HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: April 2009

New Home Market

Ottawa New Home Starts Declined

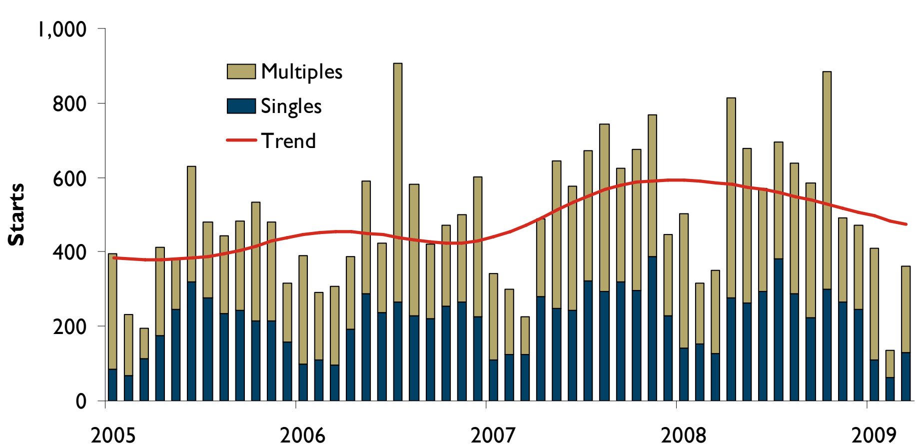
New construction activity during the first quarter in the Ottawa Census Metropolitan Area (CMA) declined by 22.3 per cent, from 1,170 in last year to 909 in 2009. This decline follows last year's nearly record high numbers. Nevertheless, new homes starts during the first three months of this year were still higher than in 2007, thus ending the first quarter on a positive note going into the spring housing season.

Ottawa New Single Detached Prices Posted Increase

The Capital City posted a healthy 3.7 per cent average price increase year over year for the first quarter of 2009. For the first three months of

Figure 1

Ottawa Housing Starts



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

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Canada

CMHC SCHL

HOME TO CANADIANS

the year Ottawa recorded that 40 per cent of absorbed single-detached homes were over $400,000. Increasing construction cost had pushed prices of homes in the recent years.

Condominium Apartment Construction Leading Amid Slower Activity

Although new starts activity slowed down for all dwelling types, apartment construction declined the least and achieved its second best first-quarter pace in seven years. Apartment units target key demographic segments, such as first-time buyers and baby-boomers, who attach great value to the advantage of shorter commutes as well as the convenience of being close to services and amenities.

The condominium apartment market in Ottawa has remained solid with 347 new units, down 13 per cent from last year, and yet accounting for over 38 per cent of total activity. In contrast, first quarter starts of more expensive single-detached homes and townhomes were significantly weaker than last year, down 27.7 per cent and 33.7 per cent respectively. As construction activity realigned with economic and demographic fundamentals, the current trend favouring higher-density dwellings has been the main driver of Ottawa's New Home Market.

Ottawa's City Core Thrived

With the highest share of apartments in Ottawa, the Downtown city core has strengthened during the first three months of 2009. First quarter construction in the Downtown and Vanier areas grew by 33.1 per cent in 2009 compared to last year, the vast majority of units being condominium apartments. Conversely, construction activity in Goulbourn, Kanata, and Nepean (outside of the Greenbelt), where there is higher dependence on single-detached homes, registered a weaker pace.

Resale Market

Ottawa's Resale Market Anchored in Balanced Territory

The total number of resale transactions during the first quarter fell by 9.4 per cent, down from 2,764 last year to 2,503 in 2009. At the same time, the previously growing supply of existing homes for sale returned to more sustainable levels, as the slower winter months discouraged home sellers. While increased caution among homebuyers led to weakness in resale activity during the first two months of the year, lower mortgage rates have resulted in a strong rebound during the month of March. Ottawa's Resale Market has therefore remained well anchored in balanced territory, creating a healthy balance between buyers and sellers.

The Average Resale Price Remained Flat

The average resale home price in Ottawa closed the first quarter of 2009 at $285,778, modestly below last year's level by 0.6 per cent. The prevalence of balanced Resale Market conditions for the second quarter in a row has led to the emergence of a flat price growth trend. The first quarter average price progression is typical of a balanced market, where neither buyers nor sellers have the upper hand at the negotiating table and prices tend to grow at a rate similar to the inflation rate.

	SALES						PRICES ($)					
	MARCH			YEAR-TO-DATE			MARCH			YEAR-TO-DATE		
UNIT TYPE	2009	2008	% Chg.	2009	2008	% Chg.	2009	2008	% Chg.	2009	2008	% Chg.
SINGLE- DETACHED	**643**	**601**	**7.0**	**1,352**	**1,532**	**-11.7**	**325,768**	**331,042**	**-1.6**	**319,608**	**320,310**	**-0.2**
Bungalow	*192*	*168*	14.3	*400*	*449*	-10.9	*278,921*	*300,579*	-7.2	*284,435*	*285,592*	-0.4
Two-Storey	*317*	*311*	1.9	*664*	*753*	-11.8	*367,246*	*368,729*	-0.4	*356,739*	*357,249*	-0.1
Other Single-Detached	*134*	*122*	9.8	*288*	*330*	-12.7	*294,769*	*276,920*	6.4	*282,851*	*283,258*	-0.1
ROW	**195**	**157**	**24.2**	**402**	**393**	**2.3**	**258,770**	**266,047**	**-2.7**	**258,571**	**263,691**	**-1.9**
SEMI	**74**	**69**	**7.2**	**183**	**185**	**-1.1**	**286,486**	**256,995**	**11.5**	**287,549**	**275,154**	**4.5**
CONDOMINIUM	**250**	**257**	**-2.7**	**542**	**606**	**-10.6**	**208,936**	**207,722**	**0.6**	**208,116**	**211,001**	**-1.4**
Apartment	*118*	*114*	3.5	*243*	*293*	-17.1	*219,249*	*228,887*	-4.2	*223,143*	*237,328*	-6.0
Row	*129*	*136*	-5.1	*291*	*305*	-4.6	*195,169*	*183,355*	6.4	*191,320*	*182,587*	4.8
Other Condominiums	*3*	*7*	-57.1	*8*	*8*	0.0	*395,300*	*336,429*	17.5	*362,613*	*330,000*	9.9
OTHERS	**8**	**15**	**-46.7**	**24**	**48**	**-50.0**	**436,563**	**295,185**	**47.9**	**402,463**	**315,085**	**27.7**
TOTAL	**1,170**	**1,099**	**6.5**	**2,503**	**2,764**	**-9.4**	**287,911**	**288,152**	**-0.1**	**284,118**	**285,778**	**-0.6**

Source: Ottawa Real Estate Board

* Properties under Row type include only those with six units or more

Condominium Apartments Decreasing the Most

Compared to last year, the volatile condominium apartments segment finished the first quarter on a weak note, with 243 sales, down 17.1 per cent, and an average price of $223,143, down 6 per cent. The price adjustment in this segment could be due to the fact that young professionals might be particularly sensitive to economic fluctuations, as their income prospects tend to be more uncertain.

In contrast, the demand for single-detached homes remained remarkably resilient, with 1,352 sales, down 11.7 per cent, and an average price of $319,608, down only 0.2 per cent. The smaller price adjustment might reflect the fact that equity-rich move-up buyers tend to be more established in both the housing and labour markets, and can therefore manage to withstand higher uncertainty and afford to move up the property ladder toward their dream home.

Demand for More Affordable Sub-Markets

Interestingly, a major factor behind the new average price trend is the result of a shift in the composition of housing demand in favour of less expensive sub-markets. The most expensive regional sub-market in Ottawa, the Downtown city core, experienced the weakest first quarter pace, with only 151 sales, down 23.7 per cent, and an average price of $379,748, down 5.3 per cent.

While the Kanata-Stittsville neighborhoods remained relatively weak, Barrhaven stood up with the highest quarter-over-quarter growth in sales in Ottawa, up 30.3 per cent, with flat price growth. In contrast, the strongest average price increases were seen in areas inside the Greenbelt, notably the East End and Nepean, with 16.3 per cent and 10.1 per cent, respectively.

