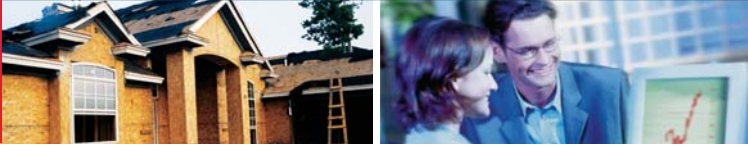


HOUSING NOW

Ottawa¹

Canada Mortgage and Housing Corporation

Date Released: November 2007

New Home Market

Single and Multiple Starts, Both Up

For the month of October, total housing starts in the Ottawa metropolitan area continued to expand. They reached 676 units, up 8.5 per cent from the previous month and 43 per cent when compared to October 2006. Year-to-date starts have risen by 11 per cent over the

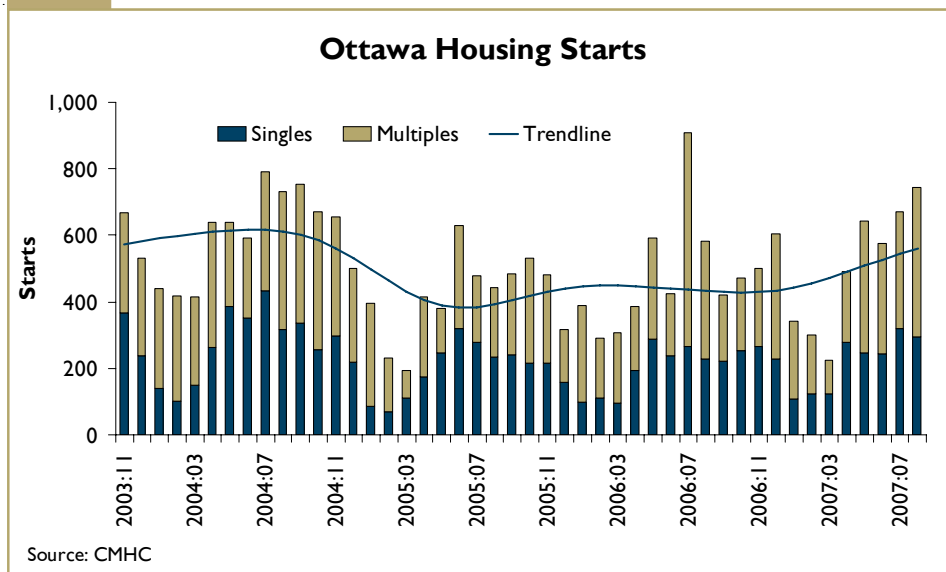
total in the same period of 2006 and 26 per cent when compared with the same period in 2005.

For the first ten months of the year foundations were laid for a total of 5292 dwellings in the Capital City, 367 units over the ten year average for the same period. Multi-family housing construction was the main source of growth in new housing activity, accounting for 55 per cent of the total. At 1505, townhouses

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Figure 1



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¹ Ontario part of Ottawa-Gatineau CMA

were the largest group within the multiple-family category; however, in terms of percentage increase, single family construction reported the highest increment of 18 per cent.

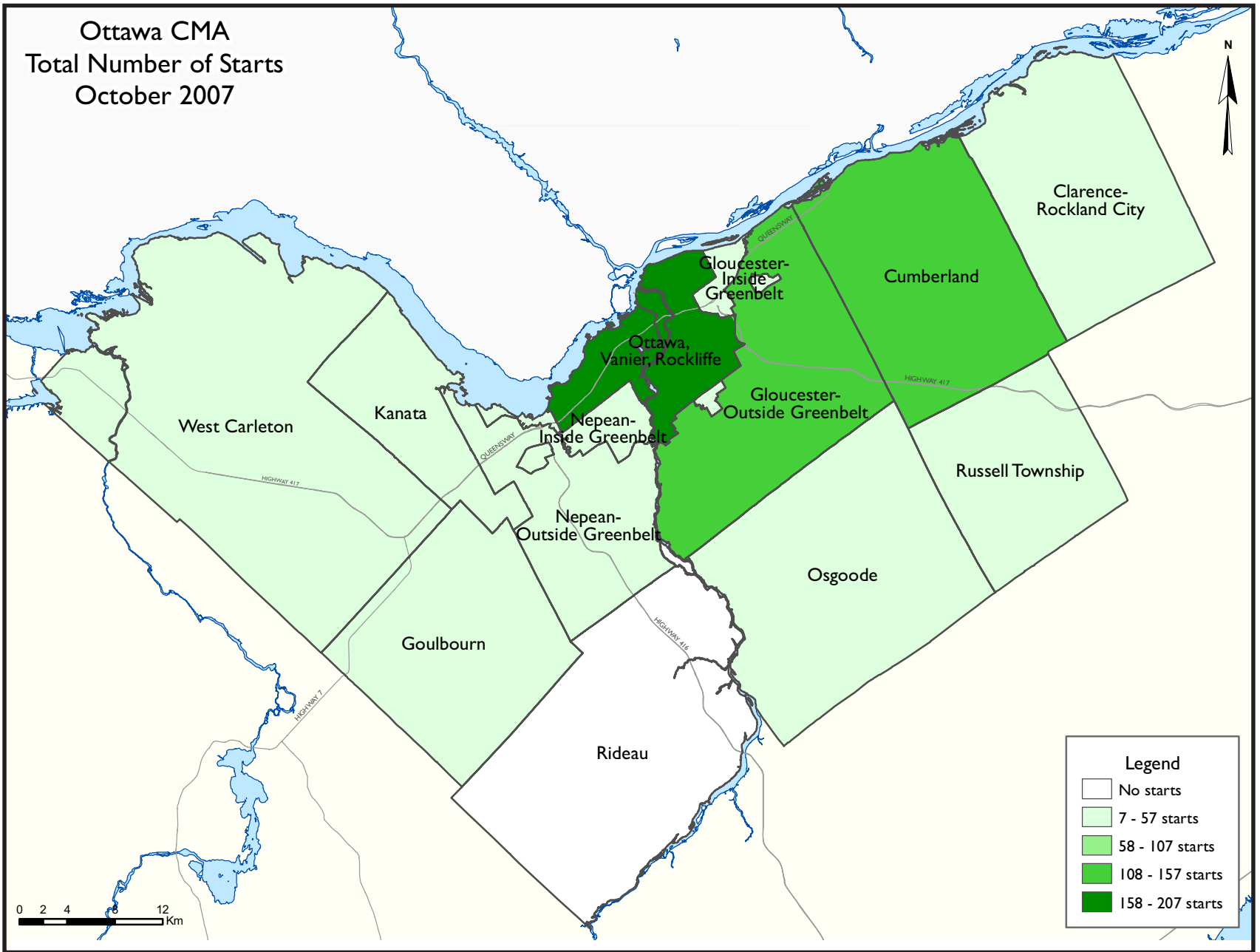
For single-detached housing, an analysis by submarket for the month of October reveals a significant increase in the region of Gloucester; however, for the year-to-date totals, the majority of starts are found in

the areas of Nepean outside the greenbelt, and Goulbourn, with over 18 per cent and 14 per cent respectively. As a result of the high price of land in the downtown core, very few single-detached houses were started in the old City of Ottawa.

