HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: July 2009

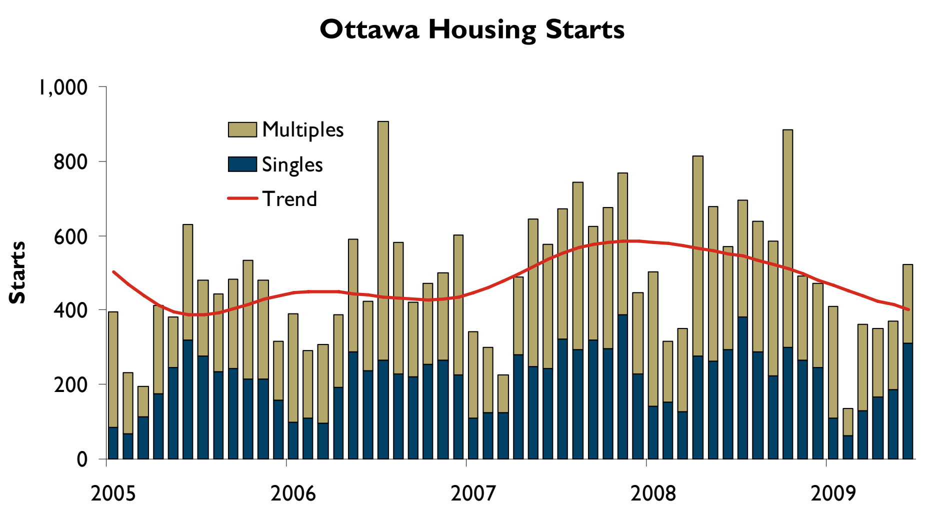
New Home Market

Ottawa Residential Construction Declines in the Second Quarter

After a strong second quarter in 2008, residential construction in Ottawa Census Metropolitan Area is pulling back to more sustainable levels this year. Total housing starts declined from 2,060 units in April to June of 2008 to 1,241 units in 2009.

Although all starts decreased this quarter, the single-family detached home segment in Ottawa CMA decreased by 20 per cent from last year's level. However, for the month of June, this dwelling type grew by 6 per cent. This is encouraging news, as single-detached starts are a good barometer for the strength of the new residential construction market.

Figure 1



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

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Canada

CMHC SCHL
HOME TO CANADIANS

Condominium Construction to Recover in the Second Half of 2009

Most part of the decline recorded in the second quarter was attributable to the volatile apartment segment, for which starts fell by 78 per cent. However, June posted positive growth for new apartment construction. It is expected that new structures of this dwelling type will recover in the second half of 2009 as consumer confidence in the local economy keeps improving.

Townhome and semi-detached starts were weak for the second three months of 2009.

Improved affordability due to very low mortgage rates has enticed many homebuyers to jump into the new home market all across Canada. Since Ottawa's workers enjoy the highest average weekly earnings in Canada, this improved affordability allowed families in the region to jump directly into the single-detached homes, skipping the more inexpensive dwelling types, such as townhomes and semi-detached.

Single-Detached Home Starts Driving Growth in Nepean

The figures for the second quarter of 2009 show that Rideau Township, Nepean and Russell rose in construction activity from a the same period a year ago, mainly due to single-detached starts. Conversely, uncertainty continues to weigh heavily on the suburban regions of Kanata and Goulbourn, as they showed weakness in construction, with starts declines of 71 and 80 per cent respectively. Kanata is particularly fragile since employment in the region is highly concentrated in the information technology sector that has deteriorated, notably with Nortel's bankruptcy.

Resale Market

Sales Rise in the Second Quarter

Although the Ottawa resale market had a slow start this year, it has rebounded in the second quarter, achieving a 6 per cent increase when compared to the same period a year ago. Last month was particularly strong, recording 1,912 transactions for an increase of 12 per cent over June 2008. This high volume figure is testimony of improved consumer confidence and record low interest rates.

Low Levels of Supply Driving the Market Towards Seller's Conditions

Conversely, the number of homes for sale decreased by 11 per cent in the second quarter. However, for the whole year the decrease in new listings is a less dramatic three per cent. This declining inventory along with growing demand has increased the temperature of Ottawa's resale market and is driving it towards seller's territory. The sales-to-new listings seasonally adjusted ratio (a measure of demand over supply) now stands at 69 per cent for the second three months of 2009.

As a result of Ottawa's market increasing temperature, the average

Figure 2

	Sales						Prices ($)					
	June			Year-to-Date			June			Year-to-Date		
UNIT TYPE	2009	2008	% Chg.	2009	2008	% Chg.	2009	2008	% Chg.	2009	2008	% Chg.
SINGLE- DETACHED	**1,058**	**1,027**	**3.0**	**4,469**	**4,625**	**-3.4**	**344,473**	**335,395**	**2.7**	**336,246**	**329,071**	**2.2**
Bungalow	*313*	*288*	8.7	*1,281*	*1,331*	-3.8	*296,794*	*281,666*	5.4	*296,904*	*283,593*	4.7
Two-Storey	*517*	*539*	-4.1	*2,279*	*2,347*	-2.9	*394,317*	*373,485*	5.6	*374,342*	*368,159*	1.7
Other Single-Detached	*228*	*200*	14.0	*909*	*947*	-4.0	*296,902*	*310,114*	-4.3	*296,177*	*296,117*	0.0
ROW	**304**	**221**	**37.6**	**1,306**	**1,123**	**16.3**	**273,983**	**259,995**	**5.4**	**270,120**	**260,912**	**3.5**
SEMI	**115**	**91**	**26.4**	**531**	**473**	**12.3**	**303,331**	**282,559**	**7.4**	**292,032**	**280,624**	**4.1**
CONDOMINIUM	**418**	**351**	**19.1**	**1,444**	**1,628**	**-11.3**	**236,829**	**219,192**	**8.0**	**224,801**	**214,388**	**4.9**
Apartment	*205*	*169*	21.3	*761*	*775*	-1.8	*269,202*	*249,728*	7.8	*244,676*	*241,883*	1.2
Row	*208*	*181*	14.9	*663*	*839*	-21.0	*205,117*	*190,600*	7.6	*198,888*	*187,729*	5.9
Other Condominiums	*5*	*1*	400.0	*20*	*14*	42.9	*228,780*	*233,500*	-2.0	*327,550*	*289,964*	13.0
OTHERS	**17**	**20**	**-15.0**	**263**	**118**	**122.9**	**404,650**	**279,750**	**44.6**	**256,150**	**323,900**	**-20.9**
TOTAL	**1,912**	**1,710**	**11.8**	**8,013**	**7,967**	**0.6**	**307,793**	**298,336**	**3.2**	**299,827**	**293,076**	**2.3**

Source: Ottawa Real Estate Board

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

MLS® price in the area rose by 3.4 per cent in the second quarter, reaching $306,963. This increase in prices was particularly high in the month of May, with an average price of $312,927. The rise in the average price remains well above inflation, but will tend to stabilize gradually as the market moves towards the autumn season.

Condominium Properties Reaching Last Year's Record Growth

A more detailed analysis of the Capital City's housing market by dwelling type reveals that single-detached homes, specifically bungalows, have led the pack in terms of average price increase. This dwelling type posted a 7.1 per cent increase in the second quarter. Single-detached homes have remained strong, reflecting decreased uncertainty, and continue to post higher levels than last year in terms of sales and average price.

Condominiums had an overall price increase of 5.4 per cent for this year's second quarter over the same quarter last year. Specifically, the month of June reached last year's record growth in average prices of 8.0 per cent. Condominiums are an affordable dwelling type that is highly sought after by young professionals and retirees. As well, supply for this dwelling type has decreased in the last quarter by five per cent, which contributes to improvement in price growth.

East End Leading the Pack

East End recorded the highest rate of price growth for all homes in the resale market, growing by 10 per cent in the first six months of 2009. It should be noted that this region remains more affordable, with average prices 15 per cent below the ones for Ottawa CMA. Following this growth spree were Nepean and West End with 5.2 and 4.2 per cent increases respectively. In contrast, Stittsville and Orleans witnessed price declines of 2.6 and 0.5 per cent respectively.

