HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: April 2008

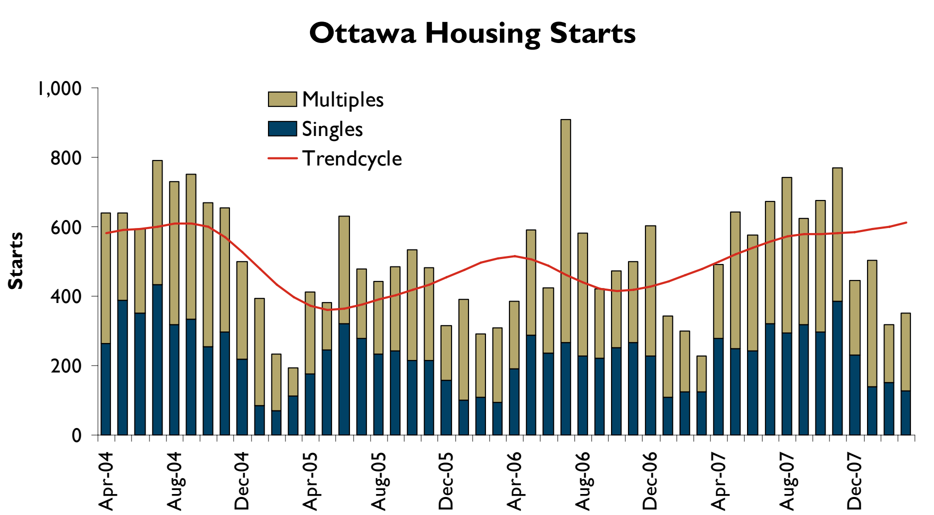
New Home Market

Ottawa's Housing Starts Grew at a Healthy Pace in the First Quarter

In the first quarter, total housing starts in the Ottawa Census Metropolitan Area (CMA) increased by 35 per cent, reaching 1170 units, compared to 869 units for the same period in 2007. In the single-detached housing segment, starts this quarter were 419 units, 17 per cent over the first three months of 2007.

There has been a considerable increase in townhome and condominium apartment unit construction in the first quarter. In the first three months of 2008, Ottawa's row house and condominium apartment activity grew by 35 and 94 per cent increase respectively compared to the same period in 2007. There were 13 new

Figure 1



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

Table of Contents

Canada

CMHC SCHL

HOME TO CANADIANS

condominium projects which broke ground in the first quarter comprising 399 units, mostly in the downtown area. Typically townhomes and condominium apartments are more affordable than other low density housing forms and consequently are popular with new home buyers.

Again this month Nepean led the region with the largest number of starts, with 56 condominium apartments, 62 townhomes and 20 single-detached homes started. Kanata was positioned in the second place with 43 single-detached homes and 40 townhome starts.

For the first quarter of 2008, Kanata posted the greatest increase in total starts, followed by Nepean and the former municipality of Ottawa, with 163, 69 and 46 per cent respectively. Kanata is a well sought area by young families as it provides new dwellings at affordable prices and is still within the Ottawa CMA. Of the total number of starts for these first three months, 34 per cent were condominium apartments and 36 per cent were single-detached homes.

Resale Market

Resale Market Slowing Down in the First Quarter of 2008

After an all-time record number in 2007, Ottawa's resale market is showing signs of easing. Resale transactions decreased 12 per cent in the first quarter of 2008, when compared to the same period a year earlier. However, when compared to the last quarter of 2007, sales decreased by a smaller 3 per cent on a seasonally adjusted basis.

Although the fundamentals for strong economic development are still in place, the resale market experienced fewer sales due to severe weather conditions in the region and a decrease in affordability. Affordability in the Ottawa CMA has decreased slightly this year, as the required income to buy a home outpaced the growth in actual income. However the Queen City remains one of the most affordable places to live in Canada.

Despite the sales weakness, Ottawa's average home price continues to rise. The average MLS price reached $284,527 in the first quarter, 6.3 per cent higher than that recorded in the first quarter of 2007. Market classification indicators, such as the sales-to-new listings ratio, suggest that Ottawa's freehold resale market, although still a sellers' market, is trending rapidly towards balanced territory. Even the popular condominium homes experienced a decrease in demand of 8 per cent in the first quarter of this year, or 51 units less than the same period in 2007. Nevertheless the sales-to-new listings ratio for this particular segment is still deep in sellers' territory. Therefore, is not a surprise to observe a high increase in price of 8.6 per cent for the first three months of 2008.

The West End, Orleans and the Downtown core are facing higher demand, all contributing to an upward shift in price ranges, growing by 11, 10 and 10 per cent respectively for the first three months of 2008. The West End and the Downtown areas are becoming increasingly popular as they are closer to amenities and the core of the City. Orleans is a well sought area price wise as the average price for a home is around eight per cent less that the average for the whole region. Stittsville and the Southeast region are witnessing increases above 5 per cent.

	SALES						PRICES ($)					
	CURRENT MONTH			YEAR-TO-DATE			CURRENT MONTH			YEAR-TO-DATE		
UNIT TYPE	2008	2007	% Chg.	2008	2007	% Chg.	2008	2007	% Chg.	2008	2007	% Chg.
SINGLE- DETACHED	**603**	**742**	**-18.7**	**1,539**	**1,788**	**-13.9**	**331,188**	**308,499**	**7.4**	**321,026**	**301,252**	**6.6**
Bungalow	*167*	*222*	-24.8	*451*	*524*	-13.9	*299,564*	*275,465*	8.7	*285,385*	*270,599*	5.5
Two-Storey	*311*	*368*	-15.5	*753*	*886*	-15.0	*368,729*	*345,498*	6.7	*357,651*	*337,565*	6.0
Other	*125*	*152*	-17.8	*335*	*378*	-11.4	*280,034*	*267,171*	4.8	*286,684*	*258,632*	10.8
ROW	**158**	**185**	**-14.6**	**395**	**448**	**-11.8**	**267,053**	**241,266**	**10.7**	**259,442**	**238,826**	**8.6**
SEMI	**69**	**102**	**-32.4**	**186**	**206**	**-9.7**	**256,995**	**283,950**	**-9.5**	**275,406**	**273,838**	**0.6**
CONDOMINIUM	**256**	**274**	**-6.6**	**603**	**654**	**-7.8**	**207,845**	**199,384**	**4.2**	**210,619**	**193,954**	**8.6**
Apartment	*114*	*141*	-19.1	*292*	*327*	-10.7	*228,887*	*225,902*	1.3	*236,309*	*218,345*	8.2
Row	*135*	*133*	1.5	*303*	*325*	-6.8	*183,372*	*171,270*	7.1	*182,693*	*169,607*	7.7
Other	*7*	*0*	n/a	*8*	*2*	300.0	*337,143*	*n/a*	n/a	*330,625*	*162,500*	103.5
TOTAL	**1,086**	**1,303**	**-16.7**	**2,723**	**3,096**	**-12.0**	**288,068**	**247,985**	**5.1**	**284,527**	**267,729**	**6.3**

