

H

OUSING NOW

Ottawa

YOUR LINK TO THE HOUSING MARKET

New Homes

Canada Mortgage and Housing Corporation

www.cmhc.ca

Construction Declines in June

June housing starts dropped by 33 per cent in the Ottawa metropolitan area. According to the latest data, there were 423 housing starts in June, compared to 632 one year earlier. Despite this decrease, the year-to-date total remained high, as the 2,388 starts enumerated since the beginning of the year represent a gain of six per cent over the corresponding period in 2005.

This month's decrease was evident among all home types. In the single-detached home segment, the decrease in relation to June 2005 was 26 per cent. During the past month, 236 detached houses were started, in comparison with 321 in June 2005. New single-detached home prices, which have risen considerably

in recent years, are moving out of reach of some homebuyers. Also, with greater availability of detached homes on the resale market, consumers have competing choices. In the first six months of the year, construction got under way on 1,020 single-detached houses, slightly more than the 1,008 started during the same period in 2005.

The volatile multiple-family housing segment was responsible for most of June's decrease. Multiple family home starts plummeted by 40 per cent to 187 units. Despite June's decline, multiple family homes have attracted new home buyers this year. Since the beginning of the year, 1,368 multiple family homes have been started, or 10 per cent more than

Date Released: July 2006

IN THIS ISSUE

New Homes

- 1 Construction Declines in June

Resale Market

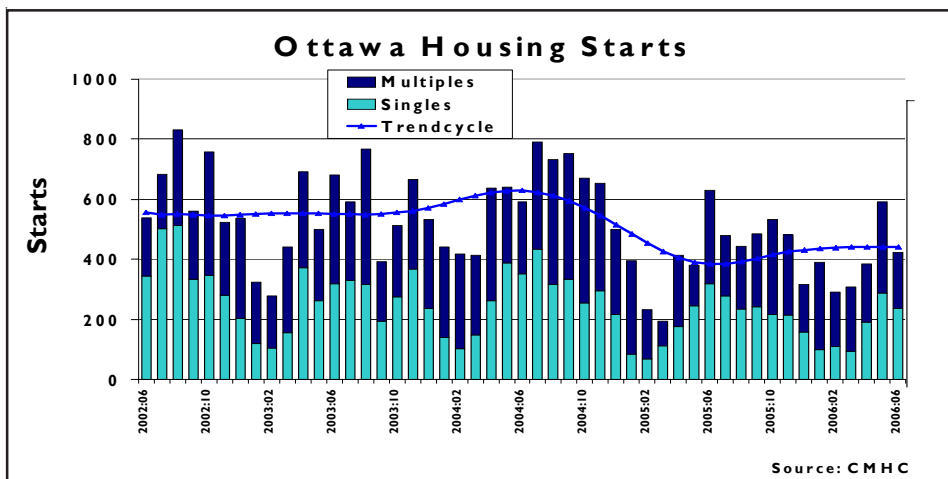
- 2 Strong Homes Sales

Statistical Tables

- 3 New Housing Data
- 6 Resale Data
- 7 Economic Indicators
- 8 Definitions

during the first six months of 2005. Semi-detached and row homes also remained popular.

The picture is differs by submarket. For the January to June 2006 period, home starts jumped in: Gloucester (+82 per cent), Kanata (+36 per cent), Goulbourn (+26 per cent), Osgoode (+21 per cent) and Nepean (+19 per cent). Rideau Township (-41 per cent), the former municipality of Ottawa (-31 per cent), the outlying area (-25 per cent) and Cumberland (-9 per cent) registered declines in relation to the first six months of 2005.



