HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Ottawa[1]

Date Released: April 2018

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

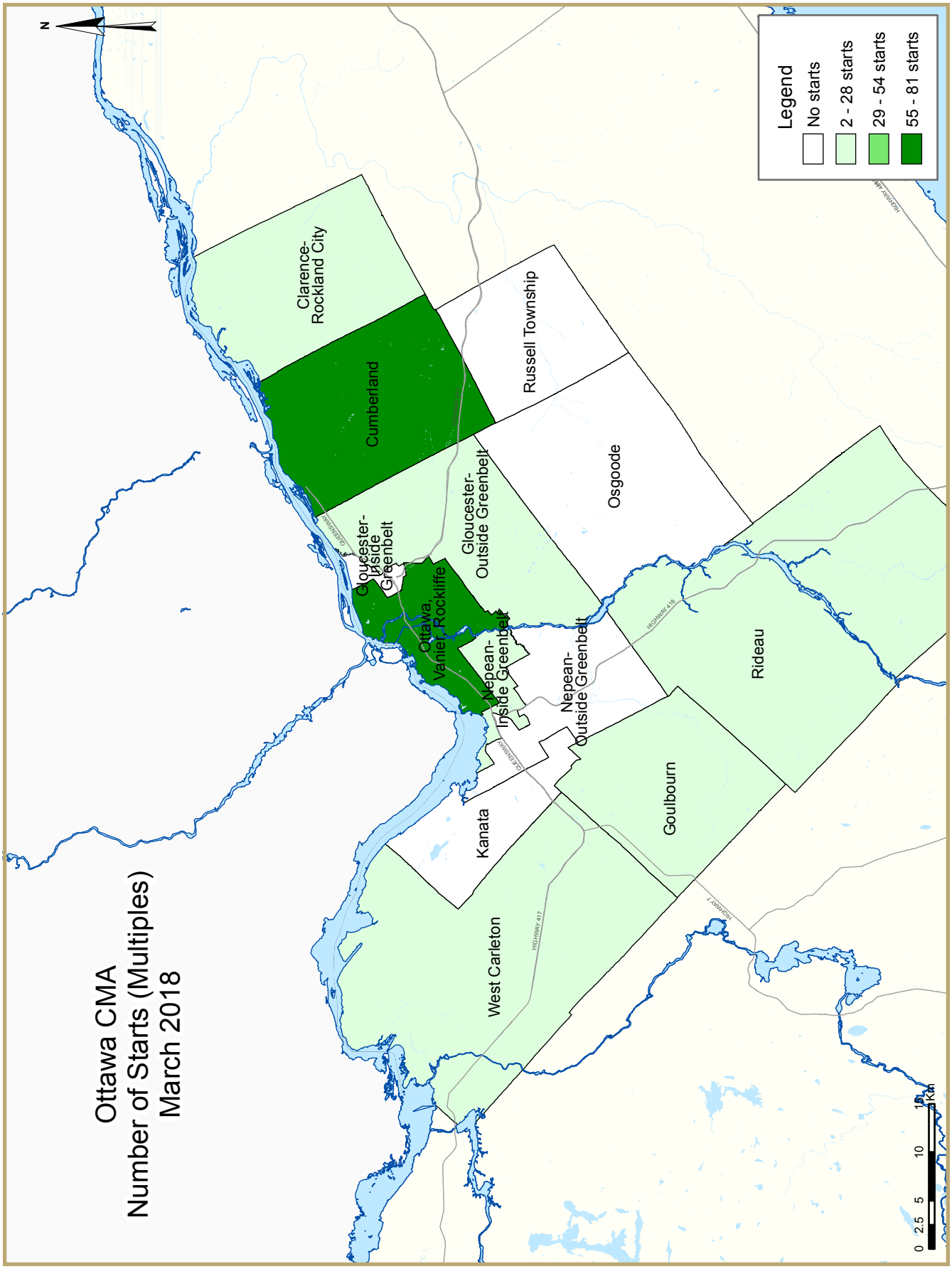
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

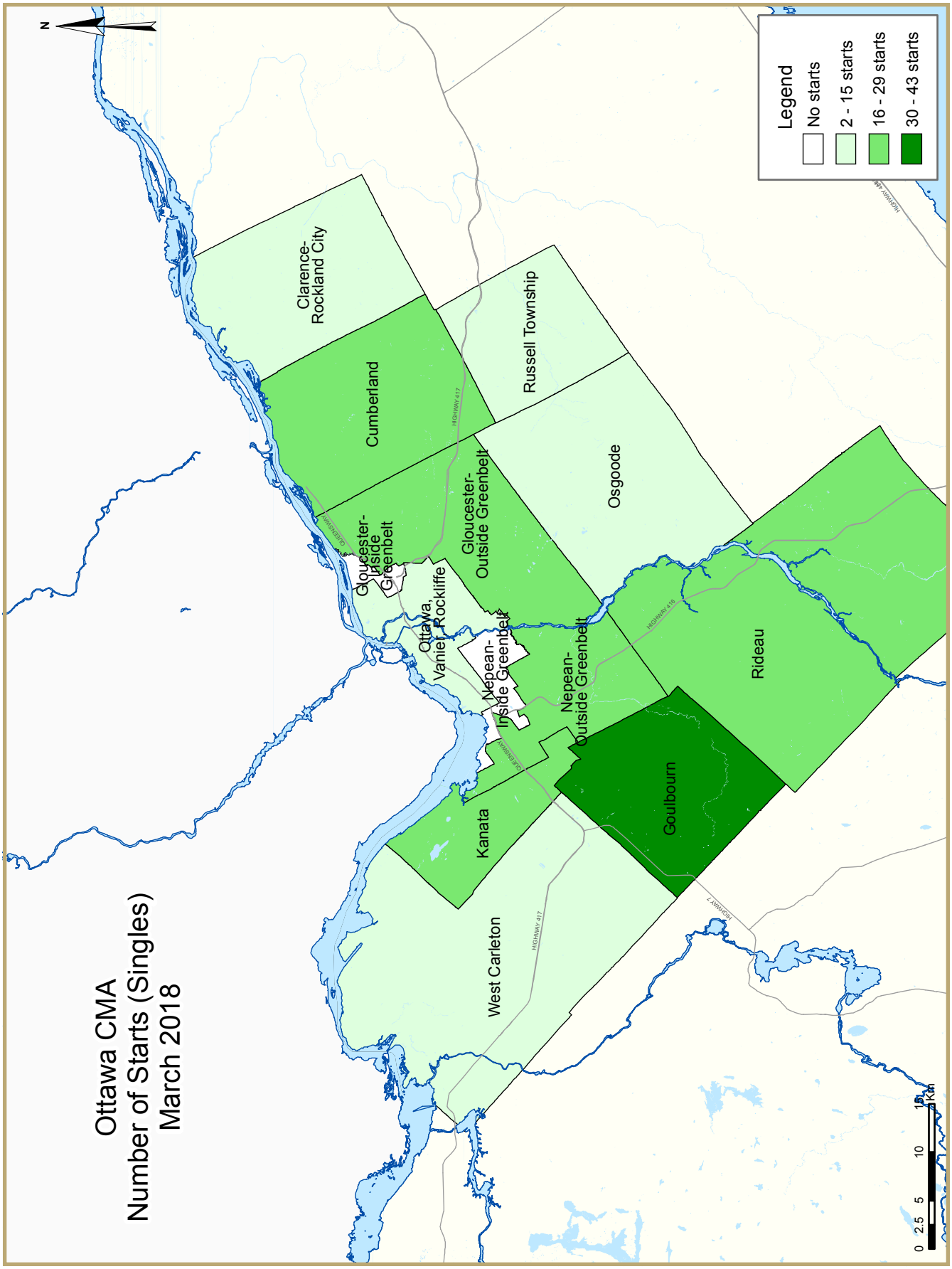
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

