HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: September 2009

New Home Market

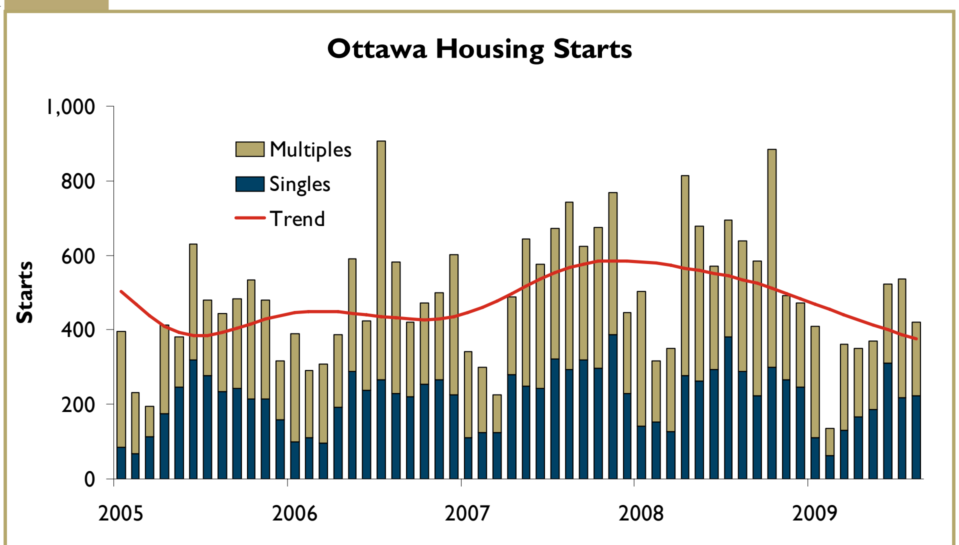
Ottawa Single Starts' Trend Higher in August

Total housing starts in the Ottawa Census Metropolitan Area (CMA) declined from 639 units in August 2008 to 422 units this year.

Although the overall pace for Ottawa's New Home Market continued to moderate, activity in August came with a silver lining. With mortgage rates remaining at historic lows, labour income growing steadily and a record resale home-buying season, single detached construction picked up from first half.

The decline in August can be attributed mainly to the lack of construction activity within the highly volatile apartment market segment. Although the month saw relatively healthy activity coming from townhome