Economic Overview

Ottawa's Labour Market Towards Stabilization

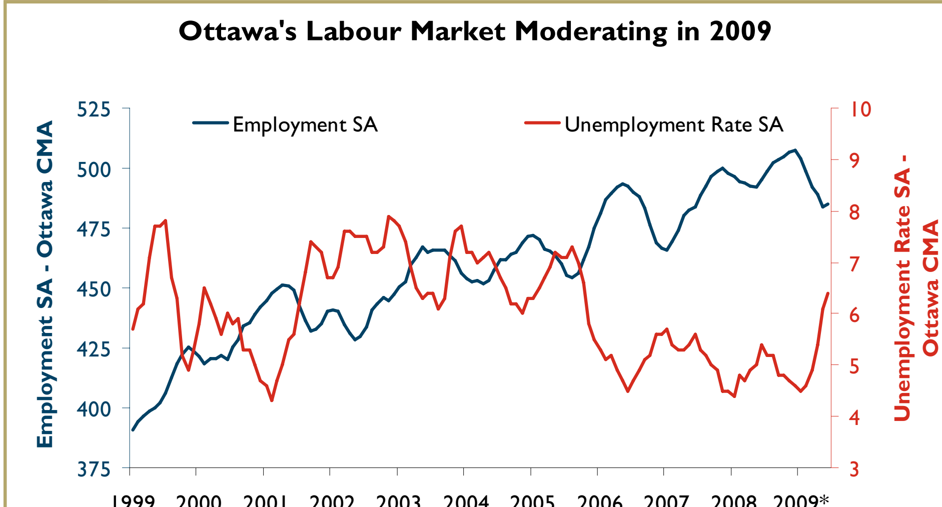
Although year to date employment remains relatively flat when compared with the first six months of 2008, it posted a year-over-year decline for the month of June of 2.5 per cent or 3,750 employments lost. However, seasonally adjusted numbers indicate that the month of May was the lowest level of employment and since then, Ottawa employment has trended higher. This signals May as the bottom of the economic slowdown period and from there stabilization is expected.

Unemployment rate reached a 6.4 per cent rate, level not seen in the region in the last four years. Most of the job shredding took place in the Trade and Services sectors, traditionally lower earning jobs. As a result, average weekly earnings for the month of June reached a level of $1,010 dollars, the highest of all major Canadian CMAs and 21 per cent above the average for the country.

Public Administration Sector not Compensating for other Sectorial Losses

While year to date Public Administration and Construction sectors added to their payrolls 5,230 and 5,320 employees respectively, it was insufficient to compensate for employment losses in the other sectors. Trade, Services, Manufactur-

