

# HOUSING NOW

## Ottawa<sup>1</sup>



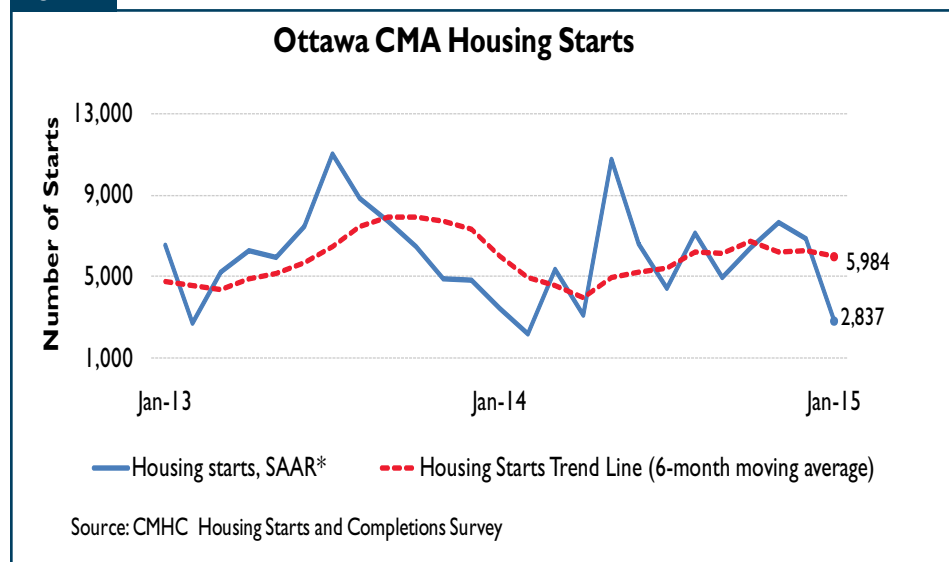
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2015

## Highlights

- Housing starts declined in January due to lower low-rise activity compared to a year earlier.
- Apartment starts remained muted, although up from January last year.
- Employment trended lower relative to December.

Figure 1



\* SAAR<sup>2</sup>: Seasonally Adjusted Annual Rate.

<sup>1</sup> Ontario part of Ottawa-Gatineau CMA

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

## Table of Contents

- 1 Highlights
- 2 Housing Market Overview
- 3 Maps
- 9 Tables

## SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation). View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

## Housing Market Overview

Housing starts in the Ottawa Census Metropolitan Area (CMA) were trending at 5,984 units in January compared to 6,256 units in December. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

The year began with Ottawa housing starts trending lower compared to December, and also coming in below their level at the same time a year earlier. Weak employment and earnings in the nation's capital continue to weigh on developer and buyer sentiment and restrain housing market activity. Low-rise starts took up the larger share of activity as the

inventory of completed and unsold condominiums remains fairly high.

This month, about 26 per cent of starts occurred in Nepean outside the greenbelt and about 20 per cent in Kanata. In both cases, most of the starts were single-detached or row homes. Both are high income and high population growth areas, and this supports strong activity in both the new and resale housing markets.

In January, seasonally adjusted resale market transactions rose compared to December driven by a rise in the freehold<sup>3</sup> segment of the market. However, condominium<sup>4</sup> sales declined both relative to December, as well as in year-over-year terms. Seasonally adjusted condominium listings rose

thereby sending the sales-to-new-listings (SNL) ratio lower from a month earlier. As a result of increasing supply and decreasing demand for condominiums, the average price trended lower at the start of the year. In contrast a rise in freehold sales coupled with a decline in listings sent both the SNL ratio and the average price higher relative to year-end.

Overall, the resale market remained in balanced territory. The average price was up a modest 0.5 per cent from January 2014.

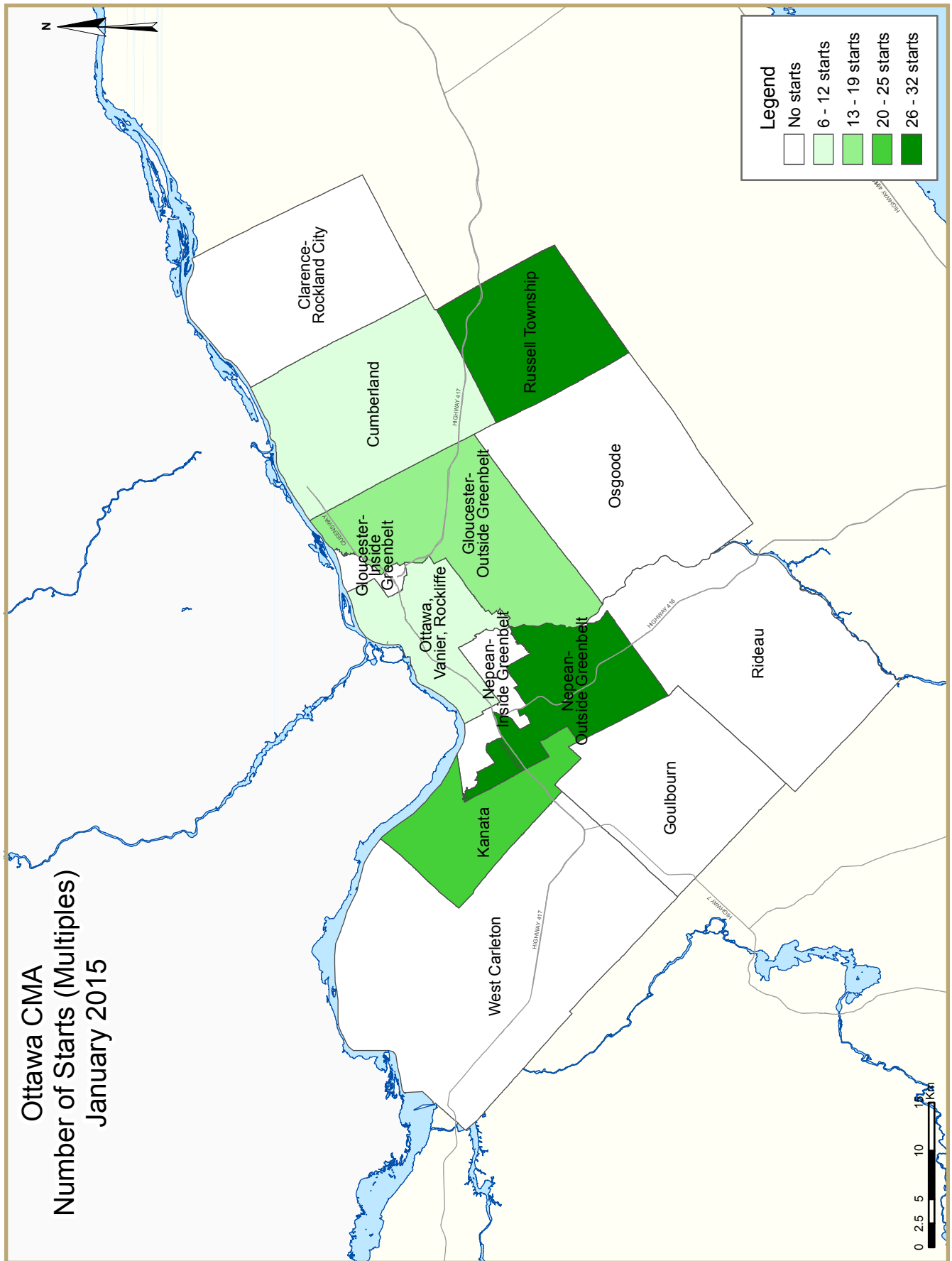
| UNIT TYPE                    | MLS® Sales |            |              | MLS® Prices (\$) |                |             |
|------------------------------|------------|------------|--------------|------------------|----------------|-------------|
|                              | January    |            |              | January          |                |             |
|                              | 2015       | 2014       | % Chg.       | 2015             | 2014           | % Chg.      |
| <b>SINGLE- DETACHED</b>      | <b>381</b> | <b>312</b> | <b>22.1</b>  | <b>384,848</b>   | <b>391,310</b> | <b>-1.7</b> |
| <i>Bungalow</i>              | 134        | 106        | 26.4         | 340,731          | 350,584        | -2.8        |
| <i>Two-Storey</i>            | 179        | 158        | 13.3         | 439,935          | 432,582        | 1.7         |
| <i>Other Single-Detached</i> | 68         | 48         | 41.7         | 326,774          | 345,395        | -5.4        |
| <b>ROW</b>                   | <b>97</b>  | <b>119</b> | <b>-18.5</b> | <b>304,530</b>   | <b>307,331</b> | <b>-0.9</b> |
| <b>SEMI</b>                  | <b>35</b>  | <b>32</b>  | <b>9.4</b>   | <b>396,291</b>   | <b>377,602</b> | <b>4.9</b>  |
| <b>CONDOMINIUM</b>           | <b>114</b> | <b>126</b> | <b>-9.5</b>  | <b>250,407</b>   | <b>273,704</b> | <b>-8.5</b> |
| <i>Apartment</i>             | 65         | 73         | -11.0        | 259,661          | 293,380        | -11.5       |
| <i>Row</i>                   | 35         | 36         | -2.8         | 236,439          | 228,579        | 3.4         |
| <i>Other Condominiums</i>    | 14         | 17         | -17.6        | 242,357          | 284,775        | -14.9       |
| <b>OTHERS</b>                | <b>5</b>   | <b>7</b>   | <b>-</b>     | <b>-</b>         | <b>-</b>       | <b>-</b>    |
| <b>TOTAL</b>                 | <b>632</b> | <b>596</b> | <b>6.0</b>   | <b>349,672</b>   | <b>348,001</b> | <b>0.5</b>  |

