

HOUSING NOW

Ottawa¹

Canada Mortgage and Housing Corporation

Date Released: December 2007

New Home Market

grew by 63 per cent from the same month one year ago.

Condominium Construction Rising in Ottawa

For the month of November, total housing starts in the Ottawa Census Metropolitan Area (CMA) increased by 54 per cent reaching 769 units, up from 501 units this time last year. Single starts rose by 45 per cent and multi-family home construction

Year-to-date starts rose 15 per cent over the total for the first eleven months of 2006 and 30 per cent when compared to the same period in 2005. For the first 11 months of the year, multi-family construction continued to be the engine of growth accounting for 55 per cent of total activity. At 1135 units, condominium starts continued to drive the multi-family housing category. The rising cost of

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1 New Home Market

Condominium Construction Rising in Ottawa

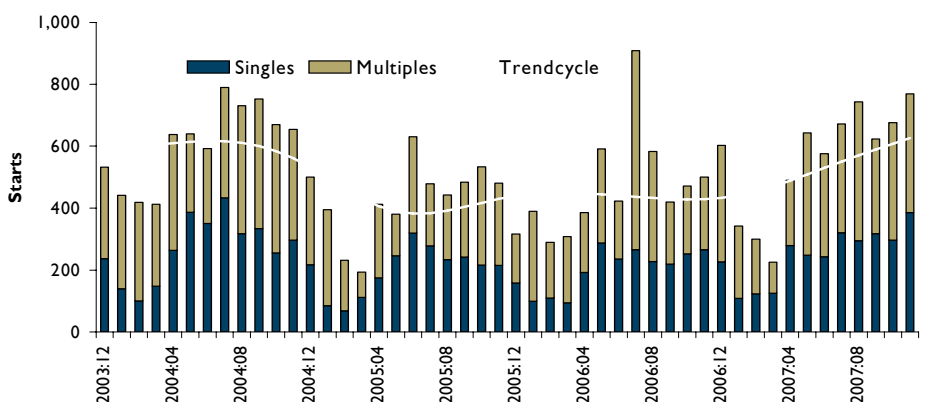
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Ottawa Housing Starts



Source: CMHC

¹ Ontario part of Ottawa-Gatineau CMA

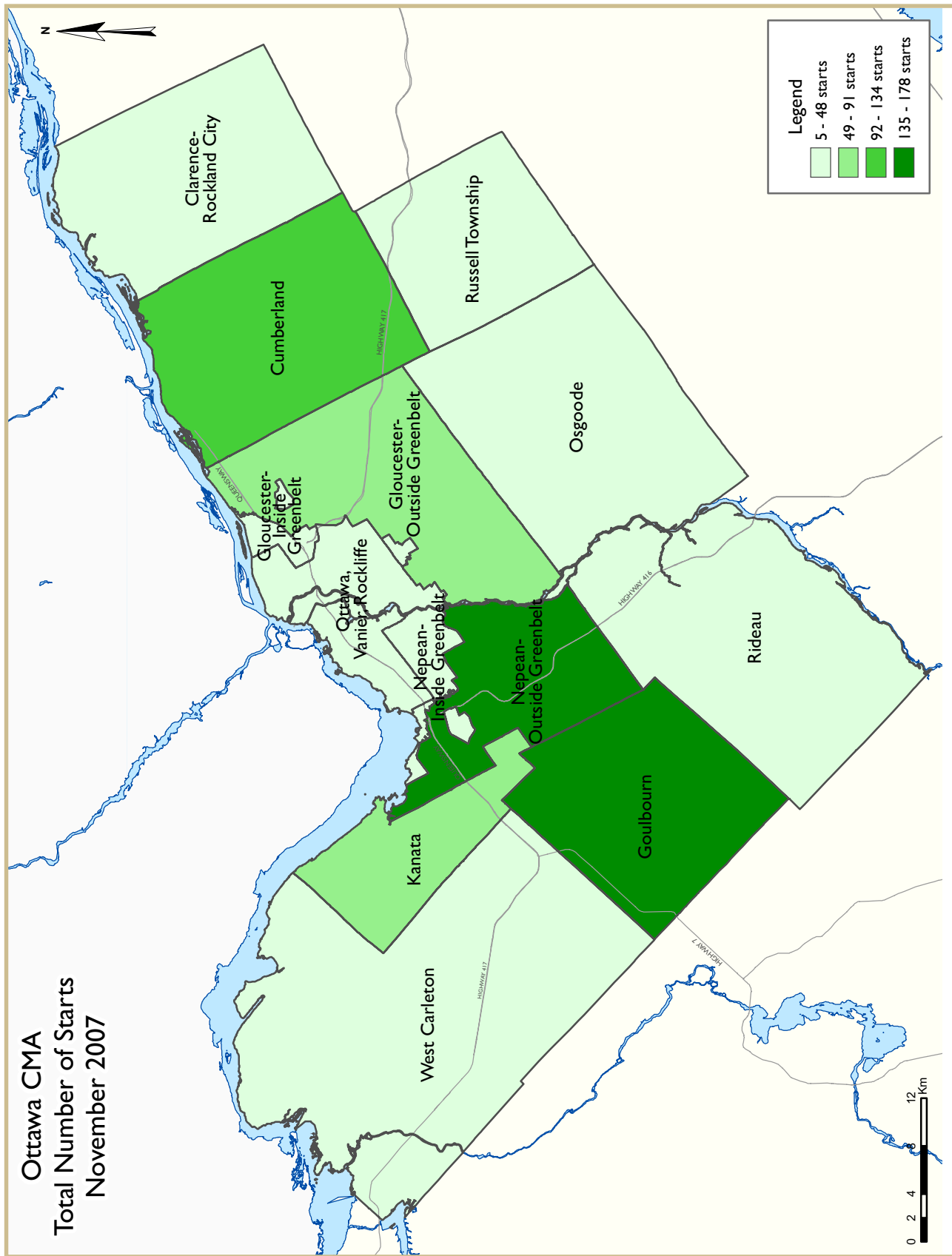
homeownership and an increasing trend towards higher density construction in core urban centres explains the growing share of multi-family and apartment construction.

