

HOUSING NOW

Ottawa



Canada Mortgage and Housing Corporation

Date Released: December 2006

New Home Market

Single Detached Housing Starts Post a Solid Performance

Total housing starts in November increased in the Ottawa metropolitan area. According to the latest statistics released, 501 dwellings were started in November 2006, or 20 more units than during the same month last year.

November was marked by a solid performance in the single-detached

home segment. Construction got under way on 266 dwellings of this type, bringing the year-to-date total to 2,253 units, for a gain of three per cent over the level recorded for January to November 2005.

Activity declined by 12 per cent in the multi-family housing segment in November. Since the beginning of the year, however, multiple family home starts activity on residential project sites has been clearly more vigorous than last year. Since January, multiple housing construction has increased by 22 per cent.

Figure 1

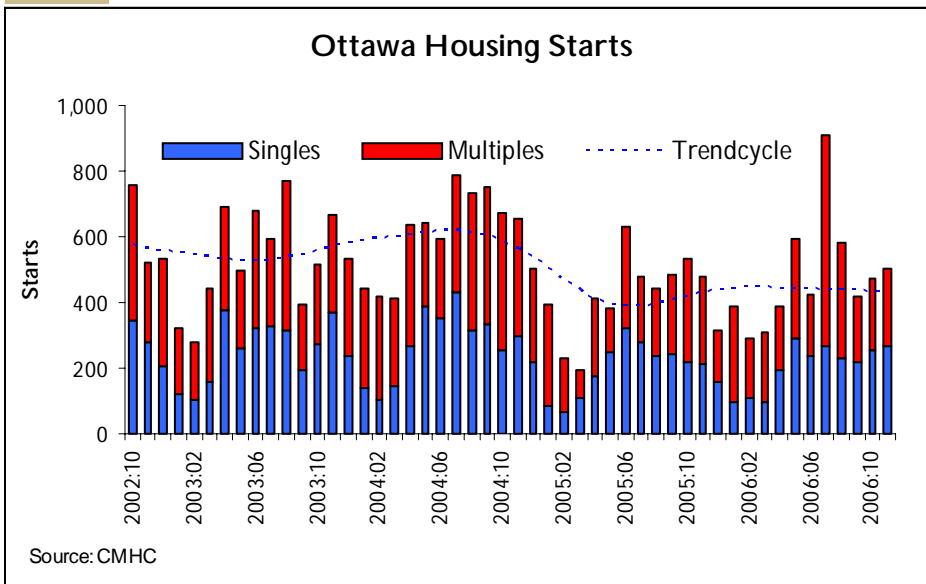
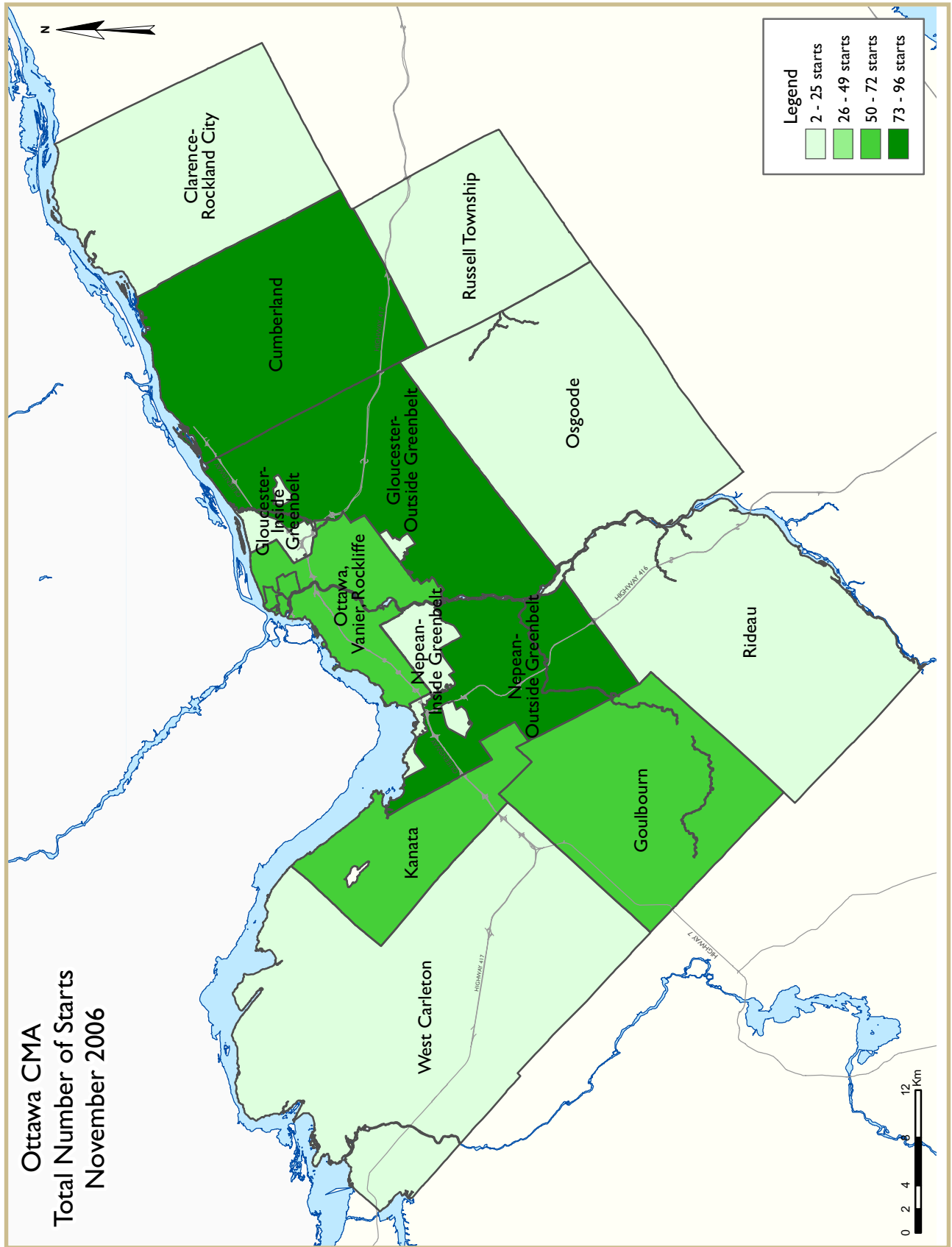


