

HOUSING NOW

Ottawa¹

Canada Mortgage and Housing Corporation

Date Released: November 2008

New Home Market

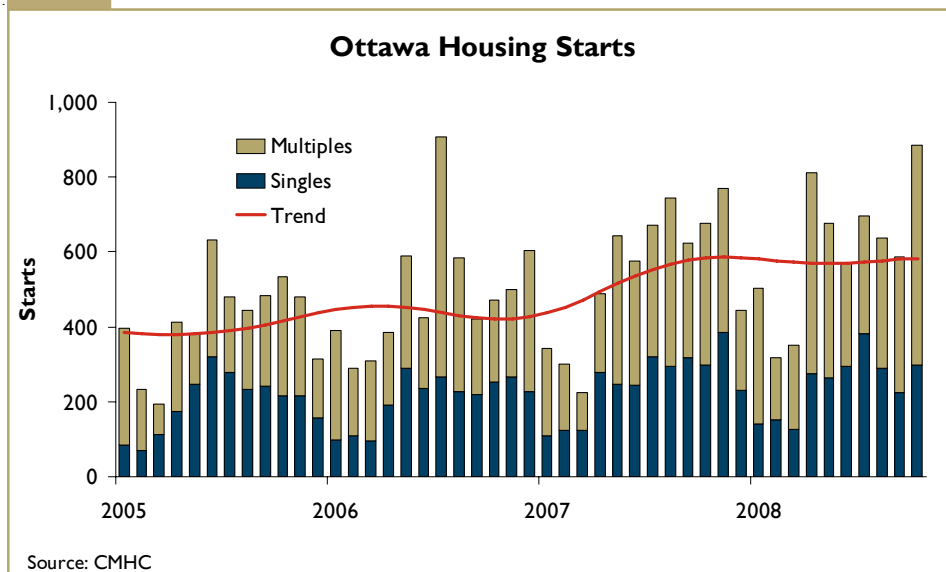
Higher Density Construction Leads Ottawa Starts in October

Total housing starts in the Ottawa metropolitan area increased by almost 31 per cent, from 676 units in October 2007 to 884 a year later. For the month of October this is the highest level of new home construction in over 20 years. Year-to-date

starts remain strong, 14 per cent higher than in 2007.

In October, developers concentrated more on higher density construction, which lead to a higher number of row and apartment construction. New condominium apartment activity reached 301 units, representing almost double the volume registered at the same time last year. Similarly, townhome starts accounted for 264 units, or 73 per cent higher than in 2007. Total

Figure 1



¹ Ontario part of Ottawa-Gatineau CMA

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condominium apartment and row starts for the year are up 30 per cent when compared to the previous year.

Even though townhome and condominium apartment starts were the main source of growth in new housing activity, single-detached construction continues to grow. Despite the increasing price for single-detached homes, solid employment conditions keep supporting this type of construction. Almost 300 foundations for single homes

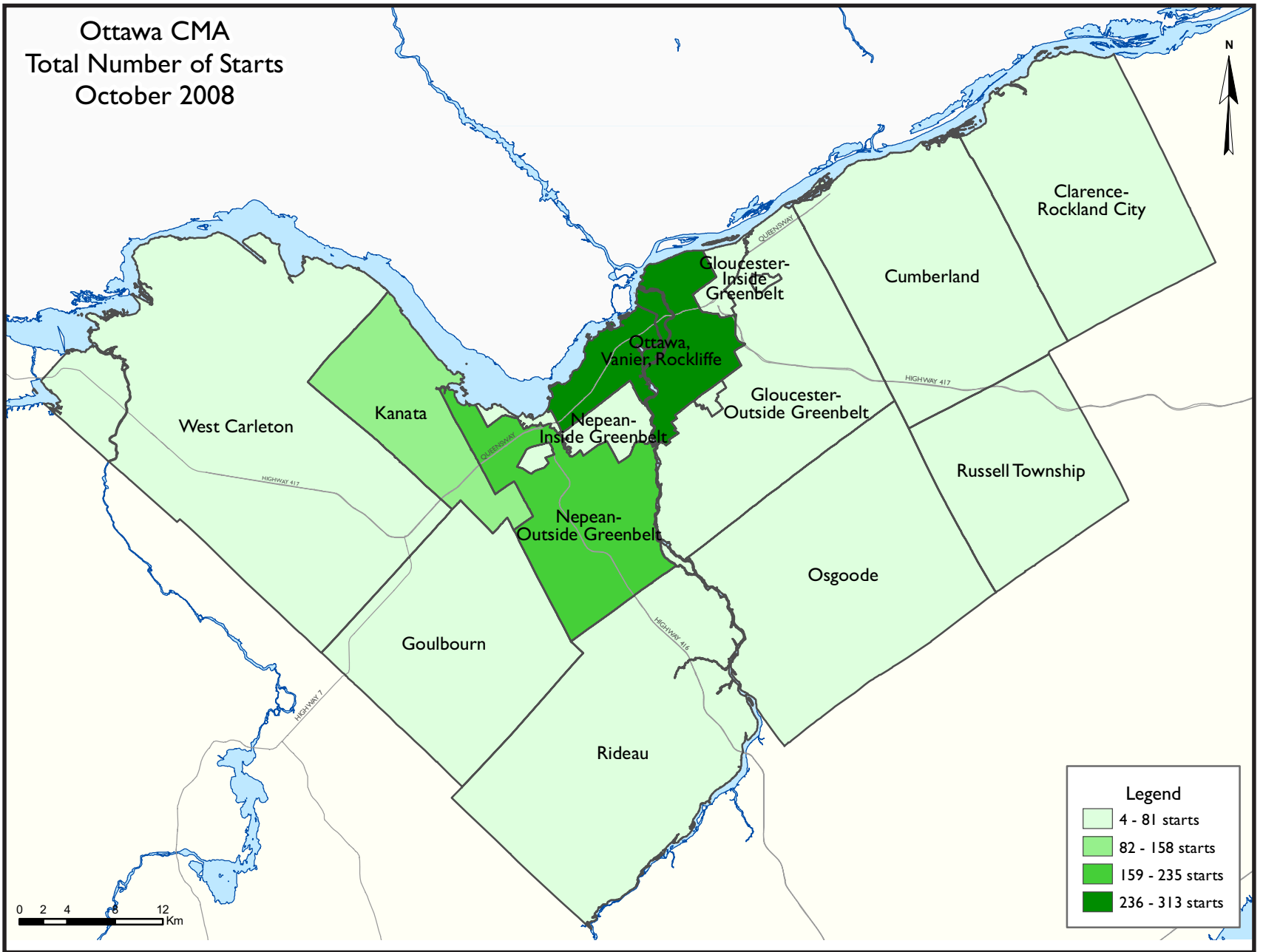
were laid down this month, for a marginal increase when compared to October 2007. Single-detached year-to-date total has reached 3.7 per cent more than last year's level.