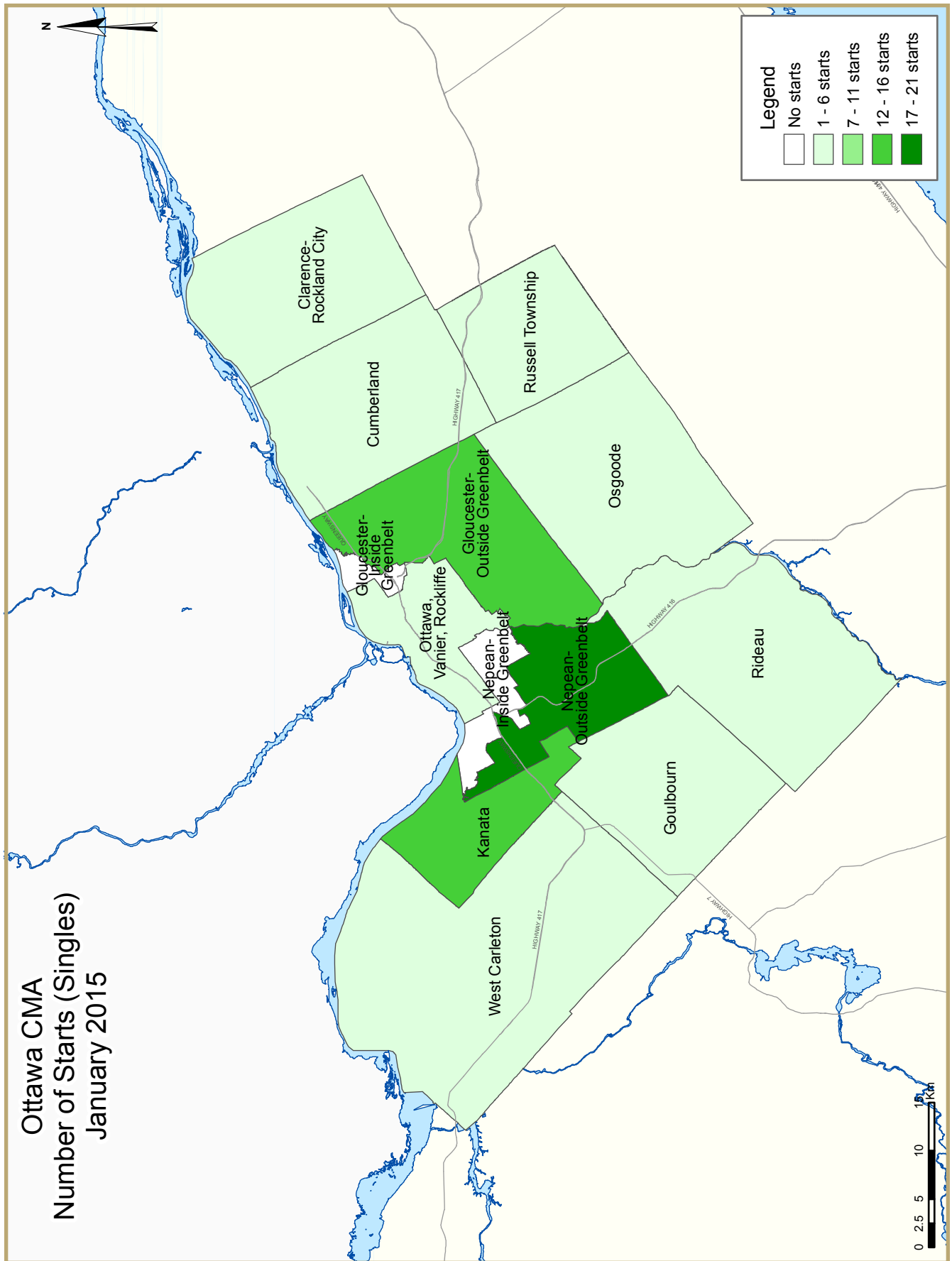
Source: Ottawa Real Estate Board

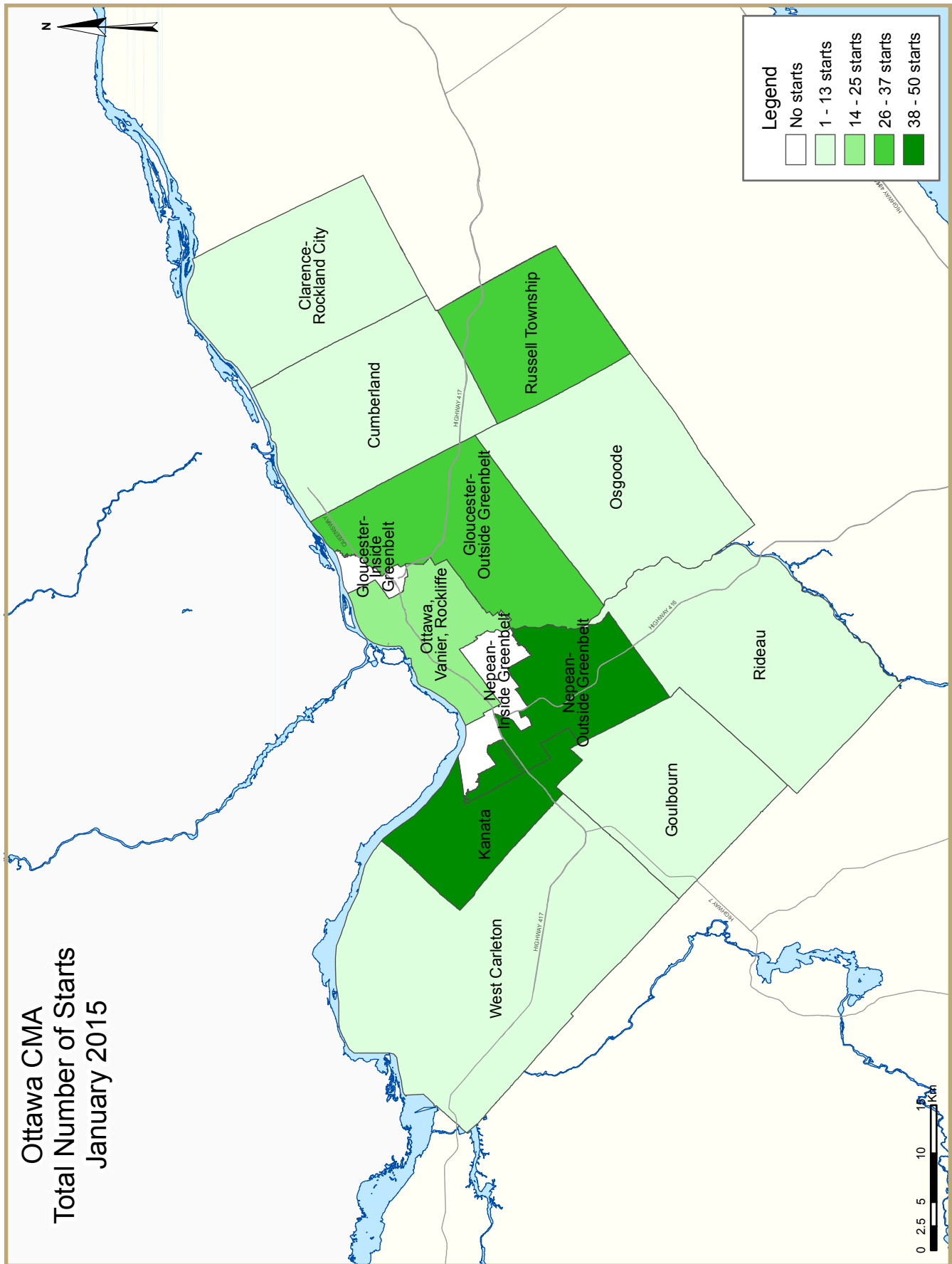
\* Properties under Row type refer to one dwelling unit of a group of three or more attached, self-contained dwelling units of similar design and size, each unit separately titled)  
MLS® is a registered trademark of the Canadian Real Estate Association

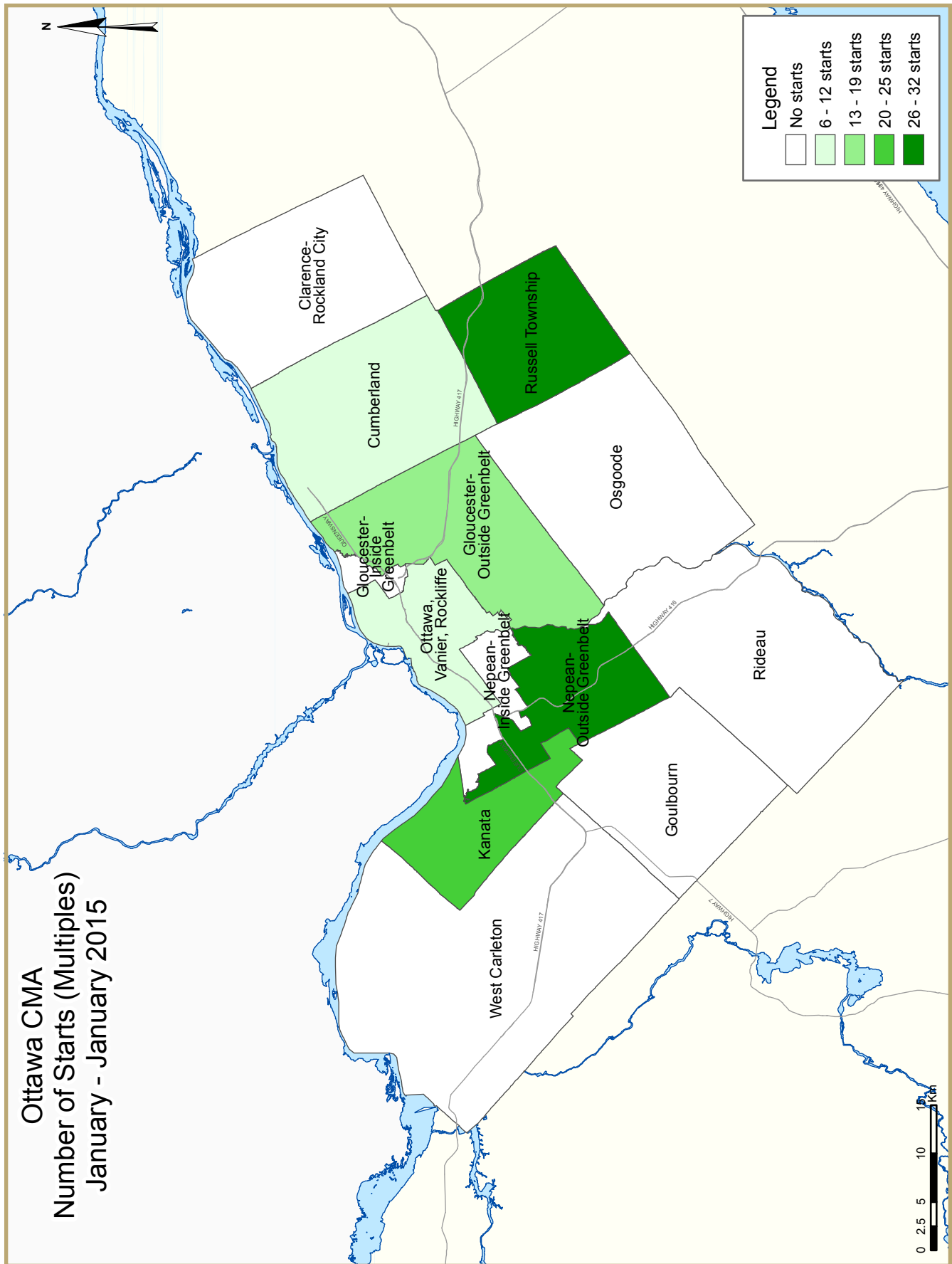
<sup>3</sup> The freehold segment of the resale market includes single-detached, semi-detached and row homes. Single-detached sales represent on average 70 per cent of total sales in the freehold segment, rows take up another 23 per cent, while semi-detached units have a small share at 7 per cent.

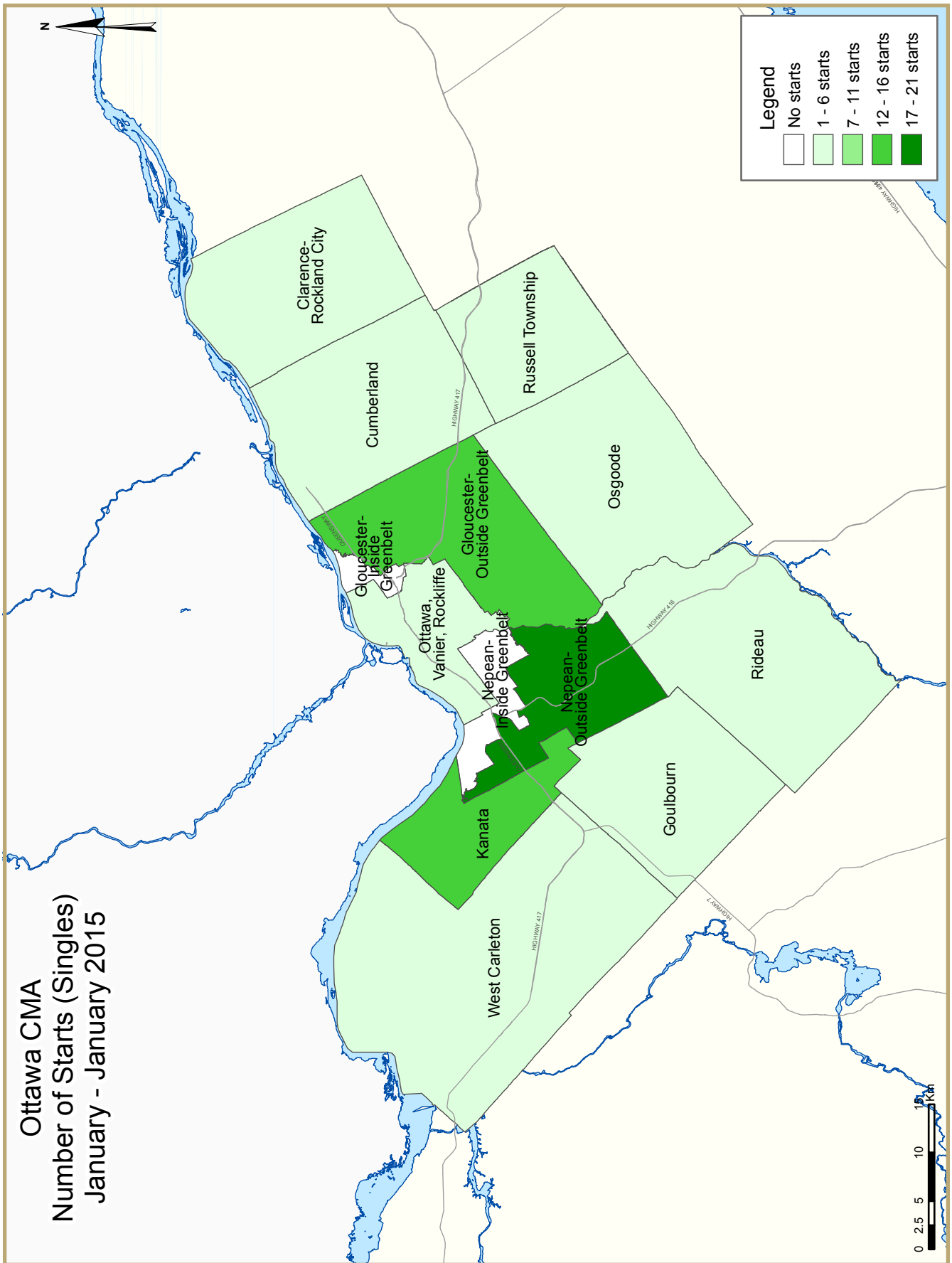
<sup>4</sup> The condominium segment of the market includes condo rows, condo apartments and stacked condos. Condominium apartments on the resale market represent almost half of all condominium offerings, while condo rows make up one-third sales, the remaining share is held by stacked condo units.

