HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: March 2009

New Home Market

Ottawa's New Home Market Slows in February

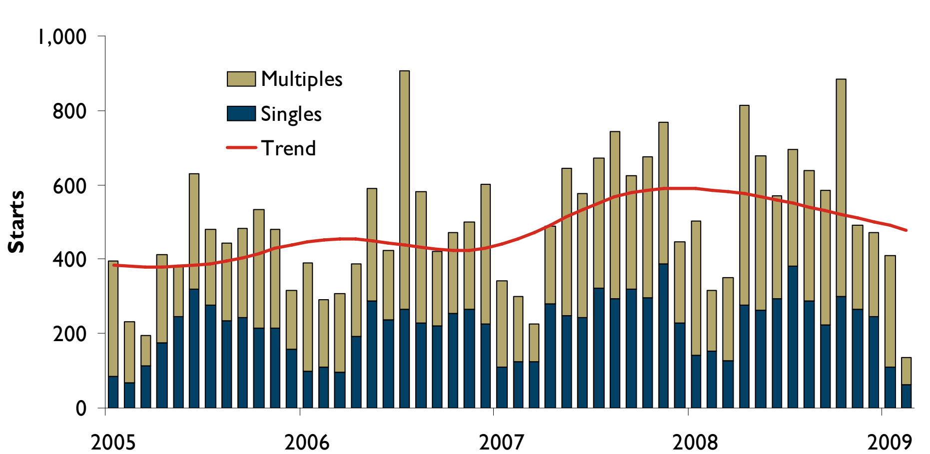
Total housing starts in the Ottawa Census Metropolitan Area (CMA) declined to 137 units built in February compared to a relatively high 317 for the same month last year.

Although the pace of residential construction activity during February was low, it is consistent with CMHC's forecast for starts going forward. Housing construction will slow this year but will not match the downturn experienced in the early 1990's.

New single-detached homes and townhome properties accounted for 96 per cent all of new starts during February, each with almost an equal share of total activity. Row houses will become increasingly popular among

Figure 1

Ottawa Housing Starts



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

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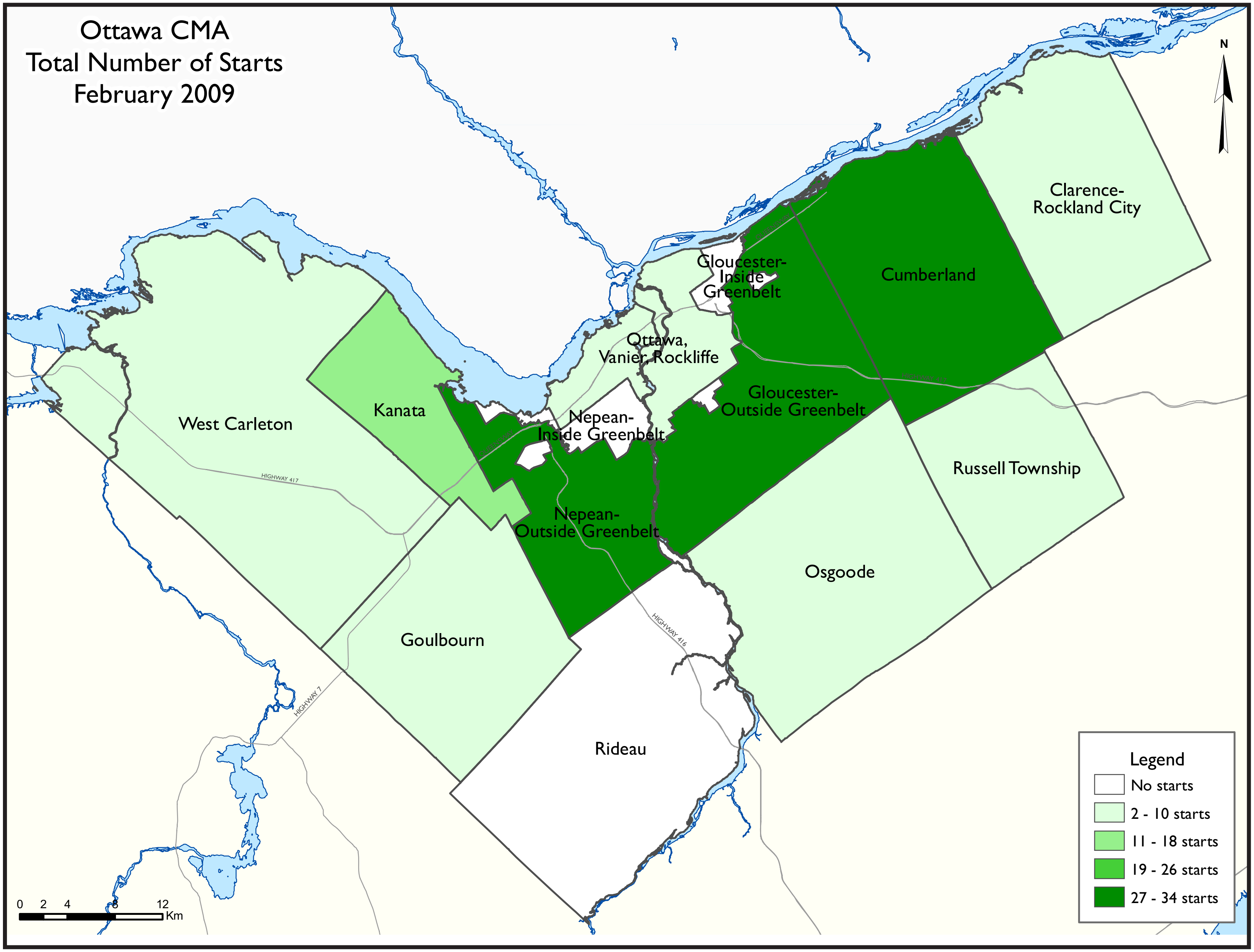
Canada

