HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: October 2007

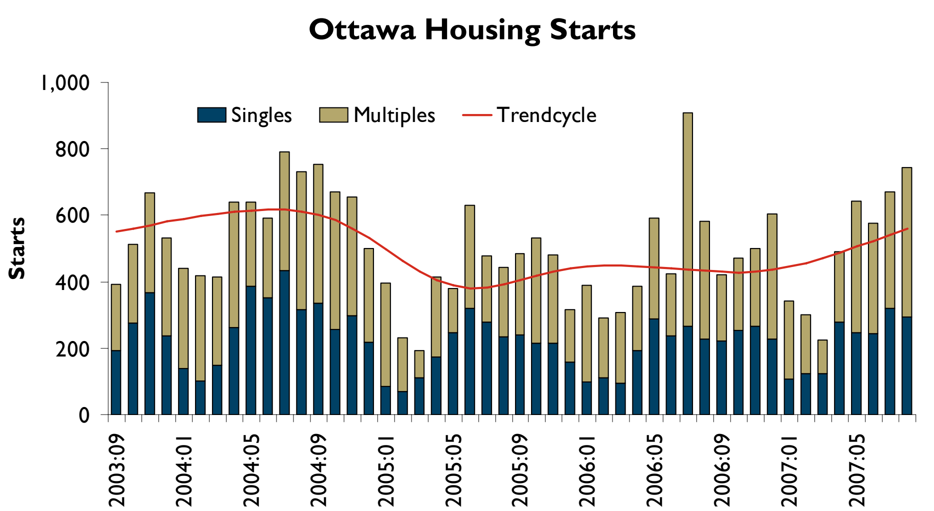
New Home Market

Ottawa Residential Construction Vigorous in the Last Quarter

In the third quarter, total housing starts in the Ottawa Census Metropolitan Area (CMA) increased by 6.7 per cent, rising from 1,911 units in the same quarter in 2006 to 2,038 this year. Year-to-date starts are now up by 7.4 per cent over the total for the first nine months of 2006.

The increase in residential construction is due to increased activity in multiple-family housing, which showed an increase of almost 18 per cent over the previous quarter. Row home construction was particularly strong in Gloucester, Cumberland and Nepean. However, year-to-date starts in the area are now down by 10 units from the corresponding period in 2006.

Figure 1



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

Table of contents

Canada

CMHC SCHL
HOME TO CANADIANS

The single-detached housing segment continued to grow. Despite rising prices observed for the past several years, home buying remains within the reach of many households, which favours demand and supports the pace of construction. For the period from January to September, single-detached home starts are up by 19 per cent year-over-year.

The figures for the months of July to September indicate that Rideau Township and Goulbourn posted the greatest gain in starts (24 per cent and 21 per cent over last year numbers respectively), followed by Osgoode and Gloucester. Only the former municipality of Ottawa and Kanata registered decreases this past quarter (down 28 per cent and 10 per cent respectively), compared to the same period in 2006.

The results for first three quarters of 2007 reveal the same trends. Goulbourn is the sector that posted the greatest increase in activity. Builders laid foundations for 615 new units, up from 274 during the same period in 2006. Starts were also up in Rideau Township, Osgoode and Gloucester. In the other areas, activity was either stable or down in comparison with a year earlier.

Resale Market

Favorable Economic and Demographic Factors Have a Positive Impact on Demand

Favorable economic and demographic conditions have supported sustainable increases in housing market activity in the Ottawa area over the last several years. Solid employment conditions are giving potential homebuyers the income and confidence to buy homes. Ottawa's unemployment rate is one of the lowest in the province and income gains have been healthy, important factors which have strengthened demand for homeownership. An additional factor, relatively low mortgage rates, has kept mortgage carrying costs affordable and encouraged households to aspire to homeownership.

The robust economy has stimulated the increased demand in the resale market. Sales reached up to a high of over 12,000 units and a year-to-date average price that has grown by 3.3 per cent. Market classifications indicators, such as the sales to new listings ratio, suggest that Ottawa's resale market favours sellers, with prices of all types of dwellings moving upwards. Semi-detached homes led, with a price increase of 8.5 per cent, followed by two-storey units of 8.3 per cent.

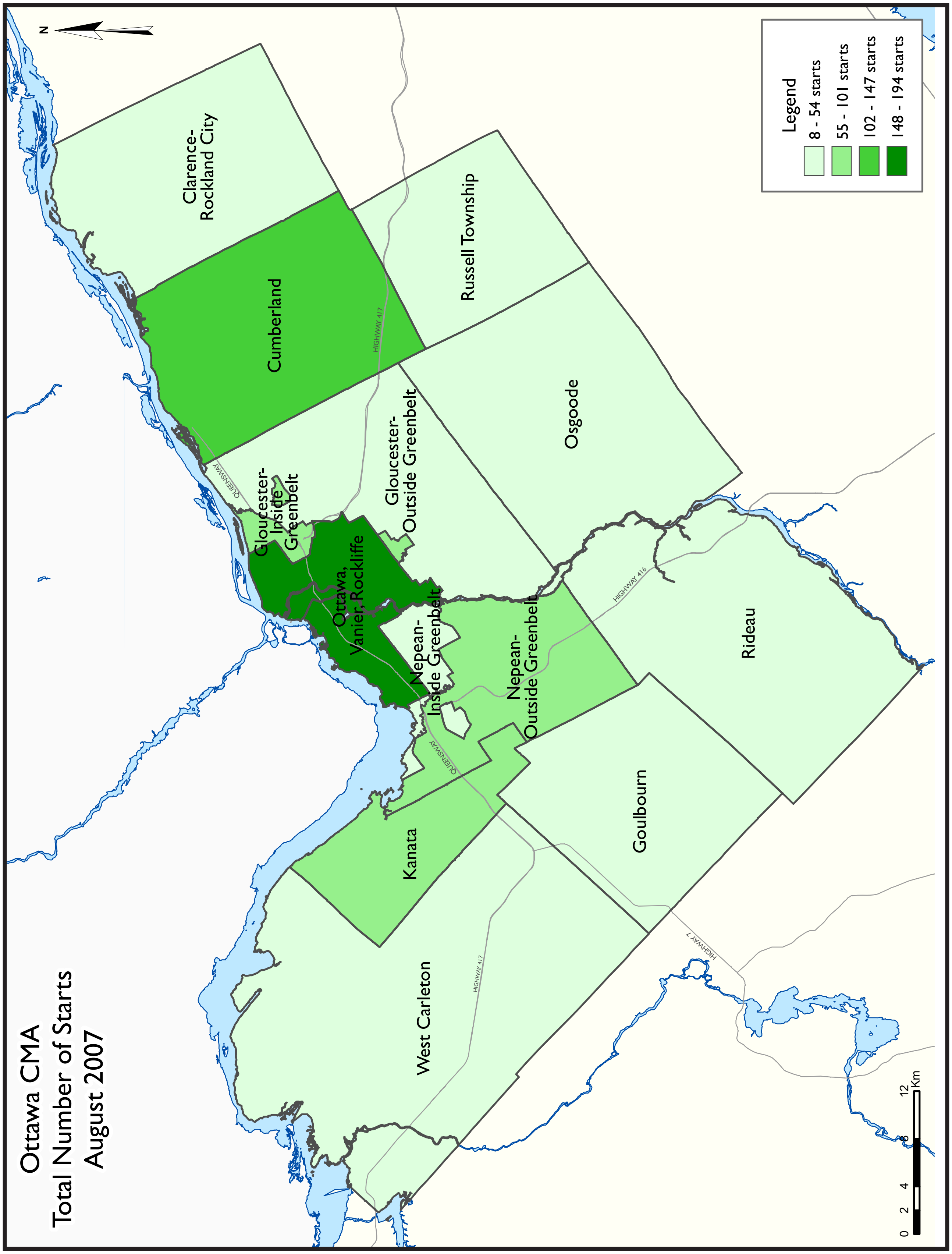
The demand for condominium apartments seems to be gaining momentum. The average price for this type of dwelling is up by 7.5 per cent, reaching $218,755 in the Ottawa metropolitan area. This market is being fueled generally by empty-nesters and by young professionals. Since the age distribution of Ottawa's population indicates that the number empty-nesters will be growing strongly, this type of dwelling will keep gaining importance in the future.