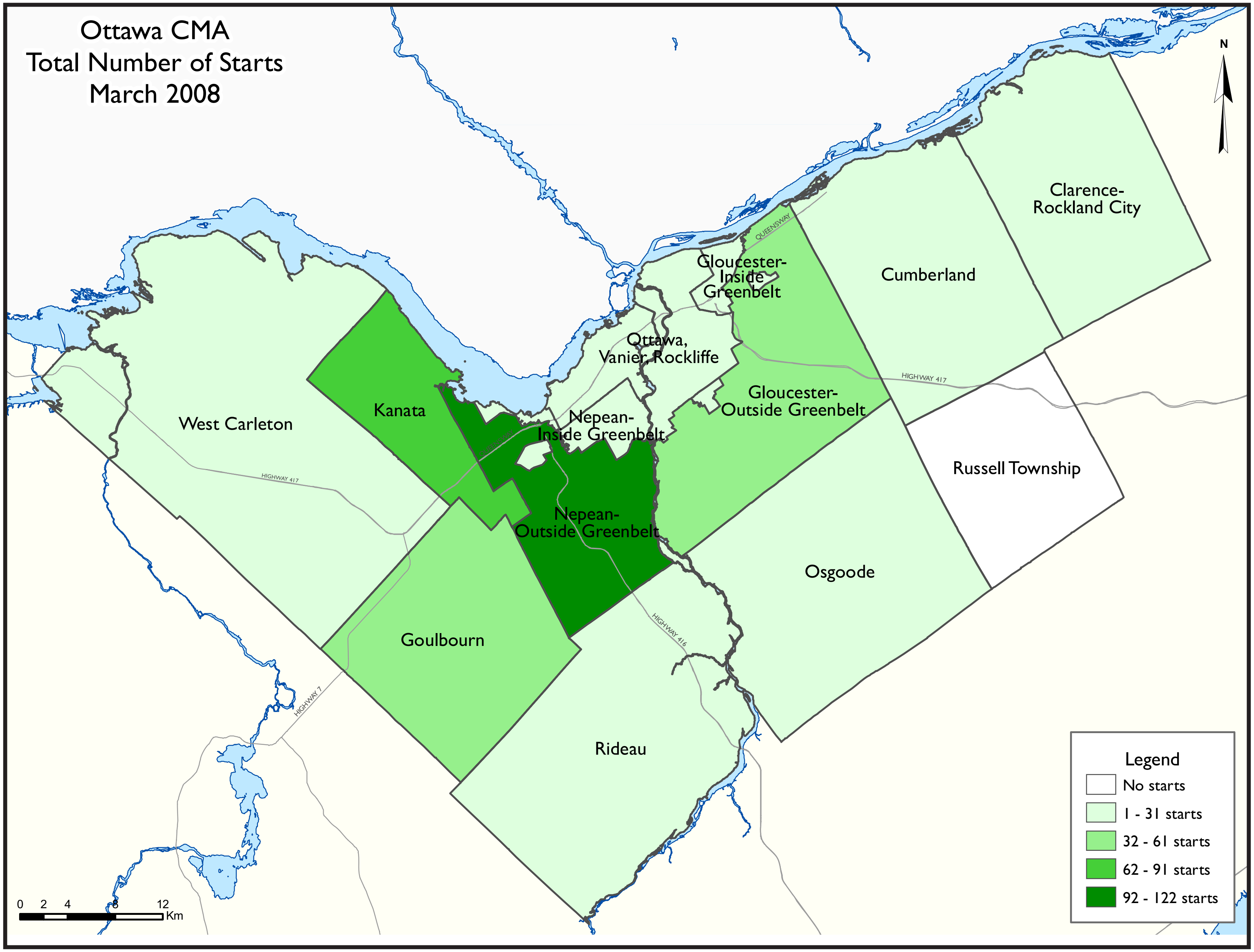
Source: Ottawa Real Estate Board

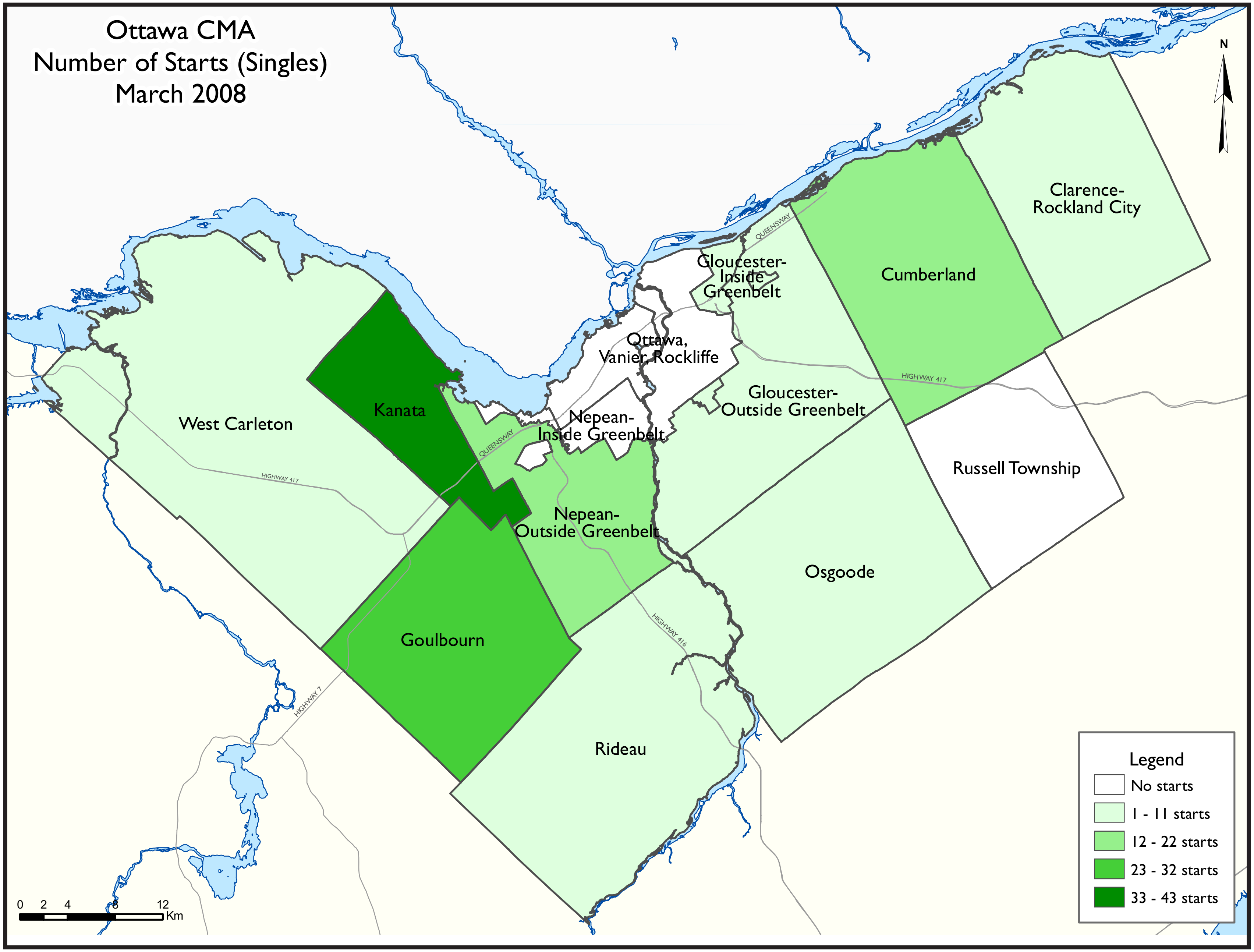
Economic Factors Affecting Demand

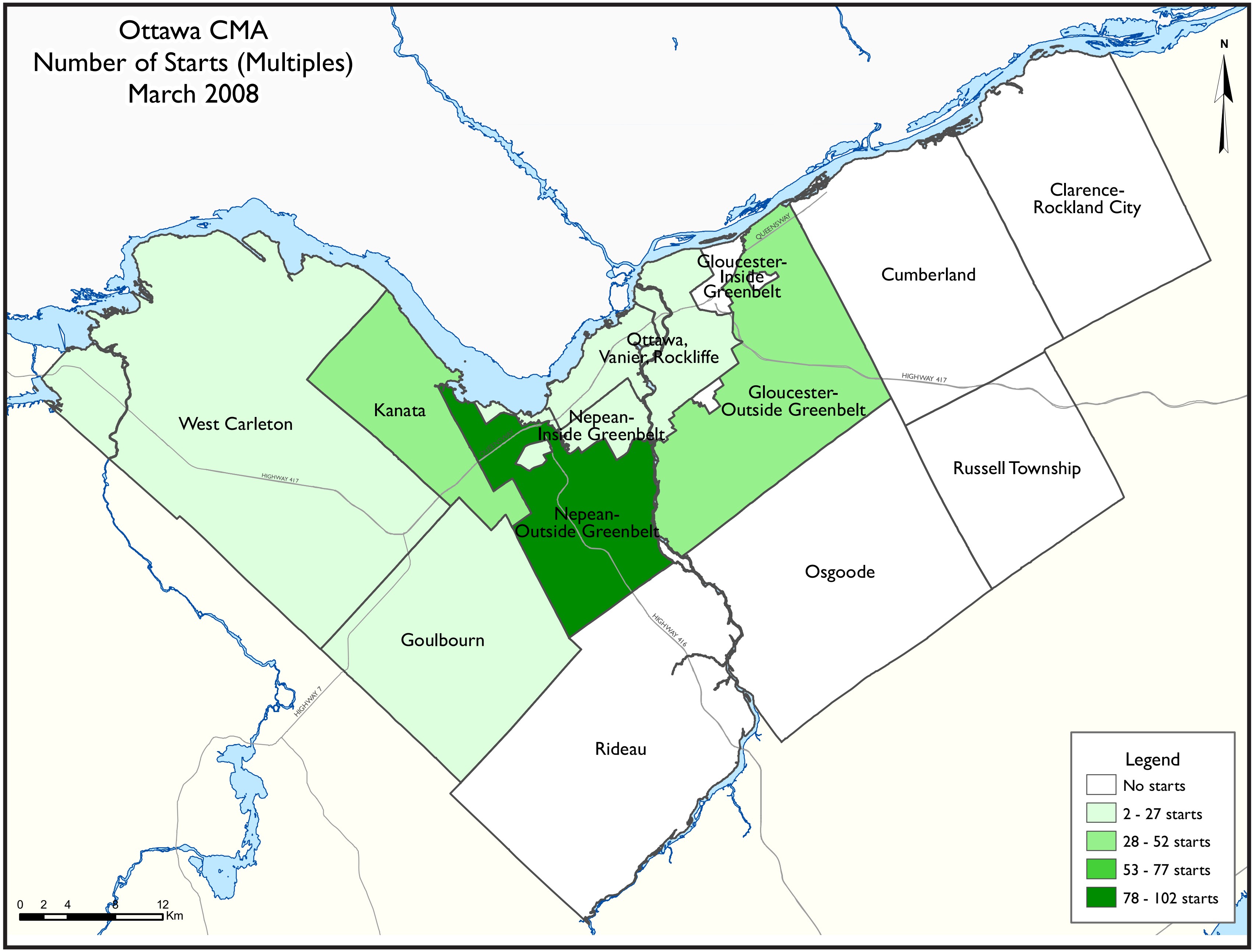
Ottawa's Economy Still Growing at a Healthy Pace

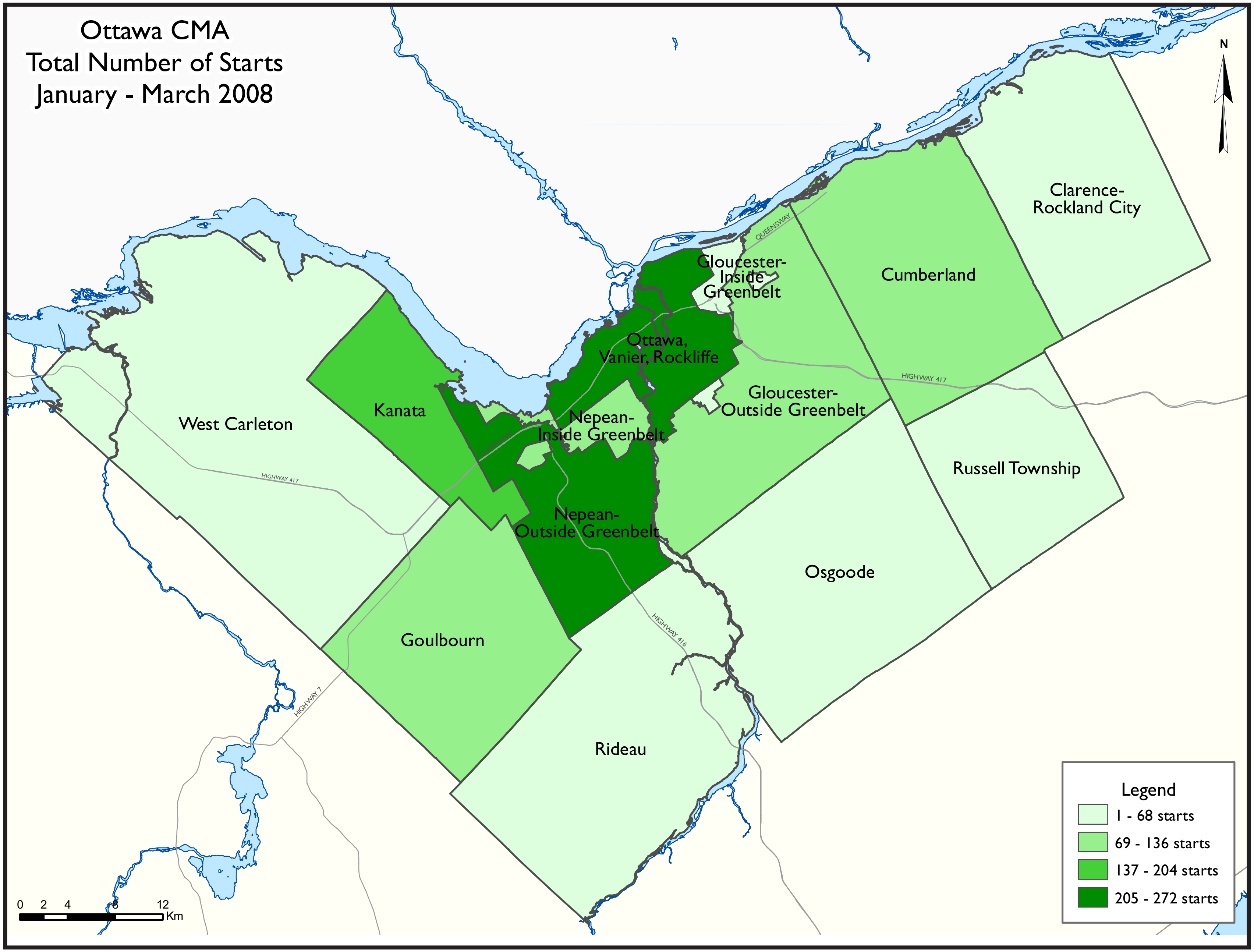
One of the major sectors in the Capital City, the public administration, has been insulating Ottawa from the US led slowing of Ontario's economy. Ottawa's economy is still growing and providing continual support to the housing market. Although the manufacturing sector experienced a decrease of 15 per cent in the first quarter of 2008 when compared to the same period in the previous year, this decline was offset by considerable gains in the public and services sector, of 16 and 7 per cent respectively. When comparing the first three months of 2008 and the last quarter of 2007, the services and public administration sector decreased by 1.2 and 0.7 per cent; however, this is a traditional trend in the first quarters of every year. According to Statistics Canada, one of every 5 persons employed in Ottawa is a public servant and almost half work in the services sector, whereas just six per cent of the total employment reflects the manufacturing group. Despite these positive economic fundamentals, the US economic downturn will moderate the rate of growth in Ottawa.