Figure 3

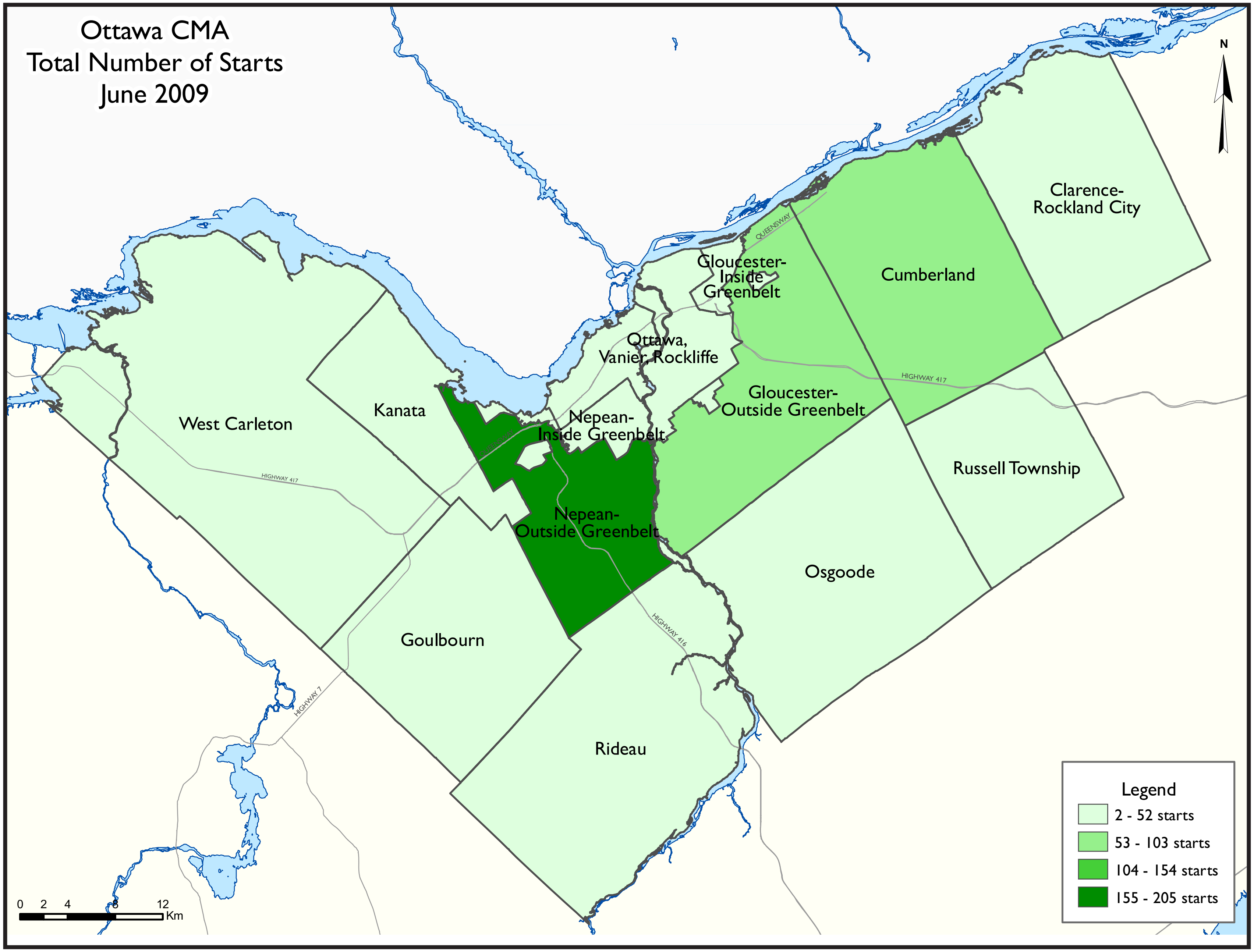


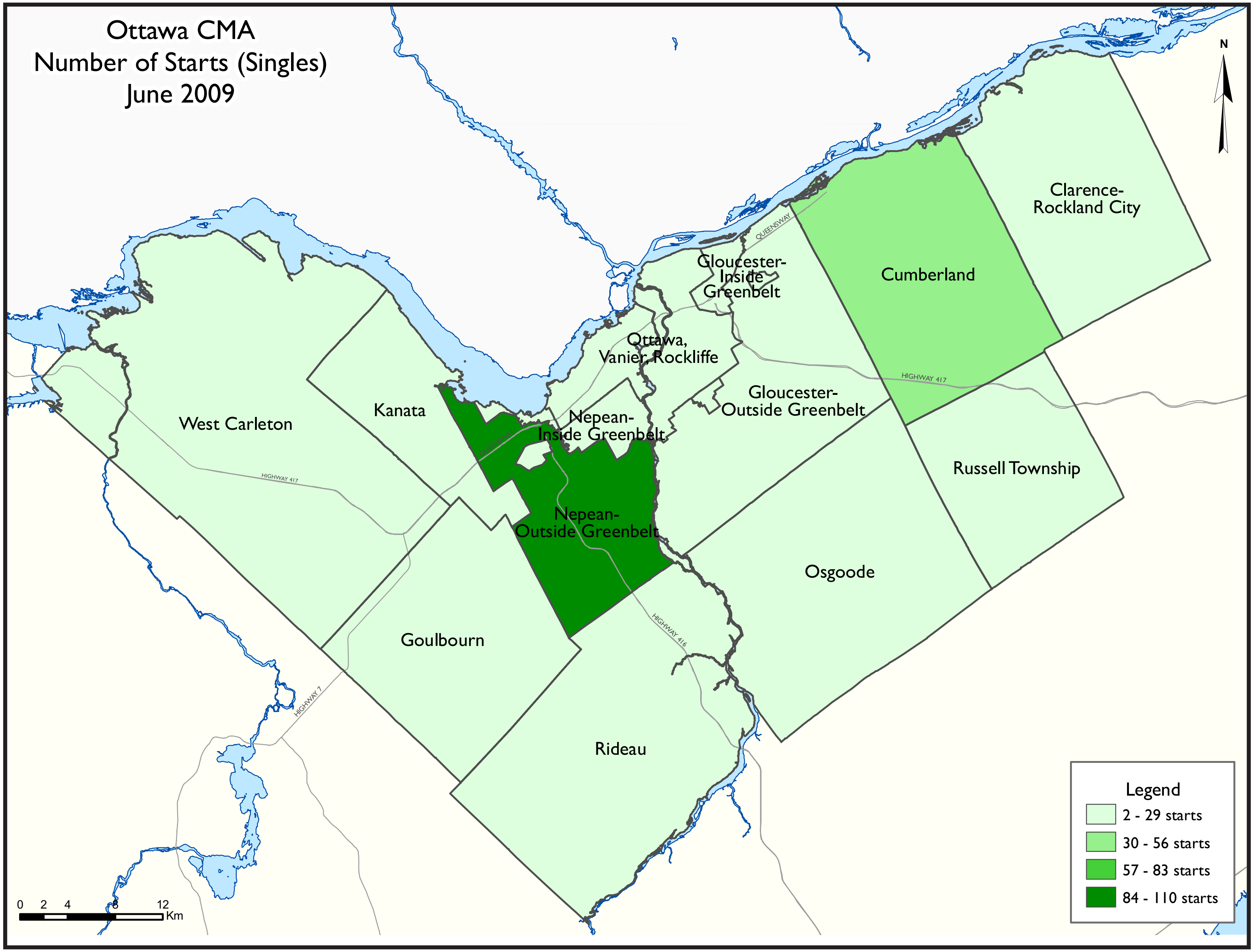
* YTD to June

Source: Statistics Canada, seasonally adjusted ing Primary and FIRE (Finance, Insurance and Real Estate) together lost over 14,300 jobs. The Trade Sector received a particularly strong hit, as a result of the current slowdown south of the border. It is expected that as economic stabilization flows into the region, this sector will be one of the first ones to recover.

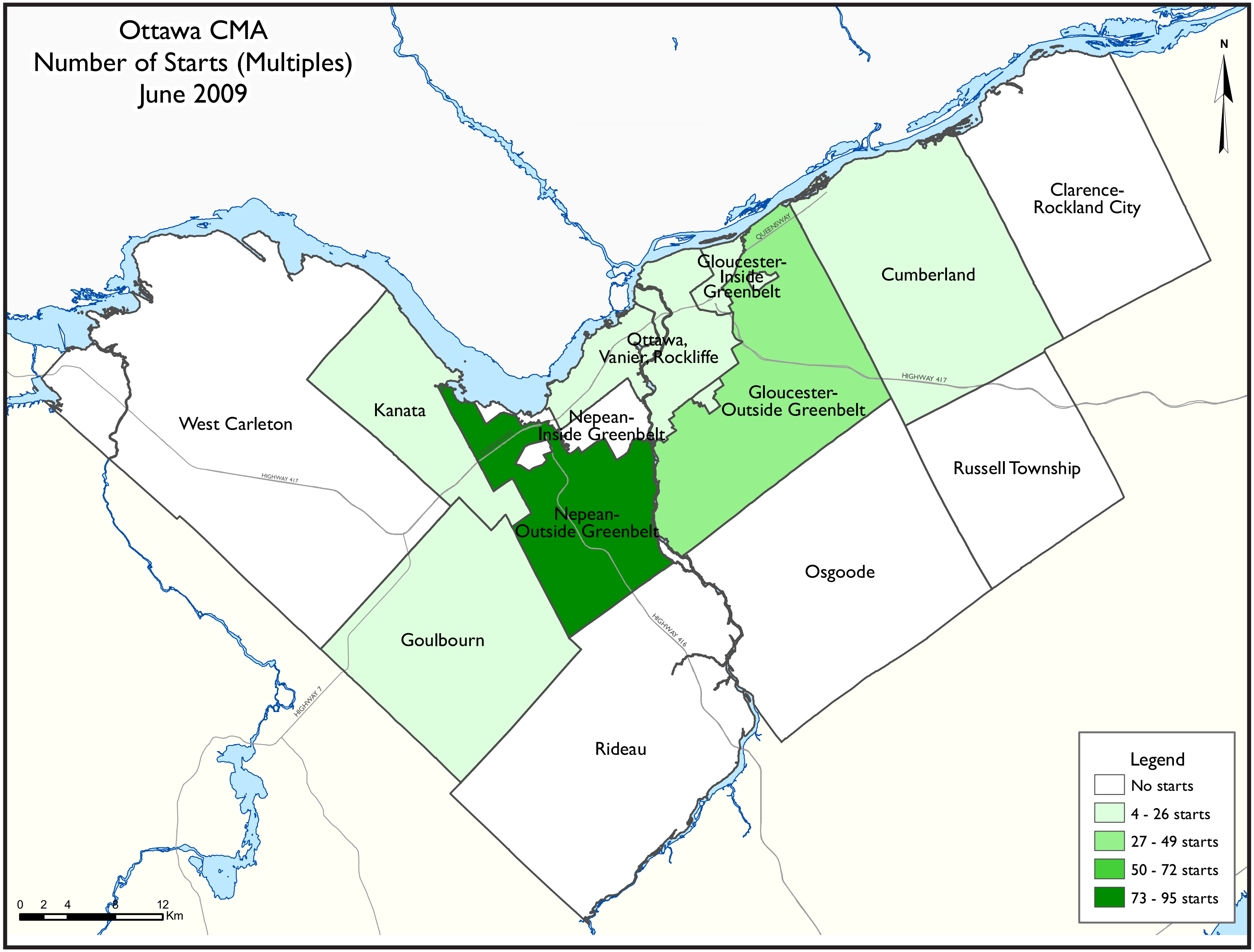
June's Full-Time Employment for Home Buyers Remains Positive

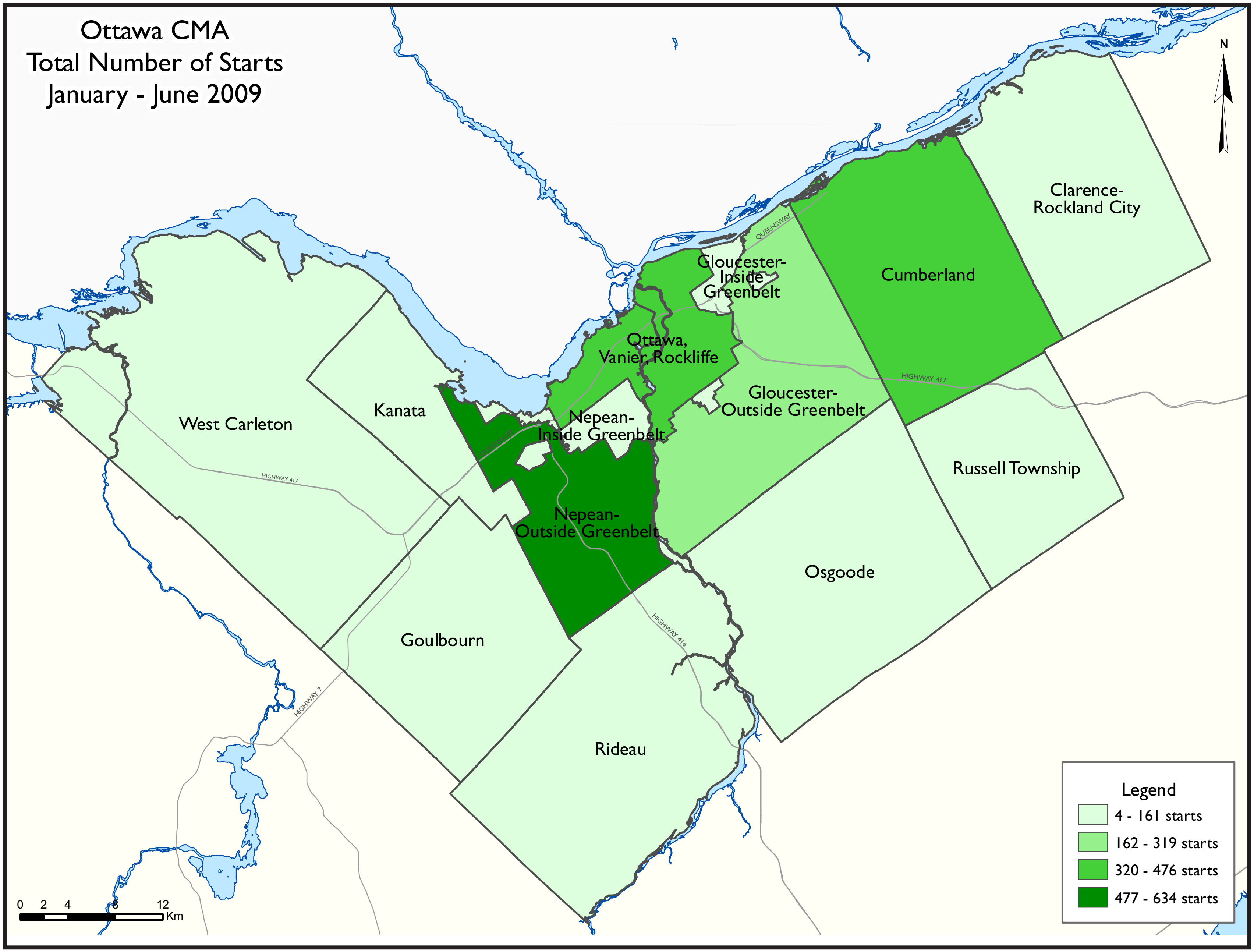
Full-time employment decreased in the month of June as a result of a decline in full-time positions for the youngest age cohort, namely 15-24 years of age. Nevertheless full-time employment performance among workers aged 25-44 and 45-64 years old posted positive growth. These age groups are particularly significant for the housing market, since they are the ones supporting housing demand. As the summer months gain strength and consumer confidence keeps improving, the current trend will gain momentum, leading Ottawa's economy towards a recovery path.

