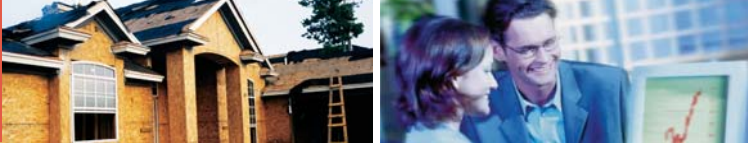


HOUSING NOW

Ottawa



Date Released: June 2007

New Home Market

Multi-Family Housing Segment Supports Ottawa Construction

Total housing starts rose by close to 9 per cent in the Ottawa Census Metropolitan Area (CMA), rising from 591 units in May 2006 to 643 this past month. With this second consecutive month of growth, year-to-date starts are up 2 per cent over the same period last year.

Multi-family housing activity posted a solid gain of 30 per cent in May. This housing market segment, in which

activity had declined at the beginning of the year, is showing renewed growth, such that year-to-date starts for 2007 are now just 5 per cent behind the level recorded for the corresponding period in 2006. Rising single-detached home prices prompted some consumers to opt for less expensive homes, which is stimulating the construction of higher-density housing projects. That's why we are going to continue to see multiple-family homes being a greater proportion of starts in the area.

The figures for the first five months of 2007 show that Goulbourn posted the greatest gain in starts, with 257 new units, compared to 146 from January to May 2006.

Figure 1

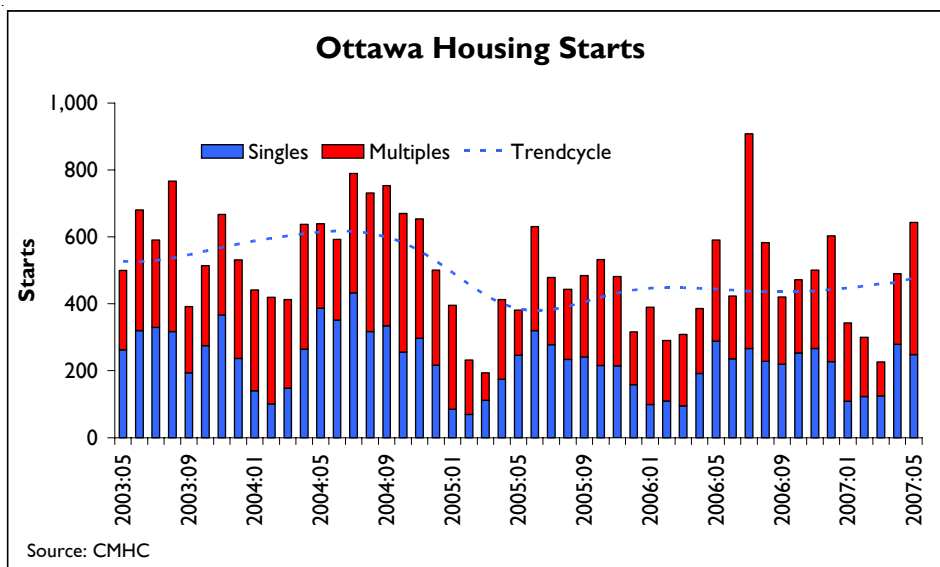


Table of Contents

1 **New Home Market**
Multi-Family Housing Segment
Supports Ottawa Construction

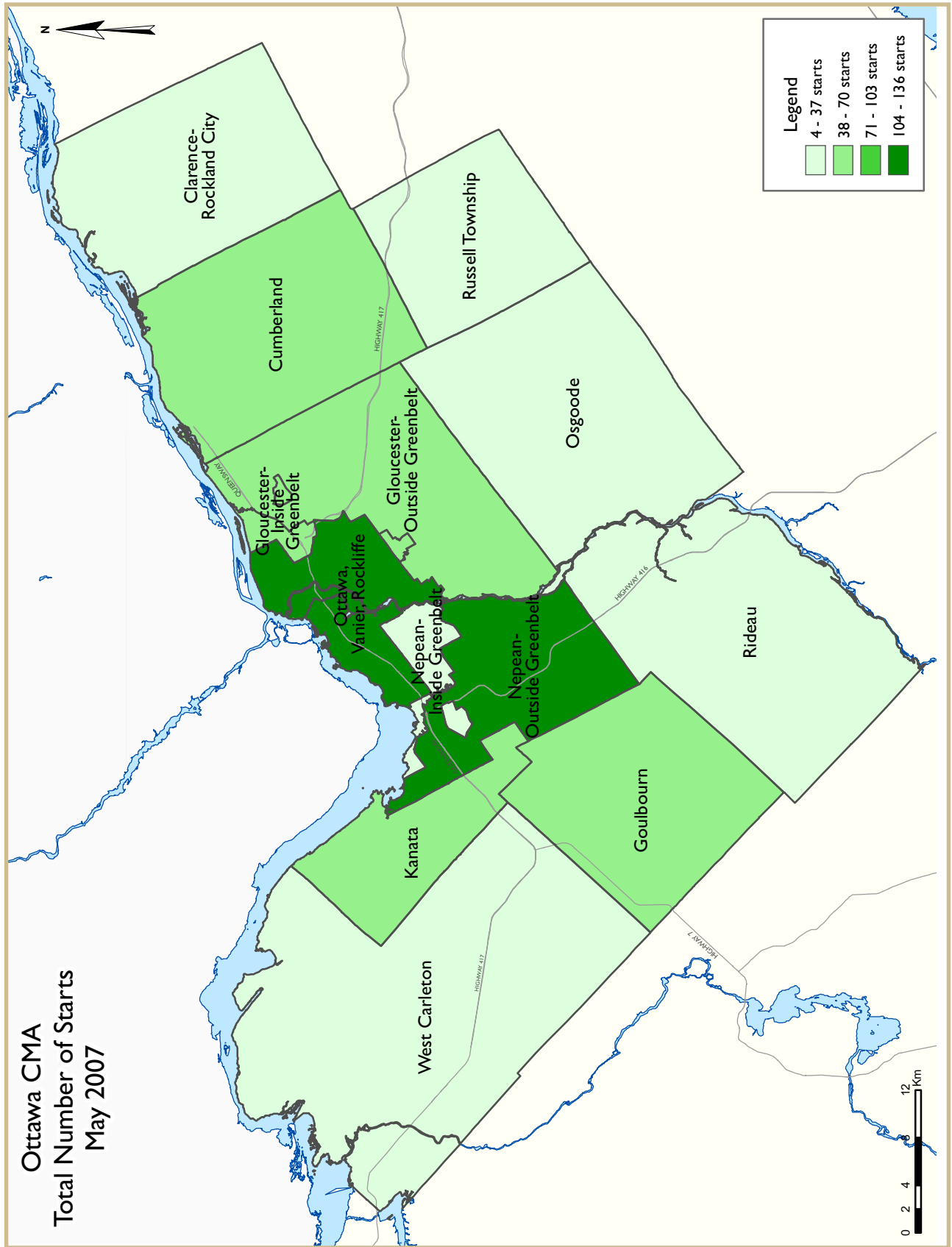
5 **Tables**
Housing Market Activity
History of Housing Starts