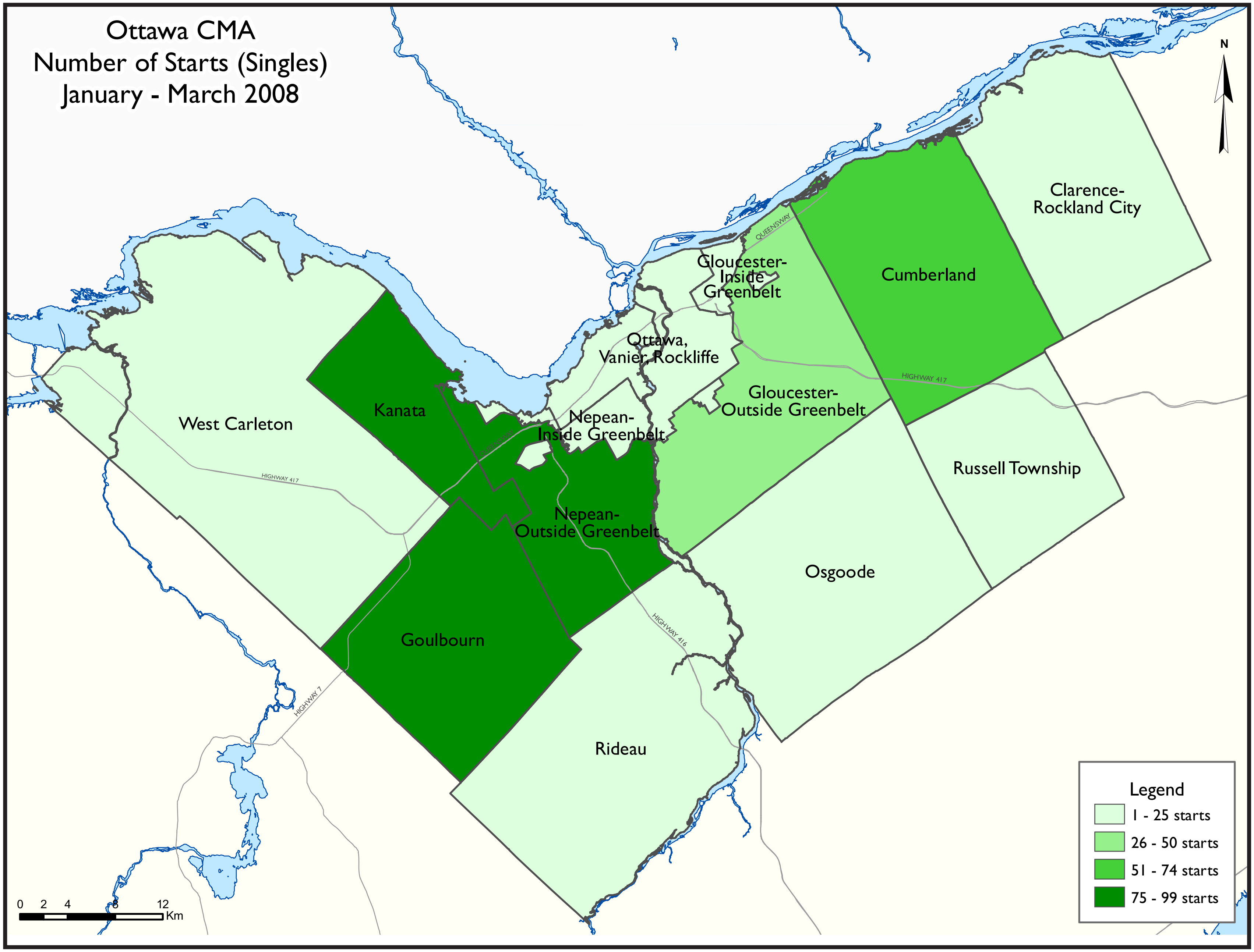
Full-time employment in the last years have constituted eighty per cent of Ottawa's employment, increasing by 6.3 per cent this quarter, when compared with the same period in 2007. However, part-time jobs increased by just 1.1 per cent, resulting in a total employment growth of 5.3 per cent for the first three months of the year vs. the 2007 level. The 25 to 44 age group comprises almost fifty per cent of total employment. This age segment which is important for housing demand, increased by 9 per cent in the first quarter.

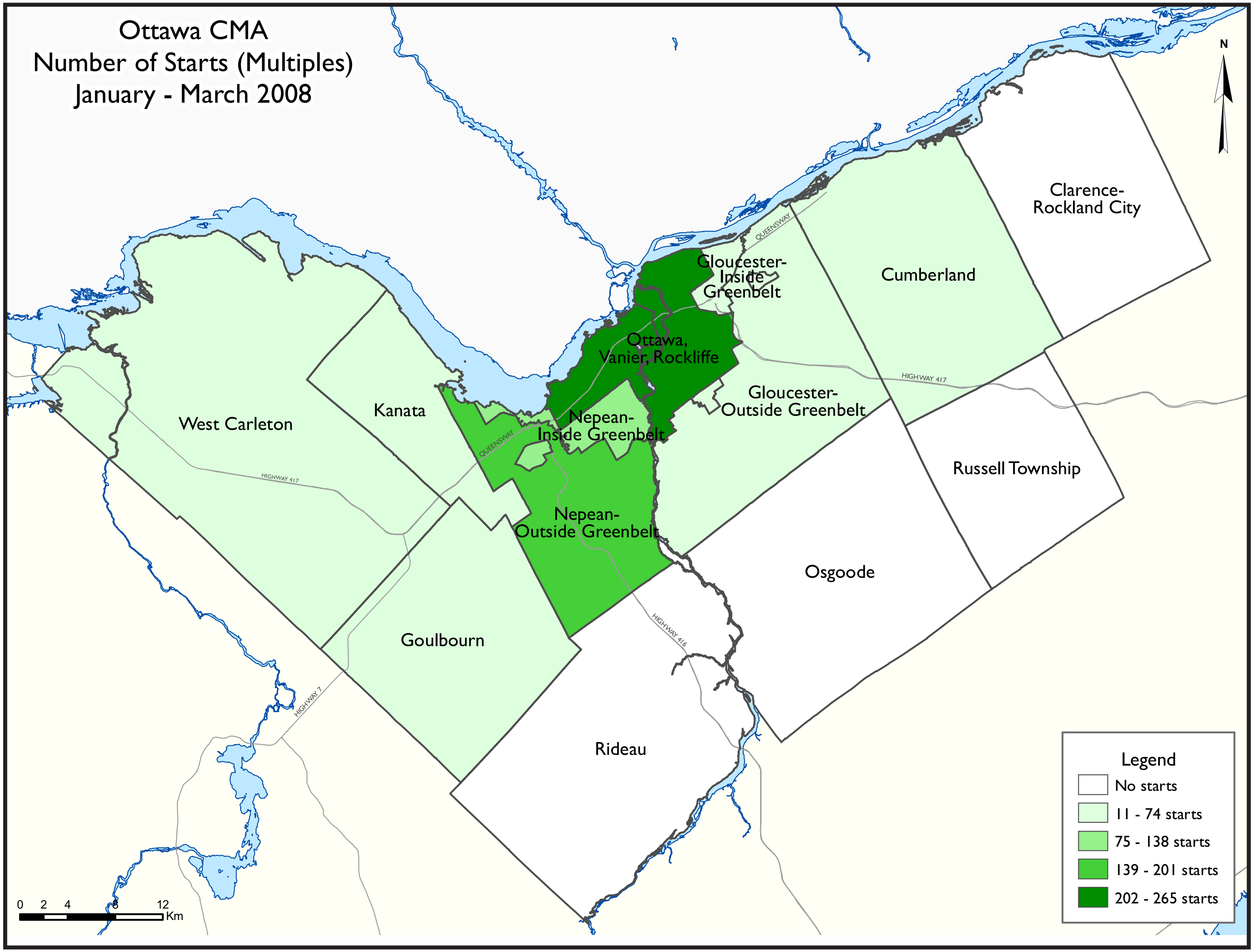

Ottawa CMA
Total Number of Starts
March 2008
West Carleton
Kanata
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km
Legend
No starts
1 - 31 starts
32 - 61 starts
62 - 91 starts
92 - 122 starts


Ottawa CMA
Number of Starts (Singles)
March 2008
N
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Russell Township
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
West Carleton
Goulbourn
Osgoode
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
Legend
No starts
1 - 11 starts
12 - 22 starts
23 - 32 starts
33 - 43 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
March 2008
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km
Legend
No starts
2 - 27 starts
28 - 52 starts
53 - 77 starts
78 - 102 starts


