	0	41	406
Goulbourn									
May 2014	31	0	37	0	0	0	0	0	68
May 2013	114	0	20	0	0	14	0	20	168
West Carleton									
May 2014	27	6	158	0	0	0	2	0	193
May 2013	30	2	122	0	0	0	0	0	154
Rideau									
May 2014	15	0	0	0	0	0	0	0	15
May 2013	16	0	0	0	0	0	0	0	16
Osgoode									
May 2014	52	0	0	0	0	0	0	0	52
May 2013	26	0	0	0	0	0	0	0	26
Clarence-Rockland City									
May 2014	26	2	14	0	0	0	0	0	42
May 2013	56	2	53	0	0	32	0	0	143
Russell Township									
May 2014	28	6	0	0	0	0	0	0	34
May 2013	20	4	0	0	0	0	0	4	28
Ottawa-Gatineau CMA (Ontario portion)									
May 2014	979	158	1,059	0	9	3,494	14	656	6,369
May 2013	894	216	994	0	0	2,922	27	457	5,510

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2014	176	12	202	0	0	0	2	75	467
May 2013	117	28	120	0	0	341	0	8	614
Ottawa, Vanier, Rockcliffe									
May 2014	7	0	0	0	0	0	2	0	9
May 2013	5	8	3	0	0	266	0	0	282
Nepean inside greenbelt									
May 2014	2	0	0	0	0	0	0	0	2
May 2013	7	0	3	0	0	0	0	0	10
Nepean outside greenbelt									
May 2014	62	6	45	0	0	0	0	0	113
May 2013	8	10	28	0	0	0	0	0	46
Gloucester inside greenbelt									
May 2014	0	0	0	0	0	0	0	0	0
May 2013	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2014	13	0	14	0	0	0	0	14	41
May 2013	8	2	11	0	0	0	0	0	21
Kanata									
May 2014	59	6	108	0	0	0	0	0	173
May 2013	15	8	39	0	0	40	0	0	102
Cumberland									
May 2014	6	0	18	0	0	0	0	41	65
May 2013	32	0	36	0	0	0	0	0	68
Goulbourn									
May 2014	16	0	17	0	0	0	0	20	53
May 2013	15	0	0	0	0	35	0	8	58
West Carleton									
May 2014	5	0	0	0	0	0	0	0	5
May 2013	15	0	0	0	0	0	0	0	15
Rideau									
May 2014	2	0	0	0	0	0	0	0	2
May 2013	1	0	0	0	0	0	0	0	1
Osgoode									
May 2014	4	0	0	0	0	0	0	0	4
May 2013	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
May 2014	9	2	0	0	0	0	0	0	11
May 2013	11	0	0	0	0	0	0	0	11
Russell Township									
May 2014	0	0	0	0	0	0	0	0	0
May 2013	0	2	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
May 2014	185	14	202	0	0	0	2	75	478
May 2013	128	30	120	0	0	341	0	8	627

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

Table 1.2: Housing Activity Summary by Submarket May 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									
May 2014	71	39	75	0	0	89	n/a	n/a	274
May 2013	51	49	84	0	0	284	n/a	n/a	468
Ottawa, Vanier, Rockcliffe									
May 2014	6	28	1	0	0	23	n/a	n/a	58
May 2013	22	27	7	0	0	138	n/a	n/a	194
Nepean inside greenbelt									
May 2014	1	0	0	0	0	0	n/a	n/a	1
May 2013	1	2	2	0	0	0	n/a	n/a	5
Nepean outside greenbelt									
May 2014	11	5	30	0	0	0	n/a	n/a	46
May 2013	5	7	18	0	0	80	n/a	n/a	110
Gloucester inside greenbelt									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
May 2014	25	2	23	0	0	6	n/a	n/a	56
May 2013	2	3	37	0	0	1	n/a	n/a	43
Kanata									
May 2014	20	3	13	0	0	0	n/a	n/a	36
May 2013	2	7	8	0	0	14	n/a	n/a	31
Cumberland									
May 2014	1	0	6	0	0	54	n/a	n/a	61
May 2013	11	1	10	0	0	42	n/a	n/a	64
Goulbourn									
May 2014	4	0	2	0	0	6	n/a	n/a	12
May 2013	2	1	0	0	0	8	n/a	n/a	11
West Carleton									
May 2014	1	1	0	0	0	0	n/a	n/a	2
May 2013	2	1	2	0	0	0	n/a	n/a	5
Rideau									
May 2014	2	0	0	0	0	0	n/a	n/a	2
May 2013	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	2	0	0	0	0	0	n/a	n/a	2
Clarence-Rockland City									
May 2014	4	1	2	0	0	0	n/a	n/a	7
May 2013	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
May 2014	3	1	0	0	0	0	n/a	n/a	4
May 2013	0	0	0	0	0	19	n/a	n/a	19
Ottawa-Gatineau CMA (Ontario portion)									
May 2014	78	41	77	0	0	89	n/a	n/a	285
May 2013	55	49	84	0	0	303	n/a	n/a	491