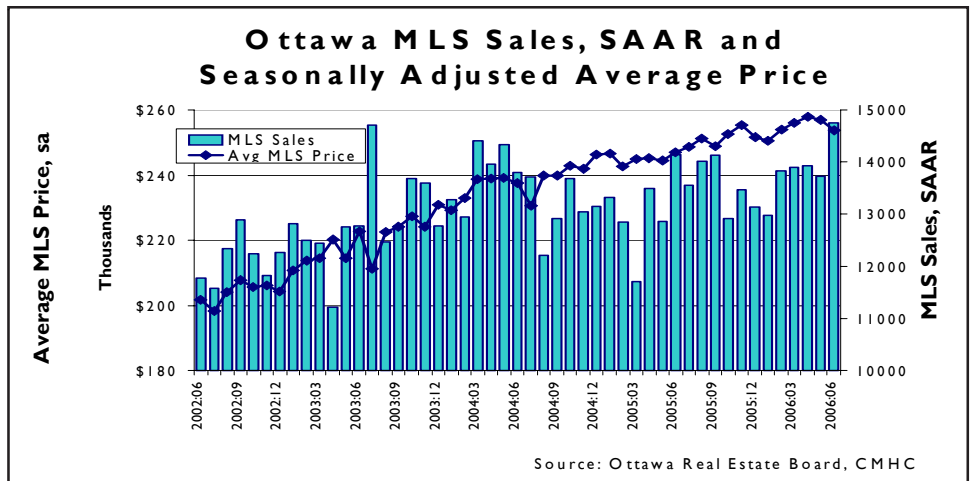
Pascal-Yvan Pelletier, Senior Market Analyst
CMHC Ottawa Office - Market Analysis
Direct Line: (613) 748-5120 * Fax: (613) 748-5130
ppelleti@cmhc.ca * www.cmhc.ca

Resale Market

Strong Homes Sales

Ottawa's resale home market maintained its momentum. Home sales through the Multiple Listing Service (MLS®) registered a year-over-year gain of nearly 10 per cent in June and a year-to-date increase of 7.8 per cent over the corresponding period in 2005. According to data from the Canadian Real Estate Association (CREA), 7,677 homes were sold during the first six months of 2006, compared to 7,124 last year. The resale market is still very strong in Ottawa and many households are still looking to buy a new home.

Resale home market classification indicators, such as the sales-to-new-listings ratio suggest that the Ottawa market has moved to a balanced state. Over the past seven years, the resale market was largely on the side of sellers. It was during this period that we observed major price increases. While high housing demand with strong sales activity continues to support above inflation home price growth, the supply of home listings coming onto the market has grown. During the first six months of the year, consumers had to pay an average of \$255,829



to buy a property in the area. This represents an increase of 3.9 per cent over the amount observed in 2005. Future home price increases will be more modest as a result of the new balance between sellers' and buyers' negotiating power.

The appeal of semi-detached and row homes continues to be felt in Ottawa. In fact, these are the two housing types that have posted the strongest price increases since the beginning of the year. Such dwellings provide consumers with a good compromise between apartments and single-detached homes, being more spacious than the former but less expensive than the latter.

Not all sub-markets have performed the same. Home sales through the Multiple Listings

Services, with a 20 per cent increase, were particularly strong in the Downtown area. The East End and Barrhaven did well with sales increases of more than 10 per cent. Sales were stable, but strong, in Kanata-Stittsville, the Southeast and Nepean.

The strongest home price gains were recorded in the Downtown and the West Side areas, where increases averaged near six per cent. Home prices averaged \$360,500 in the Downtown area year-to-date in 2006.