Figure 1



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

Table of Contents

Canada

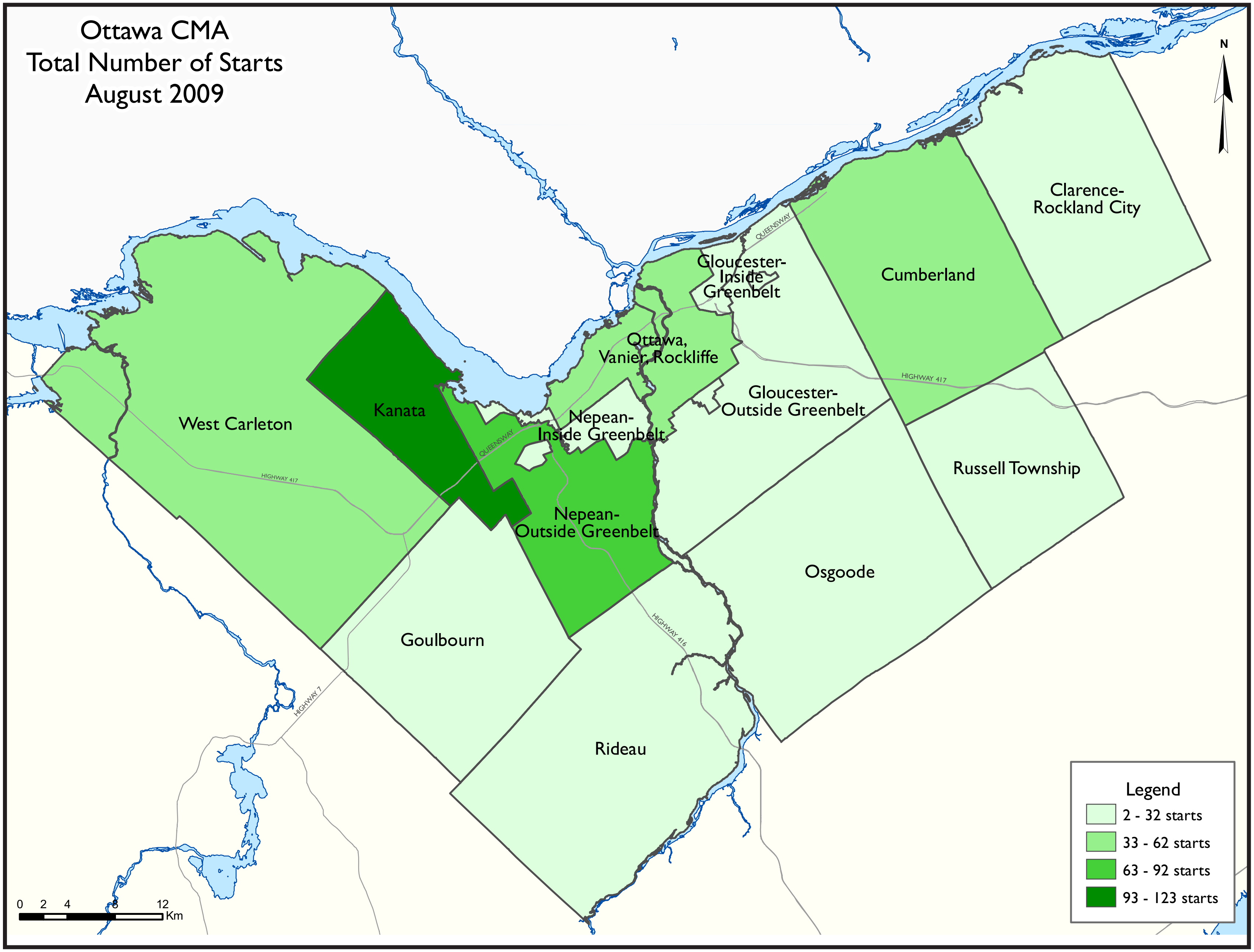
CMHC SCHL
HOME TO CANADIANS

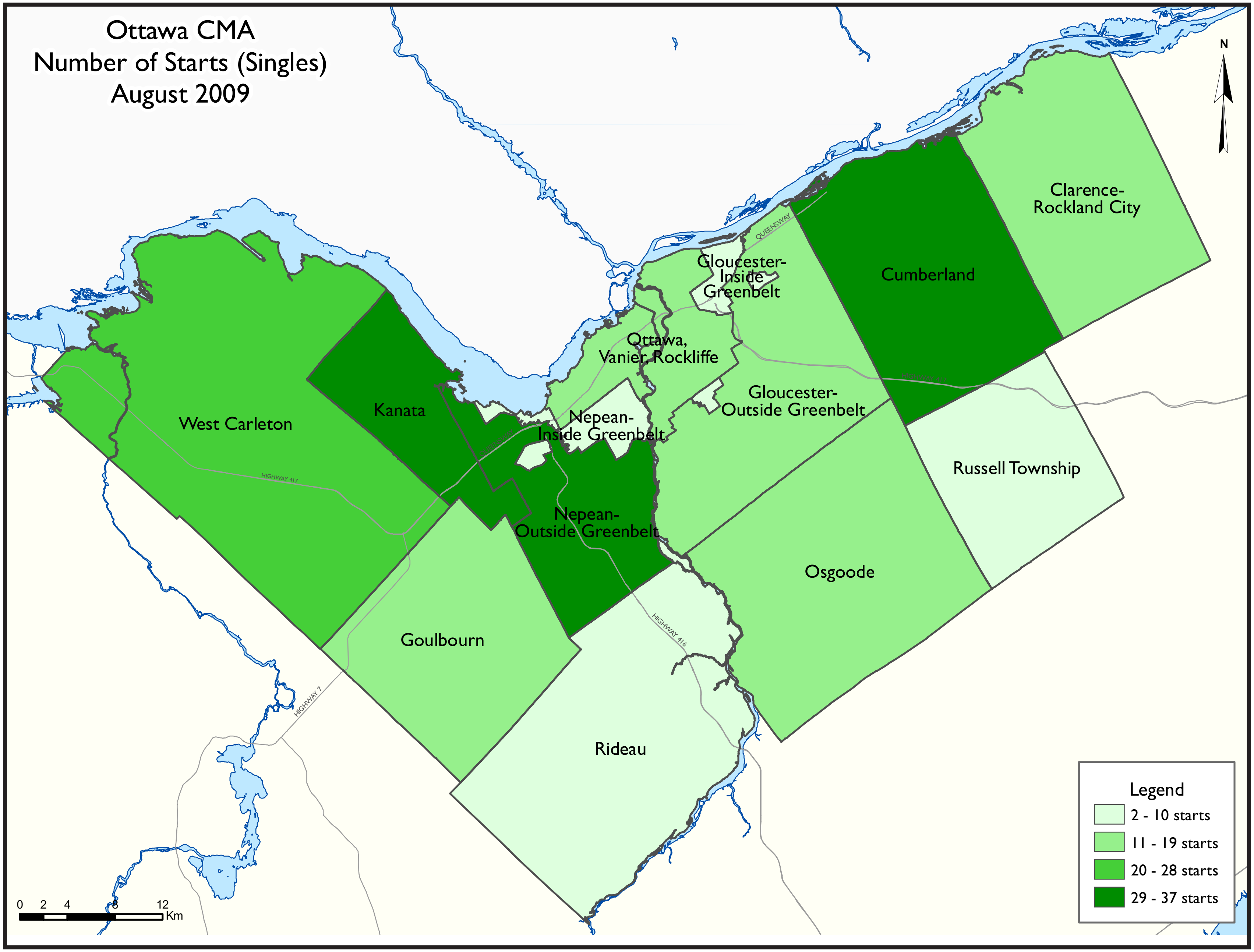
construction and a doubling in starts of semi-detached homes, the condominium apartment market segment remains weak. While spillover demand from the resale into the new home market typically takes time to fully materialize, Ottawa's market looks ripe for a gradual but healthy recovery.

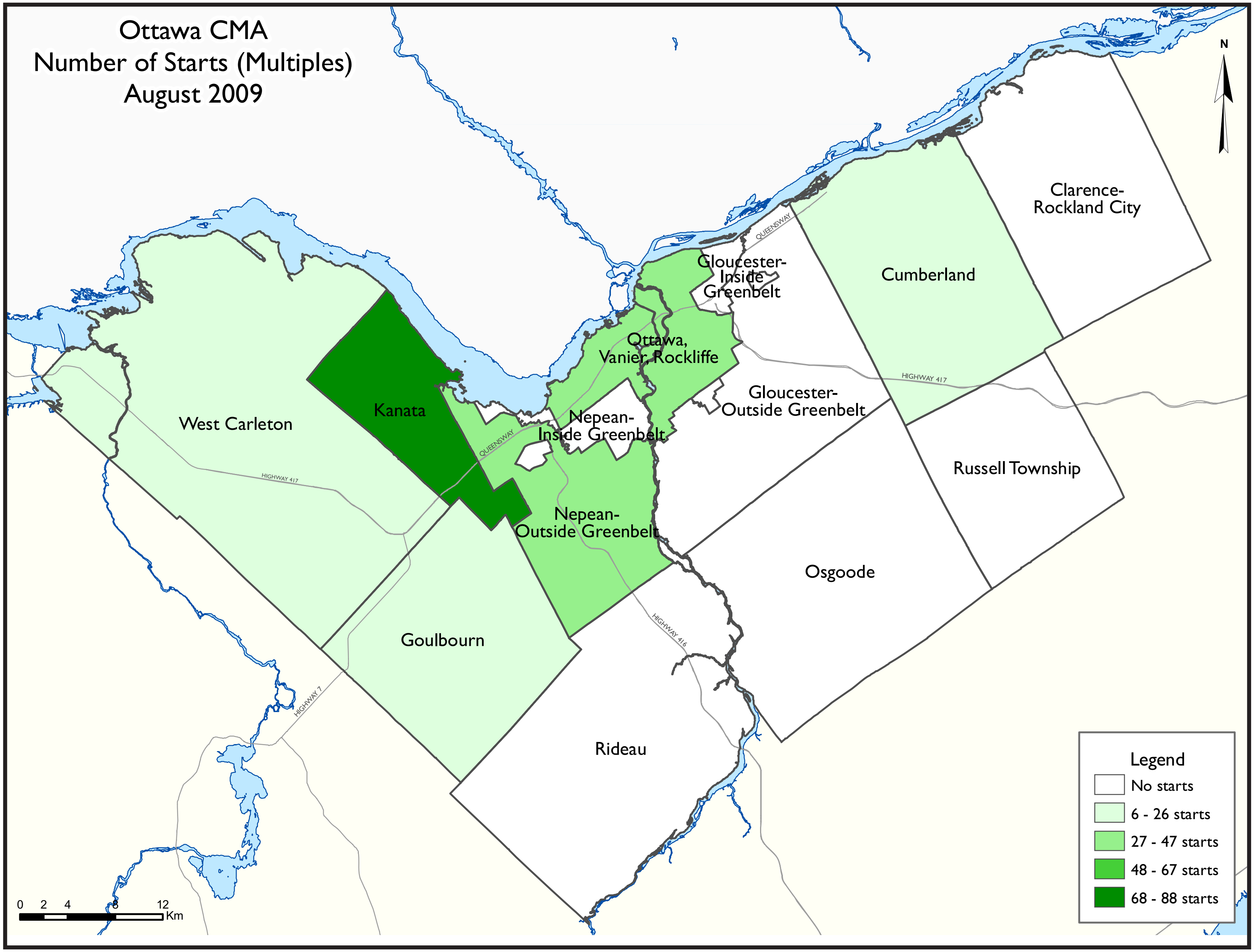
After a dry first half of the year, Kanata showed renewed signs of life after rebounding strongly for the second month in a row, led by 35 new single-detached homes and 82 townhomes. Nepean kept a steady pace of starts with a mix of single-detached homes and townhomes.

