

RENOVATION DETAILED TABLES

Ottawa



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released:

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 Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at <http://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 <http://www.cmhc.ca/housingmarketinformation>

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

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

©2007 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; (613) 748-2367 or 1 800 668-2642

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

TABLE OF CONTENTS

2007

Methodology	4
Table 1: Households by Type of Renovation and Period of Construction	6
Table 2: Households by Type of Renovation and age of Respondent	6
Table 3: Households by Type of Renovation and Household Income	7
Table 4: Households by Type of Renovation	7
Table 5: Reasons Households Decide to Renovate	8
Table 6: How the Renovation Work was Completed	8
Table 7: Average Cost of Renovations by Period of Construction	9
Table 8: Average Cost of Renovations by Household Income	9
Table 9: How was the Renovation Work Paid for?	10

METHODOLOGY

The Renovation and Home Purchase Survey was conducted in March of 2007.

How do we define households who performed renovations in 2006?

Homeowner households who completed renovations on their primary residence in 2006, spending any amount, are deemed to have performed renovations last year.

How do we define households who intend to renovate in 2007?

Homeowner households who identified that they had commenced renovations of \$1,000 or more in 2007 or plan to commence renovations of \$1,000 or more in 2007 are considered to be renovation intenders. Intenders are divided into three categories – those having very high confidence that they will renovate their home in 2007, those having high confidence that they will renovate their home in 2007, and those having low confidence that they will renovate their home in 2007. Those that have already started renovations are classified as having a very high intention of renovating. Characteristics are only gathered from those households that have a high or very high intention of renovating.

How do we define households who purchased a home in 2006?

All households who signed a final purchase agreement in 2006 are classified as home purchasers.

How do we define households who intend to purchase a home in 2007?

All households who signed a final purchase agreement in 2007 or indicated that they are intending to buy home in 2007 are considered home purchase intenders. Intenders are asked if this intention is very high, high, or low. Households who have signed a final purchase agreement in 2007 are deemed to have a very high intention of purchasing a home. Characteristics are only gathered from those households that have a high or very high intention of purchasing a home.

Sample and geographic coverage

The Renovation and Home Purchase Survey was conducted in the Census Metropolitan Areas of St. John's, Halifax, Québec, Montréal, Ottawa, Toronto, Winnipeg, Calgary, Edmonton and Vancouver. Households in these centres were classified as renovators, renovation intenders, home purchasers, and home purchase intenders. Profile characteristics were collected for renovators in all centres; however, profile characteristics for home purchasers, renovation intenders, and home purchase intenders were only collected for households in five major centres: Halifax, Montréal, Toronto, Calgary, and Vancouver.

The survey was conducted on a random sample of households in each CMA by using a list of geographically stratified telephone numbers. The actual number of households telephoned varied by centre. The sample size was set to get profile characteristics for 400 purchase intenders, 800 renovating households and 1,200 households who intend to renovate. The actual sample size was determined based on the centre's expected response rate and the incidence rate of the four characteristics of interest.

The survey results were weighted according to the sampling scheme and adjusted for non-response. The weights were then adjusted to add up to the projected number of households in the CMA as of

March 2007. The weights for households who were asked profile questions were adjusted to aggregate to the number of households expected to have that characteristic in the CMA based on the high level survey results.

IMPORTANT: COLUMN TOTALS ARE ROUNDED NUMBERS

Abbreviations

DK= Do Not Know

NR = No Response

Hhlds = Households

CMA = Census Metropolitan Area

RRSP = Registered Retirement Savings Plan

Contacts

St. John's: Chris Janes, CMHC, (709) 772-2403, cjanes@cmhc-schl.gc.ca

Halifax: Matthew Gilmore, CMHC, (902) 426-4686, mgilmore@cmhc-schl.gc.ca

Québec: Frédéric Brie, CMHC, (418) 649-8102, fbrie@cmhc-schl.gc.ca

Montréal: Sandra Girard, CMHC, (514) 283-5075, sgirard@cmhc-schl.gc.ca

Ottawa: Pascal-Yvan Pelletier, CMHC, (613) 748-5120, ppelleti@cmhc-schl.gc.ca

Toronto: Jason Mercer, CMHC, (416) 218-3410, jmercer@cmhc-schl.gc.ca

Winnipeg: Jeff Powell, CMHC, (204) 983-5693, jpowell@cmhc-schl.gc.ca

Edmonton: Richard Goatcher, CMHC, (780) 423-8729, rgoatche@cmhc-schl.gc.ca

Calgary: Lai Sing Louie, CMHC, (403) 515-2991, llouie@cmhc-schl.gc.ca

Vancouver: Robyn Adamache, CMHC, (604) 737-4144, radamach@cmhc-schl.gc.ca

Table 1: Households by Type of Renovation and Period of Construction
Ottawa CMA
Renovation and Home Purchase Survey
Survey Date: March 2007