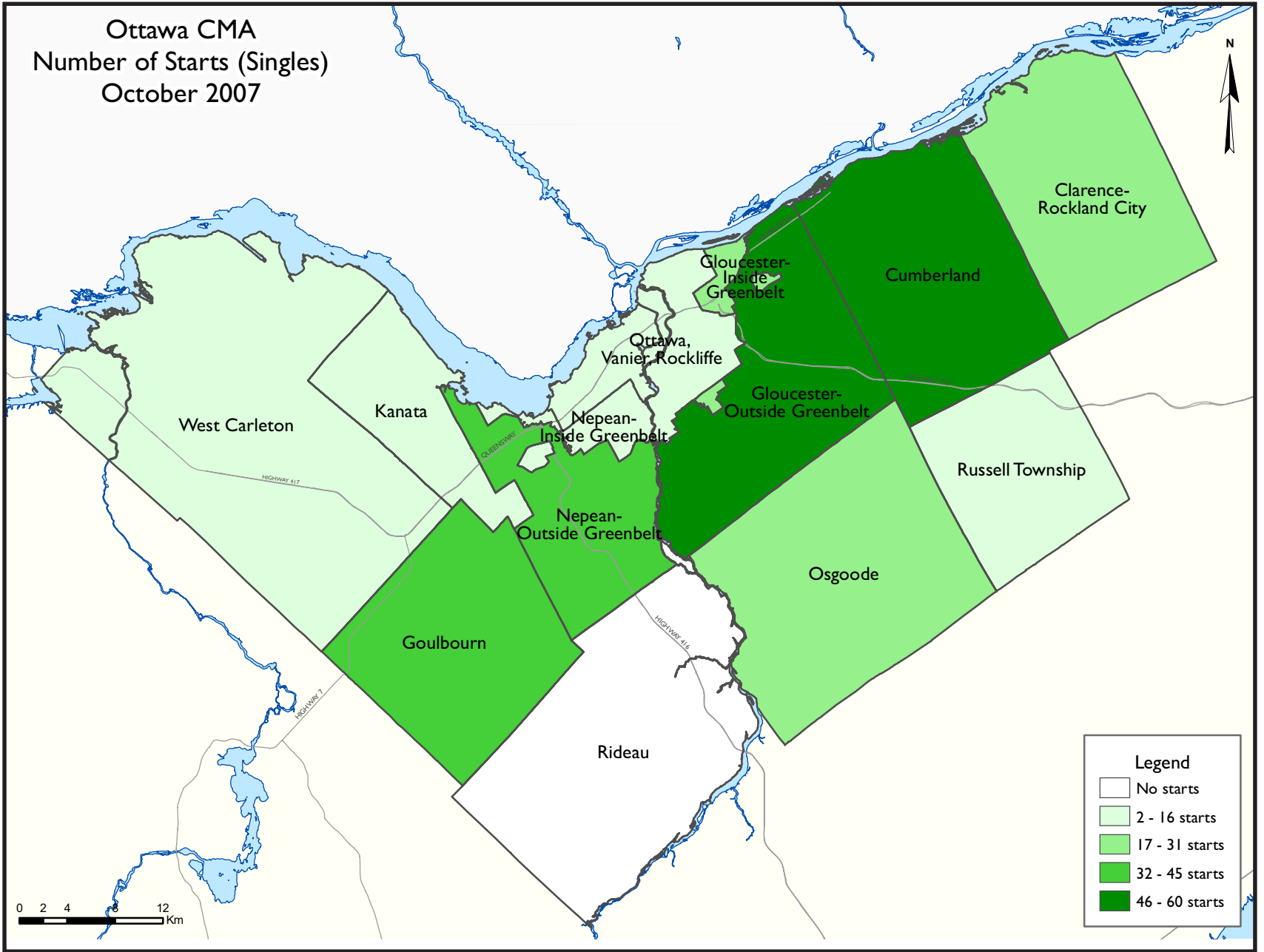
The results for multiple homes show an increasing trend in the last 10 years, from an average of 120 units during the first ten months of the

year in 1997 to almost 300 this year. The region of Gloucester accounted for 30 per cent of all the semi-detached homes built this year and the area of Nepean reported 23.5 per cent of all the row houses. The old City of Ottawa experienced the greatest volume in apartments (47.8 per cent), mainly due to an increase in condominium apartments in the region.

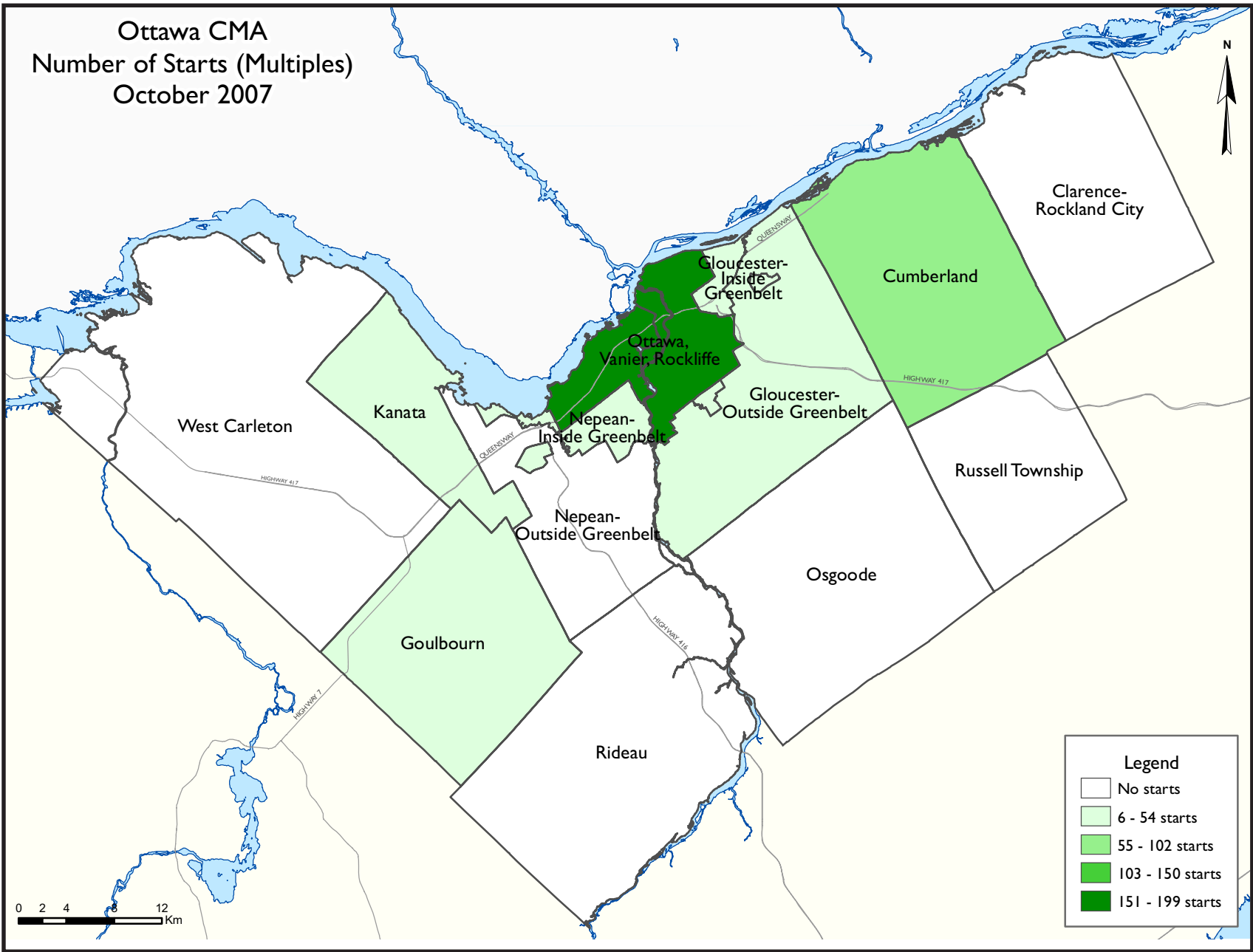
Ottawa CMA
 Total Number of Starts
 October 2007



