HOUSING MARKET INFORMATION

HOUSING NOW

Gatineau[1]

Canada Mortgage and Housing Corporation

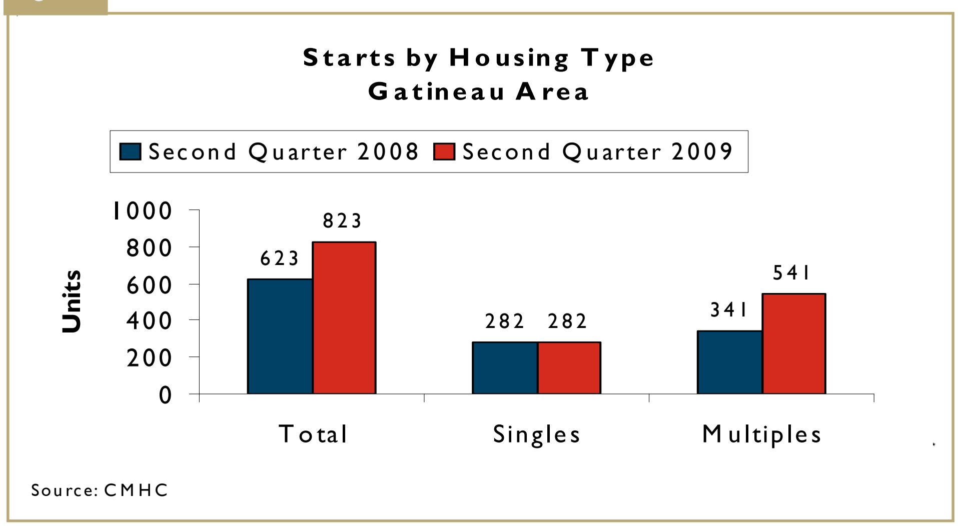
Date Released: Third Quarter

Housing starts increased in the second quarter of 2009

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), 823 housing starts were enumerated in the second quarter of 2009 in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA), for a gain of 200 units over the same quarter a year ago. The new dwellings recorded in the last quarter brought total starts from January to June of this year to 1,441 units, or 221 more than in the first six months of 2008.

Historically low mortgage rates and the relative stability brought by the significant presence of the public service have allowed housing demand to remain at high levels in Gatineau since the beginning of the year. However, supply of new units

Figure 1



[1] Quebec part of Ottawa-Gatineau CMA

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Canada

CMHC SCHL
HOME TO CANADIANS

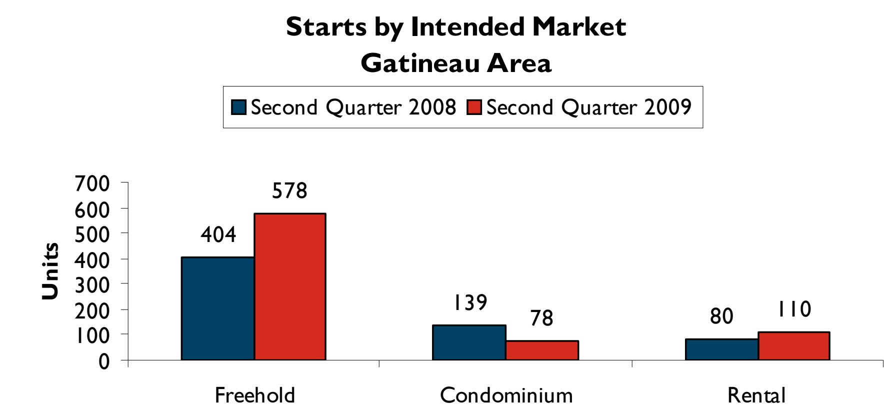
grew faster than demand. In June 2009, inventories of unabsorbed units—mostly semi-detached homes and condominiums—were higher than during the same period in 2008, which suggests that starts will moderate over the next few months.

Semi-detached homes preferred

The strong activity recorded in the second quarter of 2009 was mainly attributable to multiple-family housing. In fact, in the second quarter of 2009, semi-detached, row and apartment housing starts reached 541 units, which represented two thirds of the total, compared to a share of 55 per cent during the same period a year ago. These results reflect the growing interest in affordable housing (apartments, semi-detached houses and row homes) and the relative decrease in the number of single-detached homes since the end of 2006.

