HOUSING MARKET INFORMATION

# HOUSING NOW
## Ottawa[1]

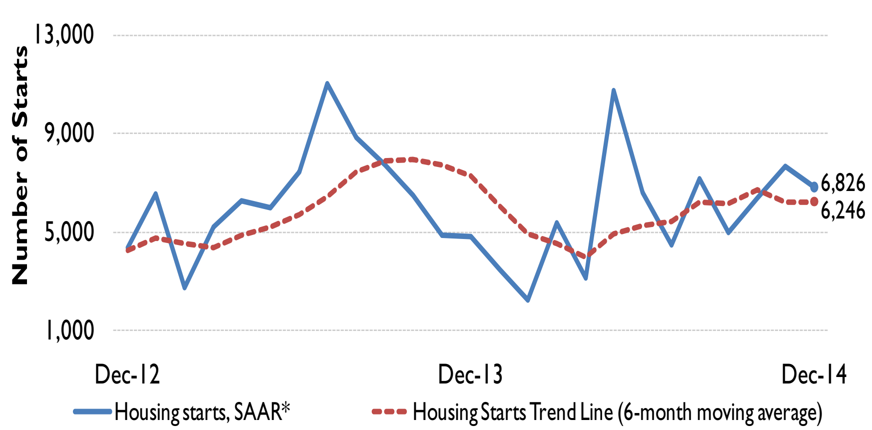
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2015

## Highlights

- New home starts declined due to a drop in apartment starts
- MLS® sales moderated across the board with a greater decline for condominiums
- Balanced market conditions continued to prevail and prices grew in line with inflation

Figure 1



Source: CMHC Starts and Completions Survey

[1] Ontario part of Ottawa-Gatineau CMA

[2] All starts figures in this release, 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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## New Home Market

In December housing starts in the Ottawa Census Metropolitan Area (CMA) remained fairly stable at 6,246 units compared to 6,210 units in November. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)[3] of housing starts.

Seasonally adjusted housing starts trended higher in the fourth quarter following a moderation in the third quarter. Fourth quarter activity was boosted by a rise in apartment starts. Atypically, it was rental not condominium apartments this quarter that led the rise in apartments.

For the year as a whole, new home starts were 12 per cent lower than in 2013 with the bulk of the decline coming from a dip in condominium apartments. Condominium apartment starts dropped by over one third of their 2013 level as developers undertook fewer new projects so as to allow a drawdown of some of the inventory of completed but unsold condominium units. By the end of the year there were 2,611 condominium apartments under construction, down about a thousand from a year earlier. Of the condominium apartments completed during 2014, about 16 per cent remained unsold at the end of the year. While down from the 2013 peak of 20 per cent, this proportion remained fairly high. Worthy of note is that there were 569 purpose-built rental apartment starts in 2014, a 20 per cent increase from 2013. Investor-owned condominium apartments are a growing form of rental accommodation in Ottawa, but purpose-built rental accommodation continues to attract investment.

This quarter, starts activity in the low-rise segment of the market continued on a similar note as in the previous quarter, whereby singles and semis declined while rows rose once more. For the year, single-detached home starts slid slightly below their 2013 number. Preferences in the low-rise segment of the market have been shifting toward the more affordable rows. Row starts rose seven per cent in the fourth quarter compared to the third, and were five per cent higher for 2014 as a whole. The significant price difference between a newly-built single-detached home and a row at close to $180,000 on average in 2014 made rows more attractive to builders and potential buyers alike as rows still offer more space than condominiums.

This year, slightly more starts occurred in Nepean than the city core and Kanata. All three areas had shares around 20 per cent each. The city core lost its dominance in starts activity as together the other two aforementioned areas captured around 30 per cent of apartment starts while the city core's share dropped from 72 per cent in 2013 to 51 per cent in 2014. Some condominium and rental starts are moving outside of the city core as Ottawa West area population grows at a robust rate, and this submarket's starts picture diversifies to include other dwellings than simply the traditional low-rise ones. Condominium developers and buyers alike are looking into areas outside the city core as land and sale prices are typically lower than in the core.

Despite a continuous firming in employment over the course of the year leading to an increase of 1.1 per cent, the rise was in part-time employment while full-time employment was unchanged from 2013. The decline in public administration jobs restrained job growth. Cushioning some of the fall were the gains made elsewhere in the service sector.

Builders, responding partly to weak employment conditions for the first-time homebuyer (FTB) group, scaled back on condominium apartment starts. Employment for the 25-44 age group (which includes most FTBs) declined 5.5 per cent, while the employment of all other age groups increased. FTB activity is key to any housing market as they take the first step in the home buying life cycle. New entrants into the ownership market tend to buy the more affordable semis, rows and condos on the new or resale market which is one of the catalysts for move-up buyers and downsizers to move into their second or third homes.

## Resale Market

The year closed off on sales of existing homes fairly flat with only an additional 45 MLS® transactions compared to 2013. Fourth quarter seasonally adjusted sales dropped 1.5 per cent following two quarters of rising sales due to a strengthening in the freehold[4] segment of the market in the second and third quarters.

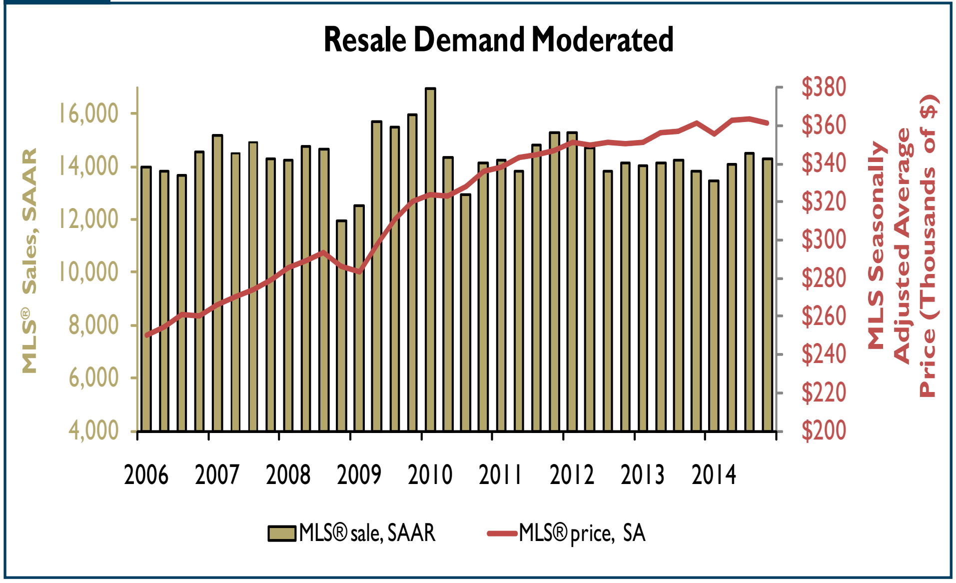
[3] All numbers in this report are seasonally adjusted when comparing the change between two consecutive quarters.

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

However, by the fourth quarter, freehold sales also retreated weighing down on overall sales activity. Condominium[5] sales also edged lower after a minor bounce back in the previous quarter.

For the year, it was ultimately the rise in freehold sales that sustained Ottawa resale market activity to balance out some of the decline in condominium sales which retreated seven per cent from the previous year. Stronger freehold activity in 2014 came on the back of a rise in the sales of single-detached and row homes. The share of row sales in total transactions rose this year as rows are more affordable than single-detached homes. That being said, single-detached homes remained the most traded on the resale market with 57 per cent of total transactions.

Figure 2




Source: CMHC, adapted from CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted. MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Among single-detached homes this year it was bungalow sales rather than two-storey homes that witnessed stronger growth, although the latter still represent the greater share of total single-detached transactions at 49 per cent versus 30 per cent for bungalows. Bungalows are more easily accessible making them more attractive for some downsizers. The price of single-detached homes also continued to retreat in the fourth quarter on the heels of a decline in the third quarter.

Weaker single-detached price growth coupled with mortgage rates at historic lows may have supported demand for this dwelling type. Single-detached home prices rose at a more modest rate than inflation at 0.7 per cent for the year. In addition, the full time employment of the move-up buyer age group, those 45-64, bounced back from the job decline in 2013 supporting the resale market for sales above the average price. At an average price of about $405, 000, resale singles are an attractive buy for households eyeing such dwellings. The average price of newly-built singles is about $504,000; a significant difference that would influence the decision of some households to opt for a resale single home rather than a newly-built one.

In the condominium segment of the market, condo apartment and condo row sales declined at almost the same rate, while prices for apartments trended slightly higher than rows compared to a year earlier, both growing below the rate of inflation.

For the condo segment as a whole, prices ended almost flat from last year.

On the supply side, compared to the same quarter last year, listings of freeholds[6] rose while condo listings declined as the latter's prices were flat discouraging some potential sellers from listing their properties. That being said, adjusted for seasonality, fourth quarter listings were trending downward for both segments of the market from the previous quarter. As total fourth quarter sales declined at only a marginally higher rate than the drop in listings, the last quarter of the year closed off on overall MLS® activity remaining in balaned[7] market territory.

A greater decline in condo listings coupled with a lower decline in sales pushed the seasonally adjusted sales-

[5] The condominium segment of the market includes condo rows, condo apartments and stacked townhouses. 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 townhouse units.
[6] Only the aggregate listings in for either the condo or freehold market segments are reported on.
[7] A market is considered balanced if the sales-to-new-listings (SNL) ratio is within the 0.40 and 0.60 range.

to-new-listings (SNL) ratio slightly up to close to 0.40 in the fourth quarter for this closely watched segment of the market. For the freehold segment this quarter's sales declined at a faster rate than the drop in listings having a modest downward pressure on the SNL ratio which edged to 0.48 from 0.49 in the previous quarter. Because the freehold segment is much larger than the condo segment, the overall SNL ratio edged lower to 0.45 from 0.47 a year earlier. This modest movement in MLS® transactions compared to the previous year meant that price grew 1.2 per cent, somewhat less than inflation growth. Soft employment conditions in the CMA have restrained housing market activity.

For the year, the largest number of MLS® transactions was recorded in Orleans, at 17 per cent of total urban sales. Area sales grew at the fastest rate at seven per cent compared to 2013. Orleans prices averaged 11 per cent lower than the urban average this year and three per cent lower than the overall CMA average price (at $363,161) which supported the attractiveness of the area for buyers. The strength of sales in this relatively low-priced area and the shift to row homes both indicate that affordability was an issue for buyers in 2014.