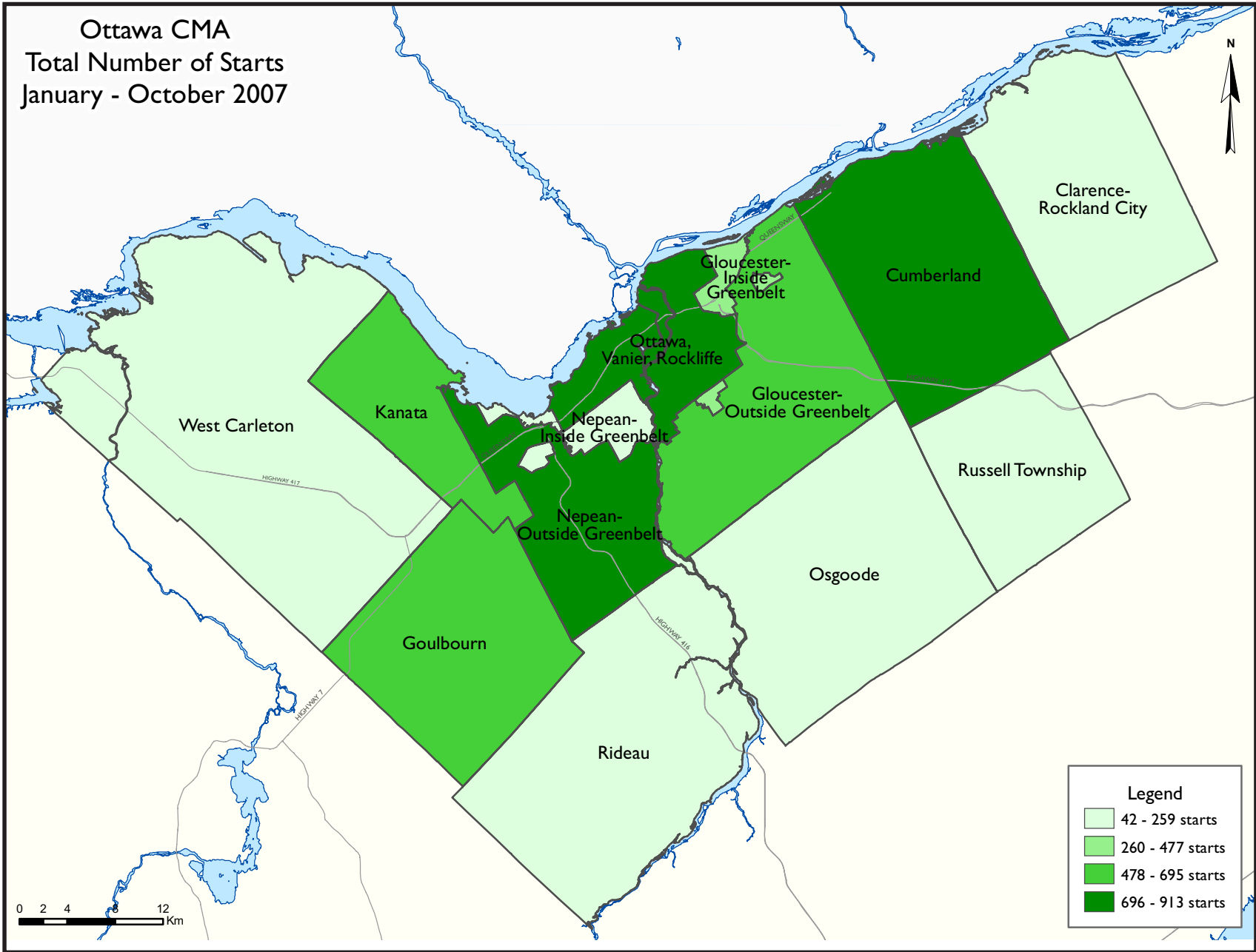
Ottawa CMA
 Number of Starts (Singles)
 October 2007



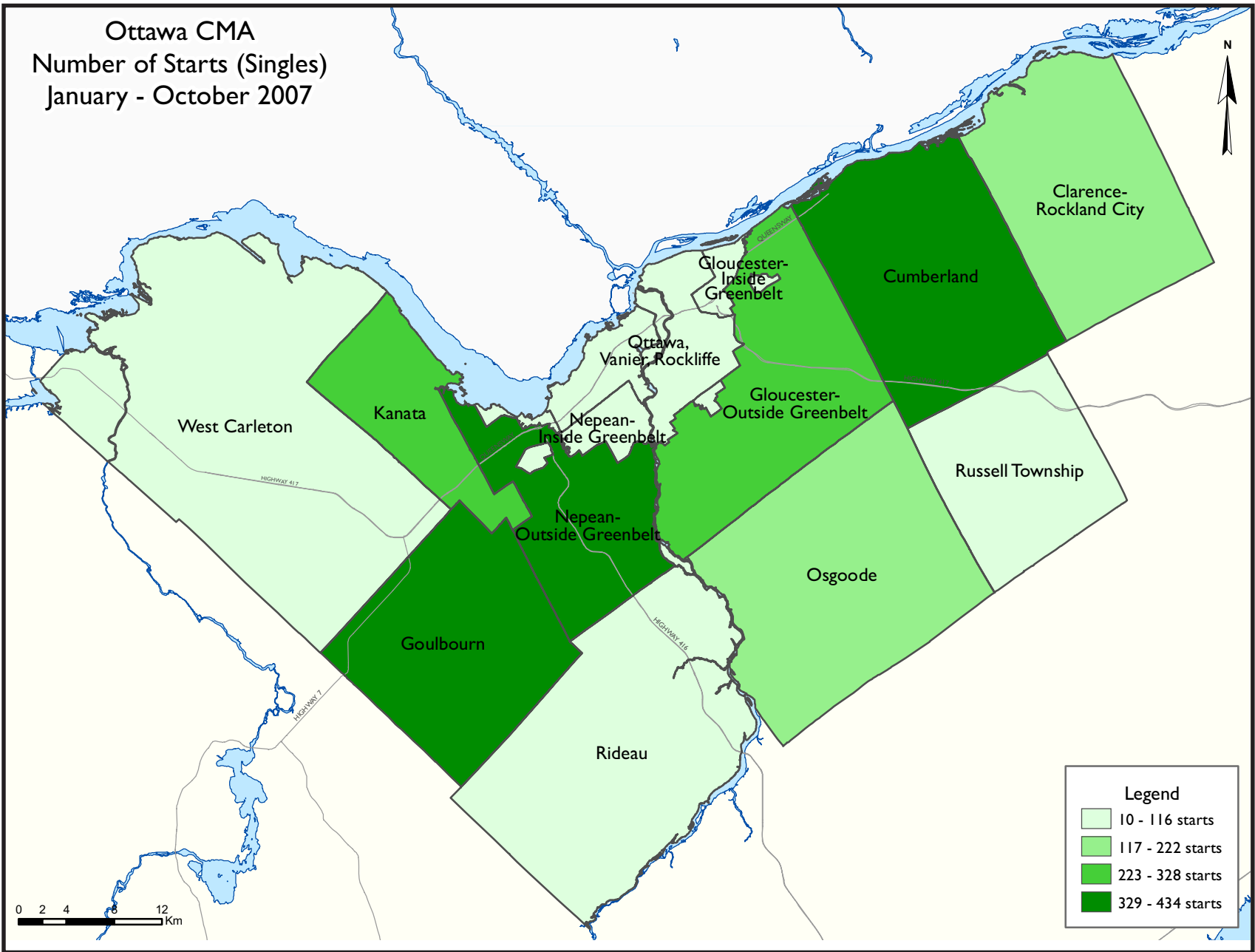
Ottawa CMA
 Number of Starts (Multiples)
 October 2007