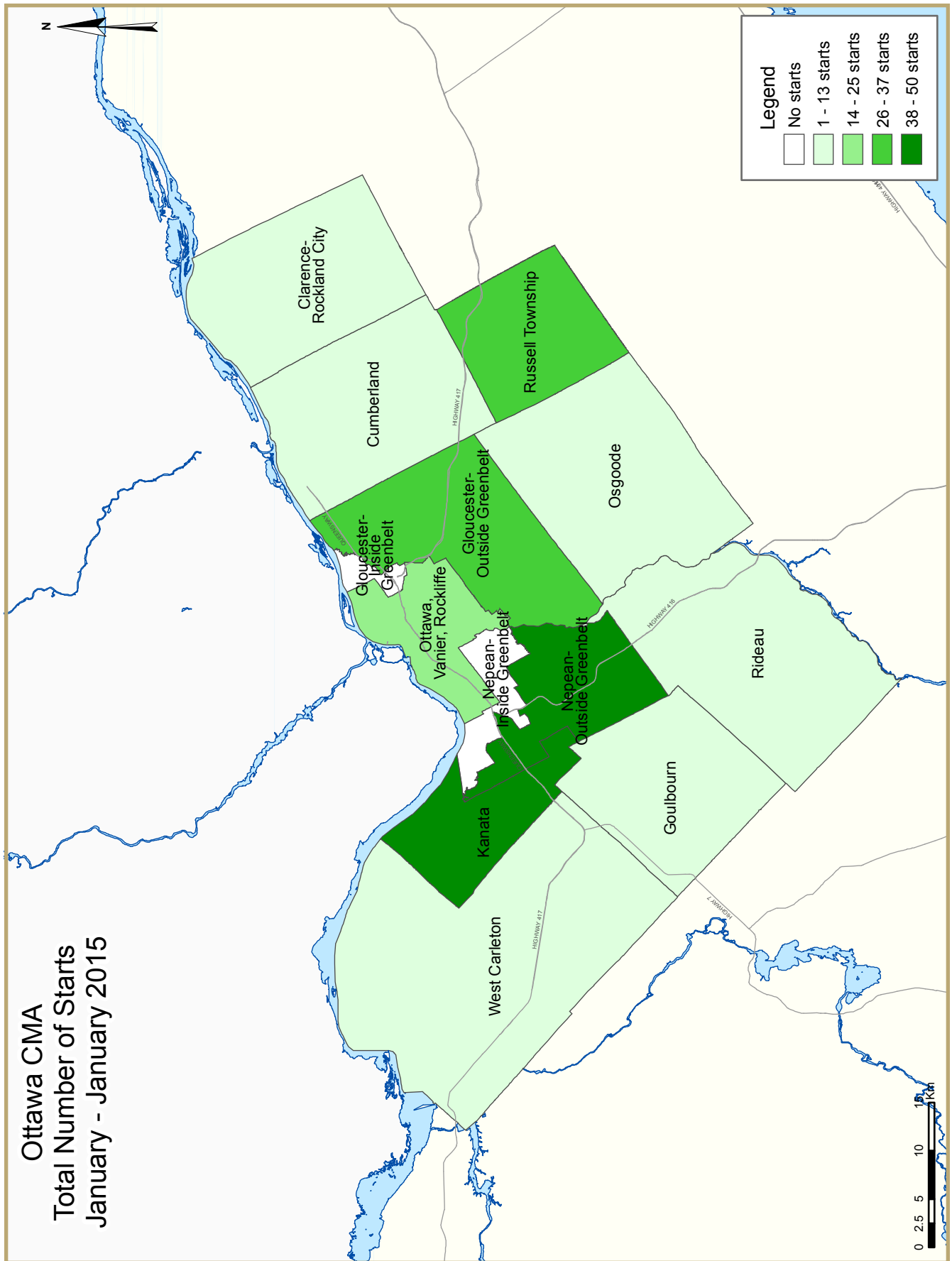














## HOUSING NOW REPORT TABLES

### Available in ALL reports:

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

### Available in SELECTED Reports:

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

### SYMBOLS

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

| <b>Table I: Housing Starts (SAAR and Trend)</b> |                      |                     |
|---|----------------------|---------------------|
| <b>January 2015</b>                             |                      |                     |
| <b>Ottawa CMA<sup>1</sup></b>                   | <b>December 2014</b> | <b>January 2015</b> |
| Trend <sup>2</sup>                              | 6,256                | 5,984               |
| SAAR  | 6,858                | 2,837               |
|   | <b>January 2014</b>  | <b>January 2015</b> |
| <b>Actual</b>                                   |                      |                     |
| January - Single-Detached                       | 99                   | 71                  |
| January - Multiples                             | 122                  | 118                 |
| January - Total                                 | 221                  | 189                 |
| January to January - Single-Detached            | 99                   | 71                  |
| January to January - Multiples                  | 122                  | 118                 |
| January to January - Total                      | 221                  | 189                 |

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> 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)**  
**January 2015**

|                                     | Ownership |       |                   |             |              |              | Rental                |              | Total* |
|-------------------------------------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|                                     | Freehold  |       |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|                                     | Single    | Semi  | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>STARTS</b>                       |           |       |                   |             |              |              |                       |              |        |
| January 2015                        | 71        | 6     | 64                | 0           | 0            | 42           | 6                     | 0            | 189    |
| January 2014                        | 99        | 10    | 87                | 0           | 0            | 8            | 0                     | 17           | 221    |
| % Change                            | -28.3     | -40.0 | -26.4             | n/a         | n/a          | **           | n/a                   | -100.0       | -14.5  |
| Year-to-date 2015                   | 71        | 6     | 64                | 0           | 0            | 42           | 6                     | 0            | 189    |
| Year-to-date 2014                   | 99        | 10    | 87                | 0           | 0            | 8            | 0                     | 17           | 221    |
| % Change                            | -28.3     | -40.0 | -26.4             | n/a         | n/a          | **           | n/a                   | -100.0       | -14.5  |
| <b>UNDER CONSTRUCTION</b>           |           |       |                   |             |              |              |                       |              |        |
| January 2015                        | 909       | 124   | 1,337             | 0           | 4            | 2,214        | 35                    | 697          | 5,320  |
| January 2014                        | 1,045     | 226   | 1,225             | 0           | 8            | 3,419        | 3                     | 684          | 6,610  |
| % Change                            | -13.0     | -45.1 | 9.1               | n/a         | -50.0        | -35.2        | **                    | 1.9          | -19.5  |
| <b>COMPLETIONS</b>                  |           |       |                   |             |              |              |                       |              |        |
| January 2015                        | 134       | 12    | 154               | 0           | 0            | 453          | 2                     | 3            | 758    |
| January 2014                        | 128       | 12    | 45                | 0           | 0            | 208          | 4                     | 139          | 536    |
| % Change                            | 4.7       | 0.0   | **                | n/a         | n/a          | 117.8        | -50.0                 | -97.8        | 41.4   |
| Year-to-date 2015                   | 134       | 12    | 154               | 0           | 0            | 453          | 2                     | 3            | 758    |
| Year-to-date 2014                   | 128       | 12    | 45                | 0           | 0            | 208          | 4                     | 139          | 536    |
| % Change                            | 4.7       | 0.0   | **                | n/a         | n/a          | 117.8        | -50.0                 | -97.8        | 41.4   |
| <b>COMPLETED &amp; NOT ABSORBED</b> |           |       |                   |             |              |              |                       |              |        |
| January 2015                        | 69        | 22    | 94                | 0           | 3            | 466          | n/a                   | n/a          | 654    |
| January 2014                        | 52        | 60    | 54                | 0           | 0            | 255          | n/a                   | n/a          | 421    |
| % Change                            | 32.7      | -63.3 | 74.1              | n/a         | n/a          | 82.7         | n/a                   | n/a          | 55.3   |
| <b>ABSORBED</b>                     |           |       |                   |             |              |              |                       |              |        |
| January 2015                        | 137       | 15    | 136               | 0           | 0            | 366          | n/a                   | n/a          | 654    |
| January 2014                        | 127       | 18    | 38                | 0           | 0            | 215          | n/a                   | n/a          | 398    |
| % Change                            | 7.9       | -16.7 | **                | n/a         | n/a          | 70.2         | n/a                   | n/a          | 64.3   |
| Year-to-date 2015                   | 137       | 15    | 136               | 0           | 0            | 366          | n/a                   | n/a          | 654    |
| Year-to-date 2014                   | 127       | 18    | 38                | 0           | 0            | 215          | n/a                   | n/a          | 398    |
| % Change                            | 7.9       | -16.7 | **                | n/a         | n/a          | 70.2         | n/a                   | n/a          | 64.3   |

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

**Table 1.2: Housing Activity Summary by Submarket**  
**January 2015**

|  | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|  | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|  | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>STARTS</b>                                |           |      |                   |             |              |              |                       |              |        |
| <b>Ottawa City</b>                           |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 64        | 4    | 64                | 0           | 0            | 12           | 6                     | 0            | 150    |
| January 2014                                 | 91        | 10   | 87                | 0           | 0            | 8            | 0                     | 17           | 213    |
| <b>Ottawa, Vanier, Rockcliffe</b>            |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 3         | 4    | 0                 | 0           | 0            | 5            | 2                     | 0            | 14     |
| January 2014                                 | 1         | 4    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| <b>Nepean inside greenbelt</b>               |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| January 2014                                 | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| <b>Nepean outside greenbelt</b>              |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 21        | 0    | 29                | 0           | 0            | 0            | 0                     | 0            | 50     |
| January 2014                                 | 38        | 0    | 8                 | 0           | 0            | 0            | 0                     | 17           | 63     |
| <b>Gloucester inside greenbelt</b>           |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| January 2014                                 | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>Gloucester outside greenbelt</b>          |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 15        | 0    | 5                 | 0           | 0            | 7            | 4                     | 0            | 31     |
| January 2014                                 | 15        | 6    | 54                | 0           | 0            | 0            | 0                     | 0            | 75     |
| <b>Kanata</b>                                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 14        | 0    | 24                | 0           | 0            | 0            | 0                     | 0            | 38     |
| January 2014                                 | 15        | 0    | 14                | 0           | 0            | 0            | 0                     | 0            | 29     |
| <b>Cumberland</b>                            |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 1         | 0    | 6                 | 0           | 0            | 0            | 0                     | 0            | 7      |
| January 2014                                 | 3         | 0    | 11                | 0           | 0            | 8            | 0                     | 0            | 22     |
| <b>Goulbourn</b>                             |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| January 2014                                 | 7         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 7      |
| <b>West Carleton</b>                         |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| January 2014                                 | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>Rideau</b>                                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| January 2014                                 | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| <b>Osgoode</b>                               |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| January 2014                                 | 8         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 8      |
| <b>Clarence-Rockland City</b>                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| January 2014                                 | 5         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 5      |
| <b>Russell Township</b>                      |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 2         | 2    | 0                 | 0           | 0            | 30           | 0                     | 0            | 34     |
| January 2014                                 | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| <b>Ottawa-Gatineau CMA (Ontario portion)</b> |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 71        | 6    | 64                | 0           | 0            | 42           | 6                     | 0            | 189    |
| January 2014                                 | 99        | 10   | 87                | 0           | 0            | 8            | 0                     | 17           | 221    |

