

HOUSING NOW

Ottawa



Date Released: August 2007

New Home Market

Ottawa Multi-Family Housing Construction Slows in July

Total housing starts in the Ottawa metropolitan area fell to 672 in July of 2007, down 26 per cent from 908 units the same time one year ago. Year-to-date starts are now down by one per cent from the total for the corresponding period in 2006.

The decrease observed in July was due to a slowdown in multi-family housing activity. In this segment, starts fell by 45 per cent in Ottawa. The decline recorded in July rather marked a return to normal. It should be recalled that, in July 2006,

multiple-family housing construction had reached its highest level this decade. The July results brought year-to-date starts to 1,802 units, down by 10 per cent from the total for the same period last year.

The single-detached home segment continued to grow. Despite the rising prices observed for the past several years, home buying remains within the reach of many households, which favours demand.

The figures for 2007 indicate that Goulbourn shows the greatest gain in starts by far, with 459 new units, or more than twice as many as during the period from January to July 2006.

Figure 1

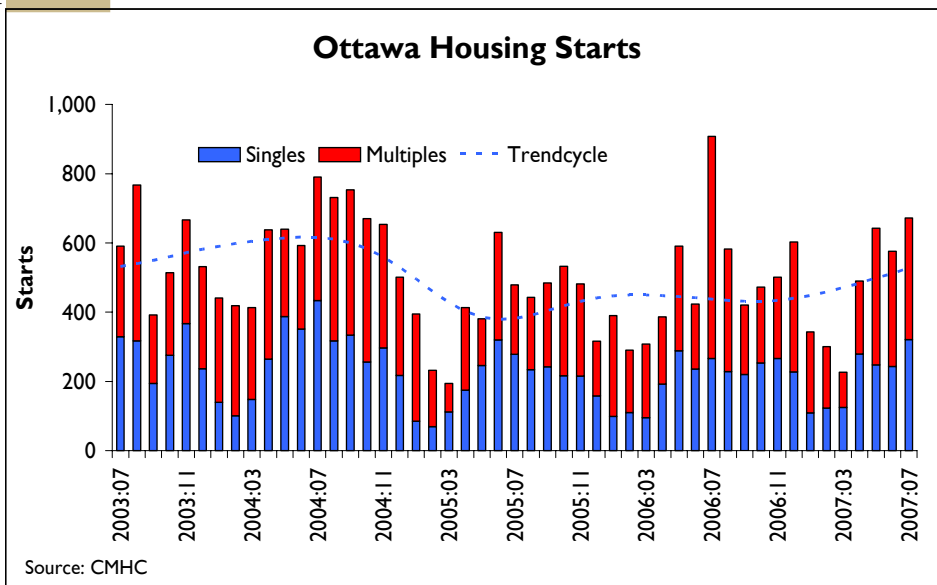
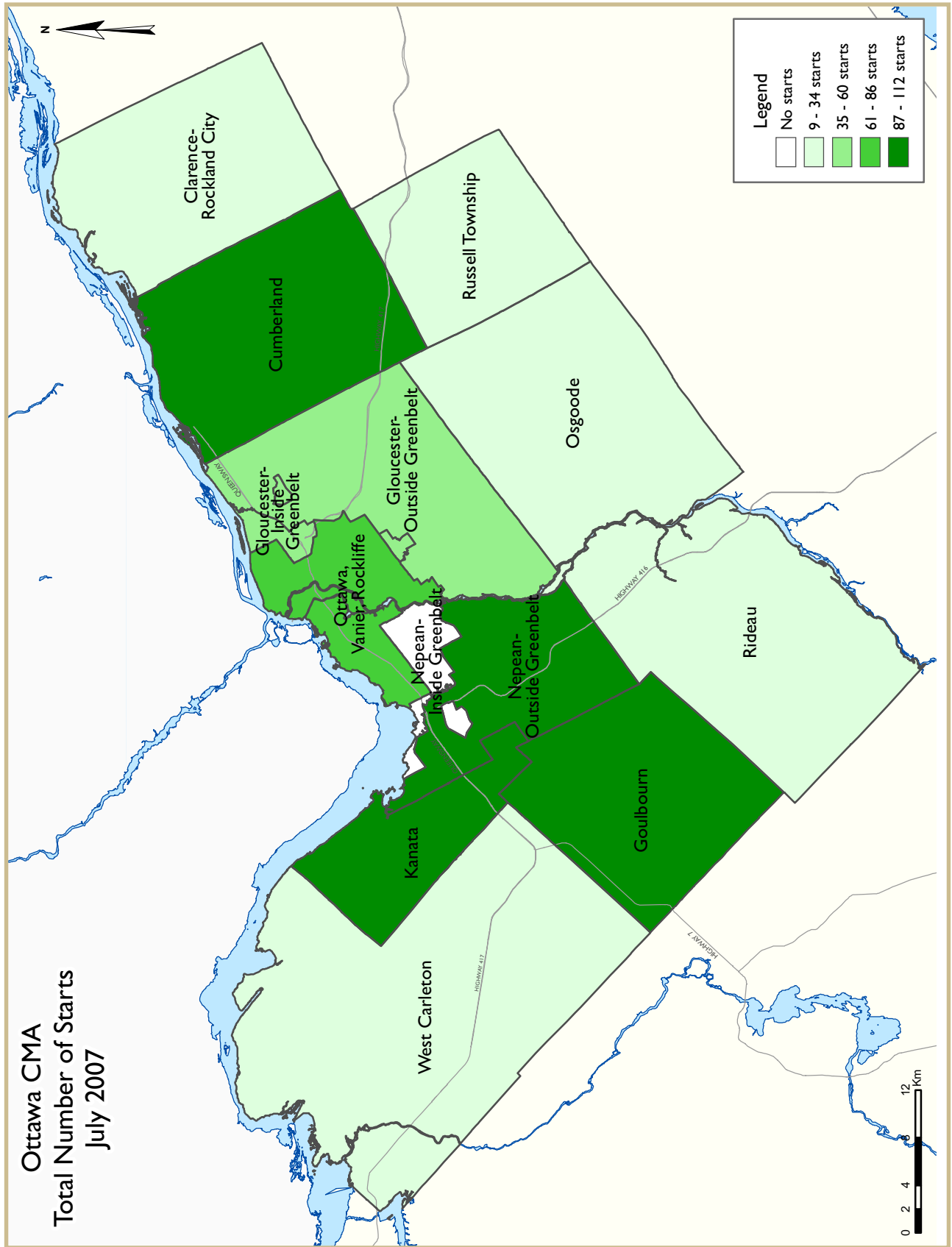