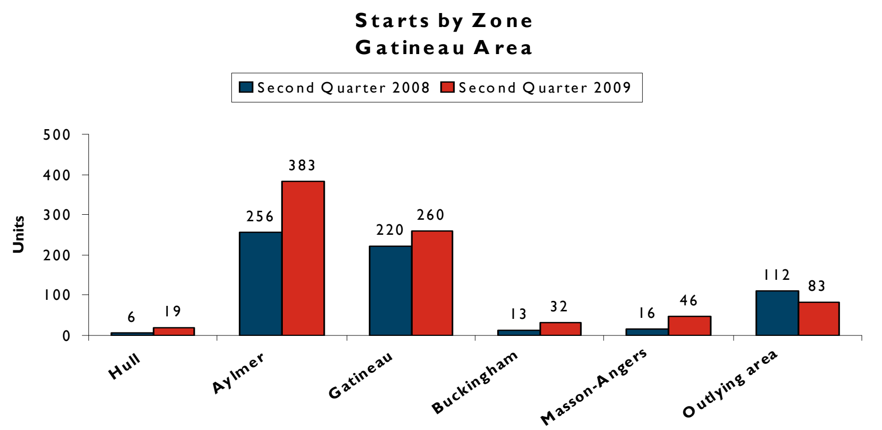
To be more precise, semi-detached houses marked the quarter, as foundations were laid for 238 new units, compared to 84 units last year. The construction of row homes, for its part, dropped to 50 units from 73 units. Apartment starts increased slightly thanks to units intended for the traditional rental market (+38 per cent); however, condominium construction dropped by 17 per cent.

Figure 2



Source: CMHC

Figure 3



Source: CMHC

Aylmer garnered much of the activity

Aylmer and Gatineau were the sectors with the highest levels of activity on the new home market from April to June 2009. With 383 new units in the second quarter, Aylmer accounted for nearly half (47 per cent) of the housing starts in the area. In Hull, while activity increased, it remained limited (19 units) from April to June, on account of the scarcity of available lots. In the outlying area, construction remained relatively stable during the same period. For the first six months of the year, gains were recorded in all sectors, except Hull, where housing starts dropped by 55 per cent compared to the same period a year earlier.