Worthy of mention are movements in the westerly areas of the CMA - Stittsville, Kanata, Nepean and the West End. They are higher income and higher population growth areas, and together they captured the largest share of urban transactions. Sales rose in Kanata compared to 2013, while West End sales declined. Finally, in Nepean and Stittsville, sales remained almost flat. A substantive growth in Nepean prices (8.5 per cent) barely affected demand in the area, as sales remained flat asserting the area's popularity. A modest rise in West end prices which sat 15 per cent higher than downtown prices sent sales down 6.5 per cent. Finally, flat price growth in Stittsville was associated with flat sales, while Kanata sales went up four per cent despite a two per cent growth in prices.

| UNIT TYPE | MLS® Sales | | | | | | MLS® Prices ($) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q4 | | | January to December | | | Q4 | | | January to December | | |
| | 2014 | 2013 | % Chg. | 2014 | 2013 | % Chg. | 2014 | 2013 | % Chg. | 2014 | 2013 | % Chg. |
| **SINGLE- DETACHED** | **1,504** | **1,445** | **4.1** | **7,893** | **7,742** | **2.0** | **390,050** | **397,965** | **-2.0** | **404,945** | **402,152** | **0.7** |
| *Bungalow* | *491* | *496* | -1.0 | *2,442* | *2,353* | 3.8 | *347,967* | *356,594* | -2.4 | *357,299* | *354,080* | 0.9 |
| *Two-Storey* | *701* | *670* | 4.6 | *3,866* | *3,849* | 0.4 | *447,108* | *451,876* | -1.1 | *459,123* | *452,380* | 1.5 |
| *Other Single-Detached* | *312* | *279* | 11.8 | *1,585* | *1,540* | 2.9 | *328,076* | *342,052* | -4.1 | *346,206* | *350,065* | -1.1 |
| **ROW** | **467** | **446** | **4.7** | **2,488** | **2,425** | **2.6** | **315,834** | **313,448** | **0.8** | **322,077** | **318,147** | **1.2** |
| **SEMI** | **175** | **170** | **2.9** | **898** | **879** | **2.2** | **381,414** | **383,961** | **-0.7** | **385,242** | **383,445** | **0.5** |
| **CONDOMINIUM** | **508** | **530** | **-4.2** | **2,665** | **2,875** | **-7.3** | **270,853** | **259,975** | **4.2** | **263,606** | **262,947** | **0.3** |
| *Apartment* | 260 | 287 | -9.4 | *1,346* | *1,484* | -9.3 | *303,296* | *282,485* | 7.4 | *290,838* | *288,691* | 0.7 |
| *Row* | 166 | *176* | -5.7 | 922 | *1,014* | -9.1 | *237,072* | *223,216* | 6.2 | *232,041* | *231,154* | 0.4 |
| *Other Condominiums* | 82 | 67 | 22.4 | 397 | 377 | 5.3 | *236,370* | *260,109* | -9.1 | *244,586* | *247,118* | -1.0 |
| **OTHERS** | **38** | **30** | - | *150* | **128** | - | - | - | - | - | - | - |
| **TOTAL** | **2,692** | **2,621** | **2.7** | **14,094** | **14,049** | **0.3** | **355,958** | **356,777** | **-0.2** | **363,161** | **358,876** | **1.2** |

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)

## International Migration Trending Lower But Remains Robust

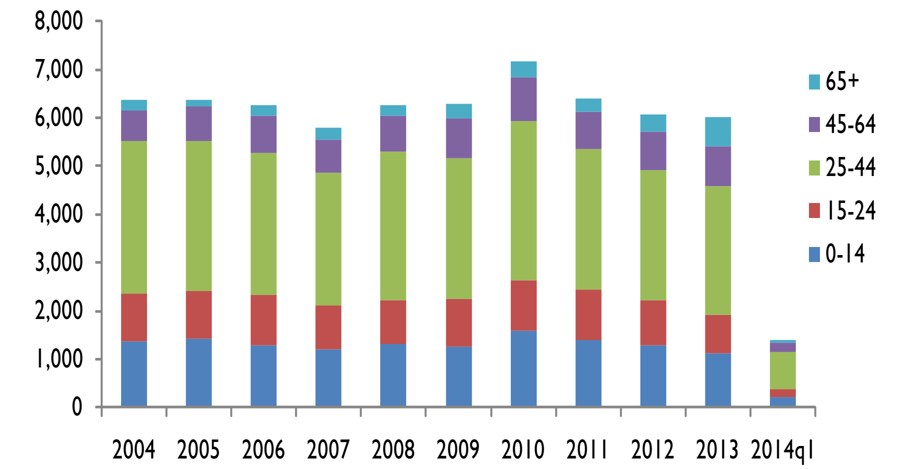
Immigration into Ottawa bodes well for both rental and ownership housing demand. Immigrants tend to rent for the first five years following their arrival in Canada. Many ultimately buy, especially those who are between 25 and 44-years when they arrive. Although migration to Ottawa slowed in 2014, it remained robust and will support future housing demand.

Migration to Ottawa has been strong. It averaged 6,340[8] international immigrants per year over the 2004-2013 period. Up to the first quarter in 2014, 1,395 immigrants declared the capital region as their intended destination. Annualized, this number would fall lower than the average number of immigrants over the last nine years, but still remains significant.

By age, on average in the 2004-2013 period, approximately half of all immigrants choosing Ottawa as their destination fell within the 25-44 age group, from which many first-time buyers are drawn. The share to the first quarter in 2014 was greater than half. In addition, over 80 per cent of all immigrants into the capital are below the age of 45. The shares are very similar to Toronto immigrant profile.

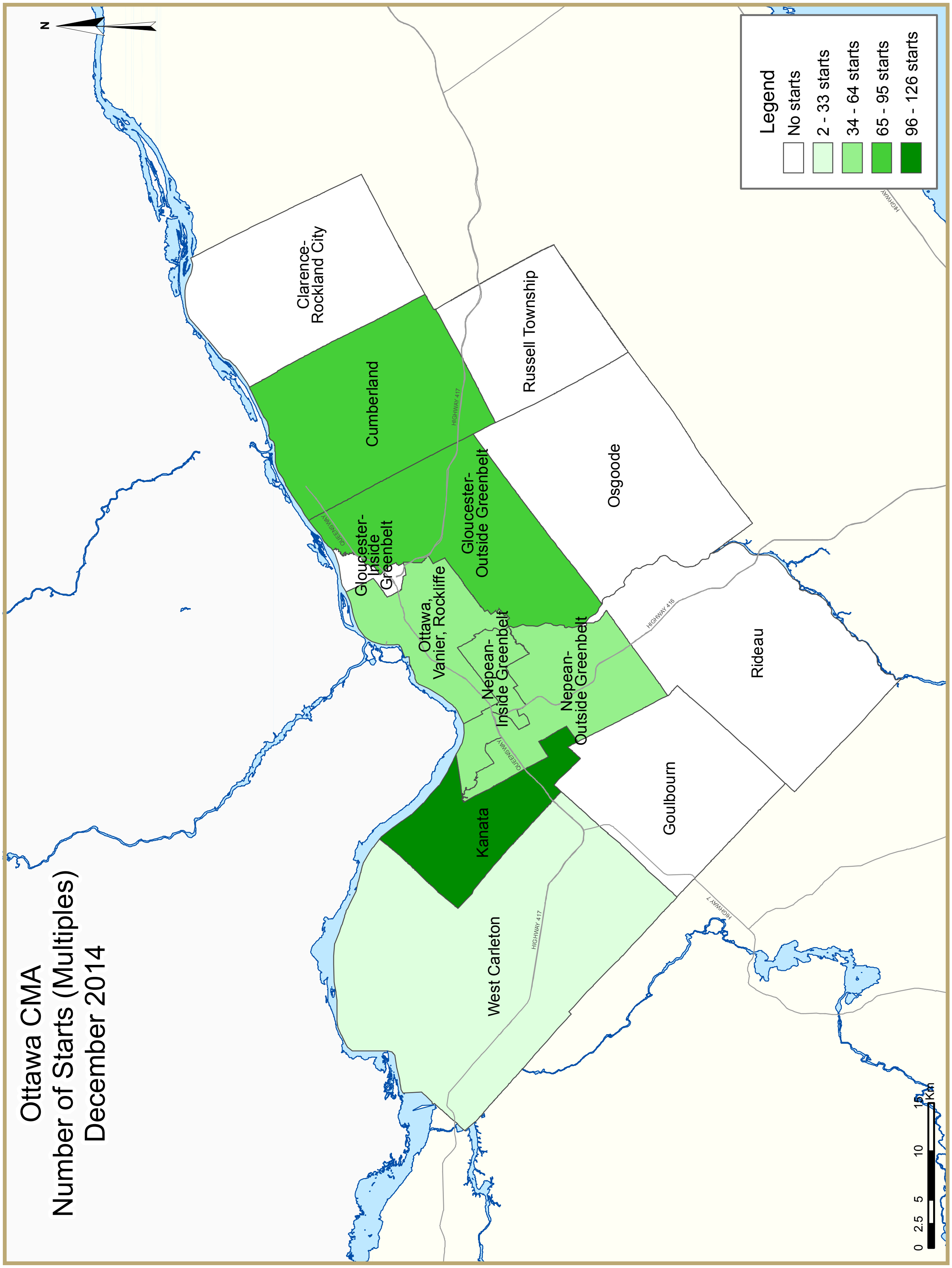
Also boding well for housing market activity in the CMA is the fact that approximately half of Ottawa's immigrants are economic immigrants, this is just below Toronto's share of 54 per cent and the Canada-wide average of 60 per cent. They have work experience in their home countries that aligns well with Canadian employment needs.