Although this month more than one third of construction activity was concentrated in Downtown Ottawa, with 273 condominium apartment units, Nepean posted the highest percentage increase when compared to October 2007. It is not surprising to see that in the aforementioned region we found 42 per cent of the

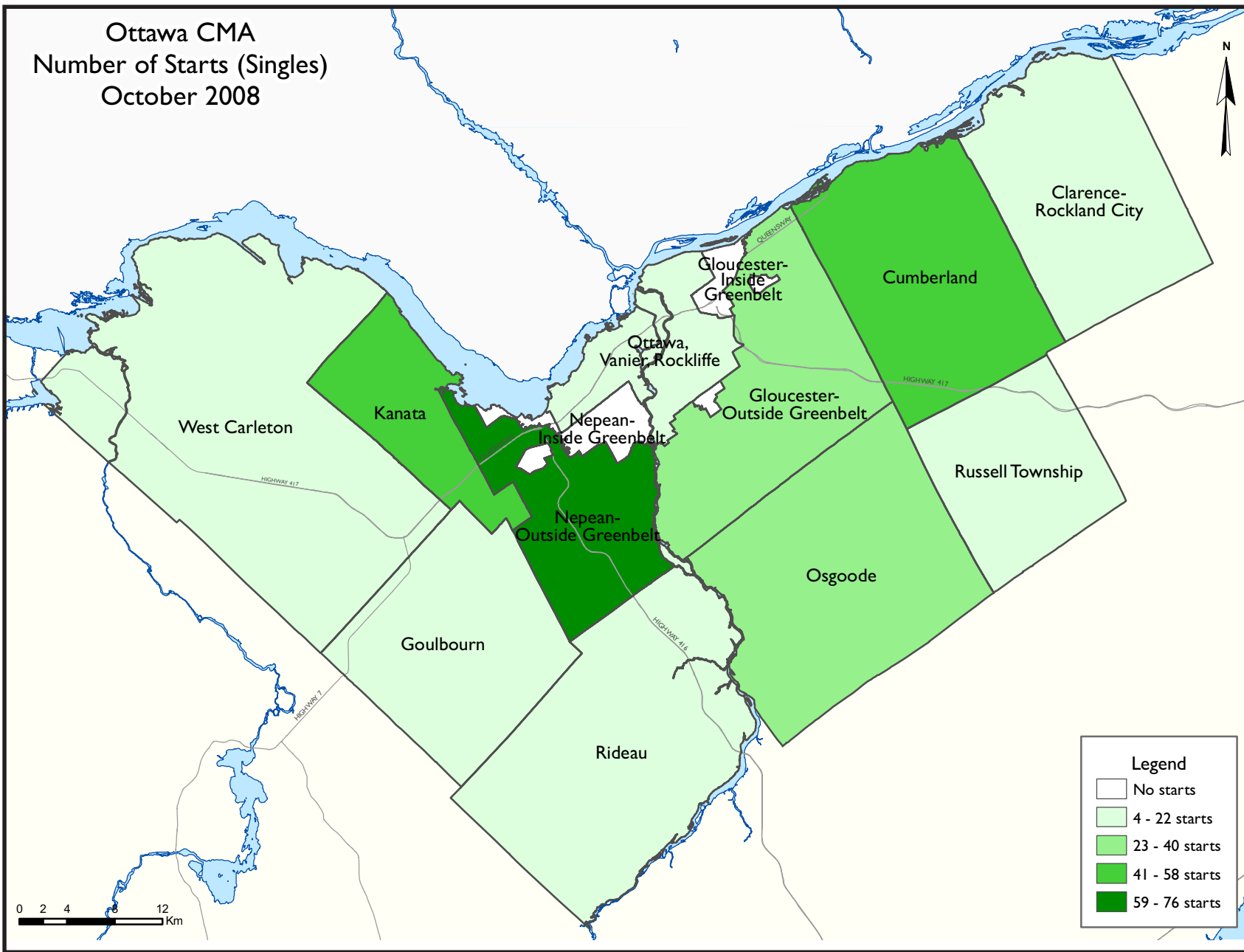
total row construction activity and 25 per cent of the total single-detached foundations in October.

On a year-to-date basis, it was again Nepean that posted the greatest jump in starts, with 1221 units broke ground this year. Following was the former municipality of Ottawa that showed an impressive 14 per cent increase. It should be noted that the Old City of Ottawa accounts for almost half of all apartment activity, being 99 per cent of them condominium apartments.

Ottawa CMA
Total Number of Starts
October 2008



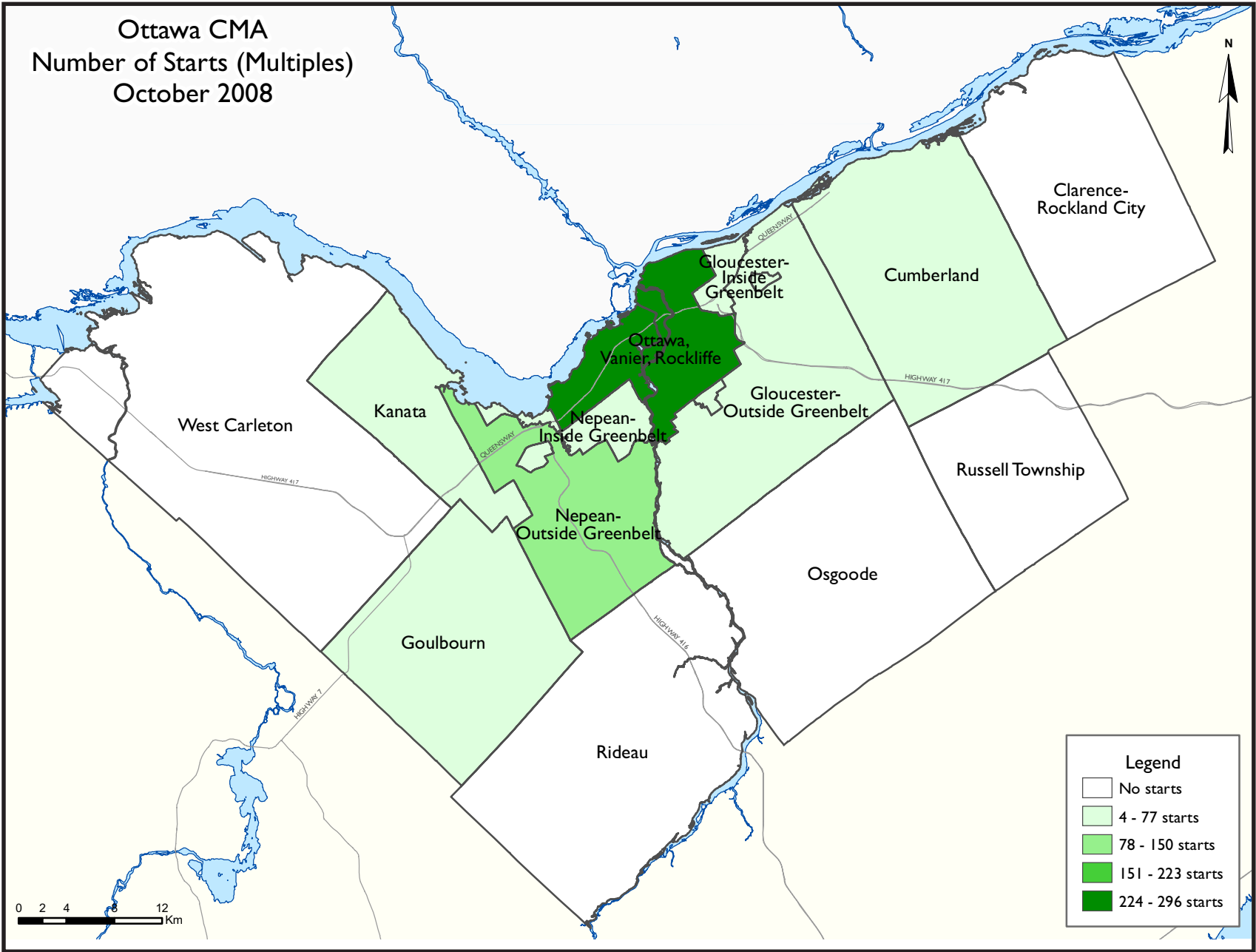
Ottawa CMA
 Number of Starts (Singles)
 October 2008