Sales and Prices of Existing Homes												
UNIT TYPE	SALES						PRICES (\$)					
	JUNE			JANUARY-JUNE			JUNE			JANUARY-JUNE		
	2006	2005	% Chg.	2006	2005	% Chg.	2006	2005	% Chg.	2006	2005	% Chg.
SINGLE DETACHED	978	911	7.4	4,526	4,256	6.3	286,270	276,632	3.5	286,040	275,066	4.0
Bungalow	271	283	-4.2	1,243	1,207	3.0	251,436	247,955	1.4	248,151	241,047	2.9
Two-Storey	463	433	6.9	2,286	2,144	6.6	316,587	308,651	2.6	318,329	302,907	5.1
Other	244	195	25.1	997	905	10.2	267,429	247,152	8.2	259,243	254,479	1.9
ROW	211	206	2.4	1,136	1,078	5.4	234,557	226,828	3.4	231,681	219,427	5.6
SEMI	115	86	33.7	506	420	20.5	241,349	238,136	1.3	247,252	236,124	4.7
CONDOMINIUM	305	263	16.0	1,509	1,370	10.1	194,676	188,401	3.3	186,273	180,726	3.1
Apartment	143	117	22.2	710	617	15.1	216,533	202,866	6.7	203,042	197,796	2.7
Row	159	144	10.4	780	742	5.1	174,014	173,154	0.5	170,643	165,760	2.9
Other	3	2	50.0	19	11	72.7	247,967	440,000	-43.6	201,321	232,682	-13.5
TOTAL*	1,609	1,466	9.8	7,677	7,124	7.8	258,915	251,547	2.9	255,829	246,208	3.9

*Note: totals may not add up to those in Table 6A due to some sales not classified by unit type

Source: Ottawa Real Estate Board

Table I: Housing Activity Summary for Ottawa

	OWNERSHIP					RENTAL		GRAND **TOTAL
	FREEHOLD			CONDOMINIUM		ROW	APT	
	*SINGLE	*SEMI	ROW	ROW	APT			
STARTS								
June 2006	236	32	96	0	59	0	0	423
June 2005	320	18	139	38	105	3	8	631
% Change	-26.3	77.8	-30.9	-100.0	-43.8	-100.0	-100.0	-33.0
Year-to-date 2006	1,020	182	742	152	272	12	8	2,388
Year-to-date 2005	1,007	100	459	181	461	3	35	2,246
% Change	1.3	82.0	61.7	-16.0	-41.0	**	-77.1	6.3
Q2 2006	716	104	409	24	144	3	0	1,400
Q2 2005	741	62	284	50	250	3	35	1,425
% Change	-3.4	67.7	44.0	-52.0	-42.4	0.0	-100.0	-1.8
UNDER CONSTRUCTION								
June 2006	1,193	242	873	185	958	81	96	3,628
June 2005	1,274	146	674	322	1,238	41	312	4,007
COMPLETIONS								
June 2006	170	28	151	10	0	19	0	378
June 2005	202	24	199	51	153	12	10	651
% Change	-15.8	16.7	-24.1	-80.4	-100.0	58.3	-100.0	-41.9
Year-to-date 2006	1,045	138	602	180	334	22	53	2,374
Year-to-date 2005	1,245	134	730	232	523	47	31	2,942
% Change	-16.1	3.0	-17.5	-22.4	-36.1	-53.2	71.0	-19.3
Q2 2006	534	88	396	103	301	19	45	1,486
Q2 2005	597	76	469	141	243	23	12	1,561
% Change	-10.6	15.8	-15.6	-27.0	23.9	-17.4	**	-4.8
COMPLETE & NOT ABSORBED								
June 2006	51	23	82	24	57	1	86	324
June 2005	73	31	78	28	81	17	181	489
ABSORPTIONS								
June 2006	175	31	159	13	40	1	6	425
June 2005	215	25	191	51	138	7	4	631
% Change	-18.6	24.0	-16.8	-74.5	-71.0	-85.7	50.0	-32.6
Year-to-date 2006	1,058	142	630	172	387	6	100	2,495
Year-to-date 2005	1,262	128	725	231	519	44	43	2,952
% Change	-16.2	10.9	-13.1	-25.5	-25.4	-86.4	132.6	-15.5
Q2 2006	538	94	412	97	341	1	79	1,562
Q2 2005	605	70	450	127	258	23	10	1,543
% Change	-11.1	34.3	-8.4	-23.6	32.2	-95.7	**	1.2

*Includes all market types

** Year-over-year change greater than 200 per cent.

Source: CMHC

Save on Home Energy Costs

Effective November 18, 2004
CMHC will offer a 10% refund on its mortgage loan insurance premium when a borrower buys or builds an energy-efficient home or makes energy-saving renovations to an existing home. Multi-residential buildings are also eligible.

