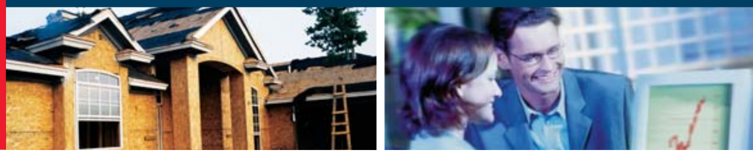
HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]



Canada Mortgage and Housing Corporation

Date Released: August 2009

New Home Market

Ottawa's Residential Construction Activity Moderates in July

Total housing starts in the Ottawa Census Metropolitan Area (CMA) declined from 696 units in July 2008 to 537 units this year.

After the up-tick in June's pace of starts and the marked summer rebound in resale activity, expectations of strength in July activity in Ottawa's New Home market met with the wettest July in Ottawa's recorded history. Nevertheless, July starts were enough to lead to an improvement in the year-to-date pace, which remains consistent with CMHC's forecast for 2009.

The expectation of higher growth of construction for higher-density dwellings was affected as well, with

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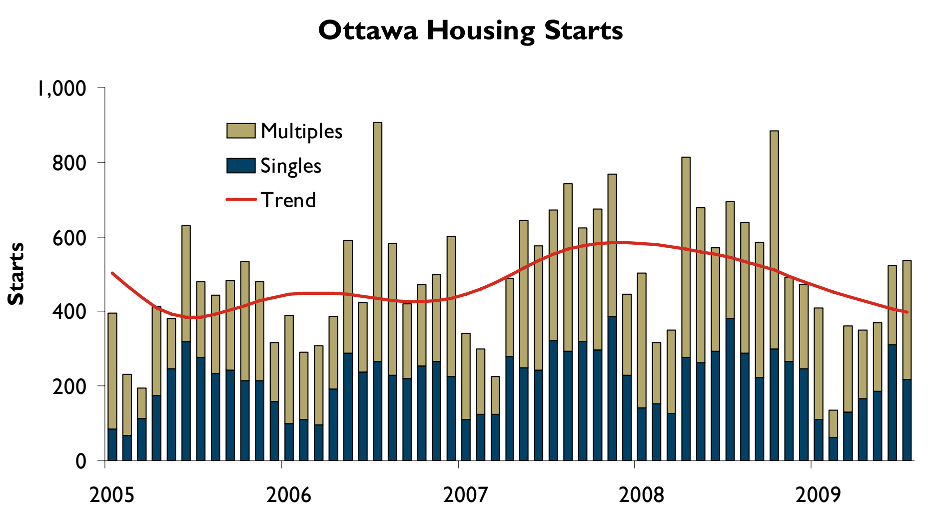
Figure 1