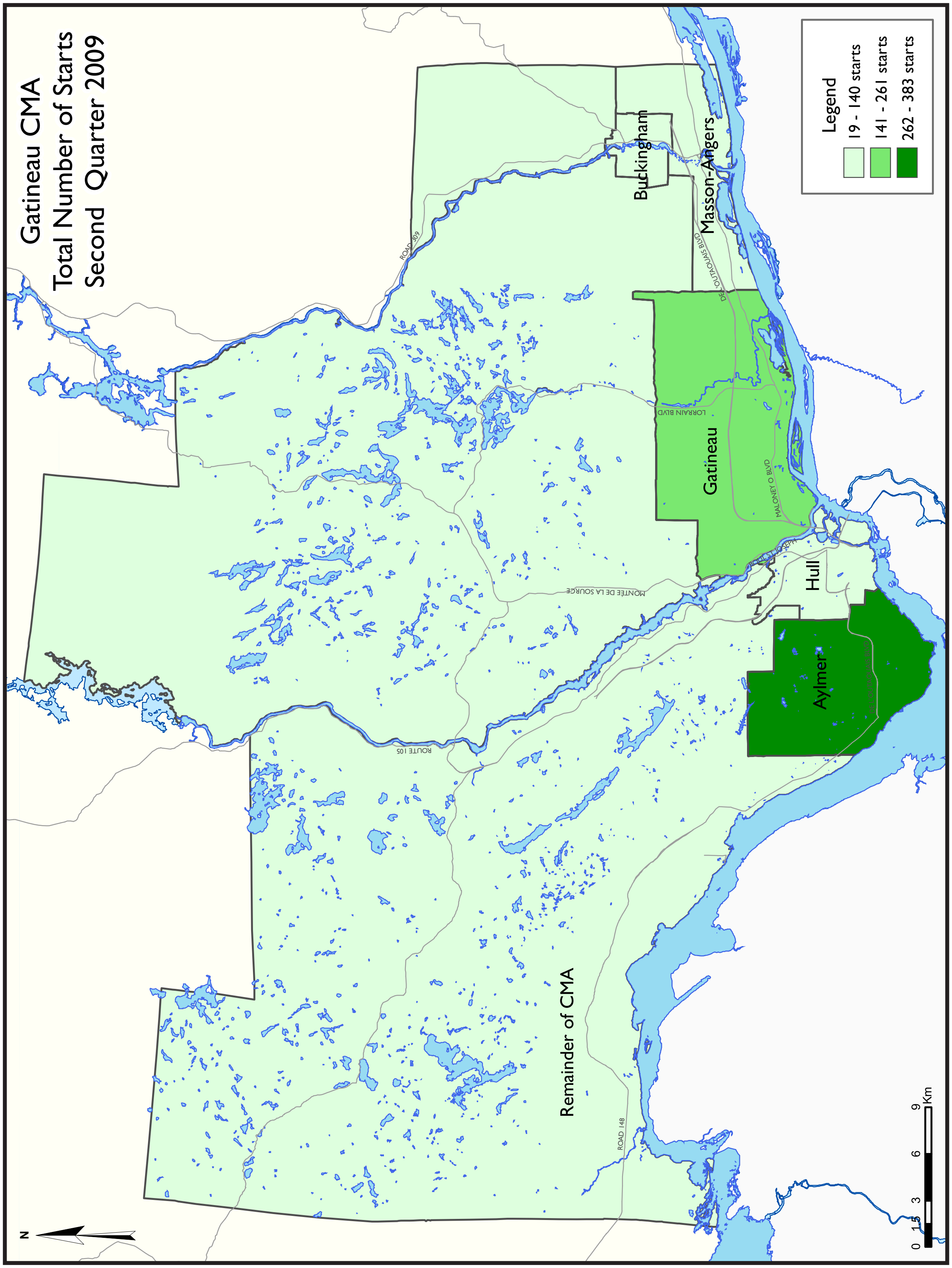
In all urban centres with 10,000 or more inhabitants across Quebec, housing starts dropped by 22 per cent year-over-year during the first six months of 2009, reaching 15,837 units. Decreases were registered in the Montréal (-26 per cent), Québec (-29 per cent), Trois-Rivières (-25 per cent) and Saguenay (-25 per cent) CMAs. In the Sherbrooke area, however, activity increased by 5 per cent from January to June 2009, versus the same period in 2008.

Fewer existing property sales

Unlike the new home market, activity slowed down on the resale market in the second quarter of 2009. From April to June of 2009, 1,458 sales were registered through the Multiple Listing Service (MLS®), compared to 1,550 a year earlier, for a decrease of 5.9 per cent. This downward trend has been observed for three quarters now.

The second quarter was characterized, however, by price increases in the Gatineau area. In fact, the average price grew by 5.2 per cent, to $206,334 this year from $196,057 last year.

During the first six months of 2009, home sales registered through the Multiple Listing Service (MLS®) fell by 7.2 per cent compared to the same semester last year. While demand has weakened in the first half of the year, new listings have also decreased (-4.1 per cent), leading to the price increases. In fact, the average price of existing properties increased by 4.8 per cent to $202,839 from January to June 2009.


Gatineau CMA
Total Number of Starts
Second Quarter 2009
Legend
19 - 140 starts
141 - 261 starts
262 - 383 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
LORRAIN BLVD
MALONEY O BLVD
MONTÉE DE LA SOURCE
ROUTE 105
ROAD 148
0 1.5 3 6 9
Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
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4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity (data are not available at this time)
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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 (Québec portion)
Second Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2009	282	238	58	0	0	78	0	110	823
Q2 2008	282	84	38	0	45	94	0	80	623
% Change	0.0	183.3	52.6	n/a	-100.0	-17.0	n/a	37.5	32.1
Year-to-date 2009	469	392	83	0	0	243	0	197	1,441
Year-to-date 2008	450	212	64	0	45	219	0	230	1,220
% Change	4.2	84.9	29.7	n/a	-100.0	11.0	n/a	-14.3	18.1
UNDER CONSTRUCTION									
Q2 2009	286	196	87	0	0	152	0	117	931
Q2 2008	274	86	40	0	45	226	0	244	915
% Change	4.4	127.9	117.5	n/a	-100.0	-32.7	n/a	-52.0	1.7
COMPLETIONS									
Q2 2009	226	168	42	0	0	118	0	93	672
Q2 2008	297	74	50	0	0	109	0	343	873
% Change	-23.9	127.0	-16.0	n/a	n/a	8.3	n/a	-72.9	-23.0
Year-to-date 2009	497	388	99	0	0	385	4	591	2,005
Year-to-date 2008	500	222	78	0	0	170	16	596	1,604
% Change	-0.6	74.8	26.9	n/a	n/a	126.5	-75.0	-0.8	25.0
COMPLETED & NOT ABSORBED									
Q2 2009	90	126	28	0	0	207	0	409	860
Q2 2008	93	38	18	0	0	67	0	177	393
% Change	-3.2	**	55.6	n/a	n/a	**	n/a	131.1	118.8
ABSORBED									
Q2 2009	230	185	39	0	4	148	0	106	712
Q2 2008	259	83	53	0	0	106	0	392	893
% Change	-11.2	122.9	-26.4	n/a	n/a	39.6	n/a	-73.0	-20.3
Year-to-date 2009	499	341	86	0	14	278	4	219	1,441
Year-to-date 2008	476	215	97	0	3	183	16	538	1,528
% Change	4.8	58.6	-11.3	n/a	**	51.9	-75.0	-59.3	-5.7

