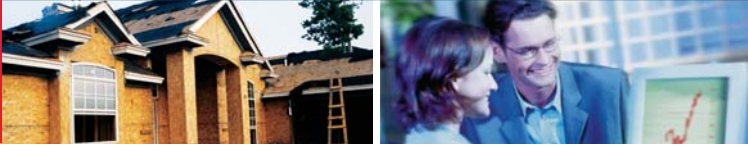


## HOUSING NOW

Ottawa<sup>1</sup>

Canada Mortgage and Housing Corporation

Date Released: May 2008

## New Home Market

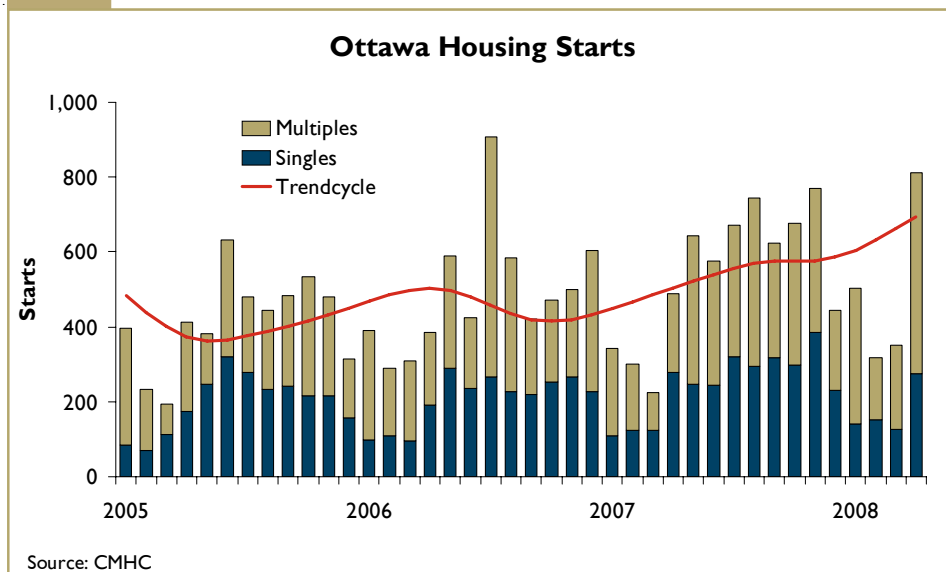
### Strong Start of the Spring Season for Ottawa's New Home Market

The new home market in the Ottawa Census Metropolitan Area experienced a significant increase in total housing starts, rising from 490 units in April 2007 to 813 a year later. Year-to-date starts are now up by

almost 46 per cent over the total for the first four months of 2007.

After a long and cold winter season, the month of April brought to Ottawa renewed vitality with strong numbers for residential construction. The single-detached housing segment showed a healthy and resilient performance with 276 new starts, representing 34 per cent of total starts and virtually matching last year's number for the same month.

Figure 1



<sup>1</sup> Ontario part of Ottawa-Gatineau CMA

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Strong Start of the Spring Season for Ottawa's New Home Market
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Despite the recent closure of Dell Canada call centre, consumer confidence, as measured by increasing domestic demand, remains stable. One of the reasons behind this confidence is the strength of the public sector in Ottawa, which keeps providing the Capital City's economy with strong support.

Even though townhome construction increased by a very healthy 35 per cent, apartment starts were the main source of growth in new housing activity. New construction activity was strongest in townhomes and condominium dwellings, with 204 and 184 new units and accounting for 25 and 22 per cent of total housing

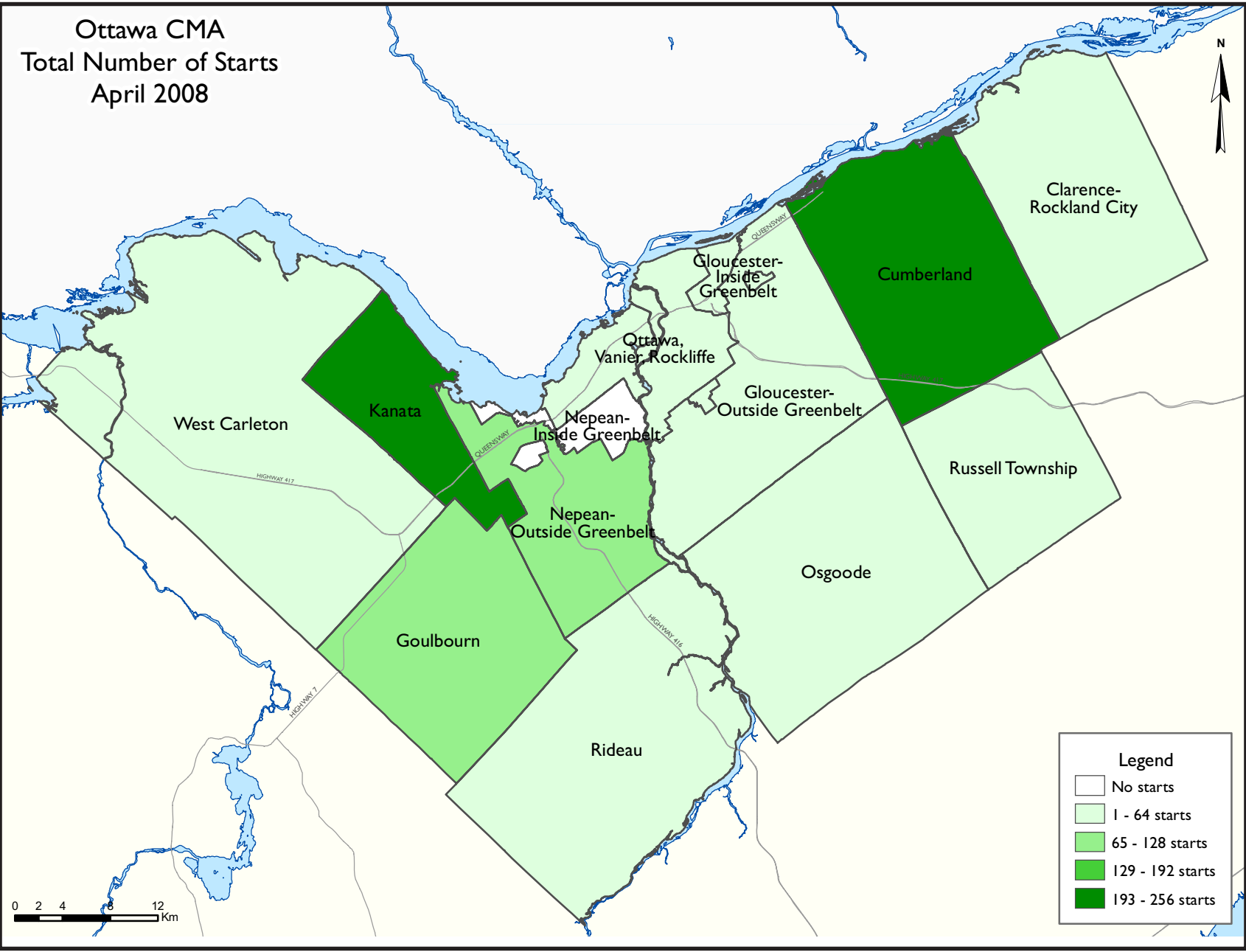
activity for April 2008, respectively. In relative terms, nonetheless, last month's activity is consistent with the current trend favoring the more affordable townhomes and condominium apartments as house prices continue to rise.