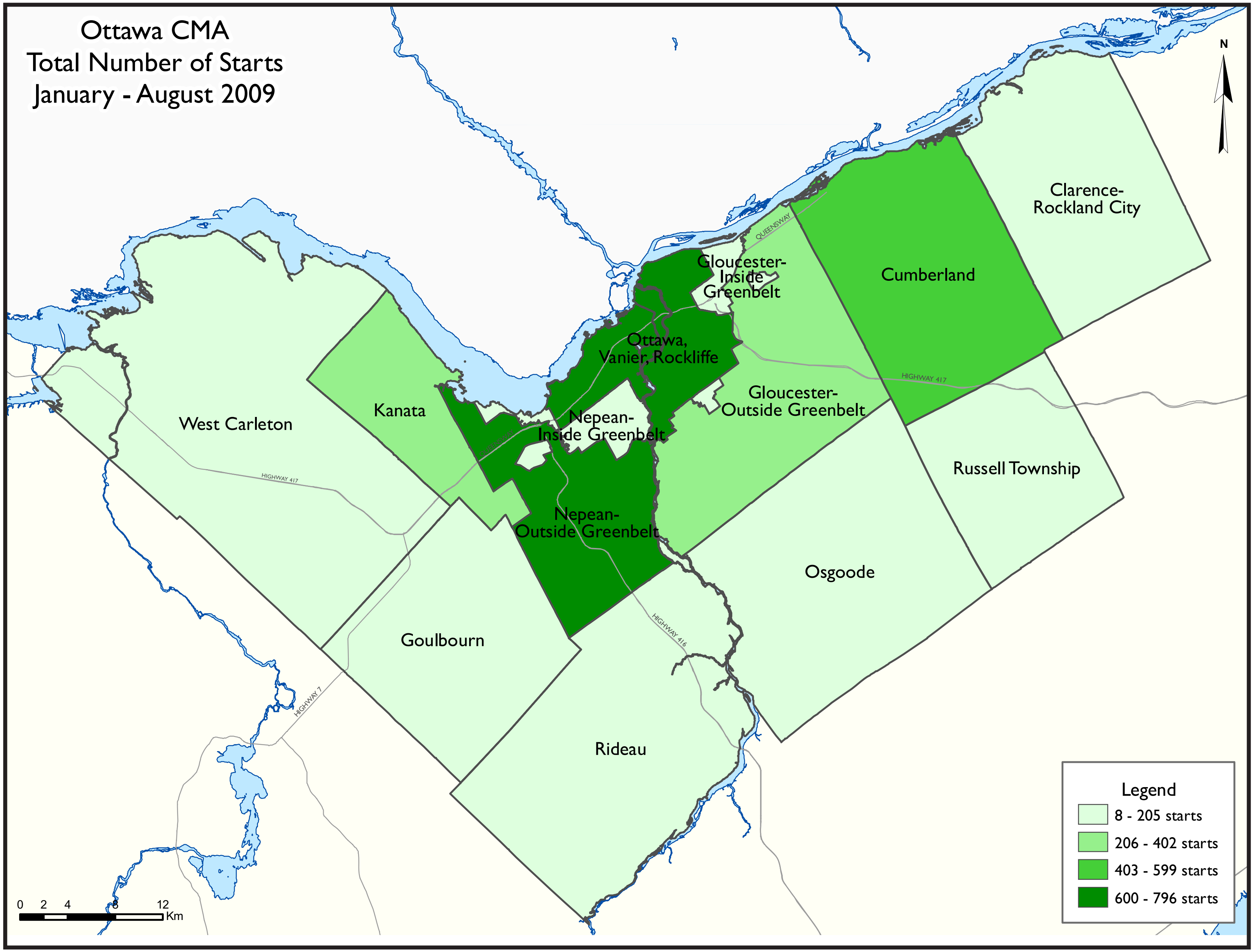
Among major regional sub-markets experiencing weaker activity, the Old City of Ottawa felt the lack of new apartment building projects, while Cumberland and Goulbourn felt the effects of slower single-detached and townhome activity. While lower than last year, Ottawa's outskirts added 44 single-detached homes, or 20 per cent of the total, reflecting consumer preference for more affordable choices. Contrary to last year, the weakest area in August was Gloucester with only 21 starts.

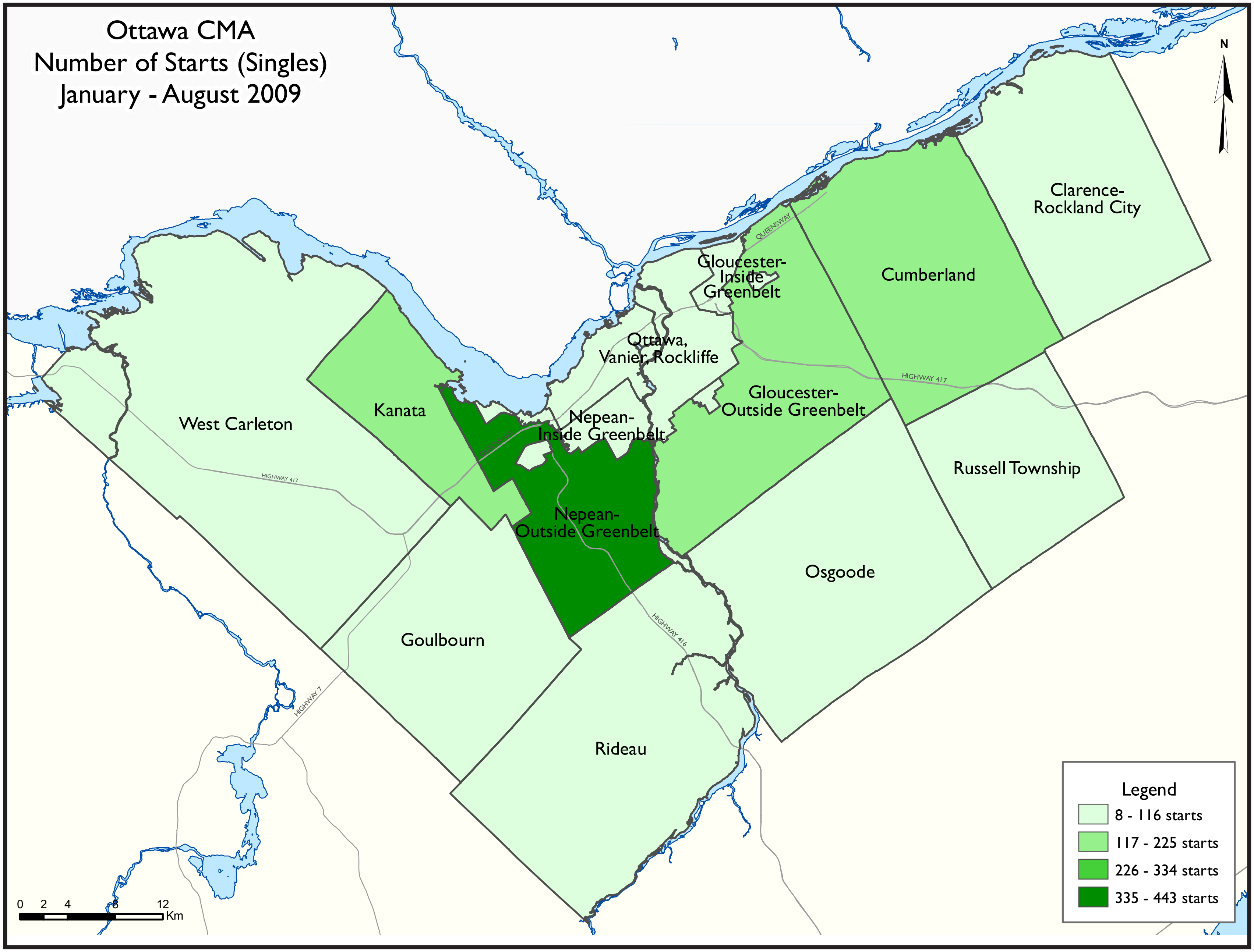
Year to date, Nepean keeps leading in total construction activity with 804 units, almost 60 per cent of which are single-detached homes. Again, the only area with positive growth from last year's pace continues to be the Old City of Ottawa, due to strong condominium apartment starts early in 2009. In contrast, weak activity in August led Gloucester and Cumberland to fall 25 per cent and 34 per cent below last year's pace, respectively. Even with the recent revival in construction activity, Kanata still sits 50 per cent below last year.