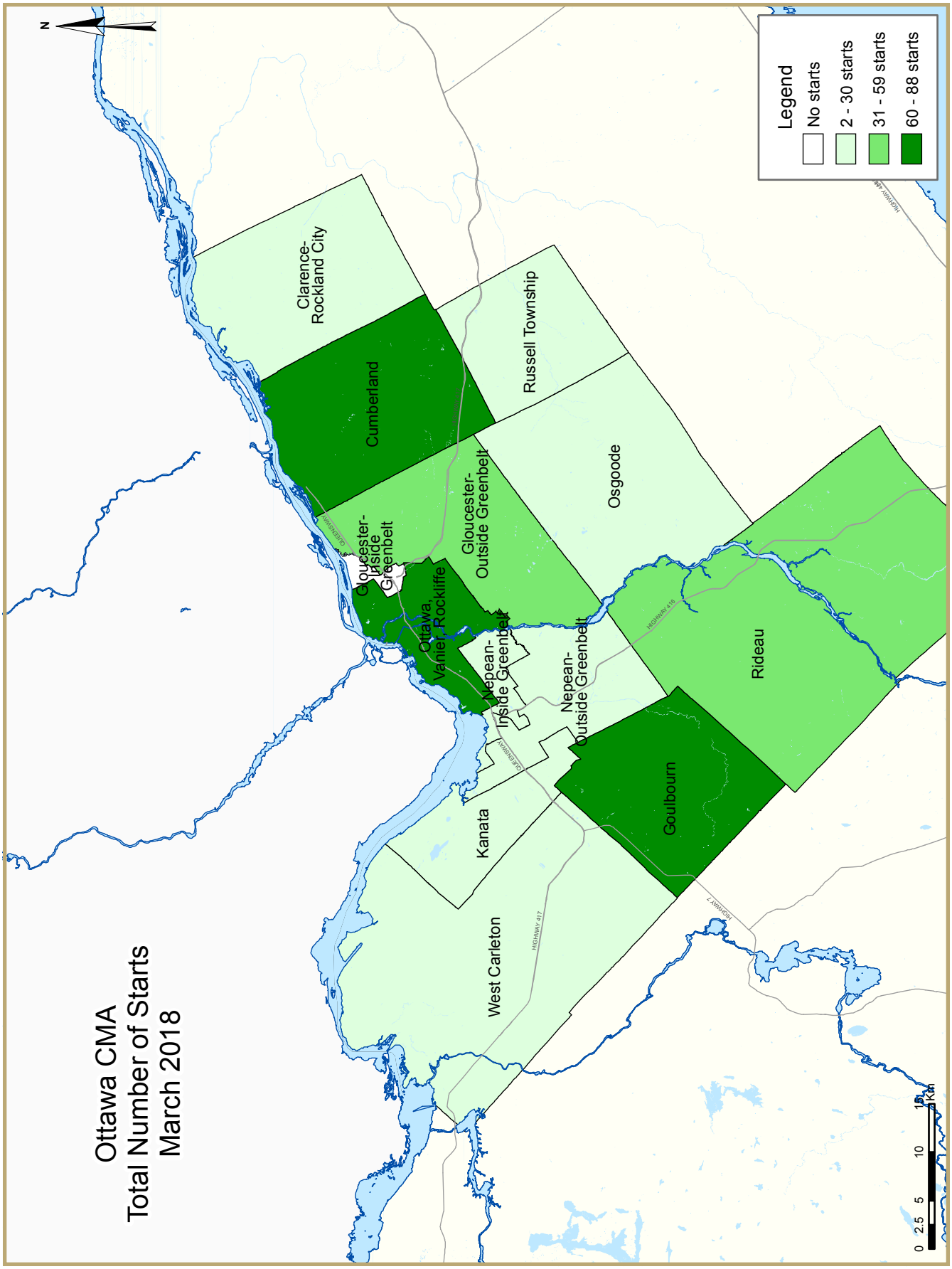
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

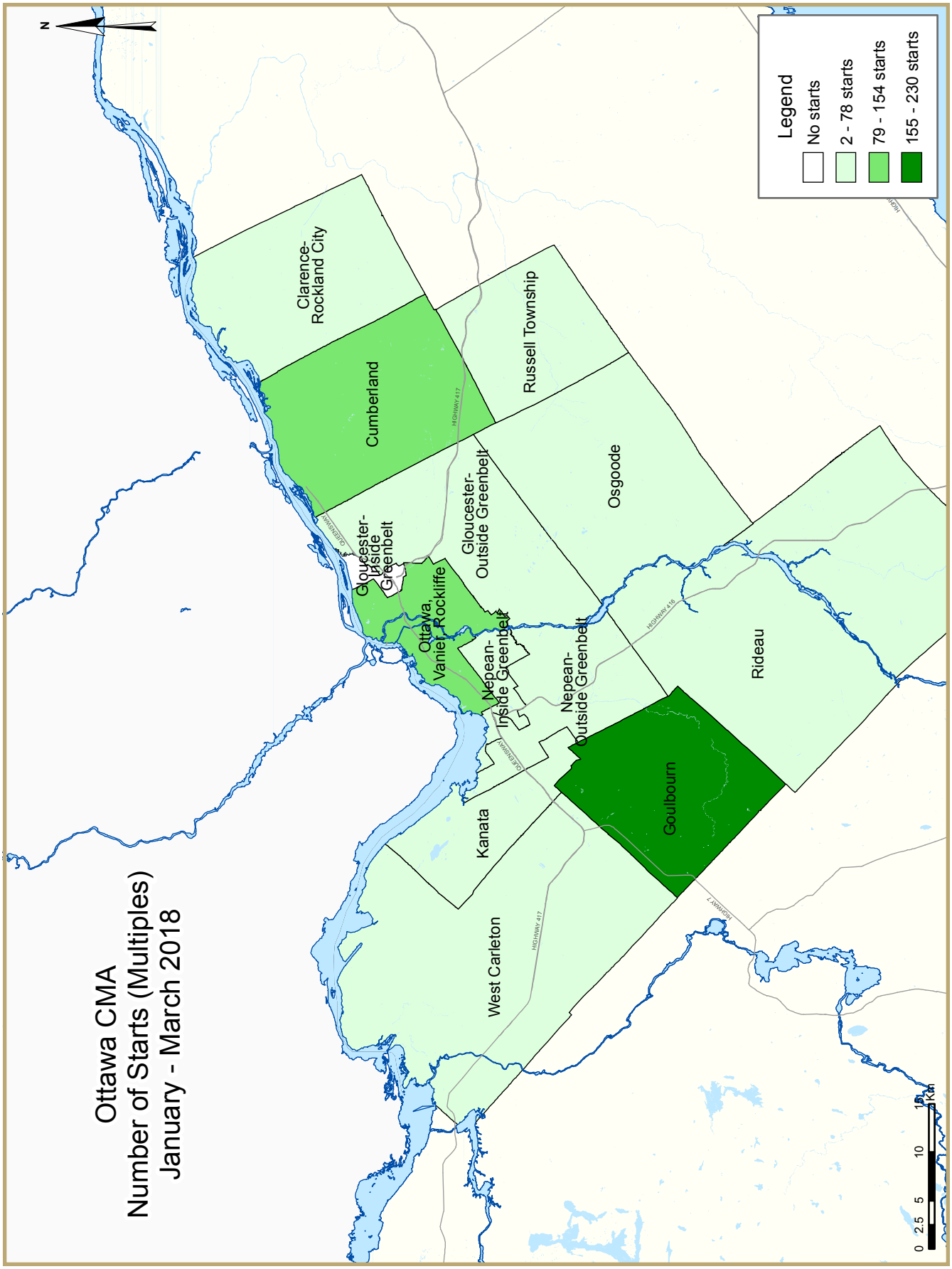
SUBSCRIBE NOW!