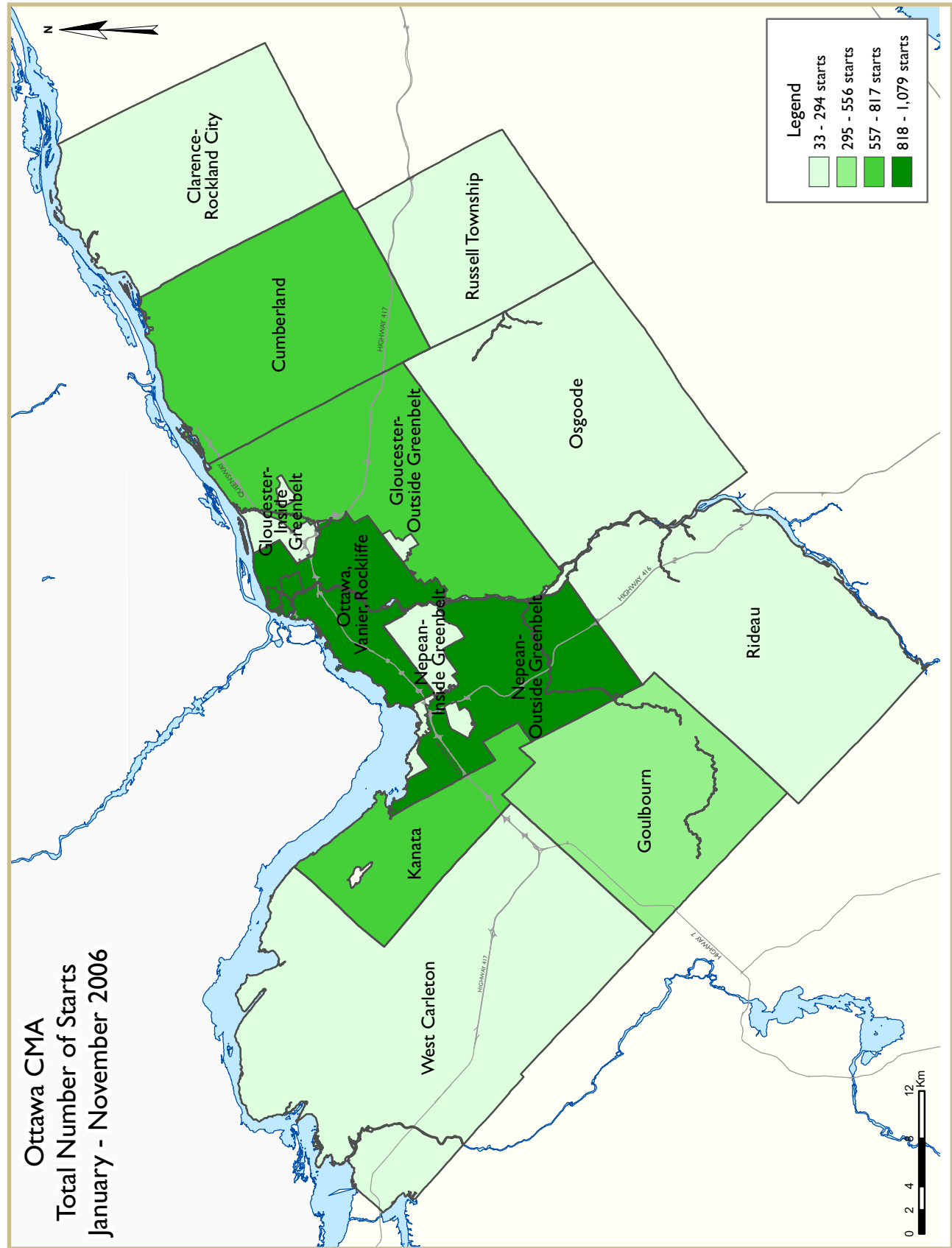
Table of contents

- 1 **New Home Market**
Ottawa Single-detached housing starts post a solid performance
- 2 **Maps**
- 4 **Tables**
Housing Market Activity
Starts by Submarket
Completions by Submarket
Absorbed Single-Detached Units by Price Range
Average Price of Absorbed Single-Detached Units
MLS Residential Activity
Economic Indicators

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HOUSING NOW REPORT TABLES

Available in ALL reports:

- 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:

- 1.1 Housing Activity Summary by Submarket
- 1.2 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 or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table I: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2006	266	55	96	0	8	73	3	0	501
November 2005	215	36	128	0	0	102	0	0	481
% Change	23.7	52.8	-25.0	n/a	n/a	-28.4	n/a	n/a	4.2
Year-to-date 2006	2,253	365	1,377	0	186	1,023	44	24	5,272
Year-to-date 2005	2,192	232	1,159	0	278	622	41	59	4,666
% Change	2.8	57.3	18.8	n/a	-33.1	64.5	7.3	-59.3	13.0
UNDER CONSTRUCTION									
November 2006	1,389	211	841	0	50	1,483	44	19	4,037
November 2005	1,318	152	767	0	193	1,023	62	98	3,696
% Change	5.4	38.8	9.6	n/a	-74.1	45.0	-29.0	-80.6	9.2
COMPLETIONS									
November 2006	169	30	159	0	4	42	0	2	406
November 2005	249	20	109	0	29	161	19	0	587
% Change	-32.1	50.0	45.9	n/a	-86.2	-73.9	-100.0	n/a	-30.8
Year-to-date 2006	2,077	344	1,260	0	214	690	72	91	4,831
Year-to-date 2005	2,383	228	1,325	0	466	899	112	239	5,652
% Change	-12.8	50.9	-4.9	n/a	-54.1	-23.2	-35.7	-61.9	-14.5
COMPLETED & NOT ABSORBED									
November 2006	53	21	67	0	12	82	3	58	296
November 2005	95	26	116	0	18	95	6	136	492
% Change	-44.2	-19.2	-42.2	n/a	-33.3	-13.7	-50.0	-57.4	-39.8
ABSORBED									
November 2006	171	30	162	0	5	40	1	4	413
November 2005	259	20	105	0	31	129	22	19	585
% Change	-34.0	50.0	54.3	n/a	-83.9	-69.0	-95.5	-78.9	-29.4
Year-to-date 2006	2,091	345	1,303	0	212	706	16	164	4,837
Year-to-date 2005	2,376	225	1,272	0	475	887	120	240	5,595
% Change	-12.0	53.3	2.4	n/a	-55.4	-20.4	-86.7	-31.7	-13.5