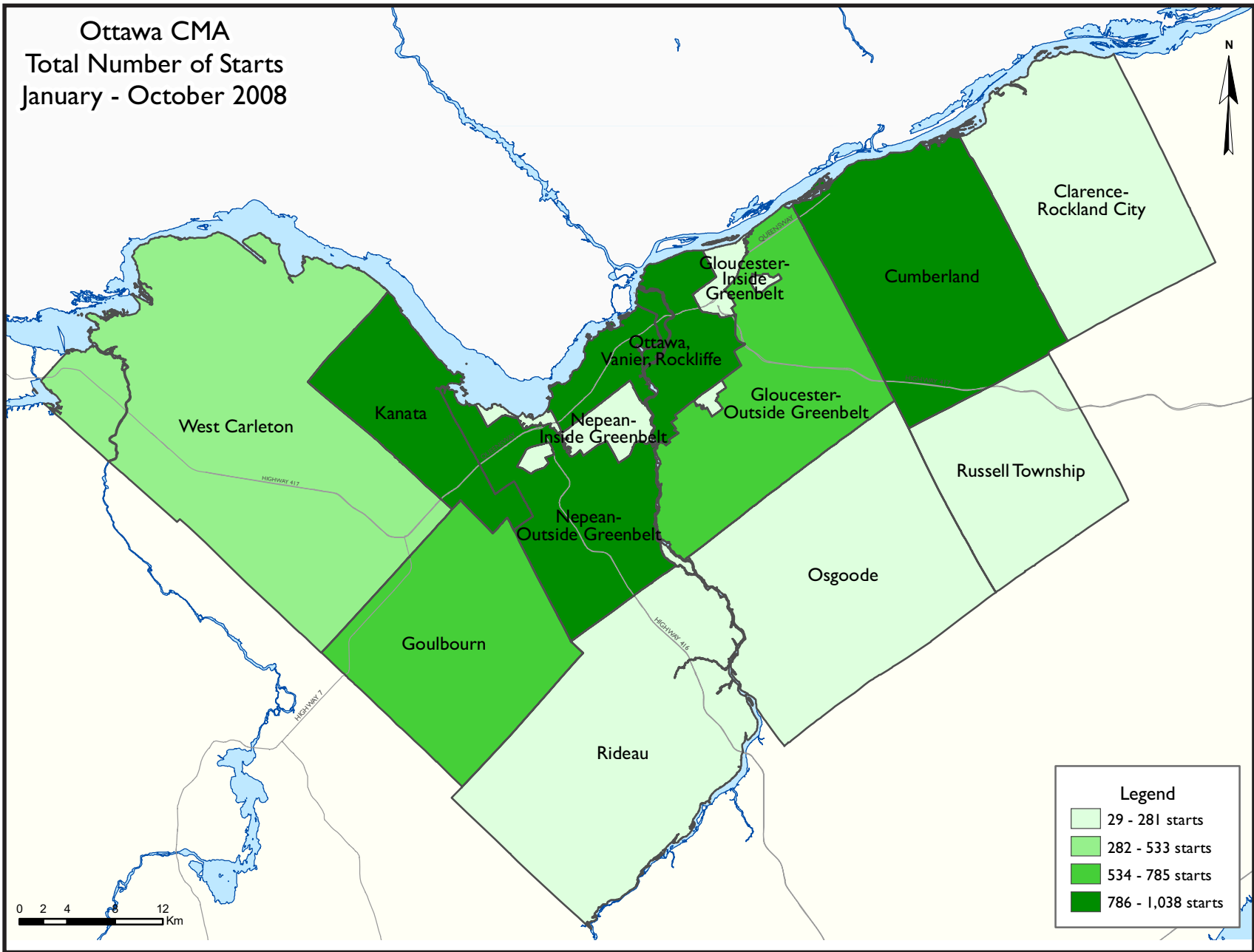
0 2 4 8 12 Km



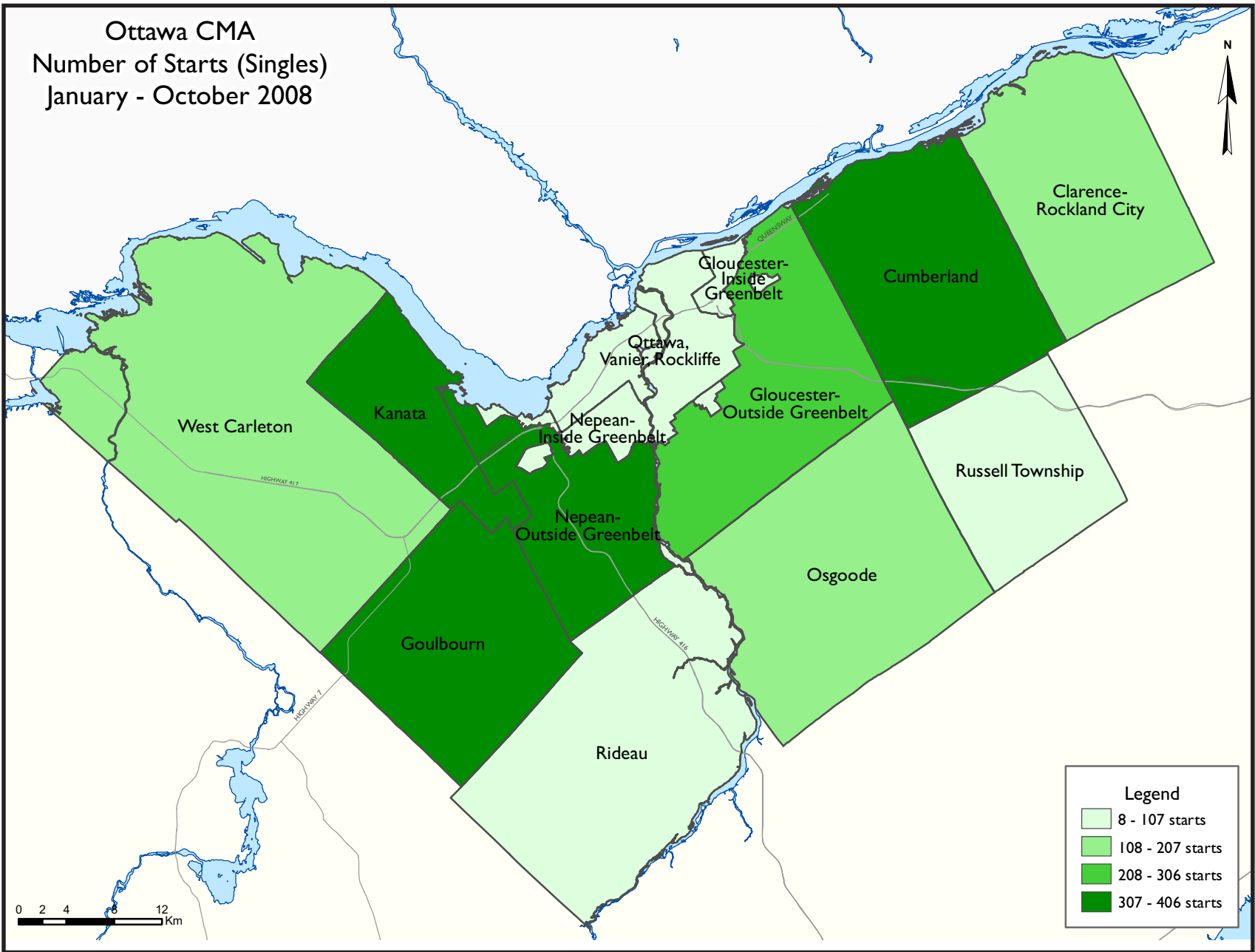
Ottawa CMA
 Number of Starts (Multiples)
 October 2008