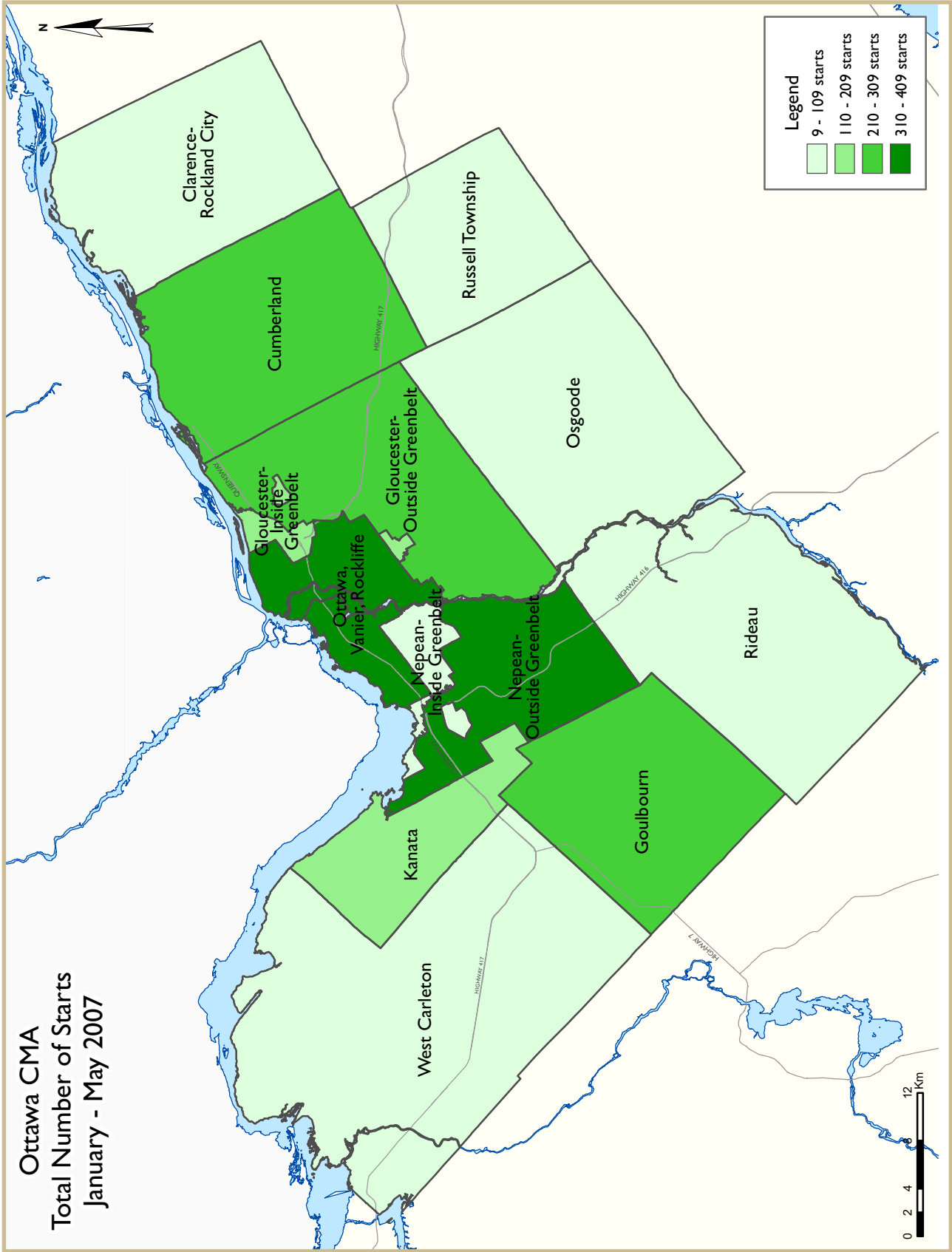
Starts by Submarket

Completions by Submarket
Absorbed Single-Detached Units
by Price Range
Average Price of Absorbed
Single-Detached Units
MLS Residential Activity
Economic Indicators