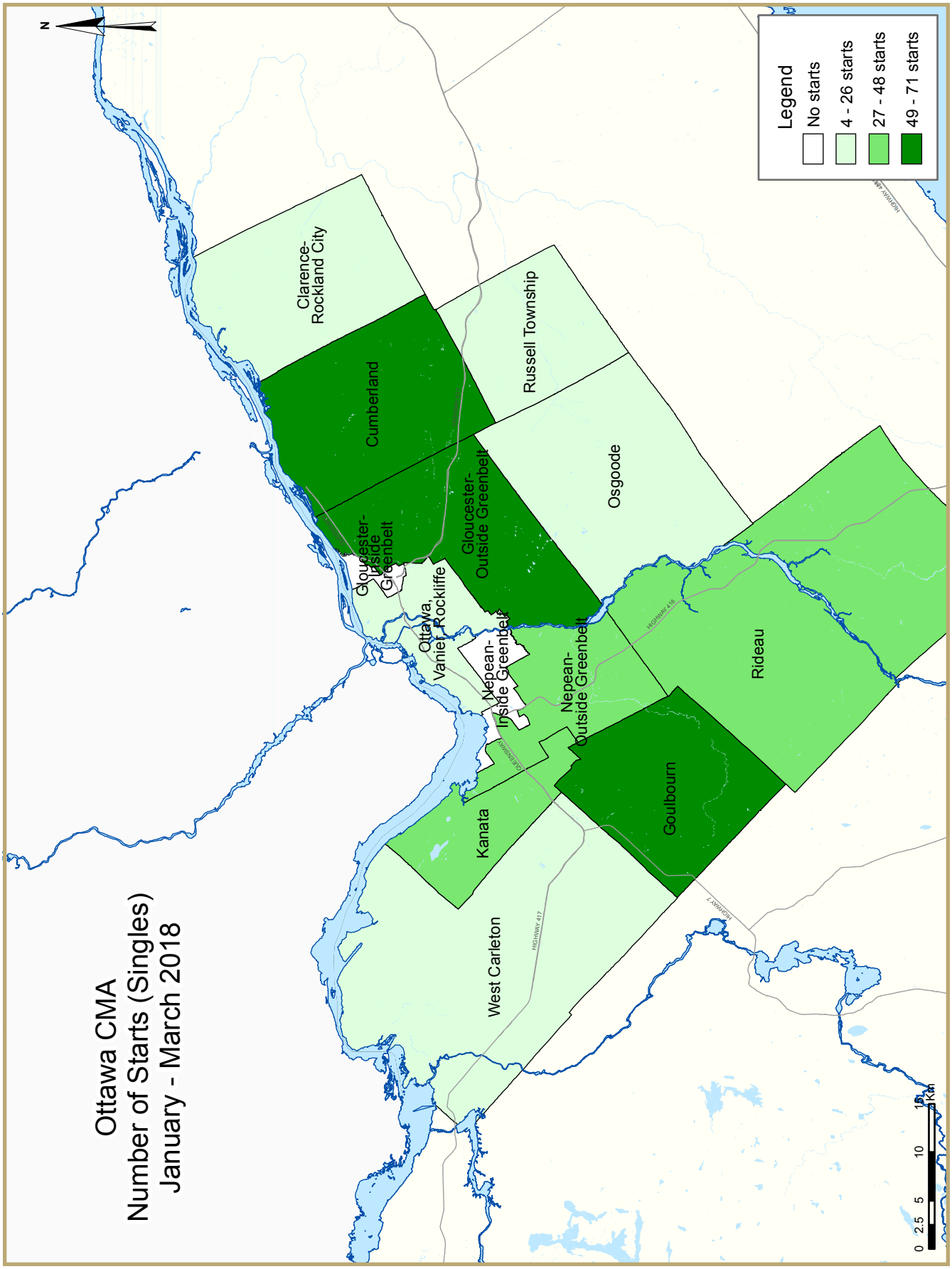
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available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