The most significant increase was registered in Cumberland with 256 starts, of which 57 per cent were condominium apartments. This remarkable increase was followed by Kanata, where activity was mainly due to a new 133 unit rental apartment building. Percentage wise, the Old City of Ottawa showed the biggest increase of 280 per cent, mainly due

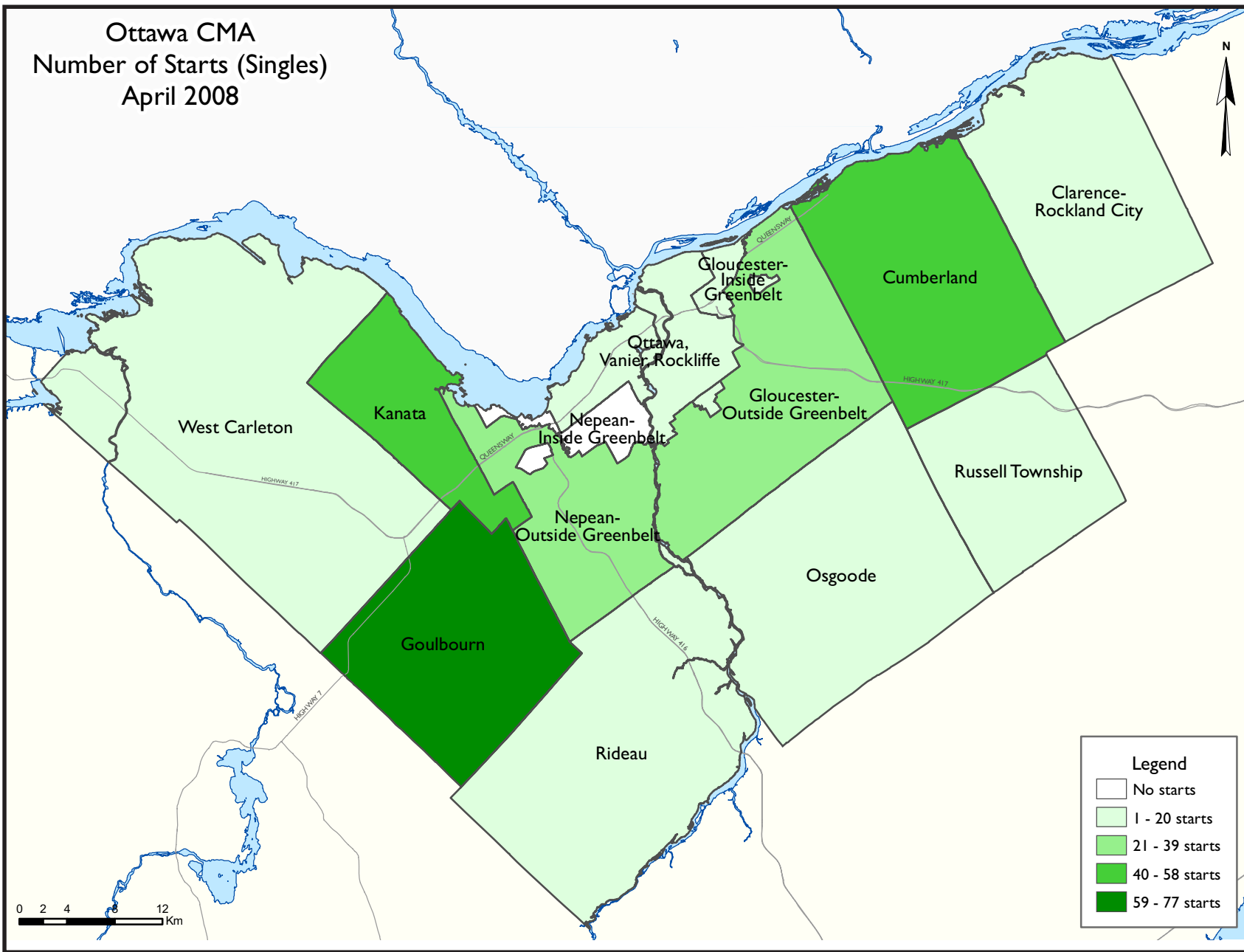
to additional condominium apartment construction in the region.

The figures for the first four months of 2008 show that Nepean posted the greatest gain in starts, with 460 new units, compared to 337 units from January to April 2007. The region of Nepean has captured almost fifty per cent of row house activity this year with a total of 250 townhome starts. Following this region were Kanata, Cumberland and the Old City of Ottawa, which together comprise almost 80 per cent of all apartment construction in the Queen City this year, for a total of 562 units.

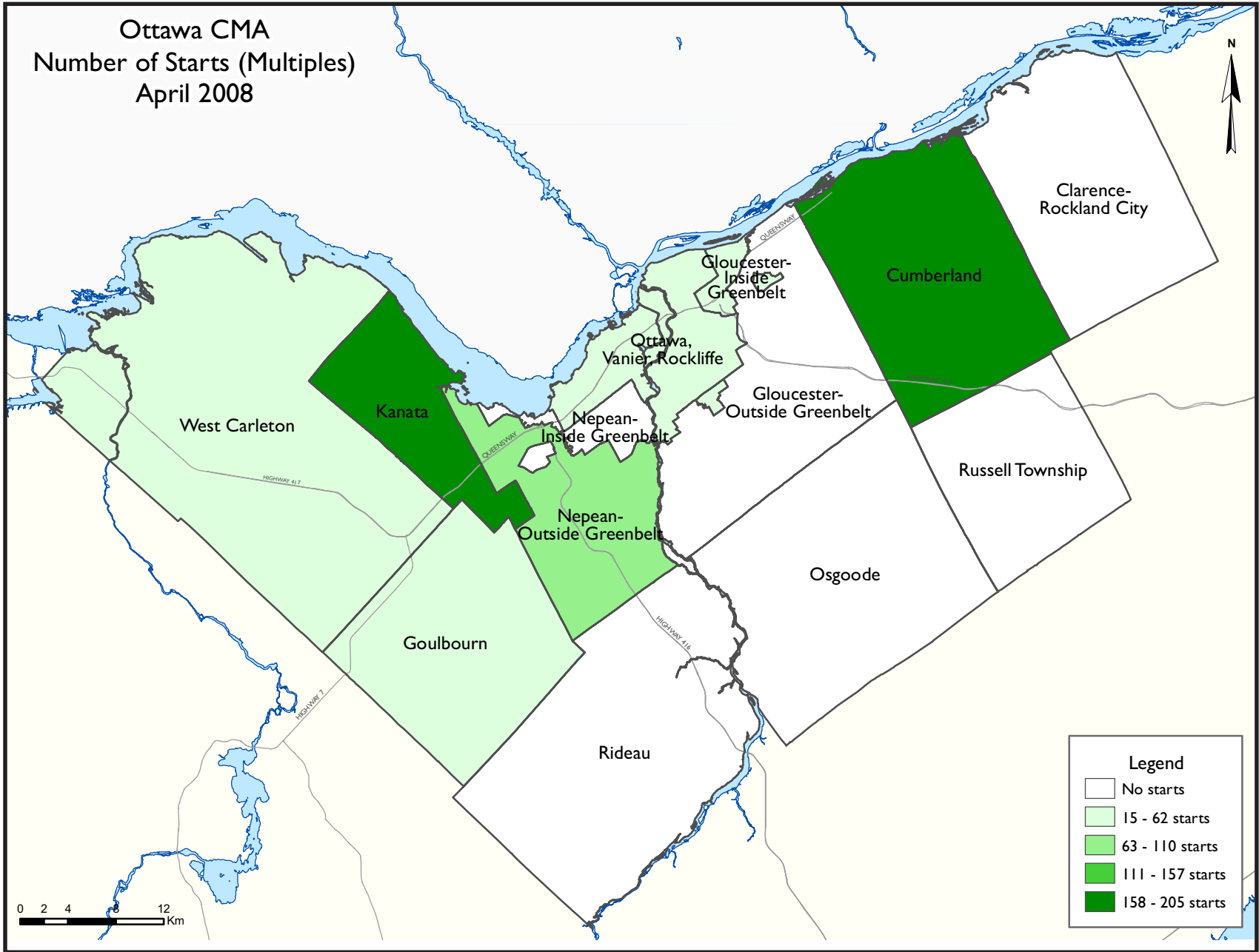
Ottawa CMA  
 Total Number of Starts  
 April 2008