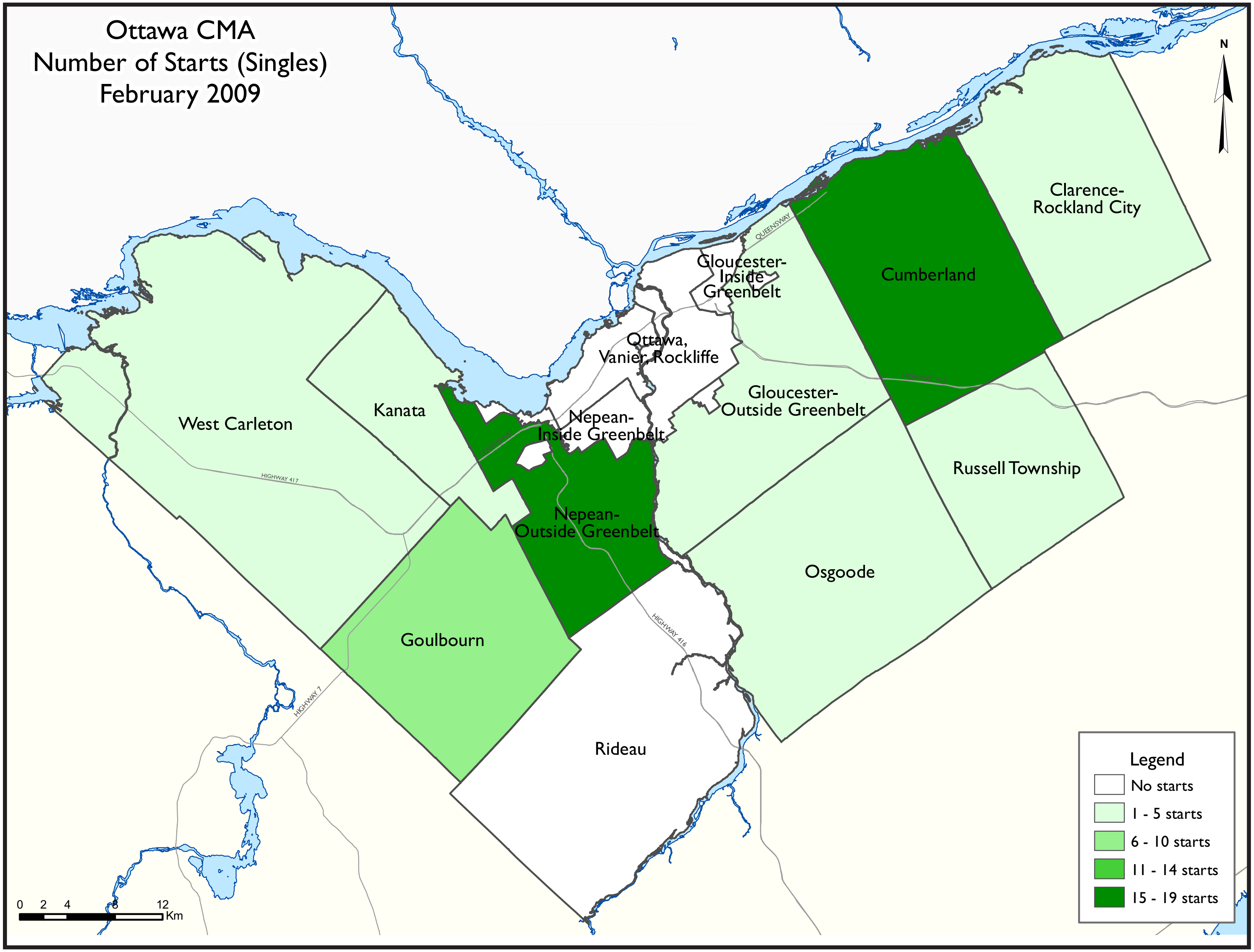
CMHC SCHL
HOME TO CANADIANS

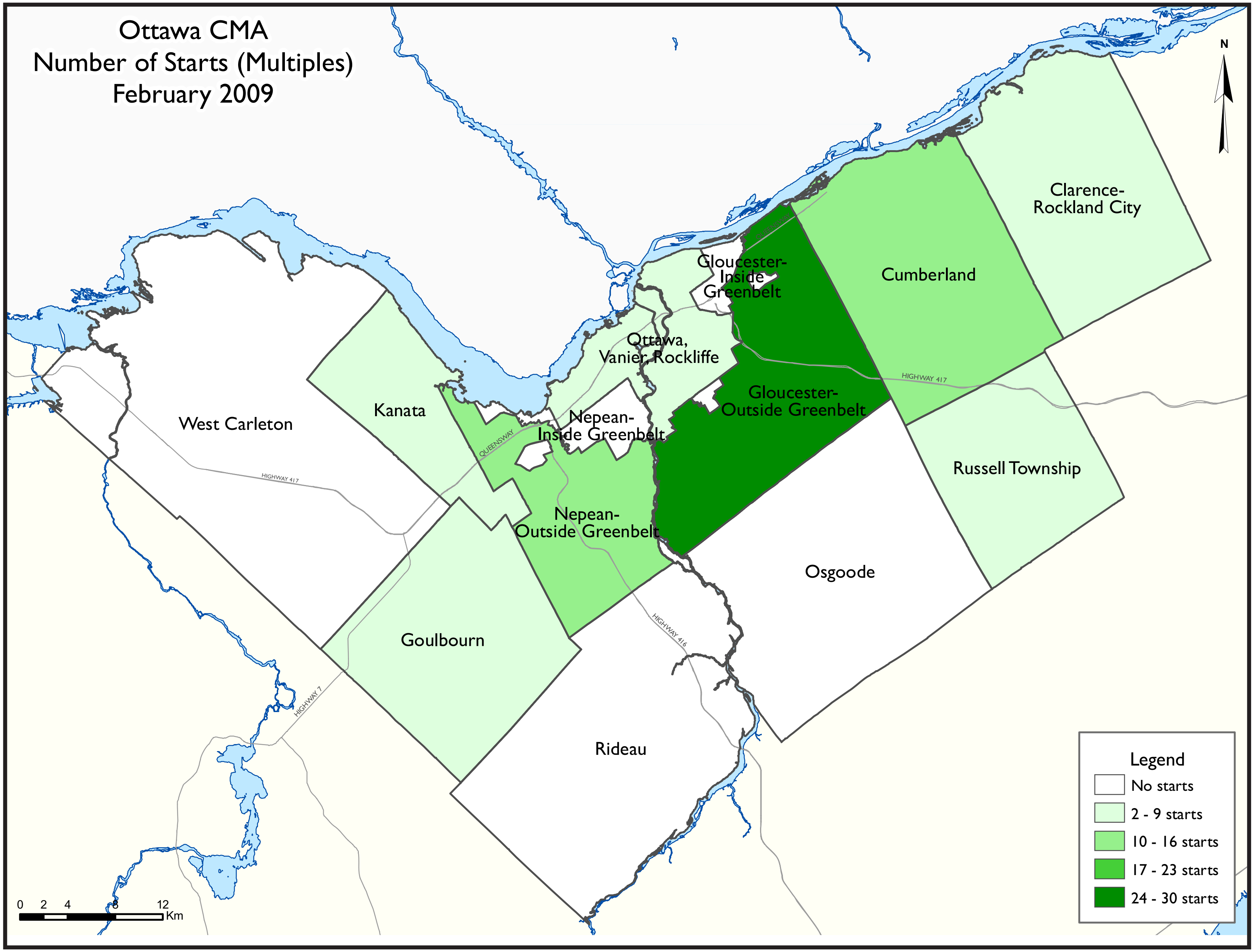
households in Ottawa, as economic fundamentals continue favouring higher-density construction.

