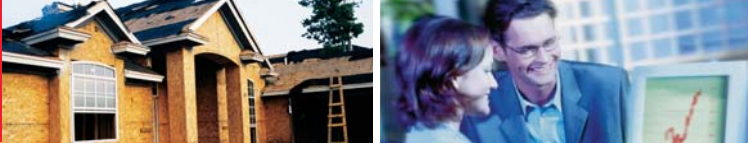


## HOUSING NOW

## Ottawa



Date Released: July 2007

## New Home Market

### Ottawa Residential Construction Rebounds in the Second Quarter

Activity in the residential construction sector jumped up by 22 per cent in the second quarter of 2007 in the Ottawa metropolitan area. Total housing starts increased from 1,400 units in the second quarter of 2006 to 1,709 units a year later.

This increase was notably attributable to the multi-family housing segment. After a rather slow first quarter, multiple-family housing

construction regained some strength, as 939 units were started in the second quarter, for an increase of more than 33 per cent over the corresponding period in 2006. In recent years, rising prices for single-detached homes have prompted some consumers to opt for less costly dwellings, which is stimulating the construction of higher-density housing projects. In the late 1990s, more than half of all new housing units were single-detached houses. More recently, the share of single-detached houses among total starts has fallen and in the second quarter, stood at about 43 per cent.

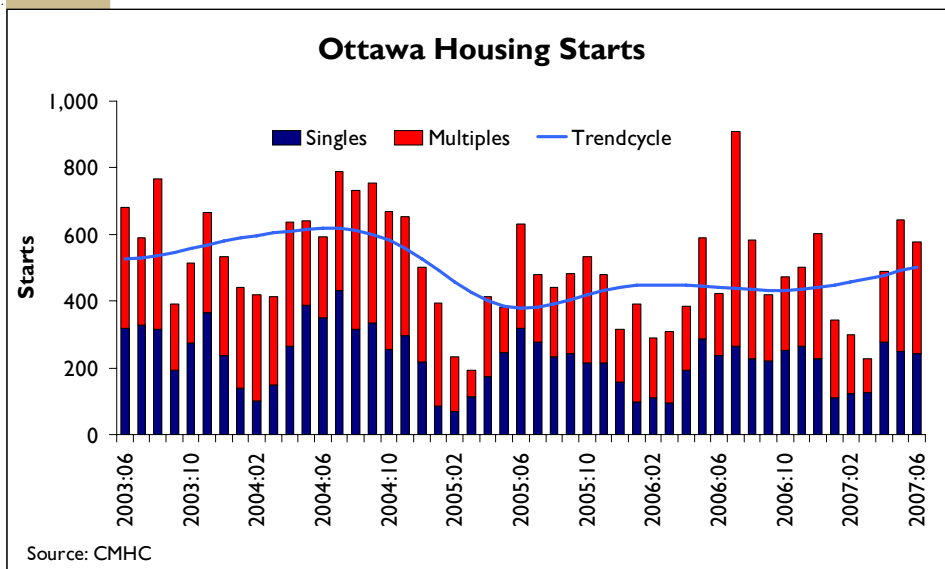
#### Table of Contents

- 1 **New Home Market**  
Ottawa Residential Construction Rebounds in the Second Quarter
- 2 **Resale Market**  
Sales Stay Strong
- 3 **Maps**
- 9 **Tables**

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Figure 1



The single-detached home segment remained vigorous in the Ottawa metropolitan area. Home buying remains within the reach of many households, which favours demand. For the period from April to June, single-detached home starts were up by 8 per cent, while for the first half of the year, single-detached home starts show an impressive 10-per cent increase.

Data for the months of April to June show that Goulbourn posted the greatest gain in starts, with 261 new units, or more than double the number recorded during the corresponding quarter in 2006 (114 units). The new developments in this sector are attracting a good share of the new buyers. Goulbourn was followed by Nepean, the former municipality of Ottawa, Cumberland and Rideau Township. As for Osgoode (-46 per cent), Gloucester (-18 per cent), the outlying area (-4 per cent) and Kanata (-2 per cent), these sectors still showed year-over-year decreases in activity.

The results for the first six months of 2007 reveal the same trends. Goulbourn is the sector that posts the greatest increase in activity, followed by Nepean, the former

municipality of Ottawa and Rideau Township. In the other sectors, activity is either stable or still down in comparison with a year earlier.

## Resale Market

### Sales Stay Strong

Activity is not slowing down on the Ottawa existing home market. From April to June, no fewer than 4,061 homes changed owners on the resale market, or 7.7 per cent more than during the same period in 2006. Demand therefore remained strong on this market, thanks to consumer confidence in the local economy and the still low mortgage rates. Since the beginning of the year, 8,162 "Sold" signs have been posted along the streets of Ottawa's residential sectors, representing just over 500 transactions more than during the first six months of 2006.

The resale market continues to be tight, with prices continuing to increase at a rate above inflation. In June 2007, the average MLS® price climbed by 6.7 per cent, reaching \$279,300 in the Ottawa metropolitan area. New listings, which had gone up in 2006, have started to come back down. Since January, semi-

detached houses have registered the fastest growth in their average price. Another segment that continues to stand out in Ottawa is the condominium market. One in eight transactions in Ottawa involves a condominium apartment, a housing type for which demand remains above average. With their price \$100,000 below the average for single-detached houses, condominium apartments continue to attract young professionals, as well as some retirees who prefer smaller dwellings close to many services. Since the beginning of the year, condominiums have been selling for an average of \$198,200 in Ottawa. Single-detached houses recorded the slowest price growth, at 3.6 per cent. Their average selling price reached just under \$300,000.

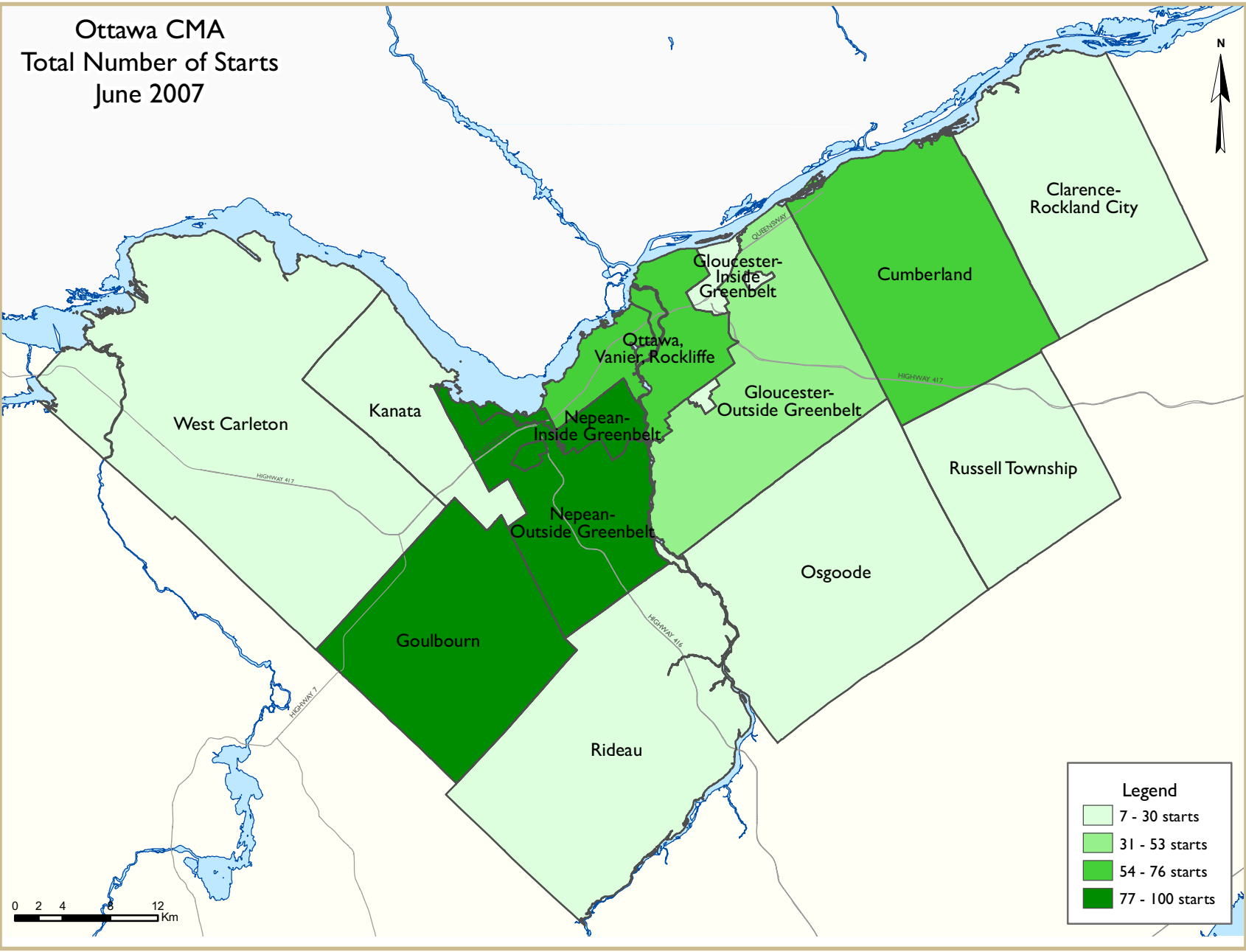
In terms of volume of sales, Nepean, Downtown and Kanata-Stittsville are sectors that stand out, with gains of at least 11 per cent in the first half of the year. The good performance of the resale market has extended to all zones in the Ottawa metropolitan area, and the mid-year results suggest that 2007 will be a record year for the existing home market, for both sales and prices.