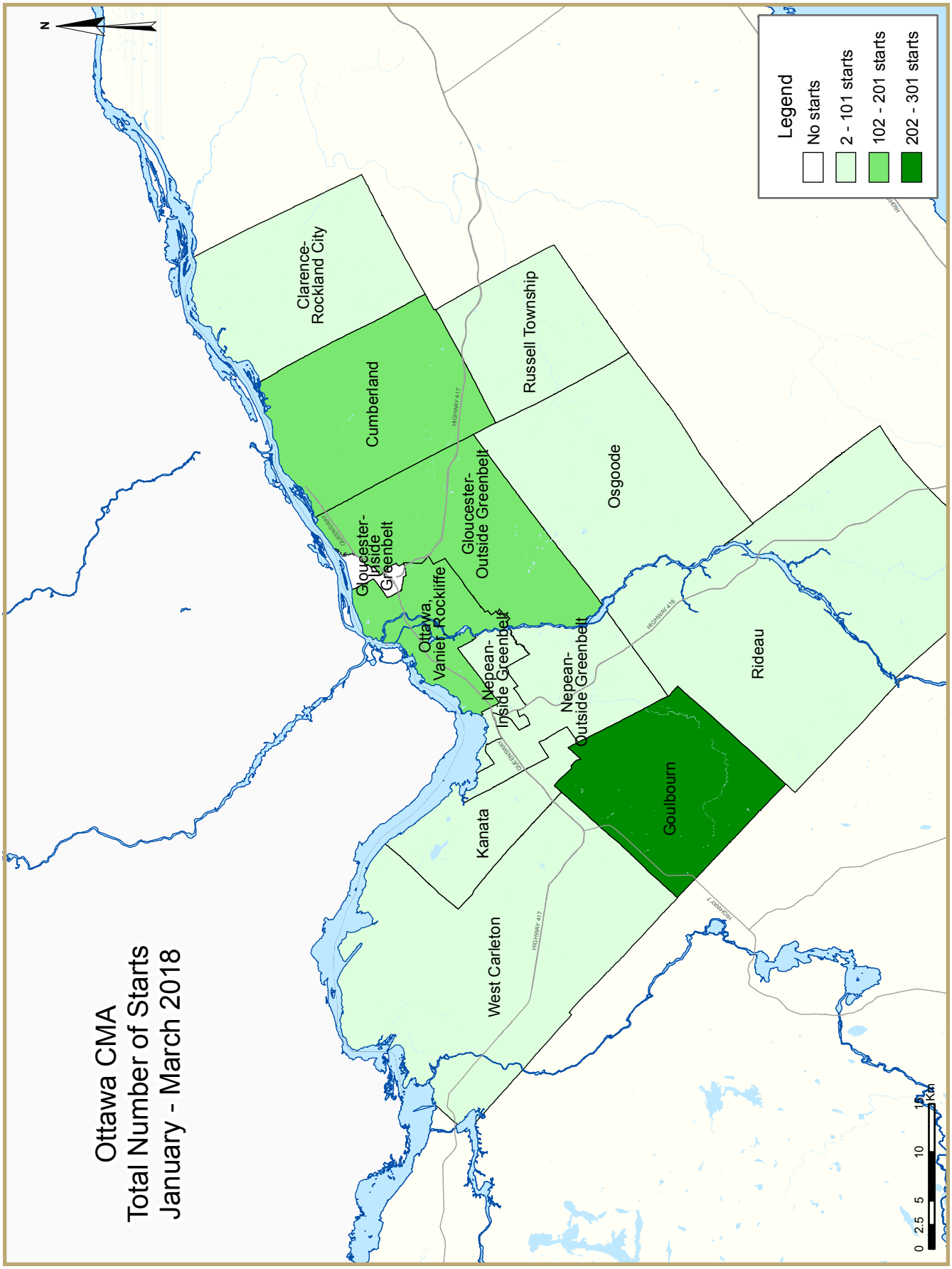

Ottawa CMA
Number of Starts (Multiples)
March 2018
Legend
No starts
2 - 28 starts
29 - 54 starts
55 - 81 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
March 2018
Legend
No starts
2 - 15 starts
16 - 29 starts
30 - 43 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
March 2018
Legend
No starts
2 - 30 starts
31 - 59 starts
60 - 88 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
QUEENSWAY
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - March 2018
Legend
No starts
2 - 78 starts
79 - 154 starts
155 - 230 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Goulbourn
Kanata
West Carleton
HIGHWAY 417
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - March 2018
Legend
No starts
4 - 26 starts
27 - 48 starts
49 - 71 starts
N
Clarence-Rockland City
Russell Township
Cumberland
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - March 2018
Legend
No starts
2 - 101 starts
102 - 201 starts
202 - 301 starts
N
Clarence-Rockland City
Russell Township
Cumberland
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15 Km

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

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
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
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend) March 2018		
Ottawa CMA[1]	February 2018	March 2018
Trend[2]	7,229	6,994
SAAR	2,600	6,271
	March 2017	March 2018
Actual		
March - Single-Detached	104	178
March - Multiples	107	209
March - Total	211	387
January to March - Single-Detached	325	357
January to March - Multiples	1,029	570
January to March - Total	1,354	927

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2018	178	22	127	0	0	26	7	11	387
March 2017	104	12	52	0	0	0	0	43	211
% Change	71.2	83.3	144.2	n/a	n/a	n/a	n/a	-74.4	83.4
Year-to-date 2018	357	68	222	0	0	40	9	215	927
Year-to-date 2017	325	38	265	0	0	577	2	147	1,354
% Change	9.8	78.9	-16.2	n/a	n/a	-93.1	**	46.3	-31.5
UNDER CONSTRUCTION									
March 2018	1,517	220	1,474	0	46	1,877	15	1,646	6,811
March 2017	1,236	162	1,180	0	36	1,963	87	1,033	5,697
% Change	22.7	35.8	24.9	n/a	27.8	-4.4	-82.8	59.3	19.6
COMPLETIONS									
March 2018	110	4	142	0	0	73	2	12	343
March 2017	145	18	160	0	0	0	12	0	335
% Change	-24.1	-77.8	-11.3	n/a	n/a	n/a	-83.3	n/a	2.4
Year-to-date 2018	412	32	309	0	0	289	10	415	1,467
Year-to-date 2017	383	48	438	0	0	24	22	26	941
% Change	7.6	-33.3	-29.5	n/a	n/a	**	-54.5	**	55.9
COMPLETED & NOT ABSORBED									
March 2018	110	22	146	0	2	301	n/a	n/a	581
March 2017	117	30	151	0	8	398	n/a	n/a	704
% Change	-6.0	-26.7	-3.3	n/a	-75.0	-24.4	n/a	n/a	-17.5
ABSORBED									
March 2018	113	9	142	0	0	62	n/a	n/a	326
March 2017	147	18	154	0	0	69	n/a	n/a	388
% Change	-23.1	-50.0	-7.8	n/a	n/a	-10.1	n/a	n/a	-16.0
Year-to-date 2018	417	37	311	0	3	377	n/a	n/a	1,145
Year-to-date 2017	389	52	448	0	1	141	n/a	n/a	1,031
% Change	7.2	-28.8	-30.6	n/a	200.0	167.4	n/a	n/a	11.1

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

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
March 2018	166	20	123	0	0	26	7	11	369
March 2017	98	8	52	0	0	0	0	43	201
Ottawa, Vanier, Rockcliffe									
March 2018	7	14	7	0	0	26	7	11	88
March 2017	20	4	0	0	0	0	0	42	66
Nepean inside greenbelt									
March 2018	0	2	0	0	0	0	0	0	2
March 2017	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
March 2018	18	0	0	0	0	0	0	0	18
March 2017	11	2	16	0	0	0	0	0	29
Gloucester inside greenbelt									
March 2018	0	0	0	0	0	0	0	0	0
March 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2018	26	0	27	0	0	0	0	0	53
March 2017	25	0	8	0	0	0	0	0	33
Kanata									
March 2018	18	0	0	0	0	0	0	0	18
March 2017	16	0	0	0	0	0	0	0	16
Cumberland									
March 2018	20	0	67	0	0	0	0	0	87
March 2017	6	2	13	0	0	0	0	0	21
Goulbourn									
March 2018	43	0	19	0	0	0	0	0	62
March 2017	5	0	12	0	0	0	0	0	17
West Carleton									
March 2018	2	2	0	0	0	0	0	0	4
March 2017	1	0	0	0	0	0	0	0	1
Rideau									
March 2018	29	2	3	0	0	0	0	0	34
March 2017	11	0	3	0	0	0	0	1	15
Osgoode									
March 2018	3	0	0	0	0	0	0	0	3
March 2017	2	0	0	0	0	0	0	0	2
Clarence-Rockland City									
March 2018	9	2	4	0	0	0	0	0	15
March 2017	3	0	0	0	0	0	0	0	3
Russell Township									
March 2018	3	0	0	0	0	0	0	0	3
March 2017	3	4	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
March 2018	178	22	127	0	0	26	7	11	387
March 2017	104	12	52	0	0	0	0	43	211

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

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
March 2018	1,444	200	1,438	0	28	1,843	13	1,624	6,606
March 2017	1,187	144	1,170	0	36	1,935	87	1,033	5,592
Ottawa, Vanier, Rockcliffe									
March 2018	114	104	96	0	8	1,294	13	991	2,636
March 2017	88	70	45	0	8	1,533	19	726	2,489
Nepean inside greenbelt									
March 2018	15	6	0	0	0	198	0	0	219
March 2017	21	0	0	0	0	60	0	0	81
Nepean outside greenbelt									
March 2018	220	16	197	0	0	104	0	12	549
March 2017	255	22	285	0	0	143	48	77	830
Gloucester inside greenbelt									
March 2018	3	0	0	0	0	0	0	226	229
March 2017	2	0	0	0	0	0	0	44	46
Gloucester outside greenbelt									
March 2018	215	12	302	0	20	16	0	26	591
March 2017	169	6	237	0	12	60	20	0	504
Kanata									
March 2018	184	8	265	0	0	42	0	184	683
March 2017	252	4	212	0	0	57	0	184	709
Cumberland									
March 2018	170	4	243	0	0	145	0	0	562
March 2017	101	12	232	0	16	34	0	0	395
Goulbourn									
March 2018	282	34	312	0	0	44	0	185	857
March 2017	107	14	134	0	0	36	0	0	291
West Carleton									
March 2018	37	4	4	0	0	0	0	0	45
March 2017	27	2	4	0	0	0	0	1	34
Rideau									
March 2018	172	10	19	0	0	0	0	0	201
March 2017	126	14	21	0	0	12	0	1	174
Osgoode									
March 2018	32	2	0	0	0	0	0	0	34
March 2017	39	0	0	0	0	0	0	0	39
Clarence-Rockland City									
March 2018	43	4	21	0	18	34	2	0	122
March 2017	32	2	0	0	0	0	0	0	34
Russell Township									
March 2018	30	16	15	0	0	0	0	22	83
March 2017	17	16	10	0	0	28	0	0	71
Ottawa-Gatineau CMA (Ontario portion)									
March 2018	1,517	220	1,474	0	46	1,877	15	1,646	6,811
March 2017	1,236	162	1,180	0	36	1,963	87	1,033	5,697