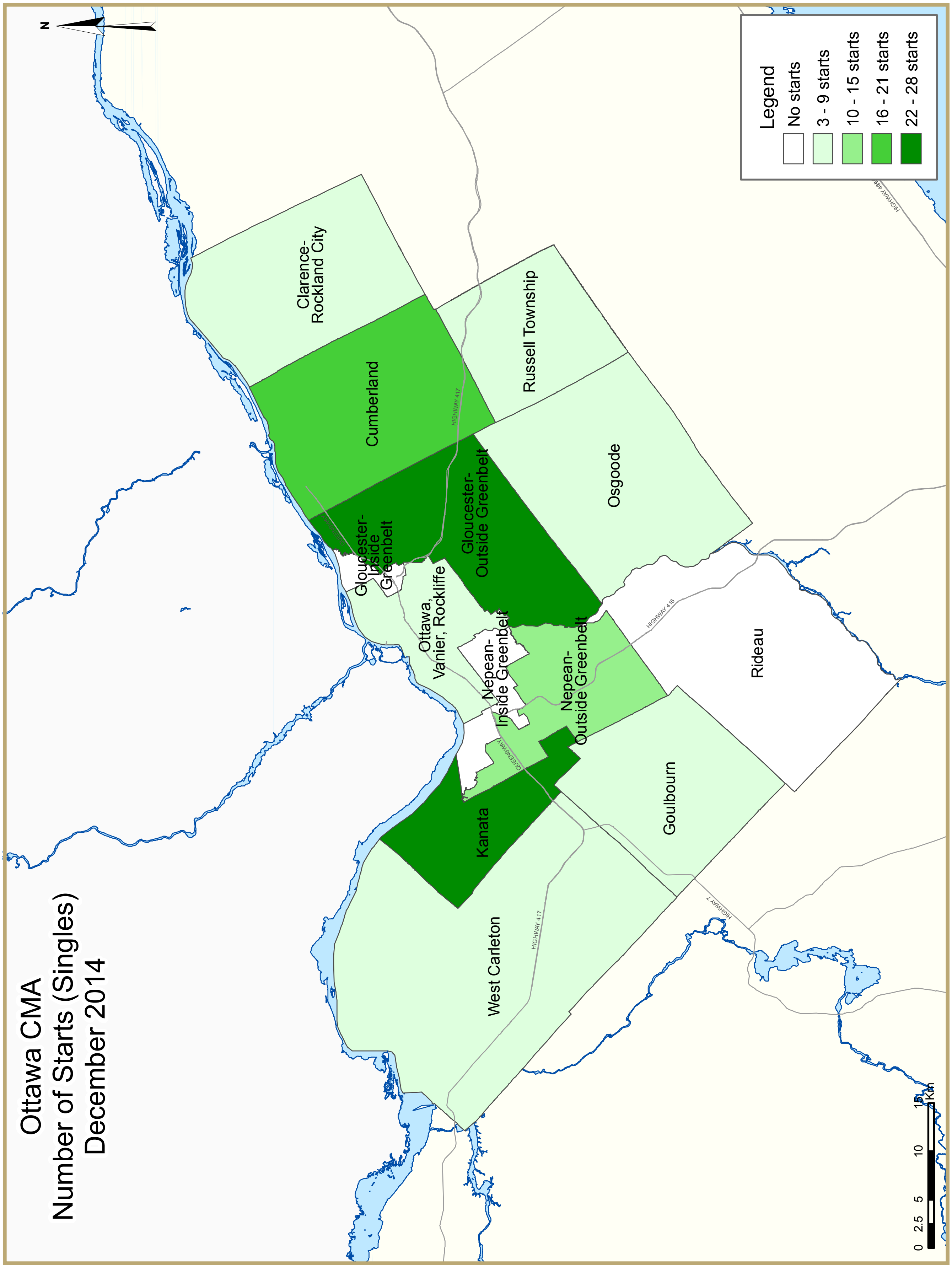
Figure 3

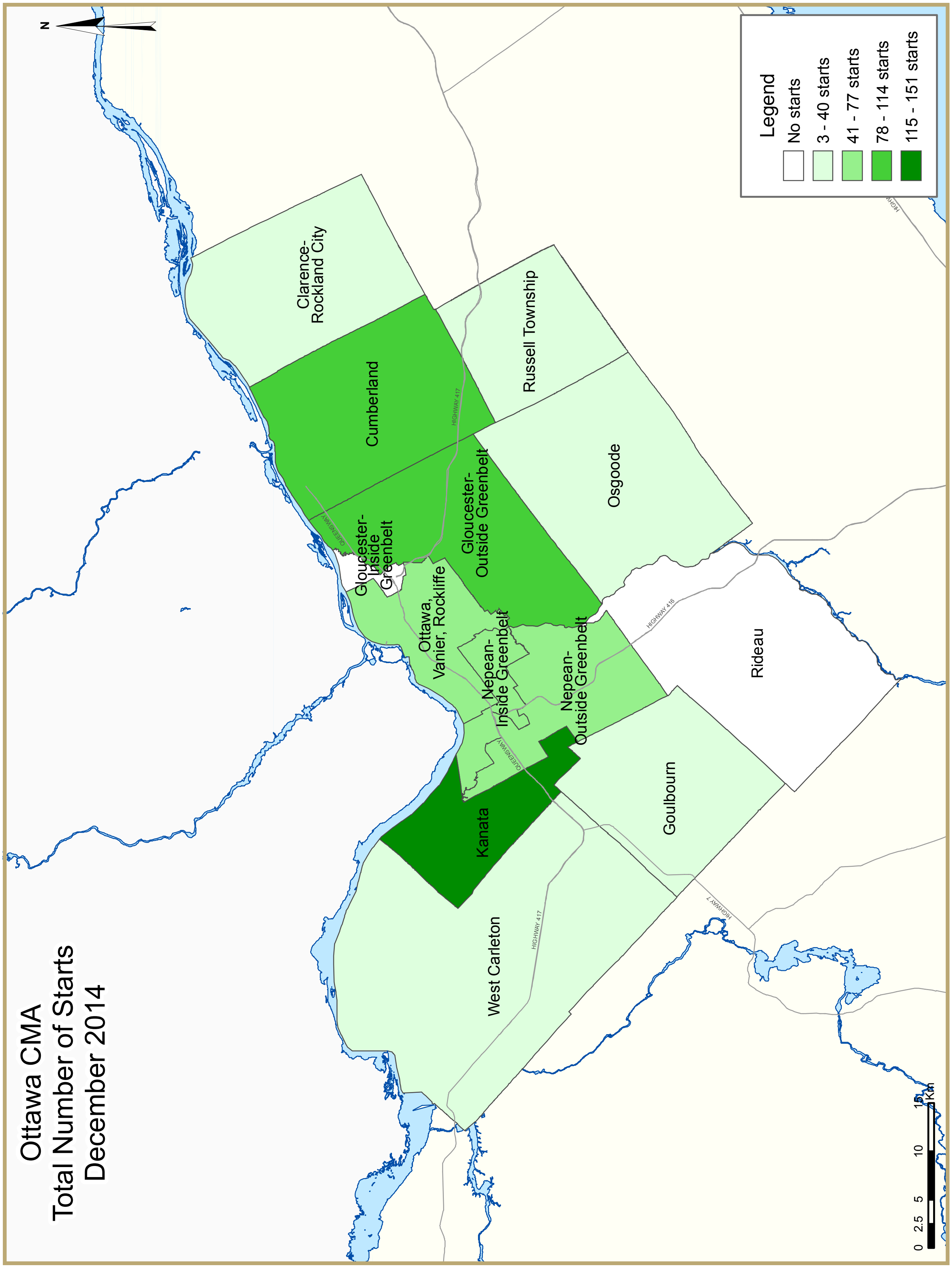


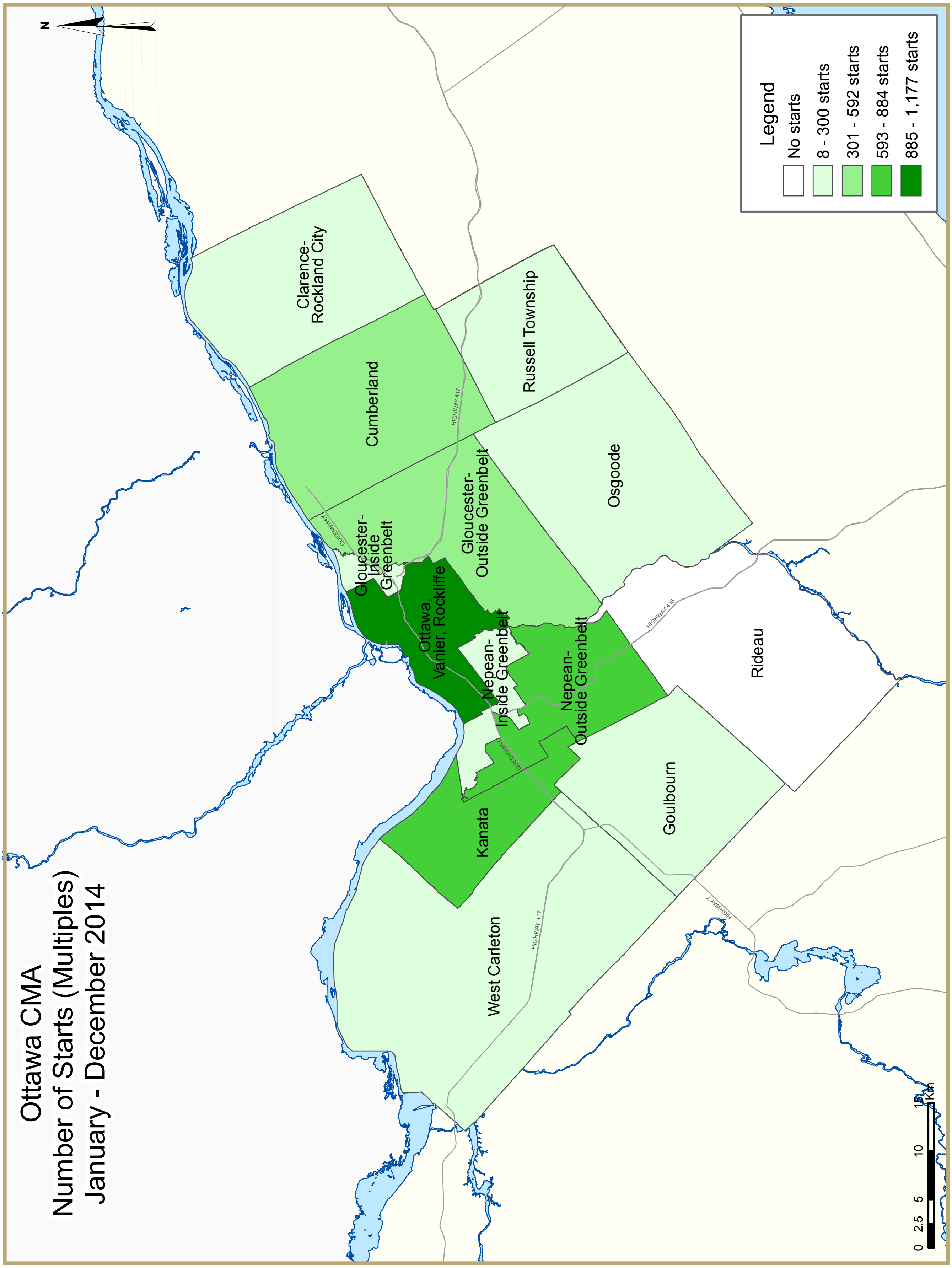

Source: Citizenship and Immigration Canada, RDM data; 2014 data until March

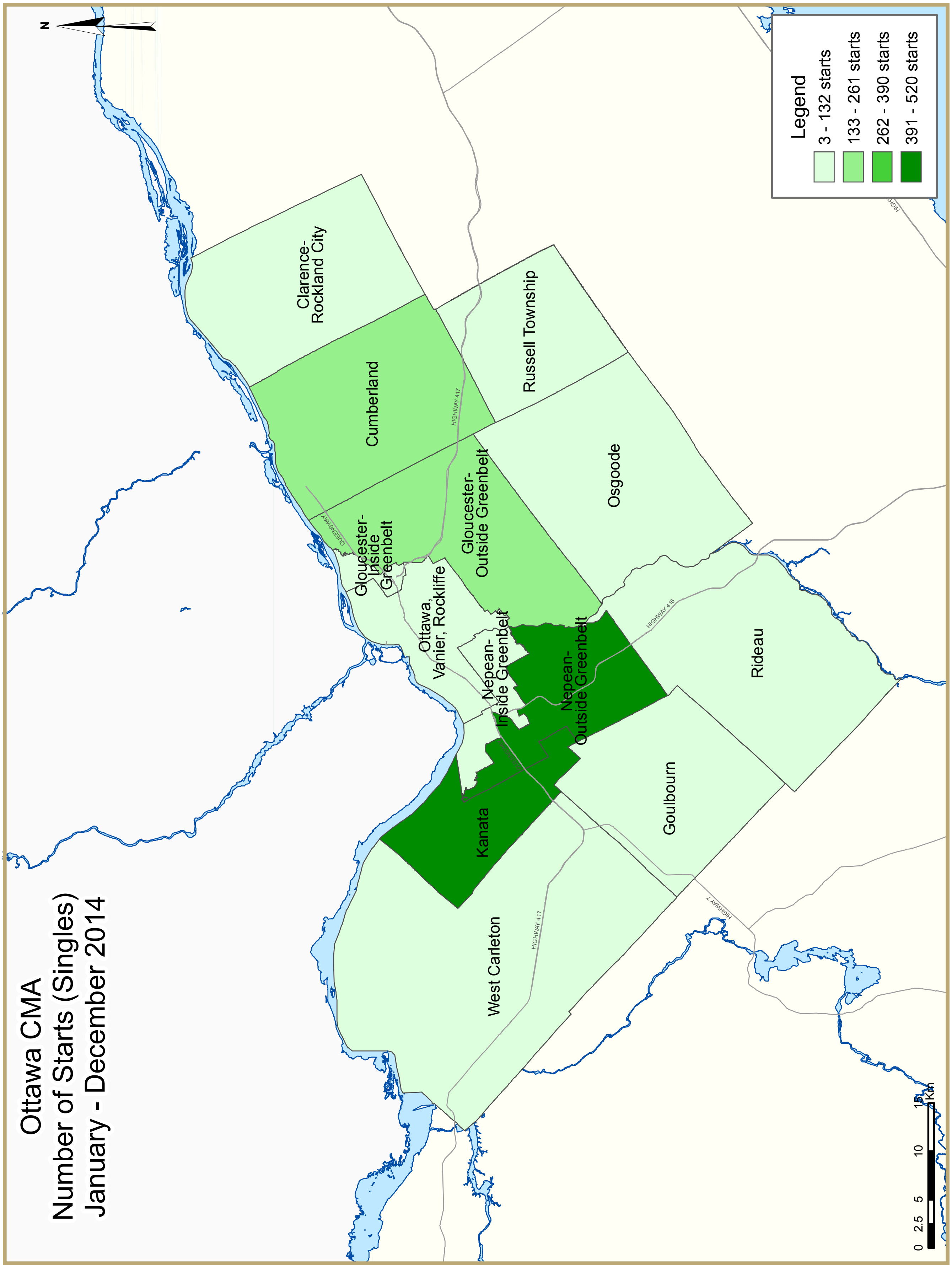
[8] It must be noted that the average is pushed up slightly by the higher number of entrants in 2010, a year where Canada as a whole received a record number of immigrants.