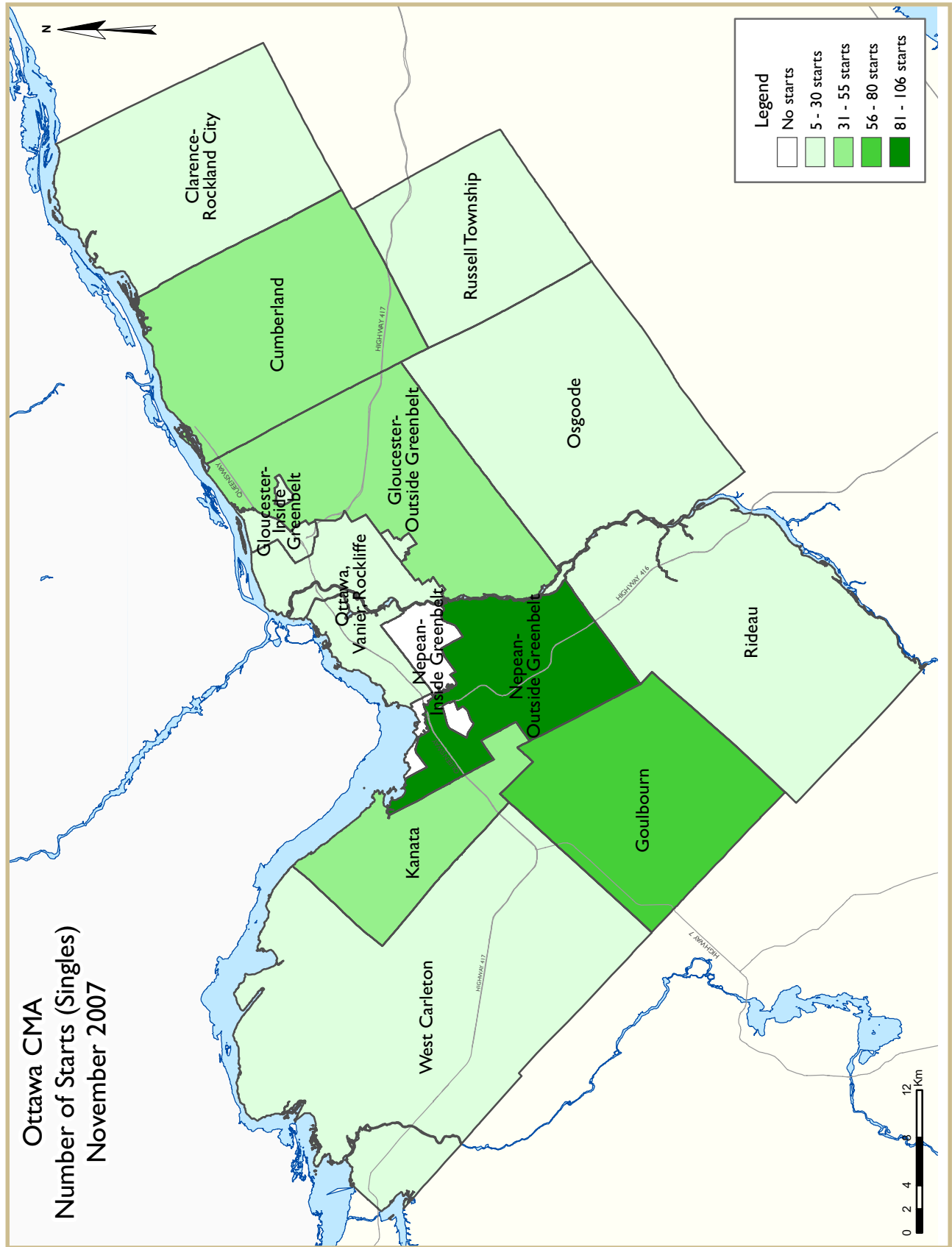
In November, the region of Goulbourn showed the greatest gain, with housing starts rising from 72 to 155 units a year later, with 73

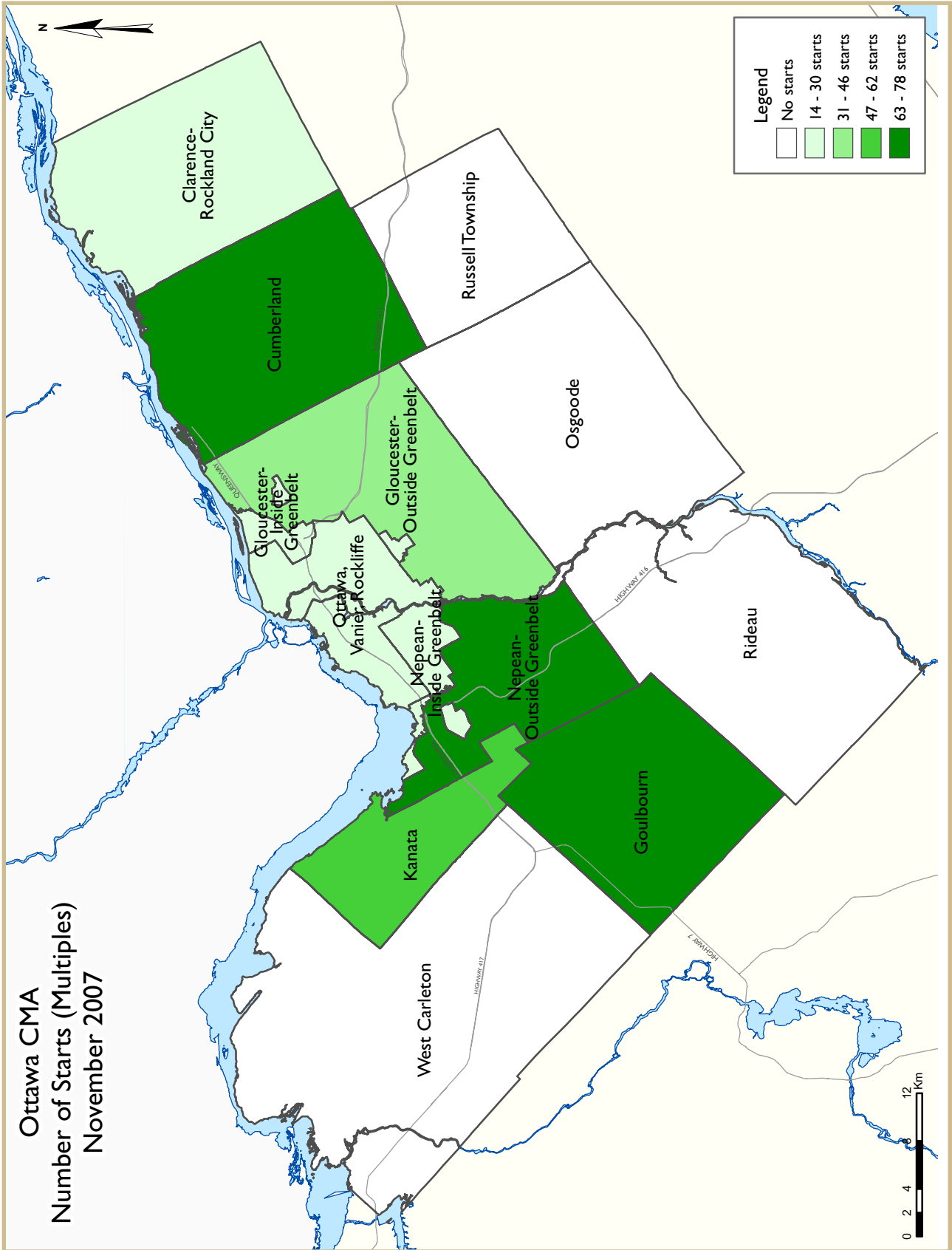
per cent of them being multiple dwellings. Nepean exhibited an increase of 90 per cent compared to the same month in 2006, due to an increase of 47 single-family dwellings.