Ottawa CMA
 Total Number of Starts
 January - October 2008



Ottawa CMA
 Number of Starts (Singles)
 January - October 2008

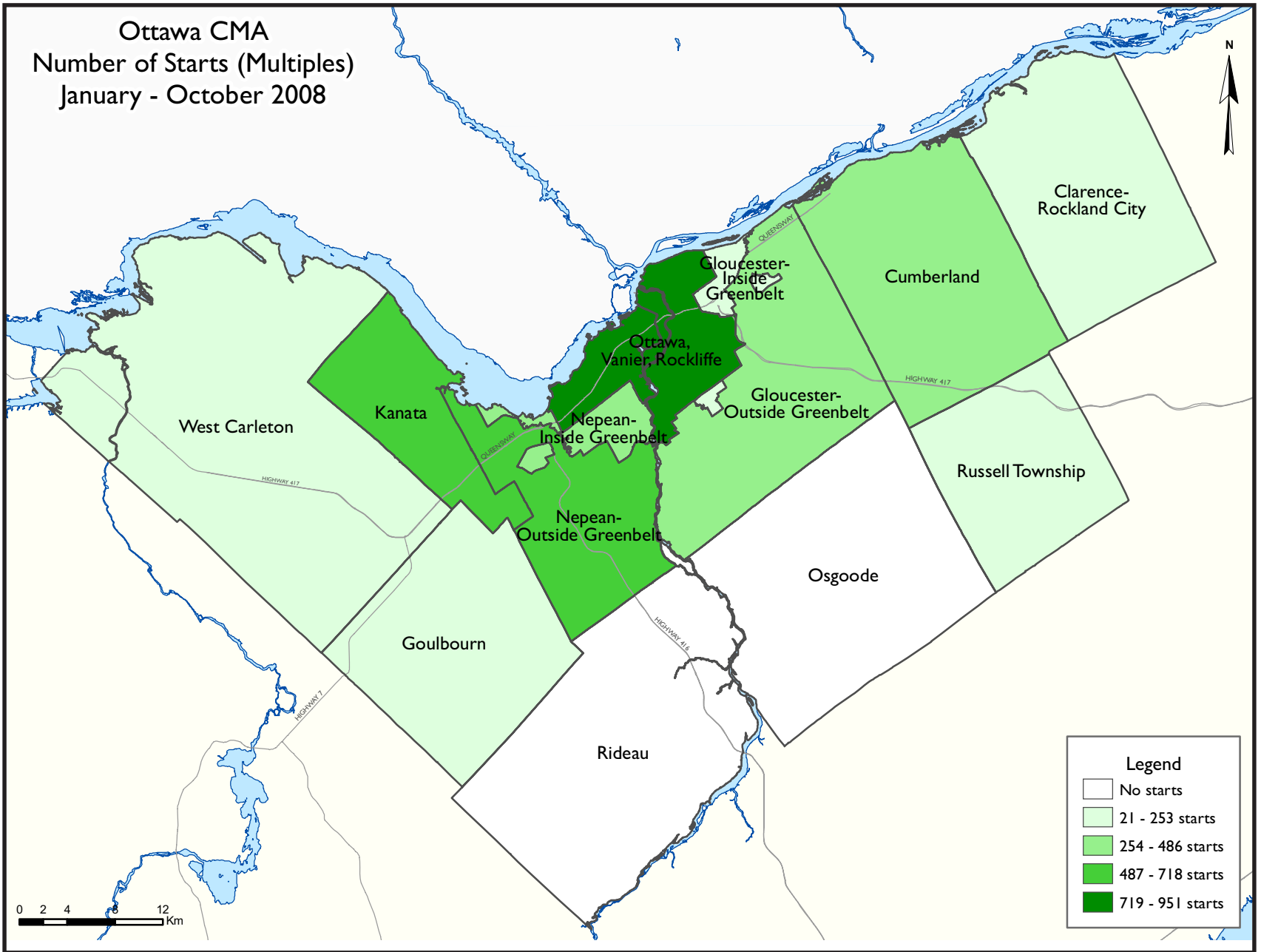


0 2 4 8 12 Km



Legend	
	8 - 107 starts
	108 - 207 starts
	208 - 306 starts
	307 - 406 starts

Ottawa CMA
 Number of Starts (Multiples)
 January - October 2008



HOUSING NOW REPORT TABLES

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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
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
October 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2008	299	20	214	0	50	301	0	0	884
October 2007	297	56	137	0	16	136	4	30	676
% Change	0.7	-64.3	56.2	n/a	**	121.3	-100.0	-100.0	30.8
Year-to-date 2008	2,445	162	1,888	0	60	1,336	2	142	6,035
Year-to-date 2007	2,358	252	1,430	0	99	962	8	183	5,292
% Change	3.7	-35.7	32.0	n/a	-39.4	38.9	-75.0	-22.4	14.0
UNDER CONSTRUCTION									
October 2008	1,975	160	1,662	0	58	2,035	7	154	6,051
October 2007	1,815	190	1,058	0	101	1,514	8	147	4,895
% Change	8.8	-15.8	57.1	n/a	-42.6	34.4	-12.5	4.8	23.6
COMPLETIONS									
October 2008	263	18	176	0	0	0	0	117	574
October 2007	147	10	160	0	0	40	3	0	360
% Change	78.9	80.0	10.0	n/a	n/a	-100.0	-100.0	n/a	59.4
Year-to-date 2008	2,306	182	1,423	0	73	775	26	198	4,983
Year-to-date 2007	1,909	247	1,166	0	37	1,078	87	59	4,583
% Change	20.8	-26.3	22.0	n/a	97.3	-28.1	-70.1	**	8.7
COMPLETED & NOT ABSORBED									
October 2008	36	3	76	0	1	135	5	9	265
October 2007	46	12	95	0	6	252	7	21	439
% Change	-21.7	-75.0	-20.0	n/a	-83.3	-46.4	-28.6	-57.1	-39.6
ABSORBED									
October 2008	256	14	167	0	1	5	0	122	565
October 2007	148	12	139	0	0	39	7	0	345
% Change	73.0	16.7	20.1	n/a	n/a	-87.2	-100.0	n/a	63.8
Year-to-date 2008	2,315	192	1,444	0	78	865	10	131	5,035
Year-to-date 2007	1,944	259	1,135	0	43	905	83	58	4,427
% Change	19.1	-25.9	27.2	n/a	81.4	-4.4	-88.0	125.9	13.7

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

**Table I.1: Housing Activity Summary by Submarket
October 2008**

	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									
October 2008	270	20	214	0	50	301	0	0	855
October 2007	271	56	137	0	16	136	4	30	650
Ottawa, Vanier, Rockcliffe									
October 2008	17	14	9	0	0	273	0	0	313
October 2007	8	12	33	0	0	124	0	30	207
Nepean inside greenbelt									
October 2008	0	0	0	0	32	12	0	0	44
October 2007	2	0	6	0	0	0	0	0	8
Nepean outside greenbelt									
October 2008	76	2	80	0	0	16	0	0	174
October 2007	38	0	0	0	0	0	0	0	38
Gloucester inside greenbelt									
October 2008	0	0	4	0	0	0	0	0	4
October 2007	18	4	7	0	0	0	0	0	29
Gloucester outside greenbelt									
October 2008	25	0	29	0	18	0	0	0	72
October 2007	60	18	31	0	0	0	4	0	113
Kanata									
October 2008	41	0	49	0	0	0	0	0	90
October 2007	12	4	34	0	0	0	0	0	50
Cumberland									
October 2008	49	2	25	0	0	0	0	0	76
October 2007	60	12	22	0	16	12	0	0	122
Goulbourn									
October 2008	14	2	18	0	0	0	0	0	34
October 2007	45	6	4	0	0	0	0	0	55
West Carleton									
October 2008	21	0	0	0	0	0	0	0	21
October 2007	7	0	0	0	0	0	0	0	7
Rideau									
October 2008	4	0	0	0	0	0	0	0	4
October 2007	0	0	0	0	0	0	0	0	0
Osgoode									
October 2008	23	0	0	0	0	0	0	0	23
October 2007	21	0	0	0	0	0	0	0	21
Clarence-Rockland City									
October 2008	13	0	0	0	0	0	0	0	13
October 2007	18	0	0	0	0	0	0	0	18
Russell Township									
October 2008	16	0	0	0	0	0	0	0	16
October 2007	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
October 2008	299	20	214	0	50	301	0	0	884
October 2007	297	56	137	0	16	136	4	30	676