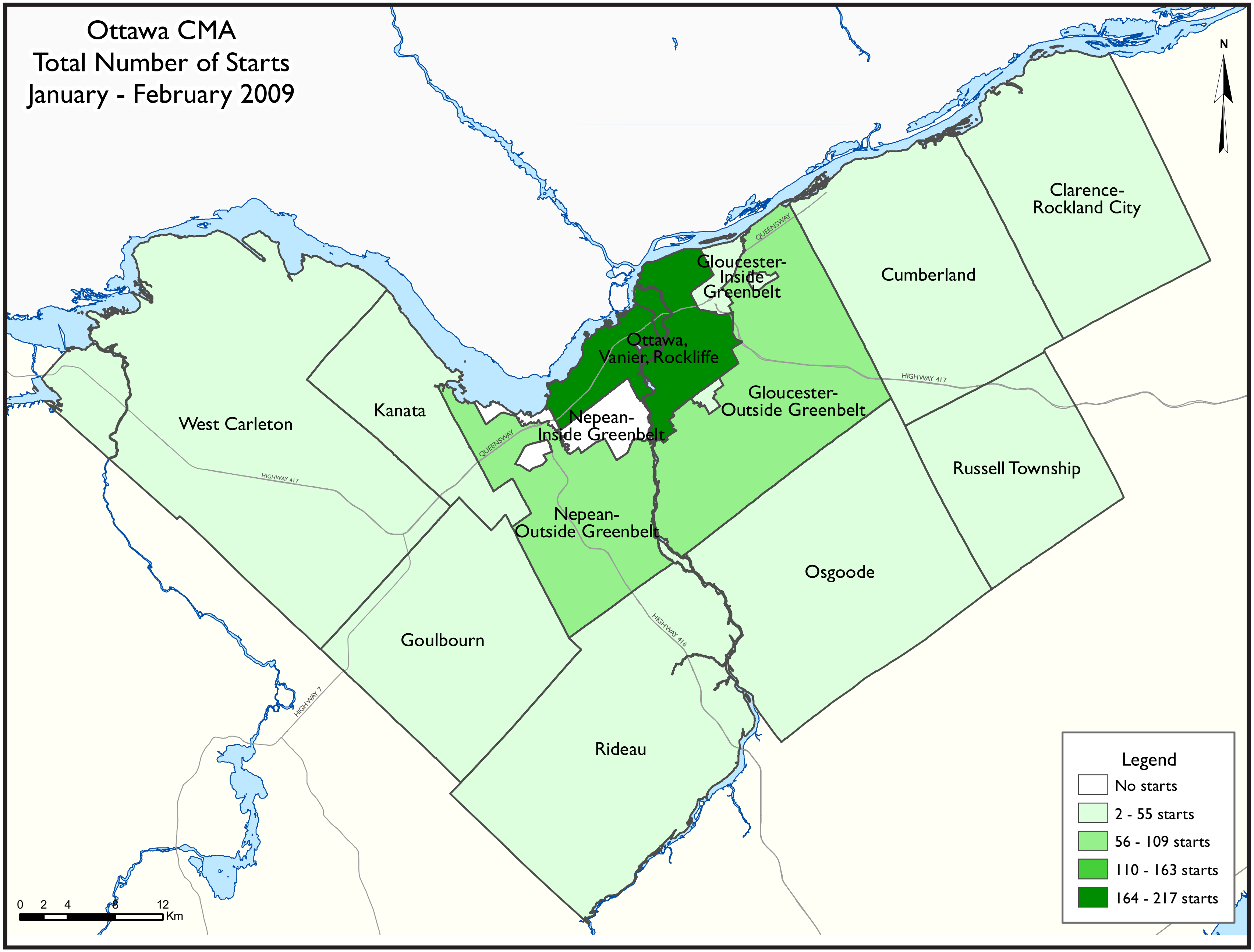
Most regional sub-markets in Ottawa experienced significant declines during the month of February. The Nepean area saw the most significant slow down with only 31 new properties built. Most suburban areas saw fewer new developments than in 2008, since they rely more heavily on the construction of more expensive single-detached homes. The Gloucester area, however, bucked the trend with 34 new starts for a 70 per cent increase from last year, almost 90 per cent of which were townhomes.

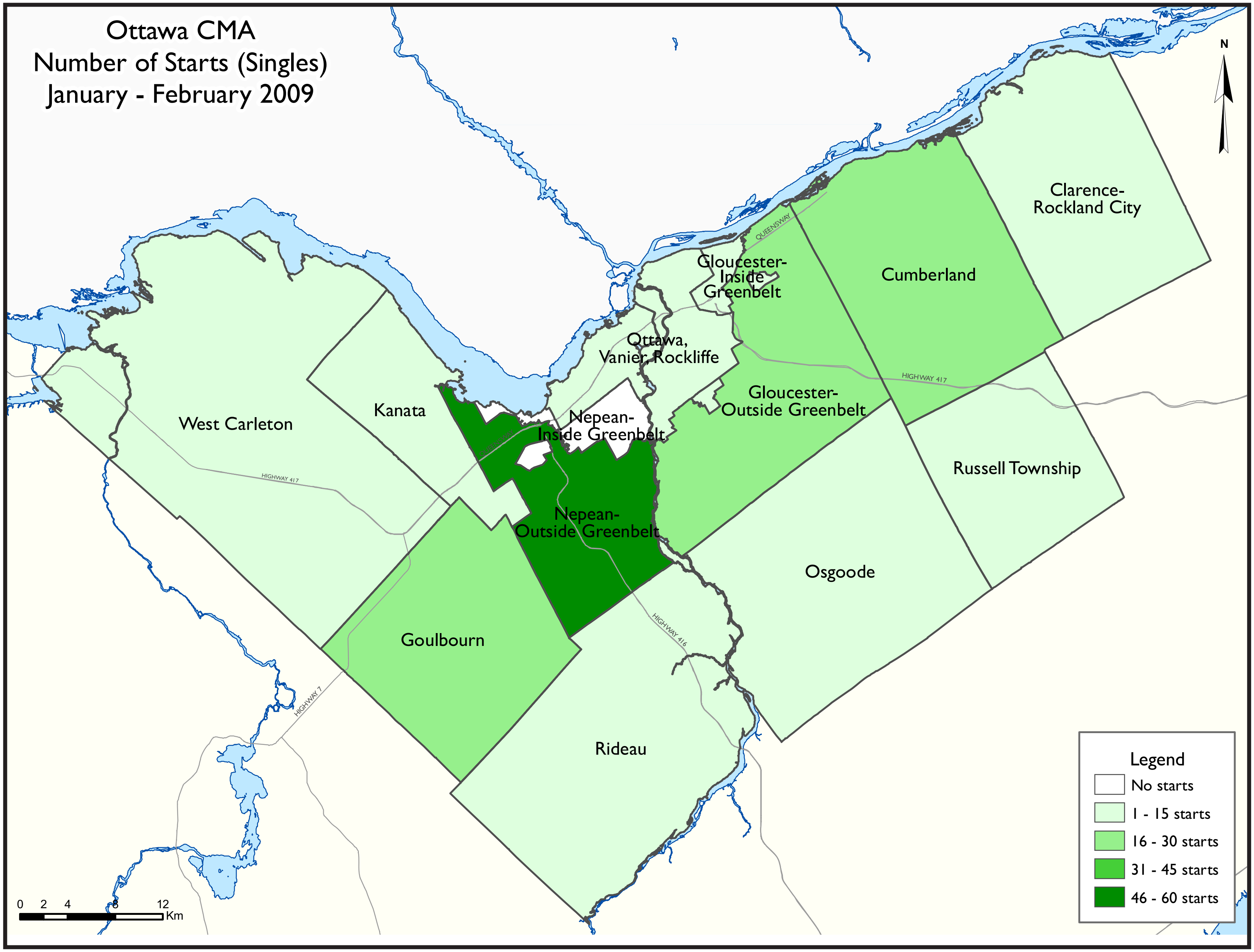
On a year-to-date basis, the Ottawa core still kept the lead in regional construction activity, largely thanks to a high number of new apartments last month. Nepean and Gloucester, mostly outside of the Greenbelt, approached 100 starts so far this year. However, while Nepean saw a decrease of 53 per cent from the 2008 pace, Gloucester experienced the largest year-over-year increase of 84 per cent.