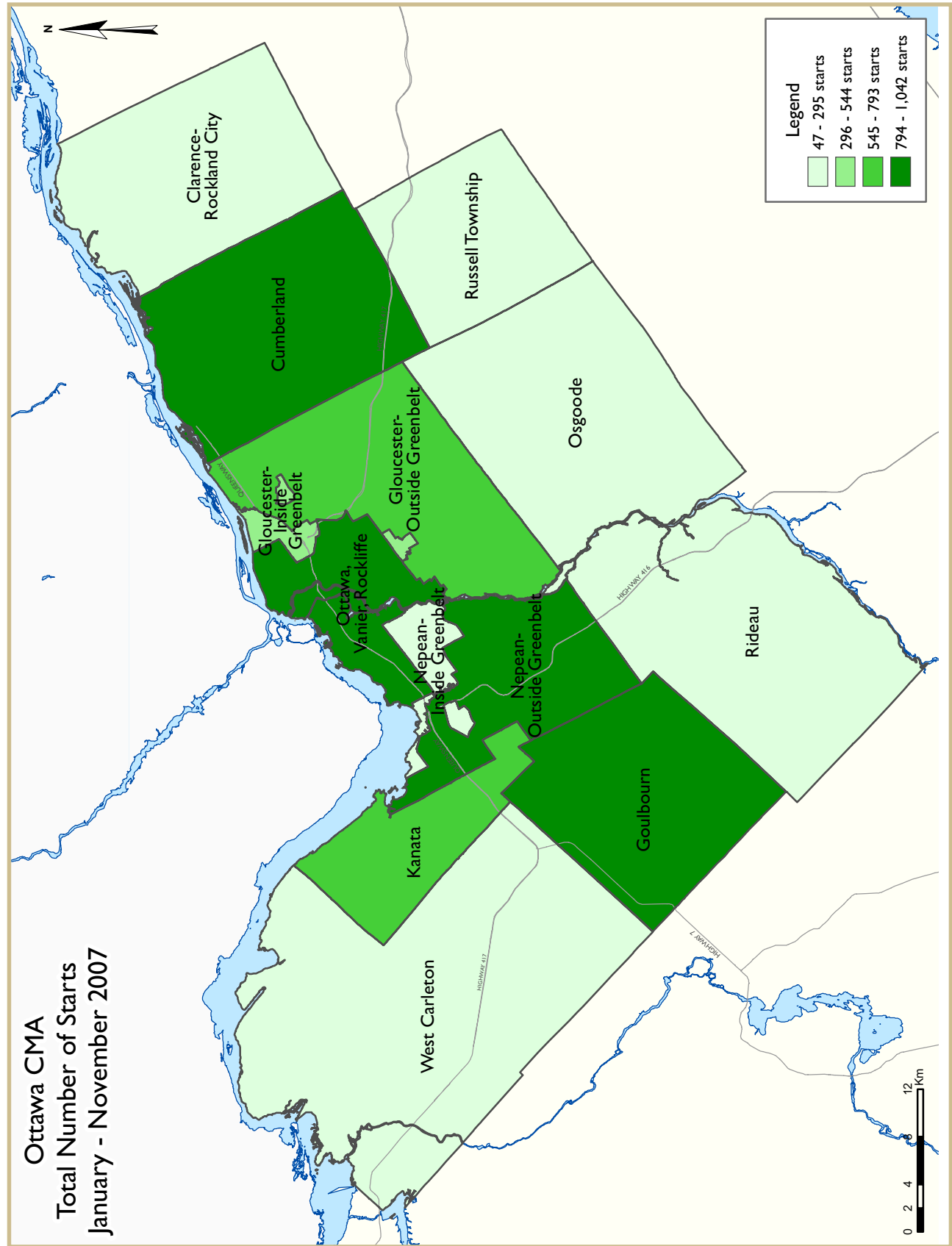
The figures for the first ten months of 2007 show that Gloucester inside the Greenbelt and Goulbourn had the most significant increases with

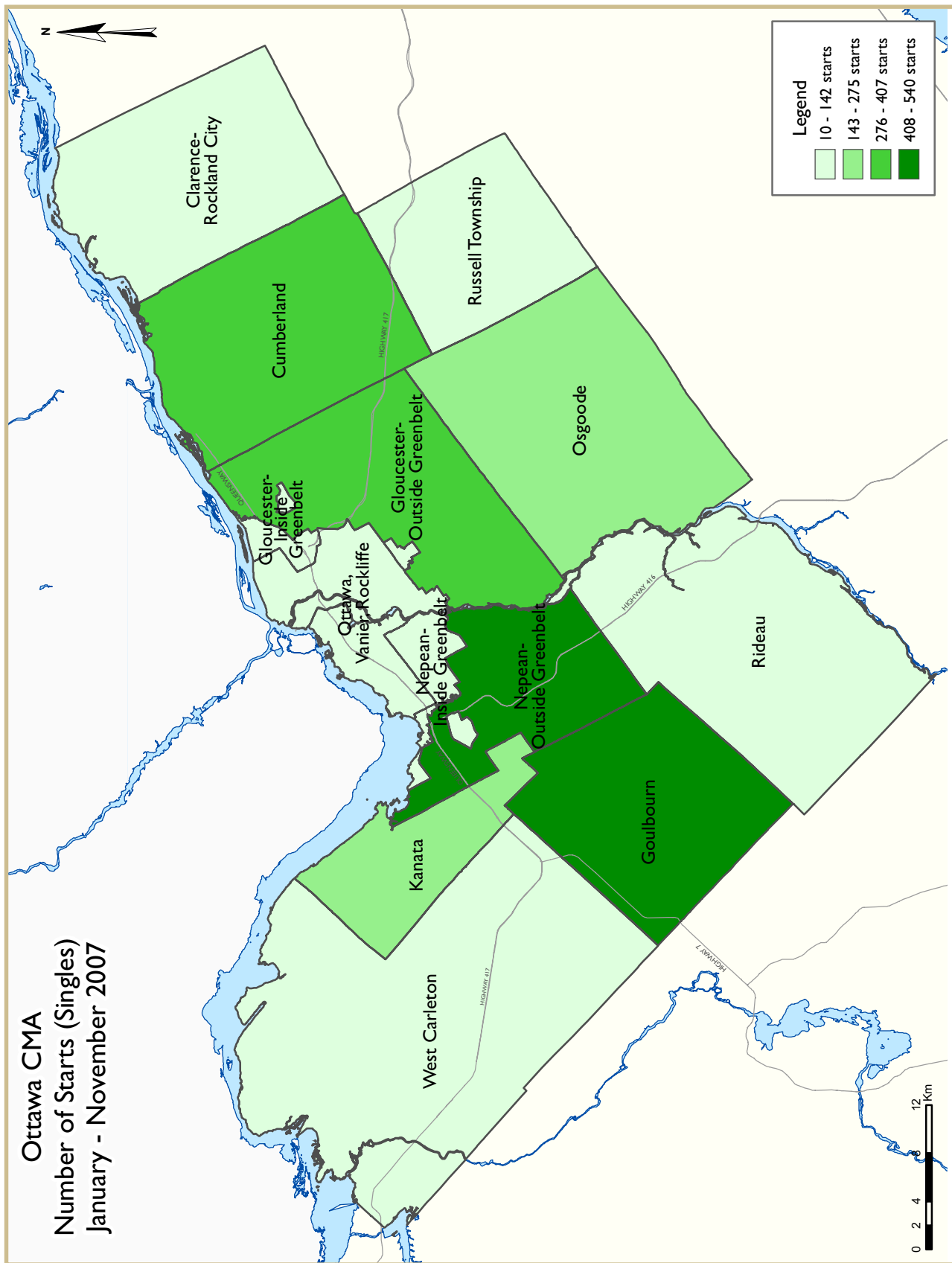
326 and 420 new units respectively, compared to the same period in 2006. In the former, 80 per cent of the increase was in multi-housing construction. For the region of Goulbourn almost 50 per cent of the increment was due to single-detached houses.