Period of Construction	Total Owned Hhlds ¹	Type of Renovation ²									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
1920 or before	11,317	5,249	46%	2,177	41%	3,801	72%	728	14%	--	--
1920-1945	10,031	4,387	44%	2,475	56%	3,622	83%	1,710	39%	--	--
1946-1960	27,025	11,828	44%	6,923	59%	7,326	62%	2,421	20%	--	--
1961-1970	26,257	11,855	45%	4,836	41%	8,833	75%	2,037	17%	223	2%
1971-1980	39,033	18,134	46%	7,338	40%	13,281	73%	2,484	14%	--	--
1981-1990	43,176	19,817	46%	9,837	50%	13,028	66%	3,048	15%	--	--
1991-1995	15,116	6,508	43%	3,096	48%	4,092	63%	794	12%	115	2%
1996-2000	16,218	4,969	31%	1,561	31%	3,961	80%	554	11%	--	--
2001-2006	21,186	4,197	20%	1,004	24%	3,509	84%	316	8%	--	--
DK/NR	8,242	2,775	34%	719	26%	2,153	78%	334	12%	237	9%
Total	217,601	89,719	41%	39,966	45%	63,606	71%	14,426	16%	575	1%

¹This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

²As a proportion of those performing renovations in 2006

Table 2: Households by Type of Renovation and age of Respondent
Ottawa CMA
Renovation and Home Purchase Survey
Survey Date: March 2007

Age	Total Owned Hhlds ¹	Type of Renovation ²									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
18-24 years	1,517	454	30%	101	22%	454	100%	101	22%	--	--
25-34 years	20,704	9,162	44%	3,448	38%	7,393	81%	1,793	20%	115	1%
35-44 years	51,551	22,699	44%	10,384	46%	16,786	74%	4,584	20%	113	0%
45-54 years	56,705	22,832	40%	10,061	44%	16,008	70%	3,237	14%	--	--
55-64 years	44,520	20,461	46%	8,891	43%	14,363	70%	2,917	14%	124	1%
65+ years	41,088	13,879	34%	6,847	49%	8,480	61%	1,671	12%	223	2%
DK/NR	1,516	232	15%	232	100%	123	53%	123	53%	--	--
Total	217,601	89,719	41%	39,964	45%	63,607	71%	14,426	16%	575	1%

¹This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

²As a proportion of those performing renovations in 2006

Table 3: Households by Type of Renovation and Household Income
Ottawa CMA
Renovation and Home Purchase Survey
Survey Date: March 2007

Income	Total Owned Hhlds ¹	Type of Renovation ²									
		Renovation		Repairs or Maintenance		Improvements or Alterations		Both		DK/NR	
		Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%	Hhlds	%
Less than \$40,000	19,064	6,155	32%	3,267	53%	3,766	61%	961	16%	83	1%
\$40,000 - \$59,999	24,766	8,278	33%	3,931	48%	5,488	66%	1,140	14%	--	--
\$60,000-\$79,999	25,503	11,404	45%	5,377	48%	7,789	68%	1,762	15%	--	--
\$80,000 - \$99,999	38,005	17,757	47%	8,315	48%	13,446	76%	4,004	23%	--	--
\$100,000+	63,727	29,642	47%	10,919	48%	22,740	77%	4,017	14%	--	--
Income Not Provided	46,537	16,484	35%	8,155	48%	10,380	63%	2,543	15%	492	3%
Total	217,602	89,720	41%	39,964	48%	63,609	71%	14,427	16%	575	1%

¹This refers to households residing in the CMA at the time of the survey who owned and lived in their primary residence in the same CMA last year

²As a proportion of those who performed renovations in 2006

Table 4: Households by Type of Renovation
Ottawa CMA
Renovation and Home Purchase Survey
Survey Date: March 2007

Type of Renovation ¹	Hhlds	%
Structural additions or extensions	8,336	9%
Remodeling of rooms	28,095	31%
Fences, driveways, patios, swimming pools or major landscaping	20,342	23%
Roofs and eavestroughing	13,843	15%
Exterior walls	4,618	5%
Windows and doors	17,929	20%
Painting or wallpapering	31,478	35%
Interior walls and ceilings	13,218	15%
Hard surface flooring and wall-to-wall carpeting	29,627	33%
Plumbing fixtures and equipment	14,697	16%
Heating and/or air conditioning equipment	7,682	9%
Electrical Fixtures and Equipment	10,371	12%
Built-in Appliances	2,888	3%
Other	2,511	3%
Don't know/No Response	696	1%
Households	89,720	

¹Multiple responses permitted.