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q2 2009	201	238	56	0	0	78	0	110	740
Q2 2008	176	84	32	0	45	94	0	80	511
Aylmer									
Q2 2009	82	136	44	0	0	61	0	60	383
Q2 2008	119	56	12	0	45	24	0	0	256
Hull									
Q2 2009	17	0	2	0	0	0	0	0	19
Q2 2008	0	0	0	0	0	0	0	6	6
Gatineau									
Q2 2009	97	64	10	0	0	17	0	15	260
Q2 2008	49	26	20	0	0	70	0	55	220
Buckingham									
Q2 2009	1	0	0	0	0	0	0	31	32
Q2 2008	8	2	0	0	0	0	0	3	13
Masson-Angers									
Q2 2009	4	38	0	0	0	0	0	4	46
Q2 2008	0	0	0	0	0	0	0	16	16
Rest of the CMA (Québec portion)									
Q2 2009	81	0	2	0	0	0	0	0	83
Q2 2008	106	0	6	0	0	0	0	0	112
Ottawa-Gatineau CMA (Québec portion)									
Q2 2009	282	238	58	0	0	78	0	110	823
Q2 2008	282	84	38	0	45	94	0	80	623

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 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									
City of Gatineau									
Q2 2009	174	196	83	0	0	128	0	117	791
Q2 2008	131	84	34	0	45	226	0	244	764
Aylmer									
Q2 2009	68	108	71	0	0	52	0	48	383
Q2 2008	80	48	12	0	45	94	0	150	429
Hull									
Q2 2009	12	0	2	0	0	59	0	0	73
Q2 2008	9	0	16	0	0	62	0	20	107
Gatineau									
Q2 2009	88	56	10	0	0	17	0	42	270
Q2 2008	34	32	6	0	0	70	0	55	197
Buckingham									
Q2 2009	2	2	0	0	0	0	0	23	27
Q2 2008	8	4	0	0	0	0	0	3	15
Masson-Angers									
Q2 2009	4	30	0	0	0	0	0	4	38
Q2 2008	0	0	0	0	0	0	0	16	16
Rest of the CMA (Québec portion)									
Q2 2009	112	0	4	0	0	24	0	0	140
Q2 2008	143	2	6	0	0	0	0	0	151
Ottawa-Gatineau CMA (Québec portion)									
Q2 2009	286	196	87	0	0	152	0	117	931
Q2 2008	274	86	40	0	45	226	0	244	915

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q2 2009	147	166	40	0	0	118	0	93	589
Q2 2008	208	72	40	0	0	109	0	343	772
Aylmer									
Q2 2009	85	96	28	0	0	101	0	46	356
Q2 2008	107	52	16	0	0	54	0	0	229
Hull									
Q2 2009	15	0	12	0	0	0	0	0	27
Q2 2008	20	0	4	0	0	55	0	245	324
Gatineau									
Q2 2009	46	32	0	0	0	5	0	11	119
Q2 2008	76	14	20	0	0	0	0	98	208
Buckingham									
Q2 2009	0	0	0	0	0	0	0	28	28
Q2 2008	3	6	0	0	0	0	0	0	9
Masson-Angers									
Q2 2009	1	38	0	0	0	12	0	8	59
Q2 2008	2	0	0	0	0	0	0	0	2
Rest of the CMA (Québec portion)									
Q2 2009	79	2	2	0	0	0	0	0	83
Q2 2008	89	2	10	0	0	0	0	0	101
Ottawa-Gatineau CMA (Québec portion)									
Q2 2009	226	168	42	0	0	118	0	93	672
Q2 2008	297	74	50	0	0	109	0	343	873

