

HOUSING NOW

Ottawa



Date Released: May 2007

New Home Market

Ottawa Starts Post a Solid Performance in April

Housing starts increased by 27 per cent in the Ottawa area, rising from 386 units in April 2006 to 490 this past month. With April's good performance, year-to-date starts are now practically neck and neck with the total for the same period in 2006.

Activity increased in April, in both the single-detached and multi-family housing segments. The single-detached home segment, where

starts jumped up by 45 per cent in April, once again stood out in the area, as favourable homeownership conditions continued to support the market. For the period from January to April, single starts were up by 28 per cent.

April was also marked by an increase in multi-family housing construction in Ottawa. In fact, starts of this type rose by 9 per cent during this first full month of spring. With the gain registered in April, multiple starts caught up to a certain extent, but the year-to-date total is still 18 per cent behind the level recorded for the first four months of 2006.

Figure 1

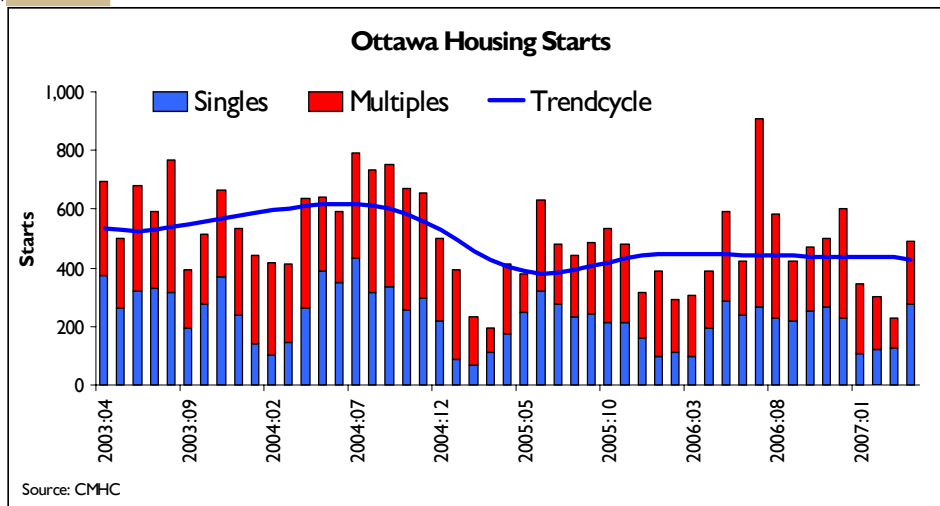
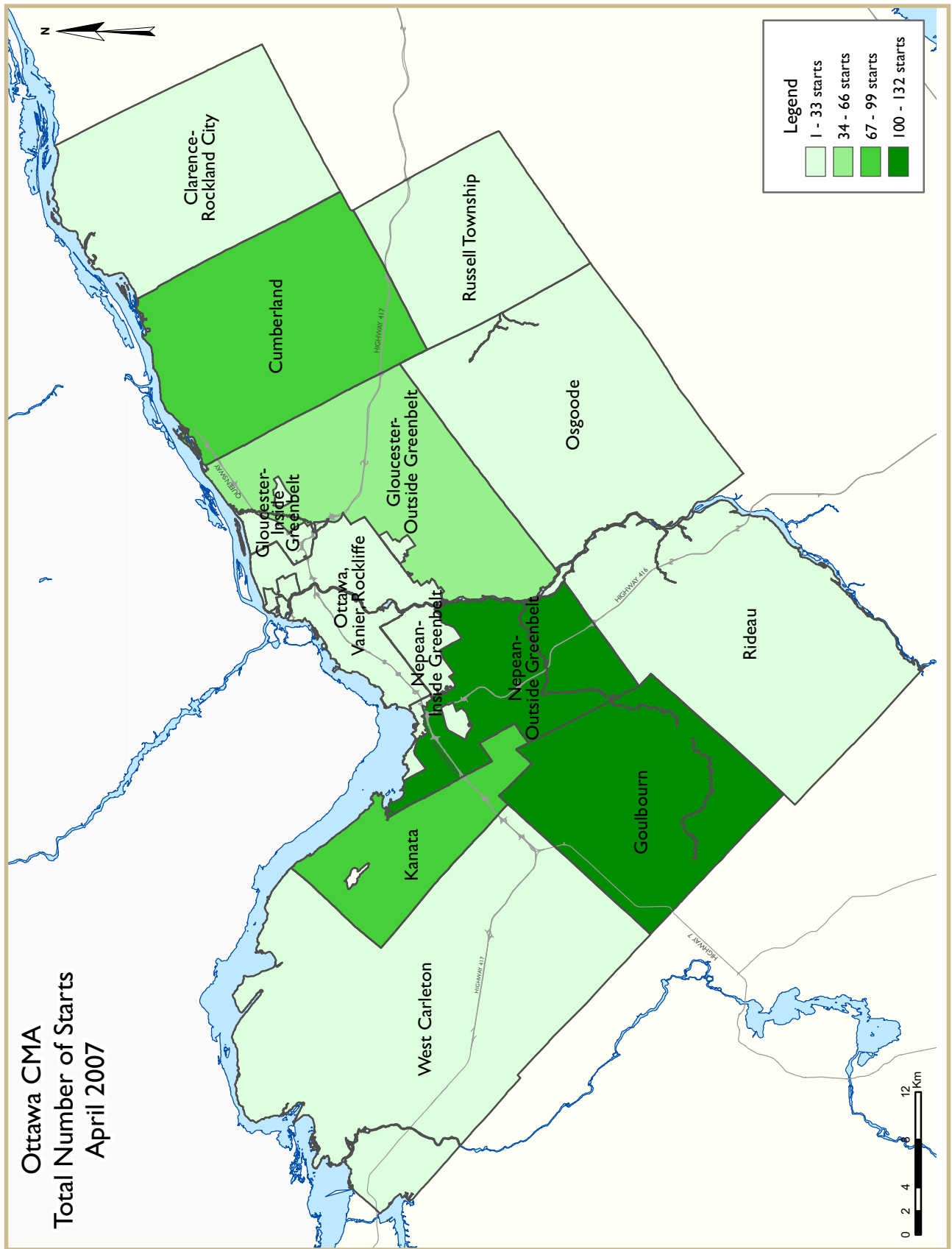