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

**Table 1.2: Housing Activity Summary by Submarket**  
**January 2015**

|  | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|  | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|  | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>UNDER CONSTRUCTION</b>                    |           |      |                   |             |              |              |                       |              |        |
| <b>Ottawa City</b>                           |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 849       | 120  | 1,329             | 0           | 4            | 2,165        | 35                    | 697          | 5,199  |
| January 2014                                 | 967       | 204  | 1,189             | 0           | 8            | 3,419        | 3                     | 684          | 6,474  |
| <b>Ottawa, Vanier, Rockcliffe</b>            |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 45        | 54   | 28                | 0           | 4            | 1,614        | 24                    | 195          | 1,964  |
| January 2014                                 | 76        | 90   | 35                | 0           | 5            | 2,816        | 3                     | 125          | 3,150  |
| <b>Nepean inside greenbelt</b>               |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 12        | 0    | 0                 | 0           | 0            | 199          | 2                     | 0            | 213    |
| January 2014                                 | 9         | 4    | 0                 | 0           | 0            | 0            | 0                     | 0            | 13     |
| <b>Nepean outside greenbelt</b>              |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 188       | 24   | 450               | 0           | 0            | 85           | 0                     | 25           | 772    |
| January 2014                                 | 300       | 46   | 396               | 0           | 3            | 146          | 0                     | 141          | 1,032  |
| <b>Gloucester inside greenbelt</b>           |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 0         | 0    | 0                 | 0           | 0            | 22           | 0                     | 0            | 22     |
| January 2014                                 | 6         | 0    | 0                 | 0           | 0            | 22           | 0                     | 0            | 28     |
| <b>Gloucester outside greenbelt</b>          |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 128       | 4    | 251               | 0           | 0            | 121          | 4                     | 0            | 508    |
| January 2014                                 | 88        | 22   | 245               | 0           | 0            | 117          | 0                     | 24           | 496    |
| <b>Kanata</b>                                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 293       | 8    | 313               | 0           | 0            | 48           | 1                     | 469          | 1,132  |
| January 2014                                 | 267       | 30   | 336               | 0           | 0            | 96           | 0                     | 325          | 1,054  |
| <b>Cumberland</b>                            |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 57        | 18   | 153               | 0           | 0            | 76           | 0                     | 0            | 304    |
| January 2014                                 | 52        | 8    | 83                | 0           | 0            | 208          | 0                     | 41           | 392    |
| <b>Goulbourn</b>                             |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 26        | 6    | 4                 | 0           | 0            | 0            | 2                     | 8            | 46     |
| January 2014                                 | 49        | 0    | 46                | 0           | 0            | 14           | 0                     | 28           | 137    |
| <b>West Carleton</b>                         |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 19        | 4    | 130               | 0           | 0            | 0            | 2                     | 0            | 155    |
| January 2014                                 | 37        | 4    | 48                | 0           | 0            | 0            | 0                     | 0            | 89     |
| <b>Rideau</b>                                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 24        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 24     |
| January 2014                                 | 22        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 22     |
| <b>Osgoode</b>                               |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 57        | 2    | 0                 | 0           | 0            | 0            | 0                     | 0            | 59     |
| January 2014                                 | 61        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 61     |
| <b>Clarence-Rockland City</b>                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 40        | 2    | 8                 | 0           | 0            | 12           | 0                     | 0            | 62     |
| January 2014                                 | 47        | 4    | 36                | 0           | 0            | 0            | 0                     | 0            | 87     |
| <b>Russell Township</b>                      |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 20        | 2    | 0                 | 0           | 0            | 37           | 0                     | 0            | 59     |
| January 2014                                 | 31        | 18   | 0                 | 0           | 0            | 0            | 0                     | 0            | 49     |
| <b>Ottawa-Gatineau CMA (Ontario portion)</b> |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 909       | 124  | 1,337             | 0           | 4            | 2,214        | 35                    | 697          | 5,320  |
| January 2014                                 | 1,045     | 226  | 1,225             | 0           | 8            | 3,419        | 3                     | 684          | 6,610  |

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

**Table 1.2: Housing Activity Summary by Submarket**  
**January 2015**

|  | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|  | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|  | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>COMPLETIONS</b>                           |           |      |                   |             |              |              |                       |              |        |
| <b>Ottawa City</b>                           |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 118       | 12   | 154               | 0           | 0            | 441          | 2                     | 3            | 730    |
| January 2014                                 | 125       | 12   | 45                | 0           | 0            | 208          | 0                     | 139          | 529    |
| <b>Ottawa, Vanier, Rockcliffe</b>            |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 9         | 6    | 25                | 0           | 0            | 441          | 2                     | 3            | 486    |
| January 2014                                 | 4         | 4    | 0                 | 0           | 0            | 162          | 0                     | 139          | 309    |
| <b>Nepean inside greenbelt</b>               |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| January 2014                                 | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| <b>Nepean outside greenbelt</b>              |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 29        | 4    | 30                | 0           | 0            | 0            | 0                     | 0            | 63     |
| January 2014                                 | 16        | 0    | 4                 | 0           | 0            | 34           | 0                     | 0            | 54     |
| <b>Gloucester inside greenbelt</b>           |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 2         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 2      |
| January 2014                                 | 0         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 0      |
| <b>Gloucester outside greenbelt</b>          |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 15        | 0    | 4                 | 0           | 0            | 0            | 0                     | 0            | 19     |
| January 2014                                 | 32        | 4    | 18                | 0           | 0            | 0            | 0                     | 0            | 54     |
| <b>Kanata</b>                                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 32        | 0    | 54                | 0           | 0            | 0            | 0                     | 0            | 86     |
| January 2014                                 | 51        | 4    | 4                 | 0           | 0            | 0            | 0                     | 0            | 59     |
| <b>Cumberland</b>                            |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 11        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 11     |
| January 2014                                 | 2         | 0    | 19                | 0           | 0            | 12           | 0                     | 0            | 33     |
| <b>Goulbourn</b>                             |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 0         | 0    | 14                | 0           | 0            | 0            | 0                     | 0            | 14     |
| January 2014                                 | 11        | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 11     |
| <b>West Carleton</b>                         |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 2         | 0    | 27                | 0           | 0            | 0            | 0                     | 0            | 29     |
| January 2014                                 | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>Rideau</b>                                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 3         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 3      |
| January 2014                                 | 4         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 4      |
| <b>Osgoode</b>                               |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 13        | 2    | 0                 | 0           | 0            | 0            | 0                     | 0            | 15     |
| January 2014                                 | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>Clarence-Rockland City</b>                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 7         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 7      |
| January 2014                                 | 1         | 0    | 0                 | 0           | 0            | 0            | 0                     | 0            | 1      |
| <b>Russell Township</b>                      |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 9         | 0    | 0                 | 0           | 0            | 12           | 0                     | 0            | 21     |
| January 2014                                 | 2         | 0    | 0                 | 0           | 0            | 0            | 4                     | 0            | 6      |
| <b>Ottawa-Gatineau CMA (Ontario portion)</b> |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 134       | 12   | 154               | 0           | 0            | 453          | 2                     | 3            | 758    |
| January 2014                                 | 128       | 12   | 45                | 0           | 0            | 208          | 4                     | 139          | 536    |

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

**Table 1.2: Housing Activity Summary by Submarket  
January 2015**

|  | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|  | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|  | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>COMPLETED &amp; NOT ABSORBED</b>          |           |      |                   |             |              |              |                       |              |        |
| <b>Ottawa City</b>                           |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 61        | 21   | 94                | 0           | 3            | 460          | n/a                   | n/a          | 639    |
| January 2014                                 | 49        | 60   | 54                | 0           | 0            | 252          | n/a                   | n/a          | 415    |
| <b>Ottawa, Vanier, Rockcliffe</b>            |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 5         | 13   | 4                 | 0           | 3            | 331          | n/a                   | n/a          | 356    |
| January 2014                                 | 18        | 42   | 4                 | 0           | 0            | 164          | n/a                   | n/a          | 228    |
| <b>Nepean inside greenbelt</b>               |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| January 2014                                 | 1         | 0    | 2                 | 0           | 0            | 0            | n/a                   | n/a          | 3      |
| <b>Nepean outside greenbelt</b>              |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 12        | 5    | 32                | 0           | 0            | 24           | n/a                   | n/a          | 73     |
| January 2014                                 | 5         | 7    | 16                | 0           | 0            | 35           | n/a                   | n/a          | 63     |
| <b>Gloucester inside greenbelt</b>           |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 0         | 0    | 0                 | 0           | 0            | 11           | n/a                   | n/a          | 11     |
| January 2014                                 | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| <b>Gloucester outside greenbelt</b>          |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 11        | 0    | 28                | 0           | 0            | 21           | n/a                   | n/a          | 60     |
| January 2014                                 | 9         | 3    | 18                | 0           | 0            | 8            | n/a                   | n/a          | 38     |
| <b>Kanata</b>                                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 24        | 1    | 16                | 0           | 0            | 0            | n/a                   | n/a          | 41     |
| January 2014                                 | 8         | 6    | 2                 | 0           | 0            | 13           | n/a                   | n/a          | 29     |
| <b>Cumberland</b>                            |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 1         | 0    | 4                 | 0           | 0            | 68           | n/a                   | n/a          | 73     |
| January 2014                                 | 2         | 0    | 11                | 0           | 0            | 28           | n/a                   | n/a          | 41     |
| <b>Goulbourn</b>                             |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 8         | 0    | 8                 | 0           | 0            | 5            | n/a                   | n/a          | 21     |
| January 2014                                 | 2         | 1    | 0                 | 0           | 0            | 4            | n/a                   | n/a          | 7      |
| <b>West Carleton</b>                         |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 0         | 1    | 2                 | 0           | 0            | 0            | n/a                   | n/a          | 3      |
| January 2014                                 | 1         | 1    | 1                 | 0           | 0            | 0            | n/a                   | n/a          | 3      |
| <b>Rideau</b>                                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| January 2014                                 | 2         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 2      |
| <b>Osgoode</b>                               |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 0         | 1    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 1      |
| January 2014                                 | 1         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 1      |
| <b>Clarence-Rockland City</b>                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 4         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 4      |
| January 2014                                 | 1         | 0    | 0                 | 0           | 0            | 1            | n/a                   | n/a          | 2      |
| <b>Russell Township</b>                      |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 4         | 1    | 0                 | 0           | 0            | 6            | n/a                   | n/a          | 11     |
| January 2014                                 | 2         | 0    | 0                 | 0           | 0            | 2            | n/a                   | n/a          | 4      |
| <b>Ottawa-Gatineau CMA (Ontario portion)</b> |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 69        | 22   | 94                | 0           | 3            | 466          | n/a                   | n/a          | 654    |
| January 2014                                 | 52        | 60   | 54                | 0           | 0            | 255          | n/a                   | n/a          | 421    |