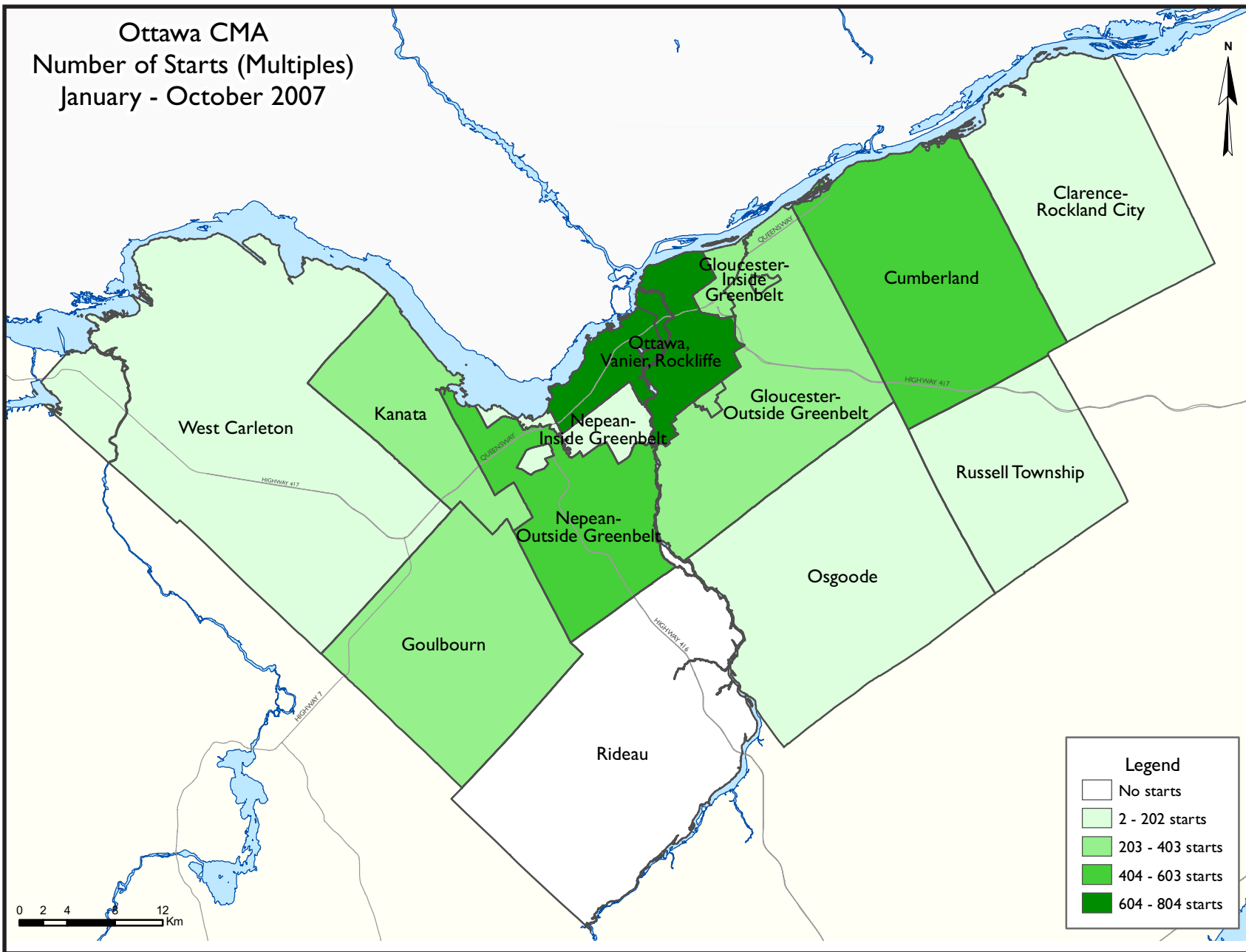
Ottawa CMA
 Total Number of Starts
 January - October 2007



Ottawa CMA
 Number of Starts (Singles)
 January - October 2007



Ottawa CMA
 Number of Starts (Multiples)
 January - October 2007



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
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- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 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)
October 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2007	297	56	137	0	16	136	4	30	676
October 2006	253	38	115	0	0	40	26	0	472
% Change	17.4	47.4	19.1	n/a	n/a	**	-84.6	n/a	43.2
Year-to-date 2007	2,358	252	1,430	0	99	962	8	183	5,292
Year-to-date 2006	1,987	310	1,281	0	178	950	41	24	4,771
% Change	18.7	-18.7	11.6	n/a	-44.4	1.3	-80.5	**	10.9
UNDER CONSTRUCTION									
October 2007	1,815	190	1,058	0	101	1,514	8	147	4,895
October 2006	1,293	186	904	0	56	1,445	39	18	3,941
% Change	40.4	2.2	17.0	n/a	80.4	4.8	-79.5	**	24.2
COMPLETIONS									
October 2007	147	10	160	0	0	40	3	0	360
October 2006	243	52	82	0	16	0	3	0	454
% Change	-39.5	-80.8	95.1	n/a	-100.0	n/a	0.0	n/a	-20.7
Year-to-date 2007	1,909	247	1,166	0	37	1,078	87	59	4,583
Year-to-date 2006	1,908	314	1,101	0	210	648	72	89	4,425
% Change	0.1	-21.3	5.9	n/a	-82.4	66.4	20.8	-33.7	3.6
COMPLETED & NOT ABSORBED									
October 2007	46	12	95	0	6	252	7	21	439
October 2006	61	23	70	0	13	80	4	62	313
% Change	-24.6	-47.8	35.7	n/a	-53.8	**	75.0	-66.1	40.3
ABSORBED									
October 2007	148	12	139	0	0	39	7	0	345
October 2006	238	54	95	0	14	6	3	14	424
% Change	-37.8	-77.8	46.3	n/a	-100.0	**	133.3	-100.0	-18.6
Year-to-date 2007	1,944	259	1,135	0	43	905	83	58	4,427
Year-to-date 2006	1,920	315	1,141	0	207	666	15	160	4,424
% Change	1.3	-17.8	-0.5	n/a	-79.2	35.9	**	-63.8	0.1

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

**Table I.1: Housing Activity Summary by Submarket
October 2007**

	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									
October 2007	271	56	137	0	16	136	4	30	650
October 2006	237	38	115	0	0	40	26	0	456
Ottawa, Vanier, Rockcliffe									
October 2007	8	12	33	0	0	124	0	30	207
October 2006	15	6	0	0	0	0	0	0	21
Nepean inside greenbelt									
October 2007	2	0	6	0	0	0	0	0	8
October 2006	1	6	0	0	0	0	0	0	7
Nepean outside greenbelt									
October 2007	38	0	0	0	0	0	0	0	38
October 2006	66	0	34	0	0	24	0	0	124
Gloucester inside greenbelt									
October 2007	18	4	7	0	0	0	0	0	29
October 2006	2	6	0	0	0	0	0	0	8
Gloucester outside greenbelt									
October 2007	60	18	31	0	0	0	4	0	113
October 2006	26	2	0	0	0	0	26	0	54
Kanata									
October 2007	12	4	34	0	0	0	0	0	50
October 2006	37	6	30	0	0	0	0	0	73
Cumberland									
October 2007	60	12	22	0	16	12	0	0	122
October 2006	33	0	25	0	0	16	0	0	74
Goulbourn									
October 2007	45	6	4	0	0	0	0	0	55
October 2006	21	12	26	0	0	0	0	0	59
West Carleton									
October 2007	7	0	0	0	0	0	0	0	7
October 2006	9	0	0	0	0	0	0	0	9
Rideau									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	6	0	0	0	0	0	0	0	6
Osgoode									
October 2007	21	0	0	0	0	0	0	0	21
October 2006	21	0	0	0	0	0	0	0	21
Clarence-Rockland City									
October 2007	18	0	0	0	0	0	0	0	18
October 2006	10	0	0	0	0	0	0	0	10
Russell Township									
October 2007	8	0	0	0	0	0	0	0	8
October 2006	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
October 2007	297	56	137	0	16	136	4	30	676
October 2006	253	38	115	0	0	40	26	0	472