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HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

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

**Table I: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
May 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
May 2007	248	12	175	0	39	52	0	117	643
May 2006	288	30	199	0	24	50	0	0	591
% Change	-13.9	-60.0	-12.1	n/a	62.5	4.0	n/a	n/a	8.8
Year-to-date 2007	884	92	564	0	51	258	0	153	2,002
Year-to-date 2006	784	150	646	0	152	213	12	8	1,965
% Change	12.8	-38.7	-12.7	n/a	-66.4	21.1	-100.0	**	1.9
UNDER CONSTRUCTION									
May 2007	1,432	145	954	0	67	1,718	75	176	4,567
May 2006	1,127	236	932	0	197	896	71	41	3,583
% Change	27.1	-38.6	2.4	n/a	-66.0	91.7	5.6	**	27.5
COMPLETIONS									
May 2007	196	24	56	0	0	66	0	0	342
May 2006	189	34	173	0	41	66	0	45	548
% Change	3.7	-29.4	-67.6	n/a	-100.0	0.0	n/a	-100.0	-37.6
Year-to-date 2007	818	136	439	0	26	190	8	0	1,617
Year-to-date 2006	875	110	451	0	170	334	3	53	1,996
% Change	-6.5	23.6	-2.7	n/a	-84.7	-43.1	166.7	-100.0	-19.0
COMPLETED & NOT ABSORBED									
May 2007	66	27	40	0	6	76	2	44	261
May 2006	51	25	90	0	27	78	3	92	366
% Change	29.4	8.0	-55.6	n/a	-77.8	-2.6	-33.3	-52.2	-28.7
ABSORBED									
May 2007	196	25	69	0	2	69	0	0	361
May 2006	192	35	176	0	45	66	0	50	564
% Change	2.1	-28.6	-60.8	n/a	-95.6	4.5	n/a	-100.0	-36.0
Year-to-date 2007	829	135	463	0	32	193	9	12	1,673
Year-to-date 2006	883	109	471	0	160	347	6	94	2,070
% Change	-6.1	23.9	-1.7	n/a	-80.0	-44.4	50.0	-87.2	-19.2

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

**Table I.1: Housing Activity Summary by Submarket
May 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									
May 2007	217	10	175	0	39	52	0	117	610
May 2006	258	30	199	0	24	50	0	0	561
Ottawa, Vanier, Rockcliffe									
May 2007	10	4	5	0	0	0	0	117	136
May 2006	16	2	0	0	0	34	0	0	52
Nepean inside greenbelt									
May 2007	3	0	23	0	0	0	0	0	26
May 2006	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
May 2007	29	2	40	0	23	24	0	0	118
May 2006	65	8	78	0	24	0	0	0	175
Gloucester inside greenbelt									
May 2007	9	0	24	0	0	28	0	0	61
May 2006	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2007	25	0	35	0	0	0	0	0	60
May 2006	30	14	36	0	0	0	0	0	80
Kanata									
May 2007	27	4	26	0	0	0	0	0	57
May 2006	34	6	24	0	0	0	0	0	64
Cumberland									
May 2007	32	0	11	0	16	0	0	0	59
May 2006	40	0	42	0	0	16	0	0	98
Goulbourn									
May 2007	50	0	11	0	0	0	0	0	61
May 2006	24	0	19	0	0	0	0	0	43
West Carleton									
May 2007	11	0	0	0	0	0	0	0	11
May 2006	9	0	0	0	0	0	0	0	9
Rideau									
May 2007	4	0	0	0	0	0	0	0	4
May 2006	4	0	0	0	0	0	0	0	4
Osgoode									
May 2007	17	0	0	0	0	0	0	0	17
May 2006	35	0	0	0	0	0	0	0	35
Clarence-Rockland City									
May 2007	11	2	0	0	0	0	0	0	13
May 2006	9	0	0	0	0	0	0	0	9
Russell Township									
May 2007	20	0	0	0	0	0	0	0	20
May 2006	21	0	0	0	0	0	0	0	21
Ottawa-Gatineau CMA (Ontario portion)									
May 2007	248	12	175	0	39	52	0	117	643
May 2006	288	30	199	0	24	50	0	0	591