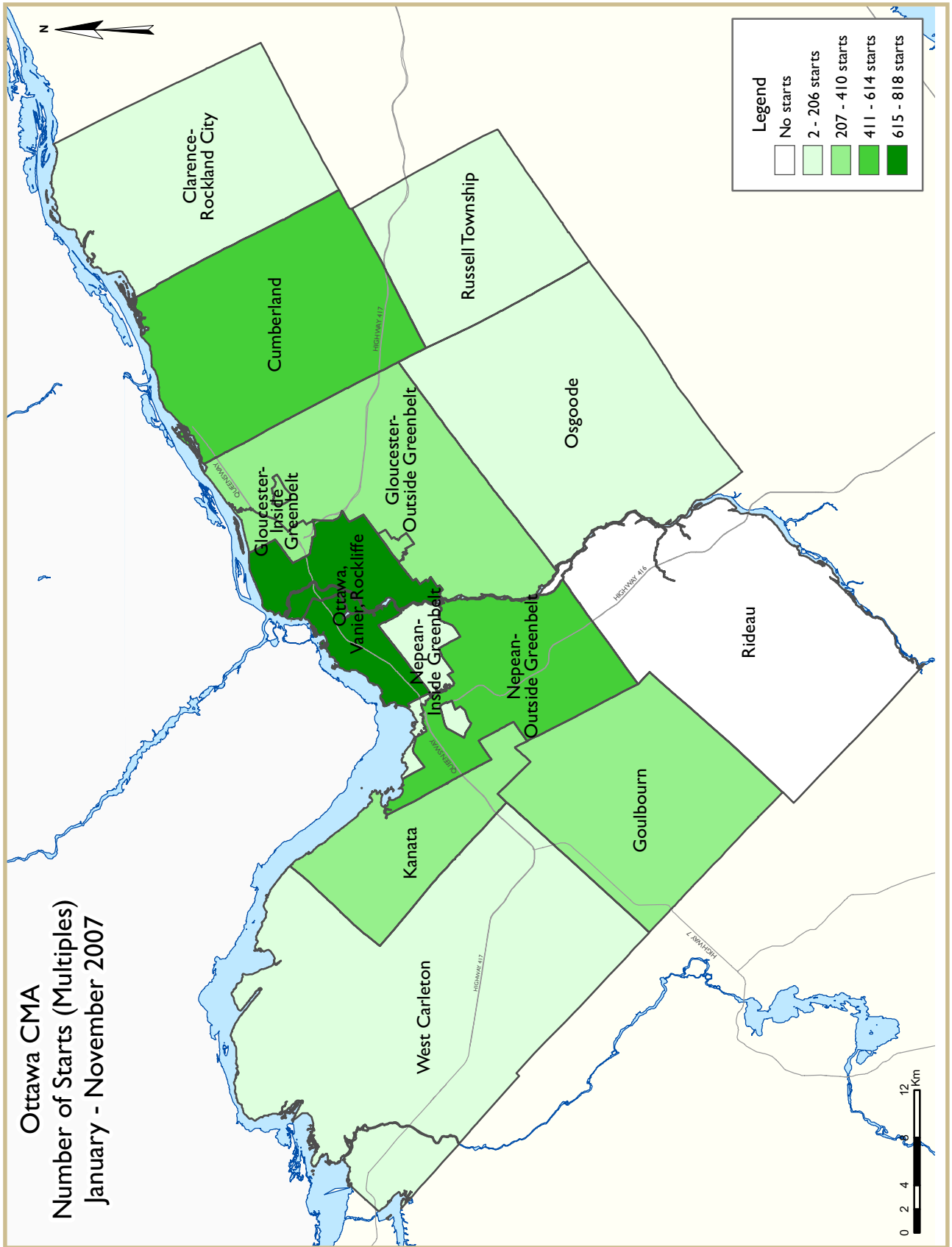












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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

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)
November 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2007	386	14	280	0	0	74	0	15	769
November 2006	266	55	96	0	8	73	3	0	501
% Change	45.1	-74.5	191.7	n/a	-100.0	1.4	-100.0	n/a	53.5
Year-to-date 2007	2,744	266	1,710	0	99	1,036	8	198	6,061
Year-to-date 2006	2,253	365	1,377	0	186	1,023	44	24	5,272
% Change	21.8	-27.1	24.2	n/a	-46.8	1.3	-81.8	**	15.0
UNDER CONSTRUCTION									
November 2007	1,835	182	1,177	0	95	1,552	8	162	5,073
November 2006	1,389	211	841	0	50	1,483	44	19	4,037
% Change	32.1	-13.7	40.0	n/a	90.0	4.7	-81.8	**	25.7
COMPLETIONS									
November 2007	366	22	161	0	6	36	0	0	591
November 2006	169	30	159	0	4	42	0	2	406
% Change	116.6	-26.7	1.3	n/a	50.0	-14.3	n/a	-100.0	45.6
Year-to-date 2007	2,275	269	1,327	0	43	1,114	87	59	5,174
Year-to-date 2006	2,077	344	1,260	0	214	690	72	91	4,831
% Change	9.5	-21.8	5.3	n/a	-79.9	61.4	20.8	-35.2	7.1
COMPLETED & NOT ABSORBED									
November 2007	51	10	88	0	7	248	3	21	428
November 2006	53	21	67	0	12	82	3	58	296
% Change	-3.8	-52.4	31.3	n/a	-41.7	**	0.0	-63.8	44.6
ABSORBED									
November 2007	370	24	168	0	5	40	4	0	611
November 2006	171	30	162	0	5	40	1	4	413
% Change	116.4	-20.0	3.7	n/a	0.0	0.0	**	-100.0	47.9
Year-to-date 2007	2,314	283	1,303	0	48	945	87	58	5,038
Year-to-date 2006	2,091	345	1,303	0	212	706	16	164	4,837
% Change	10.7	-18.0	0.0	n/a	-77.4	33.9	**	-64.6	4.2

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

**Table I.1: Housing Activity Summary by Submarket
November 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									
November 2007	365	14	280	0	0	74	0	0	733
November 2006	259	55	96	0	8	73	3	0	494
Ottawa, Vanier, Rockcliffe									
November 2007	12	8	6	0	0	0	0	0	26
November 2006	9	7	14	0	0	35	0	0	65
Nepean inside greenbelt									
November 2007	0	2	4	0	0	10	0	0	16
November 2006	2	4	0	0	0	0	0	0	6
Nepean outside greenbelt									
November 2007	106	0	60	0	0	12	0	0	178
November 2006	57	0	27	0	0	12	0	0	96
Gloucester inside greenbelt									
November 2007	6	2	25	0	0	0	0	0	33
November 2006	7	4	0	0	0	0	3	0	14
Gloucester outside greenbelt									
November 2007	35	0	34	0	0	0	0	0	69
November 2006	33	26	0	0	0	16	0	0	75
Kanata									
November 2007	38	0	52	0	0	0	0	0	90
November 2006	24	0	15	0	8	10	0	0	57
Cumberland									
November 2007	52	0	62	0	0	16	0	0	130
November 2006	41	0	36	0	0	0	0	0	77
Goulbourn									
November 2007	80	2	37	0	0	36	0	0	155
November 2006	54	14	4	0	0	0	0	0	72
West Carleton									
November 2007	12	0	0	0	0	0	0	0	12
November 2006	8	0	0	0	0	0	0	0	8
Rideau									
November 2007	5	0	0	0	0	0	0	0	5
November 2006	8	0	0	0	0	0	0	0	8
Osgoode									
November 2007	19	0	0	0	0	0	0	0	19
November 2006	16	0	0	0	0	0	0	0	16
Clarence-Rockland City									
November 2007	6	0	0	0	0	0	0	15	21
November 2006	5	0	0	0	0	0	0	0	5
Russell Township									
November 2007	15	0	0	0	0	0	0	0	15
November 2006	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
November 2007	386	14	280	0	0	74	0	15	769
November 2006	266	55	96	0	8	73	3	0	501