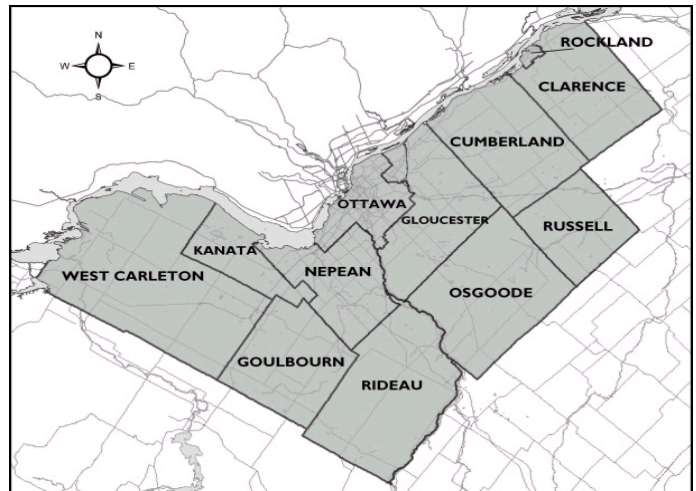


Table 2A: Starts by Area and by Intended Market - Current Month

Sub Market Area	SINGLES			MULTIPLES			TOTAL		
	Jun 05	Jun 06	% change	Jun 05	Jun 06	% change	Jun 05	Jun 06	% change
Ottawa	320	236	-26.3	311	187	-39.9	631	423	-33.0
Ottawa City	286	212	-25.9	307	177	-42.3	593	389	-34.4
Ottawa, Vanier, Rockcliffe	8	17	112.5	118	57	-51.7	126	74	-41.3
Nepean inside greenbelt	3	1	-66.7	20	0	-100.0	23	1	-95.7
Nepean outside greenbelt	64	49	-23.4	48	56	16.7	112	105	-6.3
Gloucester inside greenbelt	4	0	-100.0	8	0	-100.0	12	0	-100.0
Gloucester outside greenbelt	19	25	31.6	33	41	24.2	52	66	26.9
Kanata	39	23	-41.0	14	18	28.6	53	41	-22.6
Cumberland	79	45	-43.0	66	5	-92.4	145	50	-65.5
Goulbourn	30	24	-20.0	0	0	NA	30	24	-20.0
West Carleton	16	9	-43.8	0	0	NA	16	9	-43.8
Rideau	7	4	-42.9	0	0	NA	7	4	-42.9
Osgoode	17	15	-11.8	0	0	NA	17	15	-11.8
Clarence-Rockland City	22	16	-27.3	0	10	NA	22	26	18.2
Russell Twp.	12	8	-33.3	4	0	-100.0	16	8	-50.0

Table 2B: Starts by Area and by Intended Market- Year-to-Date

Sub Market Area	SINGLES			MULTIPLES			TOTAL		
	YTD 2005	YTD 2006	% change	YTD 2005	YTD 2006	% change	YTD 2005	YTD 2006	% change
Ottawa	1,007	1,020	1.3	1,239	1,368	10.4	2,246	2,388	6.3
Ottawa City	899	922	2.6	1,198	1,352	12.9	2,097	2,274	8.4
Ottawa, Vanier, Rockcliffe	35	54	54.3	514	327	-36.4	549	381	-30.6
Nepean inside greenbelt	7	10	42.9	44	12	-72.7	51	22	-56.9
Nepean outside greenbelt	215	215	0.0	206	326	58.3	421	541	28.5
Gloucester inside greenbelt	11	3	-72.7	12	0	-100.0	23	3	-87.0
Gloucester outside greenbelt	102	110	7.8	109	313	187.2	211	423	100.5
Kanata	95	106	11.6	105	166	58.1	200	272	36.0
Cumberland	175	182	4.0	208	166	-20.2	383	348	-9.1
Goulbourn	135	128	-5.2	0	42	NA	135	170	25.9
West Carleton	50	35	-30.0	0	0	NA	50	35	-30.0
Rideau	17	10	-41.2	0	0	NA	17	10	-41.2
Osgoode	57	69	21.1	0	0	NA	57	69	21.1
Clarence-Rockland City	59	43	-27.1	33	16	-51.5	92	59	-35.9
Russell Twp.	49	55	12.2	8	0	-100.0	57	55	-3.5