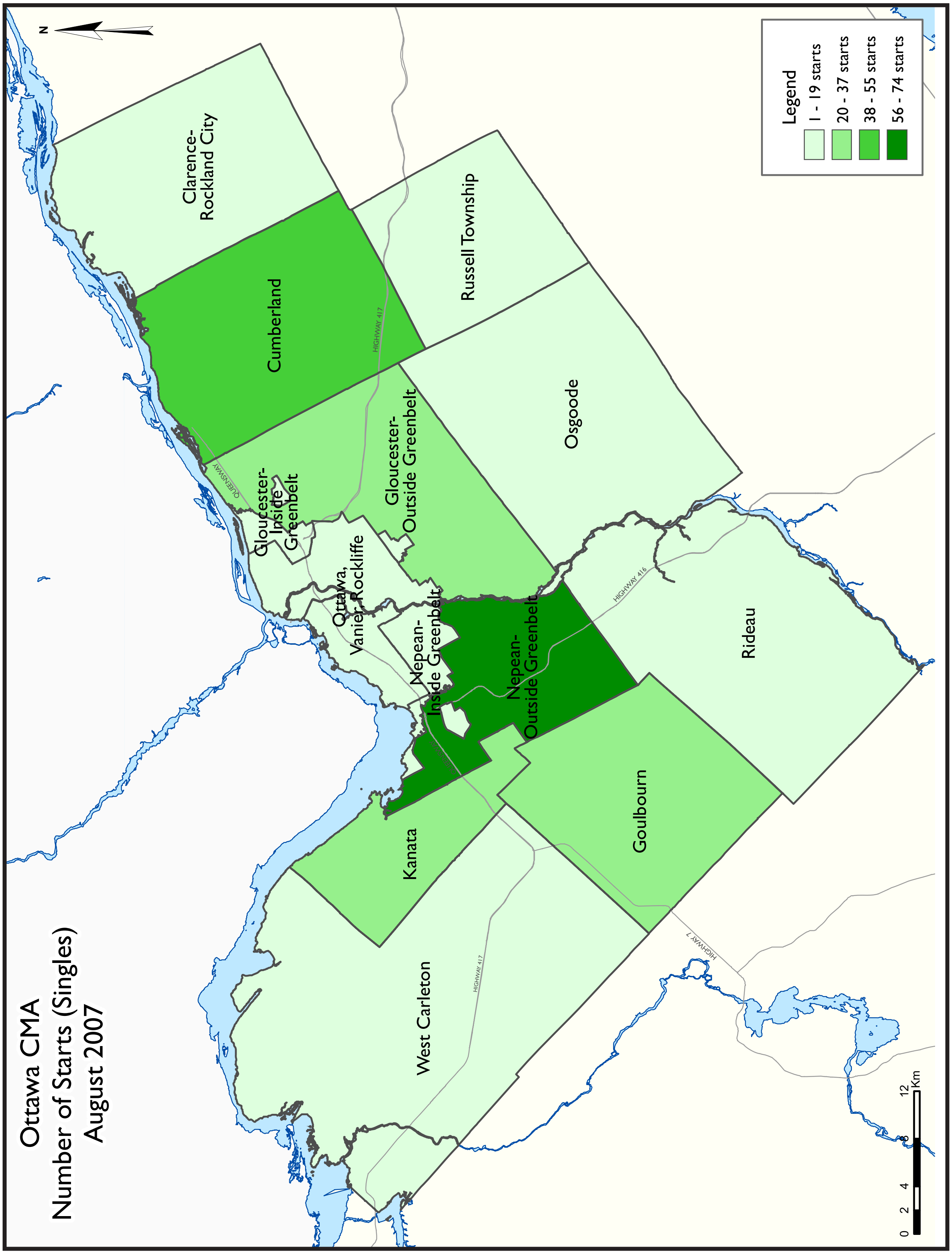
The Nepean submarket is the most active, both in number of sales, with an increase of almost 15 per cent, and in price, with an increase of almost 8 per cent. The West End follows, with increases of 13 per cent and 8 per cent respectively. However, compared to the previous two years, there is a decrease in new listings throughout the Ottawa metropolitan area, which has been pushing prices upwards. In terms of market share, Orleans has the most sales at17.8 per cent, followed by the South East with 17.4 per cent and Kanata with 15 per cent.