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

**Table I.1: Housing Activity Summary by Submarket
May 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									
May 2007	1,343	141	954	0	67	1,718	71	176	4,470
May 2006	1,034	234	928	0	197	896	71	41	3,484
Ottawa, Vanier, Rockcliffe									
May 2007	73	25	66	0	3	1,298	2	120	1,587
May 2006	68	40	65	0	10	599	9	39	830
Nepean inside greenbelt									
May 2007	12	22	37	0	12	0	0	0	83
May 2006	10	6	6	0	0	141	59	2	224
Nepean outside greenbelt									
May 2007	284	10	257	0	23	138	0	0	712
May 2006	245	24	245	0	76	12	0	0	602
Gloucester inside greenbelt									
May 2007	33	6	40	0	0	156	0	56	291
May 2006	11	12	0	0	0	128	0	0	151
Gloucester outside greenbelt									
May 2007	136	40	114	0	0	26	69	0	385
May 2006	102	100	192	0	28	0	3	0	425
Kanata									
May 2007	149	18	169	0	13	32	0	0	381
May 2006	139	22	179	0	51	0	0	0	474
Cumberland									
May 2007	216	2	167	0	16	44	0	0	445
May 2006	181	20	203	0	32	16	0	0	452
Goulbourn									
May 2007	289	18	104	0	0	24	0	0	435
May 2006	116	10	38	0	0	0	0	0	164
West Carleton									
May 2007	56	0	0	0	0	0	0	0	56
May 2006	61	0	0	0	0	0	0	0	61
Rideau									
May 2007	23	0	0	0	0	0	0	0	23
May 2006	19	0	0	0	0	0	0	0	19
Osgoode									
May 2007	72	0	0	0	0	0	0	0	72
May 2006	82	0	0	0	0	0	0	0	82
Clarence-Rockland City									
May 2007	42	2	0	0	0	0	4	0	48
May 2006	36	2	4	0	0	0	0	0	42
Russell Township									
May 2007	47	2	0	0	0	0	0	0	49
May 2006	57	0	0	0	0	0	0	0	57
Ottawa-Gatineau CMA (Ontario portion)									
May 2007	1,432	145	954	0	67	1,718	75	176	4,567
May 2006	1,127	236	932	0	197	896	71	41	3,583

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

**Table 1.1: Housing Activity Summary by Submarket
May 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									
May 2007	180	24	56	0	0	66	0	0	326
May 2006	174	34	173	0	41	36	0	18	476
Ottawa, Vanier, Rockcliffe									
May 2007	11	4	16	0	0	34	0	0	65
May 2006	22	4	38	0	0	0	0	0	64
Nepean inside greenbelt									
May 2007	1	2	0	0	0	0	0	0	3
May 2006	1	0	13	0	28	0	0	0	42
Nepean outside greenbelt									
May 2007	42	0	6	0	0	12	0	0	60
May 2006	40	2	50	0	10	36	0	0	138
Gloucester inside greenbelt									
May 2007	5	8	0	0	0	0	0	0	13
May 2006	2	2	0	0	0	0	0	0	4
Gloucester outside greenbelt									
May 2007	29	4	4	0	0	0	0	0	37
May 2006	15	20	32	0	0	0	0	0	67
Kanata									
May 2007	23	2	10	0	0	20	0	0	55
May 2006	15	0	18	0	3	0	0	0	36
Cumberland									
May 2007	22	0	16	0	0	0	0	0	38
May 2006	25	2	22	0	0	0	0	0	49
Goulbourn									
May 2007	26	4	4	0	0	0	0	0	34
May 2006	19	4	0	0	0	0	0	18	41
West Carleton									
May 2007	6	0	0	0	0	0	0	0	6
May 2006	14	0	0	0	0	0	0	0	14
Rideau									
May 2007	3	0	0	0	0	0	0	0	3
May 2006	7	0	0	0	0	0	0	0	7
Osgoode									
May 2007	12	0	0	0	0	0	0	0	12
May 2006	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
May 2007	7	0	0	0	0	0	0	0	7
May 2006	7	0	0	0	0	30	0	27	64
Russell Township									
May 2007	9	0	0	0	0	0	0	0	9
May 2006	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
May 2007	196	24	56	0	0	66	0	0	342
May 2006	189	34	173	0	41	66	0	45	548

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

**Table I.1: Housing Activity Summary by Submarket
May 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									
May 2007	60	27	40	0	6	76	2	44	255
May 2006	44	16	89	0	27	77	3	84	340
Ottawa, Vanier, Rockcliffe									
May 2007	8	9	2	0	0	21	1	44	85
May 2006	6	5	14	0	11	72	1	68	177
Nepean inside greenbelt									
May 2007	0	4	0	0	0	34	0	0	38
May 2006	0	1	2	0	2	0	0	0	5
Nepean outside greenbelt									
May 2007	5	5	11	0	2	16	1	0	40
May 2006	6	2	11	0	10	5	1	0	35
Gloucester inside greenbelt									
May 2007	2	0	0	0	0	0	0	0	2
May 2006	0	3	0	0	0	0	0	0	3
Gloucester outside greenbelt									
May 2007	7	3	9	0	0	0	0	0	19
May 2006	2	3	30	0	0	0	1	0	36
Kanata									
May 2007	1	5	12	0	4	5	0	0	27
May 2006	3	0	22	0	4	0	0	10	39
Cumberland									
May 2007	6	0	3	0	0	0	0	0	9
May 2006	4	0	10	0	0	0	0	0	14
Goulbourn									
May 2007	7	1	3	0	0	0	0	0	11
May 2006	10	2	0	0	0	0	0	6	18
West Carleton									
May 2007	3	0	0	0	0	0	0	0	3
May 2006	2	0	0	0	0	0	0	0	2
Rideau									
May 2007	5	0	0	0	0	0	0	0	5
May 2006	5	0	0	0	0	0	0	0	5
Osgoode									
May 2007	16	0	0	0	0	0	0	0	16
May 2006	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
May 2007	4	0	0	0	0	0	0	0	4
May 2006	1	6	1	0	0	1	0	8	17
Russell Township									
May 2007	2	0	0	0	0	0	0	0	2
May 2006	6	3	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
May 2007	66	27	40	0	6	76	2	44	261
May 2006	51	25	90	0	27	78	3	92	366