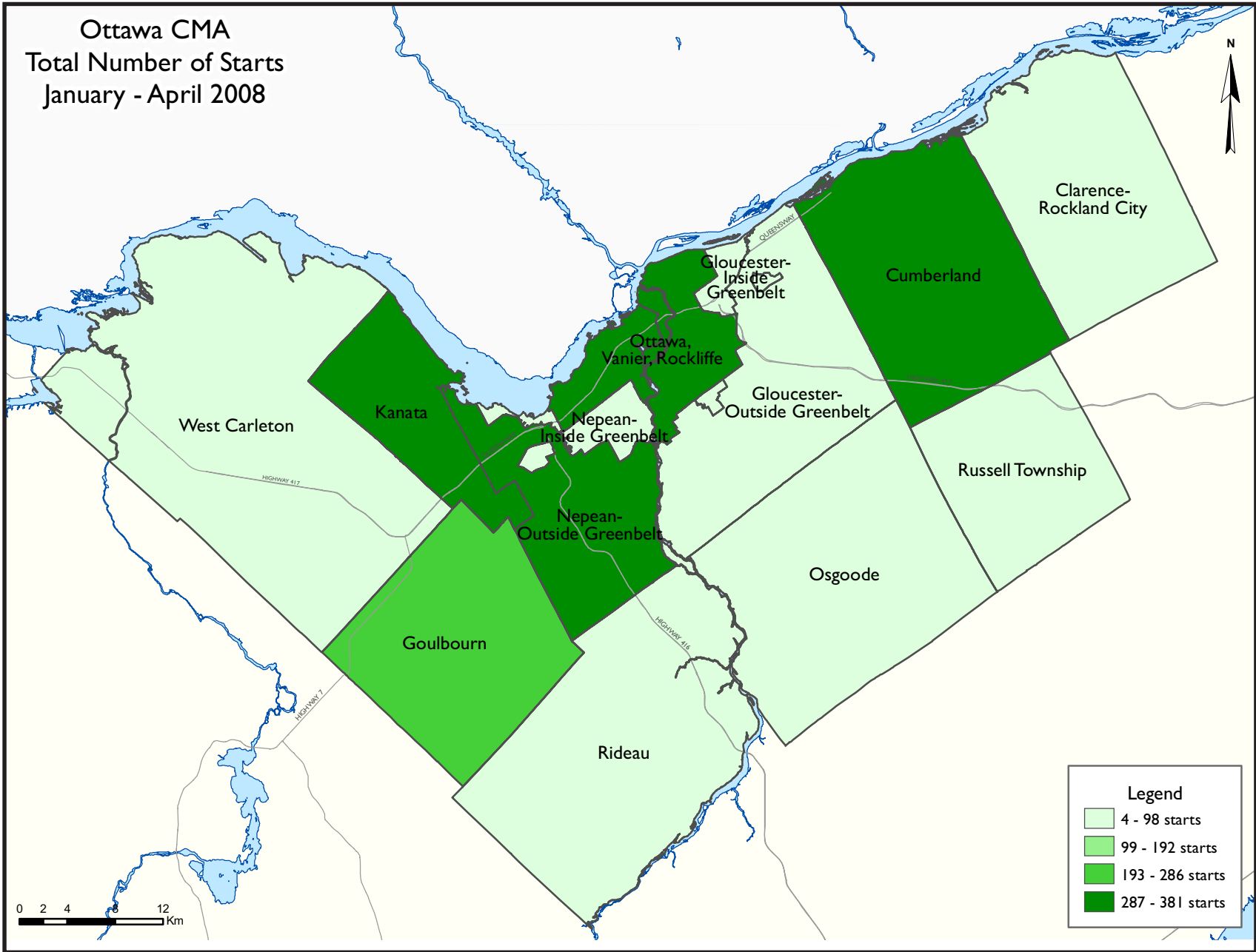
Ottawa CMA  
 Number of Starts (Singles)  
 April 2008



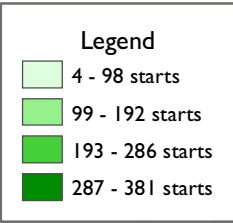
Ottawa CMA  
 Number of Starts (Multiples)  
 April 2008



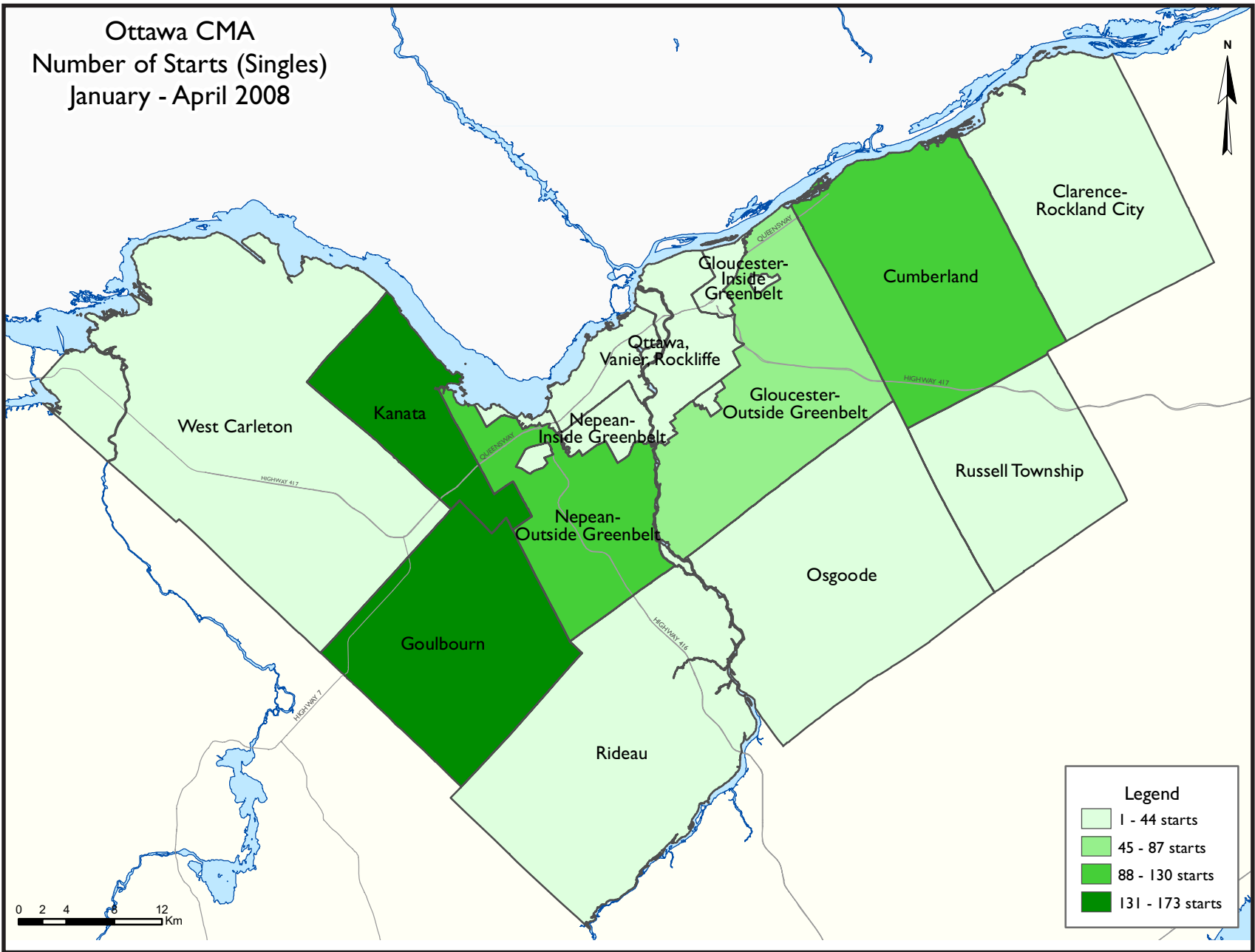
Ottawa CMA  
 Total Number of Starts  
 January - April 2008