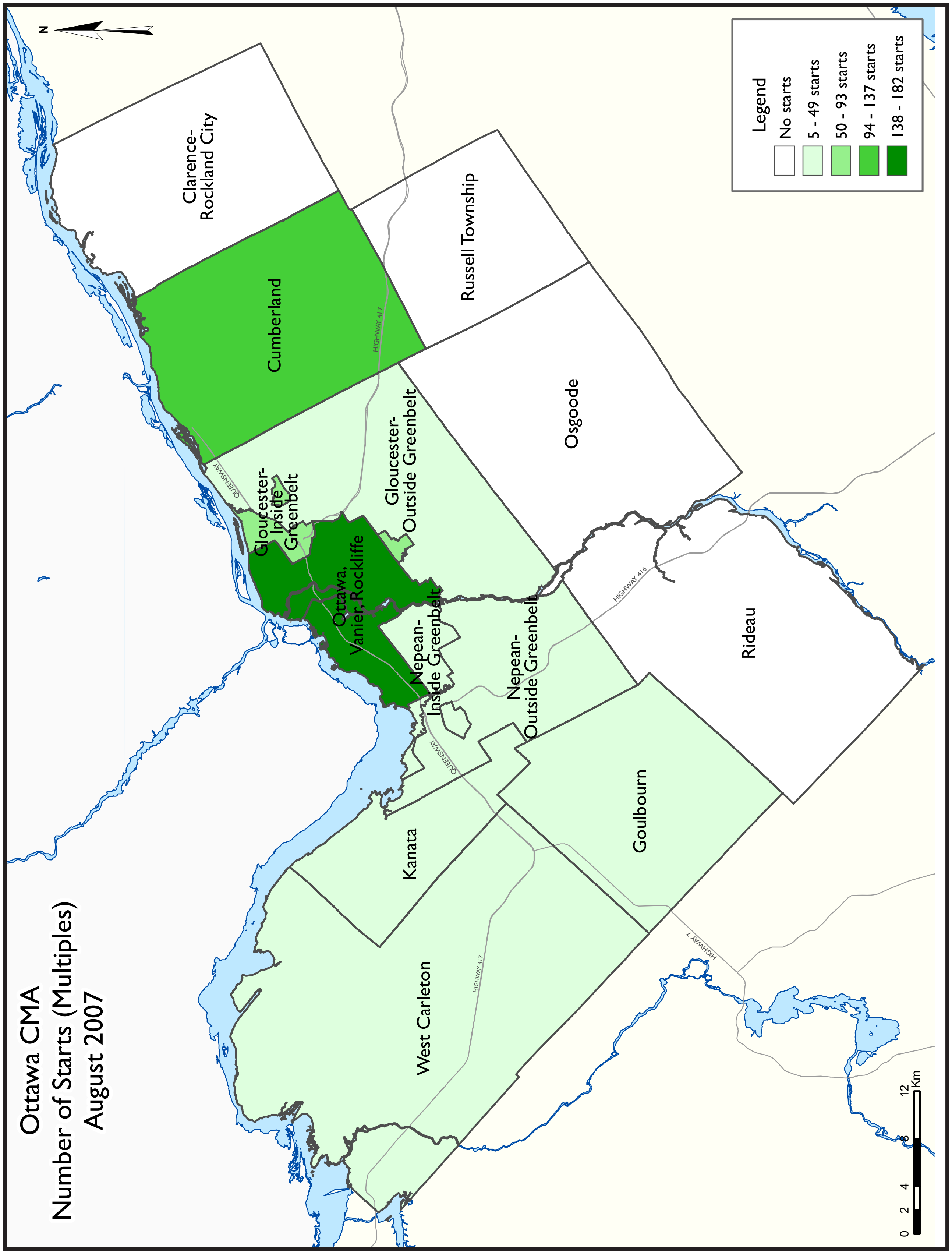
Figure 2

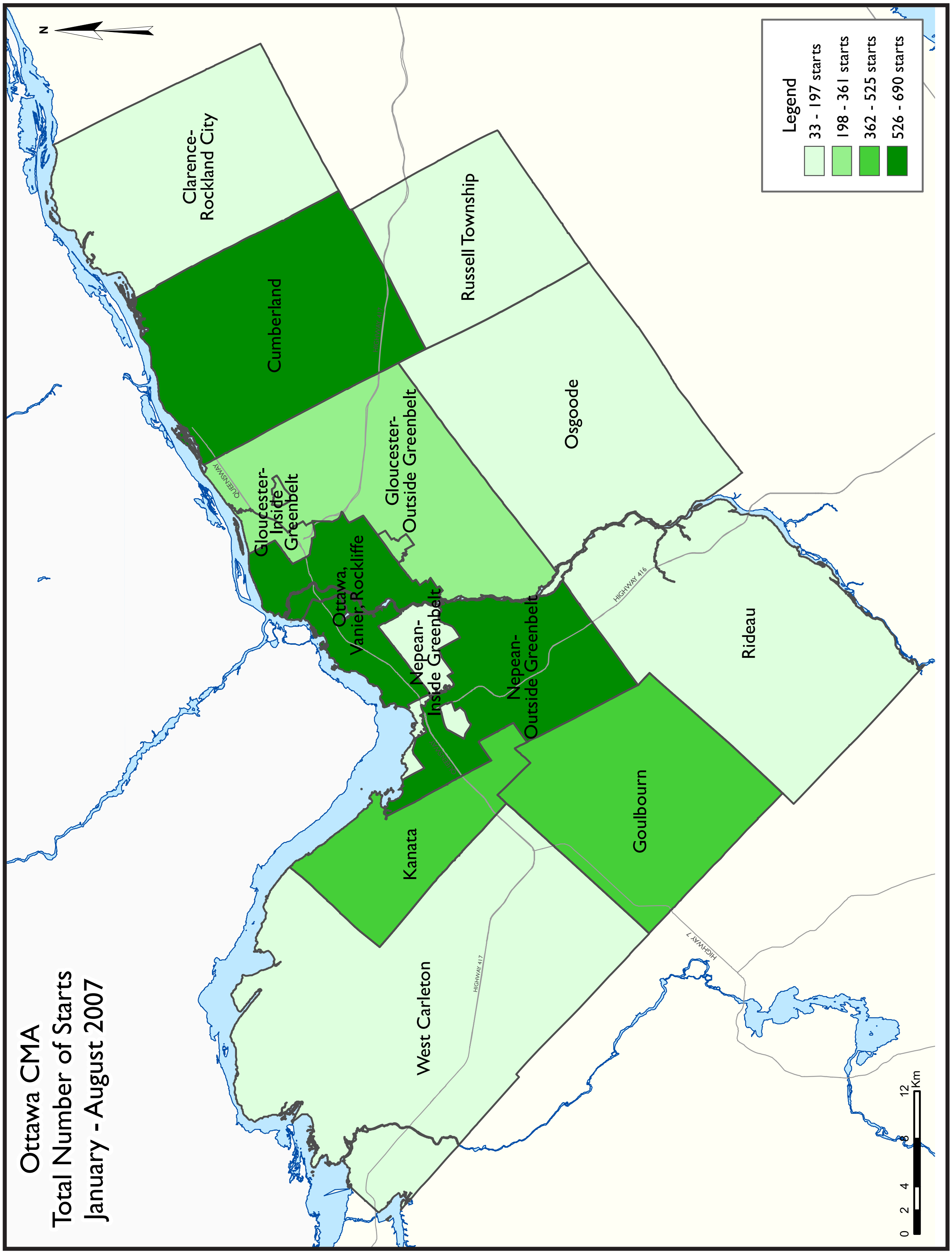
	SALES						PRICES ($)					
	CURRENT MONTH			YEAR-TO-DATE			CURRENT MONTH			YEAR-TO-DATE		
UNIT TYPE	**2007**	**2006**	**% Chg.**	**2007**	**2006**	**% Chg.**	**2007**	**2006**	**% Chg.**	**2007**	**2006**	**% Chg.**
SINGLE- DETACHED	**650**	**646**	**0.6**	**7,000**	**6,642**	**5.4**	**310,026**	**286,510**	**8.2**	**294,570**	**287,181**	**2.6**
Bungalow	*216*	*204*	5.9	*2,061*	*1,878*	9.7	*268,502*	*254,944*	5.4	*268,061*	*252,901*	6.0
Two-Storey	*297*	*289*	2.8	*3,414*	*3,282*	4.0	*357,107*	*324,482*	10.1	*345,561*	*318,931*	8.3
Other	*137*	*153*	-10.5	*1,525*	*1,482*	2.9	*273,428*	*257,008*	6.4	*216,244*	*260,306*	-16.9
ROW	**160**	**141**	**13.5**	**1,765**	**1,599**	**10.4**	**246,121**	**233,507**	**5.4**	**242,893**	**231,558**	**4.9**
SEMI	**72**	**61**	**18.0**	**755**	**686**	**10.1**	**260,322**	**252,009**	**3.3**	**269,046**	**247,906**	**8.5**
CONDOMINIUM	**234**	**236**	**-0.8**	**2,530**	**2,283**	**10.8**	**190,044**	**187,746**	**1.2**	**196,852**	**186,358**	**5.6**
Apartment	*107*	*109*	-1.8	*1,236*	*1,080*	14.4	*207,701*	*210,601*	-1.4	*218,755*	*203,542*	7.5
Row	*124*	*125*	-0.8	*1,279*	*1,178*	8.6	*170,135*	*168,116*	1.2	*174,686*	*169,998*	2.8
Other	*3*	*2*	50.0	*15*	*25*	-40.0	*383,167*	*169,000*	126.7	*282,067*	*214,880*	31.3
TOTAL	**1,116**	**1,084**	**3.0**	**12,050**	**11,210**	**7.5**	**272,500**	**253,172**	**6.4**	**264,885**	**256,310**	**3.3**