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 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									
City of Gatineau									
Q2 2009	89	126	28	0	0	207	0	409	859
Q2 2008	91	38	18	0	0	67	0	177	391
Aylmer									
Q2 2009	51	80	14	0	0	157	0	383	685
Q2 2008	55	26	12	0	0	40	0	1	134
Hull									
Q2 2009	9	0	7	0	0	20	0	6	42
Q2 2008	11	0	1	0	0	27	0	63	102
Gatineau									
Q2 2009	29	26	7	0	0	25	0	9	96
Q2 2008	24	11	5	0	0	0	0	113	153
Buckingham									
Q2 2009	0	0	0	0	0	0	0	8	8
Q2 2008	1	1	0	0	0	0	0	0	2
Masson-Angers									
Q2 2009	0	20	0	0	0	5	0	3	28
Q2 2008	0	0	0	0	0	0	0	0	0
Rest of the CMA (Québec portion)									
Q2 2009	1	0	0	0	0	0	0	0	1
Q2 2008	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Québec portion)									
Q2 2009	90	126	28	0	0	207	0	409	860
Q2 2008	93	38	18	0	0	67	0	177	393

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q2 2009	150	183	35	0	4	148	0	106	626
Q2 2008	169	79	43	0	0	106	0	392	789
Aylmer									
Q2 2009	84	124	25	0	4	99	0	49	385
Q2 2008	84	56	22	0	0	43	0	3	208
Hull									
Q2 2009	16	0	7	0	0	9	0	6	38
Q2 2008	12	0	3	0	0	47	0	201	263
Gatineau									
Q2 2009	49	33	3	0	0	33	0	15	133
Q2 2008	69	18	18	0	0	16	0	188	309
Buckingham									
Q2 2009	0	1	0	0	0	0	0	24	25
Q2 2008	2	5	0	0	0	0	0	0	7
Masson-Angers									
Q2 2009	1	25	0	0	0	7	0	12	45
Q2 2008	2	0	0	0	0	0	0	0	2
Rest of the CMA (Québec portion)									
Q2 2009	80	2	4	0	0	0	0	0	86
Q2 2008	90	4	10	0	0	0	0	0	104
Ottawa-Gatineau CMA (Québec portion)									
Q2 2009	230	185	39	0	4	148	0	106	712
Q2 2008	259	83	53	0	0	106	0	392	893

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

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Québec 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	1,120	698	209	0	45	487	12	656	3,304
% Change	8.0	56.5	-24.0	n/a	-31.8	54.1	-50.0	9.0	18.5
2007	1,037	446	275	0	66	316	24	602	2,788
% Change	-11.4	-14.9	65.7	n/a	**	-2.5	n/a	-16.4	-4.9
2006	1,171	524	166	0	16	324	0	720	2,933
% Change	-1.8	122.0	**	n/a	n/a	9.8	n/a	125.7	38.2
2005	1,192	236	22	0	0	295	0	319	2,123
% Change	-23.6	-34.1	-77.1	n/a	-100.0	-61.2	n/a	-21.4	-34.2
2004	1,561	358	96	0	46	760	0	406	3,227
% Change	3.6	13.3	54.8	n/a	91.7	**	-100.0	-42.2	15.2
2003	1,507	316	62	0	24	185	4	703	2,801
% Change	-4.3	32.8	-47.0	n/a	-11.1	**	n/a	18.4	9.7
2002	1,574	238	117	0	27	3	0	594	2,553
% Change	44.0	21.4	82.8	n/a	n/a	n/a	n/a	94.1	53.9
2001	1,093	196	64	0	0	0	0	306	1,659
% Change	42.3	38.0	10.3	n/a	n/a	-100.0	-100.0	28.0	35.5
2000	768	142	58	0	0	14	3	239	1,224
% Change	20.0	-7.8	-17.1	n/a	-100.0	-68.9	n/a	-12.1	3.3
1999	640	154	70	0	4	45	0	272	1,185