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

**Table I.1: Housing Activity Summary by Submarket
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
November 2006	259	55	96	0	8	73	3	0	494
November 2005	194	36	128	0	0	102	0	0	460
Ottawa, Vanier, Rockcliffe									
November 2006	9	7	14	0	0	35	0	0	65
November 2005	14	12	10	0	0	78	0	0	114
Nepean inside greenbelt									
November 2006	2	4	0	0	0	0	0	0	6
November 2005	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
November 2006	57	0	27	0	0	12	0	0	96
November 2005	42	0	43	0	0	24	0	0	109
Gloucester inside greenbelt									
November 2006	7	4	0	0	0	0	3	0	14
November 2005	4	2	0	0	0	0	0	0	6
Gloucester outside greenbelt									
November 2006	33	26	0	0	0	16	0	0	75
November 2005	13	18	21	0	0	0	0	0	52
Kanata									
November 2006	24	0	15	0	8	10	0	0	57
November 2005	44	0	38	0	0	0	0	0	82
Cumberland									
November 2006	41	0	36	0	0	0	0	0	77
November 2005	32	2	16	0	0	0	0	0	50
Goulbourn									
November 2006	54	14	4	0	0	0	0	0	72
November 2005	18	2	0	0	0	0	0	0	20
West Carleton									
November 2006	8	0	0	0	0	0	0	0	8
November 2005	10	0	0	0	0	0	0	0	10
Rideau									
November 2006	8	0	0	0	0	0	0	0	8
November 2005	3	0	0	0	0	0	0	0	3
Osgoode									
November 2006	16	0	0	0	0	0	0	0	16
November 2005	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
November 2006	5	0	0	0	0	0	0	0	5
November 2005	15	0	0	0	0	0	0	0	15
Russell Township									
November 2006	2	0	0	0	0	0	0	0	2
November 2005	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
November 2006	266	55	96	0	8	73	3	0	501
November 2005	215	36	128	0	0	102	0	0	481

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

**Table I.1: Housing Activity Summary by Submarket
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
November 2006	1,301	207	841	0	50	1,483	40	19	3,941
November 2005	1,222	142	767	0	193	993	62	65	3,527
Ottawa, Vanier, Rockcliffe									
November 2006	82	41	57	0	0	1,083	8	3	1,274
November 2005	89	34	80	0	0	650	0	47	900
Nepean inside greenbelt									
November 2006	12	30	0	0	0	0	0	0	42
November 2005	12	4	13	0	40	141	59	0	269
Nepean outside greenbelt									
November 2006	340	8	260	0	0	144	0	0	752
November 2005	270	16	204	0	70	48	0	0	608
Gloucester inside greenbelt									
November 2006	28	14	20	0	0	128	6	16	212
November 2005	18	8	0	0	0	154	0	0	180
Gloucester outside greenbelt									
November 2006	115	56	86	0	0	16	26	0	299
November 2005	100	42	128	0	0	0	3	0	273
Kanata									
November 2006	160	28	196	0	34	40	0	0	458
November 2005	171	6	148	0	67	0	0	0	475
Cumberland									
November 2006	214	4	147	0	16	72	0	0	453
November 2005	201	24	194	0	16	0	0	0	435
Goulbourn									
November 2006	175	26	75	0	0	0	0	0	276
November 2005	124	8	0	0	0	0	0	18	150
West Carleton									
November 2006	64	0	0	0	0	0	0	0	64
November 2005	119	0	0	0	0	0	0	0	119
Rideau									
November 2006	27	0	0	0	0	0	0	0	27
November 2005	36	0	0	0	0	0	0	0	36
Osgoode									
November 2006	84	0	0	0	0	0	0	0	84
November 2005	82	0	0	0	0	0	0	0	82
Clarence-Rockland City									
November 2006	57	4	0	0	0	0	4	0	65
November 2005	43	6	0	0	0	30	0	33	112
Russell Township									
November 2006	31	0	0	0	0	0	0	0	31
November 2005	53	4	0	0	0	0	0	0	57
Ottawa-Gatineau CMA (Ontario portion)									
November 2006	1,389	211	841	0	50	1,483	44	19	4,037
November 2005	1,318	152	767	0	193	1,023	62	98	3,696

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

**Table I.1: Housing Activity Summary by Submarket
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
November 2006	156	30	159	0	4	42	0	2	393
November 2005	229	20	109	0	29	161	19	0	567
Ottawa, Vanier, Rockcliffe									
November 2006	11	6	9	0	0	10	0	0	36
November 2005	20	8	24	0	7	161	19	0	239
Nepean inside greenbelt									
November 2006	4	0	6	0	0	0	0	2	12
November 2005	1	0	0	0	12	0	0	0	13
Nepean outside greenbelt									
November 2006	37	6	35	0	0	16	0	0	94
November 2005	66	2	19	0	4	0	0	0	91
Gloucester inside greenbelt									
November 2006	4	6	0	0	0	0	0	0	10
November 2005	4	6	0	0	0	0	0	0	10
Gloucester outside greenbelt									
November 2006	12	10	33	0	0	0	0	0	55
November 2005	18	2	0	0	0	0	0	0	20
Kanata									
November 2006	30	0	41	0	4	0	0	0	75
November 2005	22	0	24	0	6	0	0	0	52
Cumberland									
November 2006	15	2	35	0	0	16	0	0	68
November 2005	38	2	42	0	0	0	0	0	82
Goulbourn									
November 2006	23	0	0	0	0	0	0	0	23
November 2005	23	0	0	0	0	0	0	0	23
West Carleton									
November 2006	7	0	0	0	0	0	0	0	7
November 2005	8	0	0	0	0	0	0	0	8
Rideau									
November 2006	1	0	0	0	0	0	0	0	1
November 2005	15	0	0	0	0	0	0	0	15
Osgoode									
November 2006	12	0	0	0	0	0	0	0	12
November 2005	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
November 2006	5	0	0	0	0	0	0	0	5
November 2005	15	0	0	0	0	0	0	0	15
Russell Township									
November 2006	8	0	0	0	0	0	0	0	8
November 2005	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
November 2006	169	30	159	0	4	42	0	2	406
November 2005	249	20	109	0	29	161	19	0	587