Source: Ottawa Real Estate Board

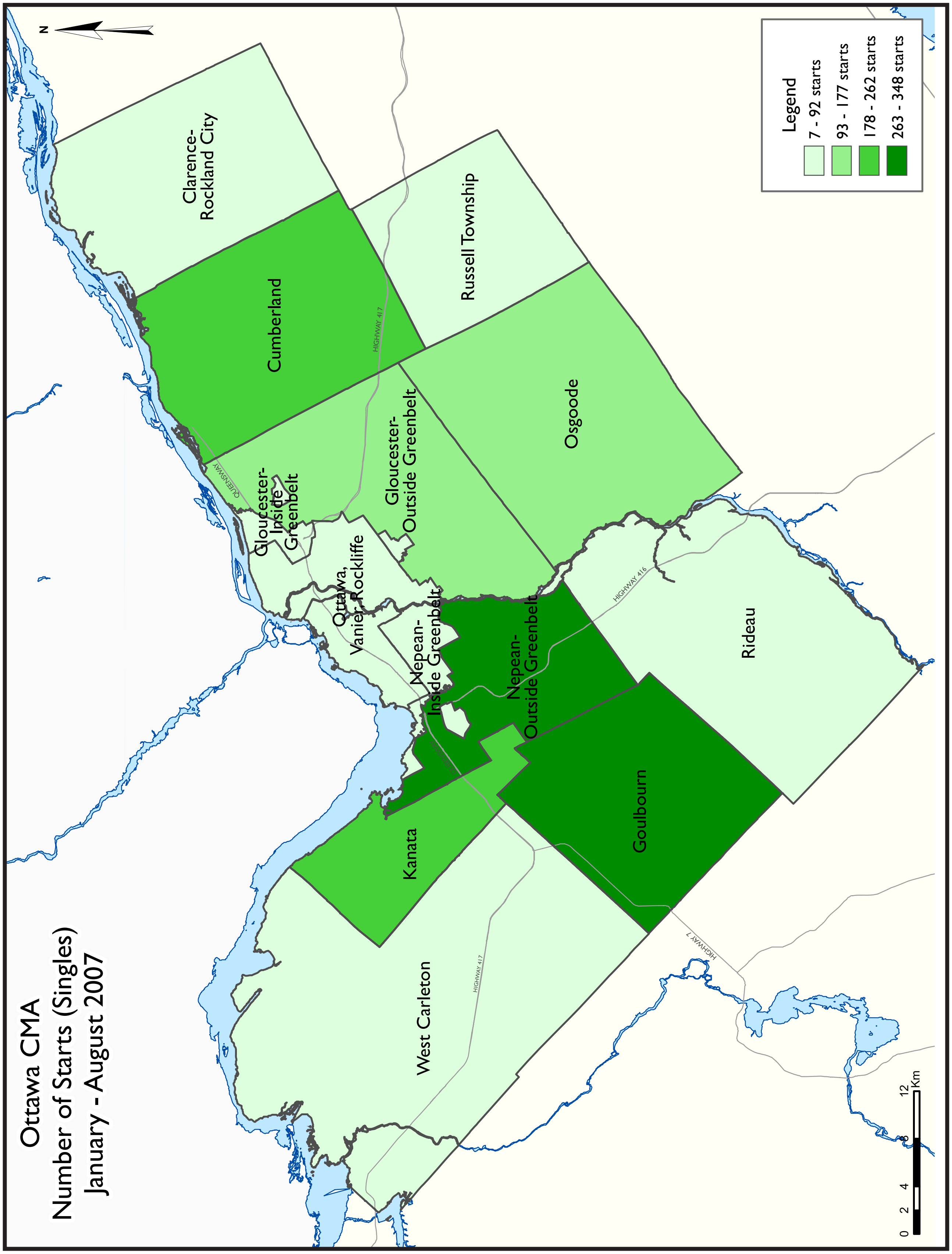

Ottawa CMA
Total Number of Starts
August 2007
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
Legend
8 - 54 starts
55 - 101 starts
102 - 147 starts
148 - 194 starts
0 2 4 8 12 Km

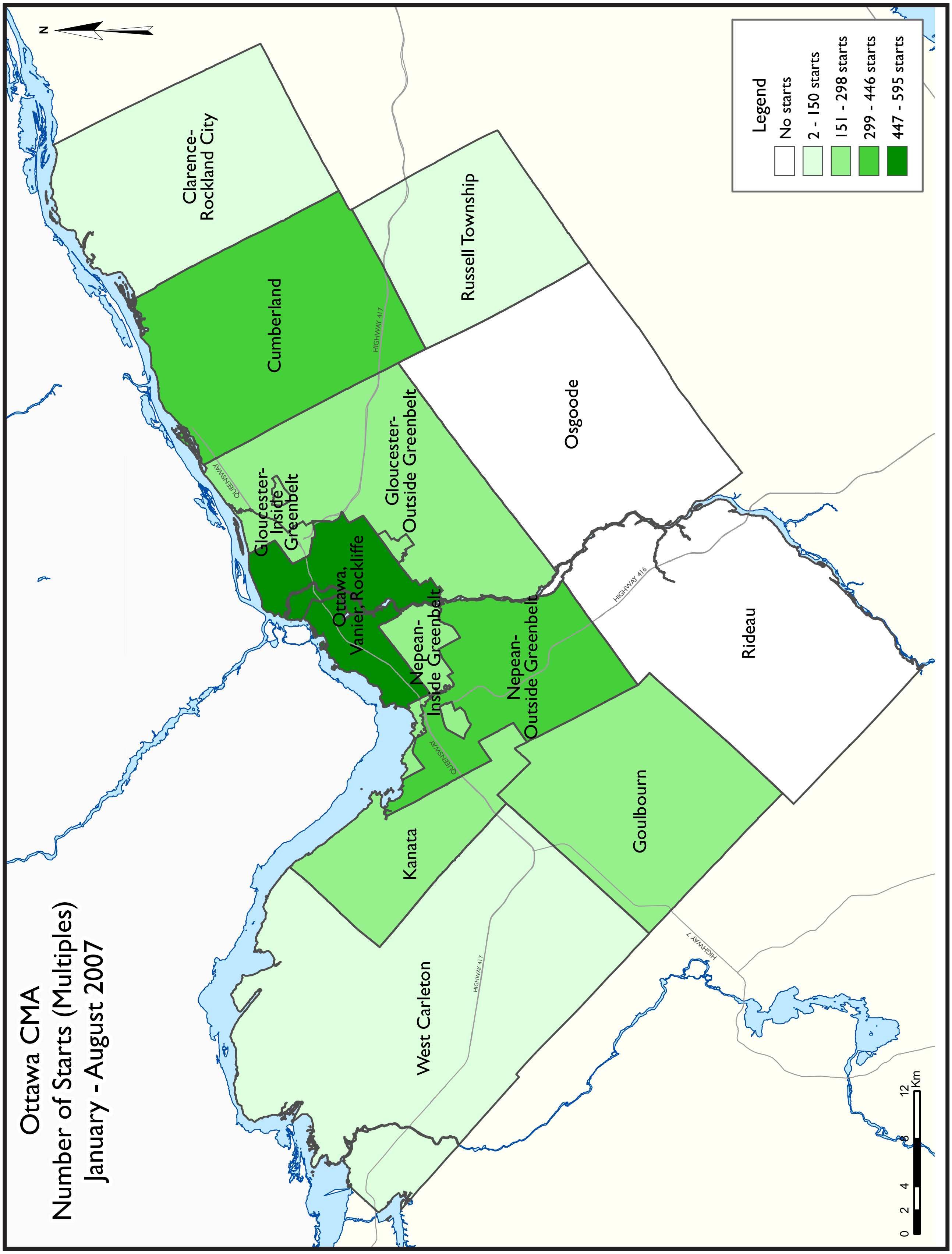

Ottawa CMA
Number of Starts (Singles)
August 2007
Legend
1 - 19 starts
20 - 37 starts
38 - 55 starts
56 - 74 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
N
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Multiples)
August 2007
N
Legend
No starts
5 - 49 starts
50 - 93 starts
94 - 137 starts
138 - 182 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2 4 8 12
Km



Ottawa CMA
Total Number of Starts
January - August 2007
Legend
33 - 197 starts
198 - 361 starts
362 - 525 starts
526 - 690 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
QUEENSWAY
HIGHWAY 416
HIGHWAY 417
HIGHWAY 7
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Singles)
January - August 2007
Legend
7 - 92 starts
93 - 177 starts
178 - 262 starts
263 - 348 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - August 2007
N
Legend
No starts
2 - 150 starts
151 - 298 starts
299 - 446 starts
447 - 595 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km

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 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) September 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2007	318	30	223	0	0	48	4	0	623
September 2006	220	24	152	0	0	24	0	0	420
% Change	44.5	25.0	46.7	n/a	n/a	100.0	n/a	n/a	48.3
Year-to-date 2007	2,061	196	1,293	0	83	826	4	153	4,616
Year-to-date 2006	1,734	272	1,166	0	178	910	15	24	4,299
% Change	18.9	-27.9	10.9	n/a	-53.4	-9.2	-73.3	**	7.4
UNDER CONSTRUCTION									
September 2007	1,665	144	1,099	0	85	1,458	7	117	4,575
September 2006	1,283	200	871	0	72	1,405	16	18	3,923
% Change	29.8	-28.0	26.2	n/a	18.1	3.8	-56.3	**	16.6
COMPLETIONS									
September 2007	246	26	129	0	3	50	38	0	492
September 2006	251	52	91	0	0	94	3	36	527
% Change	-2.0	-50.0	41.8	n/a	n/a	-46.8	**	-100.0	-6.6
Year-to-date 2007	1,762	237	1,006	0	37	1,038	84	59	4,223
Year-to-date 2006	1,665	262	1,019	0	194	648	69	89	3,971
% Change	5.8	-9.5	-1.3	n/a	-80.9	60.2	21.7	-33.7	6.3
COMPLETED & NOT ABSORBED									
September 2007	46	14	74	0	6	251	11	21	423
September 2006	52	25	83	0	11	86	4	76	337
% Change	-11.5	-44.0	-10.8	n/a	-45.5	191.9	175.0	-72.4	25.5
ABSORBED									
September 2007	255	29	142	0	3	52	31	2	514
September 2006	254	50	101	0	4	98	2	13	522
% Change	0.4	-42.0	40.6	n/a	-25.0	-46.9	**	-84.6	-1.5
Year-to-date 2007	1,796	247	996	0	43	866	76	58	4,082
Year-to-date 2006	1,682	261	1,046	0	193	660	12	146	4,000
% Change	6.8	-5.4	-4.8	n/a	-77.7	31.2	**	-60.3	2.1