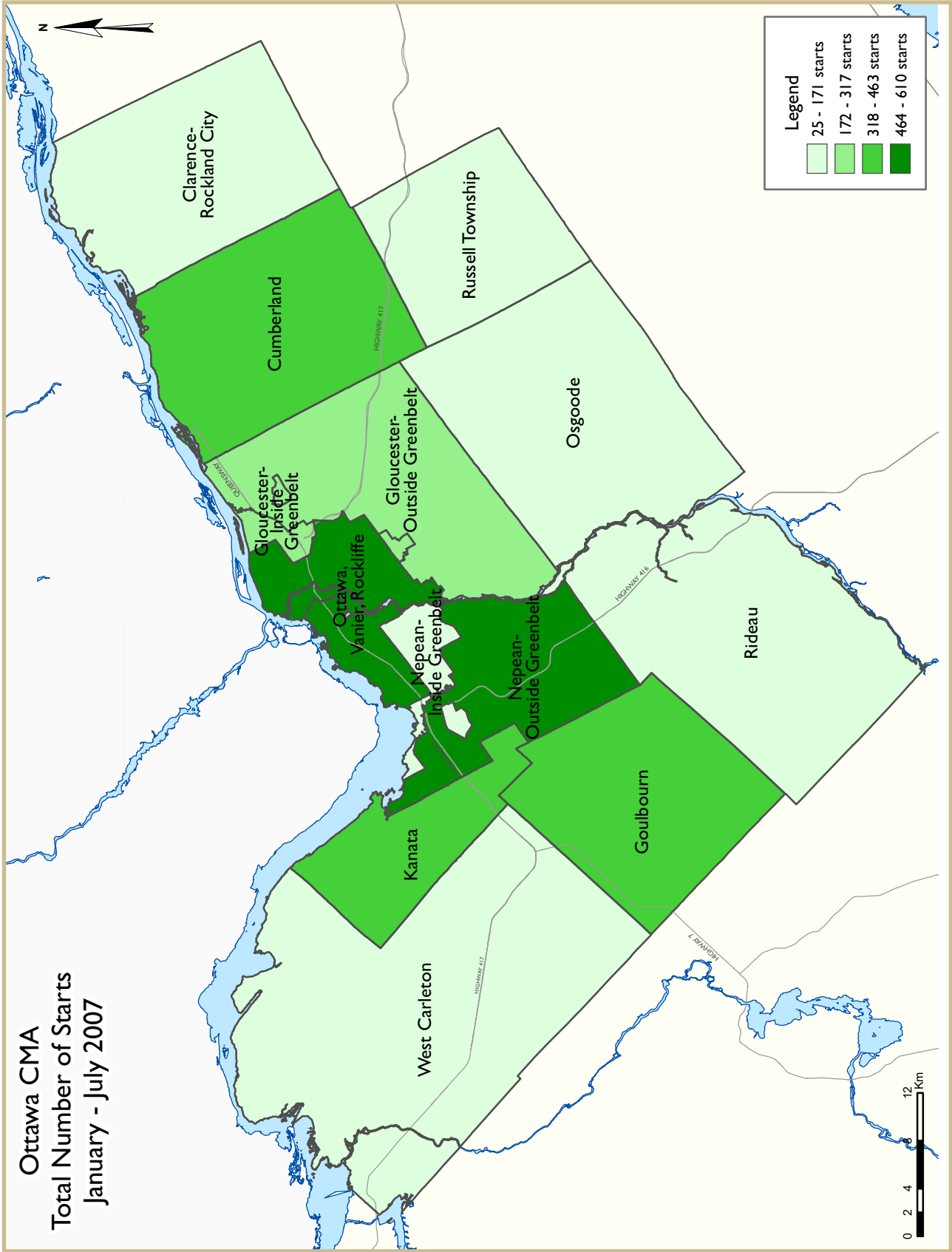
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SYMBOLS