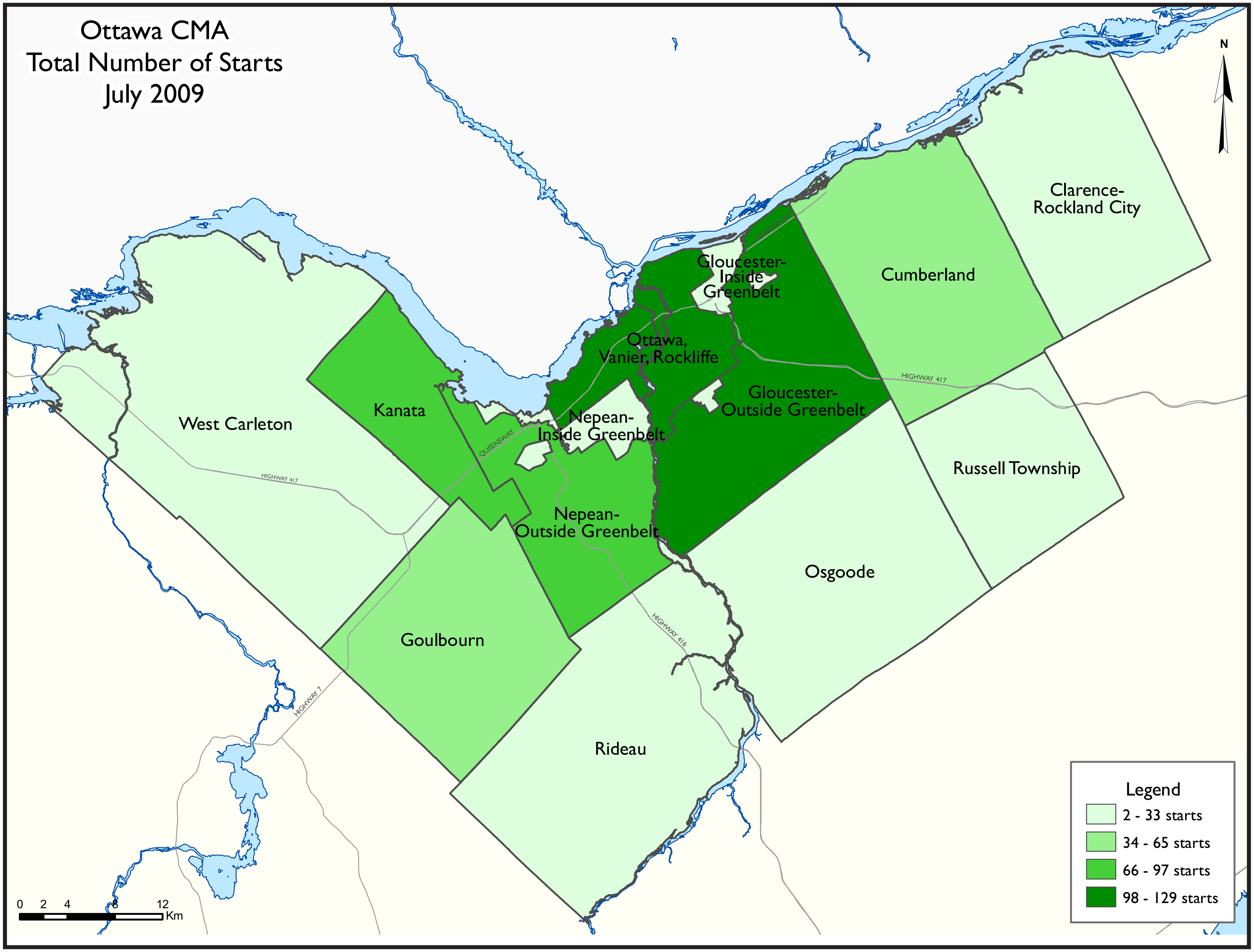
Source: CMHC

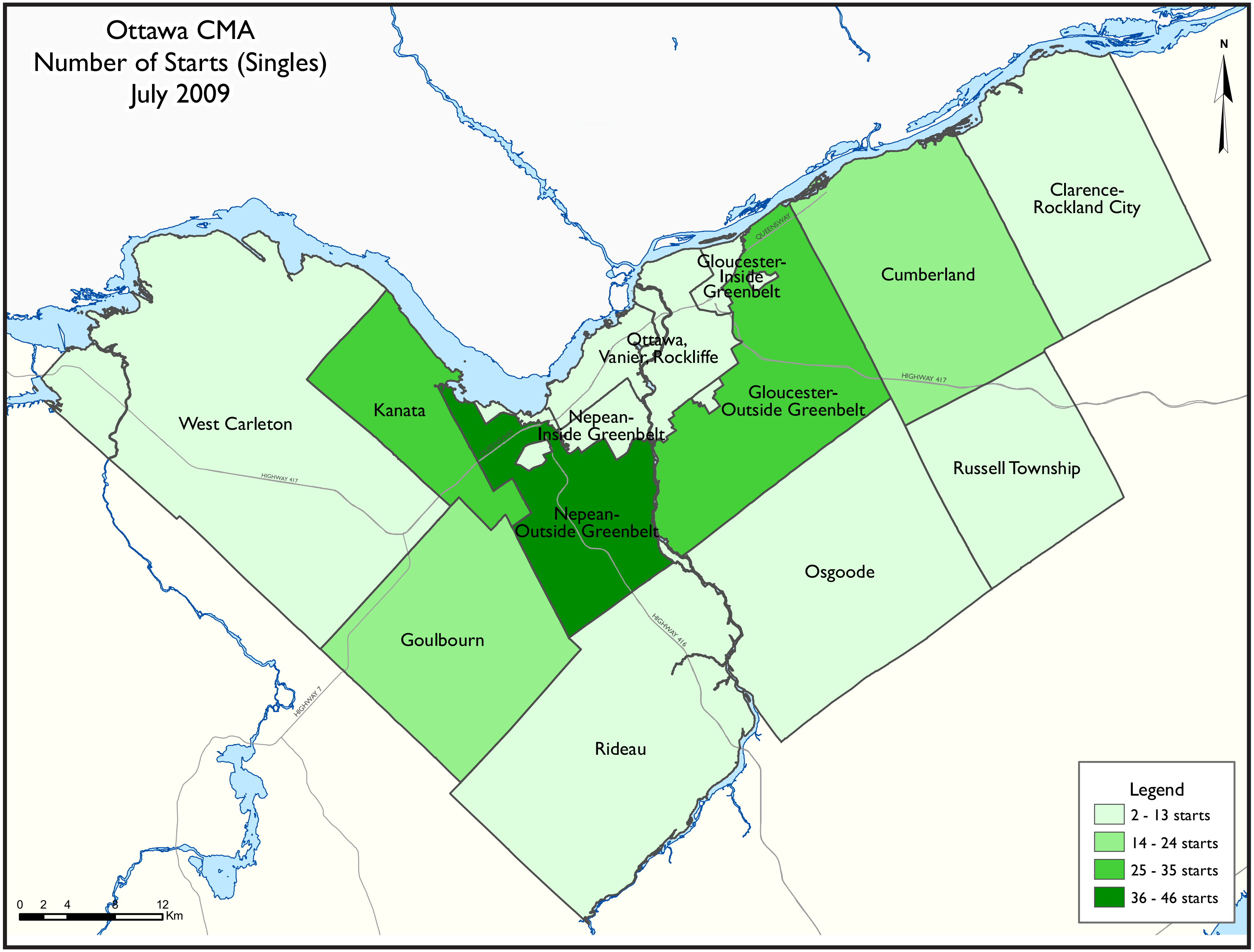
[1] Ontario part of Ottawa-Gatineau CMA

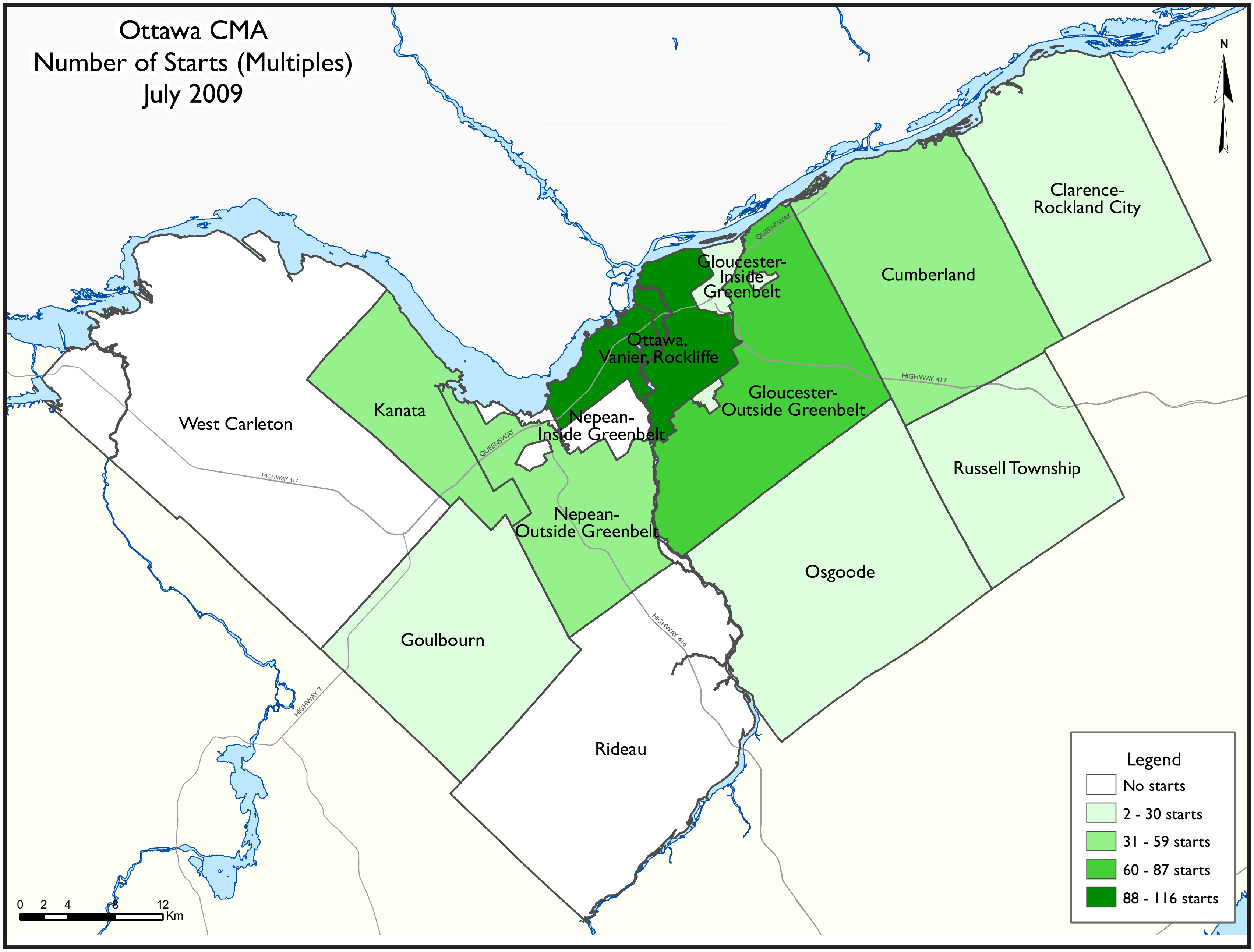
only 1.6 per cent increase from July last year or an addition of 111 new apartments, 42 semi-detached homes and 167 townhomes. July also saw a decline in new single-detached homes, setting foundations for only 217 units. The moderation in single-detached starts remains highly reflective of the overall pace of construction in Ottawa.