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

**Table 1.2: Housing Activity Summary by Submarket**  
**January 2015**

|  | Ownership |      |                   |             |              |              | Rental                |              | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
|  | Freehold  |      |                   | Condominium |              |              | Single, Semi, and Row | Apt. & Other |        |
|  | Single    | Semi | Row, Apt. & Other | Single      | Row and Semi | Apt. & Other |                       |              |        |
| <b>ABSORBED</b>                              |           |      |                   |             |              |              |                       |              |        |
| <b>Ottawa City</b>                           |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 123       | 15   | 136               | 0           | 0            | 360          | n/a                   | n/a          | 634    |
| January 2014                                 | 124       | 18   | 38                | 0           | 0            | 215          | n/a                   | n/a          | 395    |
| <b>Ottawa, Vanier, Rockcliffe</b>            |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 9         | 5    | 21                | 0           | 0            | 340          | n/a                   | n/a          | 375    |
| January 2014                                 | 7         | 10   | 0                 | 0           | 0            | 171          | n/a                   | n/a          | 188    |
| <b>Nepean inside greenbelt</b>               |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 2         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 2      |
| January 2014                                 | 3         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 3      |
| <b>Nepean outside greenbelt</b>              |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 32        | 5    | 32                | 0           | 0            | 3            | n/a                   | n/a          | 72     |
| January 2014                                 | 16        | 0    | 4                 | 0           | 0            | 34           | n/a                   | n/a          | 54     |
| <b>Gloucester inside greenbelt</b>           |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 2         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 2      |
| January 2014                                 | 0         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 0      |
| <b>Gloucester outside greenbelt</b>          |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 16        | 1    | 5                 | 0           | 0            | 7            | n/a                   | n/a          | 29     |
| January 2014                                 | 27        | 4    | 13                | 0           | 0            | 0            | n/a                   | n/a          | 44     |
| <b>Kanata</b>                                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 32        | 2    | 45                | 0           | 0            | 0            | n/a                   | n/a          | 79     |
| January 2014                                 | 51        | 4    | 4                 | 0           | 0            | 0            | n/a                   | n/a          | 59     |
| <b>Cumberland</b>                            |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 11        | 0    | 0                 | 0           | 0            | 9            | n/a                   | n/a          | 20     |
| January 2014                                 | 3         | 0    | 17                | 0           | 0            | 10           | n/a                   | n/a          | 30     |
| <b>Goulbourn</b>                             |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 0         | 0    | 7                 | 0           | 0            | 1            | n/a                   | n/a          | 8      |
| January 2014                                 | 11        | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 11     |
| <b>West Carleton</b>                         |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 2         | 0    | 26                | 0           | 0            | 0            | n/a                   | n/a          | 28     |
| January 2014                                 | 1         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 1      |
| <b>Rideau</b>                                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 4         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 4      |
| January 2014                                 | 4         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 4      |
| <b>Osgoode</b>                               |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 13        | 2    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 15     |
| January 2014                                 | 1         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 1      |
| <b>Clarence-Rockland City</b>                |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 6         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 6      |
| January 2014                                 | 1         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 1      |
| <b>Russell Township</b>                      |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 8         | 0    | 0                 | 0           | 0            | 6            | n/a                   | n/a          | 14     |
| January 2014                                 | 2         | 0    | 0                 | 0           | 0            | 0            | n/a                   | n/a          | 2      |
| <b>Ottawa-Gatineau CMA (Ontario portion)</b> |           |      |                   |             |              |              |                       |              |        |
| January 2015                                 | 137       | 15   | 136               | 0           | 0            | 366          | n/a                   | n/a          | 654    |
| January 2014                                 | 127       | 18   | 38                | 0           | 0            | 215          | n/a                   | n/a          | 398    |

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,<br>Semi, and<br>Row | Apt. &<br>Other |        |
|          | Single    | Semi  | Row, Apt.<br>& Other | Single      | Row and<br>Semi | Apt. &<br>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**  
**January 2015**

| Submarket                                    | Single    |           | Semi      |           | Row       |           | Apt. & Other |           | Total      |            |              |
|--|-----------|-----------|-----------|-----------|-----------|-----------|--------------|-----------|------------|------------|--------------|
|  | Jan 2015  | Jan 2014  | Jan 2015  | Jan 2014  | Jan 2015  | Jan 2014  | Jan 2015     | Jan 2014  | Jan 2015   | Jan 2014   | % Change     |
| Ottawa City                                  | 64        | 91        | 10        | 10        | 64        | 87        | 12           | 25        | 150        | 213        | -29.6        |
| Ottawa, Vanier, Rockcliffe                   | 3         | 1         | 6         | 4         | 0         | 0         | 5            | 0         | 14         | 5          | 180.0        |
| Nepean inside greenbelt                      | 0         | 0         | 0         | 0         | 0         | 0         | 0            | 0         | 0          | 0          | n/a          |
| Nepean outside greenbelt                     | 21        | 38        | 0         | 0         | 29        | 8         | 0            | 17        | 50         | 63         | -20.6        |
| Gloucester inside greenbelt                  | 0         | 1         | 0         | 0         | 0         | 0         | 0            | 0         | 0          | 1          | -100.0       |
| Gloucester outside greenbelt                 | 15        | 15        | 4         | 6         | 5         | 54        | 7            | 0         | 31         | 75         | -58.7        |
| Kanata                                       | 14        | 15        | 0         | 0         | 24        | 14        | 0            | 0         | 38         | 29         | 31.0         |
| Cumberland                                   | 1         | 3         | 0         | 0         | 6         | 11        | 0            | 8         | 7          | 22         | -68.2        |
| Goulbourn                                    | 2         | 7         | 0         | 0         | 0         | 0         | 0            | 0         | 2          | 7          | -71.4        |
| West Carleton                                | 1         | 1         | 0         | 0         | 0         | 0         | 0            | 0         | 1          | 1          | 0.0          |
| Rideau                                       | 2         | 2         | 0         | 0         | 0         | 0         | 0            | 0         | 2          | 2          | 0.0          |
| Osgoode                                      | 5         | 8         | 0         | 0         | 0         | 0         | 0            | 0         | 5          | 8          | -37.5        |
| Clarence-Rockland City                       | 5         | 5         | 0         | 0         | 0         | 0         | 0            | 0         | 5          | 5          | 0.0          |
| Russell Township                             | 2         | 3         | 2         | 0         | 0         | 0         | 30           | 0         | 34         | 3          | **           |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>71</b> | <b>99</b> | <b>12</b> | <b>10</b> | <b>64</b> | <b>87</b> | <b>42</b>    | <b>25</b> | <b>189</b> | <b>221</b> | <b>-14.5</b> |

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - January 2015**

| Submarket                                    | Single    |           | Semi      |           | Row       |           | Apt. & Other |           | Total      |            |              |
|--|-----------|-----------|-----------|-----------|-----------|-----------|--------------|-----------|------------|------------|--------------|
|  | YTD 2015  | YTD 2014  | YTD 2015  | YTD 2014  | YTD 2015  | YTD 2014  | YTD 2015     | YTD 2014  | YTD 2015   | YTD 2014   | % Change     |
| Ottawa City                                  | 64        | 91        | 10        | 10        | 64        | 87        | 12           | 25        | 150        | 213        | -29.6        |
| Ottawa, Vanier, Rockcliffe                   | 3         | 1         | 6         | 4         | 0         | 0         | 5            | 0         | 14         | 5          | 180.0        |
| Nepean inside greenbelt                      | 0         | 0         | 0         | 0         | 0         | 0         | 0            | 0         | 0          | 0          | n/a          |
| Nepean outside greenbelt                     | 21        | 38        | 0         | 0         | 29        | 8         | 0            | 17        | 50         | 63         | -20.6        |
| Gloucester inside greenbelt                  | 0         | 1         | 0         | 0         | 0         | 0         | 0            | 0         | 0          | 1          | -100.0       |
| Gloucester outside greenbelt                 | 15        | 15        | 4         | 6         | 5         | 54        | 7            | 0         | 31         | 75         | -58.7        |
| Kanata                                       | 14        | 15        | 0         | 0         | 24        | 14        | 0            | 0         | 38         | 29         | 31.0         |
| Cumberland                                   | 1         | 3         | 0         | 0         | 6         | 11        | 0            | 8         | 7          | 22         | -68.2        |
| Goulbourn                                    | 2         | 7         | 0         | 0         | 0         | 0         | 0            | 0         | 2          | 7          | -71.4        |
| West Carleton                                | 1         | 1         | 0         | 0         | 0         | 0         | 0            | 0         | 1          | 1          | 0.0          |
| Rideau                                       | 2         | 2         | 0         | 0         | 0         | 0         | 0            | 0         | 2          | 2          | 0.0          |
| Osgoode                                      | 5         | 8         | 0         | 0         | 0         | 0         | 0            | 0         | 5          | 8          | -37.5        |
| Clarence-Rockland City                       | 5         | 5         | 0         | 0         | 0         | 0         | 0            | 0         | 5          | 5          | 0.0          |
| Russell Township                             | 2         | 3         | 2         | 0         | 0         | 0         | 30           | 0         | 34         | 3          | **           |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>71</b> | <b>99</b> | <b>12</b> | <b>10</b> | <b>64</b> | <b>87</b> | <b>42</b>    | <b>25</b> | <b>189</b> | <b>221</b> | <b>-14.5</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
January 2015**

| Submarket                                    | Row                      |           |          |          | Apt. & Other             |          |          |           |
|--|--------------------------|-----------|----------|----------|--------------------------|----------|----------|-----------|
|  | Freehold and Condominium |           | Rental   |          | Freehold and Condominium |          | Rental   |           |
|  | Jan 2015                 | Jan 2014  | Jan 2015 | Jan 2014 | Jan 2015                 | Jan 2014 | Jan 2015 | Jan 2014  |
| Ottawa City                                  | 64                       | 87        | 0        | 0        | 12                       | 8        | 0        | 17        |
| Ottawa, Vanier, Rockcliffe                   | 0                        | 0         | 0        | 0        | 5                        | 0        | 0        | 0         |
| Nepean inside greenbelt                      | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Nepean outside greenbelt                     | 29                       | 8         | 0        | 0        | 0                        | 0        | 0        | 17        |
| Gloucester inside greenbelt                  | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Gloucester outside greenbelt                 | 5                        | 54        | 0        | 0        | 7                        | 0        | 0        | 0         |
| Kanata                                       | 24                       | 14        | 0        | 0        | 0                        | 0        | 0        | 0         |
| Cumberland                                   | 6                        | 11        | 0        | 0        | 0                        | 8        | 0        | 0         |
| Goulbourn                                    | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| West Carleton                                | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Rideau                                       | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Osgoode                                      | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Clarence-Rockland City                       | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Russell Township                             | 0                        | 0         | 0        | 0        | 30                       | 0        | 0        | 0         |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>64</b>                | <b>87</b> | <b>0</b> | <b>0</b> | <b>42</b>                | <b>8</b> | <b>0</b> | <b>17</b> |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - January 2015**

| Submarket                                    | Row                      |           |          |          | Apt. & Other             |          |          |           |
|--|--------------------------|-----------|----------|----------|--------------------------|----------|----------|-----------|
|  | Freehold and Condominium |           | Rental   |          | Freehold and Condominium |          | Rental   |           |
|  | YTD 2015                 | YTD 2014  | YTD 2015 | YTD 2014 | YTD 2015                 | YTD 2014 | YTD 2015 | YTD 2014  |
| Ottawa City                                  | 64                       | 87        | 0        | 0        | 12                       | 8        | 0        | 17        |
| Ottawa, Vanier, Rockcliffe                   | 0                        | 0         | 0        | 0        | 5                        | 0        | 0        | 0         |
| Nepean inside greenbelt                      | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Nepean outside greenbelt                     | 29                       | 8         | 0        | 0        | 0                        | 0        | 0        | 17        |
| Gloucester inside greenbelt                  | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Gloucester outside greenbelt                 | 5                        | 54        | 0        | 0        | 7                        | 0        | 0        | 0         |
| Kanata                                       | 24                       | 14        | 0        | 0        | 0                        | 0        | 0        | 0         |
| Cumberland                                   | 6                        | 11        | 0        | 0        | 0                        | 8        | 0        | 0         |
| Goulbourn                                    | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| West Carleton                                | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Rideau                                       | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Osgoode                                      | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Clarence-Rockland City                       | 0                        | 0         | 0        | 0        | 0                        | 0        | 0        | 0         |
| Russell Township                             | 0                        | 0         | 0        | 0        | 30                       | 0        | 0        | 0         |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>64</b>                | <b>87</b> | <b>0</b> | <b>0</b> | <b>42</b>                | <b>8</b> | <b>0</b> | <b>17</b> |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
January 2015**