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

**Table I.1: Housing Activity Summary by Submarket
October 2007**

	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									
October 2007	1,689	188	1,058	0	101	1,500	8	147	4,753
October 2006	1,199	182	904	0	56	1,445	35	18	3,839
Ottawa, Vanier, Rockcliffe									
October 2007	92	48	57	0	0	1,099	0	147	1,443
October 2006	85	40	52	0	10	1,051	6	0	1,244
Nepean inside greenbelt									
October 2007	12	6	42	0	12	101	0	0	173
October 2006	14	26	6	0	0	0	0	2	48
Nepean outside greenbelt									
October 2007	379	12	177	0	23	132	0	0	723
October 2006	320	14	268	0	0	148	0	0	750
Gloucester inside greenbelt									
October 2007	42	8	124	0	0	36	0	0	272
October 2006	22	16	20	0	0	128	0	0	186
Gloucester outside greenbelt									
October 2007	168	28	123	0	0	0	8	0	327
October 2006	97	40	119	0	0	0	29	16	301
Kanata									
October 2007	184	30	199	0	2	0	0	0	415
October 2006	166	28	222	0	30	30	0	0	476
Cumberland									
October 2007	283	26	214	0	64	48	0	0	635
October 2006	188	6	146	0	16	88	0	0	444
Goulbourn									
October 2007	297	28	117	0	0	84	0	0	526
October 2006	144	12	71	0	0	0	0	0	227
West Carleton									
October 2007	70	0	5	0	0	0	0	0	75
October 2006	63	0	0	0	0	0	0	0	63
Rideau									
October 2007	39	0	0	0	0	0	0	0	39
October 2006	20	0	0	0	0	0	0	0	20
Osgoode									
October 2007	123	2	0	0	0	0	0	0	125
October 2006	80	0	0	0	0	0	0	0	80
Clarence-Rockland City									
October 2007	72	2	0	0	0	0	0	0	74
October 2006	57	4	0	0	0	0	4	0	65
Russell Township									
October 2007	54	0	0	0	0	14	0	0	68
October 2006	37	0	0	0	0	0	0	0	37
Ottawa-Gatineau CMA (Ontario portion)									
October 2007	1,815	190	1,058	0	101	1,514	8	147	4,895
October 2006	1,293	186	904	0	56	1,445	39	18	3,941

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

**Table I.1: Housing Activity Summary by Submarket
October 2007**

	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									
October 2007	131	10	160	0	0	40	3	0	344
October 2006	209	44	82	0	16	0	3	0	412
Ottawa, Vanier, Rockcliffe									
October 2007	12	2	15	0	0	22	0	0	51
October 2006	9	6	0	0	0	0	0	0	15
Nepean inside greenbelt									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	2	4	0	0	0	0	0	0	6
Nepean outside greenbelt									
October 2007	16	0	79	0	0	10	0	0	105
October 2006	61	8	36	0	0	0	0	0	105
Gloucester inside greenbelt									
October 2007	7	0	0	0	0	0	0	0	7
October 2006	6	4	0	0	0	0	0	0	10
Gloucester outside greenbelt									
October 2007	17	8	34	0	0	0	3	0	62
October 2006	19	20	37	0	0	0	3	0	79
Kanata									
October 2007	20	0	14	0	0	0	0	0	34
October 2006	18	0	0	0	16	0	0	0	92
Cumberland									
October 2007	2	0	14	0	0	8	0	0	24
October 2006	42	2	9	0	0	0	0	0	53
Goulbourn									
October 2007	41	0	4	0	0	0	0	0	45
October 2006	16	0	0	0	0	0	0	0	16
West Carleton									
October 2007	8	0	0	0	0	0	0	0	8
October 2006	13	0	0	0	0	0	0	0	13
Rideau									
October 2007	2	0	0	0	0	0	0	0	2
October 2006	3	0	0	0	0	0	0	0	3
Osgoode									
October 2007	6	0	0	0	0	0	0	0	6
October 2006	20	0	0	0	0	0	0	0	20
Clarence-Rockland City									
October 2007	8	0	0	0	0	0	0	0	8
October 2006	20	8	0	0	0	0	0	0	28
Russell Township									
October 2007	8	0	0	0	0	0	0	0	8
October 2006	14	0	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
October 2007	147	10	160	0	0	40	3	0	360
October 2006	243	52	82	0	16	0	3	0	454

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

**Table I.1: Housing Activity Summary by Submarket
October 2007**

	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									
October 2007	44	12	95	0	6	252	3	21	433
October 2006	54	22	70	0	13	80	4	62	305
Ottawa, Vanier, Rockcliffe									
October 2007	3	2	6	0	0	178	0	21	210
October 2006	7	6	11	0	5	27	3	62	121
Nepean inside greenbelt									
October 2007	0	4	0	0	0	34	0	0	38
October 2006	0	5	0	0	0	46	0	0	51
Nepean outside greenbelt									
October 2007	2	4	40	0	2	14	1	0	63
October 2006	6	3	18	0	2	6	1	0	36
Gloucester inside greenbelt									
October 2007	1	0	0	0	0	9	0	0	10
October 2006	0	2	0	0	0	0	0	0	2
Gloucester outside greenbelt									
October 2007	4	0	11	0	0	8	2	0	25
October 2006	2	2	18	0	0	0	0	0	22
Kanata									
October 2007	5	1	11	0	4	6	0	0	27
October 2006	3	2	16	0	6	1	0	0	28
Cumberland									
October 2007	3	0	17	0	0	3	0	0	23
October 2006	8	1	5	0	0	0	0	0	14
Goulbourn									
October 2007	13	1	10	0	0	0	0	0	24
October 2006	9	1	2	0	0	0	0	0	12
West Carleton									
October 2007	2	0	0	0	0	0	0	0	2
October 2006	3	0	0	0	0	0	0	0	3
Rideau									
October 2007	4	0	0	0	0	0	0	0	4
October 2006	4	0	0	0	0	0	0	0	4
Osgoode									
October 2007	7	0	0	0	0	0	0	0	7
October 2006	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
October 2007	1	0	0	0	0	0	4	0	5
October 2006	0	1	0	0	0	0	0	0	1
Russell Township									
October 2007	1	0	0	0	0	0	0	0	1
October 2006	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
October 2007	46	12	95	0	6	252	7	21	439
October 2006	61	23	70	0	13	80	4	62	313

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

**Table I.1: Housing Activity Summary by Submarket
October 2007**

	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									
October 2007	130	12	139	0	0	39	7	0	327
October 2006	208	44	95	0	14	6	3	14	384
Ottawa, Vanier, Rockcliffe									
October 2007	12	4	15	0	0	26	0	0	57
October 2006	8	9	2	0	0	0	0	10	29
Nepean inside greenbelt									
October 2007	0	0	0	0	0	0	0	0	0
October 2006	2	0	1	0	0	0	0	0	3
Nepean outside greenbelt									
October 2007	16	0	57	0	0	7	0	0	80
October 2006	65	8	35	0	1	5	0	0	114
Gloucester inside greenbelt									
October 2007	7	0	0	0	0	0	0	0	7
October 2006	6	3	0	0	0	0	0	0	9
Gloucester outside greenbelt									
October 2007	17	8	37	0	0	0	7	0	69
October 2006	19	22	41	0	0	0	3	0	85
Kanata									
October 2007	18	0	14	0	0	0	0	0	32
October 2006	17	0	6	0	13	1	0	4	41
Cumberland									
October 2007	2	0	14	0	0	6	0	0	22
October 2006	41	2	10	0	0	0	0	0	53
Goulbourn									
October 2007	40	0	2	0	0	0	0	0	42
October 2006	16	0	0	0	0	0	0	0	16
West Carleton									
October 2007	8	0	0	0	0	0	0	0	8
October 2006	13	0	0	0	0	0	0	0	13
Rideau									
October 2007	2	0	0	0	0	0	0	0	2
October 2006	3	0	0	0	0	0	0	0	3
Osgoode									
October 2007	8	0	0	0	0	0	0	0	8
October 2006	18	0	0	0	0	0	0	0	18
Clarence-Rockland City									
October 2007	8	0	0	0	0	0	0	0	8
October 2006	20	10	0	0	0	0	0	0	30
Russell Township									
October 2007	10	0	0	0	0	0	0	0	10
October 2006	10	0	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
October 2007	148	12	139	0	0	39	7	0	345
October 2006	238	54	95	0	14	6	3	14	424