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

**Table I.1: Housing Activity Summary by Submarket
November 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									
November 2007	1,720	180	1,177	0	95	1,538	8	147	4,927
November 2006	1,301	207	841	0	50	1,483	40	19	3,941
Ottawa, Vanier, Rockcliffe									
November 2007	92	48	63	0	0	1,099	0	147	1,449
November 2006	82	41	57	0	0	1,083	8	3	1,274
Nepean inside greenbelt									
November 2007	9	6	32	0	12	111	0	0	170
November 2006	12	30	0	0	0	0	0	0	42
Nepean outside greenbelt									
November 2007	396	8	189	0	17	132	0	0	742
November 2006	340	8	260	0	0	144	0	0	752
Gloucester inside greenbelt									
November 2007	41	10	126	0	0	36	0	0	275
November 2006	28	14	20	0	0	128	6	16	212
Gloucester outside greenbelt									
November 2007	181	28	129	0	0	0	8	0	346
November 2006	115	56	86	0	0	16	26	0	299
Kanata									
November 2007	193	26	211	0	2	0	0	0	432
November 2006	160	28	196	0	34	40	0	0	458
Cumberland									
November 2007	265	22	274	0	64	64	0	0	689
November 2006	214	4	147	0	16	72	0	0	453
Goulbourn									
November 2007	323	30	148	0	0	96	0	0	597
November 2006	175	26	75	0	0	0	0	0	276
West Carleton									
November 2007	66	0	5	0	0	0	0	0	71
November 2006	64	0	0	0	0	0	0	0	64
Rideau									
November 2007	38	0	0	0	0	0	0	0	38
November 2006	27	0	0	0	0	0	0	0	27
Osgoode									
November 2007	116	2	0	0	0	0	0	0	118
November 2006	84	0	0	0	0	0	0	0	84
Clarence-Rockland City									
November 2007	61	2	0	0	0	0	0	15	78
November 2006	57	4	0	0	0	0	4	0	65
Russell Township									
November 2007	54	0	0	0	0	14	0	0	68
November 2006	31	0	0	0	0	0	0	0	31
Ottawa-Gatineau CMA (Ontario portion)									
November 2007	1,835	182	1,177	0	95	1,552	8	162	5,073
November 2006	1,389	211	841	0	50	1,483	44	19	4,037

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

**Table I.1: Housing Activity Summary by Submarket
November 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									
November 2007	334	22	161	0	6	36	0	0	559
November 2006	156	30	159	0	4	42	0	2	393
Ottawa, Vanier, Rockcliffe									
November 2007	12	8	0	0	0	0	0	0	20
November 2006	11	6	9	0	0	10	0	0	36
Nepean inside greenbelt									
November 2007	3	2	14	0	0	0	0	0	19
November 2006	4	0	6	0	0	0	0	2	12
Nepean outside greenbelt									
November 2007	89	4	48	0	6	12	0	0	159
November 2006	37	6	35	0	0	16	0	0	94
Gloucester inside greenbelt									
November 2007	7	0	23	0	0	0	0	0	30
November 2006	4	6	0	0	0	0	0	0	10
Gloucester outside greenbelt									
November 2007	22	0	16	0	0	0	0	0	38
November 2006	12	10	33	0	0	0	0	0	55
Kanata									
November 2007	29	4	40	0	0	0	0	0	73
November 2006	30	0	41	0	4	0	0	0	75
Cumberland									
November 2007	70	4	14	0	0	0	0	0	88
November 2006	15	2	35	0	0	16	0	0	68
Goulbourn									
November 2007	54	0	6	0	0	24	0	0	84
November 2006	23	0	0	0	0	0	0	0	23
West Carleton									
November 2007	16	0	0	0	0	0	0	0	16
November 2006	7	0	0	0	0	0	0	0	7
Rideau									
November 2007	6	0	0	0	0	0	0	0	6
November 2006	1	0	0	0	0	0	0	0	1
Osgoode									
November 2007	26	0	0	0	0	0	0	0	26
November 2006	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
November 2007	17	0	0	0	0	0	0	0	17
November 2006	5	0	0	0	0	0	0	0	5
Russell Township									
November 2007	15	0	0	0	0	0	0	0	15
November 2006	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
November 2007	366	22	161	0	6	36	0	0	591
November 2006	169	30	159	0	4	42	0	2	406

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

**Table I.1: Housing Activity Summary by Submarket
November 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									
November 2007	49	10	88	0	7	248	3	21	426
November 2006	46	21	67	0	12	82	3	58	289
Ottawa, Vanier, Rockcliffe									
November 2007	2	2	6	0	0	171	0	21	202
November 2006	8	9	9	0	4	30	2	58	120
Nepean inside greenbelt									
November 2007	0	2	1	0	0	24	0	0	27
November 2006	0	4	1	0	0	41	0	0	46
Nepean outside greenbelt									
November 2007	9	4	32	0	3	19	1	0	68
November 2006	4	3	17	0	2	10	1	0	37
Gloucester inside greenbelt									
November 2007	2	0	0	0	0	9	0	0	11
November 2006	0	2	0	0	0	0	0	0	2
Gloucester outside greenbelt									
November 2007	4	0	11	0	0	8	2	0	25
November 2006	2	1	16	0	0	0	0	0	19
Kanata									
November 2007	3	1	13	0	4	6	0	0	27
November 2006	2	0	17	0	6	1	0	0	26
Cumberland									
November 2007	6	0	17	0	0	1	0	0	24
November 2006	5	1	5	0	0	0	0	0	11
Goulbourn									
November 2007	12	1	8	0	0	10	0	0	31
November 2006	10	1	2	0	0	0	0	0	13
West Carleton									
November 2007	1	0	0	0	0	0	0	0	1
November 2006	1	0	0	0	0	0	0	0	1
Rideau									
November 2007	2	0	0	0	0	0	0	0	2
November 2006	4	0	0	0	0	0	0	0	4
Osgoode									
November 2007	8	0	0	0	0	0	0	0	8
November 2006	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
November 2007	1	0	0	0	0	0	0	0	1
November 2006	0	0	0	0	0	0	0	0	0
Russell Township									
November 2007	1	0	0	0	0	0	0	0	1
November 2006	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
November 2007	51	10	88	0	7	248	3	21	428
November 2006	53	21	67	0	12	82	3	58	296

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

**Table I.1: Housing Activity Summary by Submarket
November 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									
November 2007	338	24	168	0	5	40	0	0	575
November 2006	159	29	162	0	5	40	1	4	400
Ottawa, Vanier, Rockcliffe									
November 2007	13	8	0	0	0	7	0	0	28
November 2006	10	3	11	0	1	7	1	4	37
Nepean inside greenbelt									
November 2007	3	4	13	0	0	10	0	0	30
November 2006	4	1	5	0	0	5	0	0	15
Nepean outside greenbelt									
November 2007	91	4	56	0	5	7	0	0	163
November 2006	37	6	36	0	0	12	0	0	91
Gloucester inside greenbelt									
November 2007	6	0	23	0	0	0	0	0	29
November 2006	4	6	0	0	0	0	0	0	10
Gloucester outside greenbelt									
November 2007	23	0	16	0	0	0	0	0	39
November 2006	12	11	35	0	0	0	0	0	58
Kanata									
November 2007	30	4	38	0	0	0	0	0	72
November 2006	31	0	40	0	4	0	0	0	75
Cumberland									
November 2007	67	4	14	0	0	2	0	0	87
November 2006	17	2	35	0	0	16	0	0	70
Goulbourn									
November 2007	55	0	8	0	0	14	0	0	77
November 2006	20	0	0	0	0	0	0	0	20
West Carleton									
November 2007	17	0	0	0	0	0	0	0	17
November 2006	9	0	0	0	0	0	0	0	9
Rideau									
November 2007	8	0	0	0	0	0	0	0	8
November 2006	1	0	0	0	0	0	0	0	1
Osgoode									
November 2007	25	0	0	0	0	0	0	0	25
November 2006	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
November 2007	17	0	0	0	0	0	4	0	21
November 2006	5	1	0	0	0	0	0	0	6
Russell Township									
November 2007	15	0	0	0	0	0	0	0	15
November 2006	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
November 2007	370	24	168	0	5	40	4	0	611
November 2006	171	30	162	0	5	40	1	4	413