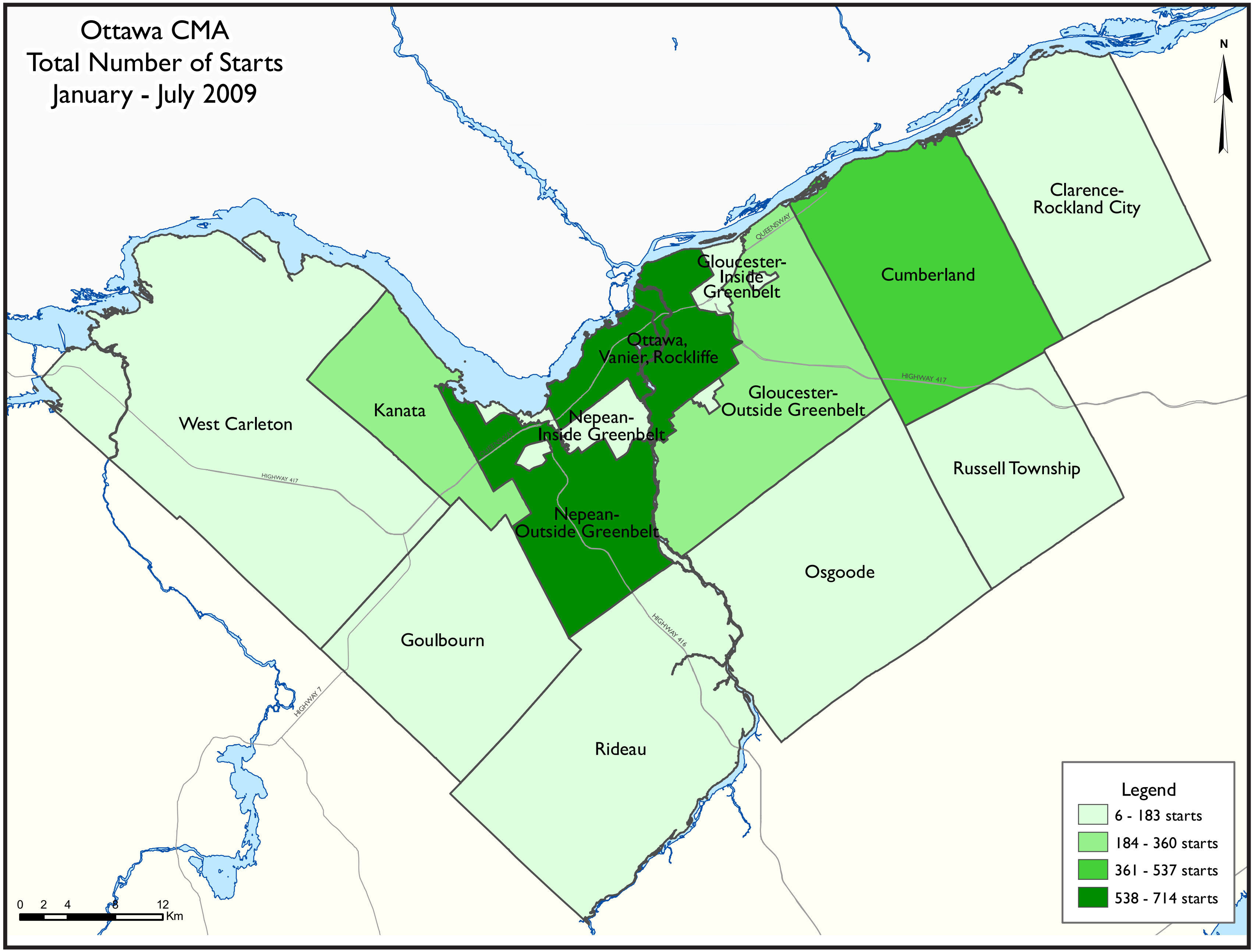
Construction started strongly in the Old City of Ottawa and Gloucester, which accounted for almost half of all starts during July. These were the only two areas with positive year-over-year growth in activity. While Nepean added 48 single-detached and 34 townhomes, activity in this area declined considerably compared to the July of 2008. In contrast, construction in Kanata experienced the first month of significant activity this year, adding 35 single-detached homes and 38 townhomes. The areas with the weakest year-over-year activity growth were Cumberland and the city outskirts, down 56 per cent and 71 per cent respectively.

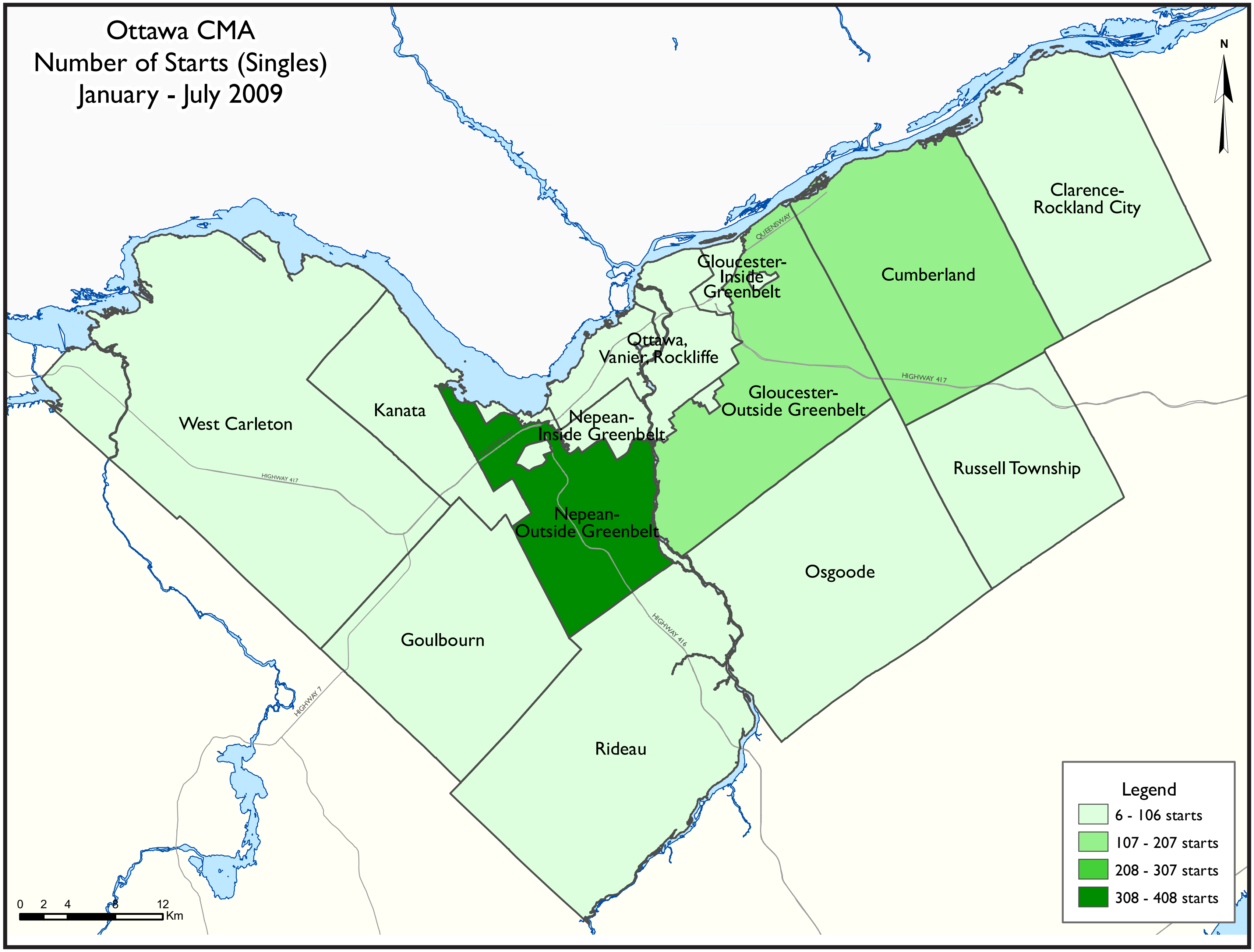
Year to date, Nepean leads in total construction activity with 720 units, almost 60 per cent of which are single-detached homes. The only area with an increase in building activity from last year's pace continues to be the Old City of Ottawa, thanks to strong condominium apartment starts early in 2009. As well, healthy activity in Gloucester has allowed it to match last year's pace. In contrast, labour market uncertainty continues to affect demand in the suburban regions of Kanata, Goulbourn and the city outskirts, where residential construction is running at about a third of last year's pace.