Figure 2

UNIT TYPE	SALES						PRICES (\$)					
	CURRENT MONTH			YEAR-TO-DATE			CURRENT MONTH			YEAR-TO-DATE		
	2007	2006	% Chg.	2007	2006	% Chg.	2007	2006	% Chg.	2007	2006	% Chg.
SINGLE-DETACHED	951	972	-2.2	4,753	4,506	5.5	317,005	287,668	10.2	296,940	286,524	3.6
Bungalow	268	268	0	1,362	1,239	9.9	271,390	253,500	7.1	269,010	248,687	8.2
Two-Storey	466	463	0.6	2,376	2,275	4.4	364,498	318,066	14.6	348,099	319,056	9.1
Other	217	241	-10	1,015	992	2.3	271,350	267,264	1.5	214,659	259,173	-17.2
ROW	251	210	19.5	1,199	1,133	5.8	245,161	233,093	5.2	241,605	232,197	4.1
SEMI	94	114	-17.5	526	505	4.2	272,524	241,468	12.9	267,167	247,697	7.9
CONDOMINIUM	355	304	16.8	1,684	1,503	12	204,063	193,294	5.6	198,176	185,989	6.6
Apartment	183	142	28.9	838	707	18.5	226,126	213,726	5.8	221,465	202,383	9.4
Row	171	159	7.5	837	779	7.4	181,645	174,014	4.4	173,892	170,642	1.9
Other	1	3	-66.7	9	17	-47.1	n/a	247,967	-100	288,111	207,476	38.9
<b>TOTAL</b>	<b>1,651</b>	<b>1,600</b>	<b>3.2</b>	<b>8,162</b>	<b>7,647</b>	<b>6.7</b>	<b>279,265</b>	<b>259,282</b>	<b>7.7</b>	<b>266,515</b>	<b>256,151</b>	<b>4</b>

Source: Ottawa Real Estate Board

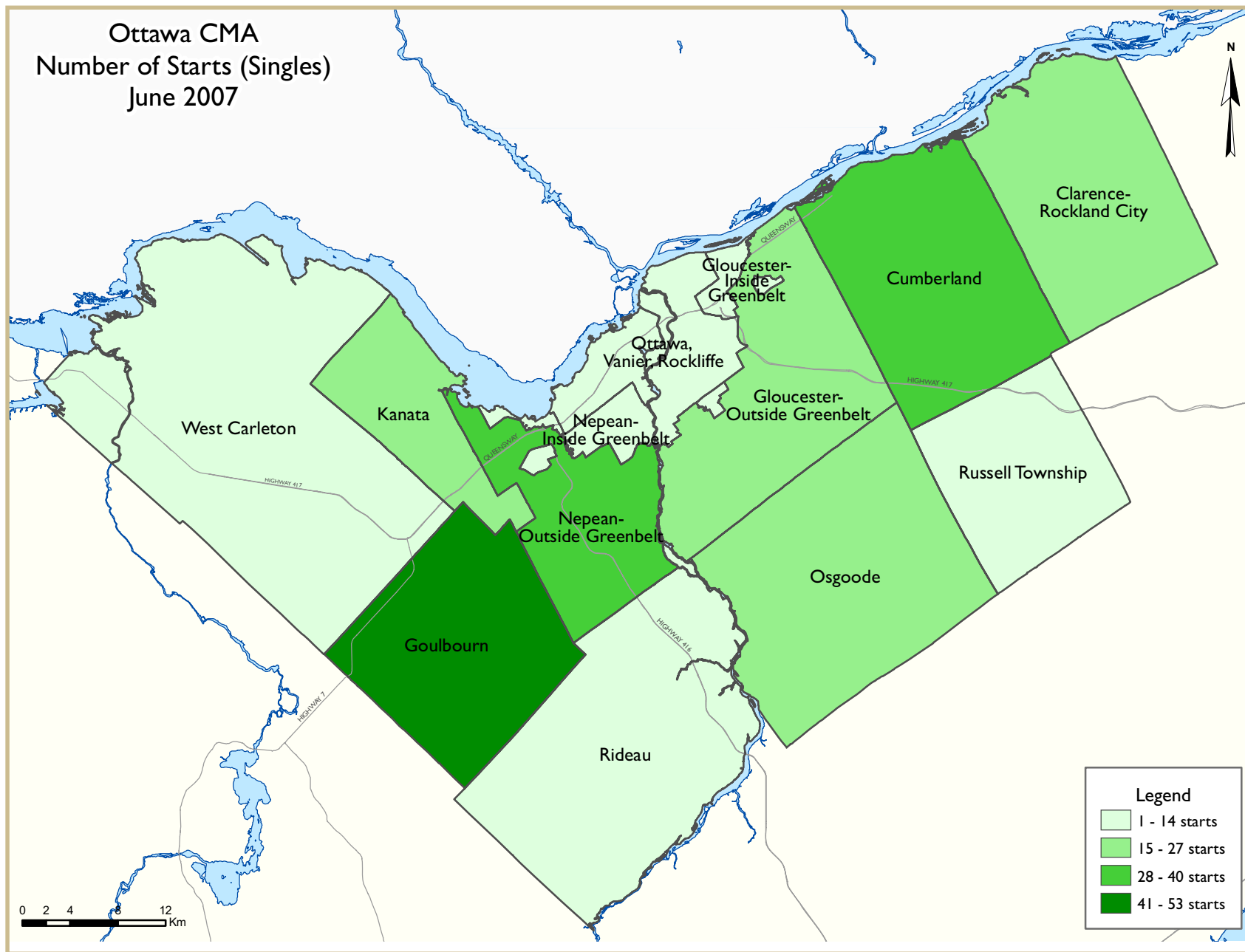
Ottawa CMA  
 Total Number of Starts  
 June 2007