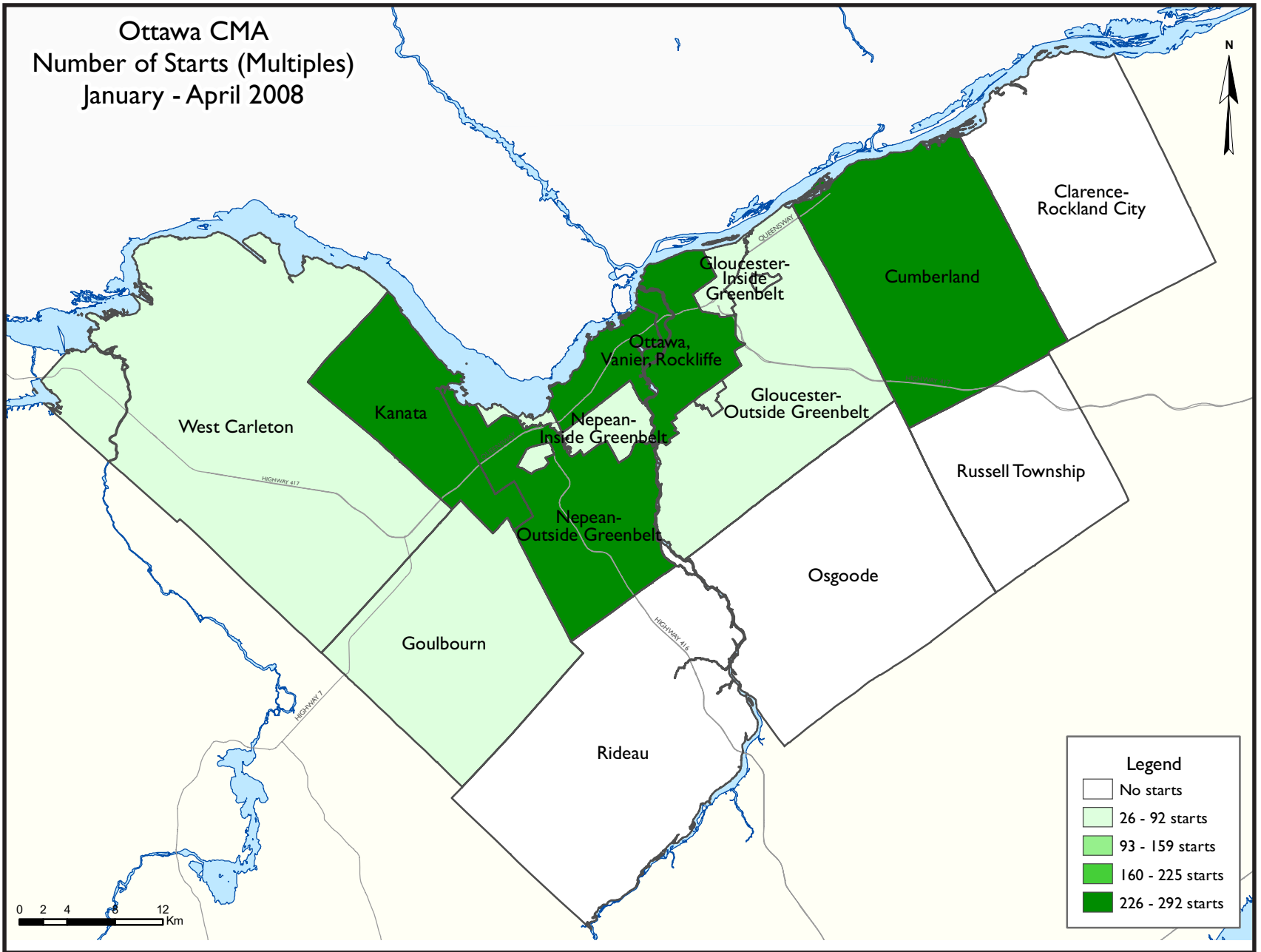
0 2 4 8 12 Km



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



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





## 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
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### 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
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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)**  
**April 2008**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
April 2008	276	16	204	0	0	184	0	133	813
April 2007	279	24	151	0	0	36	0	0	490
% Change	-1.1	-33.3	35.1	n/a	n/a	**	n/a	n/a	65.9
Year-to-date 2008	695	30	542	0	10	573	0	133	1,983
Year-to-date 2007	636	80	389	0	12	206	0	36	1,359
% Change	9.3	-62.5	39.3	n/a	-16.7	178.2	n/a	**	45.9
<b>UNDER CONSTRUCTION</b>									
April 2008	1,702	136	1,346	0	70	1,829	22	313	5,418
April 2007	1,380	157	835	0	28	1,721	75	59	4,255
% Change	23.3	-13.4	61.2	n/a	150.0	6.3	-70.7	**	27.3
<b>COMPLETIONS</b>									
April 2008	218	18	124	0	0	38	5	0	403
April 2007	153	38	74	0	22	48	2	0	337
% Change	42.5	-52.6	67.6	n/a	-100.0	-20.8	150.0	n/a	19.6
Year-to-date 2008	831	74	348	0	15	260	7	30	1,565
Year-to-date 2007	622	112	383	0	26	124	8	0	1,275
% Change	33.6	-33.9	-9.1	n/a	-42.3	109.7	-12.5	n/a	22.7
<b>COMPLETED &amp; NOT ABSORBED</b>									
April 2008	20	6	78	0	5	196	3	18	326
April 2007	57	26	53	0	8	79	2	44	269
% Change	-64.9	-76.9	47.2	n/a	-37.5	148.1	50.0	-59.1	21.2
<b>ABSORBED</b>									
April 2008	231	18	114	0	0	44	0	0	407
April 2007	153	36	86	0	23	44	4	0	346
% Change	51.0	-50.0	32.6	n/a	-100.0	0.0	-100.0	n/a	17.6
Year-to-date 2008	850	83	365	0	18	289	2	2	1,609
Year-to-date 2007	633	110	394	0	30	124	9	12	1,312
% Change	34.3	-24.5	-7.4	n/a	-40.0	133.1	-77.8	-83.3	22.6