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

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
March 2018	99	4	142	0	0	73	2	12	332
March 2017	128	16	156	0	0	0	12	0	312
Ottawa, Vanier, Rockcliffe									
March 2018	7	4	21	0	0	73	2	12	119
March 2017	4	2	5	0	0	0	12	0	23
Nepean inside greenbelt									
March 2018	1	0	0	0	0	0	0	0	1
March 2017	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
March 2018	18	0	54	0	0	0	0	0	72
March 2017	35	12	76	0	0	0	0	0	123
Gloucester inside greenbelt									
March 2018	0	0	0	0	0	0	0	0	0
March 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2018	12	0	20	0	0	0	0	0	32
March 2017	5	2	13	0	0	0	0	0	20
Kanata									
March 2018	16	0	0	0	0	0	0	0	16
March 2017	36	0	25	0	0	0	0	0	61
Cumberland									
March 2018	13	0	12	0	0	0	0	0	25
March 2017	16	0	4	0	0	0	0	0	20
Goulbourn									
March 2018	15	0	31	0	0	0	0	0	46
March 2017	14	0	16	0	0	0	0	0	30
West Carleton									
March 2018	2	0	0	0	0	0	0	0	2
March 2017	5	0	4	0	0	0	0	0	9
Rideau									
March 2018	10	0	4	0	0	0	0	0	14
March 2017	3	0	13	0	0	0	0	0	16
Osgoode									
March 2018	5	0	0	0	0	0	0	0	5
March 2017	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
March 2018	7	0	0	0	0	0	0	0	7
March 2017	7	0	4	0	0	0	0	0	11
Russell Township									
March 2018	4	0	0	0	0	0	0	0	4
March 2017	10	2	0	0	0	0	0	0	12
Ottawa-Gatineau CMA (Ontario portion)									
March 2018	110	4	142	0	0	73	2	12	343
March 2017	145	18	160	0	0	0	12	0	335

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

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
March 2018	97	19	141	0	2	293	n/a	n/a	552
March 2017	88	27	144	0	8	396	n/a	n/a	663
Ottawa, Vanier, Rockcliffe									
March 2018	4	8	11	0	2	208	n/a	n/a	233
March 2017	2	12	3	0	2	301	n/a	n/a	320
Nepean inside greenbelt									
March 2018	0	0	0	0	0	30	n/a	n/a	30
March 2017	0	0	0	0	0	35	n/a	n/a	35
Nepean outside greenbelt									
March 2018	7	3	31	0	0	22	n/a	n/a	63
March 2017	13	6	28	0	0	6	n/a	n/a	53
Gloucester inside greenbelt									
March 2018	0	0	0	0	0	0	n/a	n/a	0
March 2017	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
March 2018	26	2	60	0	0	15	n/a	n/a	103
March 2017	23	2	56	0	6	35	n/a	n/a	122
Kanata									
March 2018	13	0	2	0	0	9	n/a	n/a	24
March 2017	18	0	14	0	0	2	n/a	n/a	34
Cumberland									
March 2018	10	1	14	0	0	3	n/a	n/a	28
March 2017	11	2	11	0	0	12	n/a	n/a	36
Goulbourn									
March 2018	24	4	21	0	0	6	n/a	n/a	55
March 2017	17	5	24	0	0	2	n/a	n/a	48
West Carleton									
March 2018	0	1	0	0	0	0	n/a	n/a	1
March 2017	0	0	3	0	0	0	n/a	n/a	3
Rideau									
March 2018	10	0	2	0	0	0	n/a	n/a	12
March 2017	4	0	5	0	0	0	n/a	n/a	9
Osgoode									
March 2018	3	0	0	0	0	0	n/a	n/a	3
March 2017	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
March 2018	5	1	5	0	0	2	n/a	n/a	13
March 2017	14	0	6	0	0	0	n/a	n/a	20
Russell Township									
March 2018	8	2	0	0	0	6	n/a	n/a	16
March 2017	15	3	1	0	0	2	n/a	n/a	21
Ottawa-Gatineau CMA (Ontario portion)									
March 2018	110	22	146	0	2	301	n/a	n/a	581
March 2017	117	30	151	0	8	398	n/a	n/a	704

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

Table 1.2: Housing Activity Summary by Submarket
March 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
March 2018	101	9	142	0	0	61	n/a	n/a	313
March 2017	132	17	153	0	0	69	n/a	n/a	371
Ottawa, Vanier, Rockcliffe									
March 2018	9	7	22	0	0	58	n/a	n/a	96
March 2017	4	4	2	0	0	50	n/a	n/a	60
Nepean inside greenbelt									
March 2018	1	0	0	0	0	0	n/a	n/a	1
March 2017	2	0	0	0	0	11	n/a	n/a	13
Nepean outside greenbelt									
March 2018	18	0	47	0	0	0	n/a	n/a	65
March 2017	35	9	75	0	0	3	n/a	n/a	122
Gloucester inside greenbelt									
March 2018	0	0	0	0	0	0	n/a	n/a	0
March 2017	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
March 2018	13	0	16	0	0	0	n/a	n/a	29
March 2017	7	1	19	0	0	0	n/a	n/a	27
Kanata									
March 2018	20	0	5	0	0	2	n/a	n/a	27
March 2017	38	0	30	0	0	0	n/a	n/a	68
Cumberland									
March 2018	13	0	14	0	0	0	n/a	n/a	27
March 2017	16	1	3	0	0	0	n/a	n/a	20
Goulbourn									
March 2018	14	2	31	0	0	1	n/a	n/a	48
March 2017	13	2	14	0	0	5	n/a	n/a	34
West Carleton									
March 2018	2	0	0	0	0	0	n/a	n/a	2
March 2017	5	0	2	0	0	0	n/a	n/a	7
Rideau									
March 2018	8	0	7	0	0	0	n/a	n/a	15
March 2017	3	0	8	0	0	0	n/a	n/a	11
Osgoode									
March 2018	3	0	0	0	0	0	n/a	n/a	3
March 2017	9	0	0	0	0	0	n/a	n/a	9
Clarence-Rockland City									
March 2018	8	0	0	0	0	0	n/a	n/a	8
March 2017	6	0	1	0	0	0	n/a	n/a	7
Russell Township									
March 2018	4	0	0	0	0	1	n/a	n/a	5
March 2017	9	1	0	0	0	0	n/a	n/a	10
Ottawa-Gatineau CMA (Ontario portion)									
March 2018	113	9	142	0	0	62	n/a	n/a	326
March 2017	147	18	154	0	0	69	n/a	n/a	388