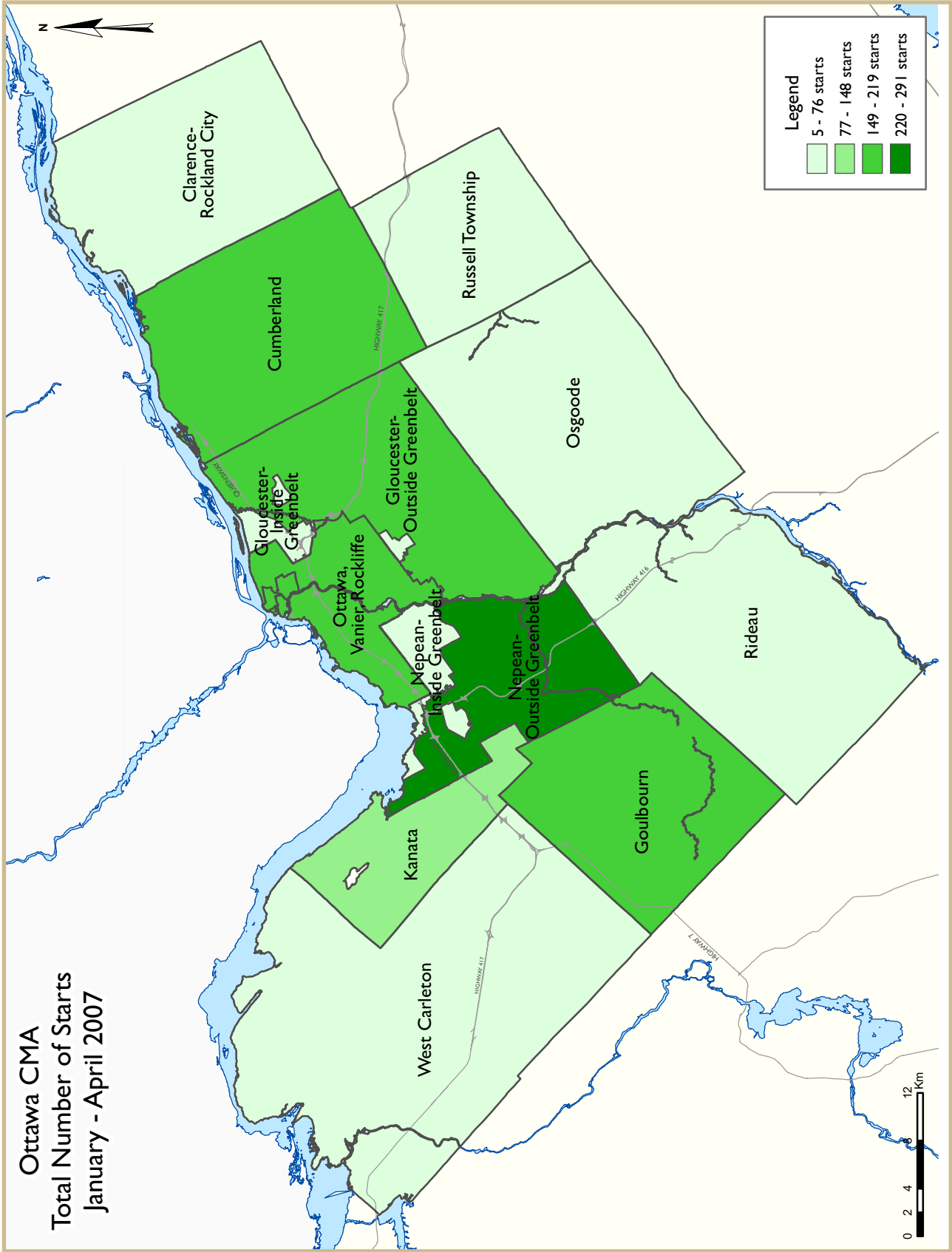
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SYMBOLS