Economic Overview

Ottawa's Labour Market Holding Steady

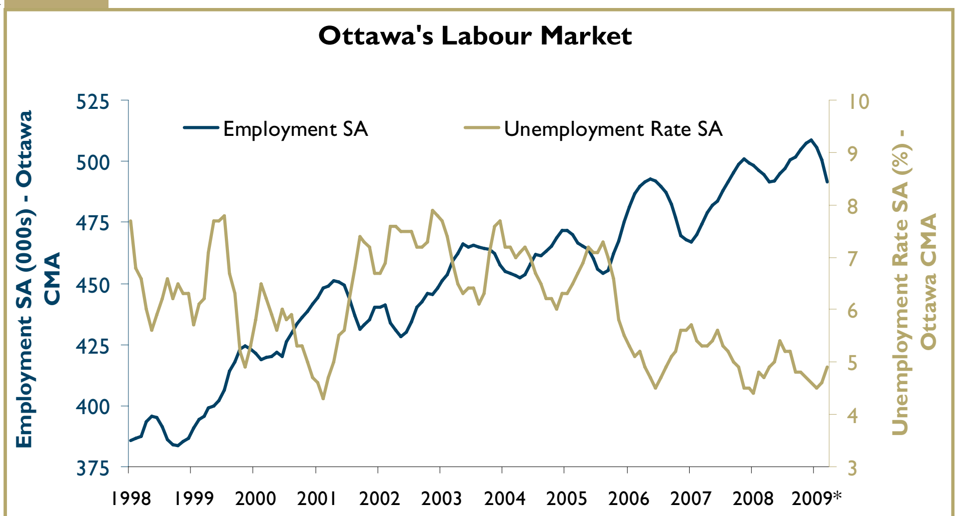
Ottawa's labour market still holds one of the best performances in Ontario and in Canada as a whole. Average first quarter employment is still up 0.5 per cent compared to the same period last year. Ottawa's labour market has been among the latest in Canada to slow down, although the unemployment rate increased slightly to 4.9 per cent in March. Since employment is a lagging indicator of economic activity, the current trend represents a normal response from employers to a slowing economy.

Sectoral Diversification Driving Resilience

Consistent with the trend from recent years, the Public Administration and Services sectors, which combined employ close to 7 in 10 workers, have remained key contributors to Ottawa's labour market resilience to broader macroeconomic fluctuations. The public sector's labour demand grew by 3.6 per cent from the fourth quarter of last year, reaching it's highest-ever number of employees during the weaker month of March. As well, the services sector's quarterly employment remained stable at a three-year record high.