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

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,283	262	1,921	0	50	1,431	9	1,501	7,457
% Change	14.7	19.1	15.4	n/a	-16.7	131.2	-91.2	133.4	40.8
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	% Change
Ottawa City	166	98	20	8	130	52	53	43	369	201	83.6
Ottawa, Vanier, Rockcliffe	7	20	14	4	14	0	53	42	88	66	33.3
Nepean inside greenbelt	0	1	2	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	18	11	0	2	0	16	0	0	18	29	-37.9
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	26	25	0	0	27	8	0	0	53	33	60.6
Kanata	18	16	0	0	0	0	0	0	18	16	12.5
Cumberland	20	6	0	2	67	13	0	0	87	21	**
Goulbourn	43	5	0	0	19	12	0	0	62	17	**
West Carleton	2	1	2	0	0	0	0	0	4	1	**
Rideau	29	11	2	0	3	3	0	1	34	15	126.7
Osgoode	3	2	0	0	0	0	0	0	3	2	50.0
Clarence-Rockland City	9	3	2	0	4	0	0	0	15	3	**
Russell Township	3	3	0	4	0	0	0	0	3	7	-57.1
Ottawa-Gatineau CMA (Ontario Portion)	178	104	22	12	134	52	53	43	387	211	83.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	331	306	66	36	225	259	271	730	893	1,331	-32.9
Ottawa, Vanier, Rockcliffe	20	38	42	10	26	3	72	586	160	637	-74.9
Nepean inside greenbelt	0	2	2	0	0	0	0	0	2	2	0.0
Nepean outside greenbelt	30	66	4	2	5	55	0	0	39	123	-68.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	22	0	22	-100.0
Gloucester outside greenbelt	56	72	2	6	57	45	0	12	115	135	-14.8
Kanata	44	56	0	2	14	6	14	79	72	143	-49.7
Cumberland	50	9	0	10	83	107	0	12	133	138	-3.6
Goulbourn	71	26	8	4	37	40	185	12	301	82	**
West Carleton	6	5	2	0	0	0	0	0	8	5	60.0
Rideau	47	27	4	2	3	3	0	7	54	39	38.5
Osgoode	7	5	2	0	0	0	0	0	9	5	80.0
Clarence-Rockland City	22	14	2	0	4	0	0	0	28	14	100.0
Russell Township	4	5	2	4	0	0	0	0	6	9	-33.3
Ottawa-Gatineau CMA (Ontario Portion)	357	325	70	40	229	259	271	730	927	1,354	-31.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Ottawa City	123	52	7	0	26	0	11	43
Ottawa, Vanier, Rockcliffe	7	0	7	0	26	0	11	42
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	0	16	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	27	8	0	0	0	0	0	0
Kanata	0	0	0	0	0	0	0	0
Cumberland	67	13	0	0	0	0	0	0
Goulbourn	19	12	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	3	3	0	0	0	0	0	1
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	127	52	7	0	26	0	11	43

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	218	259	7	0	40	583	215	147
Ottawa, Vanier, Rockcliffe	19	3	7	0	26	541	30	45
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	5	55	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	22
Gloucester outside greenbelt	57	45	0	0	0	12	0	0
Kanata	14	6	0	0	14	0	0	79
Cumberland	83	107	0	0	0	12	0	0
Goulbourn	37	40	0	0	0	12	185	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	3	3	0	0	0	6	0	1
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	222	259	7	0	40	583	215	147

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Ottawa City	309	158	26	0	18	43	369	201
Ottawa, Vanier, Rockcliffe	28	24	26	0	18	42	88	66
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	18	29	0	0	0	0	18	29
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	53	33	0	0	0	0	53	33
Kanata	18	16	0	0	0	0	18	16
Cumberland	87	21	0	0	0	0	87	21
Goulbourn	62	17	0	0	0	0	62	17
West Carleton	4	1	0	0	0	0	4	1
Rideau	34	14	0	0	0	1	34	15
Osgoode	3	2	0	0	0	0	3	2
Clarence-Rockland City	15	3	0	0	0	0	15	3
Russell Township	3	7	0	0	0	0	3	7
Ottawa-Gatineau CMA (Ontario Portion)	327	168	26	0	18	43	387	211

Table 2.5: Starts by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	613	605	40	577	224	149	893	1,331
Ottawa, Vanier, Rockcliffe	79	51	26	541	39	45	160	637
Nepean inside greenbelt	2	2	0	0	0	0	2	2
Nepean outside greenbelt	39	123	0	0	0	0	39	123
Gloucester inside greenbelt	0	0	0	0	0	22	0	22
Gloucester outside greenbelt	115	121	0	12	0	2	115	135
Kanata	58	64	14	0	0	79	72	143
Cumberland	133	126	0	12	0	0	133	138
Goulbourn	116	70	0	12	185	0	301	82
West Carleton	8	5	0	0	0	0	8	5
Rideau	54	38	0	0	0	1	54	39
Osgoode	9	5	0	0	0	0	9	5
Clarence-Rockland City	28	14	0	0	0	0	28	14
Russell Township	6	9	0	0	0	0	6	9
Ottawa-Gatineau CMA (Ontario Portion)	647	628	40	577	224	149	927	1,354

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	% Change
Ottawa City	99	128	6	18	142	166	85	0	332	312	6.4
Ottawa, Vanier, Rockcliffe	7	4	6	4	21	15	85	0	119	23	**
Nepean inside greenbelt	1	2	0	0	0	0	0	0	1	2	-50.0
Nepean outside greenbelt	18	35	0	12	54	76	0	0	72	123	-41.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	12	5	0	2	20	13	0	0	32	20	60.0
Kanata	16	36	0	0	0	25	0	0	16	61	-73.8
Cumberland	13	16	0	0	12	4	0	0	25	20	25.0
Goulbourn	15	14	0	0	31	16	0	0	46	30	53.3
West Carleton	2	5	0	0	0	4	0	0	2	9	-77.8
Rideau	10	3	0	0	4	13	0	0	14	16	-12.5
Osgoode	5	8	0	0	0	0	0	0	5	8	-37.5
Clarence-Rockland City	7	7	0	0	0	4	0	0	7	11	-36.4
Russell Township	4	10	0	2	0	0	0	0	4	12	-66.7
Ottawa-Gatineau CMA (Ontario Portion)	110	145	6	20	142	170	85	0	343	335	2.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	366	341	40	56	303	444	659	50	1,368	891	53.5
Ottawa, Vanier, Rockcliffe	50	27	28	16	32	15	613	26	723	84	**
Nepean inside greenbelt	1	5	0	0	0	0	0	0	1	5	-80.0
Nepean outside greenbelt	65	75	4	14	114	180	0	24	183	293	-37.5
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	35	17	0	4	52	45	12	0	99	66	50.0
Kanata	57	98	0	0	0	104	0	0	57	202	-71.8
Cumberland	29	37	4	4	32	33	0	0	65	74	-12.2
Goulbourn	55	39	2	16	66	46	12	0	135	101	33.7
West Carleton	10	10	0	2	0	8	0	0	10	20	-50.0
Rideau	50	11	2	0	7	13	0	0	59	24	145.8
Osgoode	14	22	0	0	0	0	0	0	14	22	-36.4
Clarence-Rockland City	32	22	2	0	6	4	10	0	50	26	92.3
Russell Township	14	20	0	4	0	0	35	0	49	24	104.2
Ottawa-Gatineau CMA (Ontario Portion)	412	383	42	60	309	448	704	50	1,467	941	55.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Ottawa City	142	156	0	10	73	0	12	0
Ottawa, Vanier, Rockcliffe	21	5	0	10	73	0	12	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	54	76	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	20	13	0	0	0	0	0	0
Kanata	0	25	0	0	0	0	0	0
Cumberland	12	4	0	0	0	0	0	0
Goulbourn	31	16	0	0	0	0	0	0
West Carleton	0	4	0	0	0	0	0	0
Rideau	4	13	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	142	160	0	10	73	0	12	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	303	434	0	10	279	24	380	26
Ottawa, Vanier, Rockcliffe	32	5	0	10	255	12	358	14
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	114	180	0	0	0	12	0	12
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	52	45	0	0	12	0	0	0
Kanata	0	104	0	0	0	0	0	0
Cumberland	32	33	0	0	0	0	0	0
Goulbourn	66	46	0	0	12	0	0	0
West Carleton	0	8	0	0	0	0	0	0
Rideau	7	13	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	6	4	0	0	10	0	0	0
Russell Township	0	0	0	0	0	0	35	0
Ottawa-Gatineau CMA (Ontario Portion)	309	438	0	10	289	24	415	26