- 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)
April 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2007	279	24	151	0	0	36	0	0	490
April 2006	192	42	114	0	0	35	3	0	386
% Change	45.3	-42.9	32.5	n/a	n/a	2.9	-100.0	n/a	26.9
Year-to-date 2007	636	80	389	0	12	206	0	36	1,359
Year-to-date 2006	496	120	447	0	128	163	12	8	1,374
% Change	28.2	-33.3	-13.0	n/a	-90.6	26.4	-100.0	**	-1.1
UNDER CONSTRUCTION									
April 2007	1,380	157	835	0	28	1,721	75	59	4,255
April 2006	1,028	240	914	0	208	912	71	86	3,542
% Change	34.2	-34.6	-8.6	n/a	-86.5	88.7	5.6	-31.4	20.1
COMPLETIONS									
April 2007	153	38	74	0	22	48	2	0	337
April 2006	175	26	72	0	52	235	0	0	560
% Change	-12.6	46.2	2.8	n/a	-57.7	-79.6	n/a	n/a	-39.8
Year-to-date 2007	622	112	383	0	26	124	8	0	1,275
Year-to-date 2006	686	76	278	0	129	268	3	8	1,448
% Change	-9.3	47.4	37.8	n/a	-79.8	-53.7	166.7	-100.0	-11.9
COMPLETED & NOT ABSORBED									
April 2007	57	26	53	0	8	79	2	44	269
April 2006	54	26	93	0	31	78	3	97	382
% Change	5.6	0.0	-43.0	n/a	-74.2	1.3	-33.3	-54.6	-29.6
ABSORBED									
April 2007	153	36	86	0	23	44	4	0	346
April 2006	171	28	77	0	39	235	0	23	573
% Change	-10.5	28.6	11.7	n/a	-41.0	-81.3	n/a	-100.0	-39.6
Year-to-date 2007	633	110	394	0	30	124	9	12	1,312
Year-to-date 2006	691	74	295	0	115	281	6	44	1,506
% Change	-8.4	48.6	33.6	n/a	-73.9	-55.9	50.0	-72.7	-12.9

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

**Table I.1: Housing Activity Summary by Submarket
April 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									
April 2007	263	24	151	0	0	36	0	0	474
April 2006	167	42	110	0	0	35	3	0	357
Ottawa, Vanier, Rockcliffe									
April 2007	10	0	0	0	0	0	0	0	10
April 2006	2	2	8	0	0	35	0	0	47
Nepean inside greenbelt									
April 2007	1	0	0	0	0	0	0	0	1
April 2006	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
April 2007	55	8	45	0	0	24	0	0	132
April 2006	56	6	29	0	0	0	0	0	91
Gloucester inside greenbelt									
April 2007	10	0	0	0	0	0	0	0	10
April 2006	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2007	24	10	5	0	0	0	0	0	39
April 2006	15	28	15	0	0	0	3	0	61
Kanata									
April 2007	29	6	48	0	0	0	0	0	83
April 2006	19	6	38	0	0	0	0	0	63
Cumberland									
April 2007	41	0	35	0	0	0	0	0	76
April 2006	26	0	10	0	0	0	0	0	36
Goulbourn									
April 2007	70	0	18	0	0	12	0	0	100
April 2006	37	0	10	0	0	0	0	0	47
West Carleton									
April 2007	5	0	0	0	0	0	0	0	5
April 2006	6	0	0	0	0	0	0	0	6
Rideau									
April 2007	3	0	0	0	0	0	0	0	3
April 2006	1	0	0	0	0	0	0	0	1
Osgoode									
April 2007	15	0	0	0	0	0	0	0	15
April 2006	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
April 2007	8	0	0	0	0	0	0	0	8
April 2006	7	0	4	0	0	0	0	0	11
Russell Township									
April 2007	8	0	0	0	0	0	0	0	8
April 2006	18	0	0	0	0	0	0	0	18
Ottawa-Gatineau CMA (Ontario portion)									
April 2007	279	24	151	0	0	36	0	0	490
April 2006	192	42	114	0	0	35	3	0	386

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

Table I.1: Housing Activity Summary by Submarket
April 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									
April 2007	1,306	155	835	0	28	1,721	71	59	4,175
April 2006	950	238	910	0	208	882	71	59	3,401
Ottawa, Vanier, Rockcliffe									
April 2007	74	25	77	0	3	1,321	2	3	1,505
April 2006	74	42	103	0	12	565	9	39	844
Nepean inside greenbelt									
April 2007	10	24	14	0	12	0	0	0	60
April 2006	10	6	19	0	28	141	59	2	265
Nepean outside greenbelt									
April 2007	297	8	223	0	0	126	0	0	654
April 2006	220	18	225	0	54	48	0	0	565
Gloucester inside greenbelt									
April 2007	29	14	16	0	0	128	0	56	243
April 2006	13	14	0	0	0	128	0	0	155
Gloucester outside greenbelt									
April 2007	140	44	83	0	0	26	69	0	362
April 2006	87	106	188	0	28	0	3	0	412
Kanata									
April 2007	145	16	153	0	13	52	0	0	379
April 2006	120	16	173	0	54	0	0	0	446
Cumberland									
April 2007	206	2	172	0	0	44	0	0	424
April 2006	166	22	183	0	32	0	0	0	403
Goulbourn									
April 2007	265	22	97	0	0	24	0	0	408
April 2006	111	14	19	0	0	0	0	18	162
West Carleton									
April 2007	51	0	0	0	0	0	0	0	51
April 2006	66	0	0	0	0	0	0	0	66
Rideau									
April 2007	22	0	0	0	0	0	0	0	22
April 2006	22	0	0	0	0	0	0	0	22
Osgoode									
April 2007	67	0	0	0	0	0	0	0	67
April 2006	61	0	0	0	0	0	0	0	61
Clarence-Rockland City									
April 2007	38	0	0	0	0	0	4	0	42
April 2006	34	2	4	0	0	30	0	27	97
Russell Township									
April 2007	36	2	0	0	0	0	0	0	38
April 2006	44	0	0	0	0	0	0	0	44
Ottawa-Gatineau CMA (Ontario portion)									
April 2007	1,380	157	835	0	28	1,721	75	59	4,255
April 2006	1,028	240	914	0	208	912	71	86	3,542