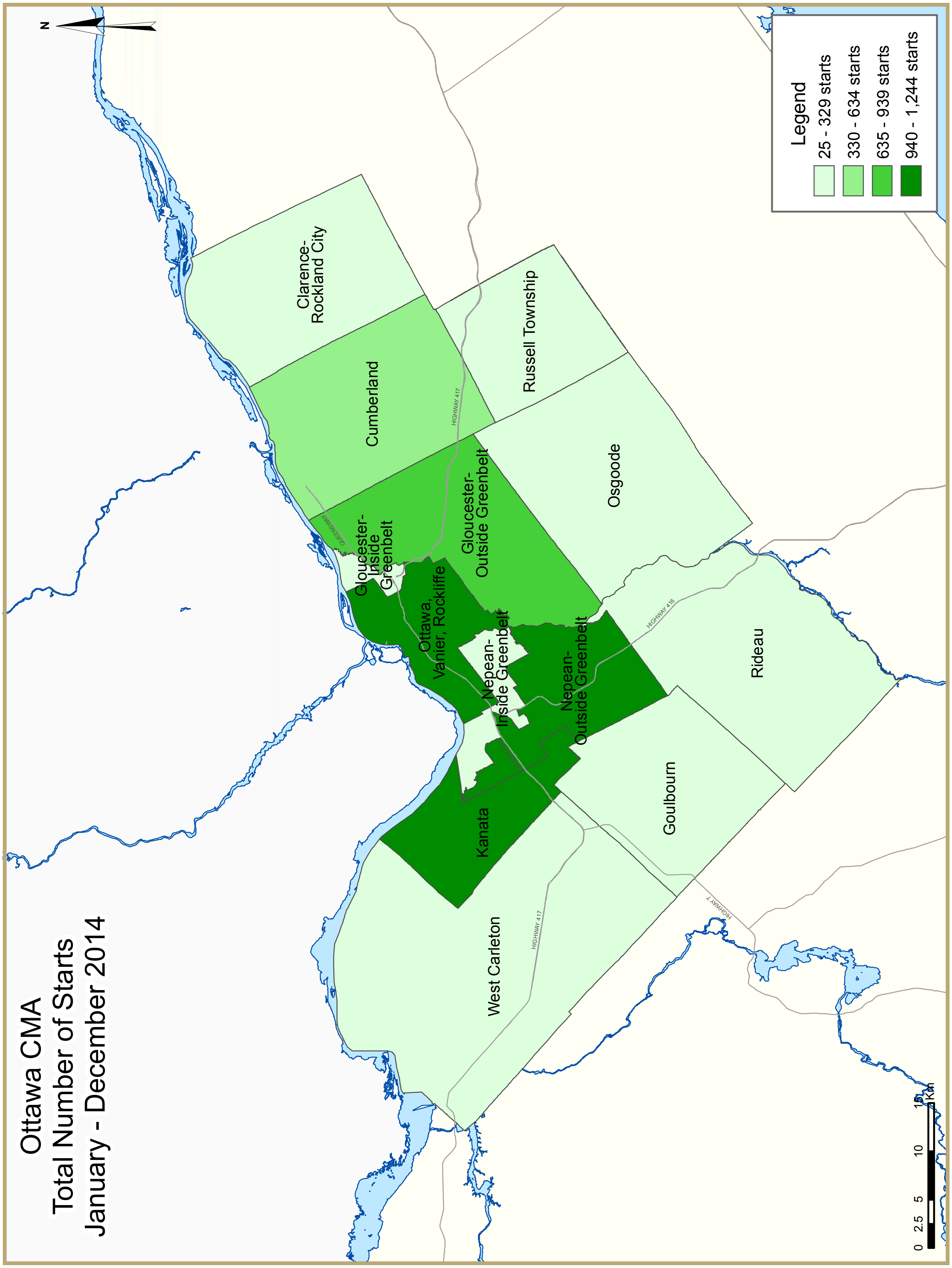

Ottawa CMA
Number of Starts (Multiples)
December 2014
N
Legend
No starts
2 - 33 starts
34 - 64 starts
65 - 95 starts
96 - 126 starts
Clarence-
Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-
Outside Greenbelt
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
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)
December 2014
Legend
No starts
3 - 9 starts
10 - 15 starts
16 - 21 starts
22 - 28 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
0 2.5 5 10 15 Km
N


Ottawa CMA
Total Number of Starts
December 2014
Legend
No starts
3 - 40 starts
41 - 77 starts
78 - 114 starts
115 - 151 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
N
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - December 2014
Legend
No starts
8 - 300 starts
301 - 592 starts
593 - 884 starts
885 - 1,177 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
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
N
0 2.5 5 10 15
Km


Ottawa CMA
Number of Starts (Singles)
January - December 2014
Legend
3 - 132 starts
133 - 261 starts
262 - 390 starts
391 - 520 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 - December 2014
N
Legend
25 - 329 starts
330 - 634 starts
635 - 939 starts
940 - 1,244 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockcliffe
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)<br>December 2014** | | |
|---|---|---|
| **Ottawa CMA**[1] | November 2014 | December 2014 |
| Trend[2] | 6,210 | 6,246 |
| SAAR | 7,662 | 6,826 |
| | December 2013 | December 2014 |
| Actual | | |
| December - Single-Detached | 151 | 115 |
| December - Multiples | 266 | 462 |
| December - Total | 417 | 577 |
| January to December - Single-Detached | 1,787 | 1,775 |
| January to December - Multiples | 4,773 | 3,987 |
| January to December - Total | 6,560 | 5,762 |
| | | |

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)
## December 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| December 2014 | 115 | 30 | 299 | 0 | 0 | 117 | 4 | 12 | 577 |
| December 2013 | 151 | 24 | 150 | 0 | 0 | 84 | 0 | 8 | 417 |
| % Change | -23.8 | 25.0 | 99.3 | n/a | n/a | 39.3 | n/a | 50.0 | 38.4 |
| Year-to-date 2014 | 1,775 | 238 | 1,709 | 0 | 4 | 1,418 | 49 | 569 | 5,762 |
| Year-to-date 2013 | 1,787 | 394 | 1,625 | 0 | 8 | 2,268 | 4 | 474 | 6,560 |
| % Change | -0.7 | -39.6 | 5.2 | n/a | -50.0 | -37.5 | ** | 20.0 | -12.2 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| December 2014 | 975 | 126 | 1,425 | 0 | 4 | 2,611 | 33 | 713 | 5,887 |
| December 2013 | 1,074 | 228 | 1,183 | 0 | 8 | 3,615 | 7 | 806 | 6,921 |
| % Change | -9.2 | -44.7 | 20.5 | n/a | -50.0 | -27.8 | ** | -11.5 | -14.9 |
| **COMPLETIONS** | | | | | | | | | |
| December 2014 | 204 | 44 | 99 | 0 | 5 | 516 | 4 | 0 | 872 |
| December 2013 | 207 | 56 | 199 | 0 | 0 | 0 | 0 | 12 | 474 |
| % Change | -1.4 | -21.4 | -50.3 | n/a | n/a | n/a | n/a | -100.0 | 84.0 |
| Year-to-date 2014 | 1,874 | 322 | 1,469 | 0 | 5 | 2,412 | 28 | 684 | 6,794 |
| Year-to-date 2013 | 1,651 | 392 | 1,709 | 0 | 0 | 1,334 | 4 | 130 | 5,220 |
| % Change | 13.5 | -17.9 | -14.0 | n/a | n/a | 80.8 | ** | ** | 30.2 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| December 2014 | 72 | 25 | 76 | 0 | 3 | 379 | n/a | n/a | 555 |
| December 2013 | 51 | 66 | 47 | 0 | 0 | 262 | n/a | n/a | 426 |
| % Change | 41.2 | -62.1 | 61.7 | n/a | n/a | 44.7 | n/a | n/a | 30.3 |
| **ABSORBED** | | | | | | | | | |
| December 2014 | 203 | 36 | 97 | 0 | 2 | 454 | n/a | n/a | 792 |
| December 2013 | 214 | 57 | 199 | 0 | 0 | 17 | n/a | n/a | 487 |
| % Change | -5.1 | -36.8 | -51.3 | n/a | n/a | ** | n/a | n/a | 62.6 |
| Year-to-date 2014 | 1,892 | 361 | 1,440 | 0 | 2 | 2,295 | n/a | n/a | 5,990 |
| Year-to-date 2013 | 1,688 | 369 | 1,757 | 0 | 0 | 1,321 | n/a | n/a | 5,135 |
| % Change | 12.1 | -2.2 | -18.0 | n/a | n/a | 73.7 | n/a | n/a | 16.7 |