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

**Table I.1: Housing Activity Summary by Submarket
May 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									
May 2007	178	25	69	0	2	69	0	0	343
May 2006	179	34	176	0	45	37	0	31	502
Ottawa, Vanier, Rockcliffe									
May 2007	12	4	17	0	0	36	0	0	69
May 2006	22	2	42	0	3	6	0	19	94
Nepean inside greenbelt									
May 2007	1	3	1	0	0	0	0	0	5
May 2006	1	0	11	0	26	0	0	0	38
Nepean outside greenbelt									
May 2007	42	0	11	0	0	16	0	0	69
May 2006	41	3	43	0	13	31	0	0	131
Gloucester inside greenbelt									
May 2007	6	8	0	0	0	0	0	0	14
May 2006	2	2	0	0	0	0	0	0	4
Gloucester outside greenbelt									
May 2007	33	5	5	0	0	0	0	0	43
May 2006	15	22	35	0	0	0	0	0	72
Kanata									
May 2007	22	1	13	0	0	16	0	0	52
May 2006	14	0	19	0	3	0	0	0	36
Cumberland									
May 2007	21	0	17	0	2	1	0	0	41
May 2006	32	3	26	0	0	0	0	0	61
Goulbourn									
May 2007	23	4	5	0	0	0	0	0	32
May 2006	20	2	0	0	0	0	0	12	34
West Carleton									
May 2007	6	0	0	0	0	0	0	0	6
May 2006	15	0	0	0	0	0	0	0	15
Rideau									
May 2007	2	0	0	0	0	0	0	0	2
May 2006	4	0	0	0	0	0	0	0	4
Osgoode									
May 2007	10	0	0	0	0	0	0	0	10
May 2006	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
May 2007	9	0	0	0	0	0	0	0	9
May 2006	7	0	0	0	0	29	0	19	55
Russell Township									
May 2007	9	0	0	0	0	0	0	0	9
May 2006	6	1	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
May 2007	196	25	69	0	2	69	0	0	361
May 2006	192	35	176	0	45	66	0	50	564

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
May 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	% Change
Ottawa City	217	258	10	30	202	223	181	50	610	561	8.7
Ottawa, Vanier, Rockcliffe	10	16	4	2	5	0	117	34	136	52	161.5
Nepean inside greenbelt	3	1	0	0	11	0	12	0	26	1	**
Nepean outside greenbelt	29	65	2	8	63	102	24	0	118	175	-32.6
Gloucester inside greenbelt	9	0	0	0	24	0	28	0	61	0	n/a
Gloucester outside greenbelt	25	30	0	14	35	36	0	0	60	80	-25.0
Kanata	27	34	4	6	26	24	0	0	57	64	-10.9
Cumberland	32	40	0	0	27	42	0	16	59	98	-39.8
Goulbourn	50	24	0	0	11	19	0	0	61	43	41.9
West Carleton	11	9	0	0	0	0	0	0	11	9	22.2
Rideau	4	4	0	0	0	0	0	0	4	4	0.0
Osgoode	17	35	0	0	0	0	0	0	17	35	-51.4
Clarence-Rockland City	11	9	2	0	0	0	0	0	13	9	44.4
Russell Township	20	21	0	0	0	0	0	0	20	21	-4.8
Ottawa-Gatineau CMA (Ontario Portion)	248	288	12	30	202	223	181	50	643	591	8.8

**Table 2.1: Starts by Submarket and by Dwelling Type
January - May 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	813	710	88	148	603	806	423	221	1,927	1,885	2.2
Ottawa, Vanier, Rockcliffe	38	37	6	16	24	63	265	191	333	307	8.5
Nepean inside greenbelt	5	9	18	4	37	6	12	2	72	21	**
Nepean outside greenbelt	160	166	10	22	181	236	58	12	409	436	-6.2
Gloucester inside greenbelt	27	3	0	0	24	0	64	0	115	3	**
Gloucester outside greenbelt	103	85	36	80	72	192	0	0	211	357	-40.9
Kanata	90	83	10	22	105	126	0	0	205	231	-11.3
Cumberland	124	137	0	0	119	145	0	16	243	298	-18.5
Goulbourn	184	104	8	4	41	38	24	0	257	146	76.0
West Carleton	26	26	0	0	0	0	0	0	26	26	0.0
Rideau	9	6	0	0	0	0	0	0	9	6	50.0
Osgoode	47	54	0	0	0	0	0	0	47	54	-13.0
Clarence-Rockland City	34	27	2	2	0	4	0	0	36	33	9.1
Russell Township	37	47	2	0	0	0	0	0	39	47	-17.0
Ottawa-Gatineau CMA (Ontario Portion)	884	784	92	150	603	810	423	221	2,002	1,965	1.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006
Ottawa City	202	223	0	0	64	50	117	0
Ottawa, Vanier, Rockcliffe	5	0	0	0	0	34	117	0
Nepean inside greenbelt	11	0	0	0	12	0	0	0
Nepean outside greenbelt	63	102	0	0	24	0	0	0
Gloucester inside greenbelt	24	0	0	0	28	0	0	0
Gloucester outside greenbelt	35	36	0	0	0	0	0	0
Kanata	26	24	0	0	0	0	0	0
Cumberland	27	42	0	0	0	16	0	0
Goulbourn	11	19	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)	202	223	0	0	64	50	117	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 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	603	794	0	12	270	213	153	8
Ottawa, Vanier, Rockcliffe	24	54	0	9	148	185	117	6
Nepean inside greenbelt	37	6	0	0	12	0	0	2
Nepean outside greenbelt	181	236	0	0	58	12	0	0
Gloucester inside greenbelt	24	0	0	0	28	0	36	0
Gloucester outside greenbelt	72	189	0	3	0	0	0	0
Kanata	105	126	0	0	0	0	0	0
Cumberland	119	145	0	0	0	16	0	0
Goulbourn	41	38	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)	603	798	0	12	270	213	153	8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006
Ottawa City	402	487	91	74	117	0	610	561
Ottawa, Vanier, Rockcliffe	19	18	0	34	117	0	136	52
Nepean inside greenbelt	26	1	0	0	0	0	26	1
Nepean outside greenbelt	71	151	47	24	0	0	118	175
Gloucester inside greenbelt	33	0	28	0	0	0	61	0
Gloucester outside greenbelt	60	80	0	0	0	0	60	80
Kanata	57	64	0	0	0	0	57	64
Cumberland	43	82	16	16	0	0	59	98
Goulbourn	61	43	0	0	0	0	61	43
West Carleton	11	9	0	0	0	0	11	9
Rideau	4	4	0	0	0	0	4	4
Osgoode	17	35	0	0	0	0	17	35
Clarence-Rockland City	13	9	0	0	0	0	13	9
Russell Township	20	21	0	0	0	0	20	21
Ottawa-Gatineau CMA (Ontario Portion)	435	517	91	74	117	0	643	591