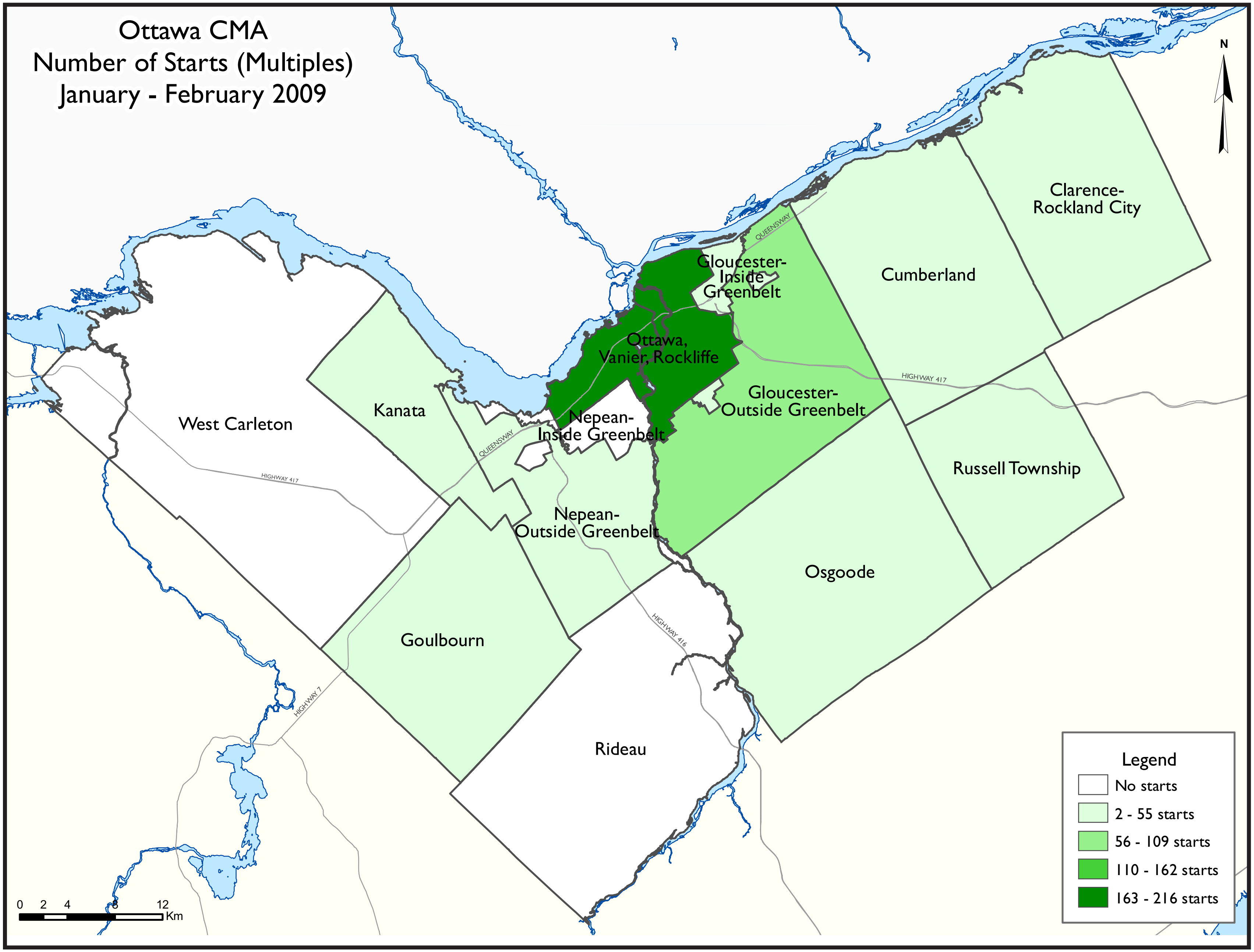

Ottawa CMA
Total Number of Starts
February 2009
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Nepean-
Inside Greenbelt
Kanata
West Carleton
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
Legend
No starts
2 - 10 starts
11 - 18 starts
19 - 26 starts
27 - 34 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
February 2009
West Carleton
Kanata
Goulbourn
Rideau
Nepean-
Outside Greenbelt
Nepean-
Inside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
Legend
No starts
1 - 5 starts
6 - 10 starts
11 - 14 starts
15 - 19 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
February 2009
N
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Nepean-Inside Greenbelt
Kanata
West Carleton
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
Legend
No starts
2 - 9 starts
10 - 16 starts
17 - 23 starts
24 - 30 starts
0 2 4 8 12
Km


Ottawa CMA
Total Number of Starts
January - February 2009
West Carleton
Kanata
Goulbourn
Rideau
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Osgoode
Cumberland
Clarence-
Rockland City
Russell Township
Legend
No starts
2 - 55 starts
56 - 109 starts
110 - 163 starts
164 - 217 starts
0 2 4 8 12
Km
N


Ottawa CMA
Number of Starts (Singles)
January - February 2009
N
West Carleton
Kanata
Goulbourn
Rideau
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2 4 8 12
Km
Legend
No starts
1 - 15 starts
16 - 30 starts
31 - 45 starts
46 - 60 starts


Ottawa CMA
Number of Starts (Multiples)
January - February 2009
N
West Carleton
Kanata
Goulbourn
Rideau
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2 4 8 12
Km
Legend
No starts
2 - 55 starts
56 - 109 starts
110 - 162 starts
163 - 216 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) February 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2009	63	6	68	0	0	0	0	0	137
February 2008	152	2	107	0	0	56	0	0	317
% Change	-58.6	200.0	-36.4	n/a	n/a	-100.0	n/a	n/a	-56.8
Year-to-date 2009	174	24	134	0	0	213	3	0	548
Year-to-date 2008	292	8	214	0	0	305	0	0	819
% Change	-40.4	200.0	-37.4	n/a	n/a	-30.2	n/a	n/a	-33.1
UNDER CONSTRUCTION									
February 2009	1,612	149	1,277	0	28	2,042	8	159	5,275
February 2008	1,713	150	1,189	0	70	1,767	24	210	5,123
% Change	-5.9	-0.7	7.4	n/a	-60.0	15.6	-66.7	-24.3	3.0
COMPLETIONS									
February 2009	265	20	116	0	0	36	0	69	506
February 2008	167	22	93	0	12	20	0	0	314
% Change	58.7	-9.1	24.7	n/a	-100.0	80.0	n/a	n/a	61.1
Year-to-date 2009	434	34	215	0	0	86	0	69	838
Year-to-date 2008	418	38	180	0	15	44	2	0	697
% Change	3.8	-10.5	19.4	n/a	-100.0	95.5	-100.0	n/a	20.2
COMPLETED & NOT ABSORBED									
February 2009	42	13	84	0	1	145	4	29	318
February 2008	33	7	74	0	5	210	4	18	351
% Change	27.3	85.7	13.5	n/a	-80.0	-31.0	0.0	61.1	-9.4
ABSORBED									
February 2009	262	18	116	0	0	36	0	44	476
February 2008	165	20	99	0	14	26	0	0	324
% Change	58.8	-10.0	17.2	n/a	-100.0	38.5	n/a	n/a	46.9
Year-to-date 2009	432	33	214	0	0	92	0	47	818
Year-to-date 2008	421	46	201	0	18	59	1	2	748
% Change	2.6	-28.3	6.5	n/a	-100.0	55.9	-100.0	**	9.4