Ottawa CMA
Total Number of Starts
August 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
Legend
2 - 32 starts
33 - 62 starts
63 - 92 starts
93 - 123 starts
N
0 2 4 8 12
Km

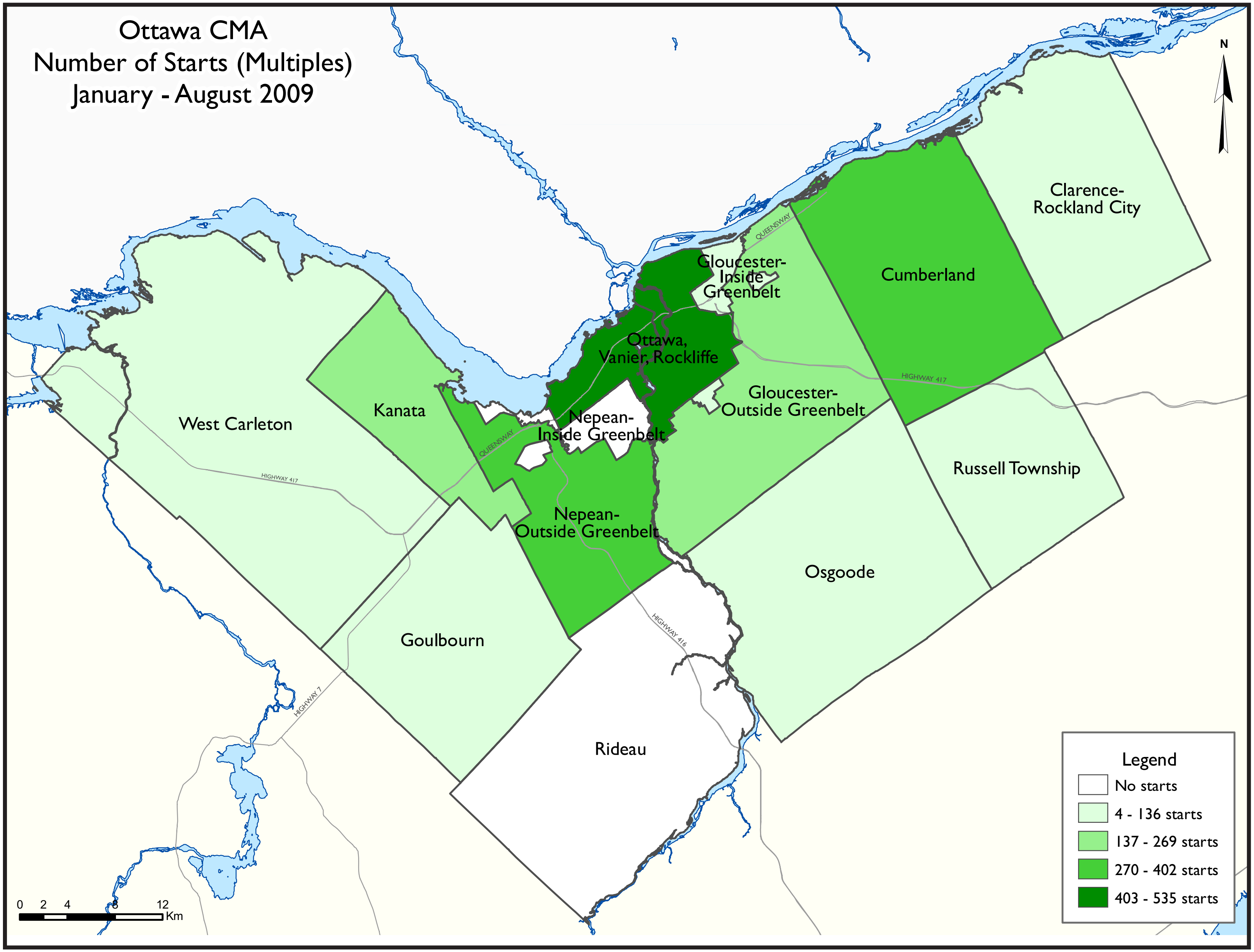

Ottawa CMA
Number of Starts (Singles)
August 2009
West Carleton
Kanata
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
Legend
2 - 10 starts
11 - 19 starts
20 - 28 starts
29 - 37 starts
N
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
August 2009
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Nepean-Inside Greenbelt
Kanata
West Carleton
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12
Km
Legend
No starts
6 - 26 starts
27 - 47 starts
48 - 67 starts
68 - 88 starts


Ottawa CMA
Total Number of Starts
January - August 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
Legend
8 - 205 starts
206 - 402 starts
403 - 599 starts
600 - 796 starts
0 2 4 8 12
Km



Ottawa CMA
Number of Starts (Singles)
January - August 2009
N
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
Legend
8 - 116 starts
117 - 225 starts
226 - 334 starts
335 - 443 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Multiples)
January - August 2009
West Carleton
Kanata
Goulbourn
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
Rideau
N
0 2 4 8 12
Km
Legend
No starts
4 - 136 starts
137 - 269 starts
270 - 402 starts
403 - 535 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)
August 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2009	222	20	175	0	0	0	5	0	422
August 2008	288	14	196	0	0	132	0	9	639
% Change	-22.9	42.9	-10.7	n/a	n/a	-100.0	n/a	-100.0	-34.0
Year-to-date 2009	1,407	149	995	0	0	484	10	65	3,110
Year-to-date 2008	1,922	122	1,468	0	10	901	0	142	4,565
% Change	-26.8	22.1	-32.2	n/a	-100.0	-46.3	n/a	-54.2	-31.9
UNDER CONSTRUCTION									
August 2009	1,415	168	1,073	0	18	1,673	16	215	4,578
August 2008	1,949	152	1,571	0	26	1,610	11	271	5,590
% Change	-27.4	10.5	-31.7	n/a	-30.8	3.9	45.5	-20.7	-18.1
COMPLETIONS									
August 2009	332	16	167	0	10	52	2	0	579
August 2008	272	12	223	0	24	52	0	3	586
% Change	22.1	33.3	-25.1	n/a	-58.3	0.0	n/a	-100.0	-1.2
Year-to-date 2009	1,862	141	1,271	0	10	719	6	86	4,095
Year-to-date 2008	1,809	150	1,094	0	65	755	20	81	3,974
% Change	2.9	-6.0	16.2	n/a	-84.6	-4.8	-70.0	6.2	3.0
COMPLETED & NOT ABSORBED									
August 2009	25	22	114	0	11	160	1	23	356
August 2008	30	4	74	0	1	160	2	14	285
% Change	-16.7	**	54.1	n/a	**	0.0	-50.0	64.3	24.9
ABSORBED									
August 2009	333	19	173	0	0	55	4	4	588
August 2008	269	10	224	0	27	65	1	3	599
% Change	23.8	90.0	-22.8	n/a	-100.0	-15.4	**	33.3	-1.8
Year-to-date 2009	1,874	129	1,240	0	0	710	9	70	4,032
Year-to-date 2008	1,819	163	1,117	0	70	820	7	9	4,005
% Change	3.0	-20.9	11.0	n/a	-100.0	-13.4	28.6	**	0.7