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

Table I.1: Housing Activity Summary by Submarket
April 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									
April 2007	134	38	74	0	22	48	0	0	316
April 2006	152	26	72	0	52	235	0	0	537
Ottawa, Vanier, Rockcliffe									
April 2007	6	6	5	0	0	0	0	0	17
April 2006	4	10	4	0	12	209	0	0	239
Nepean inside greenbelt									
April 2007	0	2	0	0	0	0	0	0	2
April 2006	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
April 2007	23	0	11	0	0	24	0	0	58
April 2006	29	0	23	0	36	0	0	0	88
Gloucester inside greenbelt									
April 2007	6	0	0	0	0	0	0	0	6
April 2006	0	0	0	0	0	26	0	0	26
Gloucester outside greenbelt									
April 2007	23	20	4	0	0	0	0	0	47
April 2006	21	14	23	0	0	0	0	0	58
Kanata									
April 2007	8	2	20	0	6	0	0	0	36
April 2006	33	0	22	0	4	0	0	0	59
Cumberland									
April 2007	31	0	23	0	16	24	0	0	94
April 2006	22	2	0	0	0	0	0	0	24
Goulbourn									
April 2007	15	8	11	0	0	0	0	0	34
April 2006	17	0	0	0	0	0	0	0	17
West Carleton									
April 2007	8	0	0	0	0	0	0	0	8
April 2006	16	0	0	0	0	0	0	0	16
Rideau									
April 2007	2	0	0	0	0	0	0	0	2
April 2006	1	0	0	0	0	0	0	0	1
Osgoode									
April 2007	12	0	0	0	0	0	0	0	12
April 2006	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
April 2007	17	0	0	0	0	0	0	0	17
April 2006	7	0	0	0	0	0	0	0	7
Russell Township									
April 2007	2	0	0	0	0	0	2	0	4
April 2006	16	0	0	0	0	0	0	0	16
Ottawa-Gatineau CMA (Ontario portion)									
April 2007	153	38	74	0	22	48	2	0	337
April 2006	175	26	72	0	52	235	0	0	560

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

**Table I.1: Housing Activity Summary by Submarket
April 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									
April 2007	49	26	53	0	8	79	2	44	261
April 2006	49	16	92	0	31	78	3	97	366
Ottawa, Vanier, Rockcliffe									
April 2007	9	9	3	0	0	23	1	44	89
April 2006	6	3	18	0	14	78	1	87	207
Nepean inside greenbelt									
April 2007	0	5	1	0	0	34	0	0	40
April 2006	0	1	0	0	0	0	0	0	1
Nepean outside greenbelt									
April 2007	5	5	16	0	2	20	1	0	49
April 2006	7	3	4	0	13	0	1	0	28
Gloucester inside greenbelt									
April 2007	2	0	0	0	0	0	0	0	2
April 2006	0	3	0	0	0	0	0	0	3
Gloucester outside greenbelt									
April 2007	3	2	10	0	0	0	0	0	15
April 2006	2	5	33	0	0	0	1	0	41
Kanata									
April 2007	0	4	15	0	4	1	0	0	24
April 2006	2	0	23	0	4	0	0	10	39
Cumberland									
April 2007	5	0	4	0	2	1	0	0	12
April 2006	11	1	14	0	0	0	0	0	26
Goulbourn									
April 2007	4	1	4	0	0	0	0	0	9
April 2006	11	0	0	0	0	0	0	0	11
West Carleton									
April 2007	3	0	0	0	0	0	0	0	3
April 2006	3	0	0	0	0	0	0	0	3
Rideau									
April 2007	4	0	0	0	0	0	0	0	4
April 2006	2	0	0	0	0	0	0	0	2
Osgoode									
April 2007	14	0	0	0	0	0	0	0	14
April 2006	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
April 2007	6	0	0	0	0	0	0	0	6
April 2006	1	6	1	0	0	0	0	0	8
Russell Township									
April 2007	2	0	0	0	0	0	0	0	2
April 2006	4	4	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
April 2007	57	26	53	0	8	79	2	44	269
April 2006	54	26	93	0	31	78	3	97	382

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

**Table I.1: Housing Activity Summary by Submarket
April 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									
April 2007	137	36	86	0	23	44	2	0	328
April 2006	149	28	77	0	39	235	0	23	551
Ottawa, Vanier, Rockcliffe									
April 2007	9	4	5	0	3	3	2	0	26
April 2006	4	8	5	0	1	209	0	23	250
Nepean inside greenbelt									
April 2007	0	3	0	0	0	0	0	0	3
April 2006	1	0	0	0	1	0	0	0	2
Nepean outside greenbelt									
April 2007	21	0	13	0	0	18	0	0	52
April 2006	27	1	22	0	32	0	0	0	82
Gloucester inside greenbelt									
April 2007	6	0	0	0	0	0	0	0	6
April 2006	1	0	0	0	0	26	0	0	27
Gloucester outside greenbelt									
April 2007	23	20	5	0	0	0	0	0	48
April 2006	18	17	26	0	0	0	0	0	61
Kanata									
April 2007	8	2	29	0	6	0	0	0	45
April 2006	32	1	19	0	5	0	0	0	57
Cumberland									
April 2007	32	0	23	0	14	23	0	0	92
April 2006	24	1	5	0	0	0	0	0	30
Goulbourn									
April 2007	15	7	11	0	0	0	0	0	33
April 2006	17	0	0	0	0	0	0	0	17
West Carleton									
April 2007	9	0	0	0	0	0	0	0	9
April 2006	16	0	0	0	0	0	0	0	16
Rideau									
April 2007	2	0	0	0	0	0	0	0	2
April 2006	1	0	0	0	0	0	0	0	1
Osgoode									
April 2007	12	0	0	0	0	0	0	0	12
April 2006	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
April 2007	11	0	0	0	0	0	0	0	11
April 2006	7	0	0	0	0	0	0	0	7
Russell Township									
April 2007	5	0	0	0	0	0	2	0	7
April 2006	15	0	0	0	0	0	0	0	15
Ottawa-Gatineau CMA (Ontario portion)									
April 2007	153	36	86	0	23	44	4	0	346
April 2006	171	28	77	0	39	235	0	23	573