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

**Table I.1: Housing Activity Summary by Submarket
October 2008**

	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									
October 2008	1,822	154	1,645	0	58	1,993	7	133	5,812
October 2007	1,689	188	1,058	0	101	1,500	8	147	4,753
Ottawa, Vanier, Rockcliffe									
October 2008	98	72	126	0	0	1,317	5	0	1,618
October 2007	92	48	57	0	0	1,099	0	147	1,443
Nepean inside greenbelt									
October 2008	8	2	62	0	32	263	0	0	367
October 2007	12	6	42	0	12	101	0	0	173
Nepean outside greenbelt									
October 2008	336	6	350	0	0	100	0	0	792
October 2007	379	12	177	0	23	132	0	0	723
Gloucester inside greenbelt									
October 2008	19	2	59	0	0	10	0	0	90
October 2007	42	8	124	0	0	36	0	0	272
Gloucester outside greenbelt									
October 2008	182	4	186	0	18	82	2	0	474
October 2007	168	28	123	0	0	0	8	0	327
Kanata									
October 2008	320	10	344	0	0	0	0	133	807
October 2007	184	30	199	0	2	0	0	0	415
Cumberland									
October 2008	292	4	218	0	8	161	0	0	683
October 2007	283	26	214	0	64	48	0	0	635
Goulbourn									
October 2008	322	52	139	0	0	60	0	0	573
October 2007	297	28	117	0	0	84	0	0	526
West Carleton									
October 2008	115	0	161	0	0	0	0	0	276
October 2007	70	0	5	0	0	0	0	0	75
Rideau									
October 2008	33	0	0	0	0	0	0	0	33
October 2007	39	0	0	0	0	0	0	0	39
Osgoode									
October 2008	97	2	0	0	0	0	0	0	99
October 2007	123	2	0	0	0	0	0	0	125
Clarence-Rockland City									
October 2008	85	2	17	0	0	34	0	12	150
October 2007	72	2	0	0	0	0	0	0	74
Russell Township									
October 2008	68	4	0	0	0	8	0	9	89
October 2007	54	0	0	0	0	14	0	0	68
Ottawa-Gatineau CMA (Ontario portion)									
October 2008	1,975	160	1,662	0	58	2,035	7	154	6,051
October 2007	1,815	190	1,058	0	101	1,514	8	147	4,895

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

**Table I.1: Housing Activity Summary by Submarket
October 2008**

	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									
October 2008	245	18	176	0	0	0	0	117	556
October 2007	131	10	160	0	0	40	3	0	344
Ottawa, Vanier, Rockcliffe									
October 2008	6	4	4	0	0	0	0	117	131
October 2007	12	2	15	0	0	22	0	0	51
Nepean inside greenbelt									
October 2008	1	0	13	0	0	0	0	0	14
October 2007	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2008	55	0	42	0	0	0	0	0	97
October 2007	16	0	79	0	0	10	0	0	105
Gloucester inside greenbelt									
October 2008	5	4	17	0	0	0	0	0	26
October 2007	7	0	0	0	0	0	0	0	7
Gloucester outside greenbelt									
October 2008	36	0	14	0	0	0	0	0	50
October 2007	17	8	34	0	0	0	3	0	62
Kanata									
October 2008	35	4	7	0	0	0	0	0	46
October 2007	20	0	14	0	0	0	0	0	34
Cumberland									
October 2008	55	6	71	0	0	0	0	0	132
October 2007	2	0	14	0	0	8	0	0	24
Goulbourn									
October 2008	26	0	5	0	0	0	0	0	31
October 2007	41	0	4	0	0	0	0	0	45
West Carleton									
October 2008	4	0	3	0	0	0	0	0	7
October 2007	8	0	0	0	0	0	0	0	8
Rideau									
October 2008	1	0	0	0	0	0	0	0	1
October 2007	2	0	0	0	0	0	0	0	2
Osgoode									
October 2008	21	0	0	0	0	0	0	0	21
October 2007	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
October 2008	10	0	0	0	0	0	0	0	10
October 2007	8	0	0	0	0	0	0	0	8
Russell Township									
October 2008	8	0	0	0	0	0	0	0	8
October 2007	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
October 2008	263	18	176	0	0	0	0	117	574
October 2007	147	10	160	0	0	40	3	0	360

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

**Table I.1: Housing Activity Summary by Submarket
October 2008**

	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									
October 2008	35	3	76	0	1	135	5	9	264
October 2007	44	12	95	0	6	252	3	21	433
Ottawa, Vanier, Rockcliffe									
October 2008	2	2	1	0	0	89	0	9	103
October 2007	3	2	6	0	0	178	0	21	210
Nepean inside greenbelt									
October 2008	0	0	2	0	0	20	0	0	22
October 2007	0	4	0	0	0	34	0	0	38
Nepean outside greenbelt									
October 2008	1	0	14	0	1	11	1	0	28
October 2007	2	4	40	0	2	14	1	0	63
Gloucester inside greenbelt									
October 2008	0	1	7	0	0	8	0	0	16
October 2007	1	0	0	0	0	9	0	0	10
Gloucester outside greenbelt									
October 2008	2	0	15	0	0	3	4	0	24
October 2007	4	0	11	0	0	8	2	0	25
Kanata									
October 2008	1	0	9	0	0	0	0	0	10
October 2007	5	1	11	0	4	6	0	0	27
Cumberland									
October 2008	4	0	19	0	0	1	0	0	24
October 2007	3	0	17	0	0	3	0	0	23
Goulbourn									
October 2008	3	0	7	0	0	3	0	0	13
October 2007	13	1	10	0	0	0	0	0	24
West Carleton									
October 2008	2	0	2	0	0	0	0	0	4
October 2007	2	0	0	0	0	0	0	0	2
Rideau									
October 2008	0	0	0	0	0	0	0	0	0
October 2007	4	0	0	0	0	0	0	0	4
Osgoode									
October 2008	20	0	0	0	0	0	0	0	20
October 2007	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
October 2008	0	0	0	0	0	0	0	0	0
October 2007	1	0	0	0	0	0	4	0	5
Russell Township									
October 2008	1	0	0	0	0	0	0	0	1
October 2007	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
October 2008	36	3	76	0	1	135	5	9	265
October 2007	46	12	95	0	6	252	7	21	439

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

**Table I.1: Housing Activity Summary by Submarket
October 2008**

	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									
October 2008	237	14	167	0	1	5	0	122	546
October 2007	130	12	139	0	0	39	7	0	327
Ottawa, Vanier, Rockcliffe									
October 2008	6	4	4	0	0	5	0	122	141
October 2007	12	4	15	0	0	26	0	0	57
Nepean inside greenbelt									
October 2008	1	0	13	0	0	0	0	0	14
October 2007	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2008	54	0	41	0	0	0	0	0	95
October 2007	16	0	57	0	0	7	0	0	80
Gloucester inside greenbelt									
October 2008	5	4	17	0	0	0	0	0	26
October 2007	7	0	0	0	0	0	0	0	7
Gloucester outside greenbelt									
October 2008	38	0	8	0	0	0	0	0	46
October 2007	17	8	37	0	0	0	7	0	69
Kanata									
October 2008	35	0	8	0	0	0	0	0	43
October 2007	18	0	14	0	0	0	0	0	32
Cumberland									
October 2008	54	6	65	0	1	0	0	0	126
October 2007	2	0	14	0	0	6	0	0	22
Goulbourn									
October 2008	26	0	9	0	0	0	0	0	35
October 2007	40	0	2	0	0	0	0	0	42
West Carleton									
October 2008	4	0	2	0	0	0	0	0	6
October 2007	8	0	0	0	0	0	0	0	8
Rideau									
October 2008	1	0	0	0	0	0	0	0	1
October 2007	2	0	0	0	0	0	0	0	2
Osgoode									
October 2008	13	0	0	0	0	0	0	0	13
October 2007	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
October 2008	10	0	0	0	0	0	0	0	10
October 2007	8	0	0	0	0	0	0	0	8
Russell Township									
October 2008	9	0	0	0	0	0	0	0	9
October 2007	10	0	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
October 2008	256	14	167	0	1	5	0	122	565
October 2007	148	12	139	0	0	39	7	0	345