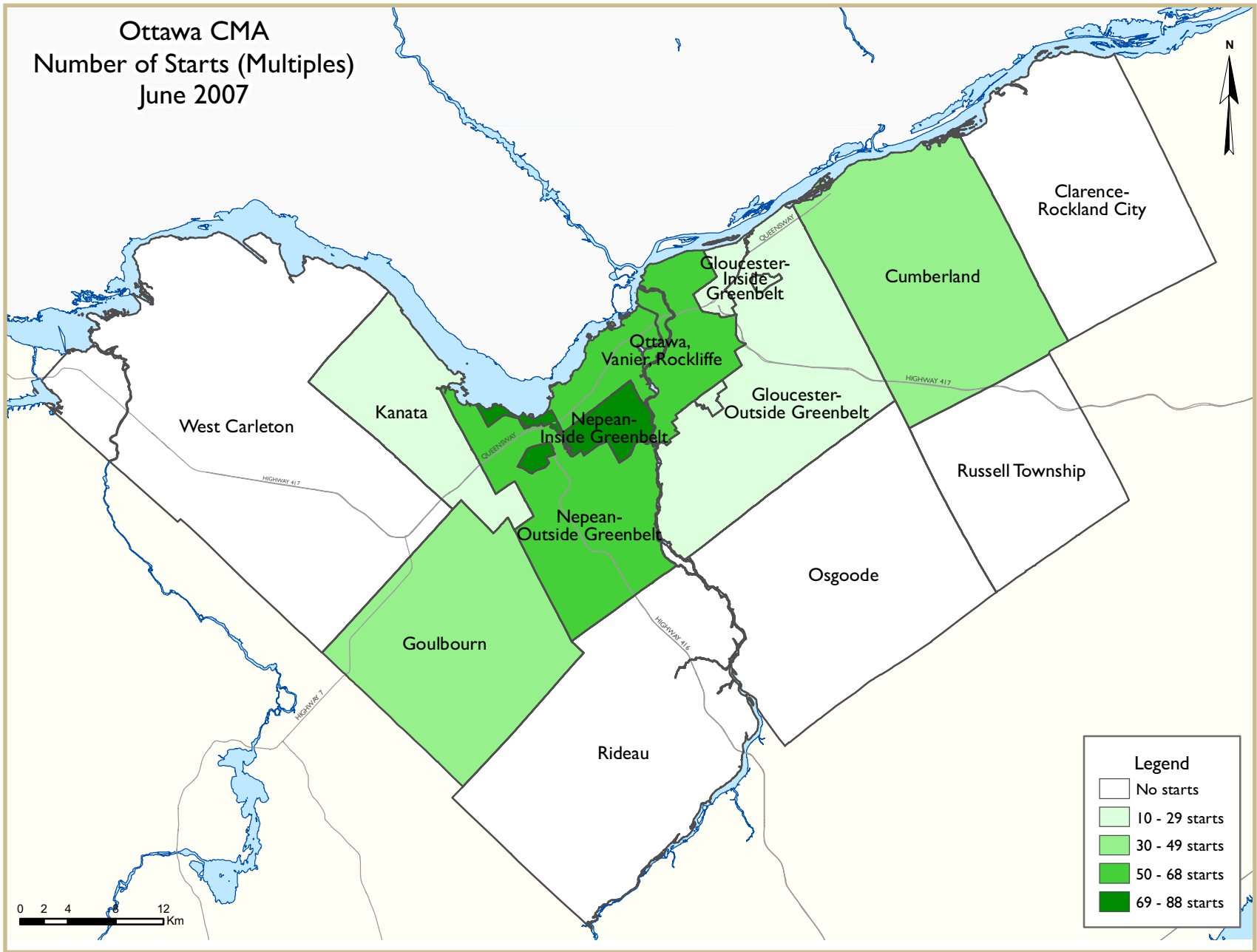
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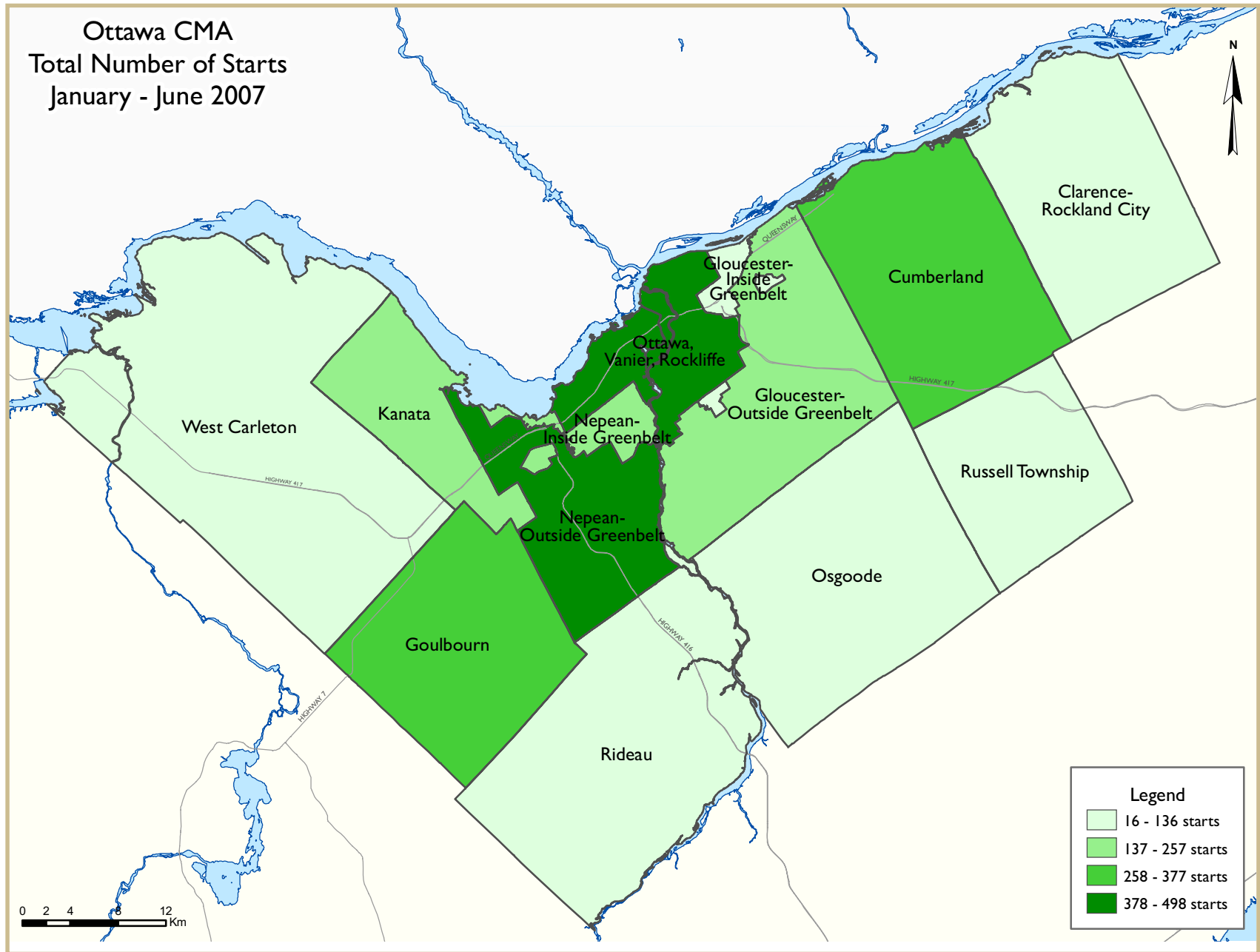
**Legend**