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
April 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	% Change
Ottawa City	263	167	24	42	151	113	36	35	474	357	32.8
Ottawa, Vanier, Rockcliffe	10	2	0	2	0	8	0	35	10	47	-78.7
Nepean inside greenbelt	1	1	0	0	0	0	0	0	1	1	0.0
Nepean outside greenbelt	55	56	8	6	45	29	24	0	132	91	45.1
Gloucester inside greenbelt	10	0	0	0	0	0	0	0	10	0	n/a
Gloucester outside greenbelt	24	15	10	28	5	18	0	0	39	61	-36.1
Kanata	29	19	6	6	48	38	0	0	83	63	31.7
Cumberland	41	26	0	0	35	10	0	0	76	36	111.1
Goulbourn	70	37	0	0	18	10	12	0	100	47	112.8
West Carleton	5	6	0	0	0	0	0	0	5	6	-16.7
Rideau	3	1	0	0	0	0	0	0	3	1	200.0
Osgoode	15	4	0	0	0	0	0	0	15	4	**
Clarence-Rockland City	8	7	0	0	0	4	0	0	8	11	-27.3
Russell Township	8	18	0	0	0	0	0	0	8	18	-55.6
Ottawa-Gatineau CMA (Ontario Portion)	279	192	24	42	151	117	36	35	490	386	26.9

**Table 2.1: Starts by Submarket and by Dwelling Type
January - April 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	596	452	78	118	401	583	242	171	1,317	1,324	-0.5
Ottawa, Vanier, Rockcliffe	28	21	2	14	19	63	148	157	197	255	-22.7
Nepean inside greenbelt	2	8	18	4	26	6	0	2	46	20	130.0
Nepean outside greenbelt	131	101	8	14	118	134	34	12	291	261	11.5
Gloucester inside greenbelt	18	3	0	0	0	0	36	0	54	3	**
Gloucester outside greenbelt	78	55	36	66	37	156	0	0	151	277	-45.5
Kanata	63	49	6	16	79	102	0	0	148	167	-11.4
Cumberland	92	97	0	0	92	103	0	0	184	200	-8.0
Goulbourn	134	80	8	4	30	19	24	0	196	103	90.3
West Carleton	15	17	0	0	0	0	0	0	15	17	-11.8
Rideau	5	2	0	0	0	0	0	0	5	2	150.0
Osgoode	30	19	0	0	0	0	0	0	30	19	57.9
Clarence-Rockland City	23	18	0	2	0	4	0	0	23	24	-4.2
Russell Township	17	26	2	0	0	0	0	0	19	26	-26.9
Ottawa-Gatineau CMA (Ontario Portion)	636	496	80	120	401	587	242	171	1,359	1,374	-1.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Ottawa City	151	110	0	3	36	35	0	0
Ottawa, Vanier, Rockcliffe	0	8	0	0	0	35	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	45	29	0	0	24	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	5	15	0	3	0	0	0	0
Kanata	48	38	0	0	0	0	0	0
Cumberland	35	10	0	0	0	0	0	0
Goulbourn	18	10	0	0	12	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	4	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	151	114	0	3	36	35	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 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	401	571	0	12	206	163	36	8
Ottawa, Vanier, Rockcliffe	19	54	0	9	148	151	0	6
Nepean inside greenbelt	26	6	0	0	0	0	0	2
Nepean outside greenbelt	118	134	0	0	34	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	36	0
Gloucester outside greenbelt	37	153	0	3	0	0	0	0
Kanata	79	102	0	0	0	0	0	0
Cumberland	92	103	0	0	0	0	0	0
Goulbourn	30	19	0	0	24	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	4	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	401	575	0	12	206	163	36	8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Ottawa City	438	319	36	35	0	3	474	357
Ottawa, Vanier, Rockcliffe	10	12	0	35	0	0	10	47
Nepean inside greenbelt	1	1	0	0	0	0	1	1
Nepean outside greenbelt	108	91	24	0	0	0	132	91
Gloucester inside greenbelt	10	0	0	0	0	0	10	0
Gloucester outside greenbelt	39	58	0	0	0	3	39	61
Kanata	83	63	0	0	0	0	83	63
Cumberland	76	36	0	0	0	0	76	36
Goulbourn	88	47	12	0	0	0	100	47
West Carleton	5	6	0	0	0	0	5	6
Rideau	3	1	0	0	0	0	3	1
Osgoode	15	4	0	0	0	0	15	4
Clarence-Rockland City	8	11	0	0	0	0	8	11
Russell Township	8	18	0	0	0	0	8	18
Ottawa-Gatineau CMA (Ontario Portion)	454	348	36	35	0	3	490	386