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
City of Gatineau	201	176	238	84	50	73	251	178	740	511	44.8
Aylmer	82	119	136	56	40	57	125	24	383	256	49.6
Hull	17	0	0	0	0	0	2	6	19	6	**
Gatineau	97	49	64	26	10	16	89	129	260	220	18.2
Buckingham	1	8	0	2	0	0	31	3	32	13	146.2
Masson-Angers	4	0	38	0	0	0	4	16	46	16	187.5
Rest of the CMA (Québec portion)	81	106	0	0	0	0	2	6	83	112	-25.9
Ottawa-Gatineau CMA (Québec portion)	282	282	238	84	50	73	253	184	823	623	32.1

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
City of Gatineau	355	312	392	212	69	97	509	455	1325	1076	23.1
Aylmer	129	165	208	94	59	65	302	237	698	561	24.4
Hull	34	12	0	0	0	0	2	68	36	80	-55.0
Gatineau	185	126	96	110	10	16	162	131	453	383	18.3
Buckingham	2	9	0	8	0	16	31	3	33	36	-8.3
Masson-Angers	5	0	88	0	0	0	12	16	105	16	**
Rest of the CMA (Québec portion)	114	138	0	0	0	0	2	6	116	144	-19.4
Ottawa-Gatineau CMA (Québec portion)	469	450	392	212	69	97	511	461	1,441	1,220	18.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
City of Gatineau	50	73	0	0	84	98	110	80
Aylmer	40	57	0	0	65	24	60	0
Hull	0	0	0	0	2	0	0	6
Gatineau	10	16	0	0	17	74	15	55
Buckingham	0	0	0	0	0	0	31	3
Masson-Angers	0	0	0	0	0	0	4	16
Rest of the CMA (Québec portion)	0	0	0	0	2	6	0	0
Ottawa-Gatineau CMA (Québec portion)	50	73	0	0	86	104	110	80

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
City of Gatineau	69	97	0	0	255	225	197	230
Aylmer	59	65	0	0	216	87	86	150
Hull	0	0	0	0	2	62	0	6
Gatineau	10	16	0	0	37	76	68	55
Buckingham	0	16	0	0	0	0	31	3
Masson-Angers	0	0	0	0	0	0	12	16
Rest of the CMA (Québec portion)	0	0	0	0	2	6	0	0
Ottawa-Gatineau CMA (Québec portion)	69	97	0	0	257	231	197	230

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
City of Gatineau	495	292	78	139	110	80	740	511
Aylmer	262	187	61	69	60	0	383	256
Hull	19	0	0	0	0	6	19	6
Gatineau	171	95	17	70	15	55	260	220
Buckingham	1	10	0	0	31	3	32	13
Masson-Angers	42	0	0	0	4	16	46	16
Rest of the CMA (Québec portion)	83	112	0	0	0	0	83	112
Ottawa-Gatineau CMA (Québec portion)	578	404	78	139	110	80	823	623

Table 2.5: Starts by Submarket and by Intended Market January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
City of Gatineau	828	582	243	264	197	230	1,325	1,076
Aylmer	400	279	212	132	86	150	698	561
Hull	36	12	0	62	0	6	36	80
Gatineau	297	258	31	70	68	55	453	383
Buckingham	2	33	0	0	31	3	33	36
Masson-Angers	93	0	0	0	12	16	105	16
Rest of the CMA (Québec portion)	116	144	0	0	0	0	116	144
Ottawa-Gatineau CMA (Québec portion)	944	726	243	264	197	230	1,441	1,220

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	% Change
City of Gatineau	147	208	166	72	40	36	236	456	589	772	-23.7
Aylmer	85	107	96	52	28	16	147	54	356	229	55.5
Hull	15	20	0	0	12	4	0	300	27	324	-91.7
Gatineau	46	76	32	14	0	16	41	102	119	208	-42.8
Buckingham	0	3	0	6	0	0	28	0	28	9	**
Masson-Angers	1	2	38	0	0	0	20	0	59	2	**
Rest of the CMA (Québec portion)	79	89	2	2	0	0	2	10	83	101	-17.8
Ottawa-Gatineau CMA (Québec portion)	226	297	168	74	40	36	238	466	672	873	-23.0