- 7 - 30 starts
- 31 - 53 starts
- 54 - 76 starts
- 77 - 100 starts

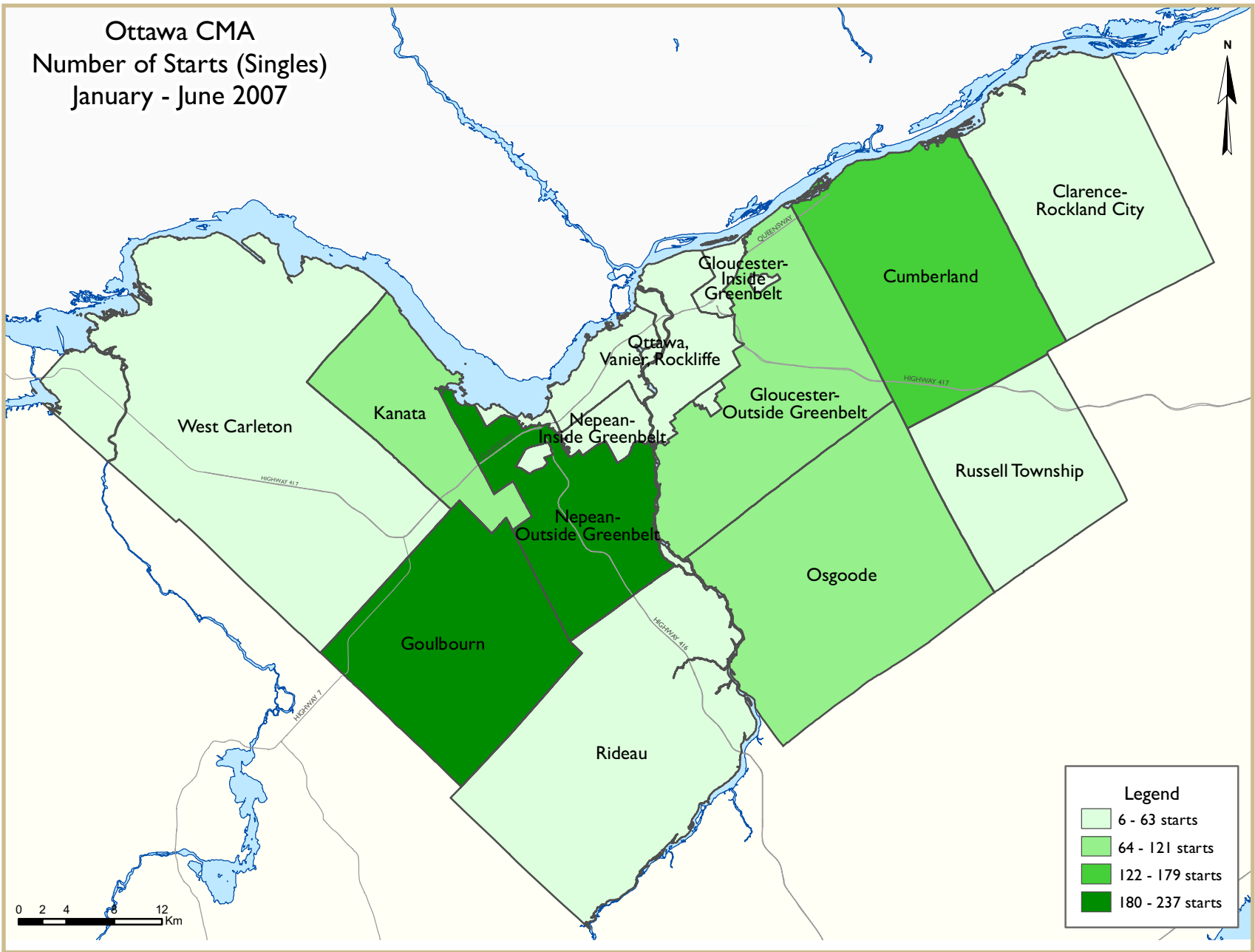


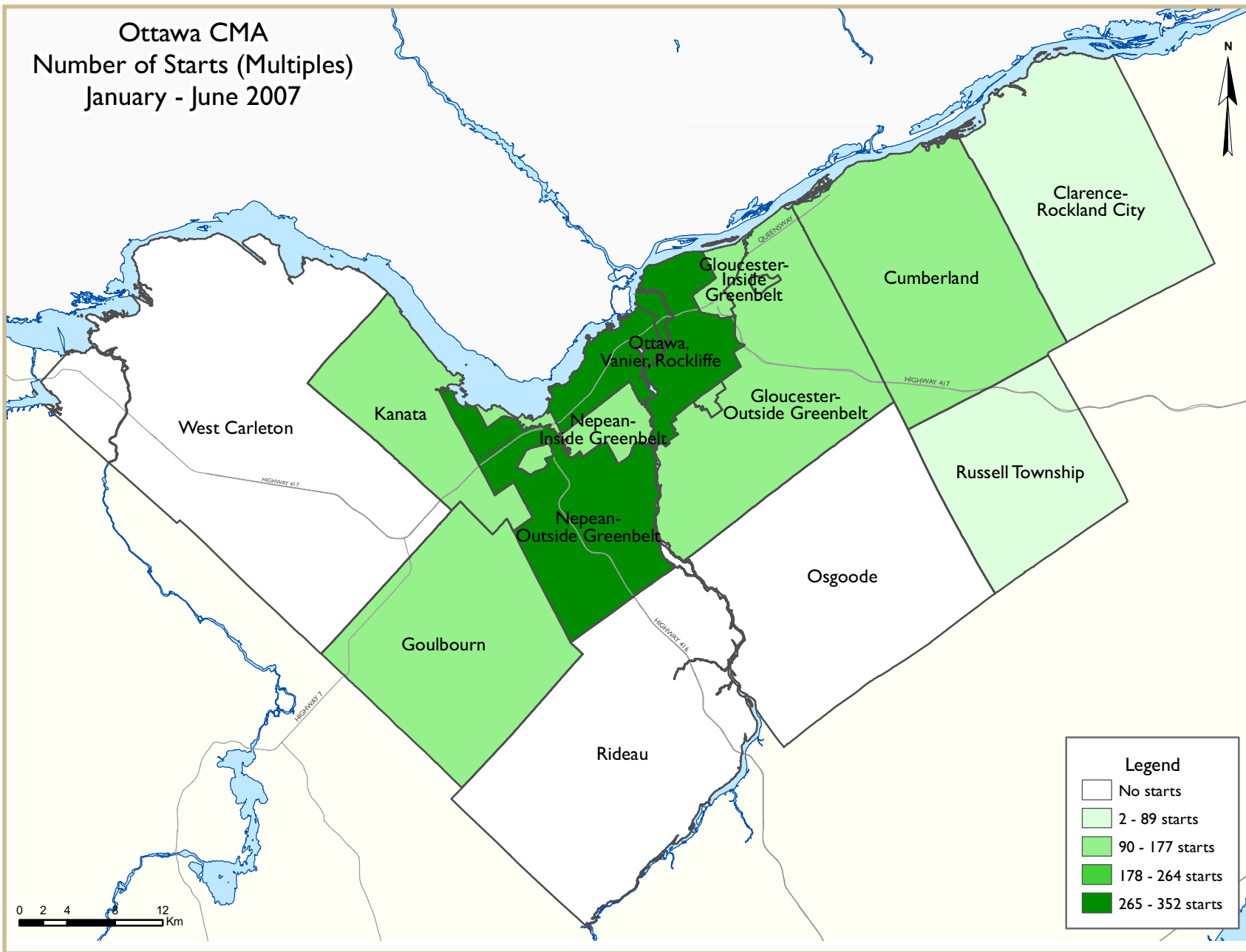
Ottawa CMA  
 Number of Starts (Multiples)  
 June 2007





Ottawa CMA  
 Number of Starts (Singles)  
 January - June 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
- 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)  
June 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
June 2007	243	16	146	0	16	155	0	0	576
June 2006	236	32	96	0	0	59	0	0	423
% Change	3.0	-50.0	52.1	n/a	n/a	162.7	n/a	n/a	36.2
Year-to-date 2007	1,127	108	710	0	67	413	0	153	2,578
Year-to-date 2006	1,020	182	742	0	152	272	12	8	2,388
% Change	10.5	-40.7	-4.3	n/a	-55.9	51.8	-100.0	**	8.0
<b>UNDER CONSTRUCTION</b>									
June 2007	1,484	141	983	0	83	1,466	45	156	4,358
June 2006	1,193	240	876	0	187	955	75	38	3,628
% Change	24.4	-41.3	12.2	n/a	-55.6	53.5	-40.0	**	20.1
<b>COMPLETIONS</b>									
June 2007	191	20	117	0	0	407	30	20	785
June 2006	170	28	151	0	10	0	0	0	378
% Change	12.4	-28.6	-22.5	n/a	-100.0	n/a	n/a	n/a	107.7
Year-to-date 2007	1,009	156	556	0	26	597	38	20	2,402
Year-to-date 2006	1,045	138	602	0	180	334	3	53	2,374
% Change	-3.4	13.0	-7.6	n/a	-85.6	78.7	**	-62.3	1.2
<b>COMPLETED &amp; NOT ABSORBED</b>									
June 2007	55	21	58	0	6	179	18	37	374
June 2006	51	23	82	0	24	55	1	86	322
% Change	7.8	-8.7	-29.3	n/a	-75.0	**	**	-57.0	16.1
<b>ABSORBED</b>									
June 2007	210	26	99	0	0	304	14	27	680
June 2006	175	30	159	0	13	23	2	6	408
% Change	20.0	-13.3	-37.7	n/a	-100.0	**	**	**	66.7
Year-to-date 2007	1,039	161	562	0	32	497	23	39	2,353
Year-to-date 2006	1,058	139	630	0	173	370	8	100	2,478
% Change	-1.8	15.8	-10.8	n/a	-81.5	34.3	187.5	-61.0	-5.0