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

Table 1.1: Housing Activity Summary by Submarket
August 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									
August 2009	204	20	175	0	0	0	5	0	404
August 2008	246	12	196	0	0	132	0	0	586
Ottawa, Vanier, Rockcliffe									
August 2009	13	6	16	0	0	0	5	0	40
August 2008	11	4	8	0	0	60	0	0	83
Nepean inside greenbelt									
August 2009	2	0	0	0	0	0	0	0	2
August 2008	3	0	0	0	0	16	0	0	19
Nepean outside greenbelt									
August 2009	35	2	45	0	0	0	0	0	82
August 2008	29	0	4	0	0	36	0	0	69
Gloucester inside greenbelt									
August 2009	5	0	0	0	0	0	0	0	5
August 2008	9	2	0	0	0	0	0	0	11
Gloucester outside greenbelt									
August 2009	16	0	0	0	0	0	0	0	16
August 2008	40	0	89	0	0	20	0	0	149
Kanata									
August 2009	35	6	82	0	0	0	0	0	123
August 2008	16	4	55	0	0	0	0	0	75
Cumberland									
August 2009	37	0	19	0	0	0	0	0	56
August 2008	61	0	34	0	0	0	0	0	95
Goulbourn									
August 2009	19	6	0	0	0	0	0	0	25
August 2008	37	2	6	0	0	0	0	0	45
West Carleton									
August 2009	26	0	13	0	0	0	0	0	39
August 2008	17	0	0	0	0	0	0	0	17
Rideau									
August 2009	2	0	0	0	0	0	0	0	2
August 2008	4	0	0	0	0	0	0	0	4
Osgoode									
August 2009	14	0	0	0	0	0	0	0	14
August 2008	19	0	0	0	0	0	0	0	19
Clarence-Rockland City									
August 2009	14	0	0	0	0	0	0	0	14
August 2008	13	0	0	0	0	0	0	0	13
Russell Township									
August 2009	4	0	0	0	0	0	0	0	4
August 2008	29	2	0	0	0	0	0	9	40
Ottawa-Gatineau CMA (Ontario portion)									
August 2009	222	20	175	0	0	0	5	0	422
August 2008	288	14	196	0	0	132	0	9	639

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

Table 1.1: Housing Activity Summary by Submarket
August 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									
August 2009	1,313	158	1,066	0	18	1,639	14	211	4,419
August 2008	1,816	148	1,554	0	26	1,568	11	250	5,373
Ottawa, Vanier, Rockcliffe									
August 2009	81	48	94	0	0	1,234	14	78	1,549
August 2008	85	52	75	0	0	918	3	117	1,250
Nepean inside greenbelt									
August 2009	8	0	14	0	0	59	0	0	81
August 2008	6	2	75	0	0	251	0	0	334
Nepean outside greenbelt									
August 2009	460	6	305	0	0	101	0	0	872
August 2008	303	4	327	0	0	84	0	0	718
Gloucester inside greenbelt									
August 2009	18	6	14	0	0	0	0	0	38
August 2008	32	8	71	0	0	10	0	0	121
Gloucester outside greenbelt									
August 2009	144	30	122	0	18	108	0	0	422
August 2008	197	4	188	0	10	72	8	0	479
Kanata									
August 2009	149	24	258	0	0	0	0	133	564
August 2008	329	14	248	0	0	0	0	133	724
Cumberland									
August 2009	185	18	199	0	0	137	0	0	539
August 2008	304	14	281	0	16	161	0	0	776
Goulbourn									
August 2009	101	24	47	0	0	0	0	0	172
August 2008	349	48	114	0	0	72	0	0	583
West Carleton									
August 2009	74	0	13	0	0	0	0	0	87
August 2008	88	0	175	0	0	0	0	0	263
Rideau									
August 2009	26	0	0	0	0	0	0	0	26
August 2008	25	0	0	0	0	0	0	0	25
Osgoode									
August 2009	67	2	0	0	0	0	0	0	69
August 2008	98	2	0	0	0	0	0	0	100
Clarence-Rockland City									
August 2009	57	8	7	0	0	34	2	0	108
August 2008	80	2	17	0	0	34	0	12	145
Russell Township									
August 2009	45	2	0	0	0	0	0	4	51
August 2008	53	2	0	0	0	8	0	9	72
Ottawa-Gatineau CMA (Ontario portion)									
August 2009	1,415	168	1,073	0	18	1,673	16	215	4,578
August 2008	1,949	152	1,571	0	26	1,610	11	271	5,590

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

Table 1.1: Housing Activity Summary by Submarket August 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									
August 2009	313	16	160	0	10	52	2	0	553
August 2008	245	12	223	0	24	52	0	0	556
Ottawa, Vanier, Rockcliffe									
August 2009	15	6	0	0	0	0	2	0	23
August 2008	4	4	17	0	0	16	0	0	41
Nepean inside greenbelt									
August 2009	4	0	0	0	0	0	0	0	4
August 2008	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
August 2009	97	0	38	0	0	0	0	0	135
August 2008	58	4	62	0	0	12	0	0	136
Gloucester inside greenbelt									
August 2009	7	0	22	0	0	0	0	0	29
August 2008	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
August 2009	52	4	30	0	10	52	0	0	148
August 2008	26	0	8	0	0	0	0	0	34
Kanata									
August 2009	59	2	48	0	0	0	0	0	109
August 2008	40	0	30	0	0	0	0	0	70
Cumberland									
August 2009	28	0	44	0	0	0	0	0	72
August 2008	49	2	60	0	24	24	0	0	159
Goulbourn									
August 2009	20	4	0	0	0	0	0	0	24
August 2008	36	2	8	0	0	0	0	0	46
West Carleton									
August 2009	18	0	0	0	0	0	0	0	18
August 2008	11	0	16	0	0	0	0	0	27
Rideau									
August 2009	3	0	0	0	0	0	0	0	3
August 2008	3	0	0	0	0	0	0	0	3
Osgoode									
August 2009	17	0	0	0	0	0	0	0	17
August 2008	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
August 2009	9	0	7	0	0	0	0	0	16
August 2008	10	0	0	0	0	0	0	3	13
Russell Township									
August 2009	10	0	0	0	0	0	0	0	10
August 2008	17	0	0	0	0	0	0	0	17
Ottawa-Gatineau CMA (Ontario portion)									
August 2009	332	16	167	0	10	52	2	0	579
August 2008	272	12	223	0	24	52	0	3	586

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

Table 1.1: Housing Activity Summary by Submarket August 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									
August 2009	17	22	114	0	11	148	1	23	336
August 2008	29	4	74	0	1	160	2	14	284
Ottawa, Vanier, Rockcliffe									
August 2009	2	20	14	0	0	108	0	0	144
August 2008	2	2	1	0	0	113	0	14	132
Nepean inside greenbelt									
August 2009	0	0	2	0	0	13	0	23	38
August 2008	0	0	2	0	0	20	0	0	22
Nepean outside greenbelt									
August 2009	2	0	10	0	1	9	1	0	23
August 2008	0	0	13	0	1	11	1	0	26
Gloucester inside greenbelt									
August 2009	0	0	2	0	0	7	0	0	9
August 2008	0	1	7	0	0	8	0	0	16
Gloucester outside greenbelt									
August 2009	6	0	17	0	10	11	0	0	44
August 2008	2	0	14	0	0	3	1	0	20
Kanata									
August 2009	0	0	23	0	0	0	0	0	23
August 2008	1	0	9	0	0	0	0	0	10
Cumberland									
August 2009	2	0	32	0	0	0	0	0	34
August 2008	4	0	16	0	0	1	0	0	21
Goulbourn									
August 2009	0	2	11	0	0	0	0	0	13
August 2008	3	1	11	0	0	4	0	0	19
West Carleton									
August 2009	1	0	3	0	0	0	0	0	4
August 2008	3	0	1	0	0	0	0	0	4
Rideau									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	1	0	0	0	0	0	0	0	1
Osgoode									
August 2009	4	0	0	0	0	0	0	0	4
August 2008	13	0	0	0	0	0	0	0	13
Clarence-Rockland City									
August 2009	0	0	0	0	0	12	0	0	12
August 2008	0	0	0	0	0	0	0	0	0
Russell Township									
August 2009	8	0	0	0	0	0	0	0	8
August 2008	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
August 2009	25	22	114	0	11	160	1	23	356
August 2008	30	4	74	0	1	160	2	14	285