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,465	1,500	309	365	153	20	1,927	1,885
Ottawa, Vanier, Rockcliffe	68	95	148	197	117	15	333	307
Nepean inside greenbelt	60	19	12	0	0	2	72	21
Nepean outside greenbelt	328	356	81	80	0	0	409	436
Gloucester inside greenbelt	51	3	28	0	36	0	115	3
Gloucester outside greenbelt	211	334	0	20	0	3	211	357
Kanata	205	211	0	20	0	0	205	231
Cumberland	227	250	16	48	0	0	243	298
Goulbourn	233	146	24	0	0	0	257	146
West Carleton	26	26	0	0	0	0	26	26
Rideau	9	6	0	0	0	0	9	6
Osgoode	47	54	0	0	0	0	47	54
Clarence-Rockland City	36	33	0	0	0	0	36	33
Russell Township	39	47	0	0	0	0	39	47
Ottawa-Gatineau CMA (Ontario Portion)	1,540	1,580	309	365	153	20	2,002	1,965

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	% Change
Ottawa City	180	174	24	34	56	214	66	54	326	476	-31.5
Ottawa, Vanier, Rockcliffe	11	22	4	4	16	38	34	0	65	64	1.6
Nepean inside greenbelt	1	1	2	0	0	41	0	0	3	42	-92.9
Nepean outside greenbelt	42	40	0	2	6	60	12	36	60	138	-56.5
Gloucester inside greenbelt	5	2	8	2	0	0	0	0	13	4	**
Gloucester outside greenbelt	29	15	4	20	4	32	0	0	37	67	-44.8
Kanata	23	15	2	0	10	21	20	0	55	36	52.8
Cumberland	22	25	0	2	16	22	0	0	38	49	-22.4
Goulbourn	26	19	4	4	4	0	0	18	34	41	-17.1
West Carleton	6	14	0	0	0	0	0	0	6	14	-57.1
Rideau	3	7	0	0	0	0	0	0	3	7	-57.1
Osgoode	12	14	0	0	0	0	0	0	12	14	-14.3
Clarence-Rockland City	7	7	0	0	0	0	0	57	7	64	-89.1
Russell Township	9	8	0	0	0	0	0	0	9	8	12.5
Ottawa-Gatineau CMA (Ontario Portion)	196	189	24	34	56	214	66	111	342	548	-37.6

**Table 3.1: Completions by Submarket and by Dwelling Type
January - May 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	747	805	138	100	467	624	191	330	1,543	1,859	-17.0
Ottawa, Vanier, Rockcliffe	51	47	24	18	48	67	35	250	158	382	-58.6
Nepean inside greenbelt	3	9	18	0	0	53	0	0	21	62	-66.1
Nepean outside greenbelt	195	161	4	10	118	212	96	36	413	419	-1.4
Gloucester inside greenbelt	20	9	8	8	10	0	0	26	38	43	-11.6
Gloucester outside greenbelt	87	80	44	46	25	104	0	0	156	230	-32.2
Kanata	79	108	18	6	130	102	20	0	247	216	14.4
Cumberland	117	151	0	8	111	86	40	0	268	245	9.4
Goulbourn	92	93	22	4	25	0	0	18	139	115	20.9
West Carleton	35	69	0	0	0	0	0	0	35	69	-49.3
Rideau	11	23	0	0	0	0	0	0	11	23	-52.2
Osgoode	57	55	0	0	0	0	0	0	57	55	3.6
Clarence-Rockland City	53	32	0	6	0	0	1	57	54	95	-43.2
Russell Township	18	38	2	4	0	0	0	0	20	42	-52.4
Ottawa-Gatineau CMA (Ontario Portion)	818	875	140	110	467	624	192	387	1,617	1,996	-19.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006
Ottawa City	56	214	0	0	66	36	0	18
Ottawa, Vanier, Rockcliffe	16	38	0	0	34	0	0	0
Nepean inside greenbelt	0	41	0	0	0	0	0	0
Nepean outside greenbelt	6	60	0	0	12	36	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	4	32	0	0	0	0	0	0
Kanata	10	21	0	0	20	0	0	0
Cumberland	16	22	0	0	0	0	0	0
Goulbourn	4	0	0	0	0	0	0	18
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	30	0	27
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	56	214	0	0	66	66	0	45