Labour market weakness during the first quarter of 2009 was limited to

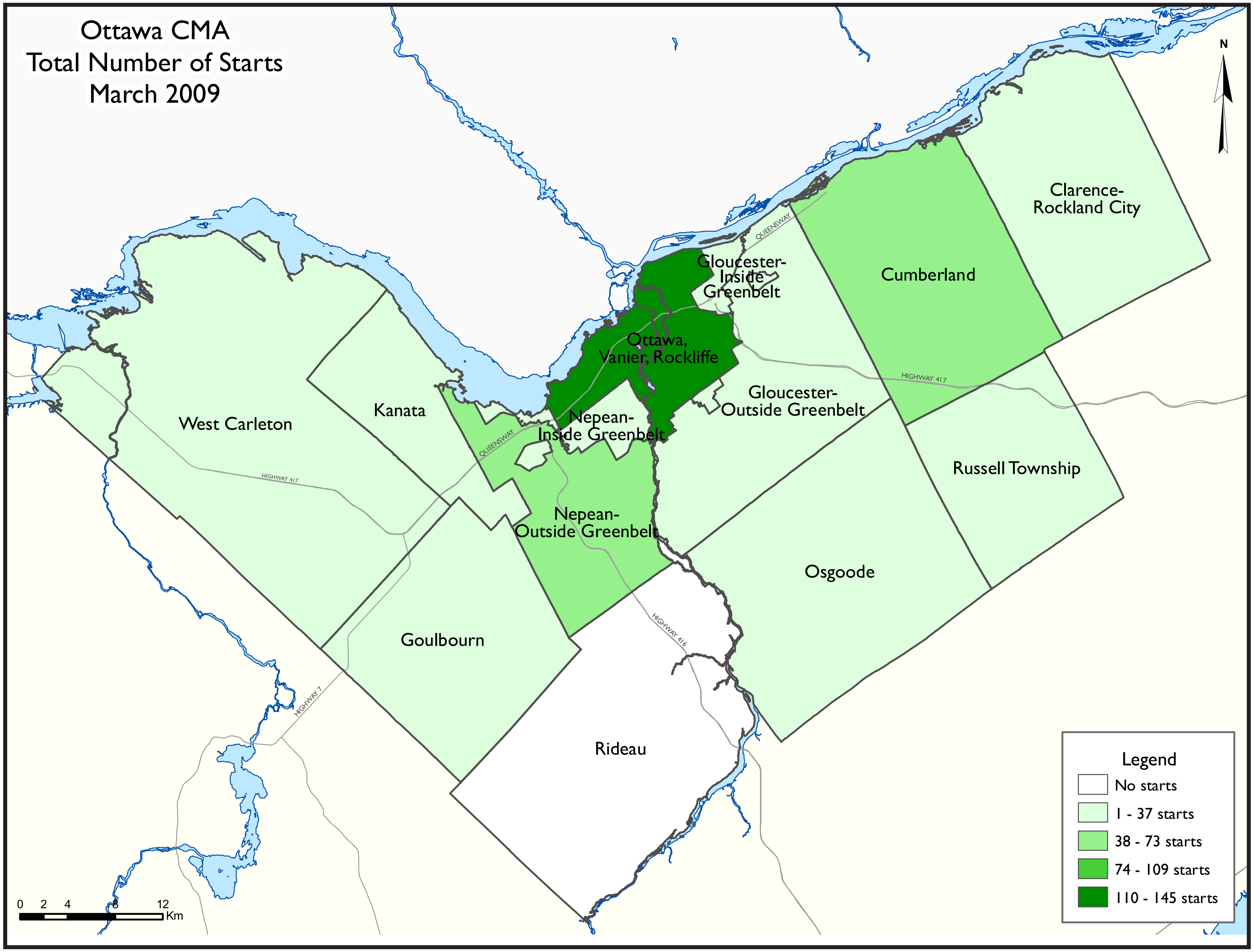
Figure 2

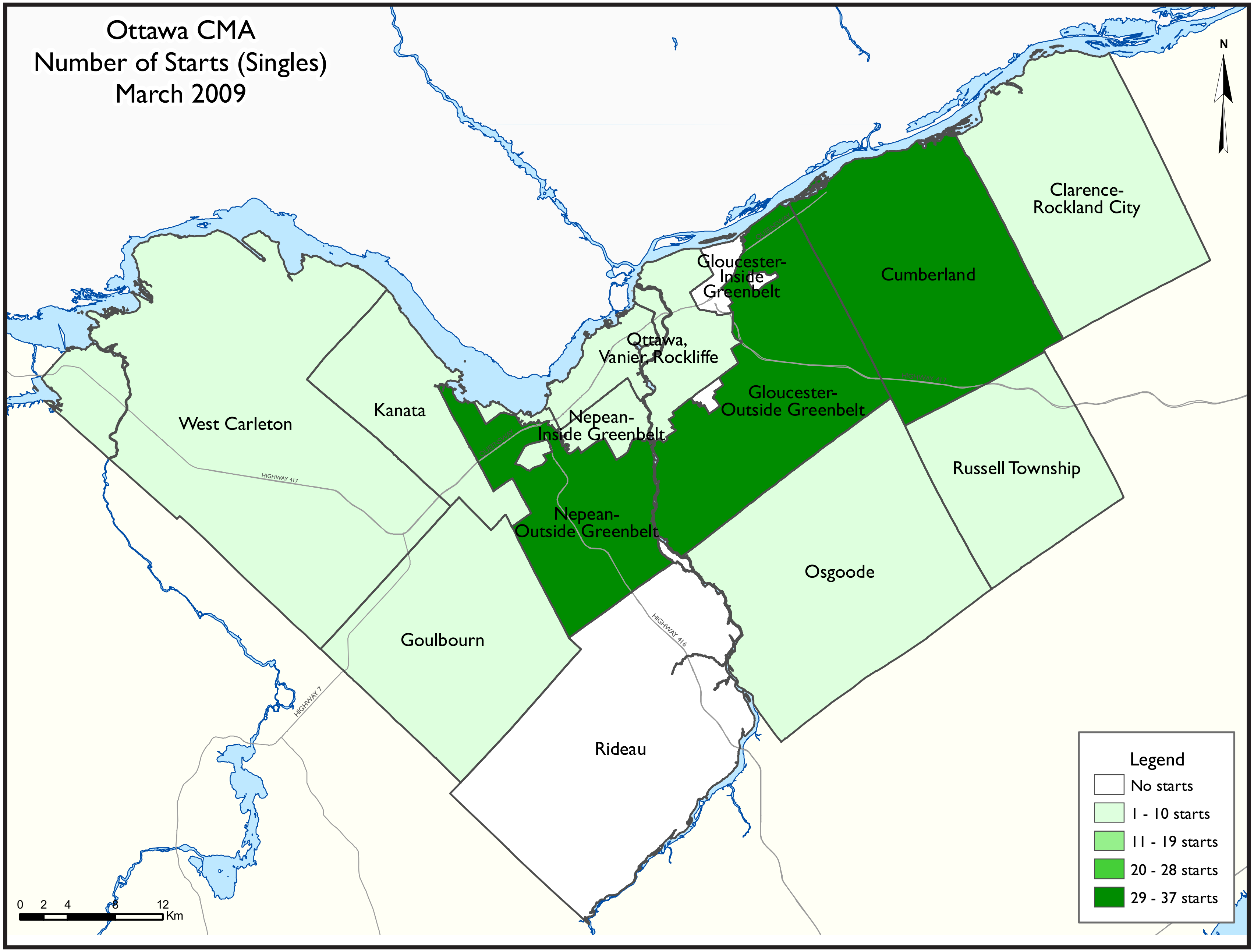


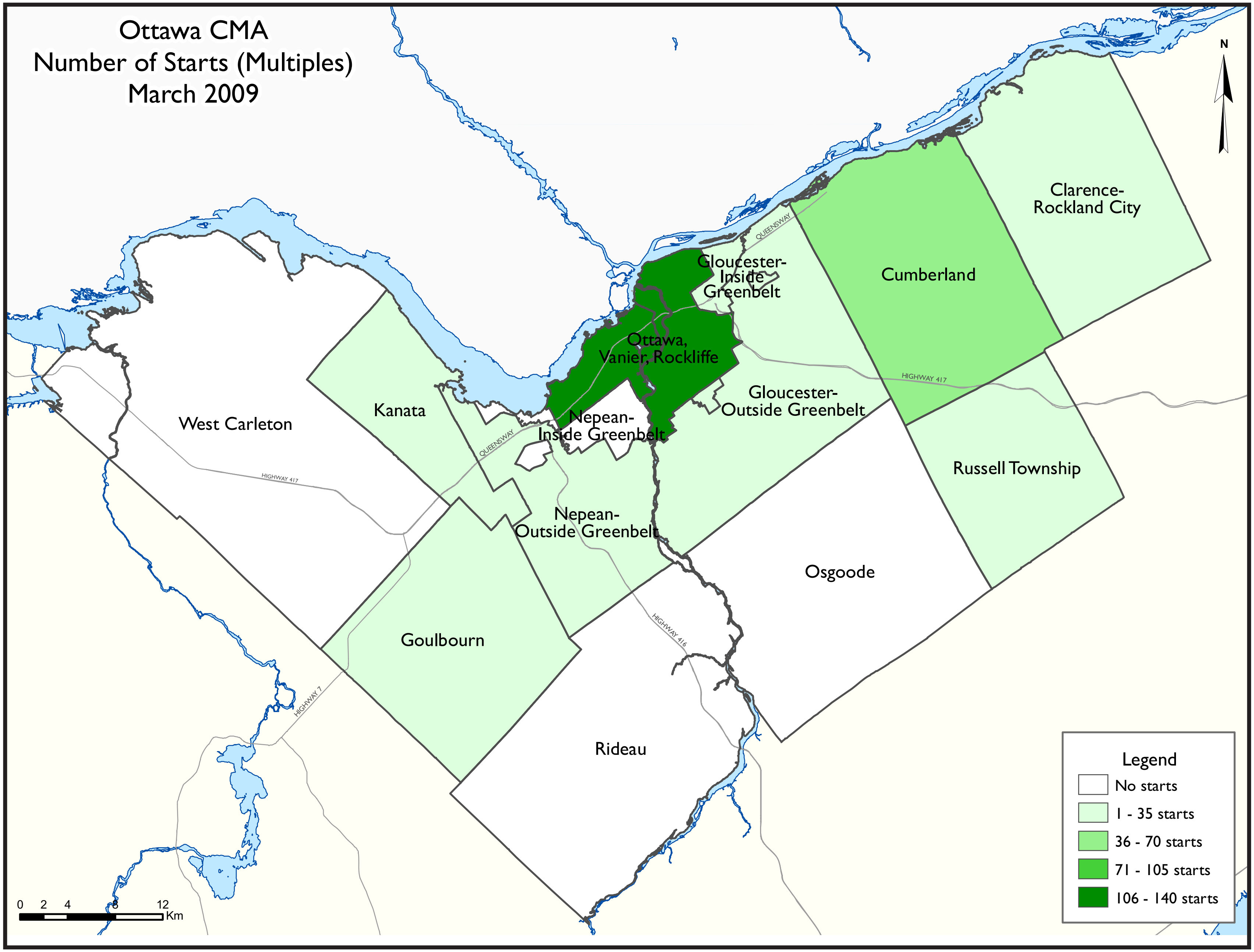
Source: Ottawa Real Estate Board, seasonally adjusted
* YTD, to March

only a few sectors. Compared to the last quarter of 2008, the manufacturing sector shed 2,200 jobs, although this sector represents less than 6 per cent of total activity. As well, employment within the information technology sector has deteriorated, notably with Nortel's bankruptcy. After a record-high level of employment late last year, the trade sector weakened considerably after shedding an average of 12,800 workers, to account for the bulk of the quarterly labour market weakness. Such losses were met with particular strength from the higher-paying construction and related financial services, which experienced the highest sectoral quarterly growth in employment.

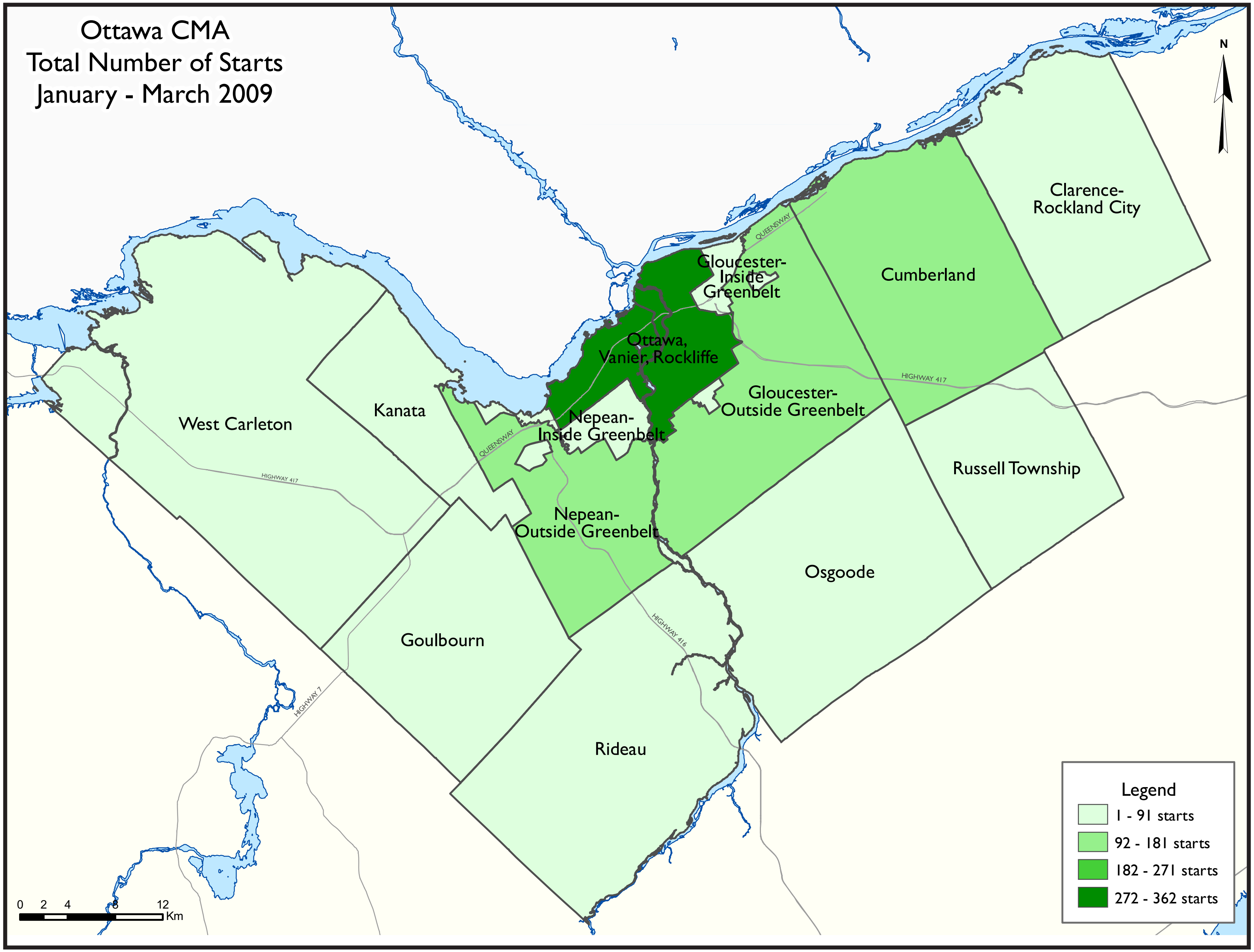
Also in contrast to other volatile markets, average quarterly labour income in Ottawa continues to grow at a healthy rate, increasing by 3.2 per cent when compared with the same period last year. This is mainly due to the resilience of full-time employment and strong employment levels in more productive, higher-paying industry sectors. Overall, Ottawa's labour market performance continued to support housing demand in the Queen City.