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

Table 1.1: Housing Activity Summary by Submarket
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
September 2007	294	28	223	0	0	48	4	0	597
September 2006	188	24	152	0	0	24	0	0	388
Ottawa, Vanier, Rockcliffe									
September 2007	23	6	4	0	0	0	0	0	33
September 2006	14	10	28	0	0	0	0	0	52
Nepean inside greenbelt									
September 2007	1	0	0	0	0	0	0	0	1
September 2006	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
September 2007	48	0	64	0	0	24	0	0	136
September 2006	39	2	11	0	0	0	0	0	52
Gloucester inside greenbelt									
September 2007	2	4	48	0	0	0	0	0	54
September 2006	4	4	14	0	0	0	0	0	22
Gloucester outside greenbelt									
September 2007	27	0	12	0	0	0	4	0	43
September 2006	18	6	34	0	0	0	0	0	58
Kanata									
September 2007	37	4	31	0	0	0	0	0	72
September 2006	20	2	32	0	0	8	0	0	62
Cumberland									
September 2007	41	6	64	0	0	0	0	0	111
September 2006	43	0	33	0	0	16	0	0	92
Goulbourn									
September 2007	73	6	0	0	0	24	0	0	103
September 2006	19	0	0	0	0	0	0	0	19
West Carleton									
September 2007	15	0	0	0	0	0	0	0	15
September 2006	14	0	0	0	0	0	0	0	14
Rideau									
September 2007	9	0	0	0	0	0	0	0	9
September 2006	2	0	0	0	0	0	0	0	2
Osgoode									
September 2007	18	2	0	0	0	0	0	0	20
September 2006	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
September 2007	13	2	0	0	0	0	0	0	15
September 2006	23	0	0	0	0	0	0	0	23
Russell Township									
September 2007	11	0	0	0	0	0	0	0	11
September 2006	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
September 2007	318	30	223	0	0	48	4	0	623
September 2006	220	24	152	0	0	24	0	0	420

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

Table 1.1: Housing Activity Summary by Submarket September 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
September 2007	1,549	142	1,099	0	85	1,444	7	117	4,443
September 2006	1,171	188	871	0	72	1,405	12	18	3,795
Ottawa, Vanier, Rockcliffe									
September 2007	96	38	43	0	0	989	0	117	1,283
September 2006	79	40	52	0	10	1,051	6	0	1,238
Nepean inside greenbelt									
September 2007	10	6	36	0	12	101	0	0	165
September 2006	15	24	6	0	0	0	0	2	47
Nepean outside greenbelt									
September 2007	357	12	256	0	23	142	0	0	790
September 2006	315	22	270	0	0	124	0	0	731
Gloucester inside greenbelt									
September 2007	31	4	131	0	0	84	0	0	250
September 2006	26	14	20	0	0	128	0	0	188
Gloucester outside greenbelt									
September 2007	125	18	126	0	0	0	7	0	276
September 2006	90	58	156	0	0	0	6	16	326
Kanata									
September 2007	192	26	179	0	2	0	0	0	399
September 2006	147	22	192	0	46	30	0	0	495
Cumberland									
September 2007	225	14	206	0	48	44	0	0	537
September 2006	197	8	130	0	16	72	0	0	423
Goulbourn									
September 2007	293	22	117	0	0	84	0	0	516
September 2006	139	0	45	0	0	0	0	0	184
West Carleton									
September 2007	71	0	5	0	0	0	0	0	76
September 2006	67	0	0	0	0	0	0	0	67
Rideau									
September 2007	41	0	0	0	0	0	0	0	41
September 2006	17	0	0	0	0	0	0	0	17
Osgoode									
September 2007	108	2	0	0	0	0	0	0	110
September 2006	79	0	0	0	0	0	0	0	79
Clarence-Rockland City									
September 2007	62	2	0	0	0	0	0	0	64
September 2006	67	12	0	0	0	0	4	0	83
Russell Township									
September 2007	54	0	0	0	0	14	0	0	68
September 2006	45	0	0	0	0	0	0	0	45
Ottawa-Gatineau CMA (Ontario portion)									
September 2007	1,665	144	1,099	0	85	1,458	7	117	4,575
September 2006	1,283	200	871	0	72	1,405	16	18	3,923

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

Table 1.1: Housing Activity Summary by Submarket September 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
September 2007	214	26	129	0	3	50	32	0	454
September 2006	228	52	91	0	0	94	3	36	504
Ottawa, Vanier, Rockcliffe									
September 2007	11	2	9	0	0	14	0	0	36
September 2006	16	4	12	0	0	70	3	36	141
Nepean inside greenbelt									
September 2007	2	10	0	0	0	0	0	0	12
September 2006	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
September 2007	48	0	10	0	0	0	0	0	58
September 2006	36	2	8	0	0	8	0	0	54
Gloucester inside greenbelt									
September 2007	9	0	6	0	0	0	0	0	15
September 2006	1	10	0	0	0	0	0	0	11
Gloucester outside greenbelt									
September 2007	21	10	20	0	0	26	32	0	109
September 2006	35	28	23	0	0	0	0	0	86
Kanata									
September 2007	21	2	27	0	3	10	0	0	63
September 2006	22	2	18	0	0	0	0	0	42
Cumberland									
September 2007	38	0	40	0	0	0	0	0	78
September 2006	44	4	30	0	0	16	0	0	94
Goulbourn									
September 2007	51	2	17	0	0	0	0	0	70
September 2006	36	2	0	0	0	0	0	0	38
West Carleton									
September 2007	9	0	0	0	0	0	0	0	9
September 2006	9	0	0	0	0	0	0	0	9
Rideau									
September 2007	4	0	0	0	0	0	0	0	4
September 2006	4	0	0	0	0	0	0	0	4
Osgoode									
September 2007	0	0	0	0	0	0	0	0	0
September 2006	24	0	0	0	0	0	0	0	24
Clarence-Rockland City									
September 2007	16	0	0	0	0	0	6	0	22
September 2006	14	0	0	0	0	0	0	0	14
Russell Township									
September 2007	16	0	0	0	0	0	0	0	16
September 2006	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
September 2007	246	26	129	0	3	50	38	0	492
September 2006	251	52	91	0	0	94	3	36	527

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

Table 1.1: Housing Activity Summary by Submarket September 2007									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
September 2007	43	14	74	0	6	251	7	21	416
September 2006	49	22	83	0	11	86	4	76	331
Ottawa, Vanier, Rockcliffe									
September 2007	3	4	6	0	0	182	0	21	216
September 2006	6	9	13	0	5	27	3	72	135
Nepean inside greenbelt									
September 2007	0	4	0	0	0	34	0	0	38
September 2006	0	1	1	0	0	46	0	0	48
Nepean outside greenbelt									
September 2007	2	4	18	0	2	11	1	0	38
September 2006	7	3	17	0	3	11	1	0	42
Gloucester inside greenbelt									
September 2007	1	0	0	0	0	9	0	0	10
September 2006	0	1	0	0	0	0	0	0	1
Gloucester outside greenbelt									
September 2007	4	0	14	0	0	8	6	0	32
September 2006	1	4	22	0	0	0	0	0	27
Kanata									
September 2007	3	1	11	0	4	6	0	0	25
September 2006	2	2	22	0	3	2	0	4	35
Cumberland									
September 2007	3	0	17	0	0	1	0	0	21
September 2006	7	1	6	0	0	0	0	0	14
Goulbourn									
September 2007	12	1	8	0	0	0	0	0	21
September 2006	9	1	2	0	0	0	0	0	12
West Carleton									
September 2007	2	0	0	0	0	0	0	0	2
September 2006	3	0	0	0	0	0	0	0	3
Rideau									
September 2007	4	0	0	0	0	0	0	0	4
September 2006	4	0	0	0	0	0	0	0	4
Osgoode									
September 2007	9	0	0	0	0	0	0	0	9
September 2006	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
September 2007	1	0	0	0	0	0	4	0	5
September 2006	0	3	0	0	0	0	0	0	3
Russell Township									
September 2007	2	0	0	0	0	0	0	0	2
September 2006	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
September 2007	46	14	74	0	6	251	11	21	423
September 2006	52	25	83	0	11	86	4	76	337