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Ottawa City</b>									
June 2007	203	16	146	0	16	155	0	0	536
June 2006	212	22	96	0	0	59	0	0	389
<b>Ottawa, Vanier, Rockcliffe</b>									
June 2007	8	6	13	0	0	38	0	0	65
June 2006	17	6	16	0	0	35	0	0	74
<b>Nepean inside greenbelt</b>									
June 2007	1	0	19	0	0	69	0	0	89
June 2006	1	0	0	0	0	0	0	0	1
<b>Nepean outside greenbelt</b>									
June 2007	35	2	16	0	0	36	0	0	89
June 2006	49	2	30	0	0	24	0	0	105
<b>Gloucester inside greenbelt</b>									
June 2007	7	0	13	0	0	0	0	0	20
June 2006	0	0	0	0	0	0	0	0	0
<b>Gloucester outside greenbelt</b>									
June 2007	17	0	22	0	0	0	0	0	39
June 2006	25	10	31	0	0	0	0	0	66
<b>Kanata</b>									
June 2007	15	4	6	0	0	0	0	0	25
June 2006	23	2	16	0	0	0	0	0	41
<b>Cumberland</b>									
June 2007	31	4	22	0	16	0	0	0	73
June 2006	45	2	3	0	0	0	0	0	50
<b>Goulbourn</b>									
June 2007	53	0	35	0	0	12	0	0	100
June 2006	24	0	0	0	0	0	0	0	24
<b>West Carleton</b>									
June 2007	7	0	0	0	0	0	0	0	7
June 2006	9	0	0	0	0	0	0	0	9
<b>Rideau</b>									
June 2007	7	0	0	0	0	0	0	0	7
June 2006	4	0	0	0	0	0	0	0	4
<b>Osgoode</b>									
June 2007	22	0	0	0	0	0	0	0	22
June 2006	15	0	0	0	0	0	0	0	15
<b>Clarence-Rockland City</b>									
June 2007	27	0	0	0	0	0	0	0	27
June 2006	16	10	0	0	0	0	0	0	26
<b>Russell Township</b>									
June 2007	13	0	0	0	0	0	0	0	13
June 2006	8	0	0	0	0	0	0	0	8
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
June 2007	243	16	146	0	16	155	0	0	576
June 2006	236	32	96	0	0	59	0	0	423

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Ottawa City</b>									
June 2007	1,370	137	983	0	83	1,466	41	156	4,236
June 2006	1,084	228	876	0	187	955	71	38	3,503
<b>Ottawa, Vanier, Rockcliffe</b>									
June 2007	70	27	67	0	3	967	0	120	1,254
June 2006	74	42	48	0	10	634	9	36	853
<b>Nepean inside greenbelt</b>									
June 2007	11	20	56	0	12	69	0	0	168
June 2006	9	4	6	0	0	141	59	2	221
<b>Nepean outside greenbelt</b>									
June 2007	282	12	241	0	23	162	0	0	720
June 2006	259	26	261	0	76	36	0	0	658
<b>Gloucester inside greenbelt</b>									
June 2007	32	4	53	0	0	156	0	36	281
June 2006	7	12	0	0	0	128	0	0	147
<b>Gloucester outside greenbelt</b>									
June 2007	122	40	120	0	0	26	41	0	349
June 2006	109	96	199	0	28	0	3	0	435
<b>Kanata</b>									
June 2007	150	18	151	0	13	22	0	0	354
June 2006	140	24	142	0	41	0	0	0	411
<b>Cumberland</b>									
June 2007	226	4	160	0	32	28	0	0	450
June 2006	199	18	182	0	32	16	0	0	447
<b>Goulbourn</b>									
June 2007	310	12	135	0	0	36	0	0	493
June 2006	123	6	38	0	0	0	0	0	167
<b>West Carleton</b>									
June 2007	56	0	0	0	0	0	0	0	56
June 2006	61	0	0	0	0	0	0	0	61
<b>Rideau</b>									
June 2007	28	0	0	0	0	0	0	0	28
June 2006	18	0	0	0	0	0	0	0	18
<b>Osgoode</b>									
June 2007	83	0	0	0	0	0	0	0	83
June 2006	85	0	0	0	0	0	0	0	85
<b>Clarence-Rockland City</b>									
June 2007	58	2	0	0	0	0	4	0	64
June 2006	47	12	0	0	0	0	4	0	63
<b>Russell Township</b>									
June 2007	56	2	0	0	0	0	0	0	58
June 2006	62	0	0	0	0	0	0	0	62
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
June 2007	1,484	141	983	0	83	1,466	45	156	4,358
June 2006	1,193	240	876	0	187	955	75	38	3,628

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Ottawa City</b>									
June 2007	176	20	117	0	0	407	30	20	770
June 2006	162	28	151	0	10	0	0	0	370
<b>Ottawa, Vanier, Rockcliffe</b>									
June 2007	11	4	12	0	0	369	2	0	398
June 2006	11	4	36	0	0	0	0	0	51
<b>Nepean inside greenbelt</b>									
June 2007	2	2	0	0	0	0	0	0	4
June 2006	2	2	0	0	0	0	0	0	4
<b>Nepean outside greenbelt</b>									
June 2007	37	0	32	0	0	12	0	0	81
June 2006	35	0	14	0	0	0	0	0	49
<b>Gloucester inside greenbelt</b>									
June 2007	8	2	0	0	0	0	0	20	30
June 2006	4	0	0	0	0	0	0	0	4
<b>Gloucester outside greenbelt</b>									
June 2007	31	0	16	0	0	0	28	0	75
June 2006	18	14	24	0	0	0	0	0	56
<b>Kanata</b>									
June 2007	14	4	24	0	0	10	0	0	52
June 2006	22	0	53	0	10	0	0	0	104
<b>Cumberland</b>									
June 2007	21	2	29	0	0	16	0	0	68
June 2006	27	4	24	0	0	0	0	0	55
<b>Goulbourn</b>									
June 2007	32	6	4	0	0	0	0	0	42
June 2006	17	4	0	0	0	0	0	0	21
<b>West Carleton</b>									
June 2007	7	0	0	0	0	0	0	0	7
June 2006	9	0	0	0	0	0	0	0	9
<b>Rideau</b>									
June 2007	2	0	0	0	0	0	0	0	2
June 2006	5	0	0	0	0	0	0	0	5
<b>Osgoode</b>									
June 2007	11	0	0	0	0	0	0	0	11
June 2006	12	0	0	0	0	0	0	0	12
<b>Clarence-Rockland City</b>									
June 2007	11	0	0	0	0	0	0	0	11
June 2006	5	0	0	0	0	0	0	0	5
<b>Russell Township</b>									
June 2007	4	0	0	0	0	0	0	0	4
June 2006	3	0	0	0	0	0	0	0	3
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
June 2007	191	20	117	0	0	407	30	20	785
June 2006	170	28	151	0	10	0	0	0	378

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Ottawa City</b>									
June 2007	51	21	58	0	6	179	18	37	370
June 2006	47	17	81	0	24	55	1	81	306
<b>Ottawa, Vanier, Rockcliffe</b>									
June 2007	7	6	4	0	0	126	0	37	180
June 2006	8	6	22	0	10	50	0	68	164
<b>Nepean inside greenbelt</b>									
June 2007	0	4	0	0	0	34	0	0	38
June 2006	0	2	1	0	1	0	0	0	4
<b>Nepean outside greenbelt</b>									
June 2007	1	4	16	0	2	14	1	0	38
June 2006	7	2	7	0	9	5	1	0	31
<b>Gloucester inside greenbelt</b>									
June 2007	3	0	0	0	0	0	0	0	3
June 2006	0	1	0	0	0	0	0	0	1
<b>Gloucester outside greenbelt</b>									
June 2007	6	0	15	0	0	0	17	0	38
June 2006	1	2	24	0	0	0	0	0	27
<b>Kanata</b>									
June 2007	1	4	14	0	4	4	0	0	27
June 2006	1	0	22	0	4	0	0	7	34
<b>Cumberland</b>									
June 2007	5	0	7	0	0	1	0	0	13
June 2006	4	1	5	0	0	0	0	0	10
<b>Goulbourn</b>									
June 2007	7	3	2	0	0	0	0	0	12
June 2006	9	3	0	0	0	0	0	6	18
<b>West Carleton</b>									
June 2007	2	0	0	0	0	0	0	0	2
June 2006	2	0	0	0	0	0	0	0	2
<b>Rideau</b>									
June 2007	4	0	0	0	0	0	0	0	4
June 2006	4	0	0	0	0	0	0	0	4
<b>Osgoode</b>									
June 2007	15	0	0	0	0	0	0	0	15
June 2006	11	0	0	0	0	0	0	0	11
<b>Clarence-Rockland City</b>									
June 2007	2	0	0	0	0	0	0	0	2
June 2006	0	3	1	0	0	0	0	5	9
<b>Russell Township</b>									
June 2007	2	0	0	0	0	0	0	0	2
June 2006	4	3	0	0	0	0	0	0	7
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
June 2007	55	21	58	0	6	179	18	37	374
June 2006	51	23	82	0	24	55	1	86	322