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
November 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	% Change
Ottawa City	365	259	14	55	280	99	74	81	733	494	48.4
Ottawa, Vanier, Rockcliffe	12	9	8	7	6	14	0	35	26	65	-60.0
Nepean inside greenbelt	0	2	2	4	4	0	10	0	16	6	166.7
Nepean outside greenbelt	106	57	0	0	60	19	12	20	178	96	85.4
Gloucester inside greenbelt	6	7	2	4	25	3	0	0	33	14	135.7
Gloucester outside greenbelt	35	33	0	26	34	0	0	16	69	75	-8.0
Kanata	38	24	0	0	52	23	0	10	90	57	57.9
Cumberland	52	41	0	0	62	36	16	0	130	77	68.8
Goulbourn	80	54	2	14	37	4	36	0	155	72	115.3
West Carleton	12	8	0	0	0	0	0	0	12	8	50.0
Rideau	5	8	0	0	0	0	0	0	5	8	-37.5
Osgoode	19	16	0	0	0	0	0	0	19	16	18.8
Clarence-Rockland City	6	5	0	0	0	0	15	0	21	5	**
Russell Township	15	2	0	0	0	0	0	0	15	2	**
Ottawa-Gatineau CMA (Ontario Portion)	386	266	14	55	280	99	89	81	769	501	53.5

**Table 2.1: Starts by Submarket and by Dwelling Type
January - November 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	2,510	2,047	268	351	1,785	1,591	1,229	1,059	5,792	5,048	14.7
Ottawa, Vanier, Rockcliffe	121	119	58	57	84	121	676	773	939	1,070	-12.2
Nepean inside greenbelt	10	21	20	34	58	6	111	2	199	63	**
Nepean outside greenbelt	540	482	12	28	360	429	130	140	1,042	1,079	-3.4
Gloucester inside greenbelt	80	25	10	14	170	17	120	0	380	56	**
Gloucester outside greenbelt	293	231	72	146	211	305	0	32	576	714	-19.3
Kanata	265	228	30	38	296	328	0	40	591	634	-6.8
Cumberland	404	383	26	4	426	301	72	72	928	760	22.1
Goulbourn	492	291	38	30	175	84	120	0	825	405	103.7
West Carleton	91	85	0	0	5	0	0	0	96	85	12.9
Rideau	47	33	0	0	0	0	0	0	47	33	42.4
Osgoode	167	149	2	0	0	0	0	0	169	149	13.4
Clarence-Rockland City	123	118	4	14	0	4	15	0	142	136	4.4
Russell Township	111	88	2	0	0	0	14	0	127	88	44.3
Ottawa-Gatineau CMA (Ontario Portion)	2,744	2,253	274	365	1,785	1,595	1,258	1,059	6,061	5,272	15.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market November 2007								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Ottawa City	280	96	0	3	74	81	0	0
Ottawa, Vanier, Rockcliffe	6	14	0	0	0	35	0	0
Nepean inside greenbelt	4	0	0	0	10	0	0	0
Nepean outside greenbelt	60	19	0	0	12	20	0	0
Gloucester inside greenbelt	25	0	0	3	0	0	0	0
Gloucester outside greenbelt	34	0	0	0	0	16	0	0
Kanata	52	23	0	0	0	10	0	0
Cumberland	62	36	0	0	16	0	0	0
Goulbourn	37	4	0	0	36	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	15	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	280	96	0	3	74	81	15	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - November 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	1,785	1,547	0	44	1,046	1,035	183	24
Ottawa, Vanier, Rockcliffe	84	112	0	9	529	767	147	6
Nepean inside greenbelt	58	6	0	0	111	0	0	2
Nepean outside greenbelt	360	429	0	0	130	140	0	0
Gloucester inside greenbelt	170	14	0	3	84	0	36	0
Gloucester outside greenbelt	211	273	0	32	0	16	0	16
Kanata	296	328	0	0	0	40	0	0
Cumberland	426	301	0	0	72	72	0	0
Goulbourn	175	84	0	0	120	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	15	0
Russell Township	0	0	0	0	14	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,785	1,551	0	44	1,060	1,035	198	24

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Ottawa City	659	410	74	81	0	3	733	494
Ottawa, Vanier, Rockcliffe	26	30	0	35	0	0	26	65
Nepean inside greenbelt	6	6	10	0	0	0	16	6
Nepean outside greenbelt	166	84	12	12	0	0	178	96
Gloucester inside greenbelt	33	11	0	0	0	3	33	14
Gloucester outside greenbelt	69	59	0	16	0	0	69	75
Kanata	90	39	0	18	0	0	90	57
Cumberland	114	77	16	0	0	0	130	77
Goulbourn	119	72	36	0	0	0	155	72
West Carleton	12	8	0	0	0	0	12	8
Rideau	5	8	0	0	0	0	5	8
Osgoode	19	16	0	0	0	0	19	16
Clarence-Rockland City	6	5	0	0	15	0	21	5
Russell Township	15	2	0	0	0	0	15	2
Ottawa-Gatineau CMA (Ontario Portion)	680	417	74	81	15	3	769	501

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	4,480	3,771	1,121	1,209	191	68	5,792	5,048
Ottawa, Vanier, Rockcliffe	267	280	525	775	147	15	939	1,070
Nepean inside greenbelt	96	61	103	0	0	2	199	63
Nepean outside greenbelt	889	879	153	200	0	0	1,042	1,079
Gloucester inside greenbelt	260	53	84	0	36	3	380	56
Gloucester outside greenbelt	568	630	0	36	8	48	576	714
Kanata	591	556	0	78	0	0	591	634
Cumberland	792	640	136	120	0	0	928	760
Goulbourn	705	405	120	0	0	0	825	405
West Carleton	96	85	0	0	0	0	96	85
Rideau	47	33	0	0	0	0	47	33
Osgoode	169	149	0	0	0	0	169	149
Clarence-Rockland City	127	136	0	0	15	0	142	136
Russell Township	113	88	14	0	0	0	127	88
Ottawa-Gatineau CMA (Ontario Portion)	4,720	3,995	1,135	1,209	206	68	6,061	5,272

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	% Change
Ottawa City	334	156	22	30	167	160	36	47	559	393	42.2
Ottawa, Vanier, Rockcliffe	12	11	8	6	0	6	0	13	20	36	-44.4
Nepean inside greenbelt	3	4	2	0	14	6	0	2	19	12	58.3
Nepean outside greenbelt	89	37	4	6	54	35	12	16	159	94	69.1
Gloucester inside greenbelt	7	4	0	6	23	0	0	0	30	10	200.0
Gloucester outside greenbelt	22	12	0	10	16	33	0	0	38	55	-30.9
Kanata	29	30	4	0	40	45	0	0	73	75	-2.7
Cumberland	70	15	4	2	14	35	0	16	88	68	29.4
Goulbourn	54	23	0	0	6	0	24	0	84	23	**
West Carleton	16	7	0	0	0	0	0	0	16	7	128.6
Rideau	6	1	0	0	0	0	0	0	6	1	**
Osgoode	26	12	0	0	0	0	0	0	26	12	116.7
Clarence-Rockland City	17	5	0	0	0	0	0	0	17	5	**
Russell Township	15	8	0	0	0	0	0	0	15	8	87.5
Ottawa-Gatineau CMA (Ontario Portion)	366	169	22	30	167	160	36	47	591	406	45.6