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

Table 1.1: Housing Activity Summary by Submarket
September 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
September 2007	222	29	142	0	3	52	29	2	479
September 2006	229	50	101	0	4	98	2	8	492
Ottawa, Vanier, Rockcliffe									
September 2007	12	5	10	0	0	15	0	2	44
September 2006	17	4	18	0	2	75	2	8	126
Nepean inside greenbelt									
September 2007	2	10	0	0	0	0	0	0	12
September 2006	1	1	0	0	0	0	0	0	2
Nepean outside greenbelt									
September 2007	50	0	12	0	0	9	0	0	71
September 2006	37	2	13	0	0	7	0	0	59
Gloucester inside greenbelt									
September 2007	10	0	6	0	0	1	0	0	17
September 2006	1	10	0	0	0	0	0	0	11
Gloucester outside greenbelt									
September 2007	21	10	23	0	0	18	29	0	101
September 2006	37	26	24	0	0	0	0	0	87
Kanata									
September 2007	21	2	29	0	3	9	0	0	64
September 2006	22	2	14	0	2	0	0	0	40
Cumberland									
September 2007	38	0	41	0	0	0	0	0	79
September 2006	43	4	32	0	0	16	0	0	95
Goulbourn									
September 2007	50	2	21	0	0	0	0	0	73
September 2006	36	1	0	0	0	0	0	0	37
West Carleton									
September 2007	9	0	0	0	0	0	0	0	9
September 2006	10	0	0	0	0	0	0	0	10
Rideau									
September 2007	5	0	0	0	0	0	0	0	5
September 2006	4	0	0	0	0	0	0	0	4
Osgoode									
September 2007	4	0	0	0	0	0	0	0	4
September 2006	21	0	0	0	0	0	0	0	21
Clarence-Rockland City									
September 2007	17	0	0	0	0	0	2	0	19
September 2006	14	0	0	0	0	0	0	5	19
Russell Township									
September 2007	16	0	0	0	0	0	0	0	16
September 2006	11	0	0	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario portion)									
September 2007	255	29	142	0	3	52	31	2	514
September 2006	254	50	101	0	4	98	2	13	522

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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 September 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Ottawa City	294	188	32	24	219	152	52	24	597	388	53.9
Ottawa, Vanier, Rockcliffe	23	14	6	10	0	28	4	0	33	52	-36.5
Nepean inside greenbelt	1	1	0	0	0	0	0	0	1	1	0.0
Nepean outside greenbelt	48	39	0	2	64	11	24	0	136	52	161.5
Gloucester inside greenbelt	2	4	4	4	48	14	0	0	54	22	145.5
Gloucester outside greenbelt	27	18	4	6	12	34	0	0	43	58	-25.9
Kanata	37	20	4	2	31	32	0	8	72	62	16.1
Cumberland	41	43	6	0	64	33	0	16	111	92	20.7
Goulbourn	73	19	6	0	0	0	24	0	103	19	**
West Carleton	15	14	0	0	0	0	0	0	15	14	7.1
Rideau	9	2	0	0	0	0	0	0	9	2	**
Osgoode	18	14	2	0	0	0	0	0	20	14	42.9
Clarence-Rockland City	13	23	2	0	0	0	0	0	15	23	-34.8
Russell Township	11	9	0	0	0	0	0	0	11	9	22.2
Ottawa-Gatineau CMA (Ontario Portion)	318	220	34	24	219	152	52	24	623	420	48.3

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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	1,874	1,551	194	258	1,352	1,351	989	938	4,409	4,098	7.6
Ottawa, Vanier, Rockcliffe	101	95	38	44	45	107	522	738	706	984	-28.3
Nepean inside greenbelt	8	18	18	24	48	6	101	2	175	50	**
Nepean outside greenbelt	396	359	12	28	300	376	118	96	826	859	-3.8
Gloucester inside greenbelt	56	16	4	4	138	14	120	0	318	34	**
Gloucester outside greenbelt	198	172	50	118	146	279	0	16	394	585	-32.6
Kanata	215	167	26	32	210	275	0	30	451	504	-10.5
Cumberland	292	309	14	4	326	240	44	56	676	609	11.0
Goulbourn	367	216	30	4	134	54	84	0	615	274	124.5
West Carleton	72	68	0	0	5	0	0	0	77	68	13.2
Rideau	42	19	0	0	0	0	0	0	42	19	121.1
Osgoode	127	112	2	0	0	0	0	0	129	112	15.2
Clarence-Rockland City	99	103	4	14	0	4	0	0	103	121	-14.9
Russell Township	88	80	2	0	0	0	14	0	104	80	30.0
Ottawa-Gatineau CMA (Ontario Portion)	2,061	1,734	200	272	1,352	1,355	1,003	938	4,616	4,299	7.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Ottawa City	219	152	0	0	52	24	0	0
Ottawa, Vanier, Rockcliffe	0	28	0	0	4	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	64	11	0	0	24	0	0	0
Gloucester inside greenbelt	48	14	0	0	0	0	0	0
Gloucester outside greenbelt	12	34	0	0	0	0	0	0
Kanata	31	32	0	0	0	8	0	0
Cumberland	64	33	0	0	0	16	0	0
Goulbourn	0	0	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	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	219	152	0	0	52	24	0	0

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,352	1,336	0	15	836	914	153	24
Ottawa, Vanier, Rockcliffe	45	98	0	9	405	732	117	6
Nepean inside greenbelt	48	6	0	0	101	0	0	2
Nepean outside greenbelt	300	376	0	0	118	96	0	0
Gloucester inside greenbelt	138	14	0	0	84	0	36	0
Gloucester outside greenbelt	146	273	0	6	0	0	0	16
Kanata	210	275	0	0	0	30	0	0
Cumberland	326	240	0	0	44	56	0	0
Goulbourn	134	54	0	0	84	0	0	0
West Carleton	5	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	0	0
Russell Township	0	0	0	0	14	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,352	1,340	0	15	850	914	153	24

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Ottawa City	545	364	48	24	4	0	597	388
Ottawa, Vanier, Rockcliffe	33	52	0	0	0	0	33	52
Nepean inside greenbelt	1	1	0	0	0	0	1	1
Nepean outside greenbelt	112	52	24	0	0	0	136	52
Gloucester inside greenbelt	54	22	0	0	0	0	54	22
Gloucester outside greenbelt	39	58	0	0	4	0	43	58
Kanata	72	54	0	8	0	0	72	62
Cumberland	111	76	0	16	0	0	111	92
Goulbourn	79	19	24	0	0	0	103	19
West Carleton	15	14	0	0	0	0	15	14
Rideau	9	2	0	0	0	0	9	2
Osgoode	20	14	0	0	0	0	20	14
Clarence-Rockland City	15	23	0	0	0	0	15	23
Russell Township	11	9	0	0	0	0	11	9
Ottawa-Gatineau CMA (Ontario Portion)	571	396	48	24	4	0	623	420

Table 2.5: Starts by Submarket and by Intended Market January - September 2007								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	3,357	2,971	895	1,088	157	39	4,409	4,098
Ottawa, Vanier, Rockcliffe	188	229	401	740	117	15	706	984
Nepean inside greenbelt	82	48	93	0	0	2	175	50
Nepean outside greenbelt	685	695	141	164	0	0	826	859
Gloucester inside greenbelt	198	34	84	0	36	0	318	34
Gloucester outside greenbelt	390	543	0	20	4	22	394	585
Kanata	451	444	0	60	0	0	451	504
Cumberland	584	505	92	104	0	0	676	609
Goulbourn	531	274	84	0	0	0	615	274
West Carleton	77	68	0	0	0	0	77	68
Rideau	42	19	0	0	0	0	42	19
Osgoode	129	112	0	0	0	0	129	112
Clarence-Rockland City	103	121	0	0	0	0	103	121
Russell Township	90	80	14	0	0	0	104	80
Ottawa-Gatineau CMA (Ontario Portion)	3,550	3,172	909	1,088	157	39	4,616	4,299

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type September 2007												
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	% Change
Ottawa City	214	228	26	52	164	94	50	130	454	504	-9.9
Ottawa, Vanier, Rockcliffe	11	16	2	4	9	15	14	106	36	141	-74.5
Nepean inside greenbelt	2	1	10	0	0	0	0	0	12	1	**
Nepean outside greenbelt	48	36	0	2	10	8	0	8	58	54	7.4
Gloucester inside greenbelt	9	1	0	10	6	0	0	0	15	11	36.4
Gloucester outside greenbelt	21	35	10	28	52	23	26	0	109	86	26.7
Kanata	21	22	2	2	30	18	10	0	63	42	50.0
Cumberland	38	44	0	4	40	30	0	16	78	94	-17.0
Goulbourn	51	36	2	2	17	0	0	0	70	38	84.2
West Carleton	9	9	0	0	0	0	0	0	9	9	0.0
Rideau	4	4	0	0	0	0	0	0	4	4	0.0
Osgoode	0	24	0	0	0	0	0	0	0	24	-100.0
Clarence-Rockland City	16	14	2	0	4	0	0	0	22	14	57.1
Russell Township	16	9	0	0	0	0	0	0	16	9	77.8
Ottawa-Gatineau CMA (Ontario Portion)	246	251	28	52	168	94	50	130	492	527	-6.6