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

Table 1.1: Housing Activity Summary by Submarket February 2009									
	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									
February 2009	59	4	61	0	0	0	0	0	124
February 2008	147	2	107	0	0	56	0	0	312
Ottawa, Vanier, Rockcliffe									
February 2009	0	2	0	0	0	0	0	0	2
February 2008	2	0	0	0	0	8	0	0	10
Nepean inside greenbelt									
February 2009	1	0	17	0	0	48	0	0	66
February 2008	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2009	16	0	15	0	0	0	0	0	31
February 2008	32	0	23	0	0	0	0	0	55
Gloucester inside greenbelt									
February 2009	2	0	0	0	0	0	0	0	2
February 2008	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2009	4	0	30	0	0	0	0	0	34
February 2008	16	2	0	0	0	0	0	0	18
Kanata									
February 2009	5	0	6	0	0	0	0	0	11
February 2008	26	0	15	0	0	0	0	0	41
Cumberland									
February 2009	19	0	10	0	0	0	0	0	29
February 2008	30	0	41	0	0	0	0	0	71
Goulbourn									
February 2009	8	2	0	0	0	0	0	0	10
February 2008	27	0	8	0	0	0	0	0	35
West Carleton									
February 2009	4	0	0	0	0	0	0	0	4
February 2008	4	0	3	0	0	0	0	0	7
Rideau									
February 2009	1	0	0	0	0	0	0	0	1
February 2008	0	0	0	0	0	0	0	0	0
Osgoode									
February 2009	3	0	0	0	0	0	0	0	3
February 2008	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
February 2009	1	0	7	0	0	0	0	0	8
February 2008	5	0	0	0	0	0	0	0	5
Russell Township									
February 2009	3	2	0	0	0	0	0	0	5
February 2008	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2009	63	6	68	0	0	0	0	0	137
February 2008	152	2	107	0	0	56	0	0	317

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

Table 1.1: Housing Activity Summary by Submarket February 2009									
	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									
February 2009	1,527	139	1,270	0	28	2,008	8	150	5,130
February 2008	1,637	148	1,189	0	70	1,753	22	195	5,014
Ottawa, Vanier, Rockcliffe									
February 2009	70	65	125	0	0	1,380	8	17	1,665
February 2008	84	46	62	0	0	1,374	0	147	1,713
Nepean inside greenbelt									
February 2009	9	2	31	0	0	273	0	0	315
February 2008	9	2	60	0	0	151	0	0	222
Nepean outside greenbelt									
February 2009	489	2	213	0	0	68	0	0	772
February 2008	336	6	236	0	4	96	0	0	678
Gloucester inside greenbelt									
February 2009	15	0	50	0	0	0	0	0	65
February 2008	37	10	138	0	0	8	14	48	255
Gloucester outside greenbelt									
February 2009	134	10	164	0	28	134	0	0	470
February 2008	167	14	111	0	0	0	8	0	300
Kanata									
February 2009	204	18	349	0	0	0	0	133	704
February 2008	240	26	220	0	2	0	0	0	488
Cumberland									
February 2009	198	4	169	0	0	129	0	0	500
February 2008	236	22	252	0	64	40	0	0	614
Goulbourn									
February 2009	187	32	99	0	0	24	0	0	342
February 2008	354	20	102	0	0	84	0	0	560
West Carleton									
February 2009	97	0	70	0	0	0	0	0	167
February 2008	58	0	8	0	0	0	0	0	66
Rideau									
February 2009	28	0	0	0	0	0	0	0	28
February 2008	33	0	0	0	0	0	0	0	33
Osgoode									
February 2009	96	6	0	0	0	0	0	0	102
February 2008	83	2	0	0	0	0	0	0	85
Clarence-Rockland City									
February 2009	40	8	7	0	0	34	0	0	89
February 2008	45	2	0	0	0	0	2	15	64
Russell Township									
February 2009	45	2	0	0	0	0	0	9	56
February 2008	31	0	0	0	0	14	0	0	45
Ottawa-Gatineau CMA (Ontario portion)									
February 2009	1,612	149	1,277	0	28	2,042	8	159	5,275
February 2008	1,713	150	1,189	0	70	1,767	24	210	5,123

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

Table 1.1: Housing Activity Summary by Submarket
February 2009

	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									
February 2009	251	18	116	0	0	36	0	69	490
February 2008	154	22	93	0	12	20	0	0	301
Ottawa, Vanier, Rockcliffe									
February 2009	7	8	6	0	0	0	0	0	21
February 2008	2	4	0	0	0	0	0	0	6
Nepean inside greenbelt									
February 2009	0	0	6	0	0	0	0	69	75
February 2008	0	0	6	0	12	8	0	0	26
Nepean outside greenbelt									
February 2009	55	0	22	0	0	24	0	0	101
February 2008	36	2	11	0	0	0	0	0	49
Gloucester inside greenbelt									
February 2009	2	0	5	0	0	0	0	0	7
February 2008	5	0	4	0	0	0	0	0	9
Gloucester outside greenbelt									
February 2009	23	0	11	0	0	0	0	0	34
February 2008	14	8	13	0	0	0	0	0	35
Kanata									
February 2009	50	0	12	0	0	0	0	0	62
February 2008	10	0	6	0	0	0	0	0	16
Cumberland									
February 2009	41	0	35	0	0	0	0	0	76
February 2008	29	2	30	0	0	0	0	0	61
Goulbourn									
February 2009	55	10	5	0	0	12	0	0	82
February 2008	33	6	23	0	0	12	0	0	74
West Carleton									
February 2009	11	0	14	0	0	0	0	0	25
February 2008	12	0	0	0	0	0	0	0	12
Rideau									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	0	0	0	0	0	0	0	0	0
Osgoode									
February 2009	7	0	0	0	0	0	0	0	7
February 2008	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
February 2009	10	0	0	0	0	0	0	0	10
February 2008	5	0	0	0	0	0	0	0	5
Russell Township									
February 2009	4	2	0	0	0	0	0	0	6
February 2008	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
February 2009	265	20	116	0	0	36	0	69	506
February 2008	167	22	93	0	12	20	0	0	314

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

Table 1.1: Housing Activity Summary by Submarket
February 2009

	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									
February 2009	39	13	84	0	1	133	4	29	303
February 2008	30	7	74	0	5	210	4	18	348
Ottawa, Vanier, Rockcliffe									
February 2009	2	11	10	0	0	100	0	4	127
February 2008	1	4	6	0	0	145	1	18	175
Nepean inside greenbelt									
February 2009	0	0	2	0	0	9	0	25	36
February 2008	0	0	3	0	0	22	0	0	25
Nepean outside greenbelt									
February 2009	0	0	15	0	1	14	1	0	31
February 2008	5	0	18	0	4	19	1	0	47
Gloucester inside greenbelt									
February 2009	0	2	2	0	0	8	0	0	12
February 2008	0	0	3	0	0	8	0	0	11
Gloucester outside greenbelt									
February 2009	10	0	13	0	0	1	3	0	27
February 2008	3	0	13	0	0	8	2	0	26
Kanata									
February 2009	3	0	14	0	0	0	0	0	17
February 2008	2	1	9	0	1	1	0	0	14
Cumberland									
February 2009	12	0	17	0	0	0	0	0	29
February 2008	9	0	13	0	0	2	0	0	24
Goulbourn									
February 2009	1	0	7	0	0	1	0	0	9
February 2008	0	2	9	0	0	5	0	0	16
West Carleton									
February 2009	1	0	4	0	0	0	0	0	5
February 2008	3	0	0	0	0	0	0	0	3
Rideau									
February 2009	1	0	0	0	0	0	0	0	1
February 2008	1	0	0	0	0	0	0	0	1
Osgoode									
February 2009	9	0	0	0	0	0	0	0	9
February 2008	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
February 2009	0	0	0	0	0	12	0	0	12
February 2008	0	0	0	0	0	0	0	0	0
Russell Township									
February 2009	3	0	0	0	0	0	0	0	3
February 2008	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
February 2009	42	13	84	0	1	145	4	29	318
February 2008	33	7	74	0	5	210	4	18	351