**Table 3.1: Completions by Submarket and by Dwelling Type
January - November 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	2,067	1,874	273	328	1,441	1,564	1,174	785	4,955	4,551	8.9
Ottawa, Vanier, Rockcliffe	115	114	55	58	114	137	622	380	906	689	31.5
Nepean inside greenbelt	12	19	36	6	14	118	0	143	62	286	-78.3
Nepean outside greenbelt	462	382	8	32	371	396	174	100	1,015	910	11.5
Gloucester inside greenbelt	65	28	14	30	56	0	184	26	319	84	**
Gloucester outside greenbelt	232	199	84	146	206	291	26	28	548	664	-17.5
Kanata	210	232	30	14	290	331	52	58	582	635	-8.3
Cumberland	348	364	6	28	275	282	92	32	721	706	2.1
Goulbourn	366	221	40	14	115	9	24	18	545	262	108.0
West Carleton	90	125	0	0	0	0	0	0	90	125	-28.0
Rideau	34	42	0	0	0	0	0	0	34	42	-19.0
Osgoode	133	148	0	0	0	0	0	0	133	148	-10.1
Clarence-Rockland City	123	98	2	16	4	0	1	57	130	171	-24.0
Russell Township	85	105	4	4	0	0	0	0	89	109	-18.3
Ottawa-Gatineau CMA (Ontario Portion)	2,275	2,077	279	348	1,445	1,564	1,175	842	5,174	4,831	7.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Ottawa City	167	160	0	0	36	45	0	2
Ottawa, Vanier, Rockcliffe	0	6	0	0	0	13	0	0
Nepean inside greenbelt	14	6	0	0	0	0	0	2
Nepean outside greenbelt	54	35	0	0	12	16	0	0
Gloucester inside greenbelt	23	0	0	0	0	0	0	0
Gloucester outside greenbelt	16	33	0	0	0	0	0	0
Kanata	40	45	0	0	0	0	0	0
Cumberland	14	35	0	0	0	16	0	0
Goulbourn	6	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)	167	160	0	0	36	45	0	2

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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	1,366	1,471	75	68	1,115	663	59	64
Ottawa, Vanier, Rockcliffe	108	134	6	3	619	336	3	44
Nepean inside greenbelt	14	59	0	59	0	141	0	2
Nepean outside greenbelt	371	396	0	0	174	100	0	0
Gloucester inside greenbelt	56	0	0	0	128	26	56	0
Gloucester outside greenbelt	137	285	69	6	26	28	0	0
Kanata	290	306	0	0	52	0	0	0
Cumberland	275	282	0	0	92	32	0	0
Goulbourn	115	9	0	0	24	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)	1,366	1,471	79	68	1,116	693	59	91

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006	Nov 2007	Nov 2006
Ottawa City	517	345	42	46	0	2	559	393
Ottawa, Vanier, Rockcliffe	20	26	0	10	0	0	20	36
Nepean inside greenbelt	19	10	0	0	0	2	19	12
Nepean outside greenbelt	141	78	18	16	0	0	159	94
Gloucester inside greenbelt	30	10	0	0	0	0	30	10
Gloucester outside greenbelt	38	55	0	0	0	0	38	55
Kanata	73	71	0	4	0	0	73	75
Cumberland	88	52	0	16	0	0	88	68
Goulbourn	60	23	24	0	0	0	84	23
West Carleton	16	7	0	0	0	0	16	7
Rideau	6	1	0	0	0	0	6	1
Osgoode	26	12	0	0	0	0	26	12
Clarence-Rockland City	17	5	0	0	0	0	17	5
Russell Township	15	8	0	0	0	0	15	8
Ottawa-Gatineau CMA (Ontario Portion)	549	358	42	46	0	2	591	406

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	3,662	3,458	1,157	874	136	136	4,955	4,551
Ottawa, Vanier, Rockcliffe	277	293	618	345	11	51	906	689
Nepean inside greenbelt	62	44	0	181	0	61	62	286
Nepean outside greenbelt	835	740	180	170	0	0	1,015	910
Gloucester inside greenbelt	135	58	128	26	56	0	319	84
Gloucester outside greenbelt	453	630	26	28	69	6	548	664
Kanata	509	472	73	80	0	0	582	635
Cumberland	613	662	108	44	0	0	721	706
Goulbourn	521	244	24	0	0	18	545	262
West Carleton	90	125	0	0	0	0	90	125
Rideau	34	42	0	0	0	0	34	42
Osgoode	133	148	0	0	0	0	133	148
Clarence-Rockland City	124	114	0	30	6	27	130	171
Russell Township	85	109	0	0	4	0	89	109
Ottawa-Gatineau CMA (Ontario Portion)	3,871	3,681	1,157	904	146	163	5,174	4,831

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2007	8	2.4	59	17.5	150	44.4	90	26.6	31	9.2	338	360,900	395,195
November 2006	4	2.5	18	11.3	82	51.6	34	21.4	21	13.2	159	352,900	415,543
Year-to-date 2007	34	1.6	247	11.8	1,020	48.6	560	26.7	239	11.4	2,100	373,450	406,441
Year-to-date 2006	44	2.3	330	17.5	897	47.5	397	21.0	219	11.6	1,887	362,319	395,967
Ottawa, Vanier, Rockcliffe													
November 2007	0	0.0	0	0.0	2	15.4	4	30.8	7	53.8	13	525,000	679,992
November 2006	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	597,000	617,890
Year-to-date 2007	1	0.8	2	1.6	26	21.0	25	20.2	70	56.5	124	547,450	593,652
Year-to-date 2006	0	0.0	3	2.5	37	30.6	20	16.5	61	50.4	121	500,000	525,375
Nepean inside greenbelt													
November 2007	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
November 2006	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	6	50.0	6	50.0	12	492,500	696,150
Year-to-date 2006	0	0.0	0	0.0	4	21.1	14	73.7	1	5.3	19	430,000	427,047
Nepean outside greenbelt													
November 2007	0	0.0	11	12.1	40	44.0	36	39.6	4	4.4	91	385,900	391,790
November 2006	0	0.0	2	5.4	26	70.3	9	24.3	0	0.0	37	344,900	361,197
Year-to-date 2007	0	0.0	56	11.8	224	47.2	168	35.4	27	5.7	475	384,900	392,223
Year-to-date 2006	0	0.0	57	14.9	200	52.2	99	25.8	27	7.0	383	356,900	385,366
Gloucester inside greenbelt													
November 2007	0	0.0	0	0.0	2	33.3	4	66.7	0	0.0	6	--	--
November 2006	0	0.0	0	0.0	2	50.0	2	50.0	0	0.0	4	--	--
Year-to-date 2007	0	0.0	2	3.1	32	50.0	24	37.5	6	9.4	64	388,000	436,514
Year-to-date 2006	0	0.0	2	6.3	13	40.6	15	46.9	2	6.3	32	406,200	421,222
Gloucester outside greenbelt													
November 2007	0	0.0	2	8.7	11	47.8	10	43.5	0	0.0	23	393,600	382,014
November 2006	0	0.0	1	8.3	3	25.0	8	66.7	0	0.0	12	411,200	390,467
Year-to-date 2007	2	0.8	11	4.6	117	48.5	106	44.0	5	2.1	241	393,900	391,159
Year-to-date 2006	3	1.5	16	7.8	146	71.6	32	15.7	7	3.4	204	369,500	370,442
Kanata													
November 2007	0	0.0	4	13.3	21	70.0	3	10.0	2	6.7	30	360,400	373,423
November 2006	0	0.0	8	25.8	16	51.6	3	9.7	4	12.9	31	339,900	419,023
Year-to-date 2007	0	0.0	19	9.1	131	62.7	40	19.1	19	9.1	209	359,900	391,099
Year-to-date 2006	0	0.0	59	25.3	100	42.9	47	20.2	27	11.6	233	345,000	385,642
Cumberland													
November 2007	1	1.5	15	22.4	33	49.3	18	26.9	0	0.0	67	317,900	349,308
November 2006	2	11.8	3	17.6	11	64.7	1	5.9	0	0.0	17	314,500	321,053
Year-to-date 2007	12	3.4	69	19.8	205	58.7	54	15.5	9	2.6	349	324,900	344,737
Year-to-date 2006	30	8.1	135	36.6	166	45.0	33	8.9	5	1.4	369	309,500	322,289
Goulbourn													
November 2007	6	10.9	20	36.4	23	41.8	6	10.9	0	0.0	55	310,500	321,304
November 2006	0	0.0	2	10.0	13	65.0	3	15.0	2	10.0	20	357,400	379,330
Year-to-date 2007	6	1.6	66	18.1	218	59.9	55	15.1	19	5.2	364	341,900	363,505
Year-to-date 2006	1	0.5	23	10.7	117	54.4	62	28.8	12	5.6	215	368,900	381,427