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Ottawa City</b>									
June 2007	193	26	99	0	0	304	14	27	663
June 2006	165	27	159	0	13	22	2	3	391
<b>Ottawa, Vanier, Rockcliffe</b>									
June 2007	12	7	10	0	0	264	3	7	303
June 2006	9	3	28	0	1	22	1	0	64
<b>Nepean inside greenbelt</b>									
June 2007	2	2	0	0	0	0	0	0	4
June 2006	2	1	1	0	1	0	0	0	5
<b>Nepean outside greenbelt</b>									
June 2007	44	1	27	0	0	14	0	0	86
June 2006	34	0	18	0	1	0	0	0	53
<b>Gloucester inside greenbelt</b>									
June 2007	7	2	0	0	0	0	0	20	29
June 2006	4	0	0	0	0	0	0	0	4
<b>Gloucester outside greenbelt</b>									
June 2007	32	3	10	0	0	0	11	0	56
June 2006	19	15	30	0	0	0	1	0	65
<b>Kanata</b>									
June 2007	17	5	22	0	0	11	0	0	55
June 2006	25	0	53	0	10	0	0	3	91
<b>Cumberland</b>									
June 2007	23	2	25	0	0	15	0	0	65
June 2006	32	5	29	0	0	0	0	0	66
<b>Goulbourn</b>									
June 2007	33	4	5	0	0	0	0	0	42
June 2006	18	3	0	0	0	0	0	0	21
<b>West Carleton</b>									
June 2007	8	0	0	0	0	0	0	0	8
June 2006	9	0	0	0	0	0	0	0	9
<b>Rideau</b>									
June 2007	3	0	0	0	0	0	0	0	3
June 2006	6	0	0	0	0	0	0	0	6
<b>Osgoode</b>									
June 2007	12	0	0	0	0	0	0	0	12
June 2006	7	0	0	0	0	0	0	0	7
<b>Clarence-Rockland City</b>									
June 2007	13	0	0	0	0	0	0	0	13
June 2006	6	3	0	0	0	1	0	3	13
<b>Russell Township</b>									
June 2007	4	0	0	0	0	0	0	0	4
June 2006	4	0	0	0	0	0	0	0	4
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
June 2007	210	26	99	0	0	304	14	27	680
June 2006	175	30	159	0	13	23	2	6	408