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

Table 1.1: Housing Activity Summary by Submarket August 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									
August 2009	311	19	166	0	0	55	4	4	559
August 2008	242	10	224	0	27	65	1	0	569
Ottawa, Vanier, Rockcliffe									
August 2009	14	7	3	0	0	8	2	4	38
August 2008	5	3	20	0	0	19	0	0	47
Nepean inside greenbelt									
August 2009	4	0	0	0	0	5	0	0	9
August 2008	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
August 2009	97	0	37	0	0	1	0	0	135
August 2008	58	4	67	0	0	21	0	0	150
Gloucester inside greenbelt									
August 2009	0	0	0	0	0	0	0	0	0
August 2008	7	0	19	0	0	0	0	0	26
Gloucester outside greenbelt									
August 2009	49	4	30	0	0	41	2	0	126
August 2008	26	0	8	0	0	0	1	0	35
Kanata									
August 2009	59	2	57	0	0	0	0	0	118
August 2008	40	0	31	0	0	0	0	0	71
Cumberland									
August 2009	28	0	35	0	0	0	0	0	63
August 2008	47	2	55	0	27	24	0	0	155
Goulbourn									
August 2009	21	4	3	0	0	0	0	0	28
August 2008	36	1	9	0	0	1	0	0	47
West Carleton									
August 2009	18	0	1	0	0	0	0	0	19
August 2008	10	0	15	0	0	0	0	0	25
Rideau									
August 2009	3	0	0	0	0	0	0	0	3
August 2008	3	0	0	0	0	0	0	0	3
Osgoode									
August 2009	18	2	0	0	0	0	0	0	20
August 2008	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
August 2009	9	0	7	0	0	0	0	0	16
August 2008	10	0	0	0	0	0	0	3	13
Russell Township									
August 2009	13	0	0	0	0	0	0	0	13
August 2008	17	0	0	0	0	0	0	0	17
Ottawa-Gatineau CMA (Ontario portion)									
August 2009	333	19	173	0	0	55	4	4	588
August 2008	269	10	224	0	27	65	1	3	599

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
August 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Ottawa City	204	246	20	12	180	196	0	132	404	586	-31.1
Ottawa, Vanier, Rockcliffe	13	11	6	4	21	8	0	60	40	83	-51.8
Nepean inside greenbelt	2	3	0	0	0	0	0	16	2	19	-89.5
Nepean outside greenbelt	35	29	2	0	45	4	0	36	82	69	18.8
Gloucester inside greenbelt	5	9	0	2	0	0	0	0	5	11	-54.5
Gloucester outside greenbelt	16	40	0	0	0	89	0	20	16	149	-89.3
Kanata	35	16	6	4	82	55	0	0	123	75	64.0
Cumberland	37	61	0	0	19	34	0	0	56	95	-41.1
Goulbourn	19	37	6	2	0	6	0	0	25	45	-44.4
West Carleton	26	17	0	0	13	0	0	0	39	17	129.4
Rideau	2	4	0	0	0	0	0	0	2	4	-50.0
Osgoode	14	19	0	0	0	0	0	0	14	19	-26.3
Clarence-Rockland City	14	13	0	0	0	0	0	0	14	13	7.7
Russell Township	4	29	0	2	0	0	0	9	4	40	-90.0
Ottawa-Gatineau CMA (Ontario Portion)	222	288	20	14	180	196	0	141	422	639	-34.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	1,288	1,766	136	120	971	1,445	563	1,008	2,958	4,339	-31.8
Ottawa, Vanier, Rockcliffe	65	58	40	44	91	49	404	366	600	517	16.1
Nepean inside greenbelt	8	6	0	2	0	64	0	160	8	232	-96.6
Nepean outside greenbelt	443	279	4	4	292	356	57	82	796	721	10.4
Gloucester inside greenbelt	17	35	4	6	14	53	0	0	35	94	-62.8
Gloucester outside greenbelt	169	208	30	6	99	156	74	82	372	452	-17.7
Kanata	136	315	14	8	196	235	0	133	346	691	-49.9
Cumberland	214	330	18	4	229	261	24	145	485	740	-34.5
Goulbourn	90	341	22	46	37	100	4	36	153	523	-70.7
West Carleton	67	81	0	0	13	171	0	4	80	256	-68.8
Rideau	16	17	0	0	0	0	0	0	16	17	-5.9
Osgoode	63	96	4	0	0	0	0	0	67	96	-30.2
Clarence-Rockland City	64	93	8	0	14	17	0	34	86	144	-40.3
Russell Township	55	63	7	2	0	0	4	17	66	82	-19.5
Ottawa-Gatineau CMA (Ontario Portion)	1,407	1,922	151	122	985	1,462	567	1,059	3,110	4,565	-31.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market August 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Ottawa City	175	196	5	0	0	132	0	0
Ottawa, Vanier, Rockcliffe	16	8	5	0	0	60	0	0
Nepean inside greenbelt	0	0	0	0	0	16	0	0
Nepean outside greenbelt	45	4	0	0	0	36	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	89	0	0	0	20	0	0
Kanata	82	55	0	0	0	0	0	0
Cumberland	19	34	0	0	0	0	0	0
Goulbourn	0	6	0	0	0	0	0	0
West Carleton	13	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	9
Ottawa-Gatineau CMA (Ontario Portion)	175	196	5	0	0	132	0	9

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - August 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	963	1,445	8	0	502	875	61	133
Ottawa, Vanier, Rockcliffe	83	49	8	0	343	366	61	0
Nepean inside greenbelt	0	64	0	0	0	160	0	0
Nepean outside greenbelt	292	356	0	0	57	82	0	0
Gloucester inside greenbelt	14	53	0	0	0	0	0	0
Gloucester outside greenbelt	99	156	0	0	74	82	0	0
Kanata	196	235	0	0	0	0	0	133
Cumberland	229	261	0	0	24	145	0	0
Goulbourn	37	100	0	0	4	36	0	0
West Carleton	13	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	9
Ottawa-Gatineau CMA (Ontario Portion)	977	1,462	8	0	502	917	65	142

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market August 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Ottawa City	399	454	0	132	5	0	404	586
Ottawa, Vanier, Rockcliffe	35	23	0	60	5	0	40	83
Nepean inside greenbelt	2	3	0	16	0	0	2	19
Nepean outside greenbelt	82	33	0	36	0	0	82	69
Gloucester inside greenbelt	5	11	0	0	0	0	5	11
Gloucester outside greenbelt	16	129	0	20	0	0	16	149
Kanata	123	75	0	0	0	0	123	75
Cumberland	56	95	0	0	0	0	56	95
Goulbourn	25	45	0	0	0	0	25	45
West Carleton	39	17	0	0	0	0	39	17
Rideau	2	4	0	0	0	0	2	4
Osgoode	14	19	0	0	0	0	14	19
Clarence-Rockland City	14	13	0	0	0	0	14	13
Russell Township	4	31	0	0	0	9	4	40
Ottawa-Gatineau CMA (Ontario Portion)	417	498	0	132	5	9	422	639