Table 3: Average Price (\$) of Completed and Absorbed Single-Detached Dwellings

Sub Market Area	Jun 05	Jun 06	% change	YTD 2005	YTD 2006	% change
Ottawa	371,097	379,893	2.4	351,472	379,853	8.1
Ottawa City	514,657	558,878	8.6	429,406	511,158	19.0
Cumberland	323,973	335,078	3.4	314,999	319,924	1.6
Gloucester	411,654	367,226	-10.8	352,003	373,902	6.2
Nepean	367,393	404,742	10.2	353,758	383,623	8.4
Kanata	394,294	369,752	-6.2	384,288	377,311	-1.8
Rest of CMA	359,792	369,364	2.7	349,076	388,126	11.2

** Year-over-year change greater than 200 per cent.

Note: NA may appear where CMHC data suppression rules apply

Source: CMHC

Table 4: New Home Sales, City of Ottawa

	Singles			Lowrise Multiples			Total		
	2005	2006	% Chg	2005	2006	% Chg	2005	2006	% Chg
January	132	94	-28.8	138	125	-9.4	270	219	-18.9
February	179	149	-16.8	179	208	16.2	358	357	-0.3
March	199	167	-16.1	248	239	-3.6	447	406	-9.2
April	150	143	-4.7	201	231	14.9	351	374	6.6
May	174	155	-10.9	206	213	3.4	380	368	-3.2
June	114			178			292		
July	116			152			268		
August	147			183			330		
September	121			133			254		
October	130			147			277		
November	122			146			268		
December	83			110			193		
Year-to-date	510	708	38.8	565	1,016	79.8	1,075	1,724	60.4
YEARLY TOTAL	1,667			2,021			3,688		

Source: Corporate Research Group Ltd.

Table 5: Completed and Absorbed Single-Detached Units by Price Range

AREA	PRICE RANGES										TOTAL
	<\$250,000		\$250-\$299,999		\$300-\$399,999		\$400-\$499,999		\$500,000 +		
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	
Ottawa total											
June 2006	8	4.6	33	18.9	82	46.9	35	20.0	17	9.7	175
June 2005	12	5.6	42	19.5	111	51.6	33	15.3	17	7.9	215
YTD 2006	55	5.2	247	23.3	466	44.0	181	17.1	109	10.3	1,058
YTD 2005	88	7.0	261	20.7	691	54.8	152	12.0	70	5.5	1,262
Ottawa City											
June 2006	0	0.0	0	0.0	3	33.3	2	22.2	4	44.4	9
June 2005	0	0.0	0	0.0	5	71.4	0	0.0	2	28.6	7
YTD 2006	0	0.0	3	4.6	26	40.0	12	18.5	24	36.9	65
YTD 2005	1	2.9	3	8.8	18	52.9	6	17.6	6	17.6	34
Cumberland											
June 2006	2	6.3	10	31.3	15	46.9	5	15.6	0	0.0	32
June 2005	2	5.0	16	40.0	19	47.5	1	2.5	2	5.0	40
YTD 2006	16	8.6	77	41.2	76	40.6	15	8.0	3	1.6	187
YTD 2005	21	9.9	80	37.6	101	47.4	7	3.3	4	1.9	213
Gloucester											
June 2006	1	4.3	4	17.4	11	47.8	7	30.4	0	0.0	23
June 2005	1	3.8	3	11.5	19	73.1	2	7.7	1	3.8	26
YTD 2006	2	1.7	11	9.5	77	66.4	22	19.0	4	3.4	116
YTD 2005	4	2.3	18	10.5	136	79.5	10	5.8	3	1.8	171
Nepean											
June 2006	0	0.0	4	11.1	18	50.0	8	22.2	6	16.7	36
June 2005	0	0.0	9	20.9	22	51.2	8	18.6	4	9.3	43
YTD 2006	0	0.0	41	20.1	102	50.0	40	19.6	21	10.3	204
YTD 2005	0	0.0	59	21.1	164	58.6	46	16.4	11	3.9	280
Kanata											
June 2006	0	0.0	2	8.0	15	60.0	7	28.0	1	4.0	25
June 2005	1	3.1	1	3.1	16	50.0	12	37.5	2	6.3	32
YTD 2006	0	0.0	36	27.3	56	42.4	25	18.9	15	11.4	132
YTD 2005	3	1.8	20	12.3	91	55.8	34	20.9	15	9.2	163
Rest of CMA											
June 2006	5	10.0	13	26.0	20	40.0	6	12.0	6	12.0	50
June 2005	8	11.9	13	19.4	30	44.8	10	14.9	6	9.0	67
YTD 2006	37	10.5	79	22.3	129	36.4	67	18.9	42	11.9	354
YTD 2005	59	14.7	81	20.2	181	45.1	49	12.2	31	7.7	401