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

Table 1.2: Housing Activity Summary by Submarket May 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									
May 2014	181	25	194	0	0	10	n/a	n/a	410
May 2013	115	20	130	0	0	274	n/a	n/a	539
Ottawa, Vanier, Rockcliffe									
May 2014	8	9	0	0	0	9	n/a	n/a	26
May 2013	3	4	6	0	0	211	n/a	n/a	224
Nepean inside greenbelt									
May 2014	2	0	0	0	0	0	n/a	n/a	2
May 2013	7	0	3	0	0	0	n/a	n/a	10
Nepean outside greenbelt									
May 2014	64	7	41	0	0	0	n/a	n/a	112
May 2013	8	8	30	0	0	4	n/a	n/a	50
Gloucester inside greenbelt									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
May 2014	13	0	21	0	0	0	n/a	n/a	34
May 2013	8	2	9	0	0	0	n/a	n/a	19
Kanata									
May 2014	61	9	101	0	0	1	n/a	n/a	172
May 2013	15	6	45	0	0	27	n/a	n/a	93
Cumberland									
May 2014	6	0	16	0	0	0	n/a	n/a	22
May 2013	32	0	36	0	0	0	n/a	n/a	68
Goulbourn									
May 2014	16	0	15	0	0	0	n/a	n/a	31
May 2013	15	0	0	0	0	32	n/a	n/a	47
West Carleton									
May 2014	5	0	0	0	0	0	n/a	n/a	5
May 2013	15	0	0	0	0	0	n/a	n/a	15
Rideau									
May 2014	2	0	0	0	0	0	n/a	n/a	2
May 2013	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
May 2014	4	0	0	0	0	0	n/a	n/a	4
May 2013	11	0	1	0	0	0	n/a	n/a	12
Clarence-Rockland City									
May 2014	8	1	0	0	0	0	n/a	n/a	9
May 2013	11	0	0	0	0	0	n/a	n/a	11
Russell Township									
May 2014	0	0	0	0	0	0	n/a	n/a	0
May 2013	1	2	0	0	0	0	n/a	n/a	3
Ottawa-Gatineau CMA (Ontario portion)									
May 2014	189	26	194	0	0	10	n/a	n/a	419
May 2013	127	22	130	0	0	274	n/a	n/a	553

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)

Table 2: Starts by Submarket and by Dwelling Type May 2014												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	% Change
Ottawa City	219	152	24	38	226	174	415	110	884	474	86.5
Ottawa, Vanier, Rockcliffe	4	7	8	10	4	10	268	74	284	101	181.2
Nepean inside greenbelt	1	2	0	0	0	0	139	0	140	2	**
Nepean outside greenbelt	85	13	8	6	51	24	8	0	152	43	**
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	21	4	8	8	14	0	0	0	43	12	**
Kanata	60	76	0	14	46	121	0	36	106	247	-57.1
Cumberland	28	8	0	0	15	19	0	0	43	27	59.3
Goulbourn	5	30	0	0	0	0	0	0	5	30	-83.3
West Carleton	4	6	0	0	96	0	0	0	100	6	**
Rideau	4	4	0	0	0	0	0	0	4	4	0.0
Osgoode	7	2	0	0	0	0	0	0	7	2	**
Clarence-Rockland City	9	13	0	0	0	0	0	0	9	13	-30.8
Russell Township	13	16	0	4	0	0	0	0	13	20	-35.0
Ottawa-Gatineau CMA (Ontario Portion)	241	181	24	42	226	174	415	110	906	507	78.7