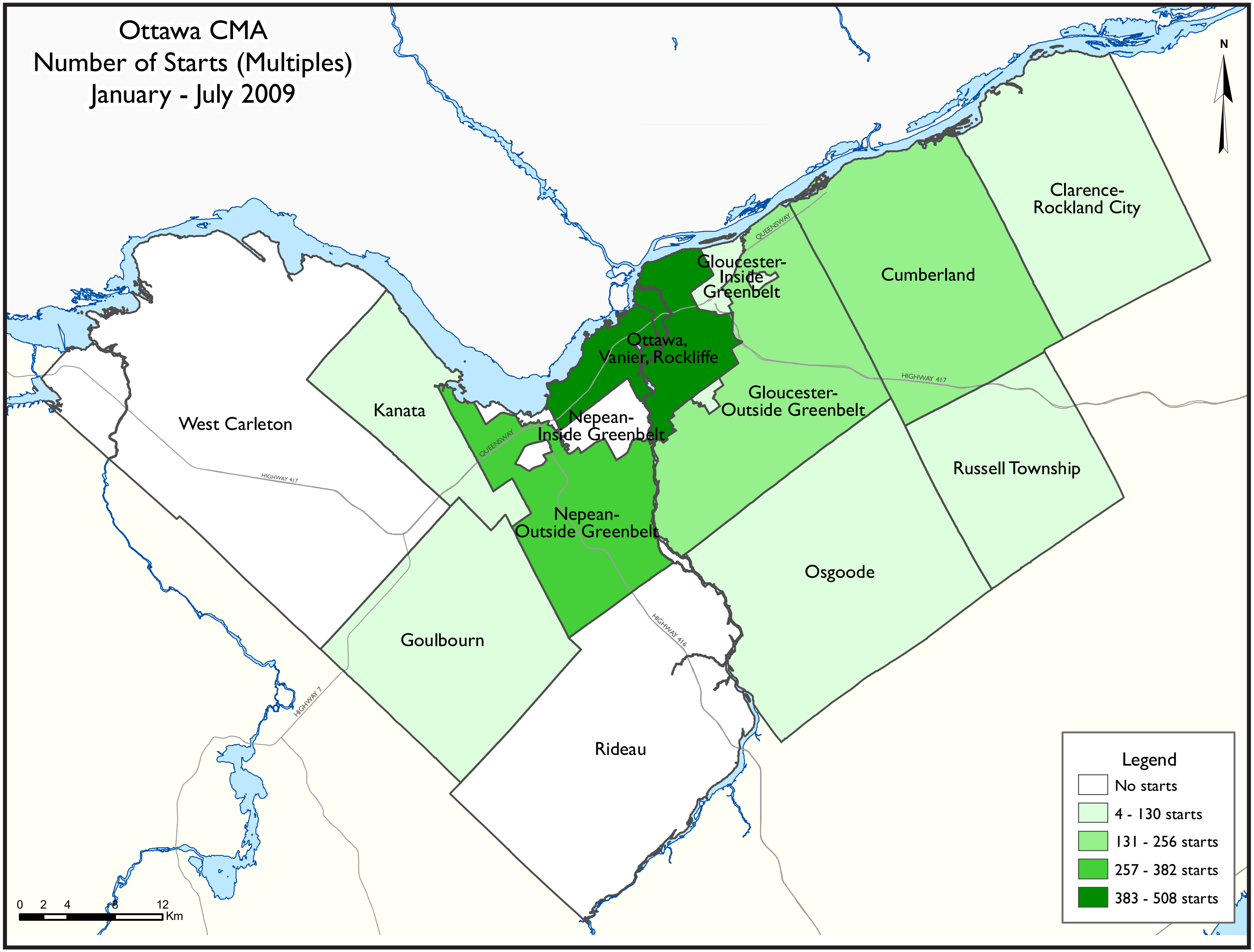

Ottawa CMA
Total Number of Starts
July 2009
West Carleton
Kanata
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Nepean-Outside Greenbelt
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km
Legend
2 - 33 starts
34 - 65 starts
66 - 97 starts
98 - 129 starts


Ottawa CMA
Number of Starts (Singles)
July 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
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
Legend
2 - 13 starts
14 - 24 starts
25 - 35 starts
36 - 46 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
July 2009
N
West Carleton
Kanata
Nepean-
Inside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Nepean-
Outside Greenbelt
Goulbourn
Rideau
Osgoode
Russell Township
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2 4 8 12
Km
Legend
No starts
2 - 30 starts
31 - 59 starts
60 - 87 starts
88 - 116 starts


Ottawa CMA
Total Number of Starts
January - July 2009
N
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
Legend
6 - 183 starts
184 - 360 starts
361 - 537 starts
538 - 714 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
January - July 2009
West Carleton
Kanata
Goulbourn
Rideau
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
Legend
6 - 106 starts
107 - 207 starts
208 - 307 starts
308 - 408 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - July 2009
West Carleton
Kanata
Goulbourn
Rideau
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Cumberland
Clarence-Rockland City
Russell Township
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12 Km
Legend
No starts
4 - 130 starts
131 - 256 starts
257 - 382 starts
383 - 508 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

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

SYMBOLS

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

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
July 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2009	218	40	181	0	0	44	2	53	538
July 2008	381	26	253	0	0	36	0	0	696
% Change	-42.8	53.8	-28.5	n/a	n/a	22.2	n/a	n/a	-22.7
Year-to-date 2009	1,185	129	820	0	0	484	5	65	2,688
Year-to-date 2008	1,634	108	1,272	0	10	769	0	133	3,926
% Change	-27.5	19.4	-35.5	n/a	-100.0	-37.1	n/a	-51.1	-31.5
UNDER CONSTRUCTION									
July 2009	1,525	164	1,065	0	28	1,725	13	215	4,735
July 2008	1,933	150	1,608	0	40	1,530	11	265	5,537
% Change	-21.1	9.3	-33.8	n/a	-30.0	12.7	18.2	-18.9	-14.5
COMPLETIONS									
July 2009	206	36	232	0	0	167	0	8	649
July 2008	220	6	175	0	24	351	2	48	826
% Change	-6.4	**	32.6	n/a	-100.0	-52.4	-100.0	-83.3	-21.4
Year-to-date 2009	1,530	125	1,104	0	0	667	4	86	3,516
Year-to-date 2008	1,537	138	871	0	41	703	20	78	3,388
% Change	-0.5	-9.4	26.8	n/a	-100.0	-5.1	-80.0	10.3	3.8
COMPLETED & NOT ABSORBED									
July 2009	27	25	120	0	1	163	3	27	366
July 2008	29	2	75	0	4	173	3	14	300
% Change	-6.9	**	60.0	n/a	-75.0	-5.8	0.0	92.9	22.0
ABSORBED									
July 2009	206	30	212	0	0	148	0	4	600
July 2008	217	10	178	0	21	341	2	1	770
% Change	-5.1	200.0	19.1	n/a	-100.0	-56.6	-100.0	**	-22.1
Year-to-date 2009	1,541	110	1,067	0	0	655	5	66	3,444
Year-to-date 2008	1,550	153	893	0	43	755	6	6	3,406
% Change	-0.6	-28.1	19.5	n/a	-100.0	-13.2	-16.7	**	1.1