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2007	1	5.9	3	17.6	2	11.8	1	5.9	10	58.8	17	650,000	614,465
November 2006	0	0.0	1	11.1	4	44.4	1	11.1	3	33.3	9	--	--
Year-to-date 2007	4	4.4	7	7.7	14	15.4	31	34.1	35	38.5	91	475,000	530,319
Year-to-date 2006	4	3.2	8	6.3	39	31.0	47	37.3	28	22.2	126	435,750	475,017
Rideau													
November 2007	0	0.0	1	12.5	5	62.5	0	0.0	2	25.0	8	--	--
November 2006	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	6	16.2	18	48.6	3	8.1	10	27.0	37	345,000	460,424
Year-to-date 2006	1	2.6	10	25.6	21	53.8	2	5.1	5	12.8	39	325,000	369,908
Osgoode													
November 2007	0	0.0	3	12.0	11	44.0	6	24.0	5	20.0	25	389,000	415,120
November 2006	2	14.3	0	0.0	7	50.0	2	14.3	3	21.4	14	390,750	600,264
Year-to-date 2007	9	6.7	9	6.7	35	26.1	48	35.8	33	24.6	134	425,000	473,016
Year-to-date 2006	5	3.4	17	11.6	54	37.0	26	17.8	44	30.1	146	398,000	505,461
Clarence-Rockland City													
November 2007	1	5.9	8	47.1	7	41.2	1	5.9	0	0.0	17	299,000	305,588
November 2006	1	20.0	2	40.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2007	39	32.0	57	46.7	21	17.2	4	3.3	1	0.8	122	267,700	279,868
Year-to-date 2006	40	39.2	45	44.1	12	11.8	3	2.9	2	2.0	102	259,250	271,973
Russell Township													
November 2007	4	26.7	4	26.7	7	46.7	0	0.0	0	0.0	15	296,500	301,393
November 2006	1	14.3	4	57.1	1	14.3	1	14.3	0	0.0	7	--	--
Year-to-date 2007	10	10.9	34	37.0	42	45.7	6	6.5	0	0.0	92	303,150	309,279
Year-to-date 2006	17	16.7	59	57.8	21	20.6	4	3.9	1	1.0	102	288,450	290,635
Ottawa-Gatineau CMA (Ontario portion)													
November 2007	13	3.5	71	19.2	164	44.3	91	24.6	31	8.4	370	350,000	387,275
November 2006	6	3.5	24	14.0	84	49.1	36	21.1	21	12.3	171	349,900	407,250
Year-to-date 2007	83	3.6	338	14.6	1,083	46.8	570	24.6	240	10.4	2,314	364,500	395,905
Year-to-date 2006	101	4.8	434	20.8	930	44.5	404	19.3	222	10.6	2,091	351,500	384,781

Source: CMHC (Market Absorption Survey)

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

Submarket	Nov 2007	Nov 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	395,195	415,543	-4.9	406,441	395,967	2.6
Ottawa, Vanier, Rockcliffe	679,992	617,890	10.1	593,652	525,375	13.0
Nepean inside greenbelt	--	--	n/a	696,150	427,047	63.0
Nepean outside greenbelt	391,790	361,197	8.5	392,223	385,366	1.8
Gloucester inside greenbelt	--	--	n/a	436,514	421,222	3.6
Gloucester outside greenbelt	382,014	390,467	-2.2	391,159	370,442	5.6
Kanata	373,423	419,023	-10.9	391,099	385,642	1.4
Cumberland	349,308	321,053	8.8	344,737	322,289	7.0
Goulbourn	321,304	379,330	-15.3	363,505	381,427	-4.7
West Carleton	614,465	--	n/a	530,319	475,017	11.6
Rideau	--	--	n/a	460,424	369,908	24.5
Osgoode	415,120	600,264	-30.8	473,016	505,461	-6.4
Clarence-Rockland City	305,588	--	n/a	279,868	271,973	2.9
Russell Township	301,393	--	n/a	309,279	290,635	6.4
Ottawa-Gatineau CMA (Ontario Portion)	387,275	407,250	-4.9	395,905	384,781	2.9

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
November 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	1,243	1,798	1,859	66.9	273,805	7.1	277,180
	October	1,074	4.5	1,202	1,666	1,853	64.9	275,184	6.1	277,864
	November	903	1.3	1,182	1,291	1,845	64.1	271,867	4.5	274,682
	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	13,309	5.1		23,036			257,913	3.9	
	YTD 2007	14,142	6.3		21,895			272,898	5.8	

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

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators
November 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	859
	February	667	5.85	6.45	156.6	107.8	486	5.0	72.5	868
	March	667	6.05	6.45	156.7	108.6	489	5.1	72.9	873
	April	685	6.25	6.75	157.3	109.0	491	4.9	73.1	871
	May	685	6.25	6.75	158.2	109.4	492	4.7	73.1	867
	June	697	6.60	6.95	158.2	109.2	492	4.6	72.9	867
	July	697	6.60	6.95	159.5	108.9	491	4.8	72.9	872
	August	691	6.40	6.85	160.3	109.0	490	5.0	72.8	873
	September	682	6.40	6.70	160.5	108.3	485	5.2	72.3	873
	October	688	6.40	6.80	160.7	108.2	477	5.2	71.0	873
	November	673	6.40	6.55	161.3	108.5	470	5.5	70.2	872
	December	667	6.30	6.45	161.3	108.6	467	5.5	69.6	863
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	162.3	110.9	498	5.1	73.7	918
	October	728	7.25	7.44	162.3	110.7	499	4.9	73.7	934
	November	725	7.20	7.39		110.9	502	4.6	73.8	931
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

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