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,063	1,013	218	291	36	20	1,317	1,324
Ottawa, Vanier, Rockcliffe	49	77	148	163	0	15	197	255
Nepean inside greenbelt	34	18	12	0	0	2	46	20
Nepean outside greenbelt	257	205	34	56	0	0	291	261
Gloucester inside greenbelt	18	3	0	0	36	0	54	3
Gloucester outside greenbelt	151	254	0	20	0	3	151	277
Kanata	148	147	0	20	0	0	148	167
Cumberland	184	168	0	32	0	0	184	200
Goulbourn	172	103	24	0	0	0	196	103
West Carleton	15	17	0	0	0	0	15	17
Rideau	5	2	0	0	0	0	5	2
Osgoode	30	19	0	0	0	0	30	19
Clarence-Rockland City	23	24	0	0	0	0	23	24
Russell Township	19	26	0	0	0	0	19	26
Ottawa-Gatineau CMA (Ontario Portion)	1,105	1,063	218	291	36	20	1,359	1,374

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	% Change
Ottawa City	134	152	40	26	93	124	49	235	316	537	-41.2
Ottawa, Vanier, Rockcliffe	6	4	6	10	4	16	1	209	17	239	-92.9
Nepean inside greenbelt	0	1	2	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	23	29	0	0	11	59	24	0	58	88	-34.1
Gloucester inside greenbelt	6	0	0	0	0	0	0	26	6	26	-76.9
Gloucester outside greenbelt	23	21	20	14	4	23	0	0	47	58	-19.0
Kanata	8	33	4	0	24	26	0	0	36	59	-39.0
Cumberland	31	22	0	2	39	0	24	0	94	24	**
Goulbourn	15	17	8	0	11	0	0	0	34	17	100.0
West Carleton	8	16	0	0	0	0	0	0	8	16	-50.0
Rideau	2	1	0	0	0	0	0	0	2	1	100.0
Osgoode	12	8	0	0	0	0	0	0	12	8	50.0
Clarence-Rockland City	17	7	0	0	0	0	0	0	17	7	142.9
Russell Township	2	16	2	0	0	0	0	0	4	16	-75.0
Ottawa-Gatineau CMA (Ontario Portion)	153	175	42	26	93	124	49	235	337	560	-39.8

**Table 3.1: Completions by Submarket and by Dwelling Type
January - April 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	567	631	114	66	411	410	125	276	1,217	1,383	-12.0
Ottawa, Vanier, Rockcliffe	40	25	20	14	32	29	1	250	93	318	-70.8
Nepean inside greenbelt	2	8	16	0	0	12	0	0	18	20	-10.0
Nepean outside greenbelt	153	121	4	8	112	152	84	0	353	281	25.6
Gloucester inside greenbelt	15	7	0	6	10	0	0	26	25	39	-35.9
Gloucester outside greenbelt	58	65	40	26	21	72	0	0	119	163	-27.0
Kanata	56	93	16	6	120	81	0	0	192	180	6.7
Cumberland	95	126	0	6	95	64	40	0	230	196	17.3
Goulbourn	66	74	18	0	21	0	0	0	105	74	41.9
West Carleton	29	55	0	0	0	0	0	0	29	55	-47.3
Rideau	8	16	0	0	0	0	0	0	8	16	-50.0
Osgoode	45	41	0	0	0	0	0	0	45	41	9.8
Clarence-Rockland City	46	25	0	6	0	0	1	0	47	31	51.6
Russell Township	9	30	2	4	0	0	0	0	11	34	-67.6
Ottawa-Gatineau CMA (Ontario Portion)	622	686	116	76	411	410	126	276	1,275	1,448	-11.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Ottawa City	93	124	0	0	49	235	0	0
Ottawa, Vanier, Rockcliffe	4	16	0	0	1	209	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	11	59	0	0	24	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	26	0	0
Gloucester outside greenbelt	4	23	0	0	0	0	0	0
Kanata	24	26	0	0	0	0	0	0
Cumberland	39	0	0	0	24	0	0	0
Goulbourn	11	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)	93	124	0	0	49	235	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 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	405	407	6	3	125	268	0	8
Ottawa, Vanier, Rockcliffe	26	29	6	0	1	242	0	8
Nepean inside greenbelt	0	12	0	0	0	0	0	0
Nepean outside greenbelt	112	152	0	0	84	0	0	0
Gloucester inside greenbelt	10	0	0	0	0	26	0	0
Gloucester outside greenbelt	21	69	0	3	0	0	0	0
Kanata	120	81	0	0	0	0	0	0
Cumberland	95	64	0	0	40	0	0	0
Goulbourn	21	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	1	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	405	407	6	3	126	268	0	8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Ottawa City	246	250	70	287	0	0	316	537
Ottawa, Vanier, Rockcliffe	17	18	0	221	0	0	17	239
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	34	52	24	36	0	0	58	88
Gloucester inside greenbelt	6	0	0	26	0	0	6	26
Gloucester outside greenbelt	47	58	0	0	0	0	47	58
Kanata	30	55	6	4	0	0	36	59
Cumberland	54	24	40	0	0	0	94	24
Goulbourn	34	17	0	0	0	0	34	17
West Carleton	8	16	0	0	0	0	8	16
Rideau	2	1	0	0	0	0	2	1
Osgoode	12	8	0	0	0	0	12	8
Clarence-Rockland City	17	7	0	0	0	0	17	7
Russell Township	2	16	0	0	2	0	4	16
Ottawa-Gatineau CMA (Ontario Portion)	265	273	70	287	2	0	337	560