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

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
1998 - 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
October 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	% Change
Ottawa City	270	271	20	60	264	153	301	166	855	650	31.5
Ottawa, Vanier, Rockcliffe	17	8	14	12	9	33	273	154	313	207	51.2
Nepean inside greenbelt	0	2	0	0	32	6	12	0	44	8	**
Nepean outside greenbelt	76	38	2	0	80	0	16	0	174	38	**
Gloucester inside greenbelt	0	18	0	4	4	7	0	0	4	29	-86.2
Gloucester outside greenbelt	25	60	0	22	47	31	0	0	72	113	-36.3
Kanata	41	12	0	4	49	34	0	0	90	50	80.0
Cumberland	49	60	2	12	25	38	0	12	76	122	-37.7
Goulbourn	14	45	2	6	18	4	0	0	34	55	-38.2
West Carleton	21	7	0	0	0	0	0	0	21	7	200.0
Rideau	4	0	0	0	0	0	0	0	4	0	n/a
Osgoode	23	21	0	0	0	0	0	0	23	21	9.5
Clarence-Rockland City	13	18	0	0	0	0	0	0	13	18	-27.8
Russell Township	16	8	0	0	0	0	0	0	16	8	100.0
Ottawa-Gatineau CMA (Ontario Portion)	299	297	20	60	264	153	301	166	884	676	30.8

**Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	2,227	2,145	160	254	1,915	1,505	1,443	1,155	5,745	5,059	13.6
Ottawa, Vanier, Rockcliffe	87	109	74	50	104	78	773	676	1,038	913	13.7
Nepean inside greenbelt	8	10	2	18	96	54	172	101	278	183	51.9
Nepean outside greenbelt	381	434	6	12	458	300	98	118	943	864	9.1
Gloucester inside greenbelt	35	74	6	8	57	145	0	120	98	347	-71.8
Gloucester outside greenbelt	254	258	6	72	218	177	82	0	560	507	10.5
Kanata	386	227	8	30	365	244	133	0	892	501	78.0
Cumberland	406	352	6	26	310	364	145	56	867	798	8.6
Goulbourn	384	412	52	36	136	138	36	84	608	670	-9.3
West Carleton	123	79	0	0	171	5	4	0	298	84	**
Rideau	29	42	0	0	0	0	0	0	29	42	-31.0
Osgoode	134	148	0	2	0	0	0	0	134	150	-10.7
Clarence-Rockland City	118	117	0	4	17	0	34	0	169	121	39.7
Russell Township	100	96	4	2	0	0	17	14	121	112	8.0
Ottawa-Gatineau CMA (Ontario Portion)	2,445	2,358	164	260	1,932	1,505	1,494	1,169	6,035	5,292	14.0

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Ottawa City	264	153	0	0	301	136	0	30
Ottawa, Vanier, Rockcliffe	9	33	0	0	273	124	0	30
Nepean inside greenbelt	32	6	0	0	12	0	0	0
Nepean outside greenbelt	80	0	0	0	16	0	0	0
Gloucester inside greenbelt	4	7	0	0	0	0	0	0
Gloucester outside greenbelt	47	31	0	0	0	0	0	0
Kanata	49	34	0	0	0	0	0	0
Cumberland	25	38	0	0	0	12	0	0
Goulbourn	18	4	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	264	153	0	0	301	136	0	30

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	1,915	1,505	0	0	1,310	972	133	183
Ottawa, Vanier, Rockcliffe	104	78	0	0	773	529	0	147
Nepean inside greenbelt	96	54	0	0	172	101	0	0
Nepean outside greenbelt	458	300	0	0	98	118	0	0
Gloucester inside greenbelt	57	145	0	0	0	84	0	36
Gloucester outside greenbelt	218	177	0	0	82	0	0	0
Kanata	365	244	0	0	0	0	133	0
Cumberland	310	364	0	0	145	56	0	0
Goulbourn	136	138	0	0	36	84	0	0
West Carleton	171	5	0	0	4	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	17	0	0	0	34	0	0	0
Russell Township	0	0	0	0	8	14	9	0
Ottawa-Gatineau CMA (Ontario Portion)	1,932	1,505	0	0	1,352	986	142	183

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
October 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Ottawa City	504	464	351	152	0	34	855	650
Ottawa, Vanier, Rockcliffe	40	53	273	124	0	30	313	207
Nepean inside greenbelt	0	8	44	0	0	0	44	8
Nepean outside greenbelt	158	38	16	0	0	0	174	38
Gloucester inside greenbelt	4	29	0	0	0	0	4	29
Gloucester outside greenbelt	54	109	18	0	0	4	72	113
Kanata	90	50	0	0	0	0	90	50
Cumberland	76	94	0	28	0	0	76	122
Goulbourn	34	55	0	0	0	0	34	55
West Carleton	21	7	0	0	0	0	21	7
Rideau	4	0	0	0	0	0	4	0
Osgoode	23	21	0	0	0	0	23	21
Clarence-Rockland City	13	18	0	0	0	0	13	18
Russell Township	16	8	0	0	0	0	16	8
Ottawa-Gatineau CMA (Ontario Portion)	533	490	351	152	0	34	884	676

**Table 2.5: Starts by Submarket and by Intended Market
January - October 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	4,256	3,821	1,354	1,047	135	191	5,745	5,059
Ottawa, Vanier, Rockcliffe	271	241	765	525	2	147	1,038	913
Nepean inside greenbelt	74	90	204	93	0	0	278	183
Nepean outside greenbelt	839	723	104	141	0	0	943	864
Gloucester inside greenbelt	98	227	0	84	0	36	98	347
Gloucester outside greenbelt	460	499	100	0	0	8	560	507
Kanata	759	501	0	0	133	0	892	501
Cumberland	722	678	145	120	0	0	867	798
Goulbourn	572	586	36	84	0	0	608	670
West Carleton	298	84	0	0	0	0	298	84
Rideau	29	42	0	0	0	0	29	42
Osgoode	134	150	0	0	0	0	134	150
Clarence-Rockland City	135	121	34	0	0	0	169	121
Russell Township	104	98	8	14	9	0	121	112
Ottawa-Gatineau CMA (Ontario Portion)	4,495	4,040	1,396	1,061	144	191	6,035	5,292

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
October 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	% Change
Ottawa City	245	131	18	10	176	163	117	40	556	344	61.6
Ottawa, Vanier, Rockcliffe	6	12	4	2	4	15	117	22	131	51	156.9
Nepean inside greenbelt	1	0	0	0	13	0	0	0	14	0	n/a
Nepean outside greenbelt	55	16	0	0	42	79	0	10	97	105	-7.6
Gloucester inside greenbelt	5	7	4	0	17	0	0	0	26	7	**
Gloucester outside greenbelt	36	17	0	8	14	37	0	0	50	62	-19.4
Kanata	35	20	4	0	7	14	0	0	46	34	35.3
Cumberland	55	2	6	0	71	14	0	8	132	24	**
Goulbourn	26	41	0	0	5	4	0	0	31	45	-31.1
West Carleton	4	8	0	0	3	0	0	0	7	8	-12.5
Rideau	1	2	0	0	0	0	0	0	1	2	-50.0
Osgoode	21	6	0	0	0	0	0	0	21	6	**
Clarence-Rockland City	10	8	0	0	0	0	0	0	10	8	25.0
Russell Township	8	8	0	0	0	0	0	0	8	8	0.0
Ottawa-Gatineau CMA (Ontario Portion)	263	147	18	10	176	163	117	40	574	360	59.4

**Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	2,133	1,733	194	251	1,508	1,274	956	1,138	4,791	4,396	9.0
Ottawa, Vanier, Rockcliffe	78	103	52	47	49	114	712	622	891	886	0.6
Nepean inside greenbelt	10	9	6	34	83	0	8	0	107	43	148.8
Nepean outside greenbelt	431	373	8	4	301	317	84	162	824	856	-3.7
Gloucester inside greenbelt	57	58	14	14	150	33	56	184	277	289	-4.2
Gloucester outside greenbelt	242	210	28	84	115	190	0	26	385	510	-24.5
Kanata	290	181	30	26	253	250	0	52	573	509	12.6
Cumberland	369	278	26	2	404	261	24	92	823	633	30.0
Goulbourn	413	312	30	40	123	109	72	0	638	461	38.4
West Carleton	75	74	0	0	30	0	0	0	105	74	41.9
Rideau	30	28	0	0	0	0	0	0	30	28	7.1
Osgoode	138	107	0	0	0	0	0	0	138	107	29.0
Clarence-Rockland City	95	106	2	2	0	4	3	1	100	113	-11.5
Russell Township	78	70	0	4	0	0	14	0	92	74	24.3
Ottawa-Gatineau CMA (Ontario Portion)	2,306	1,909	196	257	1,508	1,278	973	1,139	4,983	4,583	8.7