Table 2.5: Starts by Submarket and by Intended Market January - August 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	2,405	3,337	484	869	69	133	2,958	4,339
Ottawa, Vanier, Rockcliffe	188	159	343	358	69	0	600	517
Nepean inside greenbelt	8	72	0	160	0	0	8	232
Nepean outside greenbelt	739	633	57	88	0	0	796	721
Gloucester inside greenbelt	35	94	0	0	0	0	35	94
Gloucester outside greenbelt	312	370	60	82	0	0	372	452
Kanata	346	558	0	0	0	133	346	691
Cumberland	461	595	24	145	0	0	485	740
Goulbourn	153	487	0	36	0	0	153	523
West Carleton	80	256	0	0	0	0	80	256
Rideau	16	17	0	0	0	0	16	17
Osgoode	67	96	0	0	0	0	67	96
Clarence-Rockland City	84	110	0	34	2	0	86	144
Russell Township	62	65	0	8	4	9	66	82
Ottawa-Gatineau CMA (Ontario Portion)	2,551	3,512	484	911	75	142	3,110	4,565

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type August 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	% Change
Ottawa City	313	245	18	12	170	247	52	52	553	556	-0.5
Ottawa, Vanier, Rockcliffe	15	4	8	4	0	17	0	16	23	41	-43.9
Nepean inside greenbelt	4	1	0	0	0	0	0	0	4	1	**
Nepean outside greenbelt	97	58	0	4	38	62	0	12	135	136	-0.7
Gloucester inside greenbelt	0	7	0	0	0	22	0	0	0	29	-100.0
Gloucester outside greenbelt	52	26	4	0	40	8	52	0	148	34	**
Kanata	59	40	2	0	48	30	0	0	109	70	55.7
Cumberland	28	49	0	2	44	84	0	24	72	159	-54.7
Goulbourn	20	36	4	2	0	8	0	0	24	46	-47.8
West Carleton	18	11	0	0	0	16	0	0	18	27	-33.3
Rideau	3	3	0	0	0	0	0	0	3	3	0.0
Osgoode	17	10	0	0	0	0	0	0	17	10	70.0
Clarence-Rockland City	9	10	0	0	7	0	0	3	16	13	23.1
Russell Township	10	17	0	0	0	0	0	0	10	17	-41.2
Ottawa-Gatineau CMA (Ontario Portion)	332	272	18	12	177	247	52	55	579	586	-1.2

Table 3.1: Completions by Submarket and by Dwelling Type January - August 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	1,732	1,678	135	156	1,269	1,171	804	819	3,940	3,824	3.0
Ottawa, Vanier, Rockcliffe	68	62	69	44	95	45	309	587	541	738	-26.7
Nepean inside greenbelt	10	9	2	6	29	70	283	8	324	93	**
Nepean outside greenbelt	496	363	4	8	217	222	48	84	765	677	13.0
Gloucester inside greenbelt	17	44	0	8	45	127	10	56	72	235	-69.4
Gloucester outside greenbelt	179	181	8	22	164	76	74	0	425	279	52.3
Kanata	253	210	8	26	311	219	0	0	572	455	25.7
Cumberland	257	281	2	14	216	284	32	24	507	603	-15.9
Goulbourn	236	343	36	28	98	112	48	60	418	543	-23.0
West Carleton	96	60	0	0	94	16	0	0	190	76	150.0
Rideau	19	26	0	0	0	0	0	0	19	26	-26.9
Osgoode	101	99	6	0	0	0	0	0	107	99	8.1
Clarence-Rockland City	68	75	2	2	7	0	0	3	77	80	-3.8
Russell Township	62	56	7	0	0	0	9	14	78	70	11.4
Ottawa-Gatineau CMA (Ontario Portion)	1,862	1,809	144	158	1,276	1,171	813	836	4,095	3,974	3.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market August 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Ottawa City	170	247	0	0	52	52	0	0
Ottawa, Vanier, Rockcliffe	0	17	0	0	0	16	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	38	62	0	0	0	12	0	0
Gloucester inside greenbelt	0	22	0	0	0	0	0	0
Gloucester outside greenbelt	40	8	0	0	52	0	0	0
Kanata	48	30	0	0	0	0	0	0
Cumberland	44	84	0	0	0	24	0	0
Goulbourn	0	8	0	0	0	0	0	0
West Carleton	0	16	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	7	0	0	0	0	0	0	3
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	177	247	0	0	52	52	0	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - August 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	1,266	1,157	3	14	727	741	77	78
Ottawa, Vanier, Rockcliffe	92	45	3	0	301	557	8	30
Nepean inside greenbelt	29	70	0	0	214	8	69	0
Nepean outside greenbelt	217	222	0	0	48	84	0	0
Gloucester inside greenbelt	45	113	0	14	10	8	0	48
Gloucester outside greenbelt	164	76	0	0	74	0	0	0
Kanata	311	219	0	0	0	0	0	0
Cumberland	216	284	0	0	32	24	0	0
Goulbourn	98	112	0	0	48	60	0	0
West Carleton	94	16	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	7	0	0	0	0	0	0	3
Russell Township	0	0	0	0	0	14	9	0
Ottawa-Gatineau CMA (Ontario Portion)	1,273	1,157	3	14	727	755	86	81

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market August 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008	Aug 2009	Aug 2008
Ottawa City	489	480	62	76	2	0	553	556
Ottawa, Vanier, Rockcliffe	21	25	0	16	2	0	23	41
Nepean inside greenbelt	4	1	0	0	0	0	4	1
Nepean outside greenbelt	135	124	0	12	0	0	135	136
Gloucester inside greenbelt	0	29	0	0	0	0	0	29
Gloucester outside greenbelt	86	34	62	0	0	0	148	34
Kanata	109	70	0	0	0	0	109	70
Cumberland	72	111	0	48	0	0	72	159
Goulbourn	24	46	0	0	0	0	24	46
West Carleton	18	27	0	0	0	0	18	27
Rideau	3	3	0	0	0	0	3	3
Osgoode	17	10	0	0	0	0	17	10
Clarence-Rockland City	16	10	0	0	0	3	16	13
Russell Township	10	17	0	0	0	0	10	17
Ottawa-Gatineau CMA (Ontario Portion)	515	507	62	76	2	3	579	586

Table 3.5: Completions by Submarket and by Intended Market January - August 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	3,129	2,922	729	806	82	96	3,940	3,824
Ottawa, Vanier, Rockcliffe	235	147	293	557	13	34	541	738
Nepean inside greenbelt	41	73	214	20	69	0	324	93
Nepean outside greenbelt	717	590	48	87	0	0	765	677
Gloucester inside greenbelt	62	165	10	8	0	62	72	235
Gloucester outside greenbelt	341	279	84	0	0	0	425	279
Kanata	572	453	0	2	0	0	572	455
Cumberland	475	531	32	72	0	0	507	603
Goulbourn	370	483	48	60	0	0	418	543
West Carleton	190	76	0	0	0	0	190	76
Rideau	19	26	0	0	0	0	19	26
Osgoode	107	99	0	0	0	0	107	99
Clarence-Rockland City	77	75	0	0	0	5	77	80
Russell Township	68	56	0	14	10	0	78	70
Ottawa-Gatineau CMA (Ontario Portion)	3,274	3,053	729	820	92	101	4,095	3,974