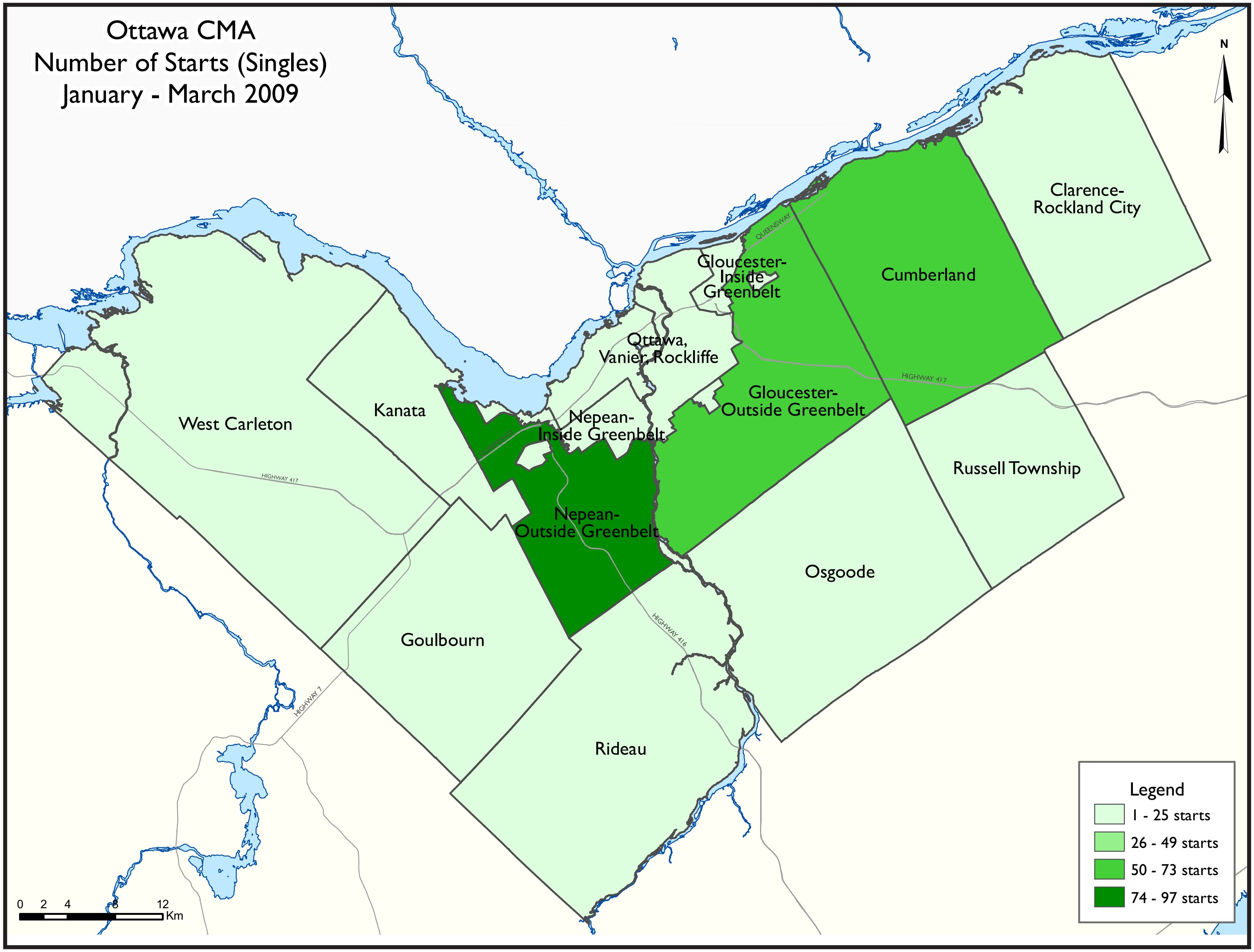

Ottawa CMA
Total Number of Starts
March 2009
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Gloucester-Outside Greenbelt
Nepean-Outside Greenbelt
Cumberland
Clarence-Rockland City
West Carleton
Kanata
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12 Km
Legend
No starts
1 - 37 starts
38 - 73 starts
74 - 109 starts
110 - 145 starts