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

Table 1.1: Housing Activity Summary by Submarket
July 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									
July 2009	195	38	181	0	0	44	0	53	511
July 2008	329	26	236	0	0	36	0	0	627
Ottawa, Vanier, Rockcliffe									
July 2009	13	14	29	0	0	20	0	53	129
July 2008	17	12	0	0	0	14	0	0	43
Nepean inside greenbelt									
July 2009	2	0	0	0	0	0	0	0	2
July 2008	0	0	23	0	0	0	0	0	23
Nepean outside greenbelt									
July 2009	46	0	34	0	0	0	0	0	80
July 2008	55	0	20	0	0	12	0	0	87
Gloucester inside greenbelt									
July 2009	2	2	0	0	0	0	0	0	4
July 2008	3	0	9	0	0	0	0	0	12
Gloucester outside greenbelt									
July 2009	29	10	35	0	0	24	0	0	98
July 2008	34	2	25	0	0	10	0	0	71
Kanata									
July 2009	35	0	38	0	0	0	0	0	73
July 2008	64	0	32	0	0	0	0	0	96
Cumberland									
July 2009	21	8	26	0	0	0	0	0	55
July 2008	76	0	50	0	0	0	0	0	126
Goulbourn									
July 2009	18	2	19	0	0	0	0	0	39
July 2008	39	12	22	0	0	0	0	0	73
West Carleton									
July 2009	13	0	0	0	0	0	0	0	13
July 2008	14	0	55	0	0	0	0	0	69
Rideau									
July 2009	6	0	0	0	0	0	0	0	6
July 2008	5	0	0	0	0	0	0	0	5
Osgoode									
July 2009	10	2	0	0	0	0	0	0	12
July 2008	22	0	0	0	0	0	0	0	22
Clarence-Rockland City									
July 2009	12	0	0	0	0	0	2	0	14
July 2008	49	0	17	0	0	0	0	0	66
Russell Township									
July 2009	11	2	0	0	0	0	0	0	13
July 2008	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
July 2009	218	40	181	0	0	44	2	53	538
July 2008	381	26	253	0	0	36	0	0	696

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

Table 1.1: Housing Activity Summary by Submarket July 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									
July 2009	1,422	154	1,051	0	28	1,691	11	211	4,568
July 2008	1,815	148	1,591	0	40	1,488	11	250	5,343
Ottawa, Vanier, Rockcliffe									
July 2009	83	48	78	0	0	1,234	11	78	1,532
July 2008	78	52	84	0	0	874	3	117	1,208
Nepean inside greenbelt									
July 2009	9	0	14	0	0	59	0	0	82
July 2008	4	2	75	0	0	235	0	0	316
Nepean outside greenbelt									
July 2009	523	4	298	0	0	101	0	0	926
July 2008	332	8	385	0	0	60	0	0	785
Gloucester inside greenbelt									
July 2009	13	6	14	0	0	0	0	0	33
July 2008	30	6	93	0	0	10	0	0	139
Gloucester outside greenbelt									
July 2009	180	34	152	0	28	160	0	0	554
July 2008	183	4	117	0	0	52	8	0	364
Kanata									
July 2009	173	20	224	0	0	0	0	133	550
July 2008	353	10	223	0	0	0	0	133	719
Cumberland									
July 2009	176	18	224	0	0	137	0	0	555
July 2008	292	16	307	0	40	185	0	0	840
Goulbourn									
July 2009	102	22	47	0	0	0	0	0	171
July 2008	348	48	116	0	0	72	0	0	584
West Carleton									
July 2009	66	0	0	0	0	0	0	0	66
July 2008	82	0	191	0	0	0	0	0	273
Rideau									
July 2009	27	0	0	0	0	0	0	0	27
July 2008	24	0	0	0	0	0	0	0	24
Osgoode									
July 2009	70	2	0	0	0	0	0	0	72
July 2008	89	2	0	0	0	0	0	0	91
Clarence-Rockland City									
July 2009	52	8	14	0	0	34	2	0	110
July 2008	77	2	17	0	0	34	0	15	145
Russell Township									
July 2009	51	2	0	0	0	0	0	4	57
July 2008	41	0	0	0	0	8	0	0	49
Ottawa-Gatineau CMA (Ontario portion)									
July 2009	1,525	164	1,065	0	28	1,725	13	215	4,735
July 2008	1,933	150	1,608	0	40	1,530	11	265	5,537

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

Table 1.1: Housing Activity Summary by Submarket July 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									
July 2009	183	32	232	0	0	167	0	8	622
July 2008	210	6	175	0	24	351	0	48	814
Ottawa, Vanier, Rockcliffe									
July 2009	18	28	14	0	0	125	0	8	193
July 2008	12	4	6	0	0	319	0	0	341
Nepean inside greenbelt									
July 2009	0	0	5	0	0	26	0	0	31
July 2008	2	0	4	0	0	0	0	0	6
Nepean outside greenbelt									
July 2009	55	0	32	0	0	0	0	0	87
July 2008	25	0	51	0	0	0	0	0	76
Gloucester inside greenbelt									
July 2009	2	0	8	0	0	0	0	0	10
July 2008	5	0	18	0	0	8	0	48	79
Gloucester outside greenbelt									
July 2009	10	0	55	0	0	0	0	0	65
July 2008	35	0	11	0	0	0	0	0	46
Kanata									
July 2009	18	0	79	0	0	0	0	0	97
July 2008	21	0	29	0	0	0	0	0	50
Cumberland									
July 2009	45	0	18	0	0	16	0	0	79
July 2008	55	2	35	0	24	0	0	0	116
Goulbourn									
July 2009	16	2	21	0	0	0	0	0	39
July 2008	31	0	21	0	0	24	0	0	76
West Carleton									
July 2009	7	0	0	0	0	0	0	0	7
July 2008	3	0	0	0	0	0	0	0	3
Rideau									
July 2009	0	0	0	0	0	0	0	0	0
July 2008	5	0	0	0	0	0	0	0	5
Osgoode									
July 2009	12	2	0	0	0	0	0	0	14
July 2008	16	0	0	0	0	0	0	0	16
Clarence-Rockland City									
July 2009	9	2	0	0	0	0	0	0	11
July 2008	7	0	0	0	0	0	2	0	9
Russell Township									
July 2009	14	2	0	0	0	0	0	0	16
July 2008	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
July 2009	206	36	232	0	0	167	0	8	649
July 2008	220	6	175	0	24	351	2	48	826