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

| Table 1.2: Housing Activity Summary by Submarket December 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** | | | | | | | | | |
| December 2014 | 103 | 30 | 299 | 0 | 0 | 117 | 4 | 12 | 565 |
| December 2013 | 131 | 18 | 144 | 0 | 0 | 84 | 0 | 8 | 385 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| December 2014 | 7 | 4 | 15 | 0 | 0 | 19 | 4 | 12 | 61 |
| December 2013 | 12 | 12 | 0 | 0 | 0 | 48 | 0 | 8 | 80 |
| **Nepean inside greenbelt** | | | | | | | | | |
| December 2014 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 0 | 60 |
| December 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Nepean outside greenbelt** | | | | | | | | | |
| December 2014 | 14 | 4 | 46 | 0 | 0 | 0 | 0 | 0 | 64 |
| December 2013 | 48 | 2 | 16 | 0 | 0 | 0 | 0 | 0 | 66 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| December 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| December 2014 | 28 | 0 | 66 | 0 | 0 | 14 | 0 | 0 | 108 |
| December 2013 | 5 | 2 | 90 | 0 | 0 | 36 | 0 | 0 | 133 |
| **Kanata** | | | | | | | | | |
| December 2014 | 25 | 6 | 96 | 0 | 0 | 24 | 0 | 0 | 151 |
| December 2013 | 23 | 2 | 10 | 0 | 0 | 0 | 0 | 0 | 35 |
| **Cumberland** | | | | | | | | | |
| December 2014 | 20 | 14 | 76 | 0 | 0 | 0 | 0 | 0 | 110 |
| December 2013 | 9 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Goulbourn** | | | | | | | | | |
| December 2014 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| December 2013 | 18 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 29 |
| **West Carleton** | | | | | | | | | |
| December 2014 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| December 2013 | 5 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 11 |
| **Rideau** | | | | | | | | | |
| December 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2013 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Osgoode** | | | | | | | | | |
| December 2014 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| December 2013 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Clarence-Rockland City** | | | | | | | | | |
| December 2014 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| December 2013 | 16 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 22 |
| **Russell Township** | | | | | | | | | |
| December 2014 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| December 2013 | 4 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| December 2014 | 115 | 30 | 299 | 0 | 0 | 117 | 4 | 12 | 577 |
| December 2013 | 151 | 24 | 150 | 0 | 0 | 84 | 0 | 8 | 417 |

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

| Table 1.2: Housing Activity Summary by Submarket<br>December 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** | | | | | | | | | |
| December 2014 | 905 | 124 | 1,417 | 0 | 4 | 2,580 | 33 | 713 | 5,776 |
| December 2013 | 1,001 | 206 | 1,147 | 0 | 8 | 3,615 | 3 | 806 | 6,786 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| December 2014 | 52 | 54 | 53 | 0 | 4 | 2,036 | 26 | 211 | 2,436 |
| December 2013 | 78 | 90 | 35 | 0 | 5 | 2,978 | 3 | 264 | 3,453 |
| **Nepean inside greenbelt** | | | | | | | | | |
| December 2014 | 14 | 0 | 0 | 0 | 0 | 199 | 2 | 0 | 215 |
| December 2013 | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Nepean outside greenbelt** | | | | | | | | | |
| December 2014 | 197 | 26 | 451 | 0 | 0 | 85 | 0 | 25 | 784 |
| December 2013 | 278 | 46 | 392 | 0 | 3 | 176 | 0 | 124 | 1,019 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| December 2014 | 2 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 24 |
| December 2013 | 4 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 26 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| December 2014 | 128 | 4 | 250 | 0 | 0 | 114 | 0 | 0 | 496 |
| December 2013 | 107 | 20 | 209 | 0 | 0 | 117 | 0 | 24 | 477 |
| **Kanata** | | | | | | | | | |
| December 2014 | 311 | 8 | 343 | 0 | 0 | 48 | 1 | 469 | 1,180 |
| December 2013 | 303 | 34 | 326 | 0 | 0 | 96 | 0 | 325 | 1,084 |
| **Cumberland** | | | | | | | | | |
| December 2014 | 67 | 18 | 147 | 0 | 0 | 76 | 0 | 0 | 308 |
| December 2013 | 51 | 8 | 91 | 0 | 0 | 212 | 0 | 41 | 403 |
| **Goulbourn** | | | | | | | | | |
| December 2014 | 24 | 6 | 18 | 0 | 0 | 0 | 2 | 8 | 58 |
| December 2013 | 53 | 0 | 46 | 0 | 0 | 14 | 0 | 28 | 141 |
| **West Carleton** | | | | | | | | | |
| December 2014 | 20 | 4 | 155 | 0 | 0 | 0 | 2 | 0 | 181 |
| December 2013 | 37 | 4 | 48 | 0 | 0 | 0 | 0 | 0 | 89 |
| **Rideau** | | | | | | | | | |
| December 2014 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| December 2013 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| **Osgoode** | | | | | | | | | |
| December 2014 | 65 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 69 |
| December 2013 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 54 |
| **Clarence-Rockland City** | | | | | | | | | |
| December 2014 | 43 | 2 | 8 | 0 | 0 | 12 | 0 | 0 | 65 |
| December 2013 | 43 | 4 | 36 | 0 | 0 | 0 | 0 | 0 | 83 |
| **Russell Township** | | | | | | | | | |
| December 2014 | 27 | 0 | 0 | 0 | 0 | 19 | 0 | 0 | 46 |
| December 2013 | 30 | 18 | 0 | 0 | 0 | 0 | 4 | 0 | 52 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| December 2014 | 975 | 126 | 1,425 | 0 | 4 | 2,611 | 33 | 713 | 5,887 |
| December 2013 | 1,074 | 228 | 1,183 | 0 | 8 | 3,615 | 7 | 806 | 6,921 |

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

## Table 1.2: Housing Activity Summary by Submarket
## December 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** | | | | | | | | | |
| December 2014 | 192 | 40 | 99 | 0 | 5 | 516 | 4 | 0 | 856 |
| December 2013 | 151 | 52 | 199 | 0 | 0 | 0 | 0 | 12 | 414 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| December 2014 | 8 | 12 | 0 | 0 | 5 | 488 | 4 | 0 | 517 |
| December 2013 | 9 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| **Nepean inside greenbelt** | | | | | | | | | |
| December 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| December 2013 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Nepean outside greenbelt** | | | | | | | | | |
| December 2014 | 61 | 14 | 24 | 0 | 0 | 20 | 0 | 0 | 119 |
| December 2013 | 17 | 8 | 23 | 0 | 0 | 0 | 0 | 0 | 48 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| December 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| December 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| December 2014 | 14 | 6 | 15 | 0 | 0 | 0 | 0 | 0 | 35 |
| December 2013 | 17 | 8 | 105 | 0 | 0 | 0 | 0 | 12 | 142 |
| **Kanata** | | | | | | | | | |
| December 2014 | 62 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 68 |
| December 2013 | 66 | 8 | 6 | 0 | 0 | 0 | 0 | 0 | 80 |
| **Cumberland** | | | | | | | | | |
| December 2014 | 13 | 4 | 34 | 0 | 0 | 8 | 0 | 0 | 59 |
| December 2013 | 14 | 10 | 25 | 0 | 0 | 0 | 0 | 0 | 49 |
| **Goulbourn** | | | | | | | | | |
| December 2014 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| December 2013 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| **West Carleton** | | | | | | | | | |
| December 2014 | 6 | 2 | 20 | 0 | 0 | 0 | 0 | 0 | 28 |
| December 2013 | 5 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 45 |
| **Rideau** | | | | | | | | | |
| December 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| December 2013 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Osgoode** | | | | | | | | | |
| December 2014 | 14 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| December 2013 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Clarence-Rockland City** | | | | | | | | | |
| December 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| December 2013 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 37 |
| **Russell Township** | | | | | | | | | |
| December 2014 | 11 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| December 2013 | 19 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| December 2014 | 204 | 44 | 99 | 0 | 5 | 516 | 4 | 0 | 872 |
| December 2013 | 207 | 56 | 199 | 0 | 0 | 0 | 0 | 12 | 474 |

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

| Table 1.2: Housing Activity Summary by Submarket December 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** | | | | | | | | | |
| December 2014 | 66 | 24 | 76 | 0 | 3 | 379 | n/a | n/a | 548 |
| December 2013 | 48 | 66 | 47 | 0 | 0 | 259 | n/a | n/a | 420 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| December 2014 | 5 | 12 | 0 | 0 | 3 | 230 | n/a | n/a | 250 |
| December 2013 | 21 | 48 | 4 | 0 | 0 | 173 | n/a | n/a | 246 |
| **Nepean inside greenbelt** | | | | | | | | | |
| December 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| December 2013 | 1 | 0 | 2 | 0 | 0 | 0 | n/a | n/a | 3 |
| **Nepean outside greenbelt** | | | | | | | | | |
| December 2014 | 15 | 6 | 34 | 0 | 0 | 27 | n/a | n/a | 82 |
| December 2013 | 5 | 7 | 16 | 0 | 0 | 35 | n/a | n/a | 63 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| December 2014 | 0 | 0 | 0 | 0 | 0 | 11 | n/a | n/a | 11 |
| December 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| December 2014 | 12 | 1 | 29 | 0 | 0 | 28 | n/a | n/a | 70 |
| December 2013 | 4 | 3 | 13 | 0 | 0 | 8 | n/a | n/a | 28 |
| **Kanata** | | | | | | | | | |
| December 2014 | 24 | 3 | 7 | 0 | 0 | 0 | n/a | n/a | 34 |
| December 2013 | 8 | 6 | 2 | 0 | 0 | 13 | n/a | n/a | 29 |
| **Cumberland** | | | | | | | | | |
| December 2014 | 1 | 0 | 4 | 0 | 0 | 77 | n/a | n/a | 82 |
| December 2013 | 3 | 0 | 9 | 0 | 0 | 26 | n/a | n/a | 38 |
| **Goulbourn** | | | | | | | | | |
| December 2014 | 8 | 0 | 1 | 0 | 0 | 6 | n/a | n/a | 15 |
| December 2013 | 2 | 1 | 0 | 0 | 0 | 4 | n/a | n/a | 7 |
| **West Carleton** | | | | | | | | | |
| December 2014 | 0 | 1 | 1 | 0 | 0 | 0 | n/a | n/a | 2 |
| December 2013 | 1 | 1 | 1 | 0 | 0 | 0 | n/a | n/a | 3 |
| **Rideau** | | | | | | | | | |
| December 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| December 2013 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| **Osgoode** | | | | | | | | | |
| December 2014 | 0 | 1 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| December 2013 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Clarence-Rockland City** | | | | | | | | | |
| December 2014 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| December 2013 | 1 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | 2 |
| **Russell Township** | | | | | | | | | |
| December 2014 | 3 | 1 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| December 2013 | 2 | 0 | 0 | 0 | 0 | 2 | n/a | n/a | 4 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| December 2014 | 72 | 25 | 76 | 0 | 3 | 379 | n/a | n/a | 555 |
| December 2013 | 51 | 66 | 47 | 0 | 0 | 262 | n/a | n/a | 426 |