Source: CMHC

Table 6A: Resale Housing Activity for Ottawa Real Estate Board

		Number of Sales	Yr/Yr %	Sales SAAR	Number of New Listings	New Listings SAAR	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2005	January	646	-0.9	13,300	1,689	23,200	57.3	242,934	5.7	246,686
	February	933	-3.5	12,800	1,855	23,100	55.6	240,533	4.9	242,630
	March	1,120	-20.4	11,700	2,367	23,400	50.1	248,865	4.9	245,052
	April	1,440	-4.7	13,500	2,758	26,100	51.7	247,681	2.8	245,252
	May	1,564	-4.6	12,900	2,691	23,500	54.7	248,436	2.1	244,400
	June	1,494	2.0	14,100	2,448	24,000	58.9	254,725	4.6	247,067
	July	1,215	-0.2	13,500	2,052	24,300	55.8	250,996	5.2	248,772
	August	1,264	18.4	14,000	2,082	24,100	58.2	243,419	4.3	251,185
	September	1,111	12.4	14,100	2,141	24,800	57.0	248,128	3.9	248,845
	October	946	-3.4	12,900	1,741	23,000	56.1	249,895	5.3	252,556
	November	931	2.6	13,500	1,491	24,800	54.3	251,756	5.3	255,408
	December	636	-3.0	13,100	828	25,400	51.7	248,748	5.6	251,726
2006	January	659	2.0	13,000	1,844	24,600	52.7	245,787	1.2	250,454
	February	1,002	7.4	13,800	2,026	25,300	54.8	250,689	4.2	253,929
	March	1,337	19.4	13,900	2,511	25,000	55.6	255,550	2.7	256,068
	April	1,469	2.0	13,900	2,528	25,000	55.6	263,122	6.2	257,941
	May	1,683	7.6	13,700	2,907	24,600	55.8	260,219	4.7	256,921
	June	1,624	8.7	14,700	2,324	23,300	63.3	260,458	2.3	253,684
	July									
	August									
	September									
	October									
	November									
	December									
Q2 2005	4,498	-2.5	13,504	7,897	24,540	55.0	245,615	2.9	250,283	
Q2 2006	4,776	6.2	14,136	7,759	24,316	58.1	261,193	6.3	256,130	
YTD 2005	7,197	-5.8		13,808			248,139	4.7		
YTD 2006	7,774	8.0		14,140			257,563	3.8		

	Annual Sales	Yr/Yr %		Annual New Listings	Yr/Yr %		Annual Average Price (\$)	Yr/Yr %	
1997	9,431	9.1		20,312	-1.4		143,866	2.4	
1998	9,552	1.3		18,825	-7.3		143,914	0.0	
1999	11,334	18.7		17,512	-7.0		149,626	4.0	
2000	12,692	12.0		16,213	-7.4		159,511	6.6	
2001	12,240	-3.6		17,338	6.9		175,972	10.3	
2002	12,894	5.3		17,982	3.7		200,711	14.1	
2003	12,877	-0.1		19,706	9.6		219,713	9.5	
2004	13,457	4.5		22,348	13.4		238,152	8.4	
2005	13,300	-1.2		24,143	8.0		248,358	4.3	