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

Table 1.1: Housing Activity Summary by Submarket
July 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									
July 2009	17	25	120	0	1	151	3	27	344
July 2008	28	2	75	0	4	173	3	14	299
Ottawa, Vanier, Rockcliffe									
July 2009	1	21	17	0	0	116	0	4	159
July 2008	3	1	4	0	0	116	0	14	138
Nepean inside greenbelt									
July 2009	0	0	2	0	0	18	0	23	43
July 2008	0	0	2	0	0	20	0	0	22
Nepean outside greenbelt									
July 2009	2	0	9	0	1	10	1	0	23
July 2008	0	0	18	0	1	20	1	0	40
Gloucester inside greenbelt									
July 2009	0	0	2	0	0	7	0	0	9
July 2008	0	1	4	0	0	8	0	0	13
Gloucester outside greenbelt									
July 2009	3	0	17	0	0	0	2	0	22
July 2008	2	0	14	0	0	3	2	0	21
Kanata									
July 2009	2	0	32	0	0	0	0	0	34
July 2008	1	0	10	0	0	0	0	0	11
Cumberland									
July 2009	2	0	23	0	0	0	0	0	25
July 2008	4	0	11	0	3	1	0	0	19
Goulbourn									
July 2009	1	2	14	0	0	0	0	0	17
July 2008	3	0	12	0	0	5	0	0	20
West Carleton									
July 2009	1	0	4	0	0	0	0	0	5
July 2008	2	0	0	0	0	0	0	0	2
Rideau									
July 2009	0	0	0	0	0	0	0	0	0
July 2008	1	0	0	0	0	0	0	0	1
Osgoode									
July 2009	5	2	0	0	0	0	0	0	7
July 2008	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
July 2009	0	0	0	0	0	12	0	0	12
July 2008	0	0	0	0	0	0	0	0	0
Russell Township									
July 2009	10	0	0	0	0	0	0	0	10
July 2008	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
July 2009	27	25	120	0	1	163	3	27	366
July 2008	29	2	75	0	4	173	3	14	300

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

Table 1.1: Housing Activity Summary by Submarket
July 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									
July 2009	183	26	212	0	0	148	0	4	573
July 2008	207	10	178	0	21	341	0	1	758
Ottawa, Vanier, Rockcliffe									
July 2009	18	21	11	0	0	109	0	4	163
July 2008	10	7	8	0	0	311	0	1	337
Nepean inside greenbelt									
July 2009	0	0	5	0	0	23	0	0	28
July 2008	2	0	7	0	0	0	0	0	9
Nepean outside greenbelt									
July 2009	55	0	31	0	0	0	0	0	86
July 2008	25	0	51	0	0	0	0	0	76
Gloucester inside greenbelt									
July 2009	2	0	8	0	0	0	0	0	10
July 2008	5	0	18	0	0	8	0	0	31
Gloucester outside greenbelt									
July 2009	10	0	48	0	0	0	0	0	58
July 2008	35	0	10	0	0	0	0	0	45
Kanata									
July 2009	17	0	71	0	0	0	0	0	88
July 2008	21	0	28	0	0	0	0	0	49
Cumberland									
July 2009	47	0	18	0	0	16	0	0	81
July 2008	57	2	35	0	21	0	0	0	115
Goulbourn									
July 2009	14	3	19	0	0	0	0	0	36
July 2008	31	1	21	0	0	22	0	0	75
West Carleton									
July 2009	7	0	1	0	0	0	0	0	8
July 2008	3	0	0	0	0	0	0	0	3
Rideau									
July 2009	0	0	0	0	0	0	0	0	0
July 2008	4	0	0	0	0	0	0	0	4
Osgoode									
July 2009	13	2	0	0	0	0	0	0	15
July 2008	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
July 2009	9	2	0	0	0	0	0	0	11
July 2008	7	0	0	0	0	0	2	0	9
Russell Township									
July 2009	14	2	0	0	0	0	0	0	16
July 2008	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
July 2009	206	30	212	0	0	148	0	4	600
July 2008	217	10	178	0	21	341	2	1	770

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 July 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Ottawa City	195	329	38	26	167	236	111	36	511	627	-18.5
Ottawa, Vanier, Rockcliffe	13	17	14	12	29	0	73	14	129	43	200.0
Nepean inside greenbelt	2	0	0	0	0	23	0	0	2	23	-91.3
Nepean outside greenbelt	46	55	0	0	34	20	0	12	80	87	-8.0
Gloucester inside greenbelt	2	3	2	0	0	9	0	0	4	12	-66.7
Gloucester outside greenbelt	29	34	10	2	21	25	38	10	98	71	38.0
Kanata	35	64	0	0	38	32	0	0	73	96	-24.0
Cumberland	21	76	8	0	26	50	0	0	55	126	-56.3
Goulbourn	18	39	2	12	19	22	0	0	39	73	-46.6
West Carleton	13	14	0	0	0	55	0	0	13	69	-81.2
Rideau	6	5	0	0	0	0	0	0	6	5	20.0
Osgoode	10	22	2	0	0	0	0	0	12	22	-45.5
Clarence-Rockland City	12	49	2	0	0	17	0	0	14	66	-78.8
Russell Township	11	3	2	0	0	0	0	0	13	3	**
Ottawa-Gatineau CMA (Ontario Portion)	218	381	42	26	167	253	111	36	538	696	-22.7

Table 2.1: Starts by Submarket and by Dwelling Type January - July 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	1,084	1,520	116	108	791	1,249	563	876	2,554	3,753	-31.9
Ottawa, Vanier, Rockcliffe	52	47	34	40	70	41	404	306	560	434	29.0
Nepean inside greenbelt	6	3	0	2	0	64	0	144	6	213	-97.2
Nepean outside greenbelt	408	250	2	4	247	352	57	46	714	652	9.5
Gloucester inside greenbelt	12	26	4	4	14	53	0	0	30	83	-63.9
Gloucester outside greenbelt	153	168	30	6	99	67	74	62	356	303	17.5
Kanata	101	299	8	4	114	180	0	133	223	616	-63.8
Cumberland	177	269	18	4	210	227	24	145	429	645	-33.5
Goulbourn	71	304	16	44	37	94	4	36	128	478	-73.2
West Carleton	41	64	0	0	0	171	0	4	41	239	-82.8
Rideau	14	13	0	0	0	0	0	0	14	13	7.7
Osgoode	49	77	4	0	0	0	0	0	53	77	-31.2
Clarence-Rockland City	50	80	8	0	14	17	0	34	72	131	-45.0
Russell Township	51	34	7	0	0	0	4	8	62	42	47.6
Ottawa-Gatineau CMA (Ontario Portion)	1,185	1,634	131	108	805	1,266	567	918	2,688	3,926	-31.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Ottawa City	167	236	0	0	58	36	53	0
Ottawa, Vanier, Rockcliffe	29	0	0	0	20	14	53	0
Nepean inside greenbelt	0	23	0	0	0	0	0	0
Nepean outside greenbelt	34	20	0	0	0	12	0	0
Gloucester inside greenbelt	0	9	0	0	0	0	0	0
Gloucester outside greenbelt	21	25	0	0	38	10	0	0
Kanata	38	32	0	0	0	0	0	0
Cumberland	26	50	0	0	0	0	0	0
Goulbourn	19	22	0	0	0	0	0	0
West Carleton	0	55	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	17	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	167	253	0	0	58	36	53	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 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	788	1,249	3	0	502	743	61	133
Ottawa, Vanier, Rockcliffe	67	41	3	0	343	306	61	0
Nepean inside greenbelt	0	64	0	0	0	144	0	0
Nepean outside greenbelt	247	352	0	0	57	46	0	0
Gloucester inside greenbelt	14	53	0	0	0	0	0	0
Gloucester outside greenbelt	99	67	0	0	74	62	0	0
Kanata	114	180	0	0	0	0	0	133
Cumberland	210	227	0	0	24	145	0	0
Goulbourn	37	94	0	0	4	36	0	0
West Carleton	0	171	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	17	0	0	0	34	0	0
Russell Township	0	0	0	0	0	8	4	0
Ottawa-Gatineau CMA (Ontario Portion)	802	1,266	3	0	502	785	65	133