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

**Table 1.2: Housing Activity Summary by Submarket**
**December 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** | | | | | | | | | |
| December 2014 | 191 | 32 | 96 | 0 | 2 | 454 | n/a | n/a | 775 |
| December 2013 | 156 | 53 | 199 | 0 | 0 | 17 | n/a | n/a | 425 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| December 2014 | 7 | 11 | 3 | 0 | 2 | 398 | n/a | n/a | 421 |
| December 2013 | 6 | 17 | 3 | 0 | 0 | 0 | n/a | n/a | 26 |
| **Nepean inside greenbelt** | | | | | | | | | |
| December 2014 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| December 2013 | 4 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | 5 |
| **Nepean outside greenbelt** | | | | | | | | | |
| December 2014 | 61 | 11 | 25 | 0 | 0 | 18 | n/a | n/a | 115 |
| December 2013 | 17 | 9 | 25 | 0 | 0 | 13 | n/a | n/a | 64 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| December 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| December 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| December 2014 | 14 | 6 | 12 | 0 | 0 | 8 | n/a | n/a | 40 |
| December 2013 | 17 | 8 | 101 | 0 | 0 | 0 | n/a | n/a | 126 |
| **Kanata** | | | | | | | | | |
| December 2014 | 62 | 0 | 6 | 0 | 0 | 0 | n/a | n/a | 68 |
| December 2013 | 67 | 8 | 10 | 0 | 0 | 2 | n/a | n/a | 87 |
| **Cumberland** | | | | | | | | | |
| December 2014 | 13 | 0 | 30 | 0 | 0 | 30 | n/a | n/a | 73 |
| December 2013 | 18 | 11 | 20 | 0 | 0 | 0 | n/a | n/a | 49 |
| **Goulbourn** | | | | | | | | | |
| December 2014 | 6 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | 7 |
| December 2013 | 16 | 0 | 0 | 0 | 0 | 2 | n/a | n/a | 18 |
| **West Carleton** | | | | | | | | | |
| December 2014 | 6 | 2 | 19 | 0 | 0 | 0 | n/a | n/a | 27 |
| December 2013 | 5 | 0 | 39 | 0 | 0 | 0 | n/a | n/a | 44 |
| **Rideau** | | | | | | | | | |
| December 2014 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| December 2013 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| **Osgoode** | | | | | | | | | |
| December 2014 | 14 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 16 |
| December 2013 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| **Clarence-Rockland City** | | | | | | | | | |
| December 2014 | 1 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | 2 |
| December 2013 | 40 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 40 |
| **Russell Township** | | | | | | | | | |
| December 2014 | 11 | 4 | 0 | 0 | 0 | 0 | n/a | n/a | 15 |
| December 2013 | 18 | 4 | 0 | 0 | 0 | 0 | n/a | n/a | 22 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| December 2014 | 203 | 36 | 97 | 0 | 2 | 454 | n/a | n/a | 792 |
| December 2013 | 214 | 57 | 199 | 0 | 0 | 17 | n/a | n/a | 487 |

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

**Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)**
**2005 - 2014**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2014 | 1,775 | 238 | 1,709 | 0 | 4 | 1,418 | 49 | 569 | 5,762 |
| % Change | -0.7 | -39.6 | 5.2 | n/a | -50.0 | -37.5 | ** | 20.0 | -12.2 |
| 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 |

Source: CMHC (Starts and Completions Survey)

| Table 2: Starts by Submarket and by Dwelling Type<br>December 2014 | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | % Change |
| Ottawa City | 103 | 131 | 34 | 18 | 279 | 144 | 149 | 92 | 565 | 385 | 46.8 |
| Ottawa, Vanier, Rockcliffe | 7 | 12 | 8 | 12 | 15 | 0 | 31 | 56 | 61 | 80 | -23.8 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 60 | 0 | n/a |
| Nepean outside greenbelt | 14 | 48 | 4 | 2 | 46 | 16 | 0 | 0 | 64 | 66 | -3.0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Gloucester outside greenbelt | 28 | 5 | 0 | 2 | 46 | 90 | 34 | 36 | 108 | 133 | -18.8 |
| Kanata | 25 | 23 | 6 | 2 | 96 | 10 | 24 | 0 | 151 | 35 | ** |
| Cumberland | 20 | 9 | 14 | 0 | 76 | 11 | 0 | 0 | 110 | 20 | ** |
| Goulbourn | 3 | 18 | 0 | 0 | 0 | 11 | 0 | 0 | 3 | 29 | -89.7 |
| West Carleton | 3 | 5 | 2 | 0 | 0 | 6 | 0 | 0 | 5 | 11 | -54.5 |
| Rideau | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Osgoode | 3 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 9 | -66.7 |
| Clarence-Rockland City | 3 | 16 | 0 | 0 | 0 | 6 | 0 | 0 | 3 | 22 | -86.4 |
| Russell Township | 9 | 4 | 0 | 6 | 0 | 0 | 0 | 0 | 9 | 10 | -10.0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 115 | 151 | 34 | 24 | 279 | 150 | 149 | 92 | 577 | 417 | 38.4 |

| Table 2.1: Starts by Submarket and by Dwelling Type<br>January - December 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 | 1,616 | 1,596 | 259 | 362 | 1,686 | 1,566 | 1,976 | 2,760 | 5,537 | 6,284 | -11.9 |
| Ottawa, Vanier, Rockcliffe | 67 | 87 | 106 | 138 | 51 | 40 | 1,020 | 1,996 | 1,244 | 2,261 | -45.0 |
| Nepean inside greenbelt | 18 | 17 | 2 | 4 | 0 | 0 | 199 | 0 | 219 | 21 | ** |
| Nepean outside greenbelt | 423 | 350 | 52 | 76 | 507 | 432 | 91 | 86 | 1,073 | 944 | 13.7 |
| Gloucester inside greenbelt | 3 | 5 | 0 | 0 | 0 | 0 | 22 | 44 | 25 | 49 | -49.0 |
| Gloucester outside greenbelt | 220 | 224 | 42 | 70 | 358 | 408 | 152 | 209 | 772 | 911 | -15.3 |
| Kanata | 520 | 475 | 9 | 46 | 352 | 370 | 344 | 233 | 1,225 | 1,124 | 9.0 |
| Cumberland | 148 | 104 | 22 | 20 | 239 | 152 | 140 | 164 | 549 | 440 | 24.8 |
| Goulbourn | 49 | 171 | 8 | 0 | 10 | 46 | 8 | 28 | 75 | 245 | -69.4 |
| West Carleton | 36 | 53 | 10 | 8 | 169 | 118 | 0 | 0 | 215 | 179 | 20.1 |
| Rideau | 36 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 37 | -2.7 |
| Osgoode | 96 | 73 | 8 | 0 | 0 | 0 | 0 | 0 | 104 | 73 | 42.5 |
| Clarence-Rockland City | 83 | 100 | 2 | 4 | 15 | 49 | 12 | 0 | 112 | 153 | -26.8 |
| Russell Township | 76 | 91 | 18 | 32 | 0 | 0 | 19 | 0 | 113 | 123 | -8.1 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 1,775 | 1,787 | 279 | 398 | 1,701 | 1,615 | 2,007 | 2,760 | 5,762 | 6,560 | -12.2 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 |
| Ottawa City | 279 | 144 | 0 | 0 | 137 | 84 | 12 | 8 |
| Ottawa, Vanier, Rockcliffe | 15 | 0 | 0 | 0 | 19 | 48 | 12 | 8 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 60 | 0 | 0 | 0 |
| Nepean outside greenbelt | 46 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 46 | 90 | 0 | 0 | 34 | 36 | 0 | 0 |
| Kanata | 96 | 10 | 0 | 0 | 24 | 0 | 0 | 0 |
| Cumberland | 76 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| Goulbourn | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 6 | 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 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 279 | 150 | 0 | 0 | 137 | 84 | 12 | 8 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - December 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 | 1,678 | 1,566 | 8 | 0 | 1,407 | 2,286 | 569 | 474 |
| Ottawa, Vanier, Rockcliffe | 43 | 40 | 8 | 0 | 780 | 1,727 | 240 | 269 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 199 | 0 | 0 | 0 |
| Nepean outside greenbelt | 507 | 432 | 0 | 0 | 66 | 86 | 25 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 22 | 44 | 0 | 0 |
| Gloucester outside greenbelt | 358 | 408 | 0 | 0 | 152 | 185 | 0 | 24 |
| Kanata | 352 | 370 | 0 | 0 | 48 | 60 | 296 | 173 |
| Cumberland | 239 | 152 | 0 | 0 | 140 | 164 | 0 | 0 |
| Goulbourn | 10 | 46 | 0 | 0 | 0 | 20 | 8 | 8 |
| West Carleton | 169 | 118 | 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 | 49 | 0 | 0 | 12 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 19 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 1,693 | 1,615 | 8 | 0 | 1,438 | 2,286 | 569 | 474 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market<br>December 2014 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 |
| Ottawa City | 432 | 293 | 117 | 84 | 16 | 8 | 565 | 385 |
| Ottawa, Vanier, Rockcliffe | 26 | 24 | 19 | 48 | 16 | 8 | 61 | 80 |
| Nepean inside greenbelt | 0 | 0 | 60 | 0 | 0 | 0 | 60 | 0 |
| Nepean outside greenbelt | 64 | 66 | 0 | 0 | 0 | 0 | 64 | 66 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 94 | 97 | 14 | 36 | 0 | 0 | 108 | 133 |
| Kanata | 127 | 35 | 24 | 0 | 0 | 0 | 151 | 35 |
| Cumberland | 110 | 20 | 0 | 0 | 0 | 0 | 110 | 20 |
| Goulbourn | 3 | 29 | 0 | 0 | 0 | 0 | 3 | 29 |
| West Carleton | 5 | 11 | 0 | 0 | 0 | 0 | 5 | 11 |
| Rideau | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Osgoode | 3 | 9 | 0 | 0 | 0 | 0 | 3 | 9 |
| Clarence-Rockland City | 3 | 22 | 0 | 0 | 0 | 0 | 3 | 22 |
| Russell Township | 9 | 10 | 0 | 0 | 0 | 0 | 9 | 10 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 444 | 325 | 117 | 84 | 16 | 8 | 577 | 417 |

| Table 2.5: Starts by Submarket and by Intended Market<br>January - December 2014 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Ottawa City | 3,528 | 3,534 | 1,391 | 2,276 | 618 | 474 | 5,537 | 6,284 |
| Ottawa, Vanier, Rockcliffe | 180 | 260 | 784 | 1,732 | 280 | 269 | 1,244 | 2,261 |
| Nepean inside greenbelt | 18 | 21 | 199 | 0 | 2 | 0 | 219 | 21 |
| Nepean outside greenbelt | 982 | 859 | 66 | 85 | 25 | 0 | 1,073 | 944 |
| Gloucester inside greenbelt | 3 | 5 | 22 | 44 | 0 | 0 | 25 | 49 |
| Gloucester outside greenbelt | 638 | 702 | 132 | 185 | 2 | 24 | 772 | 911 |
| Kanata | 880 | 891 | 48 | 60 | 297 | 173 | 1,225 | 1,124 |
| Cumberland | 409 | 284 | 140 | 156 | 0 | 0 | 549 | 440 |
| Goulbourn | 65 | 223 | 0 | 14 | 10 | 8 | 75 | 245 |
| West Carleton | 213 | 179 | 0 | 0 | 2 | 0 | 215 | 179 |
| Rideau | 36 | 37 | 0 | 0 | 0 | 0 | 36 | 37 |
| Osgoode | 104 | 73 | 0 | 0 | 0 | 0 | 104 | 73 |
| Clarence-Rockland City | 100 | 153 | 12 | 0 | 0 | 0 | 112 | 153 |
| Russell Township | 94 | 119 | 19 | 0 | 0 | 4 | 113 | 123 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 3,722 | 3,806 | 1,422 | 2,276 | 618 | 478 | 5,762 | 6,560 |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**
**December 2014**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total* | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | % Change |
| Ottawa City | 192 | 151 | 44 | 52 | 104 | 199 | 516 | 12 | 856 | 414 | 106.8 |
| Ottawa, Vanier, Rockcliffe | 8 | 9 | 16 | 18 | 5 | 0 | 488 | 0 | 517 | 27 | ** |
| Nepean inside greenbelt | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 | 0.0 |
| Nepean outside greenbelt | 61 | 17 | 14 | 8 | 24 | 23 | 20 | 0 | 119 | 48 | 147.9 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Gloucester outside greenbelt | 14 | 17 | 6 | 8 | 15 | 105 | 0 | 12 | 35 | 142 | -75.4 |
| Kanata | 62 | 66 | 0 | 8 | 6 | 6 | 0 | 0 | 68 | 80 | -15.0 |
| Cumberland | 13 | 14 | 4 | 10 | 34 | 25 | 8 | 0 | 59 | 49 | 20.4 |
| Goulbourn | 6 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 14 | -57.1 |
| West Carleton | 6 | 5 | 2 | 0 | 20 | 40 | 0 | 0 | 28 | 45 | -37.8 |
| Rideau | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | ** |
| Osgoode | 14 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 16 | 4 | ** |
| Clarence-Rockland City | 1 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 37 | -97.3 |
| Russell Township | 11 | 19 | 4 | 4 | 0 | 0 | 0 | 0 | 15 | 23 | -34.8 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 204 | 207 | 48 | 56 | 104 | 199 | 516 | 12 | 872 | 474 | 84.0 |