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Ottawa City</b>									
April 2008	265	16	204	0	0	184	0	133	802
April 2007	263	24	151	0	0	36	0	0	474
<b>Ottawa, Vanier, Rockcliffe</b>									
April 2008	11	0	0	0	0	27	0	0	38
April 2007	10	0	0	0	0	0	0	0	10
<b>Nepean inside greenbelt</b>									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	1	0	0	0	0	0	0	0	1
<b>Nepean outside greenbelt</b>									
April 2008	26	4	85	0	0	0	0	0	115
April 2007	55	8	45	0	0	24	0	0	132
<b>Gloucester inside greenbelt</b>									
April 2008	2	4	11	0	0	0	0	0	17
April 2007	10	0	0	0	0	0	0	0	10
<b>Gloucester outside greenbelt</b>									
April 2008	25	0	0	0	0	0	0	0	25
April 2007	24	10	5	0	0	0	0	0	39
<b>Kanata</b>									
April 2008	51	4	22	0	0	0	0	133	210
April 2007	29	6	48	0	0	0	0	0	83
<b>Cumberland</b>									
April 2008	51	0	60	0	0	145	0	0	256
April 2007	41	0	35	0	0	0	0	0	76
<b>Goulbourn</b>									
April 2008	77	4	8	0	0	12	0	0	101
April 2007	70	0	18	0	0	12	0	0	100
<b>West Carleton</b>									
April 2008	8	0	18	0	0	0	0	0	26
April 2007	5	0	0	0	0	0	0	0	5
<b>Rideau</b>									
April 2008	1	0	0	0	0	0	0	0	1
April 2007	3	0	0	0	0	0	0	0	3
<b>Osgoode</b>									
April 2008	13	0	0	0	0	0	0	0	13
April 2007	15	0	0	0	0	0	0	0	15
<b>Clarence-Rockland City</b>									
April 2008	6	0	0	0	0	0	0	0	6
April 2007	8	0	0	0	0	0	0	0	8
<b>Russell Township</b>									
April 2008	5	0	0	0	0	0	0	0	5
April 2007	8	0	0	0	0	0	0	0	8
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
April 2008	276	16	204	0	0	184	0	133	813
April 2007	279	24	151	0	0	36	0	0	490

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Ottawa City</b>									
April 2008	1,651	134	1,346	0	70	1,829	20	298	5,348
April 2007	1,306	155	835	0	28	1,721	71	59	4,175
<b>Ottawa, Vanier, Rockcliffe</b>									
April 2008	76	44	54	0	0	1,223	3	117	1,517
April 2007	74	25	77	0	3	1,321	2	3	1,505
<b>Nepean inside greenbelt</b>									
April 2008	6	0	66	0	0	167	0	0	239
April 2007	10	24	14	0	12	0	0	0	60
<b>Nepean outside greenbelt</b>									
April 2008	316	8	331	0	4	124	0	0	783
April 2007	297	8	223	0	0	126	0	0	654
<b>Gloucester inside greenbelt</b>									
April 2008	26	10	131	0	0	8	9	48	232
April 2007	29	14	16	0	0	128	0	56	243
<b>Gloucester outside greenbelt</b>									
April 2008	159	8	104	0	0	26	8	0	305
April 2007	140	44	83	0	0	26	69	0	362
<b>Kanata</b>									
April 2008	282	22	252	0	2	0	0	133	691
April 2007	145	16	153	0	13	52	0	0	379
<b>Cumberland</b>									
April 2008	245	14	259	0	64	185	0	0	767
April 2007	206	2	172	0	0	44	0	0	424
<b>Goulbourn</b>									
April 2008	381	26	94	0	0	96	0	0	597
April 2007	265	22	97	0	0	24	0	0	408
<b>West Carleton</b>									
April 2008	59	0	55	0	0	0	0	0	114
April 2007	51	0	0	0	0	0	0	0	51
<b>Rideau</b>									
April 2008	23	0	0	0	0	0	0	0	23
April 2007	22	0	0	0	0	0	0	0	22
<b>Osgoode</b>									
April 2008	78	2	0	0	0	0	0	0	80
April 2007	67	0	0	0	0	0	0	0	67
<b>Clarence-Rockland City</b>									
April 2008	31	2	0	0	0	0	2	15	50
April 2007	38	0	0	0	0	0	4	0	42
<b>Russell Township</b>									
April 2008	20	0	0	0	0	0	0	0	20
April 2007	36	2	0	0	0	0	0	0	38
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
April 2008	1,702	136	1,346	0	70	1,829	22	313	5,418
April 2007	1,380	157	835	0	28	1,721	75	59	4,255

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Ottawa City</b>									
April 2008	203	18	124	0	0	24	5	0	374
April 2007	134	38	74	0	22	48	0	0	316
<b>Ottawa, Vanier, Rockcliffe</b>									
April 2008	11	0	5	0	0	0	0	0	16
April 2007	6	6	5	0	0	0	0	0	17
<b>Nepean inside greenbelt</b>									
April 2008	1	2	0	0	0	0	0	0	3
April 2007	0	2	0	0	0	0	0	0	2
<b>Nepean outside greenbelt</b>									
April 2008	26	0	21	0	0	12	0	0	59
April 2007	23	0	11	0	0	24	0	0	58
<b>Gloucester inside greenbelt</b>									
April 2008	9	2	5	0	0	0	5	0	21
April 2007	6	0	0	0	0	0	0	0	6
<b>Gloucester outside greenbelt</b>									
April 2008	30	2	11	0	0	0	0	0	43
April 2007	23	20	4	0	0	0	0	0	47
<b>Kanata</b>									
April 2008	21	4	27	0	0	0	0	0	52
April 2007	8	2	20	0	6	0	0	0	36
<b>Cumberland</b>									
April 2008	50	8	45	0	0	0	0	0	103
April 2007	31	0	23	0	16	24	0	0	94
<b>Goulbourn</b>									
April 2008	31	0	10	0	0	12	0	0	53
April 2007	15	8	11	0	0	0	0	0	34
<b>West Carleton</b>									
April 2008	6	0	0	0	0	0	0	0	6
April 2007	8	0	0	0	0	0	0	0	8
<b>Rideau</b>									
April 2008	7	0	0	0	0	0	0	0	7
April 2007	2	0	0	0	0	0	0	0	2
<b>Osgoode</b>									
April 2008	11	0	0	0	0	0	0	0	11
April 2007	12	0	0	0	0	0	0	0	12
<b>Clarence-Rockland City</b>									
April 2008	5	0	0	0	0	0	0	0	5
April 2007	17	0	0	0	0	0	0	0	17
<b>Russell Township</b>									
April 2008	10	0	0	0	0	14	0	0	24
April 2007	2	0	0	0	0	0	2	0	4
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
April 2008	218	18	124	0	0	38	5	0	403
April 2007	153	38	74	0	22	48	2	0	337

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Ottawa City</b>									
April 2008	17	6	78	0	5	196	3	18	323
April 2007	49	26	53	0	8	79	2	44	261
<b>Ottawa, Vanier, Rockcliffe</b>									
April 2008	1	4	8	0	0	139	0	18	170
April 2007	9	9	3	0	0	23	1	44	89
<b>Nepean inside greenbelt</b>									
April 2008	0	0	3	0	0	20	0	0	23
April 2007	0	5	1	0	0	34	0	0	40
<b>Nepean outside greenbelt</b>									
April 2008	1	0	20	0	4	19	1	0	45
April 2007	5	5	16	0	2	20	1	0	49
<b>Gloucester inside greenbelt</b>									
April 2008	0	0	3	0	0	8	0	0	11
April 2007	2	0	0	0	0	0	0	0	2
<b>Gloucester outside greenbelt</b>									
April 2008	0	0	13	0	0	3	2	0	18
April 2007	3	2	10	0	0	0	0	0	15
<b>Kanata</b>									
April 2008	2	2	8	0	1	1	0	0	14
April 2007	0	4	15	0	4	1	0	0	24
<b>Cumberland</b>									
April 2008	4	0	11	0	0	1	0	0	16
April 2007	5	0	4	0	2	1	0	0	12
<b>Goulbourn</b>									
April 2008	0	0	12	0	0	5	0	0	17
April 2007	4	1	4	0	0	0	0	0	9
<b>West Carleton</b>									
April 2008	2	0	0	0	0	0	0	0	2
April 2007	3	0	0	0	0	0	0	0	3
<b>Rideau</b>									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	4	0	0	0	0	0	0	0	4
<b>Osgoode</b>									
April 2008	7	0	0	0	0	0	0	0	7
April 2007	14	0	0	0	0	0	0	0	14
<b>Clarence-Rockland City</b>									
April 2008	0	0	0	0	0	0	0	0	0
April 2007	6	0	0	0	0	0	0	0	6
<b>Russell Township</b>									
April 2008	3	0	0	0	0	0	0	0	3
April 2007	2	0	0	0	0	0	0	0	2
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
April 2008	20	6	78	0	5	196	3	18	326
April 2007	57	26	53	0	8	79	2	44	269