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017	March 2018	March 2017
Ottawa City	245	300	73	0	14	12	332	312
Ottawa, Vanier, Rockcliffe	32	11	73	0	14	12	119	23
Nepean inside greenbelt	1	2	0	0	0	0	1	2
Nepean outside greenbelt	72	123	0	0	0	0	72	123
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	32	20	0	0	0	0	32	20
Kanata	16	61	0	0	0	0	16	61
Cumberland	25	20	0	0	0	0	25	20
Goulbourn	46	30	0	0	0	0	46	30
West Carleton	2	9	0	0	0	0	2	9
Rideau	14	16	0	0	0	0	14	16
Osgoode	5	8	0	0	0	0	5	8
Clarence-Rockland City	7	11	0	0	0	0	7	11
Russell Township	4	12	0	0	0	0	4	12
Ottawa-Gatineau CMA (Ontario Portion)	256	323	73	0	14	12	343	335

Table 3.5: Completions by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	701	819	279	24	388	48	1,368	891
Ottawa, Vanier, Rockcliffe	102	36	255	12	366	36	723	84
Nepean inside greenbelt	1	5	0	0	0	0	1	5
Nepean outside greenbelt	183	269	0	12	0	12	183	293
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	87	66	12	0	0	0	99	66
Kanata	57	202	0	0	0	0	57	202
Cumberland	65	74	0	0	0	0	65	74
Goulbourn	123	101	12	0	0	0	135	101
West Carleton	10	20	0	0	0	0	10	20
Rideau	59	24	0	0	0	0	59	24
Osgoode	14	22	0	0	0	0	14	22
Clarence-Rockland City	38	26	10	0	2	0	50	26
Russell Township	14	24	0	0	35	0	49	24
Ottawa-Gatineau CMA (Ontario Portion)	753	869	289	24	425	48	1,467	941

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
March 2018	1	1.1	22	24.7	25	28.1	11	12.4	30	33.7	89	540,000	564,361
March 2017	0	0.0	45	40.9	29	26.4	10	9.1	26	23.6	110	-	517,094
Year-to-date 2018	2	0.6	82	26.5	83	26.9	39	12.6	103	33.3	309	550,000	577,902
Year-to-date 2017	0	0.0	99	35.9	83	30.1	30	10.9	64	23.2	276	485,000	527,680
Ottawa, Vanier, Rockcliffe													
March 2018	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	33	100.0	33	-	848,341
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	-	-
Nepean inside greenbelt													
March 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
March 2018	0	0.0	9	50.0	3	16.7	2	11.1	4	22.2	18	-	-
March 2017	0	0.0	12	34.3	10	28.6	6	17.1	7	20.0	35	-	-
Year-to-date 2018	0	0.0	33	51.6	11	17.2	8	12.5	12	18.8	64	-	482,195
Year-to-date 2017	0	0.0	26	35.1	23	31.1	9	12.2	16	21.6	74	540,000	547,782
Gloucester inside greenbelt													
March 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
March 2018	0	0.0	1	8.3	3	25.0	2	16.7	6	50.0	12	-	601,417
March 2017	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	-	-
Year-to-date 2018	0	0.0	2	5.7	12	34.3	8	22.9	13	37.1	35	-	585,781
Year-to-date 2017	0	0.0	0	0.0	9	52.9	5	29.4	3	17.6	17	-	-
Kanata													
March 2018	0	0.0	2	10.0	6	30.0	4	20.0	8	40.0	20	-	574,808
March 2017	0	0.0	18	48.6	7	18.9	3	8.1	9	24.3	37	-	-
Year-to-date 2018	0	0.0	13	22.4	15	25.9	11	19.0	19	32.8	58	-	564,707
Year-to-date 2017	0	0.0	38	39.2	24	24.7	10	10.3	25	25.8	97	445,000	538,195
Cumberland													
March 2018	0	0.0	4	33.3	4	33.3	3	25.0	1	8.3	12	-	493,635
March 2017	0	0.0	11	73.3	3	20.0	0	0.0	1	6.7	15	-	-
Year-to-date 2018	0	0.0	11	40.7	7	25.9	3	11.1	6	22.2	27	-	469,679
Year-to-date 2017	0	0.0	21	63.6	10	30.3	1	3.0	1	3.0	33	-	420,081
Goulbourn													
March 2018	0	0.0	6	50.0	5	41.7	0	0.0	1	8.3	12	-	-
March 2017	0	0.0	4	40.0	5	50.0	0	0.0	1	10.0	10	-	-
Year-to-date 2018	0	0.0	9	18.0	24	48.0	7	14.0	10	20.0	50	-	548,592
Year-to-date 2017	0	0.0	13	36.1	14	38.9	4	11.1	5	13.9	36	545,000	503,876

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
March 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Rideau													
March 2018	1	14.3	0	0.0	4	57.1	0	0.0	2	28.6	7	-	454,156
March 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	2	5.6	14	38.9	11	30.6	2	5.6	7	19.4	36	-	434,117
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Osgoode													
March 2018	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
March 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	-	-
Year-to-date 2017	0	0.0	1	14.3	3	42.9	0	0.0	3	42.9	7	-	-
Clarence-Rockland City													
March 2018	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	-	406,350
March 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	3	25.0	7	58.3	2	16.7	0	0.0	0	0.0	12	-	395,767
Year-to-date 2017	8	80.0	2	20.0	0	0.0	0	0.0	0	0.0	10	-	300,850
Russell Township													
March 2018	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	-	466,550
March 2017	1	20.0	4	80.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2018	1	7.1	9	64.3	4	28.6	0	0.0	0	0.0	14	-	416,950
Year-to-date 2017	1	7.7	9	69.2	3	23.1	0	0.0	0	0.0	13	-	-
Ottawa-Gatineau CMA (Ontario portion)													
March 2018	2	2.1	25	25.8	29	29.9	11	11.3	30	30.9	97	515,000	553,812
March 2017	2	1.7	50	42.7	29	24.8	10	8.5	26	22.2	117	460,000	508,732
Year-to-date 2018	6	1.8	98	29.3	89	26.6	39	11.6	103	30.7	335	525,000	561,324
Year-to-date 2017	9	3.0	110	36.8	86	28.8	30	10.0	64	21.4	299	475,000	515,464

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2018

Submarket	March 2018	March 2017	% Change	YTD 2018	YTD 2017	% Change
Ottawa City	564,361	517,094	9.1	577,902	527,680	9.5
Ottawa, Vanier, Rockcliffe	-	-	n/a	848,341	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	482,195	547,782	-12.0
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	601,417	-	n/a	585,781	-	n/a
Kanata	574,808	-	n/a	564,707	538,195	4.9
Cumberland	493,635	-	n/a	469,679	420,081	11.8
Goulbourn	-	-	n/a	548,592	503,876	8.9
West Carleton	-	-	n/a	-	-	n/a
Rideau	454,156	-	n/a	434,117	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	406,350	-	n/a	395,767	300,850	31.5
Russell Township	466,550	-	n/a	416,950	-	n/a
Ottawa-Gatineau CMA (Ontario Portion)	553,812	508,732	8.9	561,324	515,464	8.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