| Submarket  | Freehold   |            | Condominium |          | Rental   |           | Total*     |            |
|--|------------|------------|-------------|----------|----------|-----------|------------|------------|
|  | Jan 2015   | Jan 2014   | Jan 2015    | Jan 2014 | Jan 2015 | Jan 2014  | Jan 2015   | Jan 2014   |
| Ottawa City                                      | 132        | 188        | 12          | 8        | 6        | 17        | 150        | 213        |
| Ottawa, Vanier, Rockcliffe                       | 7          | 5          | 5           | 0        | 2        | 0         | 14         | 5          |
| Nepean inside greenbelt                          | 0          | 0          | 0           | 0        | 0        | 0         | 0          | 0          |
| Nepean outside greenbelt                         | 50         | 46         | 0           | 0        | 0        | 17        | 50         | 63         |
| Gloucester inside greenbelt                      | 0          | 1          | 0           | 0        | 0        | 0         | 0          | 1          |
| Gloucester outside greenbelt                     | 20         | 75         | 7           | 0        | 4        | 0         | 31         | 75         |
| Kanata   | 38         | 29         | 0           | 0        | 0        | 0         | 38         | 29         |
| Cumberland                                       | 7          | 14         | 0           | 8        | 0        | 0         | 7          | 22         |
| Goulbourn  | 2          | 7          | 0           | 0        | 0        | 0         | 2          | 7          |
| West Carleton                                    | 1          | 1          | 0           | 0        | 0        | 0         | 1          | 1          |
| Rideau   | 2          | 2          | 0           | 0        | 0        | 0         | 2          | 2          |
| Osgoode  | 5          | 8          | 0           | 0        | 0        | 0         | 5          | 8          |
| Clarence-Rockland City                           | 5          | 5          | 0           | 0        | 0        | 0         | 5          | 5          |
| Russell Township                                 | 4          | 3          | 30          | 0        | 0        | 0         | 34         | 3          |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>141</b> | <b>196</b> | <b>42</b>   | <b>8</b> | <b>6</b> | <b>17</b> | <b>189</b> | <b>221</b> |

**Table 2.5: Starts by Submarket and by Intended Market  
January - January 2015**

| Submarket  | Freehold   |            | Condominium |          | Rental   |           | Total*     |            |
|--|------------|------------|-------------|----------|----------|-----------|------------|------------|
|  | YTD 2015   | YTD 2014   | YTD 2015    | YTD 2014 | YTD 2015 | YTD 2014  | YTD 2015   | YTD 2014   |
| Ottawa City                                      | 132        | 188        | 12          | 8        | 6        | 17        | 150        | 213        |
| Ottawa, Vanier, Rockcliffe                       | 7          | 5          | 5           | 0        | 2        | 0         | 14         | 5          |
| Nepean inside greenbelt                          | 0          | 0          | 0           | 0        | 0        | 0         | 0          | 0          |
| Nepean outside greenbelt                         | 50         | 46         | 0           | 0        | 0        | 17        | 50         | 63         |
| Gloucester inside greenbelt                      | 0          | 1          | 0           | 0        | 0        | 0         | 0          | 1          |
| Gloucester outside greenbelt                     | 20         | 75         | 7           | 0        | 4        | 0         | 31         | 75         |
| Kanata   | 38         | 29         | 0           | 0        | 0        | 0         | 38         | 29         |
| Cumberland                                       | 7          | 14         | 0           | 8        | 0        | 0         | 7          | 22         |
| Goulbourn  | 2          | 7          | 0           | 0        | 0        | 0         | 2          | 7          |
| West Carleton                                    | 1          | 1          | 0           | 0        | 0        | 0         | 1          | 1          |
| Rideau   | 2          | 2          | 0           | 0        | 0        | 0         | 2          | 2          |
| Osgoode  | 5          | 8          | 0           | 0        | 0        | 0         | 5          | 8          |
| Clarence-Rockland City                           | 5          | 5          | 0           | 0        | 0        | 0         | 5          | 5          |
| Russell Township                                 | 4          | 3          | 30          | 0        | 0        | 0         | 34         | 3          |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>141</b> | <b>196</b> | <b>42</b>   | <b>8</b> | <b>6</b> | <b>17</b> | <b>189</b> | <b>221</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**January 2015**

| Submarket                                    | Single     |            | Semi      |           | Row        |           | Apt. & Other |            | Total*     |            |             |
|--|------------|------------|-----------|-----------|------------|-----------|--------------|------------|------------|------------|-------------|
|  | Jan 2015   | Jan 2014   | Jan 2015  | Jan 2014  | Jan 2015   | Jan 2014  | Jan 2015     | Jan 2014   | Jan 2015   | Jan 2014   | % Change    |
| Ottawa City                                  | 118        | 125        | 14        | 12        | 154        | 45        | 444          | 347        | 730        | 529        | 38.0        |
| Ottawa, Vanier, Rockcliffe                   | 9          | 4          | 8         | 4         | 25         | 0         | 444          | 301        | 486        | 309        | 57.3        |
| Nepean inside greenbelt                      | 2          | 3          | 0         | 0         | 0          | 0         | 0            | 0          | 2          | 3          | -33.3       |
| Nepean outside greenbelt                     | 29         | 16         | 4         | 0         | 30         | 4         | 0            | 34         | 63         | 54         | 16.7        |
| Gloucester inside greenbelt                  | 2          | 0          | 0         | 0         | 0          | 0         | 0            | 0          | 2          | 0          | n/a         |
| Gloucester outside greenbelt                 | 15         | 32         | 0         | 4         | 4          | 18        | 0            | 0          | 19         | 54         | -64.8       |
| Kanata                                       | 32         | 51         | 0         | 4         | 54         | 4         | 0            | 0          | 86         | 59         | 45.8        |
| Cumberland                                   | 11         | 2          | 0         | 0         | 0          | 19        | 0            | 12         | 11         | 33         | -66.7       |
| Goulbourn                                    | 0          | 11         | 0         | 0         | 14         | 0         | 0            | 0          | 14         | 11         | 27.3        |
| West Carleton                                | 2          | 1          | 0         | 0         | 27         | 0         | 0            | 0          | 29         | 1          | **          |
| Rideau                                       | 3          | 4          | 0         | 0         | 0          | 0         | 0            | 0          | 3          | 4          | -25.0       |
| Osgoode                                      | 13         | 1          | 2         | 0         | 0          | 0         | 0            | 0          | 15         | 1          | **          |
| Clarence-Rockland City                       | 7          | 1          | 0         | 0         | 0          | 0         | 0            | 0          | 7          | 1          | **          |
| Russell Township                             | 9          | 2          | 0         | 4         | 0          | 0         | 12           | 0          | 21         | 6          | **          |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>134</b> | <b>128</b> | <b>14</b> | <b>16</b> | <b>154</b> | <b>45</b> | <b>456</b>   | <b>347</b> | <b>758</b> | <b>536</b> | <b>41.4</b> |

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - January 2015**

| Submarket                                    | Single     |            | Semi      |           | Row        |           | Apt. & Other |            | Total*     |            |             |
|--|------------|------------|-----------|-----------|------------|-----------|--------------|------------|------------|------------|-------------|
|  | YTD 2015   | YTD 2014   | YTD 2015  | YTD 2014  | YTD 2015   | YTD 2014  | YTD 2015     | YTD 2014   | YTD 2015   | YTD 2014   | % Change    |
| Ottawa City                                  | 118        | 125        | 14        | 12        | 154        | 45        | 444          | 347        | 730        | 529        | 38.0        |
| Ottawa, Vanier, Rockcliffe                   | 9          | 4          | 8         | 4         | 25         | 0         | 444          | 301        | 486        | 309        | 57.3        |
| Nepean inside greenbelt                      | 2          | 3          | 0         | 0         | 0          | 0         | 0            | 0          | 2          | 3          | -33.3       |
| Nepean outside greenbelt                     | 29         | 16         | 4         | 0         | 30         | 4         | 0            | 34         | 63         | 54         | 16.7        |
| Gloucester inside greenbelt                  | 2          | 0          | 0         | 0         | 0          | 0         | 0            | 0          | 2          | 0          | n/a         |
| Gloucester outside greenbelt                 | 15         | 32         | 0         | 4         | 4          | 18        | 0            | 0          | 19         | 54         | -64.8       |
| Kanata                                       | 32         | 51         | 0         | 4         | 54         | 4         | 0            | 0          | 86         | 59         | 45.8        |
| Cumberland                                   | 11         | 2          | 0         | 0         | 0          | 19        | 0            | 12         | 11         | 33         | -66.7       |
| Goulbourn                                    | 0          | 11         | 0         | 0         | 14         | 0         | 0            | 0          | 14         | 11         | 27.3        |
| West Carleton                                | 2          | 1          | 0         | 0         | 27         | 0         | 0            | 0          | 29         | 1          | **          |
| Rideau                                       | 3          | 4          | 0         | 0         | 0          | 0         | 0            | 0          | 3          | 4          | -25.0       |
| Osgoode                                      | 13         | 1          | 2         | 0         | 0          | 0         | 0            | 0          | 15         | 1          | **          |
| Clarence-Rockland City                       | 7          | 1          | 0         | 0         | 0          | 0         | 0            | 0          | 7          | 1          | **          |
| Russell Township                             | 9          | 2          | 0         | 4         | 0          | 0         | 12           | 0          | 21         | 6          | **          |
| <b>Ottawa-Gatineau CMA (Ontario Portion)</b> | <b>134</b> | <b>128</b> | <b>14</b> | <b>16</b> | <b>154</b> | <b>45</b> | <b>456</b>   | <b>347</b> | <b>758</b> | <b>536</b> | <b>41.4</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
January 2015**

| Submarket  | Row                      |           |          |          | Apt. & Other             |            |          |            |
|--|--------------------------|-----------|----------|----------|--------------------------|------------|----------|------------|
|  | Freehold and Condominium |           | Rental   |          | Freehold and Condominium |            | Rental   |            |
|  | Jan 2015                 | Jan 2014  | Jan 2015 | Jan 2014 | Jan 2015                 | Jan 2014   | Jan 2015 | Jan 2014   |
| Ottawa City                                      | 154                      | 45        | 0        | 0        | 441                      | 208        | 3        | 139        |
| Ottawa, Vanier, Rockcliffe                       | 25                       | 0         | 0        | 0        | 441                      | 162        | 3        | 139        |
| Nepean inside greenbelt                          | 0                        | 0         | 0        | 0        | 0                        | 0          | 0        | 0          |
| Nepean outside greenbelt                         | 30                       | 4         | 0        | 0        | 0                        | 34         | 0        | 0          |
| Gloucester inside greenbelt                      | 0                        | 0         | 0        | 0        | 0                        | 0          | 0        | 0          |
| Gloucester outside greenbelt                     | 4                        | 18        | 0        | 0        | 0                        | 0          | 0        | 0          |
| Kanata   | 54                       | 4         | 0        | 0        | 0                        | 0          | 0        | 0          |
| Cumberland                                       | 0                        | 19        | 0        | 0        | 0                        | 12         | 0        | 0          |
| Goulbourn  | 14                       | 0         | 0        | 0        | 0                        | 0          | 0        | 0          |
| West Carleton                                    | 27                       | 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        | 12                       | 0          | 0        | 0          |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>154</b>               | <b>45</b> | <b>0</b> | <b>0</b> | <b>453</b>               | <b>208</b> | <b>3</b> | <b>139</b> |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - January 2015**