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
City of Gatineau	326	340	384	220	83	72	1027	796	1820	1428	27.5
Aylmer	149	164	236	120	52	36	793	112	1230	432	184.7
Hull	27	25	2	0	12	4	42	331	83	360	-76.9
Gatineau	146	146	84	94	4	16	126	353	360	609	-40.9
Buckingham	0	3	2	6	11	16	34	0	47	25	88.0
Masson-Angers	4	2	60	0	4	0	32	0	100	2	**
Rest of the CMA (Québec portion)	171	160	4	2	0	0	10	14	185	176	5.1
Ottawa-Gatineau CMA (Québec portion)	497	500	388	222	83	72	1,037	810	2,005	1,604	25.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
City of Gatineau	40	36	0	0	118	113	93	343
Aylmer	28	16	0	0	101	54	46	0
Hull	12	4	0	0	0	55	0	245
Gatineau	0	16	0	0	5	4	11	98
Buckingham	0	0	0	0	0	0	28	0
Masson-Angers	0	0	0	0	12	0	8	0
Rest of the CMA (Québec portion)	0	0	0	0	2	10	0	0
Ottawa-Gatineau CMA (Québec portion)	40	36	0	0	120	123	93	343

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
City of Gatineau	79	56	4	16	395	178	591	596
Aylmer	52	36	0	0	326	87	467	3
Hull	12	4	0	0	28	69	14	262
Gatineau	4	16	0	0	27	22	58	331
Buckingham	11	0	0	16	2	0	32	0
Masson-Angers	0	0	4	0	12	0	20	0
Rest of the CMA (Québec portion)	0	0	0	0	10	14	0	0
Ottawa-Gatineau CMA (Québec portion)	79	56	4	16	405	192	591	596

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008	Q2 2009	Q2 2008
City of Gatineau	353	320	118	109	93	343	589	772
Aylmer	209	175	101	54	46	0	356	229
Hull	27	24	0	55	0	245	27	324
Gatineau	78	110	5	0	11	98	119	208
Buckingham	0	9	0	0	28	0	28	9
Masson-Angers	39	2	12	0	8	0	59	2
Rest of the CMA (Québec portion)	83	101	0	0	0	0	83	101
Ottawa-Gatineau CMA (Québec portion)	436	421	118	109	93	343	672	873

Table 3.5: Completions by Submarket and by Intended Market January - June 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
City of Gatineau	799	624	385	170	595	612	1,820	1,428
Aylmer	437	320	326	87	467	3	1,230	432
Hull	41	29	28	69	14	262	83	360
Gatineau	242	264	19	14	58	331	360	609
Buckingham	15	9	0	0	32	16	47	25
Masson-Angers	64	2	12	0	24	0	100	2
Rest of the CMA (Québec portion)	185	176	0	0	0	0	185	176
Ottawa-Gatineau CMA (Québec portion)	984	800	385	170	595	612	2,005	1,604

Source: CMHC (Starts and Completions Survey)