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Ottawa City</b>									
April 2008	214	18	114	0	0	30	0	0	376
April 2007	137	36	86	0	23	44	2	0	328
<b>Ottawa, Vanier, Rockcliffe</b>									
April 2008	11	1	3	0	0	6	0	0	21
April 2007	9	4	5	0	3	3	2	0	26
<b>Nepean inside greenbelt</b>									
April 2008	1	2	0	0	0	2	0	0	5
April 2007	0	3	0	0	0	0	0	0	3
<b>Nepean outside greenbelt</b>									
April 2008	27	1	17	0	0	10	0	0	55
April 2007	21	0	13	0	0	18	0	0	52
<b>Gloucester inside greenbelt</b>									
April 2008	9	2	5	0	0	0	0	0	16
April 2007	6	0	0	0	0	0	0	0	6
<b>Gloucester outside greenbelt</b>									
April 2008	33	2	11	0	0	0	0	0	46
April 2007	23	20	5	0	0	0	0	0	48
<b>Kanata</b>									
April 2008	21	2	26	0	0	0	0	0	49
April 2007	8	2	29	0	6	0	0	0	45
<b>Cumberland</b>									
April 2008	59	8	45	0	0	1	0	0	113
April 2007	32	0	23	0	14	23	0	0	92
<b>Goulbourn</b>									
April 2008	31	0	7	0	0	11	0	0	49
April 2007	15	7	11	0	0	0	0	0	33
<b>West Carleton</b>									
April 2008	6	0	0	0	0	0	0	0	6
April 2007	9	0	0	0	0	0	0	0	9
<b>Rideau</b>									
April 2008	8	0	0	0	0	0	0	0	8
April 2007	2	0	0	0	0	0	0	0	2
<b>Osgoode</b>									
April 2008	8	0	0	0	0	0	0	0	8
April 2007	12	0	0	0	0	0	0	0	12
<b>Clarence-Rockland City</b>									
April 2008	5	0	0	0	0	0	0	0	5
April 2007	11	0	0	0	0	0	0	0	11
<b>Russell Township</b>									
April 2008	12	0	0	0	0	14	0	0	26
April 2007	5	0	0	0	0	0	2	0	7
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
April 2008	231	18	114	0	0	44	0	0	407
April 2007	153	36	86	0	23	44	4	0	346