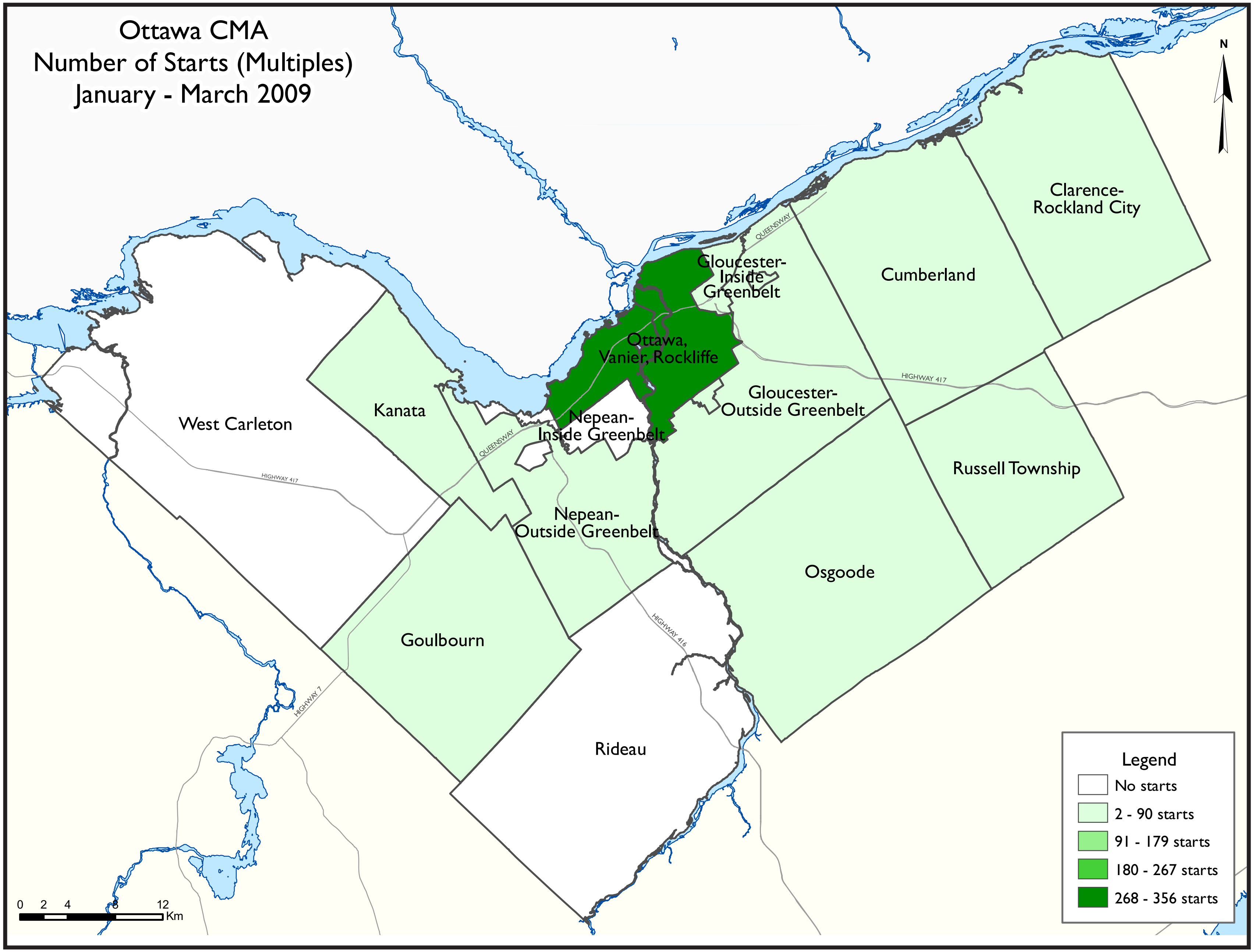

Ottawa CMA
Number of Starts (Singles)
March 2009
N
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
West Carleton
Kanata
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
Legend
No starts
1 - 10 starts
11 - 19 starts
20 - 28 starts
29 - 37 starts
0 2 4 8 12
Km



Ottawa CMA
Number of Starts (Multiples)
March 2009
N
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Cumberland
Clarence-Rockland City
Kanata
West Carleton
Gloucester-Outside Greenbelt
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2 4 8 12
Km
Legend
No starts
1 - 35 starts
36 - 70 starts
71 - 105 starts
106 - 140 starts


Ottawa CMA
Total Number of Starts
January - March 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
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12
Km
Legend
1 - 91 starts
92 - 181 starts
182 - 271 starts
272 - 362 starts


Ottawa CMA
Number of Starts (Singles)
January - March 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
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12
Km
Legend
1 - 25 starts
26 - 49 starts
50 - 73 starts
74 - 97 starts


Ottawa CMA
Number of Starts (Multiples)
January - March 2009
N
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
Legend
No starts
2 - 90 starts
91 - 179 starts
180 - 267 starts
268 - 356 starts
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion) March 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2009	129	11	87	0	0	134	0	0	361
March 2008	127	6	124	0	10	84	0	0	351
% Change	1.6	83.3	-29.8	n/a	-100.0	59.5	n/a	n/a	2.8
Year-to-date 2009	303	35	221	0	0	347	3	0	909
Year-to-date 2008	419	14	338	0	10	389	0	0	1,170
% Change	-27.7	150.0	-34.6	n/a	-100.0	-10.8	n/a	n/a	-22.3
UNDER CONSTRUCTION									
March 2009	1,569	145	1,199	0	28	2,055	8	159	5,163
March 2008	1,645	138	1,266	0	80	1,673	27	180	5,009
% Change	-4.6	5.1	-5.3	n/a	-65.0	22.8	-70.4	-11.7	3.1
COMPLETIONS									
March 2009	172	17	162	0	0	121	0	0	472
March 2008	195	18	44	0	0	178	0	30	465
% Change	-11.8	-5.6	**	n/a	n/a	-32.0	n/a	-100.0	1.5
Year-to-date 2009	606	51	377	0	0	207	0	69	1,310
Year-to-date 2008	613	56	224	0	15	222	2	30	1,162
% Change	-1.1	-8.9	68.3	n/a	-100.0	-6.8	-100.0	130.0	12.7
COMPLETED & NOT ABSORBED									
March 2009	46	12	88	0	1	150	3	29	329
March 2008	28	6	68	0	5	202	3	18	330
% Change	64.3	100.0	29.4	n/a	-80.0	-25.7	0.0	61.1	-0.3
ABSORBED									
March 2009	173	18	158	0	0	116	1	0	466
March 2008	198	19	50	0	0	186	1	0	454
% Change	-12.6	-5.3	**	n/a	n/a	-37.6	0.0	n/a	2.6
Year-to-date 2009	605	51	372	0	0	208	1	47	1,284
Year-to-date 2008	619	65	251	0	18	245	2	2	1,202
% Change	-2.3	-21.5	48.2	n/a	-100.0	-15.1	-50.0	**	6.8

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

Table 1.1: Housing Activity Summary by Submarket
March 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									
March 2009	123	10	80	0	0	134	0	0	347
March 2008	126	6	124	0	10	84	0	0	350
Ottawa, Vanier, Rockcliffe									
March 2009	5	2	4	0	0	134	0	0	145
March 2008	0	2	0	0	0	0	0	0	2
Nepean inside greenbelt									
March 2009	1	0	0	0	0	0	0	0	1
March 2008	0	0	0	0	0	16	0	0	16
Nepean outside greenbelt									
March 2009	37	0	24	0	0	0	0	0	61
March 2008	20	0	62	0	10	30	0	0	122
Gloucester inside greenbelt									
March 2009	0	2	0	0	0	0	0	0	2
March 2008	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
March 2009	30	2	0	0	0	0	0	0	32
March 2008	6	0	4	0	0	26	0	0	36
Kanata									
March 2009	9	0	12	0	0	0	0	0	21
March 2008	43	0	40	0	0	0	0	0	83
Cumberland									
March 2009	31	0	40	0	0	0	0	0	71
March 2008	19	0	0	0	0	0	0	0	19
Goulbourn									
March 2009	6	4	0	0	0	0	0	0	10
March 2008	28	4	0	0	0	12	0	0	44
West Carleton									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	5	0	18	0	0	0	0	0	23
Rideau									
March 2009	0	0	0	0	0	0	0	0	0
March 2008	1	0	0	0	0	0	0	0	1
Osgoode									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	3	0	0	0	0	0	0	0	3
Clarence-Rockland City									
March 2009	2	0	7	0	0	0	0	0	9
March 2008	1	0	0	0	0	0	0	0	1
Russell Township									
March 2009	4	1	0	0	0	0	0	0	5
March 2008	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
March 2009	129	11	87	0	0	134	0	0	361
March 2008	127	6	124	0	10	84	0	0	351

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

Table 1.1: Housing Activity Summary by Submarket
March 2009

	Ownership						Rental		Total*
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	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
March 2009	1,490	134	1,185	0	28	2,021	8	150	5,016
March 2008	1,589	136	1,266	0	80	1,659	25	165	4,920
Ottawa, Vanier, Rockcliffe									
March 2009	70	60	112	0	0	1,393	8	17	1,660
March 2008	76	44	59	0	0	1,196	3	117	1,495
Nepean inside greenbelt									
March 2009	8	2	23	0	0	273	0	0	306
March 2008	7	2	60	0	0	167	0	0	236
Nepean outside greenbelt									
March 2009	481	2	220	0	0	68	0	0	771
March 2008	316	4	273	0	14	126	0	0	733
Gloucester inside greenbelt									
March 2009	13	4	43	0	0	0	0	0	60
March 2008	33	8	125	0	0	8	14	48	236
Gloucester outside greenbelt									
March 2009	159	10	154	0	28	134	0	0	485
March 2008	164	10	115	0	0	26	8	0	323
Kanata									
March 2009	186	16	345	0	0	0	0	133	680
March 2008	252	22	257	0	2	0	0	0	533
Cumberland									
March 2009	197	4	187	0	0	129	0	0	517
March 2008	244	22	244	0	64	40	0	0	614
Goulbourn									
March 2009	177	30	77	0	0	24	0	0	308
March 2008	335	22	96	0	0	96	0	0	549
West Carleton									
March 2009	88	0	24	0	0	0	0	0	112
March 2008	57	0	37	0	0	0	0	0	94
Rideau									
March 2009	26	0	0	0	0	0	0	0	26
March 2008	29	0	0	0	0	0	0	0	29
Osgoode									
March 2009	85	6	0	0	0	0	0	0	91
March 2008	76	2	0	0	0	0	0	0	78
Clarence-Rockland City									
March 2009	37	8	14	0	0	34	0	0	93
March 2008	31	2	0	0	0	0	2	15	50
Russell Township									
March 2009	42	3	0	0	0	0	0	9	54
March 2008	25	0	0	0	0	14	0	0	39
Ottawa-Gatineau CMA (Ontario portion)									
March 2009	1,569	145	1,199	0	28	2,055	8	159	5,163
March 2008	1,645	138	1,266	0	80	1,673	27	180	5,009