**Table 3.1: Completions by Submarket and by Dwelling Type**
**January - December 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 | 1,713 | 1,438 | 304 | 374 | 1,431 | 1,656 | 3,096 | 1,428 | 6,544 | 4,896 | 33.7 |
| Ottawa, Vanier, Rockcliffe | 93 | 92 | 116 | 132 | 29 | 32 | 2,023 | 736 | 2,261 | 992 | 127.9 |
| Nepean inside greenbelt | 17 | 21 | 4 | 0 | 0 | 12 | 0 | 16 | 21 | 49 | -57.1 |
| Nepean outside greenbelt | 503 | 186 | 72 | 84 | 451 | 342 | 285 | 328 | 1,311 | 940 | 39.5 |
| Gloucester inside greenbelt | 6 | 2 | 0 | 0 | 0 | 19 | 22 | 94 | 28 | 115 | -75.7 |
| Gloucester outside greenbelt | 198 | 246 | 58 | 72 | 337 | 522 | 159 | 128 | 752 | 968 | -22.3 |
| Kanata | 515 | 278 | 30 | 58 | 333 | 360 | 248 | 52 | 1,126 | 748 | 50.5 |
| Cumberland | 132 | 237 | 12 | 22 | 183 | 226 | 317 | 24 | 644 | 509 | 26.5 |
| Goulbourn | 77 | 178 | 0 | 0 | 36 | 6 | 42 | 50 | 155 | 234 | -33.8 |
| West Carleton | 52 | 79 | 8 | 6 | 62 | 137 | 0 | 0 | 122 | 222 | -45.0 |
| Rideau | 35 | 31 | 0 | 0 | 0 | 0 | 0 | 0 | 35 | 31 | 12.9 |
| Osgoode | 85 | 88 | 4 | 0 | 0 | 0 | 0 | 0 | 89 | 88 | 1.1 |
| Clarence-Rockland City | 83 | 122 | 4 | 2 | 43 | 37 | 0 | 48 | 130 | 209 | -37.8 |
| Russell Township | 78 | 91 | 42 | 20 | 0 | 0 | 0 | 4 | 120 | 115 | 4.3 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 1,874 | 1,651 | 350 | 396 | 1,474 | 1,693 | 3,096 | 1,480 | 6,794 | 5,220 | 30.2 |

Source: CMHC (Starts and Completions Survey)

| Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market December 2014 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 |
| Ottawa City | 104 | 199 | 0 | 0 | 516 | 0 | 0 | 12 |
| Ottawa, Vanier, Rockcliffe | 5 | 0 | 0 | 0 | 488 | 0 | 0 | 0 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 24 | 23 | 0 | 0 | 20 | 0 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 15 | 105 | 0 | 0 | 0 | 0 | 0 | 12 |
| Kanata | 6 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 34 | 25 | 0 | 0 | 8 | 0 | 0 | 0 |
| Goulbourn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 20 | 40 | 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)** | 104 | 199 | 0 | 0 | 516 | 0 | 0 | 12 |

| Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 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 | 1,431 | 1,656 | 0 | 0 | 2,412 | 1,302 | 684 | 126 |
| Ottawa, Vanier, Rockcliffe | 29 | 32 | 0 | 0 | 1,722 | 658 | 301 | 78 |
| Nepean inside greenbelt | 0 | 12 | 0 | 0 | 0 | 16 | 0 | 0 |
| Nepean outside greenbelt | 451 | 342 | 0 | 0 | 161 | 328 | 124 | 0 |
| Gloucester inside greenbelt | 0 | 19 | 0 | 0 | 22 | 66 | 0 | 28 |
| Gloucester outside greenbelt | 337 | 522 | 0 | 0 | 121 | 116 | 38 | 12 |
| Kanata | 333 | 360 | 0 | 0 | 96 | 52 | 152 | 0 |
| Cumberland | 183 | 226 | 0 | 0 | 276 | 24 | 41 | 0 |
| Goulbourn | 36 | 6 | 0 | 0 | 14 | 42 | 28 | 8 |
| West Carleton | 62 | 137 | 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)** | 1,474 | 1,693 | 0 | 0 | 2,412 | 1,350 | 684 | 130 |

Source: CMHC (Starts and Completions Survey)

| **Table 3.4: Completions by Submarket and by Intended Market December 2014** | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 | Dec 2014 | Dec 2013 |
| Ottawa City | 331 | 402 | 521 | 0 | 4 | 12 | 856 | 414 |
| Ottawa, Vanier, Rockcliffe | 20 | 27 | 493 | 0 | 4 | 0 | 517 | 27 |
| Nepean inside greenbelt | 4 | 4 | 0 | 0 | 0 | 0 | 4 | 4 |
| Nepean outside greenbelt | 99 | 48 | 20 | 0 | 0 | 0 | 119 | 48 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 35 | 130 | 0 | 0 | 0 | 12 | 35 | 142 |
| Kanata | 68 | 80 | 0 | 0 | 0 | 0 | 68 | 80 |
| Cumberland | 51 | 49 | 8 | 0 | 0 | 0 | 59 | 49 |
| Goulbourn | 6 | 14 | 0 | 0 | 0 | 0 | 6 | 14 |
| West Carleton | 28 | 45 | 0 | 0 | 0 | 0 | 28 | 45 |
| Rideau | 4 | 1 | 0 | 0 | 0 | 0 | 4 | 1 |
| Osgoode | 16 | 4 | 0 | 0 | 0 | 0 | 16 | 4 |
| Clarence-Rockland City | 1 | 37 | 0 | 0 | 0 | 0 | 1 | 37 |
| Russell Township | 15 | 23 | 0 | 0 | 0 | 0 | 15 | 23 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 347 | 462 | 521 | 0 | 4 | 12 | 872 | 474 |

| **Table 3.5: Completions by Submarket and by Intended Market January - December 2014** | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Ottawa City | 3,419 | 3,468 | 2,417 | 1,302 | 708 | 126 | 6,544 | 4,896 |
| Ottawa, Vanier, Rockcliffe | 211 | 256 | 1,727 | 658 | 323 | 78 | 2,261 | 992 |
| Nepean inside greenbelt | 19 | 33 | 0 | 16 | 2 | 0 | 21 | 49 |
| Nepean outside greenbelt | 1,026 | 612 | 161 | 328 | 124 | 0 | 1,311 | 940 |
| Gloucester inside greenbelt | 6 | 21 | 22 | 66 | 0 | 28 | 28 | 115 |
| Gloucester outside greenbelt | 593 | 840 | 121 | 116 | 38 | 12 | 752 | 968 |
| Kanata | 878 | 696 | 96 | 52 | 152 | 0 | 1,126 | 748 |
| Cumberland | 327 | 485 | 276 | 24 | 41 | 0 | 644 | 509 |
| Goulbourn | 113 | 184 | 14 | 42 | 28 | 8 | 155 | 234 |
| West Carleton | 122 | 222 | 0 | 0 | 0 | 0 | 122 | 222 |
| Rideau | 35 | 31 | 0 | 0 | 0 | 0 | 35 | 31 |
| Osgoode | 89 | 88 | 0 | 0 | 0 | 0 | 89 | 88 |
| Clarence-Rockland City | 130 | 177 | 0 | 32 | 0 | 0 | 130 | 209 |
| Russell Township | 116 | 107 | 0 | 0 | 4 | 8 | 120 | 115 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 3,665 | 3,752 | 2,417 | 1,334 | 712 | 134 | 6,794 | 5,220 |

Source: CMHC (Starts and Completions Survey)

| Table 4: Absorbed Single-Detached Units by Price Range<br>December 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** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 6 | 3.8 | 29 | 18.2 | 43 | 27.0 | 81 | 50.9 | 159 | 504,990 | 516,178 |
| December 2013 | 2 | 1.5 | 14 | 10.4 | 35 | 26.1 | 40 | 29.9 | 43 | 32.1 | 134 | 453,900 | 482,511 |
| Year-to-date 2014 | 3 | 0.2 | 74 | 5.0 | 237 | 16.1 | 441 | 29.9 | 719 | 48.8 | 1,474 | 498,900 | 528,301 |
| Year-to-date 2013 | 3 | 0.3 | 172 | 14.4 | 186 | 15.5 | 313 | 26.1 | 523 | 43.7 | 1,197 | 484,900 | 509,931 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| December 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 | 1 | 1.9 | 5 | 9.3 | 48 | 88.9 | 54 | 799,900 | 854,081 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 3.7 | 52 | 96.3 | 54 | 749,900 | 811,765 |
| **Nepean inside greenbelt** | | | | | | | | | | | | | |
| December 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| December 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** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 1 | 1.7 | 4 | 6.7 | 18 | 30.0 | 37 | 61.7 | 60 | 512,445 | 522,736 |
| December 2013 | 0 | 0.0 | 1 | 5.9 | 1 | 5.9 | 9 | 52.9 | 6 | 35.3 | 17 | 485,400 | 505,718 |
| Year-to-date 2014 | 0 | 0.0 | 28 | 5.7 | 78 | 15.9 | 152 | 30.9 | 234 | 47.6 | 492 | 494,445 | 503,566 |
| Year-to-date 2013 | 0 | 0.0 | 26 | 14.6 | 10 | 5.6 | 48 | 27.0 | 94 | 52.8 | 178 | 509,150 | 507,494 |
| **Gloucester inside greenbelt** | | | | | | | | | | | | | |
| December 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| December 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** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 1 | 7.1 | 1 | 7.1 | 5 | 35.7 | 7 | 50.0 | 14 | 491,400 | 487,186 |
| December 2013 | 0 | 0.0 | 1 | 6.7 | 0 | 0.0 | 6 | 40.0 | 8 | 53.3 | 15 | 518,900 | 500,307 |
| Year-to-date 2014 | 0 | 0.0 | 5 | 2.5 | 14 | 7.1 | 92 | 46.5 | 87 | 43.9 | 198 | 496,400 | 505,649 |
| Year-to-date 2013 | 0 | 0.0 | 4 | 1.7 | 13 | 5.6 | 98 | 42.2 | 117 | 50.4 | 232 | 501,400 | 509,938 |
| **Kanata** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 4 | 6.6 | 16 | 26.2 | 14 | 23.0 | 27 | 44.3 | 61 | 471,900 | 514,117 |
| December 2013 | 2 | 3.0 | 7 | 10.6 | 29 | 43.9 | 12 | 18.2 | 16 | 24.2 | 66 | 414,990 | 452,705 |
| Year-to-date 2014 | 0 | 0.0 | 24 | 4.9 | 95 | 19.3 | 130 | 26.4 | 244 | 49.5 | 493 | 499,500 | 524,500 |
| Year-to-date 2013 | 2 | 0.7 | 29 | 10.8 | 74 | 27.5 | 59 | 21.9 | 105 | 39.0 | 269 | 469,990 | 491,511 |
| **Cumberland** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 0 | 0.0 | 6 | 50.0 | 5 | 41.7 | 1 | 8.3 | 12 | 424,900 | 457,400 |
| December 2013 | 0 | 0.0 | 5 | 31.3 | 2 | 12.5 | 7 | 43.8 | 2 | 12.5 | 16 | 428,650 | 449,285 |
| Year-to-date 2014 | 2 | 1.7 | 16 | 13.9 | 41 | 35.7 | 43 | 37.4 | 13 | 11.3 | 115 | 422,900 | 434,737 |
| Year-to-date 2013 | 1 | 0.4 | 89 | 37.4 | 66 | 27.7 | 55 | 23.1 | 27 | 11.3 | 238 | 388,900 | 414,334 |
| **Goulbourn** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 0 | 0.0 | 3 | 75.0 | 4 | -- | -- |
| December 2013 | 0 | 0.0 | 0 | 0.0 | 3 | 20.0 | 6 | 40.0 | 6 | 40.0 | 15 | 482,500 | 507,598 |
| Year-to-date 2014 | 0 | 0.0 | 1 | 2.0 | 6 | 11.8 | 8 | 15.7 | 36 | 70.6 | 51 | 579,990 | 576,793 |
| Year-to-date 2013 | 0 | 0.0 | 23 | 13.4 | 22 | 12.8 | 48 | 27.9 | 79 | 45.9 | 172 | 486,990 | 505,590 |