- 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)
July 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
July 2007	321	28	216	0	0	107	0	0	672
July 2006	266	38	162	0	26	416	0	0	908
% Change	20.7	-26.3	33.3	n/a	-100.0	-74.3	n/a	n/a	-26.0
Year-to-date 2007	1,448	136	926	0	67	520	0	153	3,250
Year-to-date 2006	1,286	220	904	0	178	688	12	8	3,296
% Change	12.6	-38.2	2.4	n/a	-62.4	-24.4	-100.0	**	-1.4
UNDER CONSTRUCTION									
July 2007	1,571	127	1,000	0	75	1,194	45	153	4,165
July 2006	1,276	254	792	0	154	1,277	25	38	3,874
% Change	23.1	-50.0	26.3	n/a	-51.3	-6.5	80.0	**	7.5
COMPLETIONS									
July 2007	234	40	199	0	8	379	2	3	865
July 2006	182	22	237	0	8	141	52	0	648
% Change	28.6	81.8	-16.0	n/a	0.0	168.8	-96.2	n/a	33.5
Year-to-date 2007	1,243	196	755	0	34	976	40	23	3,267
Year-to-date 2006	1,227	160	839	0	188	475	55	53	3,022
% Change	1.3	22.5	-10.0	n/a	-81.9	105.5	-27.3	-56.6	8.1
COMPLETED & NOT ABSORBED									
July 2007	49	23	87	0	6	273	13	33	484
July 2006	55	22	102	0	25	99	1	76	380
% Change	-10.9	4.5	-14.7	n/a	-76.0	175.8	**	-56.6	27.4
ABSORBED									
July 2007	240	38	170	0	8	285	7	7	755
July 2006	174	23	217	0	7	97	0	10	528
% Change	37.9	65.2	-21.7	n/a	14.3	193.8	n/a	-30.0	43.0
Year-to-date 2007	1,279	199	732	0	40	782	30	46	3,108
Year-to-date 2006	1,232	162	847	0	180	467	8	110	3,006
% Change	3.8	22.8	-13.6	n/a	-77.8	67.5	**	-58.2	3.4

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

**Table I.1: Housing Activity Summary by Submarket
July 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									
July 2007	298	28	216	0	0	93	0	0	635
July 2006	234	38	162	0	26	416	0	0	876
Ottawa, Vanier, Rockcliffe									
July 2007	20	12	8	0	0	41	0	0	81
July 2006	12	2	3	0	0	368	0	0	385
Nepean inside greenbelt									
July 2007	0	0	0	0	0	0	0	0	0
July 2006	5	18	0	0	0	0	0	0	23
Nepean outside greenbelt									
July 2007	79	0	33	0	0	0	0	0	112
July 2006	54	0	70	0	0	12	0	0	136
Gloucester inside greenbelt									
July 2007	15	0	19	0	0	8	0	0	42
July 2006	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
July 2007	21	0	36	0	0	0	0	0	57
July 2006	20	12	4	0	0	0	0	0	36
Kanata									
July 2007	39	8	41	0	0	0	0	0	88
July 2006	20	6	58	0	10	12	0	0	106
Cumberland									
July 2007	50	4	21	0	0	32	0	0	107
July 2006	49	0	22	0	16	24	0	0	111
Goulbourn									
July 2007	28	4	58	0	0	12	0	0	102
July 2006	42	0	5	0	0	0	0	0	47
West Carleton									
July 2007	13	0	0	0	0	0	0	0	13
July 2006	12	0	0	0	0	0	0	0	12
Rideau									
July 2007	9	0	0	0	0	0	0	0	9
July 2006	3	0	0	0	0	0	0	0	3
Osgoode									
July 2007	24	0	0	0	0	0	0	0	24
July 2006	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
July 2007	11	0	0	0	0	0	0	0	11
July 2006	25	0	0	0	0	0	0	0	25
Russell Township									
July 2007	12	0	0	0	0	14	0	0	26
July 2006	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
July 2007	321	28	216	0	0	107	0	0	672
July 2006	266	38	162	0	26	416	0	0	908

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

**Table I.1: Housing Activity Summary by Submarket
July 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									
July 2007	1,449	125	1,000	0	75	1,180	41	153	4,023
July 2006	1,152	240	792	0	154	1,277	21	38	3,732
Ottawa, Vanier, Rockcliffe									
July 2007	84	29	69	0	3	829	0	117	1,131
July 2006	75	38	46	0	10	989	11	36	1,205
Nepean inside greenbelt									
July 2007	10	18	56	0	12	69	0	0	165
July 2006	14	22	6	0	0	0	7	2	51
Nepean outside greenbelt									
July 2007	316	12	216	0	23	118	0	0	685
July 2006	283	24	255	0	16	108	0	0	686
Gloucester inside greenbelt									
July 2007	40	0	55	0	0	36	0	36	167
July 2006	20	22	6	0	0	128	0	0	176
Gloucester outside greenbelt									
July 2007	117	22	137	0	0	26	41	0	343
July 2006	104	86	163	0	28	0	3	0	384
Kanata									
July 2007	173	24	163	0	5	22	0	0	387
July 2006	143	28	159	0	52	12	0	0	452
Cumberland									
July 2007	239	8	151	0	32	32	0	0	462
July 2006	199	14	114	0	48	40	0	0	415
Goulbourn									
July 2007	288	12	153	0	0	48	0	0	501
July 2006	144	6	43	0	0	0	0	0	193
West Carleton									
July 2007	62	0	0	0	0	0	0	0	62
July 2006	67	0	0	0	0	0	0	0	67
Rideau									
July 2007	29	0	0	0	0	0	0	0	29
July 2006	15	0	0	0	0	0	0	0	15
Osgoode									
July 2007	91	0	0	0	0	0	0	0	91
July 2006	88	0	0	0	0	0	0	0	88
Clarence-Rockland City									
July 2007	59	2	0	0	0	0	4	0	65
July 2006	68	14	0	0	0	0	4	0	86
Russell Township									
July 2007	63	0	0	0	0	14	0	0	77
July 2006	56	0	0	0	0	0	0	0	56
Ottawa-Gatineau CMA (Ontario portion)									
July 2007	1,571	127	1,000	0	75	1,194	45	153	4,165
July 2006	1,276	254	792	0	154	1,277	25	38	3,874