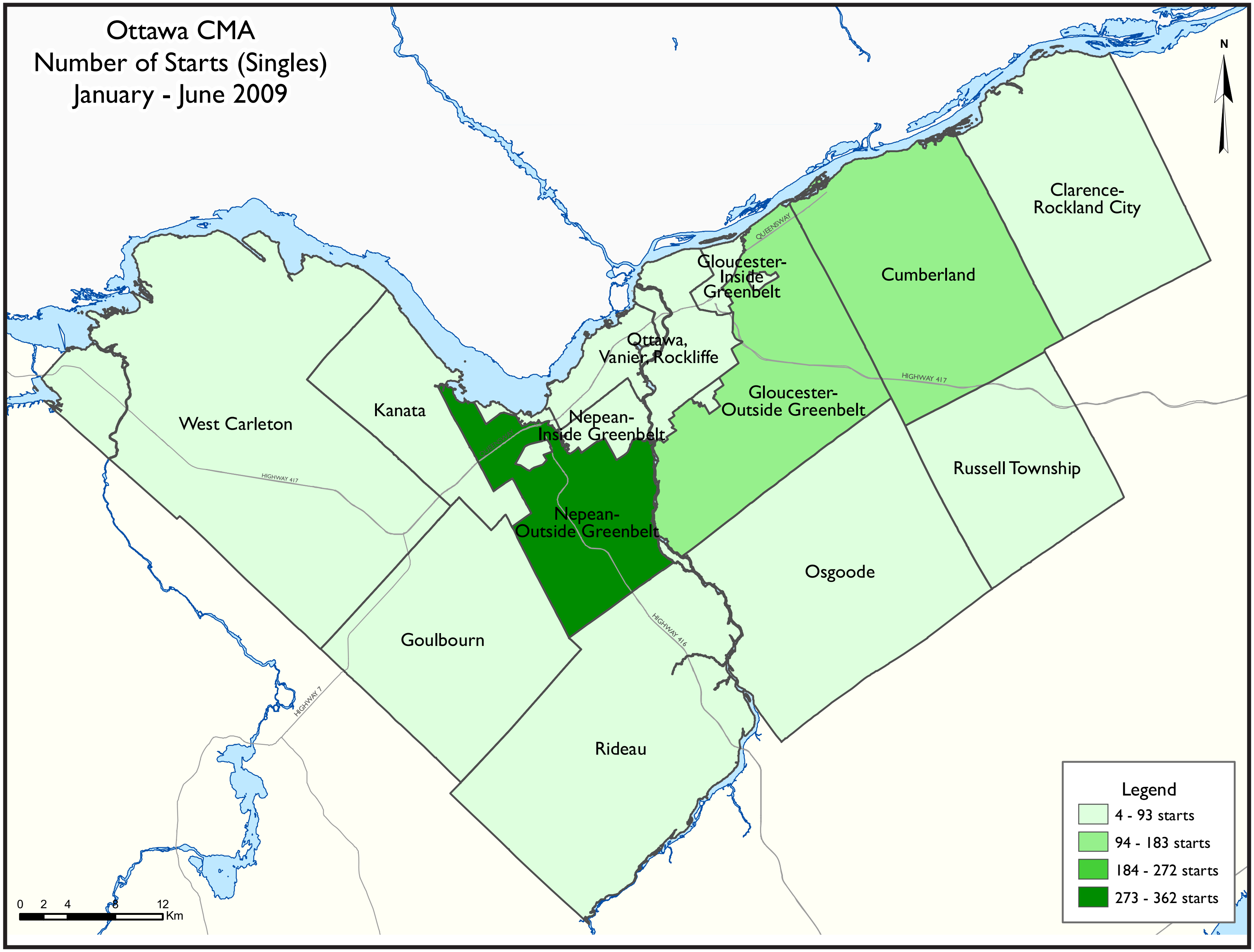

Ottawa CMA
Total Number of Starts
June 2009
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Nepean-
Inside Greenbelt
West Carleton
Kanata
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
Legend
2 - 52 starts
53 - 103 starts
104 - 154 starts
155 - 205 starts
0 2 4 8 12
Km

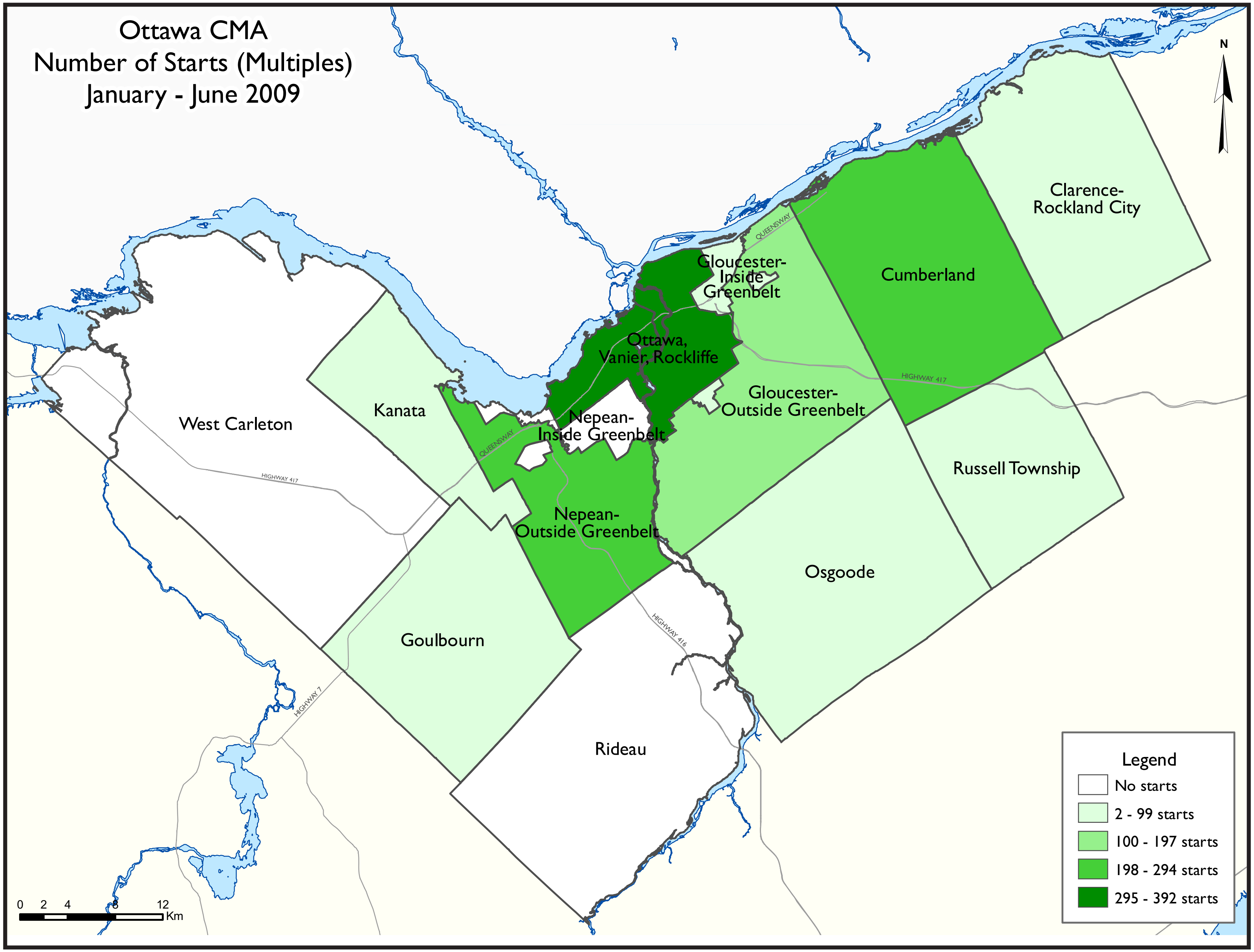


Ottawa CMA
Number of Starts (Singles)
June 2009
West Carleton
Kanata
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12
Km
Legend
2 - 29 starts
30 - 56 starts
57 - 83 starts
84 - 110 starts