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range August 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													
August 2009	2	0.7	28	10.4	128	47.4	83	30.7	29	10.7	270	386,500	410,734
August 2008	1	0.4	30	12.4	87	36.0	77	31.8	47	19.4	242	402,270	445,259
Year-to-date 2009	16	1.0	146	8.7	815	48.7	470	28.1	228	13.6	1,675	385,900	417,352
Year-to-date 2008	16	0.9	268	15.9	750	44.5	394	23.4	257	15.3	1,685	369,500	412,201
Ottawa, Vanier, Rockcliffe													
August 2009	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	772,600	848,100
August 2008	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	2	3.5	8	14.0	47	82.5	57	750,000	815,781
Year-to-date 2008	1	1.6	1	1.6	2	3.3	8	13.1	49	80.3	61	686,500	776,246
Nepean inside greenbelt													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
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	11.1	3	33.3	5	55.6	9	--	--
Nepean outside greenbelt													
August 2009	0	0.0	21	22.1	44	46.3	27	28.4	3	3.2	95	349,990	364,554
August 2008	0	0.0	1	1.7	22	37.9	26	44.8	9	15.5	58	408,845	457,783
Year-to-date 2009	0	0.0	60	12.1	276	55.9	138	27.9	20	4.0	494	374,990	381,224
Year-to-date 2008	0	0.0	30	8.2	173	47.0	121	32.9	44	12.0	368	386,900	416,332
Gloucester inside greenbelt													
August 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2008	0	0.0	0	0.0	5	71.4	1	14.3	1	14.3	7	--	--
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	2.2	32	71.1	9	20.0	3	6.7	45	370,600	426,836
Gloucester outside greenbelt													
August 2009	0	0.0	1	2.3	29	65.9	13	29.5	1	2.3	44	390,400	395,641
August 2008	0	0.0	0	0.0	5	19.2	14	53.8	7	26.9	26	444,750	474,842
Year-to-date 2009	0	0.0	5	2.9	92	53.5	57	33.1	18	10.5	172	394,200	417,205
Year-to-date 2008	1	0.6	4	2.2	84	46.4	76	42.0	16	8.8	181	400,000	412,911
Kanata													
August 2009	0	0.0	5	8.9	28	50.0	17	30.4	6	10.7	56	370,900	396,187
August 2008	0	0.0	3	7.5	9	22.5	18	45.0	10	25.0	40	441,400	459,323
Year-to-date 2009	0	0.0	8	3.2	127	51.4	81	32.8	31	12.6	247	389,900	411,969
Year-to-date 2008	0	0.0	30	14.1	90	42.3	60	28.2	33	15.5	213	379,900	411,337
Cumberland													
August 2009	2	8.0	1	4.0	14	56.0	6	24.0	2	8.0	25	375,900	370,212
August 2008	0	0.0	14	29.8	22	46.8	8	17.0	3	6.4	47	349,900	355,587
Year-to-date 2009	3	1.1	23	8.8	165	63.0	60	22.9	11	4.2	262	370,900	375,361
Year-to-date 2008	2	0.7	78	27.3	156	54.5	44	15.4	6	2.1	286	330,400	343,008
Goulbourn													
August 2009	0	0.0	0	0.0	9	45.0	11	55.0	0	0.0	20	422,900	407,700
August 2008	0	0.0	9	25.0	17	47.2	8	22.2	2	5.6	36	351,900	371,383
Year-to-date 2009	4	1.7	35	15.1	116	50.0	60	25.9	17	7.3	232	362,695	381,487
Year-to-date 2008	7	2.0	112	32.7	163	47.7	40	11.7	20	5.8	342	319,400	351,629

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 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													
August 2009	0	0.0	0	0.0	1	11.1	4	44.4	4	44.4	9	--	--
August 2008	0	0.0	1	10.0	5	50.0	2	20.0	2	20.0	10	340,000	424,380
Year-to-date 2009	0	0.0	6	7.2	13	15.7	25	30.1	39	47.0	83	480,000	524,902
Year-to-date 2008	2	3.4	4	6.9	16	27.6	13	22.4	23	39.7	58	478,450	479,372
Rideau													
August 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
August 2008	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2009	4	23.5	1	5.9	4	23.5	6	35.3	2	11.8	17	395,000	377,529
Year-to-date 2008	0	0.0	3	11.5	14	53.8	4	15.4	5	19.2	26	342,500	426,519
Osgoode													
August 2009	0	0.0	0	0.0	2	22.2	5	55.6	2	22.2	9	--	--
August 2008	0	0.0	1	11.1	0	0.0	0	0.0	8	88.9	9	--	--
Year-to-date 2009	5	5.6	8	9.0	15	16.9	26	29.2	35	39.3	89	445,000	480,206
Year-to-date 2008	3	3.1	5	5.2	19	19.8	16	16.7	53	55.2	96	525,000	511,176
Clarence-Rockland City													
August 2009	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	--	--
August 2008	3	30.0	2	20.0	3	30.0	2	20.0	0	0.0	10	312,000	319,760
Year-to-date 2009	20	35.1	16	28.1	16	28.1	3	5.3	2	3.5	57	264,900	292,504
Year-to-date 2008	23	30.7	29	38.7	21	28.0	2	2.7	0	0.0	75	264,900	282,645
Russell Township													
August 2009	1	8.3	4	33.3	6	50.0	1	8.3	0	0.0	12	316,138	319,390
August 2008	1	5.9	5	29.4	7	41.2	4	23.5	0	0.0	17	349,500	339,824
Year-to-date 2009	9	17.6	18	35.3	20	39.2	4	7.8	0	0.0	51	298,900	309,683
Year-to-date 2008	5	8.5	18	30.5	30	50.8	5	8.5	1	1.7	59	311,900	324,924
Ottawa-Gatineau CMA (Ontario portion)													
August 2009	4	1.4	33	11.5	136	47.6	84	29.4	29	10.1	286	382,644	405,005
August 2008	5	1.9	37	13.8	97	36.1	83	30.9	47	17.5	269	389,900	433,930
Year-to-date 2009	45	2.5	180	10.1	851	47.7	477	26.8	230	12.9	1,783	382,900	410,281
Year-to-date 2008	44	2.4	315	17.3	801	44.0	401	22.0	258	14.2	1,819	364,900	404,028

Source: CMHC (Market Absorption Survey)

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

Submarket	Aug 2009	Aug 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	410,734	445,259	-7.8	417,352	412,201	1.2
Ottawa, Vanier, Rockcliffe	848,100	--	n/a	815,781	776,246	5.1
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	364,554	457,783	-20.4	381,224	416,332	-8.4
Gloucester inside greenbelt	--	--	n/a	482,781	426,836	13.1
Gloucester outside greenbelt	395,641	474,842	-16.7	417,205	412,911	1.0
Kanata	396,187	459,323	-13.7	411,969	411,337	0.2
Cumberland	370,212	355,587	4.1	375,361	343,008	9.4
Goulbourn	407,700	371,383	9.8	381,487	351,629	8.5
West Carleton	--	424,380	n/a	524,902	479,372	9.5
Rideau	--	--	n/a	377,529	426,519	-11.5
Osgoode	--	--	n/a	480,206	511,176	-6.1
Clarence-Rockland City	--	319,760	n/a	292,504	282,645	3.5
Russell Township	319,390	339,824	-6.0	309,683	324,924	-4.7
Ottawa-Gatineau CMA (Ontario Portion)	405,005	433,930	-6.7	410,281	404,028	1.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) August 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	1,304	1,857	1,785	73.1	300,635	1.9	303,791
	August	1,227	2.0	1,231	1,743	1,777	69.3	315,176	11.5	317,457
	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	10,578	-4.2		17,752			292,181	7.2	
	YTD 2009	10,830	2.4		16,791			301,684	3.3	

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 August 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	169.7	113.8	488	6.0	71.2	1,011
	August	631	3.75	5.85		113.8	495	5.2	71.7	1,014
	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.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

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

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.