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

**Table I.1: Housing Activity Summary by Submarket
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
November 2006	46	21	67	0	12	82	3	58	289
November 2005	86	26	113	0	18	95	6	136	480
Ottawa, Vanier, Rockcliffe									
November 2006	8	9	9	0	4	30	2	58	120
November 2005	22	1	24	0	4	95	2	126	274
Nepean inside greenbelt									
November 2006	0	4	1	0	0	41	0	0	46
November 2005	0	0	0	0	3	0	0	0	3
Nepean outside greenbelt									
November 2006	4	3	17	0	2	10	1	0	37
November 2005	1	5	5	0	3	0	1	0	15
Gloucester inside greenbelt									
November 2006	0	2	0	0	0	0	0	0	2
November 2005	6	10	0	0	0	0	0	0	16
Gloucester outside greenbelt									
November 2006	2	1	16	0	0	0	0	0	19
November 2005	14	10	38	0	0	0	3	0	65
Kanata									
November 2006	2	0	17	0	6	1	0	0	26
November 2005	4	0	25	0	8	0	0	10	47
Cumberland									
November 2006	5	1	5	0	0	0	0	0	11
November 2005	14	0	20	0	0	0	0	0	34
Goulbourn									
November 2006	10	1	2	0	0	0	0	0	13
November 2005	8	0	1	0	0	0	0	0	9
West Carleton									
November 2006	1	0	0	0	0	0	0	0	1
November 2005	2	0	0	0	0	0	0	0	2
Rideau									
November 2006	4	0	0	0	0	0	0	0	4
November 2005	1	0	0	0	0	0	0	0	1
Osgoode									
November 2006	10	0	0	0	0	0	0	0	10
November 2005	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
November 2006	0	0	0	0	0	0	0	0	0
November 2005	4	0	3	0	0	0	0	0	7
Russell Township									
November 2006	7	0	0	0	0	0	0	0	7
November 2005	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
November 2006	53	21	67	0	12	82	3	58	296
November 2005	95	26	116	0	18	95	6	136	492

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

**Table I.1: Housing Activity Summary by Submarket
November 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
November 2006	159	29	162	0	5	40	1	4	400
November 2005	238	20	105	0	31	129	22	19	564
Ottawa, Vanier, Rockcliffe									
November 2006	10	3	11	0	1	7	1	4	37
November 2005	16	8	25	0	7	129	20	19	224
Nepean inside greenbelt									
November 2006	4	1	5	0	0	5	0	0	15
November 2005	1	0	0	0	13	0	0	0	14
Nepean outside greenbelt									
November 2006	37	6	36	0	0	12	0	0	91
November 2005	71	2	18	0	4	0	0	0	95
Gloucester inside greenbelt									
November 2006	4	6	0	0	0	0	0	0	10
November 2005	7	5	0	0	3	0	1	0	16
Gloucester outside greenbelt									
November 2006	12	11	35	0	0	0	0	0	58
November 2005	22	3	9	0	0	0	1	0	35
Kanata									
November 2006	31	0	40	0	4	0	0	0	75
November 2005	24	0	23	0	4	0	0	0	51
Cumberland									
November 2006	17	2	35	0	0	16	0	0	70
November 2005	39	2	30	0	0	0	0	0	71
Goulbourn									
November 2006	20	0	0	0	0	0	0	0	20
November 2005	23	0	0	0	0	0	0	0	23
West Carleton									
November 2006	9	0	0	0	0	0	0	0	9
November 2005	8	0	0	0	0	0	0	0	8
Rideau									
November 2006	1	0	0	0	0	0	0	0	1
November 2005	15	0	0	0	0	0	0	0	15
Osgoode									
November 2006	14	0	0	0	0	0	0	0	14
November 2005	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
November 2006	5	1	0	0	0	0	0	0	6
November 2005	15	0	0	0	0	0	0	0	15
Russell Township									
November 2006	7	0	0	0	0	0	0	0	7
November 2005	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
November 2006	171	30	162	0	5	40	1	4	413
November 2005	259	20	105	0	31	129	22	19	585

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

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
1996 - 2005**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447
% Change	25.9	128.7	4.5	n/a	50.0	n/a	50.0	-100.0	23.0
1998	2,246	108	1,152	0	8	0	8	93	3,615
% Change	9.4	-3.6	0.5	n/a	-78.4	-100.0	-42.9	**	3.7
1997	2,053	112	1,146	0	37	95	14	28	3,485
% Change	42.8	-20.6	-8.8	n/a	68.2	-29.1	-26.3	-50.0	13.7
1996	1,438	141	1,256	0	22	134	19	56	3,066

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
November 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	% Change
Ottawa City	259	194	55	36	99	128	81	102	494	460	7.4
Ottawa, Vanier, Rockcliffe	9	14	7	12	14	10	35	78	65	114	-43.0
Nepean inside greenbelt	2	1	4	0	0	0	0	0	6	1	**
Nepean outside greenbelt	57	42	0	0	19	43	20	24	96	109	-11.9
Gloucester inside greenbelt	7	4	4	2	3	0	0	0	14	6	133.3
Gloucester outside greenbelt	33	13	26	18	0	21	16	0	75	52	44.2
Kanata	24	44	0	0	23	38	10	0	57	82	-30.5
Cumberland	41	32	0	2	36	16	0	0	77	50	54.0
Goulbourn	54	18	14	2	4	0	0	0	72	20	**
West Carleton	8	10	0	0	0	0	0	0	8	10	-20.0
Rideau	8	3	0	0	0	0	0	0	8	3	166.7
Osgoode	16	13	0	0	0	0	0	0	16	13	23.1
Clarence-Rockland City	5	15	0	0	0	0	0	0	5	15	-66.7
Russell Township	2	6	0	0	0	0	0	0	2	6	-66.7
Ottawa-Gatineau CMA (Ontario Portion)	266	215	55	36	99	128	81	102	501	481	4.2

**Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Ottawa City	2,047	1,975	351	222	1,591	1,490	1,059	709	5,048	4,396	14.8
Ottawa, Vanier, Rockcliffe	119	130	57	46	121	129	773	559	1,070	864	23.8
Nepean inside greenbelt	21	16	34	2	6	124	2	0	63	142	-55.6
Nepean outside greenbelt	482	425	28	34	429	346	140	48	1,079	853	26.5
Gloucester inside greenbelt	25	27	14	24	17	0	0	26	56	77	-27.3
Gloucester outside greenbelt	231	206	146	60	305	207	32	0	714	473	51.0
Kanata	228	237	38	12	328	317	40	58	634	624	1.6
Cumberland	383	358	4	36	301	367	72	0	760	761	-0.1
Goulbourn	291	248	30	8	84	0	0	18	405	274	47.8
West Carleton	85	141	0	0	0	0	0	0	85	141	-39.7
Rideau	33	51	0	0	0	0	0	0	33	51	-35.3
Osgoode	149	136	0	0	0	0	0	0	149	136	9.6
Clarence-Rockland City	118	116	14	6	4	6	0	33	136	161	-15.5
Russell Township	88	101	0	8	0	0	0	0	88	109	-19.3
Ottawa-Gatineau CMA (Ontario Portion)	2,253	2,192	365	236	1,595	1,496	1,059	742	5,272	4,666	13.0

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005
Ottawa City	96	128	3	0	81	102	0	0
Ottawa, Vanier, Rockcliffe	14	10	0	0	35	78	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	19	43	0	0	20	24	0	0
Gloucester inside greenbelt	0	0	3	0	0	0	0	0
Gloucester outside greenbelt	0	21	0	0	16	0	0	0
Kanata	23	38	0	0	10	0	0	0
Cumberland	36	16	0	0	0	0	0	0
Goulbourn	4	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	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	96	128	3	0	81	102	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ottawa City	1,547	1,424	44	41	1,035	625	24	26
Ottawa, Vanier, Rockcliffe	112	126	9	3	767	551	6	8
Nepean inside greenbelt	6	89	0	35	0	0	2	0
Nepean outside greenbelt	429	346	0	0	140	48	0	0
Gloucester inside greenbelt	14	0	3	0	0	26	0	0
Gloucester outside greenbelt	273	204	32	3	16	0	16	0
Kanata	328	292	0	0	40	0	0	0
Cumberland	301	367	0	0	72	0	0	0
Goulbourn	84	0	0	0	0	0	0	18
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	4	6	0	0	0	0	0	33
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,551	1,430	44	41	1,035	625	24	59

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
November 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005
Ottawa City	410	358	81	102	3	0	494	460
Ottawa, Vanier, Rockcliffe	30	36	35	78	0	0	65	114
Nepean inside greenbelt	6	1	0	0	0	0	6	1
Nepean outside greenbelt	84	85	12	24	0	0	96	109
Gloucester inside greenbelt	11	6	0	0	3	0	14	6
Gloucester outside greenbelt	59	52	16	0	0	0	75	52
Kanata	39	82	18	0	0	0	57	82
Cumberland	77	50	0	0	0	0	77	50
Goulbourn	72	20	0	0	0	0	72	20
West Carleton	8	10	0	0	0	0	8	10
Rideau	8	3	0	0	0	0	8	3
Osgoode	16	13	0	0	0	0	16	13
Clarence-Rockland City	5	15	0	0	0	0	5	15
Russell Township	2	6	0	0	0	0	2	6
Ottawa-Gatineau CMA (Ontario Portion)	417	379	81	102	3	0	501	481

**Table 2.5: Starts by Submarket and by Intended Market
January - November 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ottawa City	3,771	3,346	1,209	900	68	67	5,048	4,396
Ottawa, Vanier, Rockcliffe	280	305	775	548	15	11	1,070	864
Nepean inside greenbelt	61	55	0	52	2	35	63	142
Nepean outside greenbelt	879	708	200	145	0	0	1,079	853
Gloucester inside greenbelt	53	51	0	26	3	0	56	77
Gloucester outside greenbelt	630	470	36	0	48	3	714	473
Kanata	556	484	78	57	0	0	634	624
Cumberland	640	689	120	72	0	0	760	761
Goulbourn	405	256	0	0	0	18	405	274
West Carleton	85	141	0	0	0	0	85	141
Rideau	33	51	0	0	0	0	33	51
Osgoode	149	136	0	0	0	0	149	136
Clarence-Rockland City	136	128	0	0	0	33	136	161
Russell Township	88	109	0	0	0	0	88	109
Ottawa-Gatineau CMA (Ontario Portion)	3,995	3,583	1,209	900	68	100	5,272	4,666

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
November 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	% Change
Ottawa City	156	229	30	34	160	143	47	161	393	567	-30.7
Ottawa, Vanier, Rockcliffe	11	20	6	20	6	38	13	161	36	239	-84.9
Nepean inside greenbelt	4	1	0	0	6	12	2	0	12	13	-7.7
Nepean outside greenbelt	37	66	6	2	35	23	16	0	94	91	3.3
Gloucester inside greenbelt	4	4	6	6	0	0	0	0	10	10	0.0
Gloucester outside greenbelt	12	18	10	2	33	0	0	0	55	20	175.0
Kanata	30	22	0	2	45	28	0	0	75	52	44.2
Cumberland	15	38	2	2	35	42	16	0	68	82	-17.1
Goulbourn	23	23	0	0	0	0	0	0	23	23	0.0
West Carleton	7	8	0	0	0	0	0	0	7	8	-12.5
Rideau	1	15	0	0	0	0	0	0	1	15	-93.3
Osgoode	12	14	0	0	0	0	0	0	12	14	-14.3
Clarence-Rockland City	5	15	0	0	0	0	0	0	5	15	-66.7
Russell Township	8	5	0	0	0	0	0	0	8	5	60.0
Ottawa-Gatineau CMA (Ontario Portion)	169	249	30	34	160	143	47	161	406	587	-30.8

**Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Ottawa City	1,874	2,203	328	250	1,564	1,849	785	1,145	4,551	5,447	-16.4
Ottawa, Vanier, Rockcliffe	114	98	58	46	137	278	380	1,092	689	1,514	-54.5
Nepean inside greenbelt	19	9	6	0	118	45	143	0	286	54	**
Nepean outside greenbelt	382	520	32	50	396	368	100	1	910	939	-3.1
Gloucester inside greenbelt	28	44	30	40	0	35	26	0	84	119	-29.4
Gloucester outside greenbelt	199	275	146	62	291	352	28	0	664	689	-3.6
Kanata	232	247	14	12	331	332	58	0	635	591	7.4
Cumberland	364	432	28	40	282	417	32	52	706	941	-25.0
Goulbourn	221	282	14	0	9	22	18	0	262	304	-13.8
West Carleton	125	98	0	0	0	0	0	0	125	98	27.6
Rideau	42	43	0	0	0	0	0	0	42	43	-2.3
Osgoode	148	155	0	0	0	0	0	0	148	155	-4.5
Clarence-Rockland City	98	94	16	2	0	6	57	3	171	105	62.9
Russell Township	105	88	4	4	0	8	0	0	109	100	9.0
Ottawa-Gatineau CMA (Ontario Portion)	2,077	2,385	348	256	1,564	1,863	842	1,148	4,831	5,652	-14.5

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005
Ottawa City	160	136	0	7	45	161	2	0
Ottawa, Vanier, Rockcliffe	6	31	0	7	13	161	0	0
Nepean inside greenbelt	6	12	0	0	0	0	2	0
Nepean outside greenbelt	35	23	0	0	16	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	33	0	0	0	0	0	0	0
Kanata	45	28	0	0	0	0	0	0
Cumberland	35	42	0	0	16	0	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	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	160	136	0	7	45	161	2	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ottawa City	1,471	1,761	68	88	663	909	64	236
Ottawa, Vanier, Rockcliffe	134	265	3	13	336	857	44	235
Nepean inside greenbelt	59	45	59	0	141	0	2	0
Nepean outside greenbelt	396	368	0	0	100	0	0	1
Gloucester inside greenbelt	0	26	0	9	26	0	0	0
Gloucester outside greenbelt	285	286	6	66	28	0	0	0
Kanata	306	332	0	0	0	0	0	0
Cumberland	282	417	0	0	32	52	0	0
Goulbourn	9	22	0	0	0	0	18	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	6	0	0	30	0	27	3
Russell Township	0	8	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,471	1,775	68	88	693	909	91	239

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
November 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005	Nov. 2006	Nov. 2005
Ottawa City	345	358	46	190	2	19	393	567
Ottawa, Vanier, Rockcliffe	26	52	10	168	0	19	36	239
Nepean inside greenbelt	10	1	0	12	2	0	12	13
Nepean outside greenbelt	78	87	16	4	0	0	94	91
Gloucester inside greenbelt	10	10	0	0	0	0	10	10
Gloucester outside greenbelt	55	20	0	0	0	0	55	20
Kanata	71	46	4	6	0	0	75	52
Cumberland	52	82	16	0	0	0	68	82
Goulbourn	23	23	0	0	0	0	23	23
West Carleton	7	8	0	0	0	0	7	8
Rideau	1	15	0	0	0	0	1	15
Osgoode	12	14	0	0	0	0	12	14
Clarence-Rockland City	5	15	0	0	0	0	5	15
Russell Township	8	5	0	0	0	0	8	5
Ottawa-Gatineau CMA (Ontario Portion)	358	378	46	190	2	19	406	587

**Table 3.5: Completions by Submarket and by Intended Market
January - November 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ottawa City	3,458	3,737	874	1,365	136	345	4,551	5,447
Ottawa, Vanier, Rockcliffe	293	324	345	925	51	265	689	1,514
Nepean inside greenbelt	44	9	181	45	61	0	286	54
Nepean outside greenbelt	740	855	170	83	0	1	910	939
Gloucester inside greenbelt	58	82	26	26	0	11	84	119
Gloucester outside greenbelt	630	621	28	0	6	68	664	689
Kanata	472	461	80	130	0	0	635	591
Cumberland	662	785	44	156	0	0	706	941
Goulbourn	244	304	0	0	18	0	262	304
West Carleton	125	98	0	0	0	0	125	98
Rideau	42	43	0	0	0	0	42	43
Osgoode	148	155	0	0	0	0	148	155
Clarence-Rockland City	114	99	30	0	27	6	171	105
Russell Township	109	100	0	0	0	0	109	100
Ottawa-Gatineau CMA (Ontario Portion)	3,681	3,936	904	1,365	163	351	4,831	5,652