Table 5: Reasons Households Decide to Renovate
Ottawa CMA
Renovation and Home Purchase Survey
Survey Date: March 2007

Reasons ¹	Hhlds	%
Needed Repairs	28,891	32%
Major Repairs	16,686	19%
Minor Repairs	12,006	13%
Don't Know	199	0%
Needed Maintenance	22,971	26%
Wanted to update or add value, or are preparing to sell the residence	57,389	64%
Needed more space	5,951	7%
To make the home more energy efficient	7,782	9%
Other	1,821	2%
DK/NR	632	1%
Households	89,720	

¹Multiple responses permitted.

Table 6: How the Renovation Work was Completed
Ottawa CMA
Renovation and Home Purchase Survey
Survey Date: March 2007

How was the work completed?	Hhlds	%
Contracted out all the work (Paid)	34,438	38%
Did the work myself with friends/family (Unpaid)	25,997	29%
Both	24,039	27%
Bought Materials and contracted out the labour	4,236	5%
Other	550	1%
DK/NR	461	1%
Total	89,720	100%

Table 7: Average Cost of Renovations by Period of Construction
Ottawa CMA
Renovation and Home Purchase Survey
Survey Date: March 2007

Period of Construction	Households performing Renovations			Households performing Alterations/Improvements			Households performing Repairs/Maintenance		
	Number	Average Cost	Hhlds not providing costs	Number	Average Cost	Hhlds not providing costs	Number	Average Cost	Hhlds not providing costs
1920 or Before	5,249	\$21,260	738	3,801	\$26,358	547	2,177	\$5,361	411
1921-1945	4,387	\$8,773	127	3,622	\$7,670	127	2,475	\$4,269	0
1946-1960	11,828	\$12,034	1,761	7,326	\$15,104	1,067	6,923	\$4,612	1,713
1961-1970	11,855	\$10,299	1,118	8,833	\$9,795	1,139	4,836	\$5,504	838
1971-1980	18,134	\$8,011	715	13,281	\$8,793	723	7,338	\$4,032	482
1981-1990	19,817	\$9,953	944	13,028	\$11,771	896	9,837	\$4,762	716
1991-1995	6,508	\$12,651	755	4,092	\$16,266	366	3,096	\$4,515	586
1996-2000	4,969	\$14,453	112	3,961	\$8,566	112	1,561	\$23,839	0
2001-2006	4,197	\$9,192	209	3,509	\$9,765	85	1,004	\$3,664	123
DK/NR	2,775	\$4,735	534	2,153	\$5,413	631	719	\$1,970	334
Total	89,720	\$10,672	7,015	63,607	\$11,586	5,694	39,965	\$5,456	5,203

Table 8: Average Cost of Renovations by Household Income
Ottawa CMA
Renovation and Home Purchase Survey
Survey Date: March 2007

Income	Households performing Renovations			Households performing Alterations/Improvements			Households performing Repairs/Maintenance		
	Number	Average Cost	Hhlds not providing costs	Number	Average Cost	Hhlds not providing costs	Number	Average Cost	Hhlds not providing costs
Less than \$40,000	6,155	\$14,515	430	3,766	\$18,213	241	3,267	\$3,298	464
\$40,000 - \$59,999	8,278	\$5,483	354	5,488	\$5,502	267	3,931	\$3,883	396
\$60,000 - \$79,999	11,404	\$6,502	421	7,789	\$5,581	322	5,377	\$5,850	412
\$80,000 - \$99,999	17,757	\$10,251	159	13,446	\$11,154	575	8,315	\$4,361	486
\$100,000+	29,642	\$11,999	1,524	22,740	\$13,443	1,508	10,919	\$5,028	867
DK/NR	16,484	\$13,504	4,128	10,380	\$14,134	2,784	8,155	\$9,497	2,577
Total	89,720	\$10,672	7,015	63,607	\$11,586	5,694	39,965	\$5,456	5,203

Table 9: How was the Renovation Work Paid for?
Ottawa CMA
Renovation and Home Purchaser Survey
Survey Date: March 2007

How was the renovation work paid for? ¹	Hhlds	%
Pay for it from savings	67,547	75%
Using a Loan	2,869	3%
Credit Card/Line of Credit	23,488	26%
Financed through Mortgage	2,877	3%
Borrow from Family/Friend	821	1%
Other	1,758	2%
DK/NR	1,973	2%
Total	89,720	

¹Multiple responses permitted.



NEW MARKET ANALYSIS REPORTS

Subscribe Now!

Released in May

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

Subscribe

Subscribe

Released in June

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

Subscribe

Subscribe

Subscribe

Throughout 2007

- Coverage of additional centres:

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

More

Find out More!

Throughout 2007, CMHC will continue to enhance its suite of surveys and analytical reports to better serve you. Visit www.cmhc.ca/housingmarketinformation regularly to find out more about our product updates and to subscribe to our FREE electronic reports.