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Ottawa City	414	591	44	36	53	0	511	627
Ottawa, Vanier, Rockcliffe	56	29	20	14	53	0	129	43
Nepean inside greenbelt	2	23	0	0	0	0	2	23
Nepean outside greenbelt	80	75	0	12	0	0	80	87
Gloucester inside greenbelt	4	12	0	0	0	0	4	12
Gloucester outside greenbelt	74	61	24	10	0	0	98	71
Kanata	73	96	0	0	0	0	73	96
Cumberland	55	126	0	0	0	0	55	126
Goulbourn	39	73	0	0	0	0	39	73
West Carleton	13	69	0	0	0	0	13	69
Rideau	6	5	0	0	0	0	6	5
Osgoode	12	22	0	0	0	0	12	22
Clarence-Rockland City	12	66	0	0	2	0	14	66
Russell Township	13	3	0	0	0	0	13	3
Ottawa-Gatineau CMA (Ontario Portion)	439	660	44	36	55	0	538	696

Table 2.5: Starts by Submarket and by Intended Market January - July 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	2,006	2,883	484	737	64	133	2,554	3,753
Ottawa, Vanier, Rockcliffe	153	136	343	298	64	0	560	434
Nepean inside greenbelt	6	69	0	144	0	0	6	213
Nepean outside greenbelt	657	600	57	52	0	0	714	652
Gloucester inside greenbelt	30	83	0	0	0	0	30	83
Gloucester outside greenbelt	296	241	60	62	0	0	356	303
Kanata	223	483	0	0	0	133	223	616
Cumberland	405	500	24	145	0	0	429	645
Goulbourn	128	442	0	36	0	0	128	478
West Carleton	41	239	0	0	0	0	41	239
Rideau	14	13	0	0	0	0	14	13
Osgoode	53	77	0	0	0	0	53	77
Clarence-Rockland City	70	97	0	34	2	0	72	131
Russell Township	58	34	0	8	4	0	62	42
Ottawa-Gatineau CMA (Ontario Portion)	2,134	3,014	484	779	70	133	2,688	3,926

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type July 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	% Change
Ottawa City	183	210	32	6	232	199	175	399	622	814	-23.6
Ottawa, Vanier, Rockcliffe	18	12	28	4	14	6	133	319	193	341	-43.4
Nepean inside greenbelt	0	2	0	0	5	4	26	0	31	6	**
Nepean outside greenbelt	55	25	0	0	32	51	0	0	87	76	14.5
Gloucester inside greenbelt	2	5	0	0	8	18	0	56	10	79	-87.3
Gloucester outside greenbelt	10	35	0	0	55	11	0	0	65	46	41.3
Kanata	18	21	0	0	79	29	0	0	97	50	94.0
Cumberland	45	55	0	2	18	59	16	0	79	116	-31.9
Goulbourn	16	31	2	0	21	21	0	24	39	76	-48.7
West Carleton	7	3	0	0	0	0	0	0	7	3	133.3
Rideau	0	5	0	0	0	0	0	0	0	5	-100.0
Osgoode	12	16	2	0	0	0	0	0	14	16	-12.5
Clarence-Rockland City	9	7	2	2	0	0	0	0	11	9	22.2
Russell Township	14	3	2	0	0	0	0	0	16	3	**
Ottawa-Gatineau CMA (Ontario Portion)	206	220	36	8	232	199	175	399	649	826	-21.4

Table 3.1: Completions by Submarket and by Dwelling Type January - July 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	1,419	1,433	117	144	1,099	924	752	767	3,387	3,268	3.6
Ottawa, Vanier, Rockcliffe	53	58	61	40	95	28	309	571	518	697	-25.7
Nepean inside greenbelt	6	8	2	6	29	70	283	8	320	92	**
Nepean outside greenbelt	399	305	4	4	179	160	48	72	630	541	16.5
Gloucester inside greenbelt	17	37	0	8	45	105	10	56	72	206	-65.0
Gloucester outside greenbelt	127	155	4	22	124	68	22	0	277	245	13.1
Kanata	194	170	6	26	263	189	0	0	463	385	20.3
Cumberland	229	232	2	12	172	200	32	0	435	444	-2.0
Goulbourn	216	307	32	26	98	104	48	60	394	497	-20.7
West Carleton	78	49	0	0	94	0	0	0	172	49	**
Rideau	16	23	0	0	0	0	0	0	16	23	-30.4
Osgoode	84	89	6	0	0	0	0	0	90	89	1.1
Clarence-Rockland City	59	65	2	2	0	0	0	0	61	67	-9.0
Russell Township	52	39	7	0	0	0	9	14	68	53	28.3
Ottawa-Gatineau CMA (Ontario Portion)	1,530	1,537	126	146	1,099	924	761	781	3,516	3,388	3.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market July 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Ottawa City	232	199	0	0	167	351	8	48
Ottawa, Vanier, Rockcliffe	14	6	0	0	125	319	8	0
Nepean inside greenbelt	5	4	0	0	26	0	0	0
Nepean outside greenbelt	32	51	0	0	0	0	0	0
Gloucester inside greenbelt	8	18	0	0	0	8	0	48
Gloucester outside greenbelt	55	11	0	0	0	0	0	0
Kanata	79	29	0	0	0	0	0	0
Cumberland	18	59	0	0	16	0	0	0
Goulbourn	21	21	0	0	0	24	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	232	199	0	0	167	351	8	48

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - July 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	1,096	910	3	14	675	689	77	78
Ottawa, Vanier, Rockcliffe	92	28	3	0	301	541	8	30
Nepean inside greenbelt	29	70	0	0	214	8	69	0
Nepean outside greenbelt	179	160	0	0	48	72	0	0
Gloucester inside greenbelt	45	91	0	14	10	8	0	48
Gloucester outside greenbelt	124	68	0	0	22	0	0	0
Kanata	263	189	0	0	0	0	0	0
Cumberland	172	200	0	0	32	0	0	0
Goulbourn	98	104	0	0	48	60	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)	1,096	910	3	14	675	703	86	78

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008	July 2009	July 2008
Ottawa City	447	391	167	375	8	48	622	814
Ottawa, Vanier, Rockcliffe	60	22	125	319	8	0	193	341
Nepean inside greenbelt	5	6	26	0	0	0	31	6
Nepean outside greenbelt	87	76	0	0	0	0	87	76
Gloucester inside greenbelt	10	23	0	8	0	48	10	79
Gloucester outside greenbelt	65	46	0	0	0	0	65	46
Kanata	97	50	0	0	0	0	97	50
Cumberland	63	92	16	24	0	0	79	116
Goulbourn	39	52	0	24	0	0	39	76
West Carleton	7	3	0	0	0	0	7	3
Rideau	0	5	0	0	0	0	0	5
Osgoode	14	16	0	0	0	0	14	16
Clarence-Rockland City	11	7	0	0	0	2	11	9
Russell Township	16	3	0	0	0	0	16	3
Ottawa-Gatineau CMA (Ontario Portion)	474	401	167	375	8	50	649	826

Table 3.5: Completions by Submarket and by Intended Market January - July 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	2,640	2,442	667	730	80	96	3,387	3,268
Ottawa, Vanier, Rockcliffe	214	122	293	541	11	34	518	697
Nepean inside greenbelt	37	72	214	20	69	0	320	92
Nepean outside greenbelt	582	466	48	75	0	0	630	541
Gloucester inside greenbelt	62	136	10	8	0	62	72	206
Gloucester outside greenbelt	255	245	22	0	0	0	277	245
Kanata	463	383	0	2	0	0	463	385
Cumberland	403	420	32	24	0	0	435	444
Goulbourn	346	437	48	60	0	0	394	497
West Carleton	172	49	0	0	0	0	172	49
Rideau	16	23	0	0	0	0	16	23
Osgoode	90	89	0	0	0	0	90	89
Clarence-Rockland City	61	65	0	0	0	2	61	67
Russell Township	58	39	0	14	10	0	68	53
Ottawa-Gatineau CMA (Ontario Portion)	2,759	2,546	667	744	90	98	3,516	3,388