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
November 2006	4	2.5	18	11.3	82	51.6	34	21.4	21	13.2	159	352,900	415,543
November 2005	9	3.8	44	18.4	122	51.0	41	17.2	23	9.6	239	351,400	382,718
Year-to-date 2006	44	2.3	330	17.5	897	47.5	397	21.0	219	11.6	1,887	362,319	395,967
Year-to-date 2005	94	4.3	425	19.3	1,234	56.1	304	13.8	143	6.5	2,200	340,900	362,319
Ottawa, Vanier, Rockcliffe													
November 2006	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	597,000	617,890
November 2005	1	5.9	1	5.9	8	47.1	1	5.9	6	35.3	17	387,900	576,044
Year-to-date 2006	0	0.0	3	2.5	37	30.6	20	16.5	61	50.4	121	500,000	525,375
Year-to-date 2005	2	2.2	4	4.4	51	56.7	15	16.7	18	20.0	90	378,900	468,015
Nepean inside greenbelt													
November 2006	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
November 2005	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2006	0	0.0	0	0.0	4	21.1	14	73.7	1	5.3	19	430,000	427,047
Year-to-date 2005	0	0.0	1	11.1	4	44.4	4	44.4	0	0.0	9	--	--
Nepean outside greenbelt													
November 2006	0	0.0	2	5.4	26	70.3	9	24.3	0	0.0	37	344,900	361,197
November 2005	0	0.0	8	11.3	34	47.9	24	33.8	5	7.0	71	364,900	383,632
Year-to-date 2006	0	0.0	57	14.9	200	52.2	99	25.8	27	7.0	383	356,900	385,366
Year-to-date 2005	1	0.2	102	19.4	297	56.6	97	18.5	28	5.3	525	346,900	361,631
Gloucester inside greenbelt													
November 2006	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
November 2005	0	0.0	3	42.9	2	28.6	1	14.3	1	14.3	7	--	--
Year-to-date 2006	0	0.0	2	6.3	13	40.6	15	46.9	2	6.3	32	406,200	421,222
Year-to-date 2005	0	0.0	5	12.5	25	62.5	4	10.0	6	15.0	40	338,800	445,238
Gloucester outside greenbelt													
November 2006	0	0.0	1	8.3	3	25.0	8	66.7	0	0.0	12	411,200	390,467
November 2005	0	0.0	0	0.0	17	77.3	4	18.2	1	4.5	22	342,400	369,405
Year-to-date 2006	3	1.5	16	7.8	146	71.6	32	15.7	7	3.4	204	369,500	370,442
Year-to-date 2005	4	1.4	27	9.7	220	79.4	24	8.7	2	0.7	277	341,400	349,197
Kanata													
November 2006	0	0.0	8	25.8	16	51.6	3	9.7	4	12.9	31	339,900	419,023
November 2005	1	4.2	3	12.5	16	66.7	2	8.3	2	8.3	24	351,900	368,263
Year-to-date 2006	0	0.0	59	25.3	100	42.9	47	20.2	27	11.6	233	345,000	385,642
Year-to-date 2005	4	1.6	34	13.2	146	56.6	48	18.6	26	10.1	258	355,900	384,734
Cumberland													
November 2006	2	11.8	3	17.6	11	64.7	1	5.9	0	0.0	17	314,500	321,053
November 2005	5	12.8	17	43.6	15	38.5	2	5.1	0	0.0	39	290,900	294,492
Year-to-date 2006	30	8.1	135	36.6	166	45.0	33	8.9	5	1.4	369	309,500	322,289
Year-to-date 2005	53	12.5	170	40.0	181	42.6	15	3.5	6	1.4	425	298,900	308,657
Goulbourn													
November 2006	0	0.0	2	10.0	13	65.0	3	15.0	2	10.0	20	357,400	379,330
November 2005	0	0.0	7	30.4	14	60.9	2	8.7	0	0.0	23	319,900	340,952
Year-to-date 2006	1	0.5	23	10.7	117	54.4	62	28.8	12	5.6	215	368,900	381,427
Year-to-date 2005	5	1.8	45	16.0	185	65.6	39	13.8	8	2.8	282	348,900	355,330

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
November 2006	0	0.0	1	11.1	4	44.4	1	11.1	3	33.3	9	--	--
November 2005	0	0.0	0	0.0	4	50.0	3	37.5	1	12.5	8	--	--
Year-to-date 2006	4	3.2	8	6.3	39	31.0	47	37.3	28	22.2	126	435,750	475,017
Year-to-date 2005	7	7.1	7	7.1	34	34.3	35	35.4	16	16.2	99	410,000	415,873
Rideau													
November 2006	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
November 2005	2	13.3	3	20.0	6	40.0	0	0.0	4	26.7	15	325,000	366,853
Year-to-date 2006	1	2.6	10	25.6	21	53.8	2	5.1	5	12.8	39	325,000	369,908
Year-to-date 2005	6	13.6	7	15.9	21	47.7	3	6.8	7	15.9	44	325,000	355,959
Osgoode													
November 2006	2	14.3	0	0.0	7	50.0	2	14.3	3	21.4	14	390,750	600,264
November 2005	0	0.0	1	8.3	6	50.0	2	16.7	3	25.0	12	397,900	473,650
Year-to-date 2006	5	3.4	17	11.6	54	37.0	26	17.8	44	30.1	146	398,000	505,461
Year-to-date 2005	12	7.9	23	15.2	70	46.4	20	13.2	26	17.2	151	350,000	395,283
Clarence-Rockland City													
November 2006	1	20.0	2	40.0	1	20.0	1	20.0	0	0.0	5	--	--
November 2005	10	66.7	4	26.7	1	6.7	0	0.0	0	0.0	15	229,000	237,600
Year-to-date 2006	40	39.2	45	44.1	12	11.8	3	2.9	2	2.0	102	259,250	271,973
Year-to-date 2005	60	65.9	24	26.4	6	6.6	1	1.1	0	0.0	91	235,950	241,740
Russell Township													
November 2006	1	14.3	4	57.1	1	14.3	1	14.3	0	0.0	7	--	--
November 2005	1	16.7	5	83.3	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2006	17	16.7	59	57.8	21	20.6	4	3.9	1	1.0	102	288,450	290,635
Year-to-date 2005	23	26.4	56	64.4	7	8.0	1	1.1	0	0.0	87	279,000	273,439
Ottawa-Gatineau CMA (Ontario portion)													
November 2006	6	3.5	24	14.0	84	49.1	36	21.1	21	12.3	171	349,900	407,250
November 2005	20	7.7	53	20.4	123	47.3	41	15.8	23	8.8	260	338,900	371,603
Year-to-date 2006	101	4.8	434	20.8	930	44.5	404	19.3	222	10.6	2,091	351,500	384,781
Year-to-date 2005	177	7.4	505	21.2	1,247	52.4	306	12.9	143	6.0	2,378	336,650	354,497