Ottawa CMA
Number of Starts (Multiples)
June 2009
West Carleton
Kanata
Goulbourn
Nepean-
Outside Greenbelt
Nepean-
Inside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km
Legend
No starts
4 - 26 starts
27 - 49 starts
50 - 72 starts
73 - 95 starts


Ottawa CMA
Total Number of Starts
January - June 2009
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
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12
Km
Legend
4 - 161 starts
162 - 319 starts
320 - 476 starts
477 - 634 starts


Ottawa CMA
Number of Starts (Singles)
January - June 2009
West Carleton
Kanata
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
Legend
4 - 93 starts
94 - 183 starts
184 - 272 starts
273 - 362 starts
0 2 4 8 12
Km
N


Ottawa CMA
Number of Starts (Multiples)
January - June 2009
West Carleton
Kanata
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
2 - 99 starts
100 - 197 starts
198 - 294 starts
295 - 392 starts
N
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
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Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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)
June 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2009	312	10	136	0	0	56	0	8	522
June 2008	295	26	201	0	0	48	0	0	570
% Change	5.8	-61.5	-32.3	n/a	n/a	16.7	n/a	n/a	-8.4
Year-to-date 2009	967	89	639	0	0	440	3	12	2,150
Year-to-date 2008	1,253	82	1,019	0	10	733	0	133	3,230
% Change	-22.8	8.5	-37.3	n/a	-100.0	-40.0	n/a	-91.0	-33.4
UNDER CONSTRUCTION									
June 2009	1,513	160	1,116	0	28	1,848	11	170	4,846
June 2008	1,773	130	1,530	0	64	1,845	13	313	5,668
% Change	-14.7	23.1	-27.1	n/a	-56.3	0.2	-15.4	-45.7	-14.5
COMPLETIONS									
June 2009	269	18	204	0	0	158	4	0	653
June 2008	271	32	189	0	0	53	2	0	547
% Change	-0.7	-43.8	7.9	n/a	n/a	198.1	100.0	n/a	19.4
Year-to-date 2009	1,324	89	872	0	0	500	4	78	2,867
Year-to-date 2008	1,317	132	696	0	17	352	18	30	2,562
% Change	0.5	-32.6	25.3	n/a	-100.0	42.0	-77.8	160.0	11.9
COMPLETED & NOT ABSORBED									
June 2009	29	19	100	0	1	144	3	23	319
June 2008	26	6	78	0	1	163	3	15	292
% Change	11.5	**	28.2	n/a	0.0	-11.7	0.0	53.3	9.2
ABSORBED									
June 2009	273	16	200	0	0	164	4	4	661
June 2008	268	34	188	0	1	86	2	3	582
% Change	1.9	-52.9	6.4	n/a	-100.0	90.7	100.0	33.3	13.6
Year-to-date 2009	1,335	80	855	0	0	507	5	62	2,844
Year-to-date 2008	1,333	143	715	0	22	414	4	5	2,636
% Change	0.2	-44.1	19.6	n/a	-100.0	22.5	25.0	**	7.9

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

Table 1.1: Housing Activity Summary by Submarket
June 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									
June 2009	275	10	136	0	0	56	0	8	485
June 2008	287	26	201	0	0	48	0	0	562
Ottawa, Vanier, Rockcliffe									
June 2009	29	2	3	0	0	0	0	8	42
June 2008	8	16	38	0	0	0	0	0	62
Nepean inside greenbelt									
June 2009	2	0	0	0	0	0	0	0	2
June 2008	1	0	3	0	0	48	0	0	52
Nepean outside greenbelt									
June 2009	110	0	51	0	0	44	0	0	205
June 2008	57	0	46	0	0	0	0	0	103
Gloucester inside greenbelt									
June 2009	4	0	4	0	0	0	0	0	8
June 2008	13	0	0	0	0	0	0	0	13
Gloucester outside greenbelt									
June 2009	22	4	28	0	0	12	0	0	66
June 2008	25	2	18	0	0	0	0	0	45
Kanata									
June 2009	13	2	18	0	0	0	0	0	33
June 2008	41	0	12	0	0	0	0	0	53
Cumberland									
June 2009	54	0	24	0	0	0	0	0	78
June 2008	57	2	33	0	0	0	0	0	92
Goulbourn									
June 2009	11	2	8	0	0	0	0	0	21
June 2008	43	6	34	0	0	0	0	0	83
West Carleton									
June 2009	8	0	0	0	0	0	0	0	8
June 2008	19	0	17	0	0	0	0	0	36
Rideau									
June 2009	4	0	0	0	0	0	0	0	4
June 2008	2	0	0	0	0	0	0	0	2
Osgoode									
June 2009	18	0	0	0	0	0	0	0	18
June 2008	21	0	0	0	0	0	0	0	21
Clarence-Rockland City									
June 2009	20	0	0	0	0	0	0	0	20
June 2008	0	0	0	0	0	0	0	0	0
Russell Township									
June 2009	17	0	0	0	0	0	0	0	17
June 2008	8	0	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
June 2009	312	10	136	0	0	56	0	8	522
June 2008	295	26	201	0	0	48	0	0	570

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

Table 1.1: Housing Activity Summary by Submarket
June 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									
June 2009	1,410	148	1,102	0	28	1,814	11	166	4,679
June 2008	1,697	128	1,530	0	64	1,803	11	298	5,531
Ottawa, Vanier, Rockcliffe									
June 2009	88	62	63	0	0	1,339	11	33	1,596
June 2008	73	44	90	0	0	1,179	3	117	1,506
Nepean inside greenbelt									
June 2009	7	0	19	0	0	85	0	0	111
June 2008	6	2	56	0	0	235	0	0	299
Nepean outside greenbelt									
June 2009	532	4	296	0	0	101	0	0	933
June 2008	303	8	416	0	0	48	0	0	775
Gloucester inside greenbelt									
June 2009	13	4	19	0	0	0	0	0	36
June 2008	32	6	102	0	0	18	0	48	206
Gloucester outside greenbelt									
June 2009	161	24	175	0	28	136	0	0	524
June 2008	184	2	103	0	0	42	8	0	339
Kanata									
June 2009	156	20	265	0	0	0	0	133	574
June 2008	310	10	220	0	0	0	0	133	673
Cumberland									
June 2009	200	10	216	0	0	153	0	0	579
June 2008	271	18	292	0	64	185	0	0	830
Goulbourn									
June 2009	100	22	49	0	0	0	0	0	171
June 2008	340	36	115	0	0	96	0	0	587
West Carleton									
June 2009	60	0	0	0	0	0	0	0	60
June 2008	71	0	136	0	0	0	0	0	207
Rideau									
June 2009	21	0	0	0	0	0	0	0	21
June 2008	24	0	0	0	0	0	0	0	24
Osgoode									
June 2009	72	2	0	0	0	0	0	0	74
June 2008	83	2	0	0	0	0	0	0	85
Clarence-Rockland City									
June 2009	49	10	14	0	0	34	0	0	107
June 2008	35	2	0	0	0	34	2	15	88
Russell Township									
June 2009	54	2	0	0	0	0	0	4	60
June 2008	41	0	0	0	0	8	0	0	49
Ottawa-Gatineau CMA (Ontario portion)									
June 2009	1,513	160	1,116	0	28	1,848	11	170	4,846
June 2008	1,773	130	1,530	0	64	1,845	13	313	5,668