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

Table 1.1: Housing Activity Summary by Submarket
February 2009

	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									
February 2009	248	16	115	0	0	36	0	44	459
February 2008	152	20	99	0	14	26	0	0	311
Ottawa, Vanier, Rockcliffe									
February 2009	8	3	6	0	0	1	0	0	18
February 2008	2	2	0	0	0	3	0	0	7
Nepean inside greenbelt									
February 2009	0	0	6	0	0	1	0	44	51
February 2008	0	1	8	0	12	8	0	0	29
Nepean outside greenbelt									
February 2009	55	2	24	0	0	22	0	0	103
February 2008	35	2	16	0	0	0	0	0	53
Gloucester inside greenbelt									
February 2009	2	0	5	0	0	0	0	0	7
February 2008	5	0	4	0	0	0	0	0	9
Gloucester outside greenbelt									
February 2009	19	0	11	0	0	0	0	0	30
February 2008	14	8	10	0	0	0	0	0	32
Kanata									
February 2009	50	0	9	0	0	0	0	0	59
February 2008	10	0	7	0	2	2	0	0	21
Cumberland									
February 2009	42	0	37	0	0	0	0	0	79
February 2008	27	2	30	0	0	0	0	0	59
Goulbourn									
February 2009	54	11	5	0	0	12	0	0	82
February 2008	34	5	24	0	0	13	0	0	76
West Carleton									
February 2009	11	0	12	0	0	0	0	0	23
February 2008	11	0	0	0	0	0	0	0	11
Rideau									
February 2009	0	0	0	0	0	0	0	0	0
February 2008	0	0	0	0	0	0	0	0	0
Osgoode									
February 2009	7	0	0	0	0	0	0	0	7
February 2008	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
February 2009	10	0	1	0	0	0	0	0	11
February 2008	5	0	0	0	0	0	0	0	5
Russell Township									
February 2009	4	2	0	0	0	0	0	0	6
February 2008	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
February 2009	262	18	116	0	0	36	0	44	476
February 2008	165	20	99	0	14	26	0	0	324

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

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1999 - 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	% Change
Ottawa City	59	147	4	2	61	107	0	56	124	312	-60.3
Ottawa, Vanier, Rockcliffe	0	2	2	0	0	0	0	8	2	10	-80.0
Nepean inside greenbelt	0	1	0	0	0	17	0	48	0	66	-100.0
Nepean outside greenbelt	16	32	0	0	15	23	0	0	31	55	-43.6
Gloucester inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	4	16	0	2	30	0	0	0	34	18	88.9
Kanata	5	26	0	0	6	15	0	0	11	41	-73.2
Cumberland	19	30	0	0	10	41	0	0	29	71	-59.2
Goulbourn	8	27	2	0	0	8	0	0	10	35	-71.4
West Carleton	4	4	0	0	0	3	0	0	4	7	-42.9
Rideau	0	1	0	0	0	0	0	0	0	1	-100.0
Osgoode	3	6	0	0	0	0	0	0	3	6	-50.0
Clarence-Rockland City	1	5	0	0	7	0	0	0	8	5	60.0
Russell Township	3	0	2	0	0	0	0	0	5	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	63	152	6	2	68	107	0	56	137	317	-56.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Ottawa City	166	283	18	8	130	214	213	305	527	810	-34.9
Ottawa, Vanier, Rockcliffe	1	7	2	6	25	0	189	257	217	270	-19.6
Nepean inside greenbelt	0	1	0	0	0	26	0	48	0	75	-100.0
Nepean outside greenbelt	60	55	0	0	37	77	0	0	97	132	-26.5
Gloucester inside greenbelt	4	4	0	0	10	11	0	0	14	15	-6.7
Gloucester outside greenbelt	22	28	4	2	30	6	24	0	80	36	122.2
Kanata	15	56	2	0	10	32	0	0	27	88	-69.3
Cumberland	26	42	2	0	18	45	0	0	46	87	-47.1
Goulbourn	17	68	6	0	0	14	0	0	23	82	-72.0
West Carleton	11	8	0	0	0	3	0	0	11	11	0.0
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	8	12	2	0	0	0	0	0	10	12	-16.7
Clarence-Rockland City	5	8	4	0	7	0	0	0	16	8	100.0
Russell Township	3	1	2	0	0	0	0	0	5	1	**
Ottawa-Gatineau CMA (Ontario Portion)	174	292	24	8	137	214	213	305	548	819	-33.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Ottawa City	61	107	0	0	0	56	0	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	8	0	0
Nepean inside greenbelt	0	17	0	0	0	48	0	0
Nepean outside greenbelt	15	23	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	30	0	0	0	0	0	0	0
Kanata	6	15	0	0	0	0	0	0
Cumberland	10	41	0	0	0	0	0	0
Goulbourn	0	8	0	0	0	0	0	0
West Carleton	0	3	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	7	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	68	107	0	0	0	56	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	127	214	3	0	213	305	0	0
Ottawa, Vanier, Rockcliffe	22	0	3	0	189	257	0	0
Nepean inside greenbelt	0	26	0	0	0	48	0	0
Nepean outside greenbelt	37	77	0	0	0	0	0	0
Gloucester inside greenbelt	10	11	0	0	0	0	0	0
Gloucester outside greenbelt	30	6	0	0	24	0	0	0
Kanata	10	32	0	0	0	0	0	0
Cumberland	18	45	0	0	0	0	0	0
Goulbourn	0	14	0	0	0	0	0	0
West Carleton	0	3	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	7	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	134	214	3	0	213	305	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market February 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Ottawa City	124	256	0	56	0	0	124	312
Ottawa, Vanier, Rockcliffe	2	2	0	8	0	0	2	10
Nepean inside greenbelt	0	18	0	48	0	0	0	66
Nepean outside greenbelt	31	55	0	0	0	0	31	55
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	34	18	0	0	0	0	34	18
Kanata	11	41	0	0	0	0	11	41
Cumberland	29	71	0	0	0	0	29	71
Goulbourn	10	35	0	0	0	0	10	35
West Carleton	4	7	0	0	0	0	4	7
Rideau	0	1	0	0	0	0	0	1
Osgoode	3	6	0	0	0	0	3	6
Clarence-Rockland City	8	5	0	0	0	0	8	5
Russell Township	5	0	0	0	0	0	5	0
Ottawa-Gatineau CMA (Ontario Portion)	137	261	0	56	0	0	137	317

Table 2.5: Starts by Submarket and by Intended Market January - February 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	311	505	213	305	3	0	527	810
Ottawa, Vanier, Rockcliffe	25	13	189	257	3	0	217	270
Nepean inside greenbelt	0	27	0	48	0	0	0	75
Nepean outside greenbelt	97	132	0	0	0	0	97	132
Gloucester inside greenbelt	14	15	0	0	0	0	14	15
Gloucester outside greenbelt	56	36	24	0	0	0	80	36
Kanata	27	88	0	0	0	0	27	88
Cumberland	46	87	0	0	0	0	46	87
Goulbourn	23	82	0	0	0	0	23	82
West Carleton	11	11	0	0	0	0	11	11
Rideau	2	2	0	0	0	0	2	2
Osgoode	10	12	0	0	0	0	10	12
Clarence-Rockland City	16	8	0	0	0	0	16	8
Russell Township	5	1	0	0	0	0	5	1
Ottawa-Gatineau CMA (Ontario Portion)	332	514	213	305	3	0	548	819