Ottawa CMA
Total Number of Starts
January - March 2008
N
West Carleton
Kanata
Goulbourn
Rideau
Nepean-
Outside Greenbelt
Nepean-
Inside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Osgoode
Cumberland
Clarence-
Rockland City
Russell Township
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
Legend
1 - 68 starts
69 - 136 starts
137 - 204 starts
205 - 272 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
January - March 2008
West Carleton
Kanata
Goulbourn
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km
Legend
1 - 25 starts
26 - 50 starts
51 - 74 starts
75 - 99 starts



Ottawa CMA
Number of Starts (Multiples)
January - March 2008
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
West Carleton
Goulbourn
Russell Township
Osgoode
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12 Km
Legend
No starts
11 - 74 starts
75 - 138 starts
139 - 201 starts
202 - 265 starts

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
--	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) March 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2008	127	6	124	0	10	84	0	0	351
March 2007	125	16	55	0	12	12	0	6	226
% Change	1.6	-62.5	125.5	n/a	-16.7	**	n/a	-100.0	55.3
Year-to-date 2008	419	14	338	0	10	389	0	0	1,170
Year-to-date 2007	357	56	238	0	12	170	0	36	869
% Change	17.4	-75.0	42.0	n/a	-16.7	128.8	n/a	-100.0	34.6
UNDER CONSTRUCTION									
March 2008	1,645	138	1,266	0	80	1,673	27	180	5,009
March 2007	1,254	173	758	0	50	1,733	75	59	4,102
% Change	31.2	-20.2	67.0	n/a	60.0	-3.5	-64.0	**	22.1
COMPLETIONS									
March 2008	195	18	44	0	0	178	0	30	465
March 2007	124	40	105	0	4	12	0	0	285
% Change	57.3	-55.0	-58.1	n/a	-100.0	**	n/a	n/a	63.2
Year-to-date 2008	613	56	224	0	15	222	2	30	1,162
Year-to-date 2007	469	74	309	0	4	76	6	0	938
% Change	30.7	-24.3	-27.5	n/a	**	192.1	-66.7	n/a	23.9
COMPLETED & NOT ABSORBED									
March 2008	28	6	68	0	5	202	3	18	330
March 2007	58	24	65	0	9	75	4	44	279
% Change	-51.7	-75.0	4.6	n/a	-44.4	169.3	-25.0	-59.1	18.3
ABSORBED									
March 2008	198	19	50	0	0	186	1	0	454
March 2007	133	43	102	0	5	17	0	8	308
% Change	48.9	-55.8	-51.0	n/a	-100.0	**	n/a	-100.0	47.4
Year-to-date 2008	619	65	251	0	18	245	2	2	1,202
Year-to-date 2007	480	74	308	0	7	80	5	12	966
% Change	29.0	-12.2	-18.5	n/a	157.1	**	-60.0	-83.3	24.4

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

Table 1.1: Housing Activity Summary by Submarket March 2008									
	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									
March 2008	126	6	124	0	10	84	0	0	350
March 2007	119	16	55	0	12	12	0	6	220
Ottawa, Vanier, Rockcliffe									
March 2008	0	2	0	0	0	0	0	0	2
March 2007	11	0	0	0	0	0	0	0	11
Nepean inside greenbelt									
March 2008	0	0	0	0	0	16	0	0	16
March 2007	0	2	14	0	12	0	0	0	28
Nepean outside greenbelt									
March 2008	20	0	62	0	10	30	0	0	122
March 2007	27	0	14	0	0	0	0	0	41
Gloucester inside greenbelt									
March 2008	1	0	0	0	0	0	0	0	1
March 2007	0	0	0	0	0	0	0	6	6
Gloucester outside greenbelt									
March 2008	6	0	4	0	0	26	0	0	36
March 2007	18	12	0	0	0	0	0	0	30
Kanata									
March 2008	43	0	40	0	0	0	0	0	83
March 2007	21	0	17	0	0	0	0	0	38
Cumberland									
March 2008	19	0	0	0	0	0	0	0	19
March 2007	20	0	10	0	0	0	0	0	30
Goulbourn									
March 2008	28	4	0	0	0	12	0	0	44
March 2007	17	2	0	0	0	12	0	0	31
West Carleton									
March 2008	5	0	18	0	0	0	0	0	23
March 2007	2	0	0	0	0	0	0	0	2
Rideau									
March 2008	1	0	0	0	0	0	0	0	1
March 2007	0	0	0	0	0	0	0	0	0
Osgoode									
March 2008	3	0	0	0	0	0	0	0	3
March 2007	3	0	0	0	0	0	0	0	3
Clarence-Rockland City									
March 2008	1	0	0	0	0	0	0	0	1
March 2007	6	0	0	0	0	0	0	0	6
Russell Township									
March 2008	0	0	0	0	0	0	0	0	0
March 2007	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
March 2008	127	6	124	0	10	84	0	0	351
March 2007	125	16	55	0	12	12	0	6	226

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

Table 1.1: Housing Activity Summary by Submarket
March 2008

	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									
March 2008	1,589	136	1,266	0	80	1,659	25	165	4,920
March 2007	1,177	169	758	0	50	1,733	71	59	4,017
Ottawa, Vanier, Rockcliffe									
March 2008	76	44	59	0	0	1,196	3	117	1,495
March 2007	70	31	82	0	3	1,321	2	3	1,512
Nepean inside greenbelt									
March 2008	7	2	60	0	0	167	0	0	236
March 2007	9	26	14	0	12	0	0	0	61
Nepean outside greenbelt									
March 2008	316	4	273	0	14	126	0	0	733
March 2007	265	0	189	0	0	126	0	0	580
Gloucester inside greenbelt									
March 2008	33	8	125	0	0	8	14	48	236
March 2007	25	14	16	0	0	128	0	56	239
Gloucester outside greenbelt									
March 2008	164	10	115	0	0	26	8	0	323
March 2007	139	54	82	0	0	26	69	0	370
Kanata									
March 2008	252	22	257	0	2	0	0	0	533
March 2007	124	12	125	0	19	52	0	0	332
Cumberland									
March 2008	244	22	244	0	64	40	0	0	614
March 2007	196	2	160	0	16	68	0	0	442
Goulbourn									
March 2008	335	22	96	0	0	96	0	0	549
March 2007	210	30	90	0	0	12	0	0	342
West Carleton									
March 2008	57	0	37	0	0	0	0	0	94
March 2007	54	0	0	0	0	0	0	0	54
Rideau									
March 2008	29	0	0	0	0	0	0	0	29
March 2007	21	0	0	0	0	0	0	0	21
Osgoode									
March 2008	76	2	0	0	0	0	0	0	78
March 2007	64	0	0	0	0	0	0	0	64
Clarence-Rockland City									
March 2008	31	2	0	0	0	0	2	15	50
March 2007	47	0	0	0	0	0	4	0	51
Russell Township									
March 2008	25	0	0	0	0	14	0	0	39
March 2007	30	4	0	0	0	0	0	0	34
Ottawa-Gatineau CMA (Ontario portion)									
March 2008	1,645	138	1,266	0	80	1,673	27	180	5,009
March 2007	1,254	173	758	0	50	1,733	75	59	4,102