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

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% 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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	% Change
Ottawa City	271	237	60	38	153	141	166	40	650	456	42.5
Ottawa, Vanier, Rockcliffe	8	15	12	6	33	0	154	0	207	21	**
Nepean inside greenbelt	2	1	0	6	6	0	0	0	8	7	14.3
Nepean outside greenbelt	38	66	0	0	0	34	0	24	38	124	-69.4
Gloucester inside greenbelt	18	2	4	6	7	0	0	0	29	8	**
Gloucester outside greenbelt	60	26	22	2	31	26	0	0	113	54	109.3
Kanata	12	37	4	6	34	30	0	0	50	73	-31.5
Cumberland	60	33	12	0	38	25	12	16	122	74	64.9
Goulbourn	45	21	6	12	4	26	0	0	55	59	-6.8
West Carleton	7	9	0	0	0	0	0	0	7	9	-22.2
Rideau	0	6	0	0	0	0	0	0	0	6	-100.0
Osgoode	21	21	0	0	0	0	0	0	21	21	0.0
Clarence-Rockland City	18	10	0	0	0	0	0	0	18	10	80.0
Russell Township	8	6	0	0	0	0	0	0	8	6	33.3
Ottawa-Gatineau CMA (Ontario Portion)	297	253	60	38	153	141	166	40	676	472	43.2

**Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Ottawa City	2,145	1,788	254	296	1,505	1,492	1,155	978	5,059	4,554	11.1
Ottawa, Vanier, Rockcliffe	109	110	50	50	78	107	676	738	913	1,005	-9.2
Nepean inside greenbelt	10	19	18	30	54	6	101	2	183	57	**
Nepean outside greenbelt	434	425	12	28	300	410	118	120	864	983	-12.1
Gloucester inside greenbelt	74	18	8	10	145	14	120	0	347	42	**
Gloucester outside greenbelt	258	198	72	120	177	305	0	16	507	639	-20.7
Kanata	227	204	30	38	244	305	0	30	501	577	-13.2
Cumberland	352	342	26	4	364	265	56	72	798	683	16.8
Goulbourn	412	237	36	16	138	80	84	0	670	333	101.2
West Carleton	79	77	0	0	5	0	0	0	84	77	9.1
Rideau	42	25	0	0	0	0	0	0	42	25	68.0
Osgoode	148	133	2	0	0	0	0	0	150	133	12.8
Clarence-Rockland City	117	113	4	14	0	4	0	0	121	131	-7.6
Russell Township	96	86	2	0	0	0	14	0	112	86	30.2
Ottawa-Gatineau CMA (Ontario Portion)	2,358	1,987	260	310	1,505	1,496	1,169	978	5,292	4,771	10.9

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Ottawa City	153	115	0	26	136	40	30	0
Ottawa, Vanier, Rockcliffe	33	0	0	0	124	0	30	0
Nepean inside greenbelt	6	0	0	0	0	0	0	0
Nepean outside greenbelt	0	34	0	0	0	24	0	0
Gloucester inside greenbelt	7	0	0	0	0	0	0	0
Gloucester outside greenbelt	31	0	0	26	0	0	0	0
Kanata	34	30	0	0	0	0	0	0
Cumberland	38	25	0	0	12	16	0	0
Goulbourn	4	26	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)	153	115	0	26	136	40	30	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,505	1,451	0	41	972	954	183	24
Ottawa, Vanier, Rockcliffe	78	98	0	9	529	732	147	6
Nepean inside greenbelt	54	6	0	0	101	0	0	2
Nepean outside greenbelt	300	410	0	0	118	120	0	0
Gloucester inside greenbelt	145	14	0	0	84	0	36	0
Gloucester outside greenbelt	177	273	0	32	0	0	0	16
Kanata	244	305	0	0	0	30	0	0
Cumberland	364	265	0	0	56	72	0	0
Goulbourn	138	80	0	0	84	0	0	0
West Carleton	5	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	4	0	0	0	0	0	0
Russell Township	0	0	0	0	14	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,505	1,455	0	41	986	954	183	24

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Ottawa City	464	390	152	40	34	26	650	456
Ottawa, Vanier, Rockcliffe	53	21	124	0	30	0	207	21
Nepean inside greenbelt	8	7	0	0	0	0	8	7
Nepean outside greenbelt	38	100	0	24	0	0	38	124
Gloucester inside greenbelt	29	8	0	0	0	0	29	8
Gloucester outside greenbelt	109	28	0	0	4	26	113	54
Kanata	50	73	0	0	0	0	50	73
Cumberland	94	58	28	16	0	0	122	74
Goulbourn	55	59	0	0	0	0	55	59
West Carleton	7	9	0	0	0	0	7	9
Rideau	0	6	0	0	0	0	0	6
Osgoode	21	21	0	0	0	0	21	21
Clarence-Rockland City	18	10	0	0	0	0	18	10
Russell Township	8	6	0	0	0	0	8	6
Ottawa-Gatineau CMA (Ontario Portion)	490	406	152	40	34	26	676	472

**Table 2.5: Starts by Submarket and by Intended Market
January - October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	3,821	3,361	1,047	1,128	191	65	5,059	4,554
Ottawa, Vanier, Rockcliffe	241	250	525	740	147	15	913	1,005
Nepean inside greenbelt	90	55	93	0	0	2	183	57
Nepean outside greenbelt	723	795	141	188	0	0	864	983
Gloucester inside greenbelt	227	42	84	0	36	0	347	42
Gloucester outside greenbelt	499	571	0	20	8	48	507	639
Kanata	501	517	0	60	0	0	501	577
Cumberland	678	563	120	120	0	0	798	683
Goulbourn	586	333	84	0	0	0	670	333
West Carleton	84	77	0	0	0	0	84	77
Rideau	42	25	0	0	0	0	42	25
Osgoode	150	133	0	0	0	0	150	133
Clarence-Rockland City	121	131	0	0	0	0	121	131
Russell Township	98	86	14	0	0	0	112	86
Ottawa-Gatineau CMA (Ontario Portion)	4,040	3,578	1,061	1,128	191	65	5,292	4,771

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	% Change
Ottawa City	131	209	10	44	163	101	40	58	344	412	-16.5
Ottawa, Vanier, Rockcliffe	12	9	2	6	15	0	22	0	51	15	**
Nepean inside greenbelt	0	2	0	4	0	0	0	0	0	6	-100.0
Nepean outside greenbelt	16	61	0	8	79	36	10	0	105	105	0.0
Gloucester inside greenbelt	7	6	0	4	0	0	0	0	7	10	-30.0
Gloucester outside greenbelt	17	19	8	20	37	40	0	0	62	79	-21.5
Kanata	20	18	0	0	14	16	0	58	34	92	-63.0
Cumberland	2	42	0	2	14	9	8	0	24	53	-54.7
Goulbourn	41	16	0	0	4	0	0	0	45	16	181.3
West Carleton	8	13	0	0	0	0	0	0	8	13	-38.5
Rideau	2	3	0	0	0	0	0	0	2	3	-33.3
Osgoode	6	20	0	0	0	0	0	0	6	20	-70.0
Clarence-Rockland City	8	20	0	8	0	0	0	0	8	28	-71.4
Russell Township	8	14	0	0	0	0	0	0	8	14	-42.9
Ottawa-Gatineau CMA (Ontario Portion)	147	243	10	52	163	101	40	58	360	454	-20.7

**Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Ottawa City	1,733	1,718	251	298	1,274	1,404	1,138	738	4,396	4,158	5.7
Ottawa, Vanier, Rockcliffe	103	103	47	52	114	131	622	367	886	653	35.7
Nepean inside greenbelt	9	15	34	6	0	112	0	141	43	274	-84.3
Nepean outside greenbelt	373	345	4	26	317	361	162	84	856	816	4.9
Gloucester inside greenbelt	58	24	14	24	33	0	184	26	289	74	**
Gloucester outside greenbelt	210	187	84	136	190	258	26	28	510	609	-16.3
Kanata	181	202	26	14	250	286	52	58	509	560	-9.1
Cumberland	278	349	2	26	261	247	92	16	633	638	-0.8
Goulbourn	312	198	40	14	109	9	0	18	461	239	92.9
West Carleton	74	118	0	0	0	0	0	0	74	118	-37.3
Rideau	28	41	0	0	0	0	0	0	28	41	-31.7
Osgoode	107	136	0	0	0	0	0	0	107	136	-21.3
Clarence-Rockland City	106	93	2	16	4	0	1	57	113	166	-31.9
Russell Township	70	97	4	4	0	0	0	0	74	101	-26.7
Ottawa-Gatineau CMA (Ontario Portion)	1,909	1,908	257	318	1,278	1,404	1,139	795	4,583	4,425	3.6