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2009

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	% Change
Ottawa City	251	154	18	22	116	105	105	20	490	301	62.8
Ottawa, Vanier, Rockcliffe	7	2	8	4	6	0	0	0	21	6	**
Nepean inside greenbelt	0	0	0	0	6	18	69	8	75	26	188.5
Nepean outside greenbelt	55	36	0	2	22	11	24	0	101	49	106.1
Gloucester inside greenbelt	2	5	0	0	5	4	0	0	7	9	-22.2
Gloucester outside greenbelt	23	14	0	8	11	13	0	0	34	35	-2.9
Kanata	50	10	0	0	12	6	0	0	62	16	**
Cumberland	41	29	0	2	35	30	0	0	76	61	24.6
Goulbourn	55	33	10	6	5	23	12	12	82	74	10.8
West Carleton	11	12	0	0	14	0	0	0	25	12	108.3
Rideau	0	0	0	0	0	0	0	0	0	0	n/a
Osgoode	7	13	0	0	0	0	0	0	7	13	-46.2
Clarence-Rockland City	10	5	0	0	0	0	0	0	10	5	100.0
Russell Township	4	8	2	0	0	0	0	0	6	8	-25.0
Ottawa-Gatineau CMA (Ontario Portion)	265	167	20	22	116	105	105	20	506	314	61.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2009

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Ottawa City	397	376	32	40	215	195	155	44	799	655	22.0
Ottawa, Vanier, Rockcliffe	15	13	12	10	14	4	0	0	41	27	51.9
Nepean inside greenbelt	0	1	0	4	12	29	69	8	81	42	92.9
Nepean outside greenbelt	85	107	4	2	54	14	24	24	167	147	13.6
Gloucester inside greenbelt	7	8	0	0	5	4	10	0	22	12	83.3
Gloucester outside greenbelt	43	31	2	8	32	13	12	0	89	52	71.2
Kanata	77	40	2	4	34	44	0	0	113	88	28.4
Cumberland	56	61	0	2	35	49	16	0	107	112	-4.5
Goulbourn	77	65	12	10	5	38	24	12	118	125	-5.6
West Carleton	17	17	0	0	24	0	0	0	41	17	141.2
Rideau	3	3	0	0	0	0	0	0	3	3	0.0
Osgoode	17	30	0	0	0	0	0	0	17	30	-43.3
Clarence-Rockland City	27	26	0	0	0	0	0	0	27	26	3.8
Russell Township	10	16	2	0	0	0	0	0	12	16	-25.0
Ottawa-Gatineau CMA (Ontario Portion)	434	418	34	40	215	195	155	44	838	697	20.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market February 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Ottawa City	116	105	0	0	36	20	69	0
Ottawa, Vanier, Rockcliffe	6	0	0	0	0	0	0	0
Nepean inside greenbelt	6	18	0	0	0	8	69	0
Nepean outside greenbelt	22	11	0	0	24	0	0	0
Gloucester inside greenbelt	5	4	0	0	0	0	0	0
Gloucester outside greenbelt	11	13	0	0	0	0	0	0
Kanata	12	6	0	0	0	0	0	0
Cumberland	35	30	0	0	0	0	0	0
Goulbourn	5	23	0	0	12	12	0	0
West Carleton	14	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)	116	105	0	0	36	20	69	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - February 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	215	195	0	0	86	44	69	0
Ottawa, Vanier, Rockcliffe	14	4	0	0	0	0	0	0
Nepean inside greenbelt	12	29	0	0	0	8	69	0
Nepean outside greenbelt	54	14	0	0	24	24	0	0
Gloucester inside greenbelt	5	4	0	0	10	0	0	0
Gloucester outside greenbelt	32	13	0	0	12	0	0	0
Kanata	34	44	0	0	0	0	0	0
Cumberland	35	49	0	0	16	0	0	0
Goulbourn	5	38	0	0	24	12	0	0
West Carleton	24	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)	215	195	0	0	86	44	69	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008	Feb 2009	Feb 2008
Ottawa City	385	269	36	32	69	0	490	301
Ottawa, Vanier, Rockcliffe	21	6	0	0	0	0	21	6
Nepean inside greenbelt	6	6	0	20	69	0	75	26
Nepean outside greenbelt	77	49	24	0	0	0	101	49
Gloucester inside greenbelt	7	9	0	0	0	0	7	9
Gloucester outside greenbelt	34	35	0	0	0	0	34	35
Kanata	62	16	0	0	0	0	62	16
Cumberland	76	61	0	0	0	0	76	61
Goulbourn	70	62	12	12	0	0	82	74
West Carleton	25	12	0	0	0	0	25	12
Rideau	0	0	0	0	0	0	0	0
Osgoode	7	13	0	0	0	0	7	13
Clarence-Rockland City	10	5	0	0	0	0	10	5
Russell Township	6	8	0	0	0	0	6	8
Ottawa-Gatineau CMA (Ontario Portion)	401	282	36	32	69	0	506	314

Table 3.5: Completions by Submarket and by Intended Market
January - February 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	644	594	86	59	69	2	799	655
Ottawa, Vanier, Rockcliffe	41	25	0	0	0	2	41	27
Nepean inside greenbelt	12	22	0	20	69	0	81	42
Nepean outside greenbelt	143	120	24	27	0	0	167	147
Gloucester inside greenbelt	12	12	10	0	0	0	22	12
Gloucester outside greenbelt	77	52	12	0	0	0	89	52
Kanata	113	88	0	0	0	0	113	88
Cumberland	91	112	16	0	0	0	107	112
Goulbourn	94	113	24	12	0	0	118	125
West Carleton	41	17	0	0	0	0	41	17
Rideau	3	3	0	0	0	0	3	3
Osgoode	17	30	0	0	0	0	17	30
Clarence-Rockland City	27	26	0	0	0	0	27	26
Russell Township	12	16	0	0	0	0	12	16
Ottawa-Gatineau CMA (Ontario Portion)	683	636	86	59	69	2	838	697

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2009

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													
February 2009	1	0.4	31	12.5	114	46.0	70	28.2	32	12.9	248	385,900	414,135
February 2008	3	2.0	26	17.1	69	45.4	28	18.4	26	17.1	152	362,900	399,536
Year-to-date 2009	5	1.3	40	10.1	181	45.8	113	28.6	56	14.2	395	385,900	417,896
Year-to-date 2008	3	0.8	68	17.8	167	43.8	87	22.8	56	14.7	381	367,500	398,839
Ottawa, Vanier, Rockcliffe													
February 2009	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
February 2008	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	29.4	12	70.6	17	750,000	829,341
Year-to-date 2008	0	0.0	1	7.7	1	7.7	3	23.1	8	61.5	13	649,900	621,738
Nepean inside greenbelt													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	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	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
February 2009	0	0.0	1	1.8	33	60.0	16	29.1	5	9.1	55	385,900	411,394
February 2008	0	0.0	8	22.9	18	51.4	4	11.4	5	14.3	35	362,900	372,046
Year-to-date 2009	0	0.0	1	1.2	49	57.6	29	34.1	6	7.1	85	386,900	405,073
Year-to-date 2008	0	0.0	11	10.2	60	55.6	26	24.1	11	10.2	108	369,150	384,745
Gloucester inside greenbelt													
February 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
February 2008	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--
Year-to-date 2008	0	0.0	0	0.0	5	55.6	3	33.3	1	11.1	9	--	--
Gloucester outside greenbelt													
February 2009	0	0.0	0	0.0	10	52.6	6	31.6	3	15.8	19	386,900	407,916
February 2008	0	0.0	0	0.0	7	50.0	6	42.9	1	7.1	14	408,900	416,421
Year-to-date 2009	0	0.0	1	2.6	18	46.2	14	35.9	6	15.4	39	400,000	424,251
Year-to-date 2008	0	0.0	1	3.2	15	48.4	14	45.2	1	3.2	31	397,900	402,367
Kanata													
February 2009	0	0.0	0	0.0	24	48.0	21	42.0	5	10.0	50	410,400	423,646
February 2008	0	0.0	1	10.0	6	60.0	3	30.0	0	0.0	10	311,900	347,810
Year-to-date 2009	0	0.0	0	0.0	41	53.9	26	34.2	9	11.8	76	395,900	412,467
Year-to-date 2008	0	0.0	10	23.8	18	42.9	9	21.4	5	11.9	42	337,150	392,398
Cumberland													
February 2009	0	0.0	7	16.7	22	52.4	12	28.6	1	2.4	42	352,400	366,069
February 2008	1	3.7	7	25.9	15	55.6	4	14.8	0	0.0	27	325,900	335,459
Year-to-date 2009	0	0.0	9	15.8	31	54.4	15	26.3	2	3.5	57	351,900	368,960
Year-to-date 2008	1	1.7	14	24.1	35	60.3	8	13.8	0	0.0	58	326,700	336,825
Goulbourn													
February 2009	0	0.0	22	40.7	23	42.6	7	13.0	2	3.7	54	315,490	332,448
February 2008	0	0.0	9	26.5	17	50.0	5	14.7	3	8.8	34	325,775	365,228
Year-to-date 2009	3	3.9	25	32.5	35	45.5	11	14.3	3	3.9	77	318,990	339,315
Year-to-date 2008	0	0.0	28	41.8	24	35.8	10	14.9	5	7.5	67	314,990	351,514