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

Table 1.1: Housing Activity Summary by Submarket
March 2008

	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									
March 2008	174	18	44	0	0	178	0	30	444
March 2007	121	40	105	0	4	12	0	0	282
Ottawa, Vanier, Rockcliffe									
March 2008	8	4	0	0	0	178	0	30	220
March 2007	9	8	14	0	0	0	0	0	31
Nepean inside greenbelt									
March 2008	2	0	0	0	0	0	0	0	2
March 2007	0	8	0	0	0	0	0	0	8
Nepean outside greenbelt									
March 2008	40	2	14	0	0	0	0	0	56
March 2007	39	2	40	0	0	12	0	0	93
Gloucester inside greenbelt									
March 2008	5	2	13	0	0	0	0	0	20
March 2007	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
March 2008	9	4	0	0	0	0	0	0	13
March 2007	10	8	0	0	0	0	0	0	18
Kanata									
March 2008	31	4	3	0	0	0	0	0	38
March 2007	11	4	41	0	4	0	0	0	60
Cumberland									
March 2008	11	0	8	0	0	0	0	0	19
March 2007	17	0	5	0	0	0	0	0	22
Goulbourn									
March 2008	47	2	6	0	0	0	0	0	55
March 2007	15	10	5	0	0	0	0	0	30
West Carleton									
March 2008	6	0	0	0	0	0	0	0	6
March 2007	8	0	0	0	0	0	0	0	8
Rideau									
March 2008	5	0	0	0	0	0	0	0	5
March 2007	3	0	0	0	0	0	0	0	3
Osgoode									
March 2008	10	0	0	0	0	0	0	0	10
March 2007	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
March 2008	15	0	0	0	0	0	0	0	15
March 2007	3	0	0	0	0	0	0	0	3
Russell Township									
March 2008	6	0	0	0	0	0	0	0	6
March 2007	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
March 2008	195	18	44	0	0	178	0	30	465
March 2007	124	40	105	0	4	12	0	0	285

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

Table 1.1: Housing Activity Summary by Submarket March 2008									
	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									
March 2008	23	6	68	0	5	202	3	18	325
March 2007	55	24	65	0	9	75	4	44	276
Ottawa, Vanier, Rockcliffe									
March 2008	1	5	6	0	0	145	0	18	175
March 2007	12	7	3	0	3	26	3	44	98
Nepean inside greenbelt									
March 2008	0	0	3	0	0	22	0	0	25
March 2007	0	6	1	0	0	34	0	0	41
Nepean outside greenbelt									
March 2008	2	1	16	0	4	17	1	0	41
March 2007	3	5	18	0	2	14	1	0	43
Gloucester inside greenbelt									
March 2008	0	0	3	0	0	8	0	0	11
March 2007	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
March 2008	3	0	13	0	0	3	2	0	21
March 2007	3	2	11	0	0	0	0	0	16
Kanata									
March 2008	2	0	7	0	1	1	0	0	11
March 2007	0	4	24	0	4	1	0	0	33
Cumberland									
March 2008	8	0	11	0	0	2	0	0	21
March 2007	6	0	4	0	0	0	0	0	10
Goulbourn									
March 2008	0	0	9	0	0	4	0	0	13
March 2007	7	0	4	0	0	0	0	0	11
West Carleton									
March 2008	2	0	0	0	0	0	0	0	2
March 2007	4	0	0	0	0	0	0	0	4
Rideau									
March 2008	1	0	0	0	0	0	0	0	1
March 2007	4	0	0	0	0	0	0	0	4
Osgoode									
March 2008	4	0	0	0	0	0	0	0	4
March 2007	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
March 2008	0	0	0	0	0	0	0	0	0
March 2007	0	0	0	0	0	0	0	0	0
Russell Township									
March 2008	5	0	0	0	0	0	0	0	5
March 2007	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
March 2008	28	6	68	0	5	202	3	18	330
March 2007	58	24	65	0	9	75	4	44	279

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

Table 1.1: Housing Activity Summary by Submarket March 2008									
	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									
March 2008	179	19	50	0	0	186	1	0	435
March 2007	129	43	102	0	5	17	0	8	304
Ottawa, Vanier, Rockcliffe									
March 2008	8	3	0	0	0	178	1	0	190
March 2007	8	12	14	0	0	3	0	8	45
Nepean inside greenbelt									
March 2008	2	0	0	0	0	0	0	0	2
March 2007	0	6	0	0	0	0	0	0	6
Nepean outside greenbelt									
March 2008	42	1	16	0	0	2	0	0	61
March 2007	45	2	39	0	0	14	0	0	100
Gloucester inside greenbelt									
March 2008	5	2	13	0	0	0	0	0	20
March 2007	2	1	0	0	0	0	0	0	3
Gloucester outside greenbelt									
March 2008	9	4	0	0	0	5	0	0	18
March 2007	10	8	4	0	0	0	0	0	22
Kanata									
March 2008	31	5	5	0	0	0	0	0	41
March 2007	11	4	35	0	5	0	0	0	55
Cumberland									
March 2008	11	0	10	0	0	0	0	0	21
March 2007	20	0	5	0	0	0	0	0	25
Goulbourn									
March 2008	47	4	6	0	0	1	0	0	58
March 2007	15	10	5	0	0	0	0	0	30
West Carleton									
March 2008	7	0	0	0	0	0	0	0	7
March 2007	7	0	0	0	0	0	0	0	7
Rideau									
March 2008	5	0	0	0	0	0	0	0	5
March 2007	2	0	0	0	0	0	0	0	2
Osgoode									
March 2008	12	0	0	0	0	0	0	0	12
March 2007	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
March 2008	15	0	0	0	0	0	0	0	15
March 2007	3	0	0	0	0	0	0	0	3
Russell Township									
March 2008	4	0	0	0	0	0	0	0	4
March 2007	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
March 2008	198	19	50	0	0	186	1	0	454
March 2007	133	43	102	0	5	17	0	8	308

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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 March 2008															
Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	% Change
Ottawa City	126	119	6	16	134	67	84	18	350	220	59.1
Ottawa, Vanier, Rockcliffe	0	11	2	0	0	0	0	0	2	11	-81.8
Nepean inside greenbelt	0	0	0	2	0	26	16	0	16	28	-42.9
Nepean outside greenbelt	20	27	0	0	72	14	30	0	122	41	197.6
Gloucester inside greenbelt	1	0	0	0	0	0	0	6	1	6	-83.3
Gloucester outside greenbelt	6	18	0	12	4	0	26	0	36	30	20.0
Kanata	43	21	0	0	40	17	0	0	83	38	118.4
Cumberland	19	20	0	0	0	10	0	0	19	30	-36.7
Goulbourn	28	17	4	2	0	0	12	12	44	31	41.9
West Carleton	5	2	0	0	18	0	0	0	23	2	**
Rideau	1	0	0	0	0	0	0	0	1	0	n/a
Osgoode	3	3	0	0	0	0	0	0	3	3	0.0
Clarence-Rockland City	1	6	0	0	0	0	0	0	1	6	-83.3
Russell Township	0	0	0	0	0	0	0	0	0	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	127	125	6	16	134	67	84	18	351	226	55.3

Table 2.1: Starts by Submarket and by Dwelling Type January - March 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	409	333	14	54	348	250	389	206	1,160	843	37.6
Ottawa, Vanier, Rockcliffe	7	18	8	2	0	19	257	148	272	187	45.5
Nepean inside greenbelt	1	1	0	18	26	26	64	0	91	45	102.2
Nepean outside greenbelt	75	76	0	0	149	73	30	10	254	159	59.7
Gloucester inside greenbelt	5	8	0	0	11	0	0	36	16	44	-63.6
Gloucester outside greenbelt	34	54	2	26	10	32	26	0	72	112	-35.7
Kanata	99	34	0	0	72	31	0	0	171	65	163.1
Cumberland	61	51	0	0	45	57	0	0	106	108	-1.9
Goulbourn	96	64	4	8	14	12	12	12	126	96	31.3
West Carleton	13	10	0	0	21	0	0	0	34	10	**
Rideau	3	2	0	0	0	0	0	0	3	2	50.0
Osgoode	15	15	0	0	0	0	0	0	15	15	0.0
Clarence-Rockland City	9	15	0	0	0	0	0	0	9	15	-40.0
Russell Township	1	9	0	2	0	0	0	0	1	11	-90.9
Ottawa-Gatineau CMA (Ontario Portion)	419	357	14	56	348	250	389	206	1,170	869	34.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2008								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Ottawa City	134	67	0	0	84	12	0	6
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	0	0	0
Nepean inside greenbelt	0	26	0	0	16	0	0	0
Nepean outside greenbelt	72	14	0	0	30	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	6
Gloucester outside greenbelt	4	0	0	0	26	0	0	0
Kanata	40	17	0	0	0	0	0	0
Cumberland	0	10	0	0	0	0	0	0
Goulbourn	0	0	0	0	12	12	0	0
West Carleton	18	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)	134	67	0	0	84	12	0	6