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Ottawa City	160	98	3	3	40	0	0	0
Ottawa, Vanier, Rockcliffe	15	0	0	0	22	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	79	36	0	0	10	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	34	37	3	3	0	0	0	0
Kanata	14	16	0	0	0	0	0	0
Cumberland	14	9	0	0	8	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)	160	98	3	3	40	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,199	1,311	75	68	1,079	618	59	62
Ottawa, Vanier, Rockcliffe	108	128	6	3	619	323	3	44
Nepean inside greenbelt	0	53	0	59	0	141	0	0
Nepean outside greenbelt	317	361	0	0	162	84	0	0
Gloucester inside greenbelt	33	0	0	0	128	26	56	0
Gloucester outside greenbelt	121	252	69	6	26	28	0	0
Kanata	250	261	0	0	52	0	0	0
Cumberland	261	247	0	0	92	16	0	0
Goulbourn	109	9	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	0	0	4	0	1	30	0	27
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,199	1,311	79	68	1,080	648	59	89

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006	Oct 2007	Oct 2006
Ottawa City	301	335	40	16	3	3	344	412
Ottawa, Vanier, Rockcliffe	29	15	22	0	0	0	51	15
Nepean inside greenbelt	0	6	0	0	0	0	0	6
Nepean outside greenbelt	95	105	10	0	0	0	105	105
Gloucester inside greenbelt	7	10	0	0	0	0	7	10
Gloucester outside greenbelt	59	76	0	0	3	3	62	79
Kanata	34	18	0	16	0	0	34	92
Cumberland	16	53	8	0	0	0	24	53
Goulbourn	45	16	0	0	0	0	45	16
West Carleton	8	13	0	0	0	0	8	13
Rideau	2	3	0	0	0	0	2	3
Osgoode	6	20	0	0	0	0	6	20
Clarence-Rockland City	8	28	0	0	0	0	8	28
Russell Township	8	14	0	0	0	0	8	14
Ottawa-Gatineau CMA (Ontario Portion)	317	377	40	16	3	3	360	454

**Table 3.5: Completions by Submarket and by Intended Market
January - October 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	3,145	3,113	1,115	828	136	134	4,396	4,158
Ottawa, Vanier, Rockcliffe	257	267	618	335	11	51	886	653
Nepean inside greenbelt	43	34	0	181	0	59	43	274
Nepean outside greenbelt	694	662	162	154	0	0	856	816
Gloucester inside greenbelt	105	48	128	26	56	0	289	74
Gloucester outside greenbelt	415	575	26	28	69	6	510	609
Kanata	436	401	73	76	0	0	509	560
Cumberland	525	610	108	28	0	0	633	638
Goulbourn	461	221	0	0	0	18	461	239
West Carleton	74	118	0	0	0	0	74	118
Rideau	28	41	0	0	0	0	28	41
Osgoode	107	136	0	0	0	0	107	136
Clarence-Rockland City	107	109	0	30	6	27	113	166
Russell Township	70	101	0	0	4	0	74	101
Ottawa-Gatineau CMA (Ontario Portion)	3,322	3,323	1,115	858	146	161	4,583	4,425

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2007**

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													
October 2007	2	1.5	3	2.3	91	70.0	14	10.8	20	15.4	130	376,900	422,084
October 2006	8	3.8	32	15.4	85	40.9	52	25.0	31	14.9	208	380,900	411,340
Year-to-date 2007	26	1.5	188	10.7	870	49.4	470	26.7	208	11.8	1,762	374,900	408,599
Year-to-date 2006	40	2.3	312	18.1	815	47.2	363	21.0	198	11.5	1,728	363,200	394,166
Ottawa, Vanier, Rockcliffe													
October 2007	0	0.0	0	0.0	3	25.0	0	0.0	9	75.0	12	690,000	694,700
October 2006	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Year-to-date 2007	1	0.9	2	1.8	24	21.6	21	18.9	63	56.8	111	550,000	583,540
Year-to-date 2006	0	0.0	3	2.7	37	33.3	19	17.1	52	46.8	111	485,400	517,040
Nepean inside greenbelt													
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2006	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	4	44.4	5	55.6	9	--	--
Year-to-date 2006	0	0.0	0	0.0	4	26.7	10	66.7	1	6.7	15	425,000	421,593
Nepean outside greenbelt													
October 2007	0	0.0	0	0.0	13	81.3	3	18.8	0	0.0	16	388,945	390,735
October 2006	0	0.0	8	12.3	24	36.9	29	44.6	4	6.2	65	408,900	409,269
Year-to-date 2007	0	0.0	45	11.7	184	47.9	132	34.4	23	6.0	384	384,400	392,326
Year-to-date 2006	0	0.0	55	15.9	174	50.3	90	26.0	27	7.8	346	358,900	387,950
Gloucester inside greenbelt													
October 2007	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
October 2006	0	0.0	1	16.7	3	50.0	2	33.3	0	0.0	6	--	--
Year-to-date 2007	0	0.0	2	3.4	30	51.7	20	34.5	6	10.3	58	386,250	441,069
Year-to-date 2006	0	0.0	2	7.1	11	39.3	13	46.4	2	7.1	28	406,200	425,154
Gloucester outside greenbelt													
October 2007	0	0.0	1	5.9	11	64.7	3	17.6	2	11.8	17	369,900	392,265
October 2006	1	5.3	0	0.0	16	84.2	0	0.0	2	10.5	19	349,500	370,358
Year-to-date 2007	2	0.9	9	4.1	106	48.6	96	44.0	5	2.3	218	394,250	392,124
Year-to-date 2006	3	1.6	15	7.8	143	74.5	24	12.5	7	3.6	192	369,450	369,191
Kanata													
October 2007	0	0.0	0	0.0	17	94.4	1	5.6	0	0.0	18	376,900	372,583
October 2006	0	0.0	4	23.5	8	47.1	2	11.8	3	17.6	17	357,900	380,553
Year-to-date 2007	0	0.0	15	8.4	110	61.5	37	20.7	17	9.5	179	358,900	394,061
Year-to-date 2006	0	0.0	51	25.2	84	41.6	44	21.8	23	11.4	202	346,650	380,520
Cumberland													
October 2007	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
October 2006	7	17.1	16	39.0	16	39.0	2	4.9	0	0.0	41	289,600	307,610
Year-to-date 2007	11	3.9	54	19.1	172	61.0	36	12.8	9	3.2	282	325,900	343,651
Year-to-date 2006	28	8.0	132	37.5	155	44.0	32	9.1	5	1.4	352	309,500	322,349
Goulbourn													
October 2007	0	0.0	1	2.5	35	87.5	2	5.0	2	5.0	40	356,700	370,416
October 2006	0	0.0	2	12.5	6	37.5	7	43.8	1	6.3	16	379,400	380,288
Year-to-date 2007	0	0.0	46	14.9	195	63.1	49	15.9	19	6.1	309	349,900	371,016
Year-to-date 2006	1	0.5	21	10.8	104	53.3	59	30.3	10	5.1	195	374,500	381,642