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

**Table I.1: Housing Activity Summary by Submarket
July 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									
July 2007	219	40	199	0	8	379	0	3	848
July 2006	166	22	237	0	8	141	52	0	632
Ottawa, Vanier, Rockcliffe									
July 2007	6	10	6	0	0	179	0	3	204
July 2006	11	4	5	0	0	0	0	0	20
Nepean inside greenbelt									
July 2007	1	2	0	0	0	0	0	0	3
July 2006	0	0	0	0	0	141	52	0	193
Nepean outside greenbelt									
July 2007	45	0	58	0	0	44	0	0	147
July 2006	30	2	74	0	0	0	0	0	106
Gloucester inside greenbelt									
July 2007	7	4	17	0	0	128	0	0	156
July 2006	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
July 2007	26	18	19	0	0	0	0	0	63
July 2006	14	12	34	0	0	0	0	0	60
Kanata									
July 2007	16	2	29	0	8	0	0	0	55
July 2006	17	0	34	0	8	0	0	0	65
Cumberland									
July 2007	37	0	30	0	0	28	0	0	95
July 2006	49	4	90	0	0	0	0	0	143
Goulbourn									
July 2007	50	4	40	0	0	0	0	0	94
July 2006	21	0	0	0	0	0	0	0	21
West Carleton									
July 2007	7	0	0	0	0	0	0	0	7
July 2006	6	0	0	0	0	0	0	0	6
Rideau									
July 2007	8	0	0	0	0	0	0	0	8
July 2006	6	0	0	0	0	0	0	0	6
Osgoode									
July 2007	16	0	0	0	0	0	0	0	16
July 2006	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
July 2007	10	0	0	0	0	0	0	0	10
July 2006	3	0	0	0	0	0	0	0	3
Russell Township									
July 2007	5	0	0	0	0	0	2	0	7
July 2006	13	0	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
July 2007	234	40	199	0	8	379	2	3	865
July 2006	182	22	237	0	8	141	52	0	648

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

**Table I.1: Housing Activity Summary by Submarket
July 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									
July 2007	45	23	87	0	6	273	13	33	480
July 2006	51	17	102	0	25	99	1	71	366
Ottawa, Vanier, Rockcliffe									
July 2007	4	6	5	0	0	197	0	33	245
July 2006	7	7	19	0	9	44	0	58	144
Nepean inside greenbelt									
July 2007	0	4	0	0	0	34	0	0	38
July 2006	0	2	1	0	1	51	0	0	55
Nepean outside greenbelt									
July 2007	2	4	25	0	2	23	1	0	57
July 2006	9	3	25	0	9	4	1	0	51
Gloucester inside greenbelt									
July 2007	2	2	0	0	0	14	0	0	18
July 2006	0	1	0	0	0	0	0	0	1
Gloucester outside greenbelt									
July 2007	5	0	20	0	0	0	12	0	37
July 2006	1	2	24	0	0	0	0	0	27
Kanata									
July 2007	1	4	13	0	4	4	0	0	26
July 2006	1	0	24	0	6	0	0	7	38
Cumberland									
July 2007	7	0	13	0	0	1	0	0	21
July 2006	6	1	9	0	0	0	0	0	16
Goulbourn									
July 2007	7	3	11	0	0	0	0	0	21
July 2006	10	1	0	0	0	0	0	6	17
West Carleton									
July 2007	2	0	0	0	0	0	0	0	2
July 2006	3	0	0	0	0	0	0	0	3
Rideau									
July 2007	4	0	0	0	0	0	0	0	4
July 2006	4	0	0	0	0	0	0	0	4
Osgoode									
July 2007	11	0	0	0	0	0	0	0	11
July 2006	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
July 2007	2	0	0	0	0	0	0	0	2
July 2006	0	2	0	0	0	0	0	5	7
Russell Township									
July 2007	2	0	0	0	0	0	0	0	2
July 2006	4	3	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
July 2007	49	23	87	0	6	273	13	33	484
July 2006	55	22	102	0	25	99	1	76	380

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

**Table I.1: Housing Activity Summary by Submarket
July 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									
July 2007	225	38	170	0	8	285	5	7	738
July 2006	157	22	216	0	7	97	0	10	509
Ottawa, Vanier, Rockcliffe									
July 2007	9	10	5	0	0	108	0	7	139
July 2006	12	3	8	0	1	6	0	10	40
Nepean inside greenbelt									
July 2007	1	2	0	0	0	0	0	0	3
July 2006	0	0	0	0	0	90	0	0	90
Nepean outside greenbelt									
July 2007	44	0	49	0	0	35	0	0	128
July 2006	28	1	56	0	0	1	0	0	86
Gloucester inside greenbelt									
July 2007	8	2	17	0	0	114	0	0	141
July 2006	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
July 2007	27	18	14	0	0	0	5	0	64
July 2006	14	12	34	0	0	0	0	0	60
Kanata									
July 2007	16	2	30	0	8	0	0	0	56
July 2006	17	0	32	0	6	0	0	0	55
Cumberland									
July 2007	35	0	24	0	0	28	0	0	87
July 2006	42	4	86	0	0	0	0	0	132
Goulbourn									
July 2007	50	4	31	0	0	0	0	0	85
July 2006	20	2	0	0	0	0	0	0	22
West Carleton									
July 2007	7	0	0	0	0	0	0	0	7
July 2006	5	0	0	0	0	0	0	0	5
Rideau									
July 2007	8	0	0	0	0	0	0	0	8
July 2006	6	0	0	0	0	0	0	0	6
Osgoode									
July 2007	20	0	0	0	0	0	0	0	20
July 2006	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
July 2007	10	0	0	0	0	0	0	0	10
July 2006	3	1	1	0	0	0	0	0	5
Russell Township									
July 2007	5	0	0	0	0	0	2	0	7
July 2006	14	0	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
July 2007	240	38	170	0	8	285	7	7	755
July 2006	174	23	217	0	7	97	0	10	528