Table 2.1: Starts by Submarket and by Dwelling Type January - May 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	571	488	62	118	494	430	761	1,002	1,888	2,038	-7.4
Ottawa, Vanier, Rockcliffe	14	15	20	50	20	13	495	880	549	958	-42.7
Nepean inside greenbelt	3	3	0	0	0	0	139	0	142	3	**
Nepean outside greenbelt	200	59	18	24	117	75	25	24	360	182	97.8
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	69	49	20	20	99	42	18	0	206	111	85.6
Kanata	173	175	0	20	83	189	28	36	284	420	-32.4
Cumberland	57	35	0	2	55	35	56	48	168	120	40.0
Goulbourn	16	114	0	0	10	14	0	14	26	142	-81.7
West Carleton	8	14	4	2	110	62	0	0	122	78	56.4
Rideau	9	11	0	0	0	0	0	0	9	11	-18.2
Osgoode	21	13	0	0	0	0	0	0	21	13	61.5
Clarence-Rockland City	20	29	0	0	0	13	0	0	20	42	-52.4
Russell Township	21	19	4	4	0	0	0	0	25	23	8.7
Ottawa-Gatineau CMA (Ontario Portion)	612	536	66	122	494	443	761	1,002	1,933	2,103	-8.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market May 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Ottawa City	226	174	0	0	407	36	8	74
Ottawa, Vanier, Rockcliffe	4	10	0	0	268	0	0	74
Nepean inside greenbelt	0	0	0	0	139	0	0	0
Nepean outside greenbelt	51	24	0	0	0	0	8	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	14	0	0	0	0	0	0	0
Kanata	46	121	0	0	0	36	0	0
Cumberland	15	19	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	96	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	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	226	174	0	0	407	36	8	74

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - May 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	486	430	8	0	668	922	93	80
Ottawa, Vanier, Rockcliffe	12	13	8	0	455	800	40	80
Nepean inside greenbelt	0	0	0	0	139	0	0	0
Nepean outside greenbelt	117	75	0	0	0	24	25	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	99	42	0	0	18	0	0	0
Kanata	83	189	0	0	0	36	28	0
Cumberland	55	35	0	0	56	48	0	0
Goulbourn	10	14	0	0	0	14	0	0
West Carleton	110	62	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	13	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	486	443	8	0	668	922	93	80

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2014

Submarket	Freehold		Condominium		Rental		Total*	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Ottawa City	463	364	411	36	10	74	884	474
Ottawa, Vanier, Rockcliffe	10	27	272	0	2	74	284	101
Nepean inside greenbelt	1	2	139	0	0	0	140	2
Nepean outside greenbelt	144	43	0	0	8	0	152	43
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	43	12	0	0	0	0	43	12
Kanata	106	211	0	36	0	0	106	247
Cumberland	43	27	0	0	0	0	43	27
Goulbourn	5	30	0	0	0	0	5	30
West Carleton	100	6	0	0	0	0	100	6
Rideau	4	4	0	0	0	0	4	4
Osgoode	7	2	0	0	0	0	7	2
Clarence-Rockland City	9	13	0	0	0	0	9	13
Russell Township	13	20	0	0	0	0	13	20
Ottawa-Gatineau CMA (Ontario Portion)	485	397	411	36	10	74	906	507