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2007**

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													
October 2007	1	12.5	0	0.0	2	25.0	2	25.0	3	37.5	8	--	--
October 2006	0	0.0	0	0.0	2	15.4	5	38.5	6	46.2	13	485,000	555,454
Year-to-date 2007	3	4.1	4	5.4	12	16.2	30	40.5	25	33.8	74	462,500	510,988
Year-to-date 2006	4	3.4	7	6.0	35	29.9	46	39.3	25	21.4	117	436,500	479,396
Rideau													
October 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
October 2006	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2007	0	0.0	5	17.2	13	44.8	3	10.3	8	27.6	29	345,900	469,683
Year-to-date 2006	1	2.6	9	23.7	21	55.3	2	5.3	5	13.2	38	327,500	372,355
Osgoode													
October 2007	1	12.5	0	0.0	2	25.0	1	12.5	4	50.0	8	--	--
October 2006	0	0.0	0	0.0	7	38.9	2	11.1	9	50.0	18	499,950	618,678
Year-to-date 2007	9	8.3	6	5.5	24	22.0	42	38.5	28	25.7	109	429,000	486,295
Year-to-date 2006	3	2.3	17	12.9	47	35.6	24	18.2	41	31.1	132	399,450	495,406
Clarence-Rockland City													
October 2007	2	25.0	3	37.5	1	12.5	2	25.0	0	0.0	8	--	--
October 2006	4	20.0	12	60.0	4	20.0	0	0.0	0	0.0	20	269,500	275,935
Year-to-date 2007	38	36.2	49	46.7	14	13.3	3	2.9	1	1.0	105	265,000	275,704
Year-to-date 2006	39	40.2	43	44.3	11	11.3	2	2.1	2	2.1	97	255,000	270,336
Russell Township													
October 2007	0	0.0	2	20.0	5	50.0	3	30.0	0	0.0	10	331,750	351,430
October 2006	0	0.0	6	60.0	4	40.0	0	0.0	0	0.0	10	289,550	295,590
Year-to-date 2007	6	7.8	30	39.0	35	45.5	6	7.8	0	0.0	77	304,900	310,815
Year-to-date 2006	16	16.8	55	57.9	20	21.1	3	3.2	1	1.1	95	289,000	290,473
Ottawa-Gatineau CMA (Ontario portion)													
October 2007	4	2.7	8	5.4	97	65.5	19	12.8	20	13.5	148	375,900	411,282
October 2006	12	5.0	50	21.0	93	39.1	52	21.8	31	13.0	238	366,500	395,098
Year-to-date 2007	70	3.6	267	13.7	919	47.3	479	24.6	209	10.8	1,944	365,900	397,547
Year-to-date 2006	95	4.9	410	21.4	846	44.1	368	19.2	201	10.5	1,920	351,900	382,779

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2007**

Submarket	Oct 2007	Oct 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	422,084	411,340	2.6	408,599	394,166	3.7
Ottawa, Vanier, Rockcliffe	694,700	--	n/a	583,540	517,040	12.9
Nepean inside greenbelt	--	--	n/a	--	421,593	n/a
Nepean outside greenbelt	390,735	409,269	-4.5	392,326	387,950	1.1
Gloucester inside greenbelt	--	--	n/a	441,069	425,154	3.7
Gloucester outside greenbelt	392,265	370,358	5.9	392,124	369,191	6.2
Kanata	372,583	380,553	-2.1	394,061	380,520	3.6
Cumberland	--	307,610	n/a	343,651	322,349	6.6
Goulbourn	370,416	380,288	-2.6	371,016	381,642	-2.8
West Carleton	--	555,454	n/a	510,988	479,396	6.6
Rideau	--	--	n/a	469,683	372,355	26.1
Osgoode	--	618,678	n/a	486,295	495,406	-1.8
Clarence-Rockland City	--	275,935	n/a	275,704	270,336	2.0
Russell Township	351,430	295,590	18.9	310,815	290,473	7.0
Ottawa-Gatineau CMA (Ontario Portion)	411,282	395,098	4.1	397,547	382,779	3.9

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
October 2007**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	659	2.0	1,083	1,844	2,040	53.1	245,787	1.2	245,021
	February	1,002	7.4	1,154	2,026	2,086	55.3	250,689	4.2	253,654
	March	1,337	19.4	1,172	2,511	2,020	58.0	255,550	2.7	255,146
	April	1,469	2.0	1,191	2,528	2,068	57.6	263,122	6.2	258,308
	May	1,683	7.6	1,145	2,907	2,043	56.0	260,219	4.7	257,433
	June	1,624	8.7	1,215	2,324	1,941	62.6	260,458	2.3	254,071
	July	1,254	3.2	1,160	1,944	1,905	60.9	254,596	1.4	255,863
	August	1,261	-0.2	1,175	1,970	1,957	60.0	262,607	7.9	264,744
	September	1,101	-0.9	1,185	1,979	1,967	60.2	255,631	3.0	259,037
	October	1,028	8.7	1,155	1,682	1,894	61.0	259,397	3.8	261,429
	November	891	-4.3	1,142	1,321	1,877	60.8	260,107	3.3	263,466
	December	694	9.1	1,226	772	2,010	61.0	249,196	0.2	260,717
2007	January	773	17.3	1,240	1,812	1,961	63.2	260,898	6.1	263,169
	February	1,046	4.4	1,214	1,880	1,945	62.4	264,928	5.7	268,666
	March	1,318	-1.4	1,208	2,407	1,944	62.1	274,585	7.4	270,335
	April	1,569	6.8	1,225	2,390	1,866	65.6	277,335	5.4	274,122
	May	1,867	10.9	1,287	2,571	1,865	69.0	276,379	6.2	269,677
	June	1,666	2.6	1,258	2,197	1,905	66.0	279,361	7.3	273,876
	July	1,467	17.0	1,283	2,003	1,915	67.0	269,793	6.0	270,577
	August	1,331	5.6	1,250	1,880	1,893	66.0	267,765	2.0	273,407
	September	1,128	2.5	1,243	1,798	1,859	66.9	273,805	7.1	277,180
	October	1,074	4.5	1,207	1,666	1,855	65.1	275,184	6.1	278,546
	November									
	December									
	Q3 2006	3,616	0.7		5,893			257,705	4.1	
	Q3 2007	3,926	8.6		5,681			270,258	4.9	
	YTD 2006	12,418	5.8		21,715			257,756	3.9	
	YTD 2007	13,239	6.6		20,604			272,968	5.9	

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

¹Source: CREA

Table 6: Economic Indicators
October 2007

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 1997=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						
2006	January	658	5.80	6.30	156.5	108.1	480	5.3	71.8	859
	February	667	5.85	6.45	156.6	107.8	486	5.0	72.5	868
	March	667	6.05	6.45	156.7	108.6	489	5.1	72.9	873
	April	685	6.25	6.75	157.3	109.0	491	4.9	73.1	871
	May	685	6.25	6.75	158.2	109.4	492	4.7	73.1	867
	June	697	6.60	6.95	158.2	109.2	492	4.6	72.9	867
	July	697	6.60	6.95	159.5	108.9	491	4.8	72.9	872
	August	691	6.40	6.85	160.3	109.0	490	5.0	72.8	873
	September	682	6.40	6.70	160.5	108.3	485	5.2	72.3	873
	October	688	6.40	6.80	160.7	108.2	477	5.2	71.0	873
	November	673	6.40	6.55	161.3	108.5	470	5.5	70.2	872
	December	667	6.30	6.45	161.3	108.6	467	5.5	69.6	863
2007	January	679	6.50	6.65	161.0	108.5	465	5.6	69.5	860
	February	679	6.50	6.65	161.0	109.6	468	5.3	69.6	859
	March	669	6.40	6.49	161.3	110.7	472	5.2	70.1	867
	April	678	6.60	6.64	161.3	111.1	478	5.3	71.0	870
	May	709	6.85	7.14	161.5	111.5	479	5.4	71.3	878
	June	715	7.05	7.24	161.6	111.1	482	5.7	71.8	886
	July	715	7.05	7.24	161.7	111.1	488	5.4	72.6	888
	August	715	7.05	7.24	162.0	110.9	493	5.3	73.2	904
	September	712	7.05	7.19	162.3	110.9	498	5.1	73.7	918
	October	728	7.25	7.44		110.7	499	4.9	73.7	934
	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), 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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