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
November 2006**

Submarket	Nov. 2006	Nov. 2005	% Change	YTD 2006	YTD 2005	% Change
Ottawa City	415,543	382,718	8.6	395,967	362,319	9.3
Ottawa, Vanier, Rockcliffe	617,890	576,044	7.3	525,375	468,015	12.3
Nepean inside greenbelt	--	--	n/a	427,047	--	n/a
Nepean outside greenbelt	361,197	383,632	-5.8	385,366	361,631	6.6
Gloucester inside greenbelt	--	--	n/a	421,222	445,238	-5.4
Gloucester outside greenbelt	390,467	369,405	5.7	370,442	349,197	6.1
Kanata	419,023	368,263	13.8	385,642	384,734	0.2
Cumberland	321,053	294,492	9.0	322,289	308,657	4.4
Goulbourn	379,330	340,952	11.3	381,427	355,330	7.3
West Carleton	--	--	n/a	475,017	415,873	14.2
Rideau	--	366,853	n/a	369,908	355,959	3.9
Osgoode	600,264	473,650	26.7	505,461	395,283	27.9
Clarence-Rockland City	--	237,600	n/a	271,973	241,740	12.5
Russell Township	--	--	n/a	290,635	273,439	6.3
Ottawa-Gatineau CMA (Ontario Portion)	407,250	371,603	9.6	384,781	354,497	8.5

Source: CMHC (Market Absorption Survey)

**Table 5: MLS[®] Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
November 2006**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2005	January	646	-0.9	1,110	1,689	1,937	57.3	242,934	5.7	246,686
	February	933	-3.5	1,070	1,855	1,925	55.6	240,533	4.9	242,630
	March	1,120	-20.4	975	2,367	1,946	50.1	248,865	4.9	245,052
	April	1,440	-4.7	1,125	2,758	2,174	51.7	247,681	2.8	245,252
	May	1,564	-4.6	1,072	2,691	1,958	54.7	248,436	2.1	244,400
	June	1,494	2.0	1,179	2,448	2,003	58.9	254,725	4.6	247,067
	July	1,215	-0.2	1,129	2,052	2,022	55.8	250,996	5.2	248,772
	August	1,264	18.4	1,168	2,082	2,007	58.2	243,419	4.3	251,185
	September	1,111	12.4	1,178	2,141	2,068	57.0	248,128	3.9	248,845
	October	946	-3.4	1,077	1,741	1,919	56.1	249,895	5.3	252,556
	November	931	2.6	1,122	1,491	2,068	54.3	251,756	5.3	255,408
	December	636	-3.0	1,095	828	2,116	51.7	248,748	5.6	251,726
2006	January	659	2.0	1,082	1,844	2,054	52.7	245,787	1.2	250,454
	February	1,002	7.4	1,153	2,026	2,105	54.8	250,689	4.2	253,929
	March	1,337	19.4	1,159	2,511	2,085	55.6	255,550	2.7	256,068
	April	1,469	2.0	1,161	2,528	2,087	55.6	263,122	6.2	257,941
	May	1,683	7.6	1,144	2,907	2,051	55.8	260,219	4.7	256,921
	June	1,624	8.7	1,219	2,324	1,927	63.3	260,458	2.3	253,572
	July	1,254	3.2	1,155	1,944	1,894	61.0	254,596	1.4	254,233
	August	1,261	-0.2	1,183	1,970	1,951	60.6	262,607	7.9	261,542
	September	1,101	-0.9	1,183	1,979	1,958	60.4	255,631	3.0	257,704
	October	1,028	8.7	1,133	1,682	1,857	61.0	259,397	3.8	262,307
	November	891	-4.3	1,124	1,321	1,841	61.1	260,107	3.3	262,532
	December									
	Q3 2005	3,590	9.7		6,275			247,441	4.4	
	Q3 2006	3,616	0.7		5,893			257,705	4.1	
	YTD 2005	12,664	-1.1		23,315			248,338	4.2	
	YTD 2006	13,309	5.1		23,036			257,913	3.9	

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

Source: CREA (MLS[®])

**Table 6: Economic Indicators
November 2006**

		Interest Rates			NHPI Total % chg Ottawa- Gatineau CMA (Ontario Portion) 1997=100	CPI	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			Average Weekly Earnings (\$)
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2005	January	643	4.80	6.05	1.52	1.28	469	6.3	71.8	828
	February	643	4.80	6.05	1.52	1.29	469	6.4	71.8	829
	March	655	5.05	6.25	1.52	1.30	467	6.6	71.6	832
	April	643	4.90	6.05	1.52	1.30	467	6.8	71.7	831
	May	637	4.85	5.95	1.53	1.30	465	7.2	71.6	829
	June	622	4.75	5.70	1.54	1.30	462	7.1	70.9	835
	July	628	4.90	5.80	1.55	1.30	458	7.2	70.3	836
	August	628	5.00	5.80	1.55	1.31	456	7.4	70.1	840
	September	628	5.00	5.80	1.56	1.32	457	7.2	70.1	844
	October	640	5.25	6.00	1.57	1.31	461	6.6	70.2	845
	November	649	5.60	6.15	1.56	1.31	465	5.9	70.2	847
	December	658	5.80	6.30	1.56	1.31	471	5.3	70.6	852
2006	January	658	5.80	6.30	1.57	1.32	477	5.2	71.3	859
	February	667	5.85	6.45	1.57	1.31	483	5.0	72.1	868
	March	667	6.05	6.45	1.57	1.32	488	5.0	72.7	873
	April	685	6.25	6.75	1.57	1.33	491	4.8	73.1	871
	May	685	6.25	6.75	1.58	1.33	493	4.7	73.2	867
	June	697	6.60	6.95	1.58	1.33	493	4.6	73.1	867
	July	697	6.60	6.95	1.60	1.33	493	4.8	73.1	872
	August	691	6.40	6.85	1.60	1.33	492	4.9	73.0	873
	September	682	6.40	6.70	1.61	1.32	487	5.1	72.5	873
	October	688	6.40	6.80	1.61	1.32	478	5.2	71.1	873
	November	673	6.40	6.55		1.32	470	5.6	70.2	872
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHP" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), 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 2001 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 modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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