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Ottawa City	176	160	0	3	0	40	117	0
Ottawa, Vanier, Rockcliffe	4	15	0	0	0	22	117	0
Nepean inside greenbelt	13	0	0	0	0	0	0	0
Nepean outside greenbelt	42	79	0	0	0	10	0	0
Gloucester inside greenbelt	17	0	0	0	0	0	0	0
Gloucester outside greenbelt	14	34	0	3	0	0	0	0
Kanata	7	14	0	0	0	0	0	0
Cumberland	71	14	0	0	0	8	0	0
Goulbourn	5	4	0	0	0	0	0	0
West Carleton	3	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)	176	160	0	3	0	40	117	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	1,494	1,199	14	75	761	1,079	195	59
Ottawa, Vanier, Rockcliffe	49	108	0	6	565	619	147	3
Nepean inside greenbelt	83	0	0	0	8	0	0	0
Nepean outside greenbelt	301	317	0	0	84	162	0	0
Gloucester inside greenbelt	136	33	14	0	8	128	48	56
Gloucester outside greenbelt	115	121	0	69	0	26	0	0
Kanata	253	250	0	0	0	52	0	0
Cumberland	404	261	0	0	24	92	0	0
Goulbourn	123	109	0	0	72	0	0	0
West Carleton	30	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	4	0	1	3	0
Russell Township	0	0	0	0	14	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,494	1,199	14	79	775	1,080	198	59

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
October 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007	Oct 2008	Oct 2007
Ottawa City	439	301	0	40	117	3	556	344
Ottawa, Vanier, Rockcliffe	14	29	0	22	117	0	131	51
Nepean inside greenbelt	14	0	0	0	0	0	14	0
Nepean outside greenbelt	97	95	0	10	0	0	97	105
Gloucester inside greenbelt	26	7	0	0	0	0	26	7
Gloucester outside greenbelt	50	59	0	0	0	3	50	62
Kanata	46	34	0	0	0	0	46	34
Cumberland	132	16	0	8	0	0	132	24
Goulbourn	31	45	0	0	0	0	31	45
West Carleton	7	8	0	0	0	0	7	8
Rideau	1	2	0	0	0	0	1	2
Osgoode	21	6	0	0	0	0	21	6
Clarence-Rockland City	10	8	0	0	0	0	10	8
Russell Township	8	8	0	0	0	0	8	8
Ottawa-Gatineau CMA (Ontario Portion)	457	317	0	40	117	3	574	360

**Table 3.5: Completions by Submarket and by Intended Market
January - October 2008**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	3,738	3,145	834	1,115	219	136	4,791	4,396
Ottawa, Vanier, Rockcliffe	175	257	565	618	151	11	891	886
Nepean inside greenbelt	87	43	20	0	0	0	107	43
Nepean outside greenbelt	737	694	87	162	0	0	824	856
Gloucester inside greenbelt	207	105	8	128	62	56	277	289
Gloucester outside greenbelt	379	415	0	26	6	69	385	510
Kanata	571	436	2	73	0	0	573	509
Cumberland	743	525	80	108	0	0	823	633
Goulbourn	566	461	72	0	0	0	638	461
West Carleton	105	74	0	0	0	0	105	74
Rideau	30	28	0	0	0	0	30	28
Osgoode	138	107	0	0	0	0	138	107
Clarence-Rockland City	95	107	0	0	5	6	100	113
Russell Township	78	70	14	0	0	4	92	74
Ottawa-Gatineau CMA (Ontario Portion)	3,911	3,322	848	1,115	224	146	4,983	4,583

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2008**

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													
October 2008	1	0.4	26	11.0	103	43.5	67	28.3	40	16.9	237	392,900	437,542
October 2007	2	1.5	3	2.3	91	70.0	14	10.8	20	15.4	130	376,900	422,084
Year-to-date 2008	20	0.9	322	15.1	942	44.0	518	24.2	337	15.8	2,139	374,900	416,516
Year-to-date 2007	26	1.5	188	10.7	870	49.4	470	26.7	208	11.8	1,762	374,900	408,599
Ottawa, Vanier, Rockcliffe													
October 2008	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
October 2007	0	0.0	0	0.0	3	25.0	0	0.0	9	75.0	12	690,000	694,700
Year-to-date 2008	1	1.3	1	1.3	2	2.6	12	15.6	61	79.2	77	686,500	763,299
Year-to-date 2007	1	0.9	2	1.8	24	21.6	21	18.9	63	56.8	111	550,000	583,540
Nepean inside greenbelt													
October 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
October 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2008	0	0.0	0	0.0	2	20.0	3	30.0	5	50.0	10	502,500	649,500
Year-to-date 2007	0	0.0	0	0.0	0	0.0	4	44.4	5	55.6	9	--	--
Nepean outside greenbelt													
October 2008	0	0.0	6	11.1	22	40.7	21	38.9	5	9.3	54	399,990	448,996
October 2007	0	0.0	0	0.0	13	81.3	3	18.8	0	0.0	16	388,945	390,735
Year-to-date 2008	0	0.0	38	8.7	207	47.4	142	32.5	50	11.4	437	386,900	418,675
Year-to-date 2007	0	0.0	45	11.7	184	47.9	132	34.4	23	6.0	384	384,400	392,326
Gloucester inside greenbelt													
October 2008	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
October 2007	0	0.0	0	0.0	6	85.7	1	14.3	0	0.0	7	--	--
Year-to-date 2008	0	0.0	1	1.7	38	65.5	15	25.9	4	6.9	58	371,550	418,286
Year-to-date 2007	0	0.0	2	3.4	30	51.7	20	34.5	6	10.3	58	386,250	441,069
Gloucester outside greenbelt													
October 2008	0	0.0	2	5.3	18	47.4	6	15.8	12	31.6	38	397,400	480,724
October 2007	0	0.0	1	5.9	11	64.7	3	17.6	2	11.8	17	369,900	392,265
Year-to-date 2008	1	0.4	7	2.8	115	46.7	90	36.6	33	13.4	246	399,450	423,570
Year-to-date 2007	2	0.9	9	4.1	106	48.6	96	44.0	5	2.3	218	394,250	392,124
Kanata													
October 2008	0	0.0	1	2.9	18	51.4	13	37.1	3	8.6	35	387,400	424,223
October 2007	0	0.0	0	0.0	17	94.4	1	5.6	0	0.0	18	376,900	372,583
Year-to-date 2008	0	0.0	33	11.3	125	42.7	97	33.1	38	13.0	293	387,400	412,410
Year-to-date 2007	0	0.0	15	8.4	110	61.5	37	20.7	17	9.5	179	358,900	394,061
Cumberland													
October 2008	0	0.0	13	24.1	21	38.9	15	27.8	5	9.3	54	383,750	380,617
October 2007	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2008	2	0.5	102	27.3	196	52.4	60	16.0	14	3.7	374	335,900	349,904
Year-to-date 2007	11	3.9	54	19.1	172	61.0	36	12.8	9	3.2	282	325,900	343,651
Goulbourn													
October 2008	0	0.0	3	11.5	18	69.2	4	15.4	1	3.8	26	340,400	363,531
October 2007	0	0.0	1	2.5	35	87.5	2	5.0	2	5.0	40	356,700	370,416
Year-to-date 2008	7	1.7	123	29.9	200	48.5	57	13.8	25	6.1	412	329,400	356,281
Year-to-date 2007	0	0.0	46	14.9	195	63.1	49	15.9	19	6.1	309	349,900	371,016