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2009	264	18	204	0	0	158	3	0	647
June 2008	268	32	189	0	0	53	2	0	544
Ottawa, Vanier, Rockcliffe									
June 2009	7	8	39	0	0	22	3	0	79
June 2008	4	18	13	0	0	41	2	0	78
Nepean inside greenbelt									
June 2009	2	0	0	0	0	124	0	0	126
June 2008	0	0	20	0	0	0	0	0	20
Nepean outside greenbelt									
June 2009	99	0	21	0	0	12	0	0	132
June 2008	69	0	45	0	0	0	0	0	114
Gloucester inside greenbelt									
June 2009	3	0	15	0	0	0	0	0	18
June 2008	5	4	21	0	0	0	0	0	30
Gloucester outside greenbelt									
June 2009	22	0	4	0	0	0	0	0	26
June 2008	21	0	14	0	0	0	0	0	35
Kanata									
June 2009	15	0	55	0	0	0	0	0	70
June 2008	30	2	46	0	0	0	0	0	78
Cumberland									
June 2009	47	2	28	0	0	0	0	0	77
June 2008	36	0	21	0	0	0	0	0	57
Goulbourn									
June 2009	22	8	24	0	0	0	0	0	54
June 2008	81	8	9	0	0	12	0	0	110
West Carleton									
June 2009	18	0	18	0	0	0	0	0	36
June 2008	10	0	0	0	0	0	0	0	10
Rideau									
June 2009	5	0	0	0	0	0	0	0	5
June 2008	2	0	0	0	0	0	0	0	2
Osgoode									
June 2009	24	0	0	0	0	0	0	0	24
June 2008	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
June 2009	3	0	0	0	0	0	0	0	3
June 2008	2	0	0	0	0	0	0	0	2
Russell Township									
June 2009	2	0	0	0	0	0	1	0	3
June 2008	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
June 2009	269	18	204	0	0	158	4	0	653
June 2008	271	32	189	0	0	53	2	0	547

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

Table 1.1: Housing Activity Summary by Submarket June 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									
June 2009	19	19	100	0	1	132	3	23	297
June 2008	25	6	78	0	1	163	3	15	291
Ottawa, Vanier, Rockcliffe									
June 2009	1	14	14	0	0	100	0	0	129
June 2008	1	4	6	0	0	108	0	15	134
Nepean inside greenbelt									
June 2009	0	0	2	0	0	15	0	23	40
June 2008	0	0	5	0	0	20	0	0	25
Nepean outside greenbelt									
June 2009	2	0	8	0	1	10	1	0	22
June 2008	0	0	18	0	1	20	1	0	40
Gloucester inside greenbelt									
June 2009	0	0	2	0	0	7	0	0	9
June 2008	0	1	4	0	0	8	0	0	13
Gloucester outside greenbelt									
June 2009	3	0	10	0	0	0	2	0	15
June 2008	2	0	13	0	0	3	2	0	20
Kanata									
June 2009	2	0	24	0	0	0	0	0	26
June 2008	1	0	9	0	0	0	0	0	10
Cumberland									
June 2009	4	0	23	0	0	0	0	0	27
June 2008	6	0	11	0	0	1	0	0	18
Goulbourn									
June 2009	0	3	12	0	0	0	0	0	15
June 2008	3	1	12	0	0	3	0	0	19
West Carleton									
June 2009	1	0	5	0	0	0	0	0	6
June 2008	2	0	0	0	0	0	0	0	2
Rideau									
June 2009	0	0	0	0	0	0	0	0	0
June 2008	0	0	0	0	0	0	0	0	0
Osgoode									
June 2009	6	2	0	0	0	0	0	0	8
June 2008	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
June 2009	0	0	0	0	0	12	0	0	12
June 2008	0	0	0	0	0	0	0	0	0
Russell Township									
June 2009	10	0	0	0	0	0	0	0	10
June 2008	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
June 2009	29	19	100	0	1	144	3	23	319
June 2008	26	6	78	0	1	163	3	15	292

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

Table 1.1: Housing Activity Summary by Submarket
June 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									
June 2009	267	15	200	0	0	164	3	4	653
June 2008	264	34	188	0	1	86	2	3	578
Ottawa, Vanier, Rockcliffe									
June 2009	7	5	40	0	0	29	3	2	86
June 2008	4	17	15	0	0	70	2	3	111
Nepean inside greenbelt									
June 2009	2	0	0	0	0	116	0	2	120
June 2008	0	0	20	0	0	0	0	0	20
Nepean outside greenbelt									
June 2009	99	0	23	0	0	15	0	0	137
June 2008	69	0	44	0	0	1	0	0	114
Gloucester inside greenbelt									
June 2009	3	2	15	0	0	1	0	0	21
June 2008	5	3	20	0	0	0	0	0	28
Gloucester outside greenbelt									
June 2009	25	0	6	0	0	0	0	0	31
June 2008	21	0	14	0	0	0	0	0	35
Kanata									
June 2009	15	0	50	0	0	0	0	0	65
June 2008	31	5	43	0	1	1	0	0	81
Cumberland									
June 2009	47	2	27	0	0	0	0	0	76
June 2008	33	0	21	0	0	0	0	0	54
Goulbourn									
June 2009	22	5	22	0	0	3	0	0	52
June 2008	80	9	11	0	0	14	0	0	114
West Carleton									
June 2009	18	0	17	0	0	0	0	0	35
June 2008	10	0	0	0	0	0	0	0	10
Rideau									
June 2009	6	0	0	0	0	0	0	0	6
June 2008	2	0	0	0	0	0	0	0	2
Osgoode									
June 2009	23	1	0	0	0	0	0	0	24
June 2008	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
June 2009	2	0	0	0	0	0	0	0	2
June 2008	2	0	0	0	0	0	0	0	2
Russell Township									
June 2009	4	1	0	0	0	0	1	0	6
June 2008	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
June 2009	273	16	200	0	0	164	4	4	661
June 2008	268	34	188	0	1	86	2	3	582

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 June 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Ottawa City	275	287	10	26	132	185	68	64	485	562	-13.7
Ottawa, Vanier, Rockcliffe	29	8	2	16	3	30	8	8	42	62	-32.3
Nepean inside greenbelt	2	1	0	0	0	3	0	48	2	52	-96.2
Nepean outside greenbelt	110	57	0	0	51	42	44	4	205	103	99.0
Gloucester inside greenbelt	4	13	0	0	4	0	0	0	8	13	-38.5
Gloucester outside greenbelt	22	25	4	2	28	18	12	0	66	45	46.7
Kanata	13	41	2	0	18	12	0	0	33	53	-37.7
Cumberland	54	57	0	2	24	33	0	0	78	92	-15.2
Goulbourn	11	43	2	6	4	34	4	0	21	83	-74.7
West Carleton	8	19	0	0	0	13	0	4	8	36	-77.8
Rideau	4	2	0	0	0	0	0	0	4	2	100.0
Osgoode	18	21	0	0	0	0	0	0	18	21	-14.3
Clarence-Rockland City	20	0	0	0	0	0	0	0	20	0	n/a
Russell Township	17	8	0	0	0	0	0	0	17	8	112.5
Ottawa-Gatineau CMA (Ontario Portion)	312	295	10	26	132	185	68	64	522	570	-8.4

Table 2.1: Starts by Submarket and by Dwelling Type January - June 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	889	1,191	78	82	624	1,013	452	840	2,043	3,126	-34.6
Ottawa, Vanier, Rockcliffe	39	30	20	28	41	41	331	292	431	391	10.2
Nepean inside greenbelt	4	3	0	2	0	41	0	144	4	190	-97.9
Nepean outside greenbelt	362	195	2	4	213	332	57	34	634	565	12.2
Gloucester inside greenbelt	10	23	2	4	14	44	0	0	26	71	-63.4
Gloucester outside greenbelt	124	134	20	4	78	42	36	52	258	232	11.2
Kanata	66	235	8	4	76	148	0	133	150	520	-71.2
Cumberland	156	193	10	4	184	177	24	145	374	519	-27.9
Goulbourn	53	265	14	32	18	72	4	36	89	405	-78.0
West Carleton	28	50	0	0	0	116	0	4	28	170	-83.5
Rideau	8	8	0	0	0	0	0	0	8	8	0.0
Osgoode	39	55	2	0	0	0	0	0	41	55	-25.5
Clarence-Rockland City	38	31	6	0	14	0	0	34	58	65	-10.8
Russell Township	40	31	5	0	0	0	4	8	49	39	25.6
Ottawa-Gatineau CMA (Ontario Portion)	967	1,253	89	82	638	1,013	456	882	2,150	3,230	-33.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Ottawa City	132	185	0	0	60	64	8	0
Ottawa, Vanier, Rockcliffe	3	30	0	0	0	8	8	0
Nepean inside greenbelt	0	3	0	0	0	48	0	0
Nepean outside greenbelt	51	42	0	0	44	4	0	0
Gloucester inside greenbelt	4	0	0	0	0	0	0	0
Gloucester outside greenbelt	28	18	0	0	12	0	0	0
Kanata	18	12	0	0	0	0	0	0
Cumberland	24	33	0	0	0	0	0	0
Goulbourn	4	34	0	0	4	0	0	0
West Carleton	0	13	0	0	0	4	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)	132	185	0	0	60	64	8	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 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	621	1,013	3	0	444	707	8	133
Ottawa, Vanier, Rockcliffe	38	41	3	0	323	292	8	0
Nepean inside greenbelt	0	41	0	0	0	144	0	0
Nepean outside greenbelt	213	332	0	0	57	34	0	0
Gloucester inside greenbelt	14	44	0	0	0	0	0	0
Gloucester outside greenbelt	78	42	0	0	36	52	0	0
Kanata	76	148	0	0	0	0	0	133
Cumberland	184	177	0	0	24	145	0	0
Goulbourn	18	72	0	0	4	36	0	0
West Carleton	0	116	0	0	0	4	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	34	0	0
Russell Township	0	0	0	0	0	8	4	0
Ottawa-Gatineau CMA (Ontario Portion)	635	1,013	3	0	444	749	12	133