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

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	% Change
Ottawa City	203	212	16	22	154	96	163	59	536	389	37.8
Ottawa, Vanier, Rockcliffe	8	17	6	6	13	16	38	35	65	74	-12.2
Nepean inside greenbelt	1	1	0	0	11	0	77	0	89	1	**
Nepean outside greenbelt	35	49	2	2	16	30	36	24	89	105	-15.2
Gloucester inside greenbelt	7	0	0	0	13	0	0	0	20	0	n/a
Gloucester outside greenbelt	17	25	0	10	22	31	0	0	39	66	-40.9
Kanata	15	23	4	2	6	16	0	0	25	41	-39.0
Cumberland	31	45	4	2	38	3	0	0	73	50	46.0
Goulbourn	53	24	0	0	35	0	12	0	100	24	**
West Carleton	7	9	0	0	0	0	0	0	7	9	-22.2
Rideau	7	4	0	0	0	0	0	0	7	4	75.0
Osgoode	22	15	0	0	0	0	0	0	22	15	46.7
Clarence-Rockland City	27	16	0	10	0	0	0	0	27	26	3.8
Russell Township	13	8	0	0	0	0	0	0	13	8	62.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>243</b>	<b>236</b>	<b>16</b>	<b>32</b>	<b>154</b>	<b>96</b>	<b>163</b>	<b>59</b>	<b>576</b>	<b>423</b>	<b>36.2</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - June 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	1,016	922	104	170	757	902	586	280	2,463	2,274	8.3
Ottawa, Vanier, Rockcliffe	46	54	12	22	37	79	303	226	398	381	4.5
Nepean inside greenbelt	6	10	18	4	48	6	89	2	161	22	**
Nepean outside greenbelt	195	215	12	24	197	266	94	36	498	541	-7.9
Gloucester inside greenbelt	34	3	0	0	37	0	64	0	135	3	**
Gloucester outside greenbelt	120	110	36	90	94	223	0	0	250	423	-40.9
Kanata	105	106	14	24	111	142	0	0	230	272	-15.4
Cumberland	155	182	4	2	157	148	0	16	316	348	-9.2
Goulbourn	237	128	8	4	76	38	36	0	357	170	110.0
West Carleton	33	35	0	0	0	0	0	0	33	35	-5.7
Rideau	16	10	0	0	0	0	0	0	16	10	60.0
Osgoode	69	69	0	0	0	0	0	0	69	69	0.0
Clarence-Rockland City	61	43	2	12	0	4	0	0	63	59	6.8
Russell Township	50	55	2	0	0	0	0	0	52	55	-5.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,127</b>	<b>1,020</b>	<b>108</b>	<b>182</b>	<b>757</b>	<b>906</b>	<b>586</b>	<b>280</b>	<b>2,578</b>	<b>2,388</b>	<b>8.0</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Ottawa City	154	96	0	0	163	59	0	0
Ottawa, Vanier, Rockcliffe	13	16	0	0	38	35	0	0
Nepean inside greenbelt	11	0	0	0	77	0	0	0
Nepean outside greenbelt	16	30	0	0	36	24	0	0
Gloucester inside greenbelt	13	0	0	0	0	0	0	0
Gloucester outside greenbelt	22	31	0	0	0	0	0	0
Kanata	6	16	0	0	0	0	0	0
Cumberland	38	3	0	0	0	0	0	0
Goulbourn	35	0	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	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>154</b>	<b>96</b>	<b>0</b>	<b>0</b>	<b>163</b>	<b>59</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - June 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	757	890	0	12	433	272	153	8
Ottawa, Vanier, Rockcliffe	37	70	0	9	186	220	117	6
Nepean inside greenbelt	48	6	0	0	89	0	0	2
Nepean outside greenbelt	197	266	0	0	94	36	0	0
Gloucester inside greenbelt	37	0	0	0	28	0	36	0
Gloucester outside greenbelt	94	220	0	3	0	0	0	0
Kanata	111	142	0	0	0	0	0	0
Cumberland	157	148	0	0	0	16	0	0
Goulbourn	76	38	0	0	36	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
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>757</b>	<b>894</b>	<b>0</b>	<b>12</b>	<b>433</b>	<b>272</b>	<b>153</b>	<b>8</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Ottawa City	365	330	171	59	0	0	536	389
Ottawa, Vanier, Rockcliffe	27	39	38	35	0	0	65	74
Nepean inside greenbelt	20	1	69	0	0	0	89	1
Nepean outside greenbelt	53	81	36	24	0	0	89	105
Gloucester inside greenbelt	20	0	0	0	0	0	20	0
Gloucester outside greenbelt	39	66	0	0	0	0	39	66
Kanata	25	41	0	0	0	0	25	41
Cumberland	57	50	16	0	0	0	73	50
Goulbourn	88	24	12	0	0	0	100	24
West Carleton	7	9	0	0	0	0	7	9
Rideau	7	4	0	0	0	0	7	4
Osgoode	22	15	0	0	0	0	22	15
Clarence-Rockland City	27	26	0	0	0	0	27	26
Russell Township	13	8	0	0	0	0	13	8
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>405</b>	<b>364</b>	<b>171</b>	<b>59</b>	<b>0</b>	<b>0</b>	<b>576</b>	<b>423</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,830	1,830	480	424	153	20	2,463	2,274
Ottawa, Vanier, Rockcliffe	95	134	186	232	117	15	398	381
Nepean inside greenbelt	80	20	81	0	0	2	161	22
Nepean outside greenbelt	381	437	117	104	0	0	498	541
Gloucester inside greenbelt	71	3	28	0	36	0	135	3
Gloucester outside greenbelt	250	400	0	20	0	3	250	423
Kanata	230	252	0	20	0	0	230	272
Cumberland	284	300	32	48	0	0	316	348
Goulbourn	321	170	36	0	0	0	357	170
West Carleton	33	35	0	0	0	0	33	35
Rideau	16	10	0	0	0	0	16	10
Osgoode	69	69	0	0	0	0	69	69
Clarence-Rockland City	63	59	0	0	0	0	63	59
Russell Township	52	55	0	0	0	0	52	55
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,945</b>	<b>1,944</b>	<b>480</b>	<b>424</b>	<b>153</b>	<b>20</b>	<b>2,578</b>	<b>2,388</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	% Change
Ottawa City	176	162	22	28	145	180	427	0	770	370	108.1
Ottawa, Vanier, Rockcliffe	11	11	6	4	12	36	369	0	398	51	**
Nepean inside greenbelt	2	2	2	2	0	0	0	0	4	4	0.0
Nepean outside greenbelt	37	35	0	0	32	14	12	0	81	49	65.3
Gloucester inside greenbelt	8	4	2	0	0	0	20	0	30	4	**
Gloucester outside greenbelt	31	18	0	14	44	24	0	0	75	56	33.9
Kanata	14	22	4	0	24	82	10	0	52	104	-50.0
Cumberland	21	27	2	4	29	24	16	0	68	55	23.6
Goulbourn	32	17	6	4	4	0	0	0	42	21	100.0
West Carleton	7	9	0	0	0	0	0	0	7	9	-22.2
Rideau	2	5	0	0	0	0	0	0	2	5	-60.0
Osgoode	11	12	0	0	0	0	0	0	11	12	-8.3
Clarence-Rockland City	11	5	0	0	0	0	0	0	11	5	120.0
Russell Township	4	3	0	0	0	0	0	0	4	3	33.3
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>191</b>	<b>170</b>	<b>22</b>	<b>28</b>	<b>145</b>	<b>180</b>	<b>427</b>	<b>0</b>	<b>785</b>	<b>378</b>	<b>107.7</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - June 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	923	967	160	128	612	804	618	330	2,313	2,229	3.8
Ottawa, Vanier, Rockcliffe	62	58	30	22	60	103	404	250	556	433	28.4
Nepean inside greenbelt	5	11	20	2	0	53	0	0	25	66	-62.1
Nepean outside greenbelt	232	196	4	10	150	226	108	36	494	468	5.6
Gloucester inside greenbelt	28	13	10	8	10	0	20	26	68	47	44.7
Gloucester outside greenbelt	118	98	44	60	69	128	0	0	231	286	-19.2
Kanata	93	130	22	6	154	184	30	0	299	320	-6.6
Cumberland	138	178	2	12	140	110	56	0	336	300	12.0
Goulbourn	124	110	28	8	29	0	0	18	181	136	33.1
West Carleton	42	78	0	0	0	0	0	0	42	78	-46.2
Rideau	13	28	0	0	0	0	0	0	13	28	-53.6
Osgoode	68	67	0	0	0	0	0	0	68	67	1.5
Clarence-Rockland City	64	37	0	6	0	0	1	57	65	100	-35.0
Russell Township	22	41	2	4	0	0	0	0	24	45	-46.7
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,009</b>	<b>1,045</b>	<b>162</b>	<b>138</b>	<b>612</b>	<b>804</b>	<b>619</b>	<b>387</b>	<b>2,402</b>	<b>2,374</b>	<b>1.2</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Ottawa City	117	161	28	0	407	0	20	0
Ottawa, Vanier, Rockcliffe	12	36	0	0	369	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	32	14	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	20	0
Gloucester outside greenbelt	16	24	28	0	0	0	0	0
Kanata	24	63	0	0	10	0	0	0
Cumberland	29	24	0	0	16	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
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>117</b>	<b>161</b>	<b>28</b>	<b>0</b>	<b>407</b>	<b>0</b>	<b>20</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - June 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	578	782	34	3	598	304	20	26
Ottawa, Vanier, Rockcliffe	54	103	6	0	404	242	0	8
Nepean inside greenbelt	0	53	0	0	0	0	0	0
Nepean outside greenbelt	150	226	0	0	108	36	0	0
Gloucester inside greenbelt	10	0	0	0	0	26	20	0
Gloucester outside greenbelt	41	125	28	3	0	0	0	0
Kanata	154	165	0	0	30	0	0	0
Cumberland	140	110	0	0	56	0	0	0
Goulbourn	29	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
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>578</b>	<b>782</b>	<b>34</b>	<b>3</b>	<b>599</b>	<b>334</b>	<b>20</b>	<b>53</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006	June 2007	June 2006
Ottawa City	313	341	407	10	50	0	770	370
Ottawa, Vanier, Rockcliffe	27	51	369	0	2	0	398	51
Nepean inside greenbelt	4	4	0	0	0	0	4	4
Nepean outside greenbelt	69	49	12	0	0	0	81	49
Gloucester inside greenbelt	10	4	0	0	20	0	30	4
Gloucester outside greenbelt	47	56	0	0	28	0	75	56
Kanata	42	75	10	10	0	0	52	104
Cumberland	52	55	16	0	0	0	68	55
Goulbourn	42	21	0	0	0	0	42	21
West Carleton	7	9	0	0	0	0	7	9
Rideau	2	5	0	0	0	0	2	5
Osgoode	11	12	0	0	0	0	11	12
Clarence-Rockland City	11	5	0	0	0	0	11	5
Russell Township	4	3	0	0	0	0	4	3
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>328</b>	<b>349</b>	<b>407</b>	<b>10</b>	<b>50</b>	<b>0</b>	<b>785</b>	<b>378</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,634	1,697	623	484	56	29	2,313	2,229
Ottawa, Vanier, Rockcliffe	145	171	403	254	8	8	556	433
Nepean inside greenbelt	25	26	0	40	0	0	25	66
Nepean outside greenbelt	386	362	108	106	0	0	494	468
Gloucester inside greenbelt	48	21	0	26	20	0	68	47
Gloucester outside greenbelt	203	283	0	0	28	3	231	286
Kanata	259	255	40	46	0	0	299	320
Cumberland	264	288	72	12	0	0	336	300
Goulbourn	181	118	0	0	0	18	181	136
West Carleton	42	78	0	0	0	0	42	78
Rideau	13	28	0	0	0	0	13	28
Osgoode	68	67	0	0	0	0	68	67
Clarence-Rockland City	65	43	0	30	0	27	65	100
Russell Township	22	45	0	0	2	0	24	45
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,721</b>	<b>1,785</b>	<b>623</b>	<b>514</b>	<b>58</b>	<b>56</b>	<b>2,402</b>	<b>2,374</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
June 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 (%)			
<b>Ottawa City</b>													
June 2007	1	0.5	32	16.6	86	44.6	47	24.4	27	14.0	193	378,600	407,102
June 2006	4	2.4	27	16.4	82	49.7	35	21.2	17	10.3	165	362,900	386,965
Year-to-date 2007	15	1.6	99	10.4	450	47.4	270	28.5	115	12.1	949	379,500	410,539
Year-to-date 2006	25	2.6	203	20.8	461	47.1	180	18.4	109	11.1	978	355,200	389,130
<b>Ottawa, Vanier, Rockcliffe</b>													
June 2007	0	0.0	0	0.0	2	16.7	1	8.3	9	75.0	12	635,900	610,183
June 2006	0	0.0	0	0.0	3	33.3	2	22.2	4	44.4	9	--	--
Year-to-date 2007	1	1.5	2	3.0	14	21.2	16	24.2	33	50.0	66	502,700	544,676
Year-to-date 2006	0	0.0	3	4.6	26	40.0	12	18.5	24	36.9	65	425,000	511,158
<b>Nepean inside greenbelt</b>													
June 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
June 2006	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	4	80.0	1	20.0	5	--	--
Year-to-date 2006	0	0.0	0	0.0	3	27.3	7	63.6	1	9.1	11	425,000	425,173
<b>Nepean outside greenbelt</b>													
June 2007	0	0.0	6	13.6	25	56.8	9	20.5	4	9.1	44	371,900	391,743
June 2006	0	0.0	4	11.8	17	50.0	7	20.6	6	17.6	34	360,900	406,491
Year-to-date 2007	0	0.0	34	14.1	118	49.0	70	29.0	19	7.9	241	374,900	388,091
Year-to-date 2006	0	0.0	41	21.2	99	51.3	33	17.1	20	10.4	193	348,900	381,255
<b>Gloucester inside greenbelt</b>													
June 2007	0	0.0	0	0.0	5	71.4	2	28.6	0	0.0	7	--	--
June 2006	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	1	3.8	12	46.2	9	34.6	4	15.4	26	399,600	449,550
Year-to-date 2006	0	0.0	1	5.9	8	47.1	7	41.2	1	5.9	17	399,500	415,576
<b>Gloucester outside greenbelt</b>													
June 2007	0	0.0	3	9.4	12	37.5	17	53.1	0	0.0	32	404,750	391,740
June 2006	1	5.3	3	15.8	10	52.6	5	26.3	0	0.0	19	369,500	364,479
Year-to-date 2007	1	0.8	6	4.8	58	46.8	56	45.2	3	2.4	124	395,990	396,437
Year-to-date 2006	2	2.0	10	10.1	69	69.7	15	15.2	3	3.0	99	369,400	366,746
<b>Kanata</b>													
June 2007	0	0.0	1	5.9	5	29.4	5	29.4	6	35.3	17	416,900	463,629
June 2006	0	0.0	2	8.0	15	60.0	7	28.0	1	4.0	25	351,900	369,752
Year-to-date 2007	0	0.0	6	6.1	57	58.2	23	23.5	12	12.2	98	356,650	404,414
Year-to-date 2006	0	0.0	36	27.3	56	42.4	25	18.9	15	11.4	132	340,900	377,311
<b>Cumberland</b>													
June 2007	0	0.0	9	39.1	11	47.8	2	8.7	1	4.3	23	309,900	330,670
June 2006	2	6.3	10	31.3	15	46.9	5	15.6	0	0.0	32	337,900	335,078
Year-to-date 2007	8	5.5	24	16.6	92	63.4	16	11.0	5	3.4	145	329,600	342,564
Year-to-date 2006	16	8.6	77	41.2	76	40.6	15	8.0	3	1.6	187	300,000	319,924
<b>Goulbourn</b>													
June 2007	0	0.0	11	33.3	19	57.6	3	9.1	0	0.0	33	330,900	329,305
June 2006	0	0.0	2	11.1	12	66.7	2	11.1	2	11.1	18	360,900	380,644
Year-to-date 2007	0	0.0	19	15.1	71	56.3	27	21.4	9	7.1	126	349,900	376,608
Year-to-date 2006	1	0.9	15	14.0	58	54.2	28	26.2	5	4.7	107	368,900	376,374