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 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	348	250	0	0	389	170	0	36
Ottawa, Vanier, Rockcliffe	0	19	0	0	257	148	0	0
Nepean inside greenbelt	26	26	0	0	64	0	0	0
Nepean outside greenbelt	149	73	0	0	30	10	0	0
Gloucester inside greenbelt	11	0	0	0	0	0	0	36
Gloucester outside greenbelt	10	32	0	0	26	0	0	0
Kanata	72	31	0	0	0	0	0	0
Cumberland	45	57	0	0	0	0	0	0
Goulbourn	14	12	0	0	12	12	0	0
West Carleton	21	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)	348	250	0	0	389	170	0	36

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2008

Submarket	Freehold		Condominium		Rental		Total*	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Ottawa City	256	190	94	24	0	6	350	220
Ottawa, Vanier, Rockcliffe	2	11	0	0	0	0	2	11
Nepean inside greenbelt	0	16	16	12	0	0	16	28
Nepean outside greenbelt	82	41	40	0	0	0	122	41
Gloucester inside greenbelt	1	0	0	0	0	6	1	6
Gloucester outside greenbelt	10	30	26	0	0	0	36	30
Kanata	83	38	0	0	0	0	83	38
Cumberland	19	30	0	0	0	0	19	30
Goulbourn	32	19	12	12	0	0	44	31
West Carleton	23	2	0	0	0	0	23	2
Rideau	1	0	0	0	0	0	1	0
Osgoode	3	3	0	0	0	0	3	3
Clarence-Rockland City	1	6	0	0	0	0	1	6
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	257	196	94	24	0	6	351	226

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	761	625	399	182	0	36	1,160	843
Ottawa, Vanier, Rockcliffe	15	39	257	148	0	0	272	187
Nepean inside greenbelt	27	33	64	12	0	0	91	45
Nepean outside greenbelt	214	149	40	10	0	0	254	159
Gloucester inside greenbelt	16	8	0	0	0	36	16	44
Gloucester outside greenbelt	46	112	26	0	0	0	72	112
Kanata	171	65	0	0	0	0	171	65
Cumberland	106	108	0	0	0	0	106	108
Goulbourn	114	84	12	12	0	0	126	96
West Carleton	34	10	0	0	0	0	34	10
Rideau	3	2	0	0	0	0	3	2
Osgoode	15	15	0	0	0	0	15	15
Clarence-Rockland City	9	15	0	0	0	0	9	15
Russell Township	1	11	0	0	0	0	1	11
Ottawa-Gatineau CMA (Ontario Portion)	771	651	399	182	0	36	1,170	869

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type March 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	% Change
Ottawa City	174	121	18	40	44	109	208	12	444	282	57.4
Ottawa, Vanier, Rockcliffe	8	9	4	8	0	14	208	0	220	31	**
Nepean inside greenbelt	2	0	0	8	0	0	0	0	2	8	-75.0
Nepean outside greenbelt	40	39	2	2	14	40	0	12	56	93	-39.8
Gloucester inside greenbelt	5	1	2	0	13	0	0	0	20	1	**
Gloucester outside greenbelt	9	10	4	8	0	0	0	0	13	18	-27.8
Kanata	31	11	4	4	3	45	0	0	38	60	-36.7
Cumberland	11	17	0	0	8	5	0	0	19	22	-13.6
Goulbourn	47	15	2	10	6	5	0	0	55	30	83.3
West Carleton	6	8	0	0	0	0	0	0	6	8	-25.0
Rideau	5	3	0	0	0	0	0	0	5	3	66.7
Osgoode	10	8	0	0	0	0	0	0	10	8	25.0
Clarence-Rockland City	15	3	0	0	0	0	0	0	15	3	**
Russell Township	6	0	0	0	0	0	0	0	6	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	195	124	18	40	44	109	208	12	465	285	63.2

Table 3.1: Completions by Submarket and by Dwelling Type January - March 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	550	433	58	74	239	318	252	76	1,099	901	22.0
Ottawa, Vanier, Rockcliffe	21	34	14	14	4	28	208	0	247	76	**
Nepean inside greenbelt	3	2	4	14	29	0	8	0	44	16	175.0
Nepean outside greenbelt	147	130	4	4	28	101	24	60	203	295	-31.2
Gloucester inside greenbelt	13	9	2	0	17	10	0	0	32	19	68.4
Gloucester outside greenbelt	40	35	12	20	13	17	0	0	65	72	-9.7
Kanata	71	48	8	12	47	96	0	0	126	156	-19.2
Cumberland	72	64	2	0	57	56	0	16	131	136	-3.7
Goulbourn	112	51	12	10	44	10	12	0	180	71	153.5
West Carleton	23	21	0	0	0	0	0	0	23	21	9.5
Rideau	8	6	0	0	0	0	0	0	8	6	33.3
Osgoode	40	33	0	0	0	0	0	0	40	33	21.2
Clarence-Rockland City	41	29	0	0	0	0	0	1	41	30	36.7
Russell Township	22	7	0	0	0	0	0	0	22	7	**
Ottawa-Gatineau CMA (Ontario Portion)	613	469	58	74	239	318	252	77	1,162	938	23.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Ottawa City	44	109	0	0	178	12	30	0
Ottawa, Vanier, Rockcliffe	0	14	0	0	178	0	30	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	14	40	0	0	0	12	0	0
Gloucester inside greenbelt	13	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	0	0	0	0	0	0	0
Kanata	3	45	0	0	0	0	0	0
Cumberland	8	5	0	0	0	0	0	0
Goulbourn	6	5	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)	44	109	0	0	178	12	30	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 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	239	312	0	6	222	76	30	0
Ottawa, Vanier, Rockcliffe	4	22	0	6	178	0	30	0
Nepean inside greenbelt	29	0	0	0	8	0	0	0
Nepean outside greenbelt	28	101	0	0	24	60	0	0
Gloucester inside greenbelt	17	10	0	0	0	0	0	0
Gloucester outside greenbelt	13	17	0	0	0	0	0	0
Kanata	47	96	0	0	0	0	0	0
Cumberland	57	56	0	0	0	16	0	0
Goulbourn	44	10	0	0	12	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	1	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	239	312	0	6	222	77	30	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007	March 2008	March 2007
Ottawa City	236	266	178	16	30	0	444	282
Ottawa, Vanier, Rockcliffe	12	31	178	0	30	0	220	31
Nepean inside greenbelt	2	8	0	0	0	0	2	8
Nepean outside greenbelt	56	81	0	12	0	0	56	93
Gloucester inside greenbelt	20	1	0	0	0	0	20	1
Gloucester outside greenbelt	13	18	0	0	0	0	13	18
Kanata	38	56	0	4	0	0	38	60
Cumberland	19	22	0	0	0	0	19	22
Goulbourn	55	30	0	0	0	0	55	30
West Carleton	6	8	0	0	0	0	6	8
Rideau	5	3	0	0	0	0	5	3
Osgoode	10	8	0	0	0	0	10	8
Clarence-Rockland City	15	3	0	0	0	0	15	3
Russell Township	6	0	0	0	0	0	6	0
Ottawa-Gatineau CMA (Ontario Portion)	257	269	178	16	30	0	465	285

Table 3.5: Completions by Submarket and by Intended Market January - March 2008								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	830	815	237	80	32	6	1,099	901
Ottawa, Vanier, Rockcliffe	37	70	178	0	32	6	247	76
Nepean inside greenbelt	24	16	20	0	0	0	44	16
Nepean outside greenbelt	176	235	27	60	0	0	203	295
Gloucester inside greenbelt	32	19	0	0	0	0	32	19
Gloucester outside greenbelt	65	72	0	0	0	0	65	72
Kanata	126	152	0	4	0	0	126	156
Cumberland	131	120	0	16	0	0	131	136
Goulbourn	168	71	12	0	0	0	180	71
West Carleton	23	21	0	0	0	0	23	21
Rideau	8	6	0	0	0	0	8	6
Osgoode	40	33	0	0	0	0	40	33
Clarence-Rockland City	41	30	0	0	0	0	41	30
Russell Township	22	7	0	0	0	0	22	7
Ottawa-Gatineau CMA (Ontario Portion)	893	852	237	80	32	6	1,162	938