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,061	975	150	397	6	11	1,217	1,383
Ottawa, Vanier, Rockcliffe	87	56	0	254	6	8	93	318
Nepean inside greenbelt	18	8	0	12	0	0	18	20
Nepean outside greenbelt	269	221	84	60	0	0	353	281
Gloucester inside greenbelt	25	13	0	26	0	0	25	39
Gloucester outside greenbelt	119	160	0	0	0	3	119	163
Kanata	182	147	10	33	0	0	192	180
Cumberland	174	184	56	12	0	0	230	196
Goulbourn	105	74	0	0	0	0	105	74
West Carleton	29	55	0	0	0	0	29	55
Rideau	8	16	0	0	0	0	8	16
Osgoode	45	41	0	0	0	0	45	41
Clarence-Rockland City	47	31	0	0	0	0	47	31
Russell Township	9	34	0	0	2	0	11	34
Ottawa-Gatineau CMA (Ontario Portion)	1,117	1,040	150	397	8	11	1,275	1,448

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2007	3	2.2	13	9.5	60	43.8	41	29.9	20	14.6	137	389,600	408,008
April 2006	3	2.0	29	19.5	75	50.3	24	16.1	18	12.1	149	364,900	396,321
Year-to-date 2007	14	2.4	43	7.4	281	48.6	166	28.7	74	12.8	578	379,550	415,820
Year-to-date 2006	15	2.4	138	21.8	285	45.0	122	19.2	74	11.7	634	359,900	395,509
Ottawa, Vanier, Rockcliffe													
April 2007	0	0.0	1	11.1	0	0.0	2	22.2	6	66.7	9	--	--
April 2006	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
Year-to-date 2007	1	2.4	2	4.8	6	14.3	13	31.0	20	47.6	42	486,500	544,129
Year-to-date 2006	0	0.0	3	8.8	18	52.9	6	17.6	7	20.6	34	376,578	485,560
Nepean inside greenbelt													
April 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	2	25.0	5	62.5	1	12.5	8	--	--
Nepean outside greenbelt													
April 2007	0	0.0	2	9.5	9	42.9	8	38.1	2	9.5	21	398,900	392,995
April 2006	0	0.0	7	25.9	12	44.4	5	18.5	3	11.1	27	348,900	410,781
Year-to-date 2007	0	0.0	16	10.3	78	50.3	48	31.0	13	8.4	155	376,900	391,441
Year-to-date 2006	0	0.0	26	22.0	56	47.5	22	18.6	14	11.9	118	356,900	391,866
Gloucester inside greenbelt													
April 2007	0	0.0	0	0.0	5	83.3	1	16.7	0	0.0	6	--	--
April 2006	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	6	46.2	3	23.1	4	30.8	13	419,600	498,969
Year-to-date 2006	0	0.0	0	0.0	6	54.5	4	36.4	1	9.1	11	389,000	429,018
Gloucester outside greenbelt													
April 2007	0	0.0	1	4.3	13	56.5	8	34.8	1	4.3	23	393,900	387,326
April 2006	0	0.0	0	0.0	13	72.2	4	22.2	1	5.6	18	378,900	391,567
Year-to-date 2007	1	1.7	3	5.1	29	49.2	23	39.0	3	5.1	59	391,900	398,066
Year-to-date 2006	1	1.5	3	4.6	48	73.8	10	15.4	3	4.6	65	375,900	376,931
Kanata													
April 2007	0	0.0	1	12.5	2	25.0	4	50.0	1	12.5	8	--	--
April 2006	0	0.0	8	25.0	17	53.1	3	9.4	4	12.5	32	332,900	401,203
Year-to-date 2007	0	0.0	2	3.4	40	67.8	13	22.0	4	6.8	59	347,900	397,941
Year-to-date 2006	0	0.0	31	33.3	34	36.6	16	17.2	12	12.9	93	332,900	378,959
Cumberland													
April 2007	2	6.3	5	15.6	17	53.1	5	15.6	3	9.4	32	348,450	363,169
April 2006	3	12.5	9	37.5	11	45.8	1	4.2	0	0.0	24	301,500	308,283
Year-to-date 2007	8	7.9	13	12.9	63	62.4	13	12.9	4	4.0	101	335,900	344,510
Year-to-date 2006	13	10.6	54	43.9	45	36.6	9	7.3	2	1.6	123	296,900	313,973
Goulbourn													
April 2007	0	0.0	0	0.0	8	53.3	5	33.3	2	13.3	15	388,000	418,333
April 2006	0	0.0	2	11.8	11	64.7	2	11.8	2	11.8	17	369,900	380,924
Year-to-date 2007	0	0.0	4	5.7	40	57.1	18	25.7	8	11.4	70	364,400	396,937
Year-to-date 2006	1	1.4	12	17.4	32	46.4	21	30.4	3	4.3	69	374,500	375,739