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
July 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Ottawa City	298	234	28	38	216	185	93	419	635	876	-27.5
Ottawa, Vanier, Rockcliffe	20	12	12	2	8	0	41	371	81	385	-79.0
Nepean inside greenbelt	0	5	0	18	0	0	0	0	0	23	-100.0
Nepean outside greenbelt	79	54	0	0	33	70	0	12	112	136	-17.6
Gloucester inside greenbelt	15	3	0	0	19	0	8	0	42	3	**
Gloucester outside greenbelt	21	20	0	12	36	4	0	0	57	36	58.3
Kanata	39	20	8	6	41	68	0	12	88	106	-17.0
Cumberland	50	49	4	0	21	38	32	24	107	111	-3.6
Goulbourn	28	42	4	0	58	5	12	0	102	47	117.0
West Carleton	13	12	0	0	0	0	0	0	13	12	8.3
Rideau	9	3	0	0	0	0	0	0	9	3	200.0
Osgoode	24	14	0	0	0	0	0	0	24	14	71.4
Clarence-Rockland City	11	25	0	0	0	0	0	0	11	25	-56.0
Russell Township	12	7	0	0	0	0	14	0	26	7	**
Ottawa-Gatineau CMA (Ontario Portion)	321	266	28	38	216	185	107	419	672	908	-26.0

**Table 2.1: Starts by Submarket and by Dwelling Type
January - July 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	1,314	1,156	132	208	973	1,087	679	699	3,098	3,150	-1.7
Ottawa, Vanier, Rockcliffe	66	66	24	24	45	79	344	597	479	766	-37.5
Nepean inside greenbelt	6	15	18	22	48	6	89	2	161	45	**
Nepean outside greenbelt	274	269	12	24	230	336	94	48	610	677	-9.9
Gloucester inside greenbelt	49	6	0	0	56	0	72	0	177	6	**
Gloucester outside greenbelt	141	130	36	102	130	227	0	0	307	459	-33.1
Kanata	144	126	22	30	152	210	0	12	318	378	-15.9
Cumberland	205	231	8	2	178	186	32	40	423	459	-7.8
Goulbourn	265	170	12	4	134	43	48	0	459	217	111.5
West Carleton	46	47	0	0	0	0	0	0	46	47	-2.1
Rideau	25	13	0	0	0	0	0	0	25	13	92.3
Osgoode	93	83	0	0	0	0	0	0	93	83	12.0
Clarence-Rockland City	72	68	2	12	0	4	0	0	74	84	-11.9
Russell Township	62	62	2	0	0	0	14	0	78	62	25.8
Ottawa-Gatineau CMA (Ontario Portion)	1,448	1,286	136	220	973	1,091	693	699	3,250	3,296	-1.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Ottawa City	216	185	0	0	93	419	0	0
Ottawa, Vanier, Rockcliffe	8	0	0	0	41	371	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	33	70	0	0	0	12	0	0
Gloucester inside greenbelt	19	0	0	0	8	0	0	0
Gloucester outside greenbelt	36	4	0	0	0	0	0	0
Kanata	41	68	0	0	0	12	0	0
Cumberland	21	38	0	0	32	24	0	0
Goulbourn	58	5	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	14	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	216	185	0	0	107	419	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 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	973	1,075	0	12	526	691	153	8
Ottawa, Vanier, Rockcliffe	45	70	0	9	227	591	117	6
Nepean inside greenbelt	48	6	0	0	89	0	0	2
Nepean outside greenbelt	230	336	0	0	94	48	0	0
Gloucester inside greenbelt	56	0	0	0	36	0	36	0
Gloucester outside greenbelt	130	224	0	3	0	0	0	0
Kanata	152	210	0	0	0	12	0	0
Cumberland	178	186	0	0	32	40	0	0
Goulbourn	134	43	0	0	48	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	14	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	973	1,079	0	12	540	691	153	8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Ottawa City	542	434	93	442	0	0	635	876
Ottawa, Vanier, Rockcliffe	40	17	41	368	0	0	81	385
Nepean inside greenbelt	0	23	0	0	0	0	0	23
Nepean outside greenbelt	112	124	0	12	0	0	112	136
Gloucester inside greenbelt	34	3	8	0	0	0	42	3
Gloucester outside greenbelt	57	36	0	0	0	0	57	36
Kanata	88	84	0	22	0	0	88	106
Cumberland	75	71	32	40	0	0	107	111
Goulbourn	90	47	12	0	0	0	102	47
West Carleton	13	12	0	0	0	0	13	12
Rideau	9	3	0	0	0	0	9	3
Osgoode	24	14	0	0	0	0	24	14
Clarence-Rockland City	11	25	0	0	0	0	11	25
Russell Township	12	7	14	0	0	0	26	7
Ottawa-Gatineau CMA (Ontario Portion)	565	466	107	442	0	0	672	908