Table 2.5: Starts by Submarket and by Intended Market
January - May 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	1,109	1,044	672	914	107	80	1,888	2,038
Ottawa, Vanier, Rockcliffe	38	78	459	800	52	80	549	958
Nepean inside greenbelt	3	3	139	0	0	0	142	3
Nepean outside greenbelt	335	158	0	24	25	0	360	182
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	188	111	18	0	0	0	206	111
Kanata	256	384	0	36	28	0	284	420
Cumberland	112	80	56	40	0	0	168	120
Goulbourn	26	128	0	14	0	0	26	142
West Carleton	120	78	0	0	2	0	122	78
Rideau	9	11	0	0	0	0	9	11
Osgoode	21	13	0	0	0	0	21	13
Clarence-Rockland City	20	42	0	0	0	0	20	42
Russell Township	25	23	0	0	0	0	25	23
Ottawa-Gatineau CMA (Ontario Portion)	1,154	1,109	672	914	107	80	1,933	2,103

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type May 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	% Change
Ottawa City	176	117	14	28	202	120	75	349	467	614	-23.9
Ottawa, Vanier, Rockcliffe	7	5	2	8	0	3	0	266	9	282	-96.8
Nepean inside greenbelt	2	7	0	0	0	3	0	0	2	10	-80.0
Nepean outside greenbelt	62	8	6	10	45	28	0	0	113	46	145.7
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	13	8	0	2	14	11	14	0	41	21	95.2
Kanata	59	15	6	8	108	39	0	40	173	102	69.6
Cumberland	6	32	0	0	18	36	41	0	65	68	-4.4
Goulbourn	16	15	0	0	17	0	20	43	53	58	-8.6
West Carleton	5	15	0	0	0	0	0	0	5	15	-66.7
Rideau	2	1	0	0	0	0	0	0	2	1	100.0
Osgoode	4	11	0	0	0	0	0	0	4	11	-63.6
Clarence-Rockland City	9	11	2	0	0	0	0	0	11	11	0.0
Russell Township	0	0	0	2	0	0	0	0	0	2	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	185	128	16	30	202	120	75	349	478	627	-23.8

Table 3.1: Completions by Submarket and by Dwelling Type January - May 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	649	516	108	126	590	583	1,036	736	2,383	1,961	21.5
Ottawa, Vanier, Rockcliffe	36	35	24	42	3	18	688	424	751	519	44.7
Nepean inside greenbelt	8	10	0	0	0	3	0	0	8	13	-38.5
Nepean outside greenbelt	158	98	32	34	150	210	46	222	386	564	-31.6
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	100	67	18	10	110	108	59	0	287	185	55.1
Kanata	222	51	26	26	224	142	60	40	532	259	105.4
Cumberland	29	73	8	12	86	102	141	0	264	187	41.2
Goulbourn	37	65	0	0	17	0	42	50	96	115	-16.5
West Carleton	18	48	0	2	0	0	0	0	18	50	-64.0
Rideau	18	13	0	0	0	0	0	0	18	13	38.5
Osgoode	23	56	0	0	0	0	0	0	23	56	-58.9
Clarence-Rockland City	37	38	2	0	22	0	0	0	61	38	60.5
Russell Township	23	29	20	10	0	0	0	0	43	39	10.3
Ottawa-Gatineau CMA (Ontario Portion)	709	583	130	136	612	583	1,036	736	2,487	2,038	22.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Ottawa City	202	120	0	0	0	341	75	8
Ottawa, Vanier, Rockcliffe	0	3	0	0	0	266	0	0
Nepean inside greenbelt	0	3	0	0	0	0	0	0
Nepean outside greenbelt	45	28	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	14	11	0	0	0	0	14	0
Kanata	108	39	0	0	0	40	0	0
Cumberland	18	36	0	0	0	0	41	0
Goulbourn	17	0	0	0	0	35	20	8
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	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	202	120	0	0	0	341	75	8

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 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	590	583	0	0	779	691	257	45
Ottawa, Vanier, Rockcliffe	3	18	0	0	526	387	162	37
Nepean inside greenbelt	0	3	0	0	0	0	0	0
Nepean outside greenbelt	150	210	0	0	46	222	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	110	108	0	0	33	0	26	0
Kanata	224	142	0	0	60	40	0	0
Cumberland	86	102	0	0	100	0	41	0
Goulbourn	17	0	0	0	14	42	28	8
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	22	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	612	583	0	0	779	691	257	45