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 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	461	621	6	3	191	304	0	26
Ottawa, Vanier, Rockcliffe	42	67	6	0	35	242	0	8
Nepean inside greenbelt	0	53	0	0	0	0	0	0
Nepean outside greenbelt	118	212	0	0	96	36	0	0
Gloucester inside greenbelt	10	0	0	0	0	26	0	0
Gloucester outside greenbelt	25	101	0	3	0	0	0	0
Kanata	130	102	0	0	20	0	0	0
Cumberland	111	86	0	0	40	0	0	0
Goulbourn	25	0	0	0	0	0	0	18
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	1	30	0	27
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	461	621	6	3	192	334	0	53

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006	May 2007	May 2006
Ottawa City	260	381	66	77	0	18	326	476
Ottawa, Vanier, Rockcliffe	31	64	34	0	0	0	65	64
Nepean inside greenbelt	3	14	0	28	0	0	3	42
Nepean outside greenbelt	48	92	12	46	0	0	60	138
Gloucester inside greenbelt	13	4	0	0	0	0	13	4
Gloucester outside greenbelt	37	67	0	0	0	0	37	67
Kanata	35	33	20	3	0	0	55	36
Cumberland	38	49	0	0	0	0	38	49
Goulbourn	34	23	0	0	0	18	34	41
West Carleton	6	14	0	0	0	0	6	14
Rideau	3	7	0	0	0	0	3	7
Osgoode	12	14	0	0	0	0	12	14
Clarence-Rockland City	7	7	0	30	0	27	7	64
Russell Township	9	8	0	0	0	0	9	8
Ottawa-Gatineau CMA (Ontario Portion)	276	396	66	107	0	45	342	548

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,321	1,356	216	474	6	29	1,543	1,859
Ottawa, Vanier, Rockcliffe	118	120	34	254	6	8	158	382
Nepean inside greenbelt	21	22	0	40	0	0	21	62
Nepean outside greenbelt	317	313	96	106	0	0	413	419
Gloucester inside greenbelt	38	17	0	26	0	0	38	43
Gloucester outside greenbelt	156	227	0	0	0	3	156	230
Kanata	217	180	30	36	0	0	247	216
Cumberland	212	233	56	12	0	0	268	245
Goulbourn	139	97	0	0	0	18	139	115
West Carleton	35	69	0	0	0	0	35	69
Rideau	11	23	0	0	0	0	11	23
Osgoode	57	55	0	0	0	0	57	55
Clarence-Rockland City	54	38	0	30	0	27	54	95
Russell Township	18	42	0	0	2	0	20	42
Ottawa-Gatineau CMA (Ontario Portion)	1,393	1,436	216	504	8	56	1,617	1,996

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2007	0	0.0	24	13.5	83	46.6	57	32.0	14	7.9	178	380,400	397,118
May 2006	6	3.4	38	21.2	94	52.5	23	12.8	18	10.1	179	342,900	368,533
Year-to-date 2007	14	1.9	67	8.9	364	48.1	223	29.5	88	11.6	756	379,600	411,416
Year-to-date 2006	21	2.6	176	21.6	379	46.6	145	17.8	92	11.3	813	352,900	389,570
Ottawa, Vanier, Rockcliffe													
May 2007	0	0.0	0	0.0	6	50.0	2	16.7	4	33.3	12	393,500	481,083
May 2006	0	0.0	0	0.0	5	22.7	4	18.2	13	59.1	22	549,000	531,196
Year-to-date 2007	1	1.9	2	3.7	12	22.2	15	27.8	24	44.4	54	480,250	530,119
Year-to-date 2006	0	0.0	3	5.4	23	41.1	10	17.9	20	35.7	56	425,000	503,489
Nepean inside greenbelt													
May 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 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	3	100.0	0	0.0	3	--	--
Year-to-date 2006	0	0.0	0	0.0	2	22.2	6	66.7	1	11.1	9	--	--
Nepean outside greenbelt													
May 2007	0	0.0	12	28.6	15	35.7	13	31.0	2	4.8	42	356,400	371,902
May 2006	0	0.0	11	26.8	26	63.4	4	9.8	0	0.0	41	332,900	329,790
Year-to-date 2007	0	0.0	28	14.2	93	47.2	61	31.0	15	7.6	197	374,900	387,275
Year-to-date 2006	0	0.0	37	23.3	82	51.6	26	16.4	14	8.8	159	344,900	375,859
Gloucester inside greenbelt													
May 2007	0	0.0	1	16.7	1	16.7	4	66.7	0	0.0	6	--	--
May 2006	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2007	0	0.0	1	5.3	7	36.8	7	36.8	4	21.1	19	419,600	470,163
Year-to-date 2006	0	0.0	0	0.0	7	53.8	5	38.5	1	7.7	13	399,500	426,438
Gloucester outside greenbelt													
May 2007	0	0.0	0	0.0	17	51.5	16	48.5	0	0.0	33	399,900	398,079
May 2006	0	0.0	4	26.7	11	73.3	0	0.0	0	0.0	15	339,900	325,487
Year-to-date 2007	1	1.1	3	3.3	46	50.0	39	42.4	3	3.3	92	394,700	398,071
Year-to-date 2006	1	1.3	7	8.8	59	73.8	10	12.5	3	3.8	80	366,900	367,285
Kanata													
May 2007	0	0.0	3	13.6	12	54.5	5	22.7	2	9.1	22	348,900	376,018
May 2006	0	0.0	3	21.4	7	50.0	2	14.3	2	14.3	14	352,400	379,864
Year-to-date 2007	0	0.0	5	6.2	52	64.2	18	22.2	6	7.4	81	347,900	391,986
Year-to-date 2006	0	0.0	34	31.8	41	38.3	18	16.8	14	13.1	107	338,400	379,078
Cumberland													
May 2007	0	0.0	2	9.5	18	85.7	1	4.8	0	0.0	21	349,900	346,233
May 2006	1	3.1	13	40.6	16	50.0	1	3.1	1	3.1	32	329,550	327,644
Year-to-date 2007	8	6.6	15	12.3	81	66.4	14	11.5	4	3.3	122	336,500	344,807
Year-to-date 2006	14	9.0	67	43.2	61	39.4	10	6.5	3	1.9	155	298,500	316,795
Goulbourn													
May 2007	0	0.0	4	17.4	12	52.2	6	26.1	1	4.3	23	386,900	382,604
May 2006	0	0.0	1	5.0	14	70.0	5	25.0	0	0.0	20	361,900	374,720
Year-to-date 2007	0	0.0	8	8.6	52	55.9	24	25.8	9	9.7	93	368,900	393,392
Year-to-date 2006	1	1.1	13	14.6	46	51.7	26	29.2	3	3.4	89	371,900	375,510