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  
April 2008**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Ottawa City	265	263	16	24	204	151	317	36	802	474	69.2
Ottawa, Vanier, Rockcliffe	11	10	0	0	0	0	27	0	38	10	**
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	26	55	4	8	85	45	0	24	115	132	-12.9
Gloucester inside greenbelt	2	10	4	0	11	0	0	0	17	10	70.0
Gloucester outside greenbelt	25	24	0	10	0	5	0	0	25	39	-35.9
Kanata	51	29	4	6	22	48	133	0	210	83	153.0
Cumberland	51	41	0	0	60	35	145	0	256	76	**
Goulbourn	77	70	4	0	8	18	12	12	101	100	1.0
West Carleton	8	5	0	0	18	0	0	0	26	5	**
Rideau	1	3	0	0	0	0	0	0	1	3	-66.7
Osgoode	13	15	0	0	0	0	0	0	13	15	-13.3
Clarence-Rockland City	6	8	0	0	0	0	0	0	6	8	-25.0
Russell Township	5	8	0	0	0	0	0	0	5	8	-37.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>276</b>	<b>279</b>	<b>16</b>	<b>24</b>	<b>204</b>	<b>151</b>	<b>317</b>	<b>36</b>	<b>813</b>	<b>490</b>	<b>65.9</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - April 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	674	596	30	78	552	401	706	242	1,962	1,317	49.0
Ottawa, Vanier, Rockcliffe	18	28	8	2	0	19	284	148	310	197	57.4
Nepean inside greenbelt	1	2	0	18	26	26	64	0	91	46	97.8
Nepean outside greenbelt	101	131	4	8	234	118	30	34	369	291	26.8
Gloucester inside greenbelt	7	18	4	0	22	0	0	36	33	54	-38.9
Gloucester outside greenbelt	59	78	2	36	10	37	26	0	97	151	-35.8
Kanata	150	63	4	6	94	79	133	0	381	148	157.4
Cumberland	112	92	0	0	105	92	145	0	362	184	96.7
Goulbourn	173	134	8	8	22	30	24	24	227	196	15.8
West Carleton	21	15	0	0	39	0	0	0	60	15	**
Rideau	4	5	0	0	0	0	0	0	4	5	-20.0
Osgoode	28	30	0	0	0	0	0	0	28	30	-6.7
Clarence-Rockland City	15	23	0	0	0	0	0	0	15	23	-34.8
Russell Township	6	17	0	2	0	0	0	0	6	19	-68.4
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>695</b>	<b>636</b>	<b>30</b>	<b>80</b>	<b>552</b>	<b>401</b>	<b>706</b>	<b>242</b>	<b>1,983</b>	<b>1,359</b>	<b>45.9</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Ottawa City	204	151	0	0	184	36	133	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	27	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	85	45	0	0	0	24	0	0
Gloucester inside greenbelt	11	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	5	0	0	0	0	0	0
Kanata	22	48	0	0	0	0	133	0
Cumberland	60	35	0	0	145	0	0	0
Goulbourn	8	18	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
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>204</b>	<b>151</b>	<b>0</b>	<b>0</b>	<b>184</b>	<b>36</b>	<b>133</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - April 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	552	401	0	0	573	206	133	36
Ottawa, Vanier, Rockcliffe	0	19	0	0	284	148	0	0
Nepean inside greenbelt	26	26	0	0	64	0	0	0
Nepean outside greenbelt	234	118	0	0	30	34	0	0
Gloucester inside greenbelt	22	0	0	0	0	0	0	36
Gloucester outside greenbelt	10	37	0	0	26	0	0	0
Kanata	94	79	0	0	0	0	133	0
Cumberland	105	92	0	0	145	0	0	0
Goulbourn	22	30	0	0	24	24	0	0
West Carleton	39	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
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>552</b>	<b>401</b>	<b>0</b>	<b>0</b>	<b>573</b>	<b>206</b>	<b>133</b>	<b>36</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Ottawa City	485	438	184	36	133	0	802	474
Ottawa, Vanier, Rockcliffe	11	10	27	0	0	0	38	10
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	115	108	0	24	0	0	115	132
Gloucester inside greenbelt	17	10	0	0	0	0	17	10
Gloucester outside greenbelt	25	39	0	0	0	0	25	39
Kanata	77	83	0	0	133	0	210	83
Cumberland	111	76	145	0	0	0	256	76
Goulbourn	89	88	12	12	0	0	101	100
West Carleton	26	5	0	0	0	0	26	5
Rideau	1	3	0	0	0	0	1	3
Osgoode	13	15	0	0	0	0	13	15
Clarence-Rockland City	6	8	0	0	0	0	6	8
Russell Township	5	8	0	0	0	0	5	8
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>496</b>	<b>454</b>	<b>184</b>	<b>36</b>	<b>133</b>	<b>0</b>	<b>813</b>	<b>490</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	1,246	1,063	583	218	133	36	1,962	1,317
Ottawa, Vanier, Rockcliffe	26	49	284	148	0	0	310	197
Nepean inside greenbelt	27	34	64	12	0	0	91	46
Nepean outside greenbelt	329	257	40	34	0	0	369	291
Gloucester inside greenbelt	33	18	0	0	0	36	33	54
Gloucester outside greenbelt	71	151	26	0	0	0	97	151
Kanata	248	148	0	0	133	0	381	148
Cumberland	217	184	145	0	0	0	362	184
Goulbourn	203	172	24	24	0	0	227	196
West Carleton	60	15	0	0	0	0	60	15
Rideau	4	5	0	0	0	0	4	5
Osgoode	28	30	0	0	0	0	28	30
Clarence-Rockland City	15	23	0	0	0	0	15	23
Russell Township	6	19	0	0	0	0	6	19
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,267</b>	<b>1,105</b>	<b>583</b>	<b>218</b>	<b>133</b>	<b>36</b>	<b>1,983</b>	<b>1,359</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	% Change
Ottawa City	203	134	18	40	129	93	24	49	374	316	18.4
Ottawa, Vanier, Rockcliffe	11	6	0	6	5	4	0	1	16	17	-5.9
Nepean inside greenbelt	1	0	2	2	0	0	0	0	3	2	50.0
Nepean outside greenbelt	26	23	0	0	21	11	12	24	59	58	1.7
Gloucester inside greenbelt	9	6	2	0	10	0	0	0	21	6	**
Gloucester outside greenbelt	30	23	2	20	11	4	0	0	43	47	-8.5
Kanata	21	8	4	4	27	24	0	0	52	36	44.4
Cumberland	50	31	8	0	45	39	0	24	103	94	9.6
Goulbourn	31	15	0	8	10	11	12	0	53	34	55.9
West Carleton	6	8	0	0	0	0	0	0	6	8	-25.0
Rideau	7	2	0	0	0	0	0	0	7	2	**
Osgoode	11	12	0	0	0	0	0	0	11	12	-8.3
Clarence-Rockland City	5	17	0	0	0	0	0	0	5	17	-70.6
Russell Township	10	2	0	2	0	0	14	0	24	4	**
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>218</b>	<b>153</b>	<b>18</b>	<b>42</b>	<b>129</b>	<b>93</b>	<b>38</b>	<b>49</b>	<b>403</b>	<b>337</b>	<b>19.6</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - April 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	753	567	76	114	368	411	276	125	1,473	1,217	21.0
Ottawa, Vanier, Rockcliffe	32	40	14	20	9	32	208	1	263	93	182.8
Nepean inside greenbelt	4	2	6	16	29	0	8	0	47	18	161.1
Nepean outside greenbelt	173	153	4	4	49	112	36	84	262	353	-25.8
Gloucester inside greenbelt	22	15	4	0	27	10	0	0	53	25	112.0
Gloucester outside greenbelt	70	58	14	40	24	21	0	0	108	119	-9.2
Kanata	92	56	12	16	74	120	0	0	178	192	-7.3
Cumberland	122	95	10	0	102	95	0	40	234	230	1.7
Goulbourn	143	66	12	18	54	21	24	0	233	105	121.9
West Carleton	29	29	0	0	0	0	0	0	29	29	0.0
Rideau	15	8	0	0	0	0	0	0	15	8	87.5
Osgoode	51	45	0	0	0	0	0	0	51	45	13.3
Clarence-Rockland City	46	46	0	0	0	0	0	1	46	47	-2.1
Russell Township	32	9	0	2	0	0	14	0	46	11	**
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>831</b>	<b>622</b>	<b>76</b>	<b>116</b>	<b>368</b>	<b>411</b>	<b>290</b>	<b>126</b>	<b>1,565</b>	<b>1,275</b>	<b>22.7</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Ottawa City	124	93	5	0	24	49	0	0
Ottawa, Vanier, Rockcliffe	5	4	0	0	0	1	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	21	11	0	0	12	24	0	0
Gloucester inside greenbelt	5	0	5	0	0	0	0	0
Gloucester outside greenbelt	11	4	0	0	0	0	0	0
Kanata	27	24	0	0	0	0	0	0
Cumberland	45	39	0	0	0	24	0	0
Goulbourn	10	11	0	0	12	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	14	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>124</b>	<b>93</b>	<b>5</b>	<b>0</b>	<b>38</b>	<b>49</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - April 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	363	405	5	6	246	125	30	0
Ottawa, Vanier, Rockcliffe	9	26	0	6	178	1	30	0
Nepean inside greenbelt	29	0	0	0	8	0	0	0
Nepean outside greenbelt	49	112	0	0	36	84	0	0
Gloucester inside greenbelt	22	10	5	0	0	0	0	0
Gloucester outside greenbelt	24	21	0	0	0	0	0	0
Kanata	74	120	0	0	0	0	0	0
Cumberland	102	95	0	0	0	40	0	0
Goulbourn	54	21	0	0	24	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	1	0	0
Russell Township	0	0	0	0	14	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>363</b>	<b>405</b>	<b>5</b>	<b>6</b>	<b>260</b>	<b>126</b>	<b>30</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007	April 2008	April 2007
Ottawa City	345	246	24	70	5	0	374	316
Ottawa, Vanier, Rockcliffe	16	17	0	0	0	0	16	17
Nepean inside greenbelt	3	2	0	0	0	0	3	2
Nepean outside greenbelt	47	34	12	24	0	0	59	58
Gloucester inside greenbelt	16	6	0	0	5	0	21	6
Gloucester outside greenbelt	43	47	0	0	0	0	43	47
Kanata	52	30	0	6	0	0	52	36
Cumberland	103	54	0	40	0	0	103	94
Goulbourn	41	34	12	0	0	0	53	34
West Carleton	6	8	0	0	0	0	6	8
Rideau	7	2	0	0	0	0	7	2
Osgoode	11	12	0	0	0	0	11	12
Clarence-Rockland City	5	17	0	0	0	0	5	17
Russell Township	10	2	14	0	0	2	24	4
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>360</b>	<b>265</b>	<b>38</b>	<b>70</b>	<b>5</b>	<b>2</b>	<b>403</b>	<b>337</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	1,175	1,061	261	150	37	6	1,473	1,217
Ottawa, Vanier, Rockcliffe	53	87	178	0	32	6	263	93
Nepean inside greenbelt	27	18	20	0	0	0	47	18
Nepean outside greenbelt	223	269	39	84	0	0	262	353
Gloucester inside greenbelt	48	25	0	0	5	0	53	25
Gloucester outside greenbelt	108	119	0	0	0	0	108	119
Kanata	178	182	0	10	0	0	178	192
Cumberland	234	174	0	56	0	0	234	230
Goulbourn	209	105	24	0	0	0	233	105
West Carleton	29	29	0	0	0	0	29	29
Rideau	15	8	0	0	0	0	15	8
Osgoode	51	45	0	0	0	0	51	45
Clarence-Rockland City	46	47	0	0	0	0	46	47
Russell Township	32	9	14	0	0	2	46	11
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,253</b>	<b>1,117</b>	<b>275</b>	<b>150</b>	<b>37</b>	<b>8</b>	<b>1,565</b>	<b>1,275</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
April 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 (%)			
<b>Ottawa City</b>													
April 2008	1	0.5	29	13.6	111	51.9	49	22.9	24	11.2	214	365,450	417,634
April 2007	3	2.2	13	9.5	60	43.8	41	29.9	20	14.6	137	389,600	408,008
Year-to-date 2008	4	0.5	138	17.8	351	45.3	174	22.5	107	13.8	774	364,900	407,389
Year-to-date 2007	14	2.4	43	7.4	281	48.6	166	28.7	74	12.8	578	379,550	415,820
<b>Ottawa, Vanier, Rockcliffe</b>													
April 2008	0	0.0	0	0.0	1	9.1	2	18.2	8	72.7	11	675,000	1,084,118
April 2007	0	0.0	1	11.1	0	0.0	2	22.2	6	66.7	9	--	--
Year-to-date 2008	0	0.0	1	3.1	2	6.3	6	18.8	23	71.9	32	672,450	799,997
Year-to-date 2007	1	2.4	2	4.8	6	14.3	13	31.0	20	47.6	42	486,500	544,129
<b>Nepean inside greenbelt</b>													
April 2008	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
April 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	2	50.0	2	50.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
<b>Nepean outside greenbelt</b>													
April 2008	0	0.0	4	14.8	12	44.4	9	33.3	2	7.4	27	378,900	384,222
April 2007	0	0.0	2	9.5	9	42.9	8	38.1	2	9.5	21	398,900	392,995
Year-to-date 2008	0	0.0	22	12.4	88	49.7	51	28.8	16	9.0	177	374,900	402,448
Year-to-date 2007	0	0.0	16	10.3	78	50.3	48	31.0	13	8.4	155	376,900	391,441
<b>Gloucester inside greenbelt</b>													
April 2008	0	0.0	1	11.1	8	88.9	0	0.0	0	0.0	9	--	--
April 2007	0	0.0	0	0.0	5	83.3	1	16.7	0	0.0	6	--	--
Year-to-date 2008	0	0.0	1	4.3	15	65.2	6	26.1	1	4.3	23	372,500	395,339
Year-to-date 2007	0	0.0	0	0.0	6	46.2	3	23.1	4	30.8	13	419,600	498,969
<b>Gloucester outside greenbelt</b>													
April 2008	0	0.0	1	3.0	14	42.4	16	48.5	2	6.1	33	414,900	414,958
April 2007	0	0.0	1	4.3	13	56.5	8	34.8	1	4.3	23	393,900	387,326
Year-to-date 2008	0	0.0	2	2.7	35	47.9	33	45.2	3	4.1	73	397,900	407,141
Year-to-date 2007	1	1.7	3	5.1	29	49.2	23	39.0	3	5.1	59	391,900	398,066
<b>Kanata</b>													
April 2008	0	0.0	2	9.5	12	57.1	6	28.6	1	4.8	21	369,400	371,995
April 2007	0	0.0	1	12.5	2	25.0	4	50.0	1	12.5	8	--	--
Year-to-date 2008	0	0.0	22	23.4	43	45.7	20	21.3	9	9.6	94	333,900	376,315
Year-to-date 2007	0	0.0	2	3.4	40	67.8	13	22.0	4	6.8	59	347,900	397,941
<b>Cumberland</b>													
April 2008	1	1.7	14	23.7	37	62.7	7	11.9	0	0.0	59	326,400	334,808
April 2007	2	6.3	5	15.6	17	53.1	5	15.6	3	9.4	32	348,450	363,169
Year-to-date 2008	2	1.6	30	23.4	79	61.7	17	13.3	0	0.0	128	326,950	336,335
Year-to-date 2007	8	7.9	13	12.9	63	62.4	13	12.9	4	4.0	101	335,900	344,510
<b>Goulbourn</b>													
April 2008	0	0.0	6	19.4	17	54.8	6	19.4	2	6.5	31	352,900	367,416
April 2007	0	0.0	0	0.0	8	53.3	5	33.3	2	13.3	15	388,000	418,333
Year-to-date 2008	0	0.0	56	38.6	58	40.0	19	13.1	12	8.3	145	314,990	356,002
Year-to-date 2007	0	0.0	4	5.7	40	57.1	18	25.7	8	11.4	70	364,400	396,937