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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	1,602	1,509	241	254	1,111	1,303	1,098	680	4,052	3,746	8.2
Ottawa, Vanier, Rockcliffe	91	94	45	46	99	131	600	367	835	638	30.9
Nepean inside greenbelt	9	13	34	2	0	112	0	141	43	268	-84.0
Nepean outside greenbelt	357	284	4	18	238	325	152	84	751	711	5.6
Gloucester inside greenbelt	51	18	14	20	33	0	184	26	282	64	**
Gloucester outside greenbelt	193	168	76	116	153	218	26	28	448	530	-15.5
Kanata	161	184	26	14	236	270	52	0	475	468	1.5
Cumberland	276	307	2	24	247	238	84	16	609	585	4.1
Goulbourn	271	182	40	14	105	9	0	18	416	223	86.5
West Carleton	66	105	0	0	0	0	0	0	66	105	-37.1
Rideau	26	38	0	0	0	0	0	0	26	38	-31.6
Osgoode	101	116	0	0	0	0	0	0	101	116	-12.9
Clarence-Rockland City	98	73	2	8	4	0	1	57	105	138	-23.9
Russell Township	62	83	4	4	0	0	0	0	66	87	-24.1
Ottawa-Gatineau CMA (Ontario Portion)	1,762	1,665	247	266	1,115	1,303	1,099	737	4,223	3,971	6.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market September 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Ottawa City	132	91	32	3	50	94	0	36
Ottawa, Vanier, Rockcliffe	9	12	0	3	14	70	0	36
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	10	8	0	0	0	8	0	0
Gloucester inside greenbelt	6	0	0	0	0	0	0	0
Gloucester outside greenbelt	20	23	32	0	26	0	0	0
Kanata	30	18	0	0	10	0	0	0
Cumberland	40	30	0	0	0	16	0	0
Goulbourn	17	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	4	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	132	91	36	3	50	94	0	36

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	1,039	1,213	72	65	1,039	618	59	62
Ottawa, Vanier, Rockcliffe	93	128	6	3	597	323	3	44
Nepean inside greenbelt	0	53	0	59	0	141	0	0
Nepean outside greenbelt	238	325	0	0	152	84	0	0
Gloucester inside greenbelt	33	0	0	0	128	26	56	0
Gloucester outside greenbelt	87	215	66	3	26	28	0	0
Kanata	236	245	0	0	52	0	0	0
Cumberland	247	238	0	0	84	16	0	0
Goulbourn	105	9	0	0	0	0	0	18
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	4	0	1	30	0	27
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,039	1,213	76	65	1,040	648	59	89

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006	Sept 2007	Sept 2006
Ottawa City	369	371	53	94	32	39	454	504
Ottawa, Vanier, Rockcliffe	22	32	14	70	0	39	36	141
Nepean inside greenbelt	12	1	0	0	0	0	12	1
Nepean outside greenbelt	58	46	0	8	0	0	58	54
Gloucester inside greenbelt	15	11	0	0	0	0	15	11
Gloucester outside greenbelt	51	86	26	0	32	0	109	86
Kanata	50	42	13	0	0	0	63	42
Cumberland	78	78	0	16	0	0	78	94
Goulbourn	70	38	0	0	0	0	70	38
West Carleton	9	9	0	0	0	0	9	9
Rideau	4	4	0	0	0	0	4	4
Osgoode	0	24	0	0	0	0	0	24
Clarence-Rockland City	16	14	0	0	6	0	22	14
Russell Township	16	9	0	0	0	0	16	9
Ottawa-Gatineau CMA (Ontario Portion)	401	394	53	94	38	39	492	527

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	2,844	2,778	1,075	812	133	131	4,052	3,746
Ottawa, Vanier, Rockcliffe	228	252	596	335	11	51	835	638
Nepean inside greenbelt	43	28	0	181	0	59	43	268
Nepean outside greenbelt	599	557	152	154	0	0	751	711
Gloucester inside greenbelt	98	38	128	26	56	0	282	64
Gloucester outside greenbelt	356	499	26	28	66	3	448	530
Kanata	402	383	73	60	0	0	475	468
Cumberland	509	557	100	28	0	0	609	585
Goulbourn	416	205	0	0	0	18	416	223
West Carleton	66	105	0	0	0	0	66	105
Rideau	26	38	0	0	0	0	26	38
Osgoode	101	116	0	0	0	0	101	116
Clarence-Rockland City	99	81	0	30	6	27	105	138
Russell Township	62	87	0	0	4	0	66	87
Ottawa-Gatineau CMA (Ontario Portion)	3,005	2,946	1,075	842	143	158	4,223	3,971

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 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													
September 2007	2	0.9	27	12.2	114	51.4	53	23.9	26	11.7	222	367,900	409,964
September 2006	2	0.9	26	11.4	117	51.1	66	28.8	18	7.9	229	375,900	396,033
Year-to-date 2007	24	1.5	185	11.3	779	47.7	456	27.9	188	11.5	1,632	374,450	407,524
Year-to-date 2006	32	2.1	280	18.4	730	48.0	311	20.5	167	11.0	1,520	360,000	391,816
Ottawa, Vanier, Rockcliffe													
September 2007	0	0.0	0	0.0	1	8.3	1	8.3	10	83.3	12	812,650	725,233
September 2006	0	0.0	0	0.0	7	41.2	3	17.6	7	41.2	17	449,000	485,988
Year-to-date 2007	1	1.0	2	2.0	21	21.2	21	21.2	54	54.5	99	525,900	570,066
Year-to-date 2006	0	0.0	3	2.9	36	35.0	18	17.5	46	44.7	103	475,900	516,038
Nepean inside greenbelt													
September 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
September 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	4	44.4	5	55.6	9	--	--
Year-to-date 2006	0	0.0	0	0.0	4	30.8	8	61.5	1	7.7	13	425,000	418,762
Nepean outside greenbelt													
September 2007	0	0.0	7	14.0	24	48.0	16	32.0	3	6.0	50	376,900	390,550
September 2006	0	0.0	1	2.7	26	70.3	10	27.0	0	0.0	37	349,900	368,508
Year-to-date 2007	0	0.0	45	12.2	171	46.5	129	35.1	23	6.3	368	381,900	392,395
Year-to-date 2006	0	0.0	47	16.7	150	53.4	61	21.7	23	8.2	281	351,900	383,019
Gloucester inside greenbelt													
September 2007	0	0.0	1	10.0	5	50.0	3	30.0	1	10.0	10	378,450	431,819
September 2006	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2007	0	0.0	2	3.9	24	47.1	19	37.3	6	11.8	51	392,400	452,688
Year-to-date 2006	0	0.0	1	4.5	8	36.4	11	50.0	2	9.1	22	411,550	438,418
Gloucester outside greenbelt													
September 2007	1	4.8	1	4.8	11	52.4	8	38.1	0	0.0	21	371,500	371,958
September 2006	0	0.0	3	8.1	27	73.0	6	16.2	1	2.7	37	375,500	372,449
Year-to-date 2007	2	1.0	8	4.0	95	47.3	93	46.3	3	1.5	201	395,500	392,112
Year-to-date 2006	2	1.2	15	8.7	127	73.4	24	13.9	5	2.9	173	369,500	369,062
Kanata													
September 2007	0	0.0	3	14.3	12	57.1	6	28.6	0	0.0	21	358,900	358,186
September 2006	0	0.0	3	13.6	9	40.9	10	45.5	0	0.0	22	373,400	377,695
Year-to-date 2007	0	0.0	15	9.3	93	57.8	36	22.4	17	10.6	161	356,400	396,463
Year-to-date 2006	0	0.0	47	25.4	76	41.1	42	22.7	20	10.8	185	345,900	380,517
Cumberland													
September 2007	1	2.6	2	5.3	22	57.9	11	28.9	2	5.3	38	363,650	382,834
September 2006	1	2.3	14	32.6	21	48.8	6	14.0	1	2.3	43	314,500	329,763
Year-to-date 2007	11	3.9	53	18.9	172	61.4	35	12.5	9	3.2	280	325,900	343,358
Year-to-date 2006	21	6.8	116	37.3	139	44.7	30	9.6	5	1.6	311	309,500	324,292
Goulbourn													
September 2007	0	0.0	8	16.0	36	72.0	3	6.0	3	6.0	50	340,400	370,748
September 2006	0	0.0	1	2.8	20	55.6	15	41.7	0	0.0	36	381,900	388,106
Year-to-date 2007	0	0.0	45	16.7	160	59.5	47	17.5	17	6.3	269	344,900	371,105
Year-to-date 2006	1	0.6	19	10.6	98	54.7	52	29.1	9	5.0	179	374,500	381,763