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
June 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 (%)			
<b>West Carleton</b>													
June 2007	1	12.5	0	0.0	4	50.0	1	12.5	2	25.0	8	--	--
June 2006	0	0.0	1	11.1	2	22.2	4	44.4	2	22.2	9	--	--
Year-to-date 2007	1	2.4	1	2.4	10	23.8	19	45.2	11	26.2	42	459,400	495,852
Year-to-date 2006	3	3.8	6	7.7	26	33.3	30	38.5	13	16.7	78	425,950	460,636
<b>Rideau</b>													
June 2007	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
June 2006	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	--	--
Year-to-date 2007	0	0.0	3	21.4	5	35.7	2	14.3	4	28.6	14	347,900	461,064
Year-to-date 2006	1	4.0	5	20.0	15	60.0	0	0.0	4	16.0	25	330,000	375,156
<b>Osgoode</b>													
June 2007	0	0.0	0	0.0	2	16.7	6	50.0	4	33.3	12	454,900	499,050
June 2006	1	14.3	3	42.9	1	14.3	0	0.0	2	28.6	7	--	--
Year-to-date 2007	4	6.5	3	4.8	13	21.0	28	45.2	14	22.6	62	429,000	515,544
Year-to-date 2006	2	3.1	9	14.1	25	39.1	8	12.5	20	31.3	64	372,450	476,577
<b>Clarence-Rockland City</b>													
June 2007	6	46.2	6	46.2	1	7.7	0	0.0	0	0.0	13	265,000	260,946
June 2006	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2007	23	37.1	32	51.6	6	9.7	1	1.6	0	0.0	62	260,550	263,515
Year-to-date 2006	20	48.8	17	41.5	4	9.8	0	0.0	0	0.0	41	250,900	259,512
<b>Russell Township</b>													
June 2007	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
June 2006	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	11	39.3	14	50.0	3	10.7	0	0.0	28	309,850	319,997
Year-to-date 2006	10	25.6	27	69.2	1	2.6	1	2.6	0	0.0	39	284,000	273,710
<b>Ottawa-Gatineau CMA (Ontario portion)</b>													
June 2007	7	3.3	40	19.0	88	41.9	48	22.9	27	12.9	210	371,900	396,612
June 2006	8	4.6	33	18.9	82	46.9	35	20.0	17	9.7	175	358,900	379,893
Year-to-date 2007	38	3.7	142	13.7	470	45.2	274	26.4	115	11.1	1,039	369,600	399,325
Year-to-date 2006	55	5.2	247	23.3	466	44.0	181	17.1	109	10.3	1,058	349,000	379,853

Source: CMHC (Market Absorption Survey)

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

Submarket	June 2007	June 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	407,102	386,965	5.2	410,539	389,130	5.5
Ottawa, Vanier, Rockcliffe	610,183	--	n/a	544,676	511,158	6.6
Nepean inside greenbelt	--	--	n/a	--	425,173	n/a
Nepean outside greenbelt	391,743	406,491	-3.6	388,091	381,255	1.8
Gloucester inside greenbelt	--	--	n/a	449,550	415,576	8.2
Gloucester outside greenbelt	391,740	364,479	7.5	396,437	366,746	8.1
Kanata	463,629	369,752	25.4	404,414	377,311	7.2
Cumberland	330,670	335,078	-1.3	342,564	319,924	7.1
Goulbourn	329,305	380,644	-13.5	376,608	376,374	0.1
West Carleton	--	--	n/a	495,852	460,636	7.6
Rideau	--	--	n/a	461,064	375,156	22.9
Osgoode	499,050	--	n/a	515,544	476,577	8.2
Clarence-Rockland City	260,946	--	n/a	263,515	259,512	1.5
Russell Township	--	--	n/a	319,997	273,710	16.9
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	396,612	379,893	4.4	399,325	379,853	5.1

Source: CMHC (Market Absorption Survey)



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

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) 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	1,252	2,197	1,900	65.9	279,361	7.3	275,022
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2006	4,776	6.2		7,759			261,193	4.4	
	Q2 2007	5,102	6.8		7,158			277,647	6.3	
	YTD 2006	7,774	8.0		14,140			257,563	3.8	
	YTD 2007	8,239	6.0		13,257			273,971	6.4	

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

<sup>1</sup>Source: CREA

**Table 6: Economic Indicators**  
**June 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	741
	February	667	5.85	6.45	156.6	107.8	486	5.0	72.5	726
	March	667	6.05	6.45	156.7	108.6	489	5.1	72.9	714
	April	685	6.25	6.75	157.3	109.0	491	4.9	73.1	727
	May	685	6.25	6.75	158.2	109.4	492	4.7	73.1	778
	June	697	6.60	6.95	158.2	109.2	492	4.6	72.9	815
	July	697	6.60	6.95	159.5	108.9	491	4.8	72.9	861
	August	691	6.40	6.85	160.3	109.0	490	5.0	72.8	888
	September	682	6.40	6.70	160.5	108.3	485	5.2	72.3	921
	October	688	6.40	6.80	160.7	108.2	477	5.2	71.0	919
	November	673	6.40	6.55	161.3	108.5	470	5.5	70.2	889
	December	667	6.30	6.45	161.3	108.6	467	5.5	69.6	865
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		111.1	482	5.7	71.8	886
	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)

"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 of 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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