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

Table 1.1: Housing Activity Summary by Submarket
March 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									
March 2009	160	17	162	0	0	121	0	0	460
March 2008	174	18	44	0	0	178	0	30	444
Ottawa, Vanier, Rockcliffe									
March 2009	5	7	17	0	0	121	0	0	150
March 2008	8	4	0	0	0	178	0	30	220
Nepean inside greenbelt									
March 2009	2	0	8	0	0	0	0	0	10
March 2008	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
March 2009	45	0	17	0	0	0	0	0	62
March 2008	40	2	14	0	0	0	0	0	56
Gloucester inside greenbelt									
March 2009	2	0	4	0	0	0	0	0	6
March 2008	5	2	13	0	0	0	0	0	20
Gloucester outside greenbelt									
March 2009	5	2	10	0	0	0	0	0	17
March 2008	9	4	0	0	0	0	0	0	13
Kanata									
March 2009	27	2	16	0	0	0	0	0	45
March 2008	31	4	3	0	0	0	0	0	38
Cumberland									
March 2009	32	0	22	0	0	0	0	0	54
March 2008	11	0	8	0	0	0	0	0	19
Goulbourn									
March 2009	16	6	22	0	0	0	0	0	44
March 2008	47	2	6	0	0	0	0	0	55
West Carleton									
March 2009	11	0	46	0	0	0	0	0	57
March 2008	6	0	0	0	0	0	0	0	6
Rideau									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	5	0	0	0	0	0	0	0	5
Osgoode									
March 2009	13	0	0	0	0	0	0	0	13
March 2008	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
March 2009	5	0	0	0	0	0	0	0	5
March 2008	15	0	0	0	0	0	0	0	15
Russell Township									
March 2009	7	0	0	0	0	0	0	0	7
March 2008	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
March 2009	172	17	162	0	0	121	0	0	472
March 2008	195	18	44	0	0	178	0	30	465

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

Table 1.1: Housing Activity Summary by Submarket March 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									
March 2009	43	12	88	0	1	138	3	29	314
March 2008	23	6	68	0	5	202	3	18	325
Ottawa, Vanier, Rockcliffe									
March 2009	1	8	9	0	0	106	0	4	128
March 2008	1	5	6	0	0	145	0	18	175
Nepean inside greenbelt									
March 2009	0	0	3	0	0	8	0	25	36
March 2008	0	0	3	0	0	22	0	0	25
Nepean outside greenbelt									
March 2009	1	0	11	0	1	14	1	0	28
March 2008	2	1	16	0	4	17	1	0	41
Gloucester inside greenbelt									
March 2009	0	2	2	0	0	8	0	0	12
March 2008	0	0	3	0	0	8	0	0	11
Gloucester outside greenbelt									
March 2009	9	2	13	0	0	1	2	0	27
March 2008	3	0	13	0	0	3	2	0	21
Kanata									
March 2009	7	0	15	0	0	0	0	0	22
March 2008	2	0	7	0	1	1	0	0	11
Cumberland									
March 2009	13	0	19	0	0	0	0	0	32
March 2008	8	0	11	0	0	2	0	0	21
Goulbourn									
March 2009	1	0	9	0	0	1	0	0	11
March 2008	0	0	9	0	0	4	0	0	13
West Carleton									
March 2009	1	0	7	0	0	0	0	0	8
March 2008	2	0	0	0	0	0	0	0	2
Rideau									
March 2009	1	0	0	0	0	0	0	0	1
March 2008	1	0	0	0	0	0	0	0	1
Osgoode									
March 2009	9	0	0	0	0	0	0	0	9
March 2008	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
March 2009	0	0	0	0	0	12	0	0	12
March 2008	0	0	0	0	0	0	0	0	0
Russell Township									
March 2009	3	0	0	0	0	0	0	0	3
March 2008	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
March 2009	46	12	88	0	1	150	3	29	329
March 2008	28	6	68	0	5	202	3	18	330

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

Table 1.1: Housing Activity Summary by Submarket
March 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									
March 2009	161	18	158	0	0	116	1	0	454
March 2008	179	19	50	0	0	186	1	0	435
Ottawa, Vanier, Rockcliffe									
March 2009	6	10	18	0	0	115	0	0	149
March 2008	8	3	0	0	0	178	1	0	190
Nepean inside greenbelt									
March 2009	2	0	7	0	0	1	0	0	10
March 2008	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
March 2009	45	0	21	0	0	0	0	0	66
March 2008	42	1	16	0	0	2	0	0	61
Gloucester inside greenbelt									
March 2009	2	0	4	0	0	0	0	0	6
March 2008	5	2	13	0	0	0	0	0	20
Gloucester outside greenbelt									
March 2009	6	0	10	0	0	0	1	0	17
March 2008	9	4	0	0	0	5	0	0	18
Kanata									
March 2009	25	2	15	0	0	0	0	0	42
March 2008	31	5	5	0	0	0	0	0	41
Cumberland									
March 2009	31	0	20	0	0	0	0	0	51
March 2008	11	0	10	0	0	0	0	0	21
Goulbourn									
March 2009	16	6	20	0	0	0	0	0	42
March 2008	47	4	6	0	0	1	0	0	58
West Carleton									
March 2009	11	0	43	0	0	0	0	0	54
March 2008	7	0	0	0	0	0	0	0	7
Rideau									
March 2009	2	0	0	0	0	0	0	0	2
March 2008	5	0	0	0	0	0	0	0	5
Osgoode									
March 2009	15	0	0	0	0	0	0	0	15
March 2008	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
March 2009	5	0	0	0	0	0	0	0	5
March 2008	15	0	0	0	0	0	0	0	15
Russell Township									
March 2009	7	0	0	0	0	0	0	0	7
March 2008	4	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario portion)									
March 2009	173	18	158	0	0	116	1	0	466
March 2008	198	19	50	0	0	186	1	0	454

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 March 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	% Change
Ottawa City	123	126	10	6	80	134	134	84	347	350	-0.9
Ottawa, Vanier, Rockcliffe	5	0	2	2	4	0	134	0	145	2	**
Nepean inside greenbelt	1	0	0	0	0	0	0	16	1	16	-93.8
Nepean outside greenbelt	37	20	0	0	24	72	0	30	61	122	-50.0
Gloucester inside greenbelt	0	1	2	0	0	0	0	0	2	1	100.0
Gloucester outside greenbelt	30	6	2	0	0	4	0	26	32	36	-11.1
Kanata	9	43	0	0	12	40	0	0	21	83	-74.7
Cumberland	31	19	0	0	40	0	0	0	71	19	**
Goulbourn	6	28	4	4	0	0	0	12	10	44	-77.3
West Carleton	2	5	0	0	0	18	0	0	2	23	-91.3
Rideau	0	1	0	0	0	0	0	0	0	1	-100.0
Osgoode	2	3	0	0	0	0	0	0	2	3	-33.3
Clarence-Rockland City	2	1	0	0	7	0	0	0	9	1	**
Russell Township	4	0	1	0	0	0	0	0	5	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	129	127	11	6	87	134	134	84	361	351	2.8

Table 2.1: Starts by Submarket and by Dwelling Type January - March 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	289	409	28	14	210	348	347	389	874	1,160	-24.7
Ottawa, Vanier, Rockcliffe	6	7	4	8	29	0	323	257	362	272	33.1
Nepean inside greenbelt	1	1	0	0	0	26	0	64	1	91	-98.9
Nepean outside greenbelt	97	75	0	0	61	149	0	30	158	254	-37.8
Gloucester inside greenbelt	4	5	2	0	10	11	0	0	16	16	0.0
Gloucester outside greenbelt	52	34	6	2	30	10	24	26	112	72	55.6
Kanata	24	99	2	0	22	72	0	0	48	171	-71.9
Cumberland	57	61	2	0	58	45	0	0	117	106	10.4
Goulbourn	23	96	10	4	0	14	0	12	33	126	-73.8
West Carleton	13	13	0	0	0	21	0	0	13	34	-61.8
Rideau	2	3	0	0	0	0	0	0	2	3	-33.3
Osgoode	10	15	2	0	0	0	0	0	12	15	-20.0
Clarence-Rockland City	7	9	4	0	14	0	0	0	25	9	177.8
Russell Township	7	1	3	0	0	0	0	0	10	1	**
Ottawa-Gatineau CMA (Ontario Portion)	303	419	35	14	224	348	347	389	909	1,170	-22.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Ottawa City	80	134	0	0	134	84	0	0
Ottawa, Vanier, Rockcliffe	4	0	0	0	134	0	0	0
Nepean inside greenbelt	0	0	0	0	0	16	0	0
Nepean outside greenbelt	24	72	0	0	0	30	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	4	0	0	0	26	0	0
Kanata	12	40	0	0	0	0	0	0
Cumberland	40	0	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	12	0	0
West Carleton	0	18	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)	87	134	0	0	134	84	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 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	207	348	3	0	347	389	0	0
Ottawa, Vanier, Rockcliffe	26	0	3	0	323	257	0	0
Nepean inside greenbelt	0	26	0	0	0	64	0	0
Nepean outside greenbelt	61	149	0	0	0	30	0	0
Gloucester inside greenbelt	10	11	0	0	0	0	0	0
Gloucester outside greenbelt	30	10	0	0	24	26	0	0
Kanata	22	72	0	0	0	0	0	0
Cumberland	58	45	0	0	0	0	0	0
Goulbourn	0	14	0	0	0	12	0	0
West Carleton	0	21	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	14	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	221	348	3	0	347	389	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
March 2009

Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Ottawa City	213	256	134	94	0	0	347	350
Ottawa, Vanier, Rockcliffe	11	2	134	0	0	0	145	2
Nepean inside greenbelt	1	0	0	16	0	0	1	16
Nepean outside greenbelt	61	82	0	40	0	0	61	122
Gloucester inside greenbelt	2	1	0	0	0	0	2	1
Gloucester outside greenbelt	32	10	0	26	0	0	32	36
Kanata	21	83	0	0	0	0	21	83
Cumberland	71	19	0	0	0	0	71	19
Goulbourn	10	32	0	12	0	0	10	44
West Carleton	2	23	0	0	0	0	2	23
Rideau	0	1	0	0	0	0	0	1
Osgoode	2	3	0	0	0	0	2	3
Clarence-Rockland City	9	1	0	0	0	0	9	1
Russell Township	5	0	0	0	0	0	5	0
Ottawa-Gatineau CMA (Ontario Portion)	227	257	134	94	0	0	361	351

Table 2.5: Starts by Submarket and by Intended Market
January - March 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	524	761	347	399	3	0	874	1,160
Ottawa, Vanier, Rockcliffe	36	15	323	257	3	0	362	272
Nepean inside greenbelt	1	27	0	64	0	0	1	91
Nepean outside greenbelt	158	214	0	40	0	0	158	254
Gloucester inside greenbelt	16	16	0	0	0	0	16	16
Gloucester outside greenbelt	88	46	24	26	0	0	112	72
Kanata	48	171	0	0	0	0	48	171
Cumberland	117	106	0	0	0	0	117	106
Goulbourn	33	114	0	12	0	0	33	126
West Carleton	13	34	0	0	0	0	13	34
Rideau	2	3	0	0	0	0	2	3
Osgoode	12	15	0	0	0	0	12	15
Clarence-Rockland City	25	9	0	0	0	0	25	9
Russell Township	10	1	0	0	0	0	10	1
Ottawa-Gatineau CMA (Ontario Portion)	559	771	347	399	3	0	909	1,170

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	% Change
Ottawa City	160	174	17	18	162	44	121	208	460	444	3.6
Ottawa, Vanier, Rockcliffe	5	8	7	4	17	0	121	208	150	220	-31.8
Nepean inside greenbelt	2	2	0	0	8	0	0	0	10	2	**
Nepean outside greenbelt	45	40	0	2	17	14	0	0	62	56	10.7
Gloucester inside greenbelt	2	5	0	2	4	13	0	0	6	20	-70.0
Gloucester outside greenbelt	5	9	2	4	10	0	0	0	17	13	30.8
Kanata	27	31	2	4	16	3	0	0	45	38	18.4
Cumberland	32	11	0	0	22	8	0	0	54	19	184.2
Goulbourn	16	47	6	2	22	6	0	0	44	55	-20.0
West Carleton	11	6	0	0	46	0	0	0	57	6	**
Rideau	2	5	0	0	0	0	0	0	2	5	-60.0
Osgoode	13	10	0	0	0	0	0	0	13	10	30.0
Clarence-Rockland City	5	15	0	0	0	0	0	0	5	15	-66.7
Russell Township	7	6	0	0	0	0	0	0	7	6	16.7
Ottawa-Gatineau CMA (Ontario Portion)	172	195	17	18	162	44	121	208	472	465	1.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 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	557	550	49	58	377	239	276	252	1,259	1,099	14.6
Ottawa, Vanier, Rockcliffe	20	21	19	14	31	4	121	208	191	247	-22.7
Nepean inside greenbelt	2	3	0	4	20	29	69	8	91	44	106.8
Nepean outside greenbelt	130	147	4	4	71	28	24	24	229	203	12.8
Gloucester inside greenbelt	9	13	0	2	9	17	10	0	28	32	-12.5
Gloucester outside greenbelt	48	40	4	12	42	13	12	0	106	65	63.1
Kanata	104	71	4	8	50	47	0	0	158	126	25.4
Cumberland	88	72	0	2	57	57	16	0	161	131	22.9
Goulbourn	93	112	18	12	27	44	24	12	162	180	-10.0
West Carleton	28	23	0	0	70	0	0	0	98	23	**
Rideau	5	8	0	0	0	0	0	0	5	8	-37.5
Osgoode	30	40	0	0	0	0	0	0	30	40	-25.0
Clarence-Rockland City	32	41	0	0	0	0	0	0	32	41	-22.0
Russell Township	17	22	2	0	0	0	0	0	19	22	-13.6
Ottawa-Gatineau CMA (Ontario Portion)	606	613	51	58	377	239	276	252	1,310	1,162	12.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Ottawa City	162	44	0	0	121	178	0	30
Ottawa, Vanier, Rockcliffe	17	0	0	0	121	178	0	30
Nepean inside greenbelt	8	0	0	0	0	0	0	0
Nepean outside greenbelt	17	14	0	0	0	0	0	0
Gloucester inside greenbelt	4	13	0	0	0	0	0	0
Gloucester outside greenbelt	10	0	0	0	0	0	0	0
Kanata	16	3	0	0	0	0	0	0
Cumberland	22	8	0	0	0	0	0	0
Goulbourn	22	6	0	0	0	0	0	0
West Carleton	46	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)	162	44	0	0	121	178	0	30

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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	377	239	0	0	207	222	69	30
Ottawa, Vanier, Rockcliffe	31	4	0	0	121	178	0	30
Nepean inside greenbelt	20	29	0	0	0	8	69	0
Nepean outside greenbelt	71	28	0	0	24	24	0	0
Gloucester inside greenbelt	9	17	0	0	10	0	0	0
Gloucester outside greenbelt	42	13	0	0	12	0	0	0
Kanata	50	47	0	0	0	0	0	0
Cumberland	57	57	0	0	16	0	0	0
Goulbourn	27	44	0	0	24	12	0	0
West Carleton	70	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)	377	239	0	0	207	222	69	30

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008	March 2009	March 2008
Ottawa City	339	236	121	178	0	30	460	444
Ottawa, Vanier, Rockcliffe	29	12	121	178	0	30	150	220
Nepean inside greenbelt	10	2	0	0	0	0	10	2
Nepean outside greenbelt	62	56	0	0	0	0	62	56
Gloucester inside greenbelt	6	20	0	0	0	0	6	20
Gloucester outside greenbelt	17	13	0	0	0	0	17	13
Kanata	45	38	0	0	0	0	45	38
Cumberland	54	19	0	0	0	0	54	19
Goulbourn	44	55	0	0	0	0	44	55
West Carleton	57	6	0	0	0	0	57	6
Rideau	2	5	0	0	0	0	2	5
Osgoode	13	10	0	0	0	0	13	10
Clarence-Rockland City	5	15	0	0	0	0	5	15
Russell Township	7	6	0	0	0	0	7	6
Ottawa-Gatineau CMA (Ontario Portion)	351	257	121	178	0	30	472	465