Source: Canadian Real Estate Association

Table 6B: Average Price (\$) of Resale Dwellings

Area	Jun 05	Jun 06	% Change	YTD 2005	YTD 2006	% Change
Orléans	\$240,899	\$251,432	4.4	\$238,518	\$247,975	4.0
East End	\$214,311	\$246,179	14.9	\$214,366	\$221,835	3.5
SouthEast	\$267,454	\$265,701	-0.7	\$258,646	\$263,740	2.0
Downtown	\$349,893	\$339,118	-3.1	\$342,948	\$360,473	5.1
West End	\$278,274	\$277,310	-0.3	\$262,594	\$279,336	6.4
Nepean	\$249,382	\$265,769	6.6	\$245,556	\$250,548	2.0
Barrhaven	\$236,947	\$253,374	6.9	\$241,319	\$253,363	5.0
Kanata-Stittsville	\$274,414	\$272,376	-0.7	\$259,918	\$272,162	4.7

** Year-over-year change greater than 200 per cent.

Source: Ottawa Real Estate Board

Table 7: Economic Indicators

	Interest and Exchange Rates				Inflation Rate (%)	N-HPI*** % chg	Ottawa Labour Market		
	P & I* Per \$100,000	Mortgage Rate (%)		Exch. Rate (\$US/\$Cdn)	Ontario 1996=100	Ottawa-Gatineau CMA 1997=100	Employment SA** (,000)	Employment SA m/m (%)	Unemployment Rate (%) SA
		1 Yr. Term	5 Yr. Term						
2005 January	642.78	4.8	6.1	0.806	1.7	7.1	619.0	0.0	6.5
February	642.78	4.8	6.1	0.811	2.2	6.4	615.8	-0.5	6.6
March	654.74	5.1	6.3	0.827	2.5	5.8	613.9	-0.3	6.9
April	642.78	4.9	6.1	0.795	2.4	4.4	614.7	0.1	7.1
May	636.84	4.9	6.0	0.797	1.4	4.4	614.4	0.0	7.2
June	622.08	4.8	5.7	0.816	1.9	3.4	612.6	-0.3	6.9
July	627.97	4.9	5.8	0.817	1.9	4.4	610.3	-0.4	6.9
August	627.97	5.0	5.8	0.842	2.8	3.7	610.9	0.1	7.1
September	627.97	5.0	5.8	0.860	3.5	4.0	613.6	0.4	7.1
October	639.81	5.3	6.0	0.847	2.6	4.3	619.5	1.0	6.6
November	648.75	5.6	6.2	0.857	2.1	3.9	624.8	0.9	6.0
December	657.75	5.8	6.3	0.860	2.3	3.4	633.6	1.4	5.5
2006 January	657.75	5.8	6.3	0.878	3.0	3.1	641.3	1.2	5.4
February	666.80	5.9	6.5	0.880	1.9	3.0	648.6	1.1	5.1
March	666.80	6.1	6.5	0.856	2.1	2.8	650.5	0.3	5.2
April	685.05	6.3	6.8	0.894	2.4	3.3	651.0	0.1	5.1
May	685.05	6.3	6.8	0.908	2.8	3.3	650.1	-0.1	5.1
June	697.33	6.6	7.0	0.896	2.5		649.9	0.0	4.9
July	697.33	6.6	7.0						
August									
September									
October									
November									
December									