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	2,372	2,264	573	866	153	20	3,098	3,150
Ottawa, Vanier, Rockcliffe	135	151	227	600	117	15	479	766
Nepean inside greenbelt	80	43	81	0	0	2	161	45
Nepean outside greenbelt	493	561	117	116	0	0	610	677
Gloucester inside greenbelt	105	6	36	0	36	0	177	6
Gloucester outside greenbelt	307	436	0	20	0	3	307	459
Kanata	318	336	0	42	0	0	318	378
Cumberland	359	371	64	88	0	0	423	459
Goulbourn	411	217	48	0	0	0	459	217
West Carleton	46	47	0	0	0	0	46	47
Rideau	25	13	0	0	0	0	25	13
Osgoode	93	83	0	0	0	0	93	83
Clarence-Rockland City	74	84	0	0	0	0	74	84
Russell Township	64	62	14	0	0	0	78	62
Ottawa-Gatineau CMA (Ontario Portion)	2,510	2,410	587	866	153	20	3,250	3,296

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	% Change
Ottawa City	219	166	40	22	207	303	382	141	848	632	34.2
Ottawa, Vanier, Rockcliffe	6	11	10	4	6	5	182	0	204	20	**
Nepean inside greenbelt	1	0	2	0	0	52	0	141	3	193	-98.4
Nepean outside greenbelt	45	30	0	2	58	74	44	0	147	106	38.7
Gloucester inside greenbelt	7	1	4	0	17	0	128	0	156	1	**
Gloucester outside greenbelt	26	14	18	12	19	34	0	0	63	60	5.0
Kanata	16	17	2	0	37	48	0	0	55	65	-15.4
Cumberland	37	49	0	4	30	90	28	0	95	143	-33.6
Goulbourn	50	21	4	0	40	0	0	0	94	21	**
West Carleton	7	6	0	0	0	0	0	0	7	6	16.7
Rideau	8	6	0	0	0	0	0	0	8	6	33.3
Osgoode	16	11	0	0	0	0	0	0	16	11	45.5
Clarence-Rockland City	10	3	0	0	0	0	0	0	10	3	**
Russell Township	5	13	2	0	0	0	0	0	7	13	-46.2
Ottawa-Gatineau CMA (Ontario Portion)	234	182	42	22	207	303	382	141	865	648	33.5

**Table 3.1: Completions by Submarket and by Dwelling Type
January - July 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	1,142	1,133	200	150	819	1,107	1,000	471	3,161	2,861	10.5
Ottawa, Vanier, Rockcliffe	68	69	40	26	66	108	586	250	760	453	67.8
Nepean inside greenbelt	6	11	22	2	0	105	0	141	28	259	-89.2
Nepean outside greenbelt	277	226	4	12	208	300	152	36	641	574	11.7
Gloucester inside greenbelt	35	14	14	8	27	0	148	26	224	48	**
Gloucester outside greenbelt	144	112	62	72	88	162	0	0	294	346	-15.0
Kanata	109	147	24	6	191	232	30	0	354	385	-8.1
Cumberland	175	227	2	16	170	200	84	0	431	443	-2.7
Goulbourn	174	131	32	8	69	0	0	18	275	157	75.2
West Carleton	49	84	0	0	0	0	0	0	49	84	-41.7
Rideau	21	34	0	0	0	0	0	0	21	34	-38.2
Osgoode	84	78	0	0	0	0	0	0	84	78	7.7
Clarence-Rockland City	74	40	0	6	0	0	1	57	75	103	-27.2
Russell Township	27	54	4	4	0	0	0	0	31	58	-46.6
Ottawa-Gatineau CMA (Ontario Portion)	1,243	1,227	204	160	819	1,107	1,001	528	3,267	3,022	8.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Ottawa City	207	245	0	52	379	141	3	0
Ottawa, Vanier, Rockcliffe	6	5	0	0	179	0	3	0
Nepean inside greenbelt	0	0	0	52	0	141	0	0
Nepean outside greenbelt	58	74	0	0	44	0	0	0
Gloucester inside greenbelt	17	0	0	0	128	0	0	0
Gloucester outside greenbelt	19	34	0	0	0	0	0	0
Kanata	37	42	0	0	0	0	0	0
Cumberland	30	90	0	0	28	0	0	0
Goulbourn	40	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)	207	245	0	52	379	141	3	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 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	785	1,027	34	55	977	445	23	26
Ottawa, Vanier, Rockcliffe	60	108	6	0	583	242	3	8
Nepean inside greenbelt	0	53	0	52	0	141	0	0
Nepean outside greenbelt	208	300	0	0	152	36	0	0
Gloucester inside greenbelt	27	0	0	0	128	26	20	0
Gloucester outside greenbelt	60	159	28	3	0	0	0	0
Kanata	191	207	0	0	30	0	0	0
Cumberland	170	200	0	0	84	0	0	0
Goulbourn	69	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)	785	1,027	34	55	978	475	23	53

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006	July 2007	July 2006
Ottawa City	458	425	387	149	3	52	848	632
Ottawa, Vanier, Rockcliffe	22	20	179	0	3	0	204	20
Nepean inside greenbelt	3	0	0	141	0	52	3	193
Nepean outside greenbelt	103	106	44	0	0	0	147	106
Gloucester inside greenbelt	28	1	128	0	0	0	156	1
Gloucester outside greenbelt	63	60	0	0	0	0	63	60
Kanata	47	51	8	8	0	0	55	65
Cumberland	67	143	28	0	0	0	95	143
Goulbourn	94	21	0	0	0	0	94	21
West Carleton	7	6	0	0	0	0	7	6
Rideau	8	6	0	0	0	0	8	6
Osgoode	16	11	0	0	0	0	16	11
Clarence-Rockland City	10	3	0	0	0	0	10	3
Russell Township	5	13	0	0	2	0	7	13
Ottawa-Gatineau CMA (Ontario Portion)	473	441	387	149	5	52	865	648