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Ottawa City	421	514	56	48	8	0	485	562
Ottawa, Vanier, Rockcliffe	34	62	0	0	8	0	42	62
Nepean inside greenbelt	2	4	0	48	0	0	2	52
Nepean outside greenbelt	161	103	44	0	0	0	205	103
Gloucester inside greenbelt	8	13	0	0	0	0	8	13
Gloucester outside greenbelt	54	45	12	0	0	0	66	45
Kanata	33	53	0	0	0	0	33	53
Cumberland	78	92	0	0	0	0	78	92
Goulbourn	21	83	0	0	0	0	21	83
West Carleton	8	36	0	0	0	0	8	36
Rideau	4	2	0	0	0	0	4	2
Osgoode	18	21	0	0	0	0	18	21
Clarence-Rockland City	20	0	0	0	0	0	20	0
Russell Township	17	8	0	0	0	0	17	8
Ottawa-Gatineau CMA (Ontario Portion)	458	522	56	48	8	0	522	570

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	1,592	2,292	440	701	11	133	2,043	3,126
Ottawa, Vanier, Rockcliffe	97	107	323	284	11	0	431	391
Nepean inside greenbelt	4	46	0	144	0	0	4	190
Nepean outside greenbelt	577	525	57	40	0	0	634	565
Gloucester inside greenbelt	26	71	0	0	0	0	26	71
Gloucester outside greenbelt	222	180	36	52	0	0	258	232
Kanata	150	387	0	0	0	133	150	520
Cumberland	350	374	24	145	0	0	374	519
Goulbourn	89	369	0	36	0	0	89	405
West Carleton	28	170	0	0	0	0	28	170
Rideau	8	8	0	0	0	0	8	8
Osgoode	41	55	0	0	0	0	41	55
Clarence-Rockland City	58	31	0	34	0	0	58	65
Russell Township	45	31	0	8	4	0	49	39
Ottawa-Gatineau CMA (Ontario Portion)	1,695	2,354	440	743	15	133	2,150	3,230

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	% Change
Ottawa City	264	268	18	34	207	189	158	53	647	544	18.9
Ottawa, Vanier, Rockcliffe	7	4	8	20	42	13	22	41	79	78	1.3
Nepean inside greenbelt	2	0	0	0	0	20	124	0	126	20	**
Nepean outside greenbelt	99	69	0	0	21	45	12	0	132	114	15.8
Gloucester inside greenbelt	3	5	0	4	15	21	0	0	18	30	-40.0
Gloucester outside greenbelt	22	21	0	0	4	14	0	0	26	35	-25.7
Kanata	15	30	0	2	55	46	0	0	70	78	-10.3
Cumberland	47	36	2	0	28	21	0	0	77	57	35.1
Goulbourn	22	81	8	8	24	9	0	12	54	110	-50.9
West Carleton	18	10	0	0	18	0	0	0	36	10	**
Rideau	5	2	0	0	0	0	0	0	5	2	150.0
Osgoode	24	10	0	0	0	0	0	0	24	10	140.0
Clarence-Rockland City	3	2	0	0	0	0	0	0	3	2	50.0
Russell Township	2	1	1	0	0	0	0	0	3	1	200.0
Ottawa-Gatineau CMA (Ontario Portion)	269	271	19	34	207	189	158	53	653	547	19.4

Table 3: Completions by Submarket and by Dwelling Type June 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	1,236	1,223	85	138	867	725	577	368	2,765	2,454	12.7
Ottawa, Vanier, Rockcliffe	35	46	33	36	81	22	176	252	325	356	-8.7
Nepean inside greenbelt	6	6	2	6	24	66	257	8	289	86	**
Nepean outside greenbelt	344	280	4	4	147	109	48	72	543	465	16.8
Gloucester inside greenbelt	15	32	0	8	37	87	10	0	62	127	-51.2
Gloucester outside greenbelt	117	120	4	22	69	57	22	0	212	199	6.5
Kanata	176	149	6	26	184	160	0	0	366	335	9.3
Cumberland	184	177	2	10	154	141	16	0	356	328	8.5
Goulbourn	200	276	30	26	77	83	48	36	355	421	-15.7
West Carleton	71	46	0	0	94	0	0	0	165	46	**
Rideau	16	18	0	0	0	0	0	0	16	18	-11.1
Osgoode	72	73	4	0	0	0	0	0	76	73	4.1
Clarence-Rockland City	50	58	0	0	0	0	0	0	50	58	-13.8
Russell Township	38	36	5	0	0	0	9	14	52	50	4.0
Ottawa-Gatineau CMA (Ontario Portion)	1,324	1,317	90	138	867	725	586	382	2,867	2,562	11.9

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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Ottawa City	204	189	3	0	158	53	0	0
Ottawa, Vanier, Rockcliffe	39	13	3	0	22	41	0	0
Nepean inside greenbelt	0	20	0	0	124	0	0	0
Nepean outside greenbelt	21	45	0	0	12	0	0	0
Gloucester inside greenbelt	15	21	0	0	0	0	0	0
Gloucester outside greenbelt	4	14	0	0	0	0	0	0
Kanata	55	46	0	0	0	0	0	0
Cumberland	28	21	0	0	0	0	0	0
Goulbourn	24	9	0	0	0	12	0	0
West Carleton	18	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	204	189	3	0	158	53	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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	864	711	3	14	508	338	69	30
Ottawa, Vanier, Rockcliffe	78	22	3	0	176	222	0	30
Nepean inside greenbelt	24	66	0	0	188	8	69	0
Nepean outside greenbelt	147	109	0	0	48	72	0	0
Gloucester inside greenbelt	37	73	0	14	10	0	0	0
Gloucester outside greenbelt	69	57	0	0	22	0	0	0
Kanata	184	160	0	0	0	0	0	0
Cumberland	154	141	0	0	16	0	0	0
Goulbourn	77	83	0	0	48	36	0	0
West Carleton	94	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	14	9	0
Ottawa-Gatineau CMA (Ontario Portion)	864	711	3	14	508	352	78	30

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008	June 2009	June 2008
Ottawa City	486	489	158	53	3	2	647	544
Ottawa, Vanier, Rockcliffe	54	35	22	41	3	2	79	78
Nepean inside greenbelt	2	20	124	0	0	0	126	20
Nepean outside greenbelt	120	114	12	0	0	0	132	114
Gloucester inside greenbelt	18	30	0	0	0	0	18	30
Gloucester outside greenbelt	26	35	0	0	0	0	26	35
Kanata	70	78	0	0	0	0	70	78
Cumberland	77	57	0	0	0	0	77	57
Goulbourn	54	98	0	12	0	0	54	110
West Carleton	36	10	0	0	0	0	36	10
Rideau	5	2	0	0	0	0	5	2
Osgoode	24	10	0	0	0	0	24	10
Clarence-Rockland City	3	2	0	0	0	0	3	2
Russell Township	2	1	0	0	1	0	3	1
Ottawa-Gatineau CMA (Ontario Portion)	491	492	158	53	4	2	653	547

Table 3.5: Completions by Submarket and by Intended Market January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	2,193	2,051	500	355	72	48	2,765	2,454
Ottawa, Vanier, Rockcliffe	154	100	168	222	3	34	325	356
Nepean inside greenbelt	32	66	188	20	69	0	289	86
Nepean outside greenbelt	495	390	48	75	0	0	543	465
Gloucester inside greenbelt	52	113	10	0	0	14	62	127
Gloucester outside greenbelt	190	199	22	0	0	0	212	199
Kanata	366	333	0	2	0	0	366	335
Cumberland	340	328	16	0	0	0	356	328
Goulbourn	307	385	48	36	0	0	355	421
West Carleton	165	46	0	0	0	0	165	46
Rideau	16	18	0	0	0	0	16	18
Osgoode	76	73	0	0	0	0	76	73
Clarence-Rockland City	50	58	0	0	0	0	50	58
Russell Township	42	36	0	14	10	0	52	50
Ottawa-Gatineau CMA (Ontario Portion)	2,285	2,145	500	369	82	48	2,867	2,562