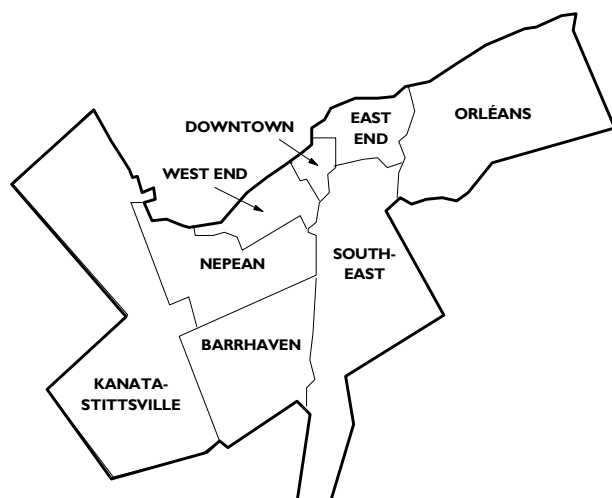
* Principal and Interest Payment assumes a five year mortgage rate and 25 year amortization period.

** Seasonally Adjusted

*** New Housing Price Index

Source: CMHC, Statistics Canada Labour Force Survey

Resale - Urban Sub-Markets



RESALE - URBAN SUB-MARKETS DEFINITIONS

(REFER TO TABLE 6B):

Sub- Market	MLS Zones
Orléans	11, 20, 23
East End	21, 22, 31, 34, 35
South East	26, 36, 37, 38, 46, 48, 80
Downtown	33, 40, 41, 44
West End	42, 43, 45, 50, 51, 52, 53, 54, 60, 61, 62, 63
Nepean	47, 70, 71, 72, 73, 74, 75, 76, 78
Barrhaven	77, 79
Kanata-Stittsville	82, 90

Source: Ottawa Real Estate Board

Definitions

- Starts:** refers to units where construction has advanced to a stage where full (100%) footings are in place. For multiple dwellings (semi-detached, row housing and apartments) the definition of a start applies to the structure or block of row units rather than to the project as a whole.
- Under Construction:** those units which have been started but which are not complete.
- Completions - Single-detached/semi-detached units:** this generally is the stage at which all proposed construction work is complete. A unit may be completed at the 90% stage where the remaining work is largely cosmetic. **Row housing/ Apartment:** completions means that 90% or more of the dwelling units within a block of row units or an apartment structure are completed and ready for occupancy
- Completed and Not Absorbed:** all completed units of new construction (excluding model homes not available for sale) which have never been sold or leased.
- Absorptions:** the number of completed units (excluding model homes) that have been sold or leased.
- Seasonally Adjusted (SA):** Actual monthly (or quarterly) figures adjusted to remove normal seasonal variation.
- Seasonally Adjust Annual Rates (SAAR):** Seasonally adjusted monthly figures multiplied by 12 (or quarterly figures multiplied by 4) to reflect annualized levels of activity.
- Definitions for **CMA, NHPI, CPI, and Inflation Rate** can be found in the Statistics Canada website - <http://www.statcan.ca>

2006 ONTARIO HOUSING OUTLOOK CONFERENCES OPPORTUNITIES IN A MATURING MARKET

Don't miss Canada Mortgage and Housing Corporation's (CMHC) annual Housing Outlook Conferences. These conferences will provide you with leading edge expertise on local housing market trends. CMHC's Market Analysts and Economists offer timely and reliable forecasts and analysis to help you make informed decisions.

Hamilton	November 7
Toronto	November 9
London	November 14
Kitchener	November 16
Ottawa	November 21

To register or for more information please call 1-800-668-2642 or visit www.cmhc.ca (keyword Housing Outlook Conferences)

CMHC – Home to Canadians

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at www.cmhc.ca

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 now available for **free** on CMHC's website. You can now 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

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

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

©2006 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.gc.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.

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.

New ! CMHC's electronic suite of national standardized products is now available for **free**.



CANADIAN WOOD-FRAME

This national best-selling guide to constructing a wood-frame house is the ideal learning tool and job-site manual. The new edition of Canadian Wood-Frame House Construction has been updated to reflect the residential requirements of the 2005 National Building Code of Canada. In addition, many changes have been made to bring the book in line with current building science research, construction methods and construction materials. **Order now at www.cmhc.ca or call 1 800 668-2642**