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
April 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													
April 2007	0	0.0	1	11.1	3	33.3	3	33.3	2	22.2	9	--	--
April 2006	0	0.0	1	6.3	6	37.5	4	25.0	5	31.3	16	440,950	455,919
Year-to-date 2007	0	0.0	1	3.6	5	17.9	15	53.6	7	25.0	28	459,400	489,639
Year-to-date 2006	0	0.0	3	5.6	19	35.2	21	38.9	11	20.4	54	432,500	496,441
Rideau													
April 2007	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
April 2006	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	1	11.1	4	44.4	1	11.1	3	33.3	9	--	--
Year-to-date 2006	0	0.0	3	20.0	9	60.0	0	0.0	3	20.0	15	340,000	393,933
Osgoode													
April 2007	1	8.3	1	8.3	3	25.0	5	41.7	2	16.7	12	425,000	436,450
April 2006	0	0.0	1	12.5	3	37.5	2	25.0	2	25.0	8	--	--
Year-to-date 2007	4	10.0	1	2.5	10	25.0	17	42.5	8	20.0	40	425,000	542,560
Year-to-date 2006	0	0.0	3	6.8	16	36.4	8	18.2	17	38.6	44	437,000	518,348
Clarence-Rockland City													
April 2007	6	54.5	4	36.4	1	9.1	0	0.0	0	0.0	11	249,600	262,718
April 2006	2	28.6	3	42.9	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2007	15	37.5	20	50.0	4	10.0	1	2.5	0	0.0	40	259,600	263,488
Year-to-date 2006	17	60.7	9	32.1	2	7.1	0	0.0	0	0.0	28	249,000	250,921
Russell Township													
April 2007	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
April 2006	4	26.7	11	73.3	0	0.0	0	0.0	0	0.0	15	287,000	265,960
Year-to-date 2007	0	0.0	7	46.7	6	40.0	2	13.3	0	0.0	15	310,200	316,067
Year-to-date 2006	6	20.7	21	72.4	1	3.4	1	3.4	0	0.0	29	287,000	275,752
Ottawa-Gatineau CMA (Ontario portion)													
April 2007	9	5.9	20	13.1	63	41.2	41	26.8	20	13.1	153	381,900	393,846
April 2006	9	5.3	43	25.1	77	45.0	24	14.0	18	10.5	171	348,900	380,633
Year-to-date 2007	29	4.6	70	11.1	291	46.0	169	26.7	74	11.7	633	368,900	403,830
Year-to-date 2006	38	5.5	168	24.3	288	41.7	123	17.8	74	10.7	691	349,000	384,624

Source: CMHC (Market Absorption Survey)

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

Submarket	April 2007	April 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	408,008	396,321	2.9	415,820	395,509	5.1
Ottawa, Vanier, Rockcliffe	--	--	n/a	544,129	485,560	12.1
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	392,995	410,781	-4.3	391,441	391,866	-0.1
Gloucester inside greenbelt	--	--	n/a	498,969	429,018	16.3
Gloucester outside greenbelt	387,326	391,567	-1.1	398,066	376,931	5.6
Kanata	--	401,203	n/a	397,941	378,959	5.0
Cumberland	363,169	308,283	17.8	344,510	313,973	9.7
Goulbourn	418,333	380,924	9.8	396,937	375,739	5.6
West Carleton	--	455,919	n/a	489,639	496,441	-1.4
Rideau	--	--	n/a	--	393,933	n/a
Osgoode	436,450	--	n/a	542,560	518,348	4.7
Clarence-Rockland City	262,718	--	n/a	263,488	250,921	5.0
Russell Township	--	265,960	n/a	316,067	275,752	14.6
Ottawa-Gatineau CMA (Ontario Portion)	393,846	380,633	3.5	403,830	384,624	5.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
April 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	1,213	2,390	1,875	64.7	277,335	5.4	275,203
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2006	2,998	11.1		6,381			251,779	2.9	
	Q1 2007	3,137	4.6		6,099			267,992	6.4	
	YTD 2006	4,467	7.9		8,909			255,509	4.0	
	YTD 2007	4,706	5.4		8,489			271,107	6.1	

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

¹Source: CREA

Table 6: Economic Indicators
April 2007

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 1997=100	CPI, 1992 =100 (Ottawa- Gatineau CMA (Ontario Portion))	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						
2006	January	658	5.80	6.30	156.5	131.7	480	5.3	71.8	859
	February	667	5.85	6.45	156.6	131.3	486	5.0	72.5	868
	March	667	6.05	6.45	156.7	132.3	489	5.1	72.9	873
	April	685	6.25	6.75	157.3	132.8	491	4.9	73.1	871
	May	685	6.25	6.75	158.2	133.3	492	4.7	73.1	867
	June	697	6.60	6.95	158.2	133.1	492	4.6	72.9	867
	July	697	6.60	6.95	159.5	132.7	491	4.8	72.9	872
	August	691	6.40	6.85	160.3	132.8	490	5.0	72.8	873
	September	682	6.40	6.70	160.5	132.0	485	5.2	72.3	873
	October	688	6.40	6.80	160.7	131.9	477	5.2	71.0	873
	November	673	6.40	6.55	161.3	132.2	470	5.5	70.2	872
	December	667	6.30	6.45	161.3	132.4	467	5.5	69.6	863
2007	January	679	6.50	6.65	161.0	132.2	465	5.6	69.5	860
	February	679	6.50	6.65	161.0	133.5	468	5.3	69.6	859
	March	669	6.40	6.49	161.3	134.9	472	5.2	70.1	867
	April	678	6.60	6.64		135.3	478	5.3	71.0	870
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"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.

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