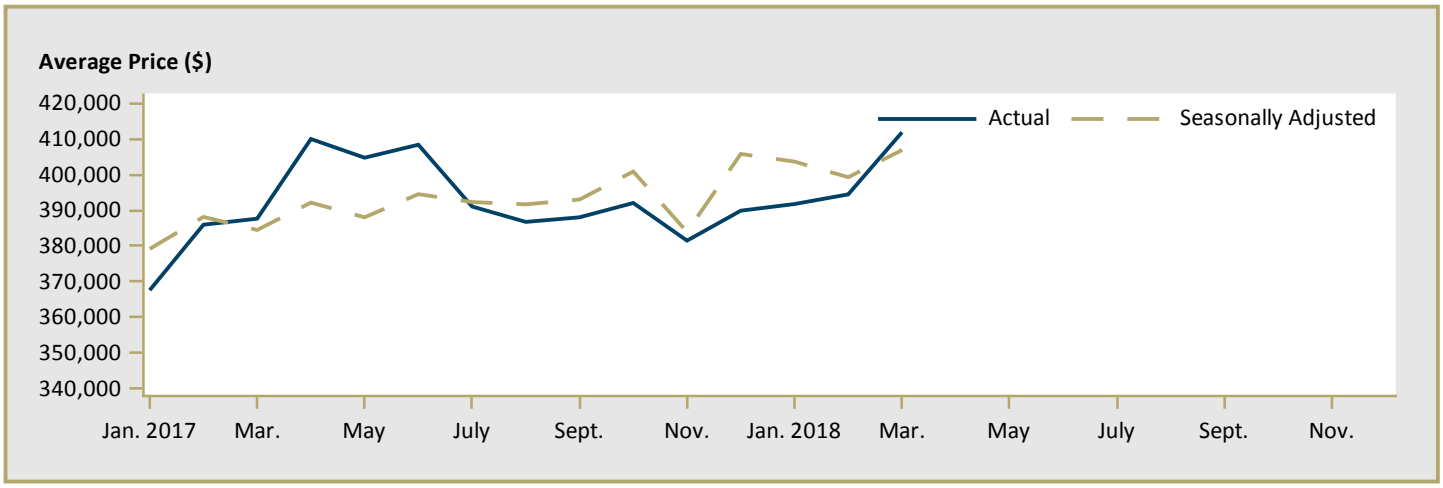


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

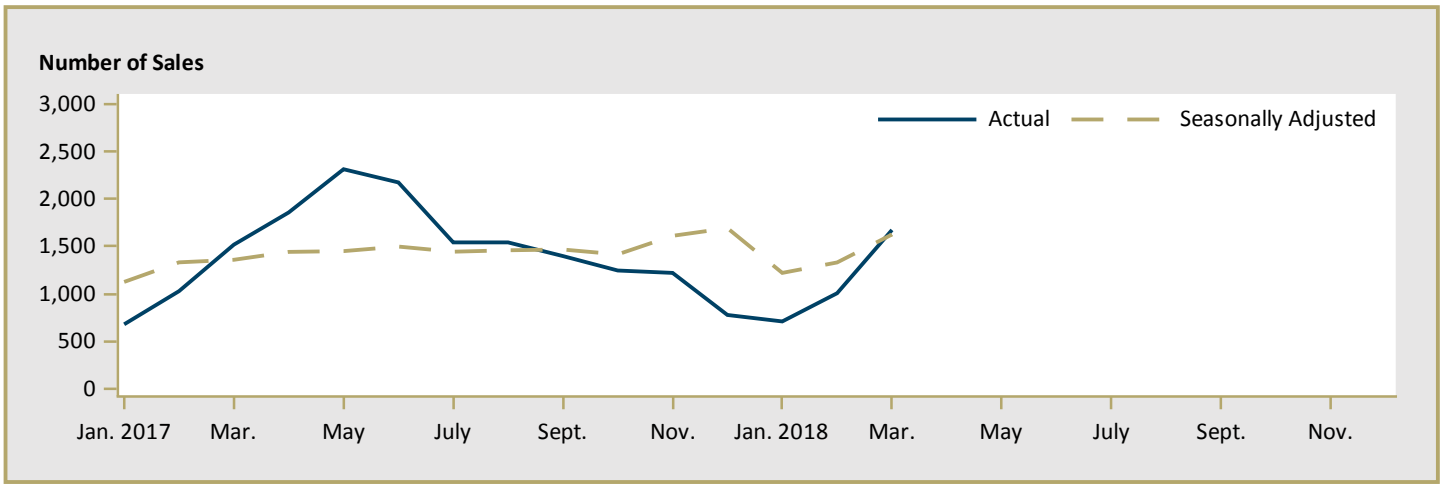
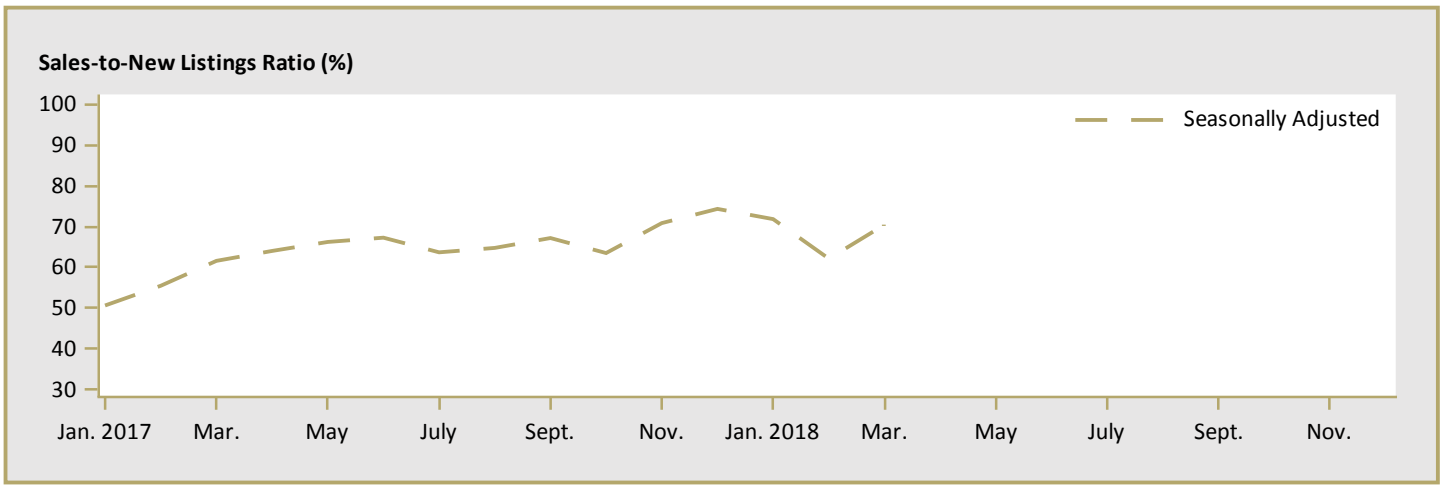


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
March 2018

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.1	128.9	549	5.8	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	550	5.3	68.8	1,084
	March	561	3.14	4.64	100.8	129.5	550	5.1	68.6	1,080
	April	561	3.14	4.64	101.1	130.2	548	5.2	68.4	1,090
	May	561	3.14	4.64	101.5	130.0	545	5.8	68.3	1,106
	June	561	3.14	4.64	102.4	130.1	546	6.0	68.4	1,114
	July	573	3.14	4.84	102.7	130.0	542	6.4	68.1	1,120
	August	573	3.14	4.84	103.1	129.9	541	6.0	67.6	1,129
	September	575	3.09	4.89	103.1	130.3	541	5.8	67.4	1,139
	October	581	3.24	4.99	104.1	130.3	541	5.9	67.3	1,142
	November	581	3.24	4.99	104.6	130.7	545	5.8	67.6	1,138
	December	581	3.24	4.99	104.7	130.1	548	5.6	67.8	1,127
2018	January	590	3.34	5.14	104.8	131.3	552	5.4	67.9	1,124
	February	590	3.34	5.14	105.2	132.1	552	5.3	67.8	1,121
	March	590	3.34	5.14		132.7	554	4.9	67.5	1,125
	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 2016 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 population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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