Source: CMHC (Market Absorption Survey)

| Table 4: Absorbed Single-Detached Units by Price Range<br>December 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** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| December 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 | 16 | 100.0 | 16 | 634,200 | 666,781 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 11.8 | 15 | 88.2 | 17 | 572,900 | 616,635 |
| **Rideau** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| December 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 | 17 | 100.0 | 17 | 750,900 | 764,447 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 17 | 100.0 | 17 | 815,000 | 835,229 |
| **Osgoode** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 1 | 25.0 | 2 | 50.0 | 4 | -- | -- |
| December 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 1 | 2.8 | 0 | 0.0 | 2 | 5.6 | 11 | 30.6 | 22 | 61.1 | 36 | 549,000 | 595,092 |
| Year-to-date 2013 | 0 | 0.0 | 1 | 5.0 | 1 | 5.0 | 1 | 5.0 | 17 | 85.0 | 20 | 780,000 | 772,055 |
| **Clarence-Rockland City** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| December 2013 | 10 | 31.3 | 11 | 34.4 | 4 | 12.5 | 7 | 21.9 | 0 | 0.0 | 32 | 339,150 | 354,172 |
| Year-to-date 2014 | 5 | 7.6 | 44 | 66.7 | 12 | 18.2 | 5 | 7.6 | 0 | 0.0 | 66 | 340,900 | 345,977 |
| Year-to-date 2013 | 30 | 30.6 | 30 | 30.6 | 22 | 22.4 | 14 | 14.3 | 2 | 2.0 | 98 | 357,950 | 355,733 |
| **Russell Township** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 4 | 44.4 | 1 | 11.1 | 4 | 44.4 | 0 | 0.0 | 9 | -- | -- |
| December 2013 | 0 | 0.0 | 12 | 66.7 | 5 | 27.8 | 1 | 5.6 | 0 | 0.0 | 18 | 346,350 | 360,274 |
| Year-to-date 2014 | 0 | 0.0 | 36 | 51.4 | 24 | 34.3 | 10 | 14.3 | 0 | 0.0 | 70 | 369,900 | 380,053 |
| Year-to-date 2013 | 2 | 2.4 | 50 | 61.0 | 20 | 24.4 | 9 | 11.0 | 1 | 1.2 | 82 | 360,100 | 371,834 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | | | | | |
| December 2014 | 0 | 0.0 | 11 | 6.5 | 30 | 17.8 | 47 | 27.8 | 81 | 47.9 | 169 | 486,990 | 508,559 |
| December 2013 | 12 | 6.5 | 37 | 20.1 | 44 | 23.9 | 48 | 26.1 | 43 | 23.4 | 184 | 423,990 | 448,233 |
| Year-to-date 2014 | 8 | 0.5 | 154 | 9.6 | 273 | 17.0 | 456 | 28.3 | 719 | 44.7 | 1,610 | 485,900 | 514,381 |
| Year-to-date 2013 | 35 | 2.5 | 252 | 18.3 | 228 | 16.6 | 336 | 24.4 | 526 | 38.2 | 1,377 | 466,900 | 490,733 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>December 2014 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | Dec 2014 | Dec 2013 | % Change | YTD 2014 | YTD 2013 | % Change |
| Ottawa City | 516,178 | 482,511 | 7.0 | 528,301 | 509,931 | 3.6 |
| Ottawa, Vanier, Rockcliffe | -- | -- | n/a | 854,081 | 811,765 | 5.2 |
| Nepean inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Nepean outside greenbelt | 522,736 | 505,718 | 3.4 | 503,566 | 507,494 | -0.8 |
| Gloucester inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Gloucester outside greenbelt | 487,186 | 500,307 | -2.6 | 505,649 | 509,938 | -0.8 |
| Kanata | 514,117 | 452,705 | 13.6 | 524,500 | 491,511 | 6.7 |
| Cumberland | 457,400 | 449,285 | 1.8 | 434,737 | 414,334 | 4.9 |
| Goulbourn | -- | 507,598 | n/a | 576,793 | 505,590 | 14.1 |
| West Carleton | -- | -- | n/a | 666,781 | 616,635 | 8.1 |
| Rideau | -- | -- | n/a | 764,447 | 835,229 | -8.5 |
| Osgoode | -- | -- | n/a | 595,092 | 772,055 | -22.9 |
| Clarence-Rockland City | -- | 354,172 | n/a | 345,977 | 355,733 | -2.7 |
| Russell Township | -- | 360,274 | n/a | 380,053 | 371,834 | 2.2 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 508,559 | 448,233 | 13.5 | 514,381 | 490,733 | 4.8 |

Source: CMHC (Market Absorption Survey)

| Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) December 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 | 1,126 | 2,001 | 2,498 | 45.1 | 343,382 | -1.8 | 348,662 |
| | February | 924 | -9.9 | 1,180 | 2,273 | 2,526 | 46.7 | 348,386 | -0.4 | 350,628 |
| | March | 1,182 | -15.8 | 1,198 | 2,898 | 2,569 | 46.6 | 359,321 | 1.6 | 354,796 |
| | April | 1,586 | 0.3 | 1,147 | 3,533 | 2,452 | 46.8 | 372,188 | 2.3 | 357,659 |
| | May | 1,812 | -5.7 | 1,191 | 3,733 | 2,471 | 48.2 | 370,591 | 2.0 | 356,547 |
| | June | 1,608 | -4.0 | 1,199 | 2,907 | 2,516 | 47.7 | 359,372 | 1.3 | 353,950 |
| | July | 1,352 | -2.2 | 1,142 | 2,767 | 2,456 | 46.5 | 362,346 | 6.5 | 365,107 |
| | August | 1,226 | 6.7 | 1,181 | 2,384 | 2,472 | 47.8 | 348,822 | 0.3 | 352,037 |
| | September | 1,128 | 11.6 | 1,232 | 2,556 | 2,480 | 49.7 | 348,788 | -1.5 | 354,892 |
| | October | 1,104 | 1.1 | 1,174 | 2,349 | 2,558 | 45.9 | 363,240 | 4.5 | 366,722 |
| | November | 902 | -3.8 | 1,148 | 1,664 | 2,480 | 46.3 | 359,082 | 2.5 | 360,675 |
| | December | 615 | -2.1 | 1,132 | 811 | 2,399 | 47.2 | 341,793 | 1.5 | 355,638 |
| 2014 | January | 596 | -2.3 | 1,104 | 2,047 | 2,558 | 43.2 | 348,001 | 1.3 | 354,041 |
| | February | 881 | -4.7 | 1,128 | 2,273 | 2,562 | 44.0 | 354,619 | 1.8 | 356,983 |
| | March | 1,197 | 1.3 | 1,133 | 2,942 | 2,414 | 46.9 | 358,966 | -0.1 | 354,912 |
| | April | 1,428 | -10.0 | 1,135 | 3,488 | 2,617 | 43.4 | 374,232 | 0.5 | 359,101 |
| | May | 1,802 | -0.6 | 1,190 | 3,987 | 2,664 | 44.7 | 383,168 | 3.4 | 368,027 |
| | June | 1,678 | 4.4 | 1,198 | 3,177 | 2,603 | 46.0 | 365,366 | 1.7 | 360,133 |
| | July | 1,462 | 8.1 | 1,234 | 3,078 | 2,739 | 45.1 | 358,600 | -1.0 | 361,267 |
| | August | 1,214 | -1.0 | 1,220 | 2,444 | 2,632 | 46.4 | 361,730 | 3.7 | 364,841 |
| | September | 1,144 | 1.4 | 1,175 | 2,723 | 2,498 | 47.0 | 357,753 | 2.6 | 363,909 |
| | October | 1,136 | 2.9 | 1,210 | 2,399 | 2,581 | 46.9 | 357,887 | -1.5 | 361,168 |
| | November | 905 | 0.3 | 1,206 | 1,578 | 2,516 | 47.9 | 358,196 | -0.2 | 359,676 |
| | December | 651 | 5.9 | 1,159 | 983 | 2,735 | 42.4 | 349,479 | 2.2 | 363,940 |
| | | | | | | | | | | |
| | Q4 2013 | 2,621 | -1.4 | | 4,824 | | | 356,777 | 3.1 | |
| | Q4 2014 | 2,692 | 2.7 | | 4,960 | | | 355,958 | -0.2 | |
| | | | | | | | | | | |
| | YTD 2013 | 14,049 | -3.1 | | 29,876 | | | 358,876 | 1.8 | |
| | YTD 2014 | 14,094 | 0.3 | | 31,119 | | | 363,161 | 1.2 | |

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**
**December 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 | 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 | 114.4 | 126.1 | 537 | 6.4 | 70.5 | 1,033 |
| | November | 570 | 3.14 | 4.79 | 114.3 | 125.5 | 540 | 5.9 | 70.3 | 1,026 |
| | December | 570 | 3.14 | 4.79 | | 124.7 | 538 | 5.7 | 69.9 | 1,032 |

"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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