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	983	830	207	237	69	32	1,259	1,099
Ottawa, Vanier, Rockcliffe	70	37	121	178	0	32	191	247
Nepean inside greenbelt	22	24	0	20	69	0	91	44
Nepean outside greenbelt	205	176	24	27	0	0	229	203
Gloucester inside greenbelt	18	32	10	0	0	0	28	32
Gloucester outside greenbelt	94	65	12	0	0	0	106	65
Kanata	158	126	0	0	0	0	158	126
Cumberland	145	131	16	0	0	0	161	131
Goulbourn	138	168	24	12	0	0	162	180
West Carleton	98	23	0	0	0	0	98	23
Rideau	5	8	0	0	0	0	5	8
Osgoode	30	40	0	0	0	0	30	40
Clarence-Rockland City	32	41	0	0	0	0	32	41
Russell Township	19	22	0	0	0	0	19	22
Ottawa-Gatineau CMA (Ontario Portion)	1,034	893	207	237	69	32	1,310	1,162

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range March 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													
March 2009	2	1.2	9	5.6	79	49.1	53	32.9	18	11.2	161	390,900	413,668
March 2008	0	0.0	41	22.9	73	40.8	38	21.2	27	15.1	179	350,000	413,340
Year-to-date 2009	7	1.3	49	8.8	260	46.8	166	29.9	74	13.3	556	386,900	416,672
Year-to-date 2008	3	0.5	109	19.5	240	42.9	125	22.3	83	14.8	560	362,900	403,474
Ottawa, Vanier, Rockcliffe													
March 2009	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
March 2008	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	7	30.4	16	69.6	23	675,000	768,339
Year-to-date 2008	0	0.0	1	4.8	1	4.8	4	19.0	15	71.4	21	670,000	651,171
Nepean inside greenbelt													
March 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
March 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Nepean outside greenbelt													
March 2009	0	0.0	0	0.0	26	57.8	19	42.2	0	0.0	45	387,990	392,222
March 2008	0	0.0	7	16.7	16	38.1	16	38.1	3	7.1	42	388,900	459,688
Year-to-date 2009	0	0.0	1	0.8	75	57.7	48	36.9	6	4.6	130	387,445	400,625
Year-to-date 2008	0	0.0	18	12.0	76	50.7	42	28.0	14	9.3	150	371,445	405,729
Gloucester inside greenbelt													
March 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
March 2008	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	3	33.3	4	44.4	2	22.2	9	--	--
Year-to-date 2008	0	0.0	0	0.0	7	50.0	6	42.9	1	7.1	14	397,900	430,429
Gloucester outside greenbelt													
March 2009	0	0.0	0	0.0	2	33.3	4	66.7	0	0.0	6	--	--
March 2008	0	0.0	0	0.0	6	66.7	3	33.3	0	0.0	9	--	--
Year-to-date 2009	0	0.0	1	2.2	20	44.4	18	40.0	6	13.3	45	401,900	423,984
Year-to-date 2008	0	0.0	1	2.5	21	52.5	17	42.5	1	2.5	40	395,400	400,692
Kanata													
March 2009	0	0.0	0	0.0	14	56.0	8	32.0	3	12.0	25	392,900	420,496
March 2008	0	0.0	10	32.3	13	41.9	5	16.1	3	9.7	31	311,900	357,452
Year-to-date 2009	0	0.0	0	0.0	55	54.5	34	33.7	12	11.9	101	393,900	414,454
Year-to-date 2008	0	0.0	20	27.4	31	42.5	14	19.2	8	11.0	73	322,900	377,558
Cumberland													
March 2009	0	0.0	4	12.9	19	61.3	6	19.4	2	6.5	31	372,900	377,352
March 2008	0	0.0	2	18.2	7	63.6	2	18.2	0	0.0	11	335,400	341,936
Year-to-date 2009	0	0.0	13	14.8	50	56.8	21	23.9	4	4.5	88	362,400	371,916
Year-to-date 2008	1	1.4	16	23.2	42	60.9	10	14.5	0	0.0	69	327,500	337,640
Goulbourn													
March 2009	0	0.0	0	0.0	9	56.3	6	37.5	1	6.3	16	390,400	422,250
March 2008	0	0.0	22	46.8	17	36.2	3	6.4	5	10.6	47	302,900	354,872
Year-to-date 2009	3	3.2	25	26.9	44	47.3	17	18.3	4	4.3	93	335,990	353,584
Year-to-date 2008	0	0.0	50	43.9	41	36.0	13	11.4	10	8.8	114	304,900	352,898

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 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													
March 2009	0	0.0	0	0.0	4	36.4	3	27.3	4	36.4	11	450,000	505,073
March 2008	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	--	--
Year-to-date 2009	0	0.0	1	3.6	6	21.4	8	28.6	13	46.4	28	485,000	517,846
Year-to-date 2008	1	4.5	1	4.5	7	31.8	3	13.6	10	45.5	22	492,450	475,014
Rideau													
March 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
March 2008	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
Year-to-date 2009	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2008	0	0.0	0	0.0	4	50.0	3	37.5	1	12.5	8	--	--
Osgoode													
March 2009	2	13.3	5	33.3	3	20.0	3	20.0	2	13.3	15	327,900	359,480
March 2008	0	0.0	0	0.0	5	41.7	2	16.7	5	41.7	12	432,450	463,242
Year-to-date 2009	3	9.1	7	21.2	5	15.2	8	24.2	10	30.3	33	440,000	429,591
Year-to-date 2008	1	2.2	2	4.3	10	21.7	12	26.1	21	45.7	46	461,950	494,641
Clarence-Rockland City													
March 2009	1	20.0	3	60.0	0	0.0	0	0.0	1	20.0	5	--	--
March 2008	3	20.0	9	60.0	3	20.0	0	0.0	0	0.0	15	271,000	280,420
Year-to-date 2009	9	28.1	12	37.5	8	25.0	1	3.1	2	6.3	32	265,000	302,826
Year-to-date 2008	9	22.0	20	48.8	12	29.3	0	0.0	0	0.0	41	271,000	281,605
Russell Township													
March 2009	2	28.6	2	28.6	2	28.6	1	14.3	0	0.0	7	--	--
March 2008	1	25.0	0	0.0	3	75.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	4	23.5	6	35.3	5	29.4	2	11.8	0	0.0	17	297,900	308,875
Year-to-date 2008	3	16.7	5	27.8	8	44.4	1	5.6	1	5.6	18	310,200	326,650
Ottawa-Gatineau CMA (Ontario portion)													
March 2009	5	2.9	14	8.1	81	46.8	54	31.2	19	11.0	173	387,990	406,925
March 2008	4	2.0	50	25.3	79	39.9	38	19.2	27	13.6	198	344,950	401,512
Year-to-date 2009	20	3.3	67	11.1	273	45.1	169	27.9	76	12.6	605	384,900	407,621
Year-to-date 2008	15	2.4	134	21.6	260	42.0	126	20.4	84	13.6	619	350,000	393,168

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
March 2009

Submarket	March 2009	March 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	413,668	413,340	0.1	416,672	403,474	3.3
Ottawa, Vanier, Rockcliffe	--	--	n/a	768,339	651,171	18.0
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	392,222	459,688	-14.7	400,625	405,729	-1.3
Gloucester inside greenbelt	--	--	n/a	--	430,429	n/a
Gloucester outside greenbelt	--	--	n/a	423,984	400,692	5.8
Kanata	420,496	357,452	17.6	414,454	377,558	9.8
Cumberland	377,352	341,936	10.4	371,916	337,640	10.2
Goulbourn	422,250	354,872	19.0	353,584	352,898	0.2
West Carleton	505,073	--	n/a	517,846	475,014	9.0
Rideau	--	--	n/a	--	--	n/a
Osgoode	359,480	463,242	-22.4	429,591	494,641	-13.2
Clarence-Rockland City	--	280,420	n/a	302,826	281,605	7.5
Russell Township	--	--	n/a	308,875	326,650	-5.4
Ottawa-Gatineau CMA (Ontario Portion)	406,925	401,512	1.3	407,621	393,168	3.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) March 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	1,025	1,752	1,855	55.3	273,991	-3.3	280,708
	March	1,170	6.5	1,106	2,420	1,978	55.9	287,911	-0.1	286,500
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2008	2,764	-11.9		5,439			285,778	6.6	
	Q1 2009	2,503	-9.4		5,854			284,118	-0.6	
	YTD 2008	2,764	-11.9		5,439			285,778	6.6	
	YTD 2009	2,503	-9.4		5,854			284,118	-0.6	

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 March 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	169.6	113.0	499	4.6	72.2	959
	March	613	4.50	5.55		113.6	492	4.9	71.4	965
	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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