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 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													
March 2008	0	0.0	41	22.9	73	40.8	38	21.2	27	15.1	179	350,000	413,340
March 2007	3	2.3	9	7.0	61	47.3	34	26.4	22	17.1	129	371,900	430,847
Year-to-date 2008	3	0.5	109	19.5	240	42.9	125	22.3	83	14.8	560	362,900	403,474
Year-to-date 2007	11	2.5	30	6.8	221	50.1	125	28.3	54	12.2	441	371,900	418,246
Ottawa, Vanier, Rockcliffe													
March 2008	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
March 2007	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	--	--
Year-to-date 2008	0	0.0	1	4.8	1	4.8	4	19.0	15	71.4	21	670,000	651,171
Year-to-date 2007	1	3.0	1	3.0	6	18.2	11	33.3	14	42.4	33	485,500	545,333
Nepean inside greenbelt													
March 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
March 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	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Nepean outside greenbelt													
March 2008	0	0.0	7	16.7	16	38.1	16	38.1	3	7.1	42	388,900	459,688
March 2007	0	0.0	3	6.7	22	48.9	14	31.1	6	13.3	45	384,900	406,809
Year-to-date 2008	0	0.0	18	12.0	76	50.7	42	28.0	14	9.3	150	371,445	405,729
Year-to-date 2007	0	0.0	14	10.4	69	51.5	40	29.9	11	8.2	134	374,900	391,197
Gloucester inside greenbelt													
March 2008	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	--	--
March 2007	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	7	50.0	6	42.9	1	7.1	14	397,900	430,429
Year-to-date 2007	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
Gloucester outside greenbelt													
March 2008	0	0.0	0	0.0	6	66.7	3	33.3	0	0.0	9	--	--
March 2007	0	0.0	1	10.0	5	50.0	3	30.0	1	10.0	10	348,250	383,590
Year-to-date 2008	0	0.0	1	2.5	21	52.5	17	42.5	1	2.5	40	395,400	400,692
Year-to-date 2007	1	2.8	2	5.6	16	44.4	15	41.7	2	5.6	36	390,900	404,928
Kanata													
March 2008	0	0.0	10	32.3	13	41.9	5	16.1	3	9.7	31	311,900	357,452
March 2007	0	0.0	0	0.0	7	63.6	2	18.2	2	18.2	11	371,900	522,927
Year-to-date 2008	0	0.0	20	27.4	31	42.5	14	19.2	8	11.0	73	322,900	377,558
Year-to-date 2007	0	0.0	1	2.0	38	74.5	9	17.6	3	5.9	51	346,900	394,829
Cumberland													
March 2008	0	0.0	2	18.2	7	63.6	2	18.2	0	0.0	11	335,400	341,936
March 2007	2	10.0	4	20.0	12	60.0	2	10.0	0	0.0	20	326,000	322,925
Year-to-date 2008	1	1.4	16	23.2	42	60.9	10	14.5	0	0.0	69	327,500	337,640
Year-to-date 2007	6	8.7	8	11.6	46	66.7	8	11.6	1	1.4	69	329,600	335,857
Goulbourn													
March 2008	0	0.0	22	46.8	17	36.2	3	6.4	5	10.6	47	302,900	354,872
March 2007	0	0.0	1	6.7	9	60.0	3	20.0	2	13.3	15	349,900	411,720
Year-to-date 2008	0	0.0	50	43.9	41	36.0	13	11.4	10	8.8	114	304,900	352,898
Year-to-date 2007	0	0.0	4	7.3	32	58.2	13	23.6	6	10.9	55	354,900	391,102

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 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													
March 2008	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	--	--
March 2007	0	0.0	0	0.0	2	28.6	3	42.9	2	28.6	7	--	--
Year-to-date 2008	1	4.5	1	4.5	7	31.8	3	13.6	10	45.5	22	492,450	475,014
Year-to-date 2007	0	0.0	0	0.0	2	10.5	12	63.2	5	26.3	19	459,900	502,879
Rideau													
March 2008	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	4	50.0	3	37.5	1	12.5	8	--	--
Year-to-date 2007	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	--	--
Osgoode													
March 2008	0	0.0	0	0.0	5	41.7	2	16.7	5	41.7	12	432,450	463,242
March 2007	1	11.1	0	0.0	1	11.1	5	55.6	2	22.2	9	--	--
Year-to-date 2008	1	2.2	2	4.3	10	21.7	12	26.1	21	45.7	46	461,950	494,641
Year-to-date 2007	3	10.7	0	0.0	7	25.0	12	42.9	6	21.4	28	417,450	588,036
Clarence-Rockland City													
March 2008	3	20.0	9	60.0	3	20.0	0	0.0	0	0.0	15	271,000	280,420
March 2007	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2008	9	22.0	20	48.8	12	29.3	0	0.0	0	0.0	41	271,000	281,605
Year-to-date 2007	9	31.0	16	55.2	3	10.3	1	3.4	0	0.0	29	259,600	263,779
Russell Township													
March 2008	1	25.0	0	0.0	3	75.0	0	0.0	0	0.0	4	--	--
March 2007	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2008	3	16.7	5	27.8	8	44.4	1	5.6	1	5.6	18	310,200	326,650
Year-to-date 2007	0	0.0	4	40.0	4	40.0	2	20.0	0	0.0	10	317,600	326,960
Ottawa-Gatineau CMA (Ontario portion)													
March 2008	4	2.0	50	25.3	79	39.9	38	19.2	27	13.6	198	344,950	401,512
March 2007	4	3.0	11	8.3	62	46.6	34	25.6	22	16.5	133	371,900	426,083
Year-to-date 2008	15	2.4	134	21.6	260	42.0	126	20.4	84	13.6	619	350,000	393,168
Year-to-date 2007	20	4.2	50	10.4	228	47.5	128	26.7	54	11.3	480	365,400	407,012

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2008						
Submarket	March 2008	March 2007	% Change	YTD 2008	YTD 2007	% Change
Ottawa City	413,340	430,847	-4.1	403,474	418,246	-3.5
Ottawa, Vanier, Rockcliffe	--	--	n/a	651,171	545,333	19.4
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	459,688	406,809	13.0	405,729	391,197	3.7
Gloucester inside greenbelt	--	--	n/a	430,429	--	n/a
Gloucester outside greenbelt	--	383,590	n/a	400,692	404,928	-1.0
Kanata	357,452	522,927	-31.6	377,558	394,829	-4.4
Cumberland	341,936	322,925	5.9	337,640	335,857	0.5
Goulbourn	354,872	411,720	-13.8	352,898	391,102	-9.8
West Carleton	--	--	n/a	475,014	502,879	-5.5
Rideau	--	--	n/a	--	--	n/a
Osgoode	463,242	--	n/a	494,641	588,036	-15.9
Clarence-Rockland City	280,420	--	n/a	281,605	263,779	6.8
Russell Township	--	--	n/a	326,650	326,960	-0.1
Ottawa-Gatineau CMA (Ontario Portion)	401,512	426,083	-5.8	393,168	407,012	-3.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
March 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	1,128	1,969	1,775	63.5	288,152	4.9	287,151
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	3,137	4.6		6,099			267,992	6.4	
	Q1 2008	2,764	-11.9		5,439			285,778	6.6	
	YTD 2007	3,137	4.6		6,099			267,992	6.4	
	YTD 2008	2,764	-11.9		5,439			285,778	6.6	

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

[1]Source: CREA

Table 6: Economic Indicators
March 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 $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			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		111.3	493	4.6	72.3	924
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), 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 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.