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

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $174,999		$175,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q2 2009	0	0.0	0	0.0	10	6.7	63	42.0	77	51.3	150	250,000	252,077
Q2 2008	1	0.6	17	10.1	23	13.6	85	50.3	43	25.4	169	220,000	227,728
Year-to-date 2009	2	0.6	3	0.9	29	8.9	136	41.6	157	48.0	327	240,000	247,005
Year-to-date 2008	2	0.6	29	9.2	39	12.4	167	53.0	78	24.8	315	220,000	227,454
Aylmer													
Q2 2009	0	0.0	0	0.0	3	3.6	36	42.9	45	53.6	84	250,000	252,935
Q2 2008	0	0.0	5	6.0	5	6.0	46	54.8	28	33.3	84	225,000	239,381
Year-to-date 2009	0	0.0	0	0.0	9	6.3	62	43.4	72	50.3	143	250,000	253,787
Year-to-date 2008	1	0.7	7	4.7	10	6.7	89	59.7	42	28.2	149	225,000	235,094
Hull													
Q2 2009	0	0.0	0	0.0	0	0.0	8	50.0	8	50.0	16	255,000	264,688
Q2 2008	0	0.0	1	8.3	0	0.0	8	66.7	3	25.0	12	232,500	242,333
Year-to-date 2009	0	0.0	0	0.0	0	0.0	12	46.2	14	53.8	26	252,500	260,577
Year-to-date 2008	0	0.0	1	5.6	0	0.0	11	61.1	6	33.3	18	232,500	254,056
Gatineau													
Q2 2009	0	0.0	0	0.0	6	12.2	19	38.8	24	49.0	49	245,000	247,653
Q2 2008	0	0.0	10	14.5	18	26.1	30	43.5	11	15.9	69	210,000	212,754
Year-to-date 2009	0	0.0	3	2.0	18	11.9	59	39.1	71	47.0	151	240,000	241,086
Year-to-date 2008	0	0.0	20	13.9	29	20.1	66	45.8	29	20.1	144	215,000	217,056
Buckingham													
Q2 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 2008	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2008	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Masson-Angers													
Q2 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Q2 2008	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2009	2	40.0	0	0.0	1	20.0	2	40.0	0	0.0	5	--	--
Year-to-date 2008	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	--	--
Rest of the CMA (Québec portion)													
Q2 2009	2	2.5	4	5.0	7	8.8	22	27.5	45	56.3	80	260,000	286,250
Q2 2008	8	8.9	10	11.1	4	4.4	18	20.0	50	55.6	90	255,000	257,278
Year-to-date 2009	5	2.9	11	6.4	10	5.8	51	29.7	95	55.2	172	250,000	276,017
Year-to-date 2008	12	7.5	19	11.8	9	5.6	42	26.1	79	49.1	161	245,000	250,186
Ottawa-Gatineau CMA (Québec portion)													
Q2 2009	2	0.9	4	1.7	17	7.4	85	37.0	122	53.0	230	250,000	263,963
Q2 2008	9	3.5	27	10.4	27	10.4	103	39.8	93	35.9	259	225,000	237,996
Year-to-date 2009	7	1.4	14	2.8	39	7.8	187	37.5	252	50.5	499	250,000	257,005
Year-to-date 2008	14	2.9	48	10.1	48	10.1	209	43.9	157	33.0	476	225,000	235,143

Source: CMHC (Market Absorption Survey)

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

Submarket	Q2 2009	Q2 2008	% Change	YTD 2009	YTD 2008	% Change
City of Gatineau	252,077	227,728	10.7	247,005	227,454	8.6
Aylmer	252,935	239,381	5.7	253,787	235,094	8.0
Hull	264,688	242,333	9.2	260,577	254,056	2.6
Gatineau	247,653	212,754	16.4	241,086	217,056	11.1
Buckingham	--	--	n/a	--	--	n/a
Masson-Angers	--	--	n/a	--	--	n/a
Rest of the CMA (Québec portion)	286,250	257,278	11.3	276,017	250,186	10.3
Ottawa-Gatineau CMA (Québec portion)	263,963	237,996	10.9	257,005	235,143	9.3

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators Second Quarter 2009										
		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Québec portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	164.2	111.0	169.6	4.3	73.2	815
	February	718	7.25	7.29	166.3	111.4	171.1	4.4	73.8	816
	March	712	7.15	7.19	166.3	111.7	171.7	4.5	74.0	819
	April	700	6.95	6.99	166.4	112.4	172.1	5.0	74.6	815
	May	679	6.15	6.65	167.2	113.6	173.4	5.3	75.3	819
	June	710	6.95	7.15	168.7	114.1	174.5	5.5	75.7	827
	July	710	6.95	7.15	168.7	114.1	173.9	4.8	74.8	838
	August	691	6.65	6.85	168.7	113.5	172.5	4.7	74.1	849
	September	691	6.65	6.85	169.2	114.0	171.7	4.8	73.7	860
	October	713	6.35	7.20	169.2	113.0	172.2	5.0	74.0	865
	November	713	6.35	7.20	169.2	112.4	170.9	4.7	73.1	864
	December	685	5.60	6.75	169.6	111.7	168.8	4.4	71.9	864
2009	January	627	5.00	5.79	169.6	111.5	167	5.2	71.5	870
	February	627	5.00	5.79	169.6	112.3	164.8	5.6	70.9	874
	March	613	4.50	5.55	169.6	112.6	164.8	6.0	71.2	875
	April	596	3.90	5.25	169.6	112.7	163.9	5.6	70.4	876
	May	596	3.90	5.25	169.6	113.7	165.4	5.4	70.7	872
	June	631	3.75	5.85		114.3	165.6	5.4	70.7	871
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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