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range September 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													
September 2007	0	0.0	3	33.3	0	0.0	4	44.4	2	22.2	9	--	--
September 2006	0	0.0	0	0.0	2	20.0	4	40.0	4	40.0	10	497,000	630,930
Year-to-date 2007	2	3.0	4	6.1	10	15.2	28	42.4	22	33.3	66	470,000	502,547
Year-to-date 2006	4	3.8	7	6.7	33	31.7	41	39.4	19	18.3	104	430,000	469,888
Rideau													
September 2007	0	0.0	1	20.0	3	60.0	0	0.0	1	20.0	5	--	--
September 2006	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	5	18.5	11	40.7	3	11.1	8	29.6	27	349,900	481,326
Year-to-date 2006	1	2.9	8	22.9	19	54.3	2	5.7	5	14.3	35	330,000	375,191
Osgoode													
September 2007	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	--	--
September 2006	1	4.8	3	14.3	4	19.0	9	42.9	4	19.0	21	435,900	454,584
Year-to-date 2007	8	7.9	6	5.9	22	21.8	41	40.6	24	23.8	101	429,000	489,599
Year-to-date 2006	3	2.6	17	14.9	40	35.1	22	19.3	32	28.1	114	396,500	475,942
Clarence-Rockland City													
September 2007	7	41.2	7	41.2	3	17.6	0	0.0	0	0.0	17	267,900	271,776
September 2006	7	50.0	4	28.6	1	7.1	2	14.3	0	0.0	14	252,250	277,236
Year-to-date 2007	36	37.1	46	47.4	13	13.4	1	1.0	1	1.0	97	265,000	272,829
Year-to-date 2006	35	45.5	31	40.3	7	9.1	2	2.6	2	2.6	77	255,000	268,882
Russell Township													
September 2007	2	12.5	8	50.0	6	37.5	0	0.0	0	0.0	16	288,700	294,731
September 2006	1	9.1	5	45.5	5	45.5	0	0.0	0	0.0	11	299,600	303,664
Year-to-date 2007	6	9.0	28	41.8	30	44.8	3	4.5	0	0.0	67	299,440	304,753
Year-to-date 2006	16	18.8	49	57.6	16	18.8	3	3.5	1	1.2	85	287,900	289,871
Ottawa-Gatineau CMA (Ontario portion)													
September 2007	11	4.3	42	16.5	123	48.2	53	20.8	26	10.2	255	358,900	393,522
September 2006	10	3.9	35	13.8	123	48.4	68	26.8	18	7.1	254	369,100	385,485
Year-to-date 2007	66	3.7	259	14.4	822	45.8	460	25.6	189	10.5	1,796	364,900	396,416
Year-to-date 2006	83	4.9	360	21.4	753	44.8	316	18.8	170	10.1	1,682	350,000	381,036

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2007						
Submarket	Sept 2007	Sept 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	409,964	396,033	3.5	407,524	391,816	4.0
Ottawa, Vanier, Rockcliffe	725,233	485,988	49.2	570,066	516,038	10.5
Nepean inside greenbelt	--	--	n/a	--	418,762	n/a
Nepean outside greenbelt	390,550	368,508	6.0	392,395	383,019	2.4
Gloucester inside greenbelt	431,819	--	n/a	452,688	438,418	3.3
Gloucester outside greenbelt	371,958	372,449	-0.1	392,112	369,062	6.2
Kanata	358,186	377,695	-5.2	396,463	380,517	4.2
Cumberland	382,834	329,763	16.1	343,358	324,292	5.9
Goulbourn	370,748	388,106	-4.5	371,105	381,763	-2.8
West Carleton	--	630,930	n/a	502,547	469,888	7.0
Rideau	--	--	n/a	481,326	375,191	28.3
Osgoode	--	454,584	n/a	489,599	475,942	2.9
Clarence-Rockland City	271,776	277,236	-2.0	272,829	268,882	1.5
Russell Township	294,731	303,664	-2.9	304,753	289,871	5.1
Ottawa-Gatineau CMA (Ontario Portion)	393,522	385,485	2.1	396,416	381,036	4.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) September 2007										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2006	January	659	2.0	1,083	1,844	2,040	53.1	245,787	1.2	245,021
	February	1,002	7.4	1,154	2,026	2,086	55.3	250,689	4.2	253,654
	March	1,337	19.4	1,172	2,511	2,020	58.0	255,550	2.7	255,146
	April	1,469	2.0	1,191	2,528	2,068	57.6	263,122	6.2	258,308
	May	1,683	7.6	1,145	2,907	2,043	56.0	260,219	4.7	257,433
	June	1,624	8.7	1,215	2,324	1,941	62.6	260,458	2.3	254,071
	July	1,254	3.2	1,160	1,944	1,905	60.9	254,596	1.4	255,863
	August	1,261	-0.2	1,175	1,970	1,957	60.0	262,607	7.9	264,744
	September	1,101	-0.9	1,185	1,979	1,967	60.2	255,631	3.0	259,037
	October	1,028	8.7	1,155	1,682	1,894	61.0	259,397	3.8	261,429
	November	891	-4.3	1,142	1,321	1,877	60.8	260,107	3.3	263,466
	December	694	9.1	1,226	772	2,010	61.0	249,196	0.2	260,717
2007	January	773	17.3	1,240	1,812	1,961	63.2	260,898	6.1	263,169
	February	1,046	4.4	1,214	1,880	1,945	62.4	264,928	5.7	268,666
	March	1,318	-1.4	1,208	2,407	1,944	62.1	274,585	7.4	270,335
	April	1,569	6.8	1,225	2,390	1,866	65.6	277,335	5.4	274,122
	May	1,867	10.9	1,287	2,571	1,865	69.0	276,379	6.2	269,677
	June	1,666	2.6	1,258	2,197	1,905	66.0	279,361	7.3	273,876
	July	1,467	17.0	1,283	2,003	1,915	67.0	269,793	6.0	270,577
	August	1,331	5.6	1,250	1,880	1,893	66.0	267,765	2.0	273,407
	September	1,128	2.5	1,252	1,798	1,864	67.2	273,805	7.1	276,719
	October									
	November									
	December									
	Q3 2006	3,616	0.7		5,893			257,705	4.1	
	Q3 2007	3,926	8.6		5,681			270,258	4.9	
	YTD 2006	11,390	5.6		20,033			257,608	3.9	
	YTD 2007	12,165	6.8		18,938			272,773	5.9	

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

[1]Source: CREA

Table 6: Economic Indicators
September 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 $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			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	161.7	111.1	488	5.4	72.6	888
	August	715	7.05	7.24	162.0	110.9	493	5.3	73.2	904
	September	712	7.05	7.19		110.9	498	5.1	73.7	918
	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 on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for free on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1 800 668-2642.

NEW MARKET ANALYSIS REPORTS

Subscribe Now!

December 2007

- Enhanced coverage of the secondary rental market
  - Rental Market Reports – Major Centres Subscribe

June 2007

- Spring Rental Market Survey Results
  - Rental Market Report – Canada and Provincial Highlights Subscribe
  - Rental Market Statistics Subscribe
- Renovation and Home Purchase Report Subscribe

May 2007

- Housing Market Outlook – Canada and Regional Highlights Reports Subscribe
- Northern Housing Outlook Report Subscribe

Throughout 2007

- Coverage of additional centres: More

- Abbotsford **- Barrie**
- Kingston **- Guelph**
- Peterborough **- Brantford**

Find out More!

CMHC has enhanced its suite of surveys and analytical reports to better serve you. Visit www.cmhc.ca/housingmarketinformation regularly to find out more about our product updates and to subscribe to our FREE electronic reports.

64187_2007_M10