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013	May 2014	May 2013
Ottawa City	390	265	0	341	77	8	467	614
Ottawa, Vanier, Rockcliffe	7	16	0	266	2	0	9	282
Nepean inside greenbelt	2	10	0	0	0	0	2	10
Nepean outside greenbelt	113	46	0	0	0	0	113	46
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	27	21	0	0	14	0	41	21
Kanata	173	62	0	40	0	0	173	102
Cumberland	24	68	0	0	41	0	65	68
Goulbourn	33	15	0	35	20	8	53	58
West Carleton	5	15	0	0	0	0	5	15
Rideau	2	1	0	0	0	0	2	1
Osgoode	4	11	0	0	0	0	4	11
Clarence-Rockland City	11	11	0	0	0	0	11	11
Russell Township	0	2	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario Portion)	401	278	0	341	77	8	478	627

Table 3.5: Completions by Submarket and by Intended Market January - May 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	1,341	1,225	779	691	263	45	2,383	1,961
Ottawa, Vanier, Rockcliffe	57	95	526	387	168	37	751	519
Nepean inside greenbelt	8	13	0	0	0	0	8	13
Nepean outside greenbelt	340	342	46	222	0	0	386	564
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	228	185	33	0	26	0	287	185
Kanata	472	219	60	40	0	0	532	259
Cumberland	123	187	100	0	41	0	264	187
Goulbourn	54	65	14	42	28	8	96	115
West Carleton	18	50	0	0	0	0	18	50
Rideau	18	13	0	0	0	0	18	13
Osgoode	23	56	0	0	0	0	23	56
Clarence-Rockland City	61	38	0	0	0	0	61	38
Russell Township	39	35	0	0	4	4	43	39
Ottawa-Gatineau CMA (Ontario Portion)	1,441	1,298	779	691	267	49	2,487	2,038

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range May 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													
May 2014	0	0.0	7	4.4	45	28.5	52	32.9	54	34.2	158	470,900	481,011
May 2013	0	0.0	21	26.9	8	10.3	13	16.7	36	46.2	78	486,900	508,612
Year-to-date 2014	1	0.2	25	4.5	95	17.0	159	28.4	279	49.9	559	499,990	531,729
Year-to-date 2013	0	0.0	59	15.8	50	13.4	86	23.0	179	47.9	374	495,945	516,597
Ottawa, Vanier, Rockcliffe													
May 2014	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
May 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	1	3.8	3	11.5	22	84.6	26	824,450	881,092
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	699,900	696,641
Nepean inside greenbelt													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	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	--	--
Nepean outside greenbelt													
May 2014	0	0.0	0	0.0	25	39.1	19	29.7	20	31.3	64	464,195	465,907
May 2013	0	0.0	2	28.6	1	14.3	3	42.9	1	14.3	7	--	--
Year-to-date 2014	0	0.0	3	1.9	37	23.6	43	27.4	74	47.1	157	491,900	499,586
Year-to-date 2013	0	0.0	20	21.7	7	7.6	25	27.2	40	43.5	92	495,945	488,483
Gloucester inside greenbelt													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	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	--	--
Gloucester outside greenbelt													
May 2014	0	0.0	0	0.0	0	0.0	7	53.8	6	46.2	13	496,900	518,753
May 2013	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2014	0	0.0	1	1.1	2	2.2	48	53.3	39	43.3	90	496,400	506,914
Year-to-date 2013	0	0.0	2	3.2	11	17.5	26	41.3	24	38.1	63	472,900	483,732
Kanata													
May 2014	0	0.0	4	6.8	16	27.1	23	39.0	16	27.1	59	457,990	466,912
May 2013	0	0.0	0	0.0	6	42.9	1	7.1	7	50.0	14	521,250	569,000
Year-to-date 2014	0	0.0	15	7.0	46	21.6	53	24.9	99	46.5	213	483,900	509,425
Year-to-date 2013	0	0.0	1	2.1	18	37.5	6	12.5	23	47.9	48	466,800	531,446
Cumberland													
May 2014	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	6	--	--
May 2013	0	0.0	16	53.3	0	0.0	8	26.7	6	20.0	30	370,990	427,203
Year-to-date 2014	0	0.0	6	22.2	6	22.2	7	25.9	8	29.6	27	444,900	453,607
Year-to-date 2013	0	0.0	26	37.7	13	18.8	17	24.6	13	18.8	69	402,990	426,569
Goulbourn													
May 2014	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	553,950	562,919
May 2013	0	0.0	2	18.2	0	0.0	0	0.0	9	81.8	11	567,900	572,818
Year-to-date 2014	0	0.0	0	0.0	3	13.0	4	17.4	16	69.6	23	558,900	577,690
Year-to-date 2013	0	0.0	9	16.1	0	0.0	8	14.3	39	69.6	56	547,900	547,754