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2009	0	0.0	13	8.7	83	55.3	39	26.0	15	10.0	150	379,900	423,570
July 2008	2	1.0	27	13.0	102	49.3	46	22.2	30	14.5	207	365,900	403,976
Year-to-date 2009	14	1.0	118	8.4	687	48.9	387	27.5	199	14.2	1,405	385,900	418,624
Year-to-date 2008	15	1.0	238	16.5	663	45.9	317	22.0	210	14.6	1,443	365,000	406,657
Ottawa, Vanier, Rockcliffe													
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
July 2008	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	731,500	727,130
Year-to-date 2009	0	0.0	0	0.0	2	4.3	8	17.4	36	78.3	46	726,500	808,052
Year-to-date 2008	0	0.0	1	1.8	2	3.6	8	14.3	45	80.4	56	678,950	775,289
Nepean inside greenbelt													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
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	1	12.5	3	37.5	4	50.0	8	--	--
Nepean outside greenbelt													
July 2009	0	0.0	11	20.0	30	54.5	14	25.5	0	0.0	55	344,900	357,487
July 2008	0	0.0	5	20.0	12	48.0	2	8.0	6	24.0	25	374,900	424,184
Year-to-date 2009	0	0.0	39	9.8	232	58.1	111	27.8	17	4.3	399	378,900	385,193
Year-to-date 2008	0	0.0	29	9.4	151	48.7	95	30.6	35	11.3	310	383,900	408,577
Gloucester inside greenbelt													
July 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
July 2008	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	25.0	8	50.0	4	25.0	16	450,000	482,781
Year-to-date 2008	0	0.0	1	2.6	27	71.1	8	21.1	2	5.3	38	360,650	389,739
Gloucester outside greenbelt													
July 2009	0	0.0	0	0.0	5	62.5	2	25.0	1	12.5	8	--	--
July 2008	1	2.9	0	0.0	19	54.3	15	42.9	0	0.0	35	385,600	385,506
Year-to-date 2009	0	0.0	4	3.1	63	49.2	44	34.4	17	13.3	128	397,450	424,618
Year-to-date 2008	1	0.6	4	2.6	79	51.0	62	40.0	9	5.8	155	391,900	402,522
Kanata													
July 2009	0	0.0	0	0.0	9	52.9	6	35.3	2	11.8	17	376,900	407,705
July 2008	0	0.0	0	0.0	11	52.4	8	38.1	2	9.5	21	379,900	426,171
Year-to-date 2009	0	0.0	3	1.6	99	51.8	64	33.5	25	13.1	191	393,900	416,596
Year-to-date 2008	0	0.0	27	15.6	81	46.8	42	24.3	23	13.3	173	359,900	400,242
Cumberland													
July 2009	0	0.0	2	4.4	31	68.9	10	22.2	2	4.4	45	379,900	382,163
July 2008	0	0.0	14	24.6	32	56.1	10	17.5	1	1.8	57	328,800	342,751
Year-to-date 2009	1	0.4	22	9.3	151	63.7	54	22.8	9	3.8	237	370,900	375,905
Year-to-date 2008	2	0.8	64	26.8	134	56.1	36	15.1	3	1.3	239	329,000	340,534
Goulbourn													
July 2009	0	0.0	0	0.0	7	63.6	4	36.4	0	0.0	11	389,190	377,950
July 2008	0	0.0	7	22.6	18	58.1	4	12.9	2	6.5	31	348,900	365,823
Year-to-date 2009	4	1.9	35	16.5	107	50.5	49	23.1	17	8.0	212	359,950	379,014
Year-to-date 2008	7	2.3	103	33.7	146	47.7	32	10.5	18	5.9	306	316,990	349,305

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 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													
July 2009	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
July 2008	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2009	0	0.0	6	8.1	12	16.2	21	28.4	35	47.3	74	480,250	525,058
Year-to-date 2008	2	4.2	3	6.3	11	22.9	11	22.9	21	43.8	48	486,700	490,829
Rideau													
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2008	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
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	8.7	12	52.2	4	17.4	5	21.7	23	350,000	439,543
Osgoode													
July 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
July 2008	1	7.1	1	7.1	1	7.1	2	14.3	9	64.3	14	550,000	511,143
Year-to-date 2009	5	6.3	8	10.0	13	16.3	21	26.3	33	41.3	80	450,000	473,045
Year-to-date 2008	3	3.4	4	4.6	19	21.8	16	18.4	45	51.7	87	500,000	497,688
Clarence-Rockland City													
July 2009	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
July 2008	3	42.9	4	57.1	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2009	19	35.8	15	28.3	14	26.4	3	5.7	2	3.8	53	264,900	293,810
Year-to-date 2008	20	30.8	27	41.5	18	27.7	0	0.0	0	0.0	65	261,500	276,935
Russell Township													
July 2009	2	25.0	2	25.0	3	37.5	1	12.5	0	0.0	8	--	--
July 2008	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2009	8	20.5	14	35.9	14	35.9	3	7.7	0	0.0	39	297,900	306,697
Year-to-date 2008	4	9.5	13	31.0	23	54.8	1	2.4	1	2.4	42	310,450	318,893
Ottawa-Gatineau CMA (Ontario portion)													
July 2009	5	3.1	16	9.9	86	53.1	40	24.7	15	9.3	162	376,900	413,741
July 2008	5	2.3	32	14.7	104	47.9	46	21.2	30	13.8	217	363,500	397,912
Year-to-date 2009	41	2.7	147	9.8	715	47.8	393	26.3	201	13.4	1,497	382,900	411,289
Year-to-date 2008	39	2.5	278	17.9	704	45.4	318	20.5	211	13.6	1,550	360,000	398,839

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2009						
Submarket	July 2009	July 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	423,570	403,976	4.9	418,624	406,657	2.9
Ottawa, Vanier, Rockcliffe	--	727,130	n/a	808,052	775,289	4.2
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	357,487	424,184	-15.7	385,193	408,577	-5.7
Gloucester inside greenbelt	--	--	n/a	482,781	389,739	23.9
Gloucester outside greenbelt	--	385,506	n/a	424,618	402,522	5.5
Kanata	407,705	426,171	-4.3	416,596	400,242	4.1
Cumberland	382,163	342,751	11.5	375,905	340,534	10.4
Goulbourn	377,950	365,823	3.3	379,014	349,305	8.5
West Carleton	--	--	n/a	525,058	490,829	7.0
Rideau	--	--	n/a	380,813	439,543	-13.4
Osgoode	--	511,143	n/a	473,045	497,688	-5.0
Clarence-Rockland City	--	--	n/a	293,810	276,935	6.1
Russell Township	--	--	n/a	306,697	318,893	-3.8
Ottawa-Gatineau CMA (Ontario Portion)	413,741	397,912	4.0	411,289	398,839	3.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) July 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	1,314	2,246	1,818	72.3	307,793	3.2	300,009
	July	1,590	12.9	1,326	1,857	1,796	73.8	300,635	1.9	300,689
	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	9,375	-3.4		15,804			293,385	7.3	
	YTD 2009	9,603	2.4		15,048			299,961	2.2	

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

[1]Source: CREA

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

Table 6: Economic Indicators July 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	169.7	114.2	485	6.4	71.2	1,010
	July	631	3.75	5.85		113.8	488	6.0	71.2	1,011
	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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