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
May 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													
May 2007	0	0.0	0	0.0	1	16.7	3	50.0	2	33.3	6	--	--
May 2006	3	20.0	2	13.3	5	33.3	5	33.3	0	0.0	15	325,900	340,053
Year-to-date 2007	0	0.0	1	2.9	6	17.6	18	52.9	9	26.5	34	459,950	507,644
Year-to-date 2006	3	4.3	5	7.2	24	34.8	26	37.7	11	15.9	69	425,000	462,443
Rideau													
May 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
May 2006	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	--	--
Year-to-date 2007	0	0.0	1	9.1	4	36.4	2	18.2	4	36.4	11	409,000	508,418
Year-to-date 2006	1	5.3	4	21.1	10	52.6	0	0.0	4	21.1	19	335,000	391,268
Osgoode													
May 2007	0	0.0	2	20.0	1	10.0	5	50.0	2	20.0	10	449,450	427,270
May 2006	1	7.7	3	23.1	8	61.5	0	0.0	1	7.7	13	300,000	359,600
Year-to-date 2007	4	8.0	3	6.0	11	22.0	22	44.0	10	20.0	50	425,000	519,502
Year-to-date 2006	1	1.8	6	10.5	24	42.1	8	14.0	18	31.6	57	390,000	482,142
Clarence-Rockland City													
May 2007	2	22.2	6	66.7	1	11.1	0	0.0	0	0.0	9	--	--
May 2006	1	14.3	4	57.1	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2007	17	34.7	26	53.1	5	10.2	1	2.0	0	0.0	49	259,600	264,196
Year-to-date 2006	18	51.4	13	37.1	4	11.4	0	0.0	0	0.0	35	249,500	259,406
Russell Township													
May 2007	0	0.0	2	22.2	7	77.8	0	0.0	0	0.0	9	--	--
May 2006	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2007	0	0.0	9	37.5	13	54.2	2	8.3	0	0.0	24	309,850	318,100
Year-to-date 2006	8	22.9	25	71.4	1	2.9	1	2.9	0	0.0	35	287,000	274,389
Ottawa-Gatineau CMA (Ontario portion)													
May 2007	2	1.0	32	16.3	91	46.4	57	29.1	14	7.1	196	373,200	387,686
May 2006	9	4.7	46	24.0	96	50.0	23	12.0	18	9.4	192	339,950	362,643
Year-to-date 2007	31	3.7	102	12.3	382	46.1	226	27.3	88	10.6	829	369,500	400,013
Year-to-date 2006	47	5.3	214	24.2	384	43.5	146	16.5	92	10.4	883	347,900	379,845

Source: CMHC (Market Absorption Survey)

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

Submarket	May 2007	May 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	397,118	368,533	7.8	411,416	389,570	5.6
Ottawa, Vanier, Rockcliffe	481,083	531,196	-9.4	530,119	503,489	5.3
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	371,902	329,790	12.8	387,275	375,859	3.0
Gloucester inside greenbelt	--	--	n/a	470,163	426,438	10.3
Gloucester outside greenbelt	398,079	325,487	22.3	398,071	367,285	8.4
Kanata	376,018	379,864	-1.0	391,986	379,078	3.4
Cumberland	346,233	327,644	5.7	344,807	316,795	8.8
Goulbourn	382,604	374,720	2.1	393,392	375,510	4.8
West Carleton	--	340,053	n/a	507,644	462,443	9.8
Rideau	--	--	n/a	508,418	391,268	29.9
Osgoode	427,270	359,600	18.8	519,502	482,142	7.7
Clarence-Rockland City	--	--	n/a	264,196	259,406	1.8
Russell Township	--	--	n/a	318,100	274,389	15.9
Ottawa-Gatineau CMA (Ontario Portion)	387,686	362,643	6.9	400,013	379,845	5.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
May 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	1,290	2,571	1,861	69.3	276,379	6.2	269,098
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q I 2006	2,998	11.1		6,381			251,779	2.9	
	Q I 2007	3,137	4.6		6,099			267,992	6.4	
	YTD 2006	6,150	7.8		11,816			256,798	4.2	
	YTD 2007	6,573	6.9		11,060			272,605	6.2	

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¹Source: CREA

Table 6: Economic Indicators
May 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	161.3	135.3	478	5.3	71.0	870
	May	709	6.85	7.14			479	5.4	71.3	878
	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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