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2009

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													
February 2009	0	0.0	0	0.0	1	9.1	4	36.4	6	54.5	11	555,000	551,991
February 2008	1	9.1	0	0.0	2	18.2	2	18.2	6	54.5	11	530,000	511,218
Year-to-date 2009	0	0.0	1	5.9	2	11.8	5	29.4	9	52.9	17	515,000	526,112
Year-to-date 2008	1	6.7	1	6.7	3	20.0	2	13.3	8	53.3	15	530,000	489,020
Rideau													
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Osgoode													
February 2009	1	14.3	1	14.3	0	0.0	1	14.3	4	57.1	7	--	--
February 2008	1	7.1	0	0.0	1	7.1	3	21.4	9	64.3	14	537,350	547,979
Year-to-date 2009	1	5.6	2	11.1	2	11.1	5	27.8	8	44.4	18	485,000	488,017
Year-to-date 2008	1	2.9	2	5.9	5	14.7	10	29.4	16	47.1	34	478,500	505,724
Clarence-Rockland City													
February 2009	7	70.0	0	0.0	2	20.0	0	0.0	1	10.0	10	237,000	284,100
February 2008	1	20.0	1	20.0	3	60.0	0	0.0	0	0.0	5	--	--
Year-to-date 2009	8	29.6	9	33.3	8	29.6	1	3.7	1	3.7	27	269,900	298,630
Year-to-date 2008	6	23.1	11	42.3	9	34.6	0	0.0	0	0.0	26	275,000	282,288
Russell Township													
February 2009	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
February 2008	2	25.0	2	25.0	3	37.5	1	12.5	0	0.0	8	--	--
Year-to-date 2009	2	20.0	4	40.0	3	30.0	1	10.0	0	0.0	10	297,800	308,090
Year-to-date 2008	2	14.3	5	35.7	5	35.7	1	7.1	1	7.1	14	302,250	326,757
Ottawa-Gatineau CMA (Ontario portion)													
February 2009	8	3.1	33	12.6	117	44.7	71	27.1	33	12.6	262	383,400	408,078
February 2008	6	3.6	29	17.6	75	45.5	29	17.6	26	15.8	165	360,000	392,560
Year-to-date 2009	15	3.5	53	12.3	192	44.4	115	26.6	57	13.2	432	380,000	407,900
Year-to-date 2008	11	2.6	84	20.0	181	43.0	88	20.9	57	13.5	421	355,900	389,244

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2009						
Submarket	Feb 2009	Feb 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	414,135	399,536	3.7	417,896	398,839	4.8
Ottawa, Vanier, Rockcliffe	--	--	n/a	829,341	621,738	33.4
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	411,394	372,046	10.6	405,073	384,745	5.3
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	407,916	416,421	-2.0	424,251	402,367	5.4
Kanata	423,646	347,810	21.8	412,467	392,398	5.1
Cumberland	366,069	335,459	9.1	368,960	336,825	9.5
Goulbourn	332,448	365,228	-9.0	339,315	351,514	-3.5
West Carleton	551,991	511,218	8.0	526,112	489,020	7.6
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	547,979	n/a	488,017	505,724	-3.5
Clarence-Rockland City	284,100	--	n/a	298,630	282,288	5.8
Russell Township	--	--	n/a	308,090	326,757	-5.7
Ottawa-Gatineau CMA (Ontario Portion)	408,078	392,560	4.0	407,900	389,244	4.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) February 2009

		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
2008	January	664	-14.1	1,164	1,628	1,848	63.0	285,736	9.5	284,764
	February	1,001	-4.3	1,167	1,842	1,860	62.7	283,199	6.9	288,930
	March	1,099	-16.6	1,172	1,969	1,864	62.9	288,152	4.9	288,024
	April	1,580	0.7	1,196	2,776	1,959	61.1	295,909	6.7	286,988
	May	1,913	2.5	1,329	2,971	2,155	61.7	296,580	7.3	293,189
	June	1,710	2.6	1,255	2,482	2,058	61.0	298,336	6.8	292,329
	July	1,408	-4.0	1,217	2,136	2,017	60.3	295,134	9.4	290,746
	August	1,203	-9.6	1,195	1,948	2,044	58.5	282,792	5.6	291,137
	September	1,228	8.9	1,211	2,234	2,061	58.8	289,711	5.8	297,868
	October	974	-9.3	1,125	1,943	2,141	52.5	280,870	2.1	286,749
	November	654	-27.6	982	1,479	2,152	45.6	291,695	7.3	303,295
	December	474	-20.6	895	788	2,037	43.9	272,672	-1.5	280,636
2009	January	535	-19.4	994	1,682	1,951	50.9	290,930	1.8	292,155
	February	798	-20.3	1,005	1,752	1,875	53.6	273,991	-3.3	280,919
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	5,203	2.0		8,229			296,953	7.0	
	Q1 2009	N/A			N/A			N/A		
	YTD 2008	1,665	-8.5		3,470			284,211	8.0	
	YTD 2009	1,333	-19.9		3,434			280,790	-1.2	

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

[1]Source: CREA

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

Table 6: Economic Indicators
February 2009

		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						
2008	January	725	7.35	7.39	164.2	110.4	496	4.4	72.7	933
	February	718	7.25	7.29	166.3	111.0	494	4.8	72.6	930
	March	712	7.15	7.19	166.3	111.3	494	4.7	72.5	924
	April	700	6.95	6.99	166.4	112.1	493	4.9	72.4	927
	May	679	6.15	6.65	167.2	113.4	492	5.0	72.3	933
	June	710	6.95	7.15	168.7	114.0	495	5.4	72.9	942
	July	710	6.95	7.15	168.7	115.0	499	5.2	73.2	943
	August	691	6.65	6.85	168.7	114.8	502	5.2	73.6	946
	September	691	6.65	6.85	169.2	115.0	504	4.8	73.4	950
	October	713	6.35	7.20	169.2	113.6	505	4.8	73.5	949
	November	713	6.35	7.20	169.2	113.3	507	4.7	73.6	945
	December	685	5.60	6.75	169.6	112.7	508	4.6	73.6	945
2009	January	627	5.00	5.79	169.6	112.3	504	4.5	73.0	952
	February	627	5.00	5.79		113.0	499	4.6	72.2	959
	March									
	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 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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