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2009	3	1.1	22	8.2	139	52.1	58	21.7	45	16.9	267	384,990	425,027
June 2008	5	1.9	47	17.8	117	44.3	54	20.5	41	15.5	264	364,650	399,906
Year-to-date 2009	14	1.1	105	8.4	604	48.1	348	27.7	184	14.7	1,255	386,790	418,032
Year-to-date 2008	13	1.1	211	17.1	561	45.4	271	21.9	180	14.6	1,236	365,000	407,106
Ottawa, Vanier, Rockcliffe													
June 2009	0	0.0	0	0.0	1	14.3	0	0.0	6	85.7	7	--	--
June 2008	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	2	5.3	8	21.1	28	73.7	38	685,000	731,011
Year-to-date 2008	0	0.0	1	2.2	2	4.3	7	15.2	36	78.3	46	675,000	785,759
Nepean inside greenbelt													
June 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
June 2008	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Nepean outside greenbelt													
June 2009	0	0.0	16	16.2	64	64.6	13	13.1	6	6.1	99	374,990	377,198
June 2008	0	0.0	1	1.4	35	50.7	22	31.9	11	15.9	69	383,900	411,849
Year-to-date 2009	0	0.0	28	8.1	202	58.7	97	28.2	17	4.9	344	379,990	389,623
Year-to-date 2008	0	0.0	24	8.4	139	48.8	93	32.6	29	10.2	285	383,900	407,208
Gloucester inside greenbelt													
June 2009	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
June 2008	0	0.0	0	0.0	4	80.0	0	0.0	1	20.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	26.7	7	46.7	4	26.7	15	450,000	486,379
Year-to-date 2008	0	0.0	1	3.0	23	69.7	7	21.2	2	6.1	33	370,600	395,924
Gloucester outside greenbelt													
June 2009	0	0.0	0	0.0	14	56.0	8	32.0	3	12.0	25	393,900	419,629
June 2008	0	0.0	2	9.5	11	52.4	6	28.6	2	9.5	21	363,900	375,395
Year-to-date 2009	0	0.0	4	3.3	58	48.3	42	35.0	16	13.3	120	397,750	425,190
Year-to-date 2008	0	0.0	4	3.3	60	50.0	47	39.2	9	7.5	120	393,700	407,486
Kanata													
June 2009	0	0.0	0	0.0	9	60.0	4	26.7	2	13.3	15	377,540	417,702
June 2008	0	0.0	1	3.2	14	45.2	8	25.8	8	25.8	31	407,400	470,061
Year-to-date 2009	0	0.0	3	1.7	90	51.7	58	33.3	23	13.2	174	394,400	417,464
Year-to-date 2008	0	0.0	27	17.8	70	46.1	34	22.4	21	13.8	152	352,900	396,660
Cumberland													
June 2009	1	2.1	2	4.3	29	61.7	14	29.8	1	2.1	47	378,400	378,214
June 2008	0	0.0	14	42.4	10	30.3	7	21.2	2	6.1	33	330,900	355,867
Year-to-date 2009	1	0.5	20	10.4	120	62.5	44	22.9	7	3.6	192	368,400	374,438
Year-to-date 2008	2	1.1	50	27.5	102	56.0	26	14.3	2	1.1	182	329,450	339,840
Goulbourn													
June 2009	0	0.0	1	4.5	14	63.6	3	13.6	4	18.2	22	374,900	435,440
June 2008	5	6.3	27	33.8	40	50.0	5	6.3	3	3.8	80	309,445	339,141
Year-to-date 2009	4	2.0	35	17.4	100	49.8	45	22.4	17	8.5	201	359,900	379,072
Year-to-date 2008	7	2.5	96	34.9	128	46.5	28	10.2	16	5.8	275	316,900	347,443

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 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													
June 2009	0	0.0	2	11.1	3	16.7	5	27.8	8	44.4	18	463,000	514,472
June 2008	0	0.0	1	10.0	1	10.0	4	40.0	4	40.0	10	486,700	557,760
Year-to-date 2009	0	0.0	6	8.5	11	15.5	20	28.2	34	47.9	71	480,500	528,088
Year-to-date 2008	2	4.4	3	6.7	10	22.2	9	20.0	21	46.7	45	489,900	496,287
Rideau													
June 2009	1	16.7	0	0.0	1	16.7	2	33.3	2	33.3	6	--	--
June 2008	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	4	25.0	1	6.3	3	18.8	6	37.5	2	12.5	16	399,000	380,813
Year-to-date 2008	0	0.0	2	10.5	9	47.4	3	15.8	5	26.3	19	350,000	460,500
Osgoode													
June 2009	1	4.3	1	4.3	4	17.4	6	26.1	11	47.8	23	445,000	534,591
June 2008	0	0.0	0	0.0	1	11.1	2	22.2	6	66.7	9	--	--
Year-to-date 2009	5	6.4	8	10.3	13	16.7	20	25.6	32	41.0	78	447,500	471,342
Year-to-date 2008	2	2.7	3	4.1	18	24.7	14	19.2	36	49.3	73	498,000	495,108
Clarence-Rockland City													
June 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
June 2008	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	16	32.7	14	28.6	14	28.6	3	6.1	2	4.1	49	265,000	298,324
Year-to-date 2008	17	29.3	23	39.7	18	31.0	0	0.0	0	0.0	58	269,450	280,298
Russell Township													
June 2009	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	--	--
June 2008	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2009	6	19.4	12	38.7	11	35.5	2	6.5	0	0.0	31	297,900	304,023
Year-to-date 2008	4	10.3	12	30.8	21	53.8	1	2.6	1	2.6	39	310,000	318,282
Ottawa-Gatineau CMA (Ontario portion)													
June 2009	6	2.2	23	8.4	141	51.6	58	21.2	45	16.5	273	382,500	421,650
June 2008	7	2.6	47	17.5	119	44.4	54	20.1	41	15.3	268	363,400	398,044
Year-to-date 2009	36	2.7	131	9.8	629	47.1	353	26.4	186	13.9	1,335	384,900	410,991
Year-to-date 2008	34	2.6	246	18.5	600	45.0	272	20.4	181	13.6	1,333	359,900	398,990

Source: CMHC (Market Absorption Survey)

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

Submarket	June 2009	June 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	425,027	399,906	6.3	418,032	407,106	2.7
Ottawa, Vanier, Rockcliffe	--	--	n/a	731,011	785,759	-7.0
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	377,198	411,849	-8.4	389,623	407,208	-4.3
Gloucester inside greenbelt	--	--	n/a	486,379	395,924	22.8
Gloucester outside greenbelt	419,629	375,395	11.8	425,190	407,486	4.3
Kanata	417,702	470,061	-11.1	417,464	396,660	5.2
Cumberland	378,214	355,867	6.3	374,438	339,840	10.2
Goulbourn	435,440	339,141	28.4	379,072	347,443	9.1
West Carleton	514,472	557,760	-7.8	528,088	496,287	6.4
Rideau	--	--	n/a	380,813	460,500	-17.3
Osgoode	534,591	--	n/a	471,342	495,108	-4.8
Clarence-Rockland City	--	--	n/a	298,324	280,298	6.4
Russell Township	--	--	n/a	304,023	318,282	-4.5
Ottawa-Gatineau CMA (Ontario Portion)	421,650	398,044	5.9	410,991	398,990	3.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) June 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	1,143	2,420	2,010	56.9	287,911	-0.1	287,730
	April	1,608	1.8	1,273	2,570	1,980	64.3	298,593	0.9	291,668
	May	1,990	4.0	1,364	2,521	1,902	71.7	312,927	5.5	303,056
	June	1,912	11.8	1,312	2,246	1,836	71.5	307,793	3.2	300,506
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2008	5,203	2.0		8,229			296,953	7.0	
	Q2 2009	5,510	5.9		7,337			306,963	3.4	
	YTD 2008	7,967	-3.3		13,668			293,076	7.0	
	YTD 2009	8,013	0.6		13,191			299,827	2.3	

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 June 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	169.6	113.6	492	4.9	71.4	965
	April	596	3.90	5.25	169.6	113.1	489	5.4	71.3	980
	May	596	3.90	5.25	169.6	114.0	484	6.1	71.0	995
	June	631	3.75	5.85		114.2	485	6.4	71.2	1,010
	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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