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	2,092	2,122	1,010	633	59	81	3,161	2,861
Ottawa, Vanier, Rockcliffe	167	191	582	254	11	8	760	453
Nepean inside greenbelt	28	26	0	181	0	52	28	259
Nepean outside greenbelt	489	468	152	106	0	0	641	574
Gloucester inside greenbelt	76	22	128	26	20	0	224	48
Gloucester outside greenbelt	266	343	0	0	28	3	294	346
Kanata	306	306	48	54	0	0	354	385
Cumberland	331	431	100	12	0	0	431	443
Goulbourn	275	139	0	0	0	18	275	157
West Carleton	49	84	0	0	0	0	49	84
Rideau	21	34	0	0	0	0	21	34
Osgoode	84	78	0	0	0	0	84	78
Clarence-Rockland City	75	46	0	30	0	27	75	103
Russell Township	27	58	0	0	4	0	31	58
Ottawa-Gatineau CMA (Ontario Portion)	2,194	2,226	1,010	663	63	108	3,267	3,022

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2007	3	1.3	33	14.7	103	45.8	60	26.7	26	11.6	225	359,900	408,670
July 2006	2	1.3	28	17.8	69	43.9	34	21.7	24	15.3	157	381,500	402,717
Year-to-date 2007	18	1.5	132	11.2	553	47.1	330	28.1	141	12.0	1,174	374,900	410,181
Year-to-date 2006	27	2.4	231	20.4	530	46.7	214	18.9	133	11.7	1,135	359,900	391,010
Ottawa, Vanier, Rockcliffe													
July 2007	0	0.0	0	0.0	0	0.0	3	33.3	6	66.7	9	--	--
July 2006	0	0.0	0	0.0	1	8.3	2	16.7	9	75.0	12	525,000	522,092
Year-to-date 2007	1	1.3	2	2.7	14	18.7	19	25.3	39	52.0	75	525,900	549,033
Year-to-date 2006	0	0.0	3	3.9	27	35.1	14	18.2	33	42.9	77	475,000	512,862
Nepean inside greenbelt													
July 2007	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
Year-to-date 2006	0	0.0	0	0.0	3	27.3	7	63.6	1	9.1	11	425,000	425,173
Nepean outside greenbelt													
July 2007	0	0.0	3	6.8	18	40.9	22	50.0	1	2.3	44	402,400	411,436
July 2006	0	0.0	0	0.0	12	42.9	14	50.0	2	7.1	28	421,950	434,850
Year-to-date 2007	0	0.0	37	13.0	136	47.7	92	32.3	20	7.0	285	376,900	391,695
Year-to-date 2006	0	0.0	41	18.6	111	50.2	47	21.3	22	10.0	221	356,900	388,046
Gloucester inside greenbelt													
July 2007	0	0.0	0	0.0	3	37.5	4	50.0	1	12.5	8	--	--
July 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	1	2.9	15	44.1	13	38.2	5	14.7	34	411,750	467,674
Year-to-date 2006	0	0.0	1	5.6	8	44.4	8	44.4	1	5.6	18	404,700	415,261
Gloucester outside greenbelt													
July 2007	0	0.0	1	3.7	13	48.1	13	48.1	0	0.0	27	390,900	389,829
July 2006	0	0.0	0	0.0	13	92.9	1	7.1	0	0.0	14	369,700	370,743
Year-to-date 2007	1	0.7	7	4.6	71	47.0	69	45.7	3	2.0	151	395,990	395,255
Year-to-date 2006	2	1.8	10	8.8	82	72.6	16	14.2	3	2.7	113	369,500	367,242
Kanata													
July 2007	0	0.0	2	12.5	8	50.0	4	25.0	2	12.5	16	358,400	432,469
July 2006	0	0.0	5	29.4	7	41.2	1	5.9	4	23.5	17	358,900	404,618
Year-to-date 2007	0	0.0	8	7.0	65	57.0	27	23.7	14	12.3	114	356,900	408,352
Year-to-date 2006	0	0.0	41	27.5	63	42.3	26	17.4	19	12.8	149	342,900	380,427
Cumberland													
July 2007	0	0.0	14	40.0	21	60.0	0	0.0	0	0.0	35	311,900	311,677
July 2006	2	4.8	15	35.7	21	50.0	4	9.5	0	0.0	42	310,700	327,729
Year-to-date 2007	8	4.4	38	21.1	113	62.8	16	8.9	5	2.8	180	326,000	336,558
Year-to-date 2006	18	7.9	92	40.2	97	42.4	19	8.3	3	1.3	229	307,500	321,355
Goulbourn													
July 2007	0	0.0	11	22.0	32	64.0	5	10.0	2	4.0	50	316,900	355,246
July 2006	0	0.0	2	10.0	7	35.0	7	35.0	4	20.0	20	419,400	419,570
Year-to-date 2007	0	0.0	30	17.0	103	58.5	32	18.2	11	6.3	176	342,400	370,539
Year-to-date 2006	1	0.8	17	13.4	65	51.2	35	27.6	9	7.1	127	370,000	383,176