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range May 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													
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	20.0	8	80.0	10	546,400	578,740
Rideau													
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 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	9	100.0	9	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Osgoode													
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2013	0	0.0	1	20.0	1	20.0	0	0.0	3	60.0	5	--	--
Year-to-date 2014	1	11.1	0	0.0	0	0.0	1	11.1	7	77.8	9	--	--
Year-to-date 2013	0	0.0	1	8.3	1	8.3	1	8.3	9	75.0	12	757,500	708,725
Clarence-Rockland City													
May 2014	1	14.3	3	42.9	3	42.9	0	0.0	0	0.0	7	--	--
May 2013	2	22.2	3	33.3	3	33.3	0	0.0	1	11.1	9	--	--
Year-to-date 2014	3	11.5	16	61.5	6	23.1	1	3.8	0	0.0	26	340,650	339,669
Year-to-date 2013	5	16.7	13	43.3	10	33.3	1	3.3	1	3.3	30	368,700	360,813
Russell Township													
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2013	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	9	45.0	9	45.0	2	10.0	0	0.0	20	383,600	381,960
Year-to-date 2013	0	0.0	14	48.3	8	27.6	7	24.1	0	0.0	29	376,700	389,531
Ottawa-Gatineau CMA (Ontario portion)													
May 2014	1	0.6	10	6.1	48	29.1	52	31.5	54	32.7	165	466,900	475,495
May 2013	2	2.3	25	28.4	11	12.5	13	14.8	37	42.0	88	474,945	492,349
Year-to-date 2014	4	0.7	50	8.3	110	18.2	162	26.8	279	46.1	605	489,900	518,524
Year-to-date 2013	5	1.2	86	19.9	68	15.7	94	21.7	180	41.6	433	474,900	497,293

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2014						
Submarket	May 2014	May 2013	% Change	YTD 2014	YTD 2013	% Change
Ottawa City	481,011	508,612	-5.4	531,729	516,597	2.9
Ottawa, Vanier, Rockcliffe	--	--	n/a	881,092	696,641	26.5
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	465,907	439,380	6.0	499,586	488,483	2.3
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	518,753	601,186	-13.7	506,914	483,732	4.8
Kanata	466,912	569,000	-17.9	509,425	531,446	-4.1
Cumberland	370,983	427,203	-13.2	453,607	426,569	6.3
Goulbourn	562,919	572,818	-1.7	577,690	547,754	5.5
West Carleton	--	--	n/a	689,040	578,740	19.1
Rideau	--	--	n/a	755,900	862,814	-12.4
Osgoode	--	597,200	n/a	664,511	708,725	-6.2
Clarence-Rockland City	--	--	n/a	339,669	360,813	-5.9
Russell Township	--	--	n/a	381,960	389,531	-1.9
Ottawa-Gatineau CMA (Ontario Portion)	475,495	492,349	-3.4	518,524	497,293	4.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
May 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	1,176	3,987	2,640	44.5	383,168	3.4	366,790
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	2,716	-12.9		7,172			352,021	0.1	
	Q1 2014	2,674	-1.5		7,262			355,090	0.9	
	YTD 2013	6,114	-7.7		14,438			362,756	1.3	
	YTD 2014	5,904	-3.4		14,737			368,290	1.5	

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

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

Table 6: Economic Indicators
May 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 $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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		125.9	530	6.8	70.2	1,069
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 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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