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
April 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 (%)			
<b>West Carleton</b>													
April 2008	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	6	--	--
April 2007	0	0.0	1	11.1	3	33.3	3	33.3	2	22.2	9	--	--
Year-to-date 2008	1	3.6	2	7.1	9	32.1	5	17.9	11	39.3	28	435,000	461,439
Year-to-date 2007	0	0.0	1	3.6	5	17.9	15	53.6	7	25.0	28	459,400	489,639
<b>Rideau</b>													
April 2008	0	0.0	0	0.0	4	50.0	0	0.0	4	50.0	8	--	--
April 2007	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	8	50.0	3	18.8	5	31.3	16	390,000	491,844
Year-to-date 2007	0	0.0	1	11.1	4	44.4	1	11.1	3	33.3	9	--	--
<b>Osgoode</b>													
April 2008	0	0.0	0	0.0	4	50.0	0	0.0	4	50.0	8	--	--
April 2007	1	8.3	1	8.3	3	25.0	5	41.7	2	16.7	12	425,000	436,450
Year-to-date 2008	1	1.9	2	3.7	14	25.9	12	22.2	25	46.3	54	461,950	494,583
Year-to-date 2007	4	10.0	1	2.5	10	25.0	17	42.5	8	20.0	40	425,000	542,560
<b>Clarence-Rockland City</b>													
April 2008	1	20.0	1	20.0	3	60.0	0	0.0	0	0.0	5	--	--
April 2007	6	54.5	4	36.4	1	9.1	0	0.0	0	0.0	11	249,600	262,718
Year-to-date 2008	10	21.7	21	45.7	15	32.6	0	0.0	0	0.0	46	271,450	284,341
Year-to-date 2007	15	37.5	20	50.0	4	10.0	1	2.5	0	0.0	40	259,600	263,488
<b>Russell Township</b>													
April 2008	1	8.3	5	41.7	6	50.0	0	0.0	0	0.0	12	307,750	308,925
April 2007	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2008	4	13.3	10	33.3	14	46.7	1	3.3	1	3.3	30	310,200	319,560
Year-to-date 2007	0	0.0	7	46.7	6	40.0	2	13.3	0	0.0	15	310,200	316,067
<b>Ottawa-Gatineau CMA (Ontario portion)</b>													
April 2008	3	1.3	35	15.2	120	51.9	49	21.2	24	10.4	231	359,900	409,587
April 2007	9	5.9	20	13.1	63	41.2	41	26.8	20	13.1	153	381,900	393,846
Year-to-date 2008	18	2.1	169	19.9	380	44.7	175	20.6	108	12.7	850	352,900	397,630
Year-to-date 2007	29	4.6	70	11.1	291	46.0	169	26.7	74	11.7	633	368,900	403,830

Source: CMHC (Market Absorption Survey)



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

Submarket	April 2008	April 2007	% Change	YTD 2008	YTD 2007	% Change
Ottawa City	417,634	408,008	2.4	407,389	415,820	-2.0
Ottawa, Vanier, Rockcliffe	1,084,118	--	n/a	799,997	544,129	47.0
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	384,222	392,995	-2.2	402,448	391,441	2.8
Gloucester inside greenbelt	--	--	n/a	395,339	498,969	-20.8
Gloucester outside greenbelt	414,958	387,326	7.1	407,141	398,066	2.3
Kanata	371,995	--	n/a	376,315	397,941	-5.4
Cumberland	334,808	363,169	-7.8	336,335	344,510	-2.4
Goulbourn	367,416	418,333	-12.2	356,002	396,937	-10.3
West Carleton	--	--	n/a	461,439	489,639	-5.8
Rideau	--	--	n/a	491,844	--	n/a
Osgoode	--	436,450	n/a	494,583	542,560	-8.8
Clarence-Rockland City	--	262,718	n/a	284,341	263,488	7.9
Russell Township	308,925	--	n/a	319,560	316,067	1.1
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>409,587</b>	<b>393,846</b>	<b>4.0</b>	<b>397,630</b>	<b>403,830</b>	<b>-1.5</b>

Source: CMHC (Market Absorption Survey)

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

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) 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	1,139	2,776	1,921	59.3	295,909	6.7	286,090
	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	4,706	5.4		8,489			271,107	6.1	
	YTD 2008	4,344	-7.7		8,215			289,463	6.8	

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

<sup>1</sup>Source: CREA

**Table 6: Economic Indicators**  
**April 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		112.1	491	4.9	72.1	927
	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.

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