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2007	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	--	--
July 2006	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	--	--
Year-to-date 2007	2	4.1	1	2.0	10	20.4	21	42.9	15	30.6	49	460,000	497,251
Year-to-date 2006	3	3.6	7	8.4	26	31.3	32	38.6	15	18.1	83	427,900	462,037
Rideau													
July 2007	0	0.0	1	12.5	3	37.5	1	12.5	3	37.5	8	--	--
July 2006	0	0.0	2	33.3	3	50.0	0	0.0	1	16.7	6	--	--
Year-to-date 2007	0	0.0	4	18.2	8	36.4	3	13.6	7	31.8	22	347,900	501,359
Year-to-date 2006	1	3.2	7	22.6	18	58.1	0	0.0	5	16.1	31	330,000	377,700
Osgoode													
July 2007	2	10.0	1	5.0	5	25.0	6	30.0	6	30.0	20	434,450	482,530
July 2006	0	0.0	3	25.0	5	41.7	2	16.7	2	16.7	12	375,450	450,133
Year-to-date 2007	6	7.3	4	4.9	18	22.0	34	41.5	20	24.4	82	429,000	507,491
Year-to-date 2006	2	2.6	12	15.8	30	39.5	10	13.2	22	28.9	76	372,450	472,401
Clarence-Rockland City													
July 2007	3	30.0	4	40.0	2	20.0	0	0.0	1	10.0	10	289,000	334,110
July 2006	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	26	36.1	36	50.0	8	11.1	1	1.4	1	1.4	72	261,700	273,319
Year-to-date 2006	21	47.7	19	43.2	4	9.1	0	0.0	0	0.0	44	252,950	259,734
Russell Township													
July 2007	2	40.0	0	0.0	3	60.0	0	0.0	0	0.0	5	--	--
July 2006	2	14.3	8	57.1	4	28.6	0	0.0	0	0.0	14	277,700	285,536
Year-to-date 2007	2	6.1	11	33.3	17	51.5	3	9.1	0	0.0	33	309,500	315,240
Year-to-date 2006	12	22.6	35	66.0	5	9.4	1	1.9	0	0.0	53	280,000	276,834
Ottawa-Gatineau CMA (Ontario portion)													
July 2007	8	3.3	37	15.4	108	45.0	60	25.0	27	11.3	240	355,400	403,062
July 2006	5	2.9	38	21.8	73	42.0	34	19.5	24	13.8	174	369,250	390,876
Year-to-date 2007	46	3.6	179	14.0	578	45.2	334	26.1	142	11.1	1,279	368,900	400,027
Year-to-date 2006	60	4.9	285	23.1	539	43.8	215	17.5	133	10.8	1,232	350,000	381,410

Source: CMHC (Market Absorption Survey)

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

Submarket	July 2007	July 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	408,670	402,717	1.5	410,181	391,010	4.9
Ottawa, Vanier, Rockcliffe	--	522,092	n/a	549,033	512,862	7.1
Nepean inside greenbelt	--	--	n/a	--	425,173	n/a
Nepean outside greenbelt	411,436	434,850	-5.4	391,695	388,046	0.9
Gloucester inside greenbelt	--	--	n/a	467,674	415,261	12.6
Gloucester outside greenbelt	389,829	370,743	5.1	395,255	367,242	7.6
Kanata	432,469	404,618	6.9	408,352	380,427	7.3
Cumberland	311,677	327,729	-4.9	336,558	321,355	4.7
Goulbourn	355,246	419,570	-15.3	370,539	383,176	-3.3
West Carleton	--	--	n/a	497,251	462,037	7.6
Rideau	--	--	n/a	501,359	377,700	32.7
Osgoode	482,530	450,133	7.2	507,491	472,401	7.4
Clarence-Rockland City	334,110	--	n/a	273,319	259,734	5.2
Russell Township	--	285,536	n/a	315,240	276,834	13.9
Ottawa-Gatineau CMA (Ontario Portion)	403,062	390,876	3.1	400,027	381,410	4.9

Source: CMHC (Market Absorption Survey)

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

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	659	2.0	1,083	1,844	2,040	53.1	245,787	1.2	245,021
	February	1,002	7.4	1,154	2,026	2,086	55.3	250,689	4.2	253,654
	March	1,337	19.4	1,172	2,511	2,020	58.0	255,550	2.7	255,146
	April	1,469	2.0	1,191	2,528	2,068	57.6	263,122	6.2	258,308
	May	1,683	7.6	1,145	2,907	2,043	56.0	260,219	4.7	257,433
	June	1,624	8.7	1,215	2,324	1,941	62.6	260,458	2.3	254,071
	July	1,254	3.2	1,160	1,944	1,905	60.9	254,596	1.4	255,863
	August	1,261	-0.2	1,175	1,970	1,957	60.0	262,607	7.9	264,744
	September	1,101	-0.9	1,185	1,979	1,967	60.2	255,631	3.0	259,037
	October	1,028	8.7	1,155	1,682	1,894	61.0	259,397	3.8	261,429
	November	891	-4.3	1,142	1,321	1,877	60.8	260,107	3.3	263,466
	December	694	9.1	1,226	772	2,010	61.0	249,196	0.2	260,717
2007	January	773	17.3	1,240	1,812	1,961	63.2	260,898	6.1	263,169
	February	1,046	4.4	1,214	1,880	1,945	62.4	264,928	5.7	268,666
	March	1,318	-1.4	1,208	2,407	1,944	62.1	274,585	7.4	270,335
	April	1,569	6.8	1,225	2,390	1,866	65.6	277,335	5.4	274,122
	May	1,867	10.9	1,287	2,571	1,865	69.0	276,379	6.2	269,677
	June	1,666	2.6	1,258	2,197	1,905	66.0	279,361	7.3	273,876
	July	1,467	17.0	1,287	2,003	1,915	67.2	269,793	6.0	270,424
	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	9,028	7.3		16,084			257,151	3.5	
	YTD 2007	9,706	7.5		15,260			273,340	6.3	

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

¹Source: CREA

Table 6: Economic Indicators
July 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	161.6	111.1	482	5.7	71.8	886
	July	715	7.05	7.24		111.1	488	5.4	72.6	888
	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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