| Submarket  | Row                      |           |          |          | Apt. & Other             |            |          |            |
|--|--------------------------|-----------|----------|----------|--------------------------|------------|----------|------------|
|  | Freehold and Condominium |           | Rental   |          | Freehold and Condominium |            | Rental   |            |
|  | YTD 2015                 | YTD 2014  | YTD 2015 | YTD 2014 | YTD 2015                 | YTD 2014   | YTD 2015 | YTD 2014   |
| Ottawa City                                      | 154                      | 45        | 0        | 0        | 441                      | 208        | 3        | 139        |
| Ottawa, Vanier, Rockcliffe                       | 25                       | 0         | 0        | 0        | 441                      | 162        | 3        | 139        |
| Nepean inside greenbelt                          | 0                        | 0         | 0        | 0        | 0                        | 0          | 0        | 0          |
| Nepean outside greenbelt                         | 30                       | 4         | 0        | 0        | 0                        | 34         | 0        | 0          |
| Gloucester inside greenbelt                      | 0                        | 0         | 0        | 0        | 0                        | 0          | 0        | 0          |
| Gloucester outside greenbelt                     | 4                        | 18        | 0        | 0        | 0                        | 0          | 0        | 0          |
| Kanata   | 54                       | 4         | 0        | 0        | 0                        | 0          | 0        | 0          |
| Cumberland                                       | 0                        | 19        | 0        | 0        | 0                        | 12         | 0        | 0          |
| Goulbourn  | 14                       | 0         | 0        | 0        | 0                        | 0          | 0        | 0          |
| West Carleton                                    | 27                       | 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        | 12                       | 0          | 0        | 0          |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>154</b>               | <b>45</b> | <b>0</b> | <b>0</b> | <b>453</b>               | <b>208</b> | <b>3</b> | <b>139</b> |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**January 2015**

| Submarket  | Freehold   |            | Condominium |            | Rental   |            | Total*     |            |
|--|------------|------------|-------------|------------|----------|------------|------------|------------|
|  | Jan 2015   | Jan 2014   | Jan 2015    | Jan 2014   | Jan 2015 | Jan 2014   | Jan 2015   | Jan 2014   |
| Ottawa City                                      | 284        | 182        | 441         | 208        | 5        | 139        | 730        | 529        |
| Ottawa, Vanier, Rockcliffe                       | 40         | 8          | 441         | 162        | 5        | 139        | 486        | 309        |
| Nepean inside greenbelt                          | 2          | 3          | 0           | 0          | 0        | 0          | 2          | 3          |
| Nepean outside greenbelt                         | 63         | 20         | 0           | 34         | 0        | 0          | 63         | 54         |
| Gloucester inside greenbelt                      | 2          | 0          | 0           | 0          | 0        | 0          | 2          | 0          |
| Gloucester outside greenbelt                     | 19         | 54         | 0           | 0          | 0        | 0          | 19         | 54         |
| Kanata   | 86         | 59         | 0           | 0          | 0        | 0          | 86         | 59         |
| Cumberland                                       | 11         | 21         | 0           | 12         | 0        | 0          | 11         | 33         |
| Goulbourn  | 14         | 11         | 0           | 0          | 0        | 0          | 14         | 11         |
| West Carleton                                    | 29         | 1          | 0           | 0          | 0        | 0          | 29         | 1          |
| Rideau   | 3          | 4          | 0           | 0          | 0        | 0          | 3          | 4          |
| Osgoode  | 15         | 1          | 0           | 0          | 0        | 0          | 15         | 1          |
| Clarence-Rockland City                           | 7          | 1          | 0           | 0          | 0        | 0          | 7          | 1          |
| Russell Township                                 | 9          | 2          | 12          | 0          | 0        | 4          | 21         | 6          |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>300</b> | <b>185</b> | <b>453</b>  | <b>208</b> | <b>5</b> | <b>143</b> | <b>758</b> | <b>536</b> |

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - January 2015**

| Submarket  | Freehold   |            | Condominium |            | Rental   |            | Total*     |            |
|--|------------|------------|-------------|------------|----------|------------|------------|------------|
|  | YTD 2015   | YTD 2014   | YTD 2015    | YTD 2014   | YTD 2015 | YTD 2014   | YTD 2015   | YTD 2014   |
| Ottawa City                                      | 284        | 182        | 441         | 208        | 5        | 139        | 730        | 529        |
| Ottawa, Vanier, Rockcliffe                       | 40         | 8          | 441         | 162        | 5        | 139        | 486        | 309        |
| Nepean inside greenbelt                          | 2          | 3          | 0           | 0          | 0        | 0          | 2          | 3          |
| Nepean outside greenbelt                         | 63         | 20         | 0           | 34         | 0        | 0          | 63         | 54         |
| Gloucester inside greenbelt                      | 2          | 0          | 0           | 0          | 0        | 0          | 2          | 0          |
| Gloucester outside greenbelt                     | 19         | 54         | 0           | 0          | 0        | 0          | 19         | 54         |
| Kanata   | 86         | 59         | 0           | 0          | 0        | 0          | 86         | 59         |
| Cumberland                                       | 11         | 21         | 0           | 12         | 0        | 0          | 11         | 33         |
| Goulbourn  | 14         | 11         | 0           | 0          | 0        | 0          | 14         | 11         |
| West Carleton                                    | 29         | 1          | 0           | 0          | 0        | 0          | 29         | 1          |
| Rideau   | 3          | 4          | 0           | 0          | 0        | 0          | 3          | 4          |
| Osgoode  | 15         | 1          | 0           | 0          | 0        | 0          | 15         | 1          |
| Clarence-Rockland City                           | 7          | 1          | 0           | 0          | 0        | 0          | 7          | 1          |
| Russell Township                                 | 9          | 2          | 12          | 0          | 0        | 4          | 21         | 6          |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>300</b> | <b>185</b> | <b>453</b>  | <b>208</b> | <b>5</b> | <b>143</b> | <b>758</b> | <b>536</b> |

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 2015**

| 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 (%) |       |                   |                    |
| <b>Ottawa City</b>                  |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                        | 0            | 0.0       | 9                     | 8.9       | 18                    | 17.8      | 45                    | 44.6      | 29          | 28.7      | 101   | 456,900           | 484,981            |
| January 2014                        | 0            | 0.0       | 4                     | 3.7       | 21                    | 19.4      | 31                    | 28.7      | 52          | 48.1      | 108   | 499,400           | 552,970            |
| Year-to-date 2015                   | 0            | 0.0       | 9                     | 8.9       | 18                    | 17.8      | 45                    | 44.6      | 29          | 28.7      | 101   | 456,900           | 484,981            |
| Year-to-date 2014                   | 0            | 0.0       | 4                     | 3.7       | 21                    | 19.4      | 31                    | 28.7      | 52          | 48.1      | 108   | 499,400           | 552,970            |
| <b>Ottawa, Vanier, Rockcliffe</b>   |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                        | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 4           | 100.0     | 4     | --                | --                 |
| January 2014                        | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 4           | 100.0     | 4     | --                | --                 |
| Year-to-date 2015                   | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 4           | 100.0     | 4     | --                | --                 |
| Year-to-date 2014                   | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 4           | 100.0     | 4     | --                | --                 |
| <b>Nepean inside greenbelt</b>      |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| January 2014                        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2015                   | 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     | --                | --                 |
| <b>Nepean outside greenbelt</b>     |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                        | 0            | 0.0       | 8                     | 25.0      | 4                     | 12.5      | 10                    | 31.3      | 10          | 31.3      | 32    | 440,000           | 445,921            |
| January 2014                        | 0            | 0.0       | 0                     | 0.0       | 5                     | 31.3      | 2                     | 12.5      | 9           | 56.3      | 16    | 567,490           | 567,178            |
| Year-to-date 2015                   | 0            | 0.0       | 8                     | 25.0      | 4                     | 12.5      | 10                    | 31.3      | 10          | 31.3      | 32    | 440,000           | 445,921            |
| Year-to-date 2014                   | 0            | 0.0       | 0                     | 0.0       | 5                     | 31.3      | 2                     | 12.5      | 9           | 56.3      | 16    | 567,490           | 567,178            |
| <b>Gloucester inside greenbelt</b>  |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| January 2014                        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2015                   | 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     | --                | --                 |
| <b>Gloucester outside greenbelt</b> |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                        | 0            | 0.0       | 0                     | 0.0       | 1                     | 6.7       | 10                    | 66.7      | 4           | 26.7      | 15    | 492,900           | 484,885            |
| January 2014                        | 0            | 0.0       | 0                     | 0.0       | 1                     | 3.8       | 14                    | 53.8      | 11          | 42.3      | 26    | 499,400           | 519,092            |
| Year-to-date 2015                   | 0            | 0.0       | 0                     | 0.0       | 1                     | 6.7       | 10                    | 66.7      | 4           | 26.7      | 15    | 492,900           | 484,885            |
| Year-to-date 2014                   | 0            | 0.0       | 0                     | 0.0       | 1                     | 3.8       | 14                    | 53.8      | 11          | 42.3      | 26    | 499,400           | 519,092            |
| <b>Kanata</b>                       |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                        | 0            | 0.0       | 1                     | 3.1       | 7                     | 21.9      | 18                    | 56.3      | 6           | 18.8      | 32    | 443,445           | 460,912            |
| January 2014                        | 0            | 0.0       | 4                     | 7.8       | 13                    | 25.5      | 13                    | 25.5      | 21          | 41.2      | 51    | 458,990           | 508,777            |
| Year-to-date 2015                   | 0            | 0.0       | 1                     | 3.1       | 7                     | 21.9      | 18                    | 56.3      | 6           | 18.8      | 32    | 443,445           | 460,912            |
| Year-to-date 2014                   | 0            | 0.0       | 4                     | 7.8       | 13                    | 25.5      | 13                    | 25.5      | 21          | 41.2      | 51    | 458,990           | 508,777            |
| <b>Cumberland</b>                   |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                        | 0            | 0.0       | 0                     | 0.0       | 6                     | 54.5      | 3                     | 27.3      | 2           | 18.2      | 11    | 422,900           | 449,082            |
| January 2014                        | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| Year-to-date 2015                   | 0            | 0.0       | 0                     | 0.0       | 6                     | 54.5      | 3                     | 27.3      | 2           | 18.2      | 11    | 422,900           | 449,082            |
| Year-to-date 2014                   | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| <b>Goulbourn</b>                    |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                        | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| January 2014                        | 0            | 0.0       | 0                     | 0.0       | 2                     | 40.0      | 1                     | 20.0      | 2           | 40.0      | 5     | --                | --                 |
| Year-to-date 2015                   | 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       | 2                     | 40.0      | 1                     | 20.0      | 2           | 40.0      | 5     | --                | --                 |