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2008**

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													
October 2008	0	0.0	1	25.0	2	50.0	0	0.0	1	25.0	4	--	--
October 2007	1	12.5	0	0.0	2	25.0	2	25.0	3	37.5	8	--	--
Year-to-date 2008	3	4.1	6	8.1	19	25.7	15	20.3	31	41.9	74	482,950	485,246
Year-to-date 2007	3	4.1	4	5.4	12	16.2	30	40.5	25	33.8	74	462,500	510,988
Rideau													
October 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
October 2007	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	4	13.3	15	50.0	5	16.7	6	20.0	30	342,500	450,317
Year-to-date 2007	0	0.0	5	17.2	13	44.8	3	10.3	8	27.6	29	345,900	469,683
Osgoode													
October 2008	1	7.7	0	0.0	3	23.1	2	15.4	7	53.8	13	525,000	498,454
October 2007	1	12.5	0	0.0	2	25.0	1	12.5	4	50.0	8	--	--
Year-to-date 2008	6	4.7	7	5.5	23	18.0	22	17.2	70	54.7	128	525,000	518,232
Year-to-date 2007	9	8.3	6	5.5	24	22.0	42	38.5	28	25.7	109	429,000	486,295
Clarence-Rockland City													
October 2008	6	60.0	0	0.0	3	30.0	1	10.0	0	0.0	10	244,900	287,020
October 2007	2	25.0	3	37.5	1	12.5	2	25.0	0	0.0	8	--	--
Year-to-date 2008	35	36.8	29	30.5	24	25.3	7	7.4	0	0.0	95	261,000	286,456
Year-to-date 2007	38	36.2	49	46.7	14	13.3	3	2.9	1	1.0	105	265,000	275,704
Russell Township													
October 2008	1	11.1	1	11.1	7	77.8	0	0.0	0	0.0	9	--	--
October 2007	0	0.0	2	20.0	5	50.0	3	30.0	0	0.0	10	331,750	351,430
Year-to-date 2008	6	7.4	24	29.6	43	53.1	7	8.6	1	1.2	81	317,900	325,914
Year-to-date 2007	6	7.8	30	39.0	35	45.5	6	7.8	0	0.0	77	304,900	310,815
Ottawa-Gatineau CMA (Ontario portion)													
October 2008	8	3.1	27	10.5	113	44.1	68	26.6	40	15.6	256	387,945	427,641
October 2007	4	2.7	8	5.4	97	65.5	19	12.8	20	13.5	148	375,900	411,282
Year-to-date 2008	61	2.6	375	16.2	1,009	43.6	532	23.0	338	14.6	2,315	369,400	408,009
Year-to-date 2007	70	3.6	267	13.7	919	47.3	479	24.6	209	10.8	1,944	365,900	397,547

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2008**

Submarket	Oct 2008	Oct 2007	% Change	YTD 2008	YTD 2007	% Change
Ottawa City	437,542	422,084	3.7	416,516	408,599	1.9
Ottawa, Vanier, Rockcliffe	--	694,700	n/a	763,299	583,540	30.8
Nepean inside greenbelt	--	--	n/a	649,500	--	n/a
Nepean outside greenbelt	448,996	390,735	14.9	418,675	392,326	6.7
Gloucester inside greenbelt	--	--	n/a	418,286	441,069	-5.2
Gloucester outside greenbelt	480,724	392,265	22.6	423,570	392,124	8.0
Kanata	424,223	372,583	13.9	412,410	394,061	4.7
Cumberland	380,617	--	n/a	349,904	343,651	1.8
Goulbourn	363,531	370,416	-1.9	356,281	371,016	-4.0
West Carleton	--	--	n/a	485,246	510,988	-5.0
Rideau	--	--	n/a	450,317	469,683	-4.1
Osgoode	498,454	--	n/a	518,232	486,295	6.6
Clarence-Rockland City	287,020	--	n/a	286,456	275,704	3.9
Russell Township	--	351,430	n/a	325,914	310,815	4.9
Ottawa-Gatineau CMA (Ontario Portion)	427,641	411,282	4.0	408,009	397,547	2.6

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
October 2008**

		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
2007	January	773	17.3	1,260	1,812	1,963	64.2	260,898	6.1	263,818
	February	1,046	4.4	1,235	1,880	1,948	63.4	264,928	5.7	268,546
	March	1,318	-1.4	1,220	2,407	1,960	62.2	274,585	7.4	272,496
	April	1,569	6.8	1,241	2,390	1,877	66.1	277,335	5.4	271,337
	May	1,867	10.9	1,295	2,571	1,904	68.0	276,379	6.2	268,305
	June	1,666	2.6	1,266	2,197	1,907	66.4	279,361	7.3	274,135
	July	1,467	17.0	1,292	2,003	1,923	67.2	269,793	6.0	270,073
	August	1,331	5.6	1,239	1,880	1,901	65.2	267,765	2.0	270,459
	September	1,128	2.5	1,251	1,798	1,866	67.0	273,805	7.1	275,477
	October	1,074	4.5	1,204	1,666	1,863	64.6	275,184	6.1	277,039
	November	903	1.3	1,149	1,291	1,835	62.6	271,867	4.5	277,490
	December	597	-14.0	1,087	582	1,530	71.0	276,839	11.1	290,525
2008	January	664	-14.1	1,126	1,628	1,821	61.8	285,736	9.5	281,913
	February	1,001	-4.3	1,129	1,842	1,814	62.2	283,199	6.9	287,716
	March	1,099	-16.6	1,132	1,969	1,838	61.6	288,152	4.9	286,462
	April	1,580	0.7	1,180	2,776	1,977	59.7	295,909	6.7	285,950
	May	1,913	2.5	1,325	2,971	2,170	61.1	296,580	7.3	292,162
	June	1,710	2.6	1,248	2,482	2,068	60.3	298,336	6.8	292,012
	July	1,408	-4.0	1,209	2,136	2,053	58.9	295,134	9.4	290,641
	August	1,203	-9.6	1,197	1,948	2,055	58.2	282,792	5.6	291,114
	September	1,228	8.9	1,205	2,234	2,101	57.4	289,711	5.8	289,957
	October	974	-9.3	1,132	1,943	2,166	52.3	280,870	2.1	284,044
	November									
	December									
	Q3 2007	3,926	8.6		5,681			270,258	4.9	
	Q3 2008	3,839	-2.2		6,318			289,532	7.1	
	YTD 2007	13,239	6.6		20,604			272,968	5.9	
	YTD 2008	12,780	-3.5		21,929			291,081	6.6	

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
October 2008

		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						
2007	January	679	6.50	6.65	161.0	108.5	466	5.7	69.6	860
	February	679	6.50	6.65	161.0	109.6	469	5.3	69.8	859
	March	669	6.40	6.49	161.3	110.7	473	5.2	70.3	867
	April	678	6.60	6.64	161.3	111.1	479	5.3	71.2	870
	May	709	6.85	7.14	161.5	111.5	480	5.4	71.5	878
	June	715	7.05	7.24	161.6	111.1	483	5.6	72.1	886
	July	715	7.05	7.24	161.7	111.1	489	5.3	72.7	888
	August	715	7.05	7.24	162.0	110.9	494	5.2	73.3	904
	September	712	7.05	7.19	162.3	110.9	498	5.0	73.7	918
	October	728	7.25	7.44	162.3	110.7	499	4.8	73.6	934
	November	725	7.20	7.39	162.3	110.9	501	4.6	73.6	931
	December	734	7.35	7.54	162.3	110.8	498	4.5	73.1	931
2008	January	725	7.35	7.39	164.2	110.4	497	4.4	72.8	933
	February	718	7.25	7.29	166.3	111.0	494	4.6	72.5	930
	March	712	7.15	7.19	166.3	111.3	493	4.6	72.3	924
	April	700	6.95	6.99	166.4	112.1	491	4.9	72.1	927
	May	679	6.15	6.65	167.2	113.4	491	5.0	72.0	933
	June	710	6.95	7.15	168.7	114.0	494	5.4	72.8	942
	July	710	6.95	7.15	168.7	115.0	498	5.1	73.1	943
	August	691	6.65	6.85	168.7	114.8	502	5.2	73.6	946
	September	691	6.65	6.85	169.2	115.0	504	4.8	73.4	950
	October	713	6.35	7.20		113.6	505	4.8	73.5	949
	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), 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 2006 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 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada’s 2001 Census area definitions.

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