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**January 2015**

| 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 (%) |       |                   |                    |
| <b>West Carleton</b>                         |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                                 | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| January 2014                                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1           | 100.0     | 1     | --                | --                 |
| Year-to-date 2015                            | 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     | --                | --                 |
| <b>Rideau</b>                                |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| January 2014                                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 3           | 100.0     | 3     | --                | --                 |
| Year-to-date 2015                            | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| Year-to-date 2014                            | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 3           | 100.0     | 3     | --                | --                 |
| <b>Osgoode</b>                               |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 3                     | 50.0      | 3           | 50.0      | 6     | --                | --                 |
| January 2014                                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1           | 100.0     | 1     | --                | --                 |
| Year-to-date 2015                            | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 3                     | 50.0      | 3           | 50.0      | 6     | --                | --                 |
| Year-to-date 2014                            | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1           | 100.0     | 1     | --                | --                 |
| <b>Clarence-Rockland City</b>                |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                                 | 0            | 0.0       | 3                     | 75.0      | 1                     | 25.0      | 0                     | 0.0       | 0           | 0.0       | 4     | --                | --                 |
| January 2014                                 | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| Year-to-date 2015                            | 0            | 0.0       | 3                     | 75.0      | 1                     | 25.0      | 0                     | 0.0       | 0           | 0.0       | 4     | --                | --                 |
| Year-to-date 2014                            | 0            | n/a       | 0                     | n/a       | 0                     | n/a       | 0                     | n/a       | 0           | n/a       | 0     | --                | --                 |
| <b>Russell Township</b>                      |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                                 | 0            | 0.0       | 7                     | 100.0     | 0                     | 0.0       | 0                     | 0.0       | 0           | 0.0       | 7     | --                | --                 |
| January 2014                                 | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| Year-to-date 2015                            | 0            | 0.0       | 7                     | 100.0     | 0                     | 0.0       | 0                     | 0.0       | 0           | 0.0       | 7     | --                | --                 |
| Year-to-date 2014                            | 0            | 0.0       | 0                     | 0.0       | 0                     | 0.0       | 1                     | 100.0     | 0           | 0.0       | 1     | --                | --                 |
| <b>Ottawa-Gatineau CMA (Ontario portion)</b> |              |           |                       |           |                       |           |                       |           |             |           |       |                   |                    |
| January 2015                                 | 0            | 0.0       | 19                    | 17.0      | 19                    | 17.0      | 45                    | 40.2      | 29          | 25.9      | 112   | 441,450           | 472,816            |
| January 2014                                 | 0            | 0.0       | 4                     | 3.7       | 21                    | 19.3      | 32                    | 29.4      | 52          | 47.7      | 109   | 498,900           | 552,318            |
| Year-to-date 2015                            | 0            | 0.0       | 19                    | 17.0      | 19                    | 17.0      | 45                    | 40.2      | 29          | 25.9      | 112   | 441,450           | 472,816            |
| Year-to-date 2014                            | 0            | 0.0       | 4                     | 3.7       | 21                    | 19.3      | 32                    | 29.4      | 52          | 47.7      | 109   | 498,900           | 552,318            |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
January 2015**

| Submarket  | Jan 2015       | Jan 2014       | % Change     | YTD 2015       | YTD 2014       | % Change     |
|--|----------------|----------------|--------------|----------------|----------------|--------------|
| Ottawa City                                      | 484,981        | 552,970        | -12.3        | 484,981        | 552,970        | -12.3        |
| Ottawa, Vanier, Rockcliffe                       | --             | --             | n/a          | --             | --             | n/a          |
| Nepean inside greenbelt                          | --             | --             | n/a          | --             | --             | n/a          |
| Nepean outside greenbelt                         | 445,921        | 567,178        | -21.4        | 445,921        | 567,178        | -21.4        |
| Gloucester inside greenbelt                      | --             | --             | n/a          | --             | --             | n/a          |
| Gloucester outside greenbelt                     | 484,885        | 519,092        | -6.6         | 484,885        | 519,092        | -6.6         |
| Kanata   | 460,912        | 508,777        | -9.4         | 460,912        | 508,777        | -9.4         |
| Cumberland                                       | 449,082        | --             | n/a          | 449,082        | --             | n/a          |
| Goulbourn  | --             | 507,938        | n/a          | --             | 507,938        | n/a          |
| West Carleton                                    | --             | --             | n/a          | --             | --             | n/a          |
| Rideau   | --             | --             | n/a          | --             | --             | n/a          |
| Osgoode  | 558,600        | --             | n/a          | 558,600        | --             | n/a          |
| Clarence-Rockland City                           | --             | --             | n/a          | --             | --             | n/a          |
| Russell Township                                 | --             | --             | n/a          | --             | --             | n/a          |
| <b>Ottawa-Gatineau CMA<br/>(Ontario Portion)</b> | <b>472,816</b> | <b>552,318</b> | <b>-14.4</b> | <b>472,816</b> | <b>552,318</b> | <b>-14.4</b> |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**  
**January 2015**

|      |           | Number of Sales <sup>1</sup> | Yr/Yr <sup>2</sup> (%) | Sales SA <sup>1</sup> | Number of New Listings <sup>1</sup> | New Listings SA <sup>1</sup> | Sales-to-New Listings SA <sup>2</sup> | Average Price <sup>1</sup> (\$) | Yr/Yr <sup>2</sup> (%) | Average Price <sup>1</sup> (\$)<br>SA |
|------|-----------|------------------------------|------------------------|-----------------------|-------------------------------------|------------------------------|---------------------------------------|---------------------------------|------------------------|---------------------------------------|
| 2014 | January   | 596                          | -2.3                   | 1,112                 | 2,047                               | 2,605                        | 42.7                                  | 348,001                         | 1.3                    | 355,541                               |
|      | February  | 881                          | -4.7                   | 1,126                 | 2,273                               | 2,563                        | 43.9                                  | 354,619                         | 1.8                    | 357,096                               |
|      | March     | 1,197                        | 1.3                    | 1,134                 | 2,942                               | 2,412                        | 47.0                                  | 358,966                         | -0.1                   | 354,984                               |
|      | April     | 1,428                        | -10.0                  | 1,133                 | 3,488                               | 2,617                        | 43.3                                  | 374,232                         | 0.5                    | 359,276                               |
|      | May       | 1,802                        | -0.6                   | 1,187                 | 3,987                               | 2,660                        | 44.6                                  | 383,168                         | 3.4                    | 368,235                               |
|      | June      | 1,678                        | 4.4                    | 1,197                 | 3,177                               | 2,593                        | 46.2                                  | 365,366                         | 1.7                    | 360,098                               |
|      | July      | 1,462                        | 8.1                    | 1,234                 | 3,078                               | 2,735                        | 45.1                                  | 358,600                         | -1.0                   | 361,236                               |
|      | August    | 1,214                        | -1.0                   | 1,220                 | 2,444                               | 2,613                        | 46.7                                  | 361,730                         | 3.7                    | 364,880                               |
|      | September | 1,144                        | 1.4                    | 1,172                 | 2,723                               | 2,492                        | 47.0                                  | 357,753                         | 2.6                    | 363,585                               |
|      | October   | 1,136                        | 2.9                    | 1,208                 | 2,399                               | 2,565                        | 47.1                                  | 357,887                         | -1.5                   | 360,804                               |
|      | November  | 905                          | 0.3                    | 1,203                 | 1,578                               | 2,521                        | 47.7                                  | 358,196                         | -0.2                   | 359,102                               |
|      | December  | 651                          | 5.9                    | 1,167                 | 983                                 | 2,743                        | 42.5                                  | 349,479                         | 2.2                    | 363,162                               |
| 2015 | January   | 632                          | 6.0                    | 1,194                 | 2,043                               | 2,661                        | 44.9                                  | 349,672                         | 0.5                    | 357,733                               |
|      | February  |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | March     |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | April     |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | May       |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | June      |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | July      |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | August    |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | September |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | October   |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | November  |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | December  |                              |                        |                       |                                     |                              |                                       |                                 |                        |                                       |
|      | Q1 2014   | 2,674                        | -1.5                   |                       | 7,262                               |                              |                                       | 355,090                         | 0.9                    |                                       |
|      | Q1 2015   | N/A                          |                        |                       | N/A                                 |                              |                                       | N/A                             |                        |                                       |
|      | YTD 2014  | 596                          | -2.3                   |                       | 2,047                               |                              |                                       | 348,002                         | 1.3                    |                                       |
|      | YTD 2015  | 632                          | 6.0                    |                       | 2,043                               |                              |                                       | 349,671                         | 0.5                    |                                       |

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**January 2015**

|      |           | Interest Rates            |                       |               | NHPI, Total,<br>Ottawa-<br>Gatineau<br>CMA<br>2007=100 | CPI, 2002<br>=100<br>(Ottawa-<br>Gatineau<br>CMA<br>(Ontario<br>Portion)) | Ottawa-Gatineau CMA (Ontario Portion) Labour Market |                             |                              |                                    |
|------|-----------|---------------------------|-----------------------|---------------|--|---|---|-----------------------------|------------------------------|------------------------------------|
|      |           | P & I<br>Per<br>\$100,000 | Mortgage Rates<br>(%) |               |  |   | Employment<br>SA (,000)                             | Unemployment<br>Rate (%) SA | Participation<br>Rate (%) SA | Average<br>Weekly<br>Earnings (\$) |
|      |           |                           | 1 Yr.<br>Term         | 5 Yr.<br>Term |  |   |   |                             |                              |                                    |
| 2014 | January   | 595                       | 3.14                  | 5.24          | 115.3  | 123.0   | 529   | 6.6                         | 70.0                         | 1,049                              |
|      | February  | 595                       | 3.14                  | 5.24          | 115.4  | 124.2   | 527   | 6.6                         | 69.6                         | 1,047                              |
|      | March     | 581                       | 3.14                  | 4.99          | 115.3  | 124.7   | 528   | 6.7                         | 69.9                         | 1,055                              |
|      | April     | 570                       | 3.14                  | 4.79          | 115.1  | 125.3   | 528   | 7.0                         | 70.0                         | 1,065                              |
|      | May       | 570                       | 3.14                  | 4.79          | 114.9  | 125.9   | 533   | 6.8                         | 70.4                         | 1,069                              |
|      | June      | 570                       | 3.14                  | 4.79          | 114.8  | 126.3   | 531   | 6.9                         | 70.1                         | 1,071                              |
|      | July      | 570                       | 3.14                  | 4.79          | 114.6  | 125.9   | 534   | 6.4                         | 70.1                         | 1,058                              |
|      | August    | 570                       | 3.14                  | 4.79          | 114.7  | 125.9   | 533   | 6.7                         | 70.1                         | 1,051                              |
|      | September | 570                       | 3.14                  | 4.79          | 114.6  | 126.1   | 536   | 6.7                         | 70.4                         | 1,034                              |
|      | October   | 570                       | 3.14                  | 4.79          | 114.4  | 126.1   | 539   | 6.3                         | 70.4                         | 1,024                              |
|      | November  | 570                       | 3.14                  | 4.79          | 114.3  | 125.5   | 540   | 6.1                         | 70.3                         | 1,018                              |
|      | December  | 570                       | 3.14                  | 4.79          | 114.1  | 124.7   | 541   | 5.9                         | 70.2                         | 1,024                              |
| 2015 | January   | 570                       | 3.14                  | 4.79          |  |   | 534   | 6.6                         | 69.8                         | 1,038                              |
|      | February  |                           |                       |               |  |   |   |                             |                              |                                    |
|      | March     |                           |                       |               |  |   |   |                             |                              |                                    |
|      | April     |                           |                       |               |  |   |   |                             |                              |                                    |
|      | May       |                           |                       |               |  |   |   |                             |                              |                                    |
|      | 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 of 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.

## CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca) or follow us on [Twitter](#), [YouTube](#) and [Flickr](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

For more information on MAC and the wealth of housing market information available to you, visit us today at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2015 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at [chic@cmhc.ca](mailto:chic@cmhc.ca); 613-748-2367 or 1-800-668-2642.

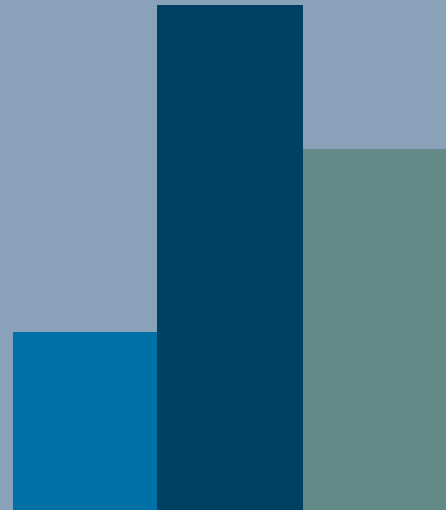
For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

# Housing market intelligence you can count on



## FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

**Get the market intelligence you need today!**

**Click [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation) to view, download or subscribe.**

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

## HOUSING MARKET INFORMATION PORTAL

The housing data you want, the way you want it

Information in one central location.

Quick and easy access.

Neighbourhood level data.

[cmhc.ca/hmiportal](http://cmhc.ca/hmiportal)

