HOUSING MARKET INFORMATION

HOUSING NOW

Gatineau[1]

CANADA MORTGAGE AND HOUSING CORPORATION

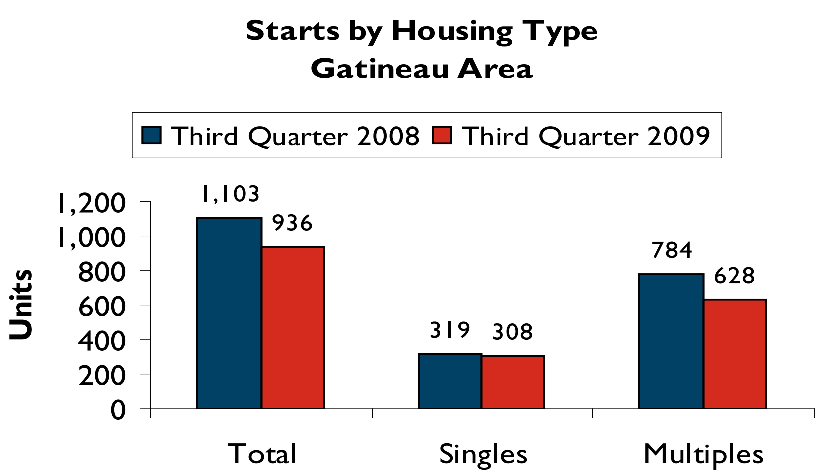
Date Released: Fourth Quarter

Housing starts fall in the third quarter of 2009

According to the latest survey conducted by Canada Mortgage and Housing Corporation (CMHC), housing starts decreased by 15 per cent in the third quarter of 2009 in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA). In all, 936 starts were enumerated from July to September, down 167 units from the same quarter in 2008. The third-quarter results brought the total for the first nine months of the year to 2,377 starts in the area, up by 2 per cent over the corresponding period one year earlier.

Following an increase in the first half of 2009, activity is currently

Figure 1



Source: CMHC

[1] Quebec part of Ottawa-Gatineau CMA

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showing signs of slowing down. This shift in the new home market was not unexpected, given the rise in inventories of unabsorbed units, particularly in the case of rental apartments for seniors. The decrease should continue over the last few months of 2009, and housing starts are projected to end the year on a downward note.

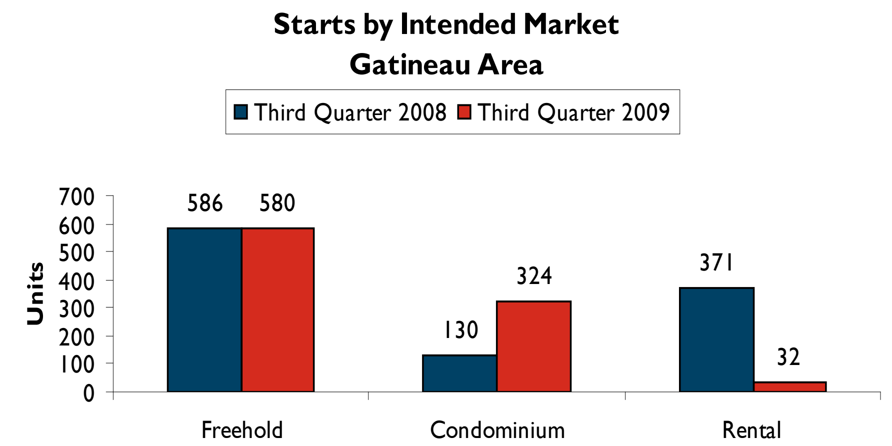
Decrease due to multiple-family housing segment

The decline in starts observed in the third quarter was mainly due to the decrease recorded in the multi-family housing segment. Although condominium starts increased, rental housing starts dropped markedly. It should be noted that, in the third quarter of 2008, construction had begun on a 259-unit retirement home, while no units of this type were started during the same period this year. In all, 32 rental units were added in the third quarter, compared to 371 in the same quarter a year ago. The semi-detached home segment also contributed to the decrease in housing starts during the last three months. From 234 units in the third quarter of 2008, semi-detached home starts dropped to 186 units in the three summer months of 2009, for a decrease of 48 units.

The opposite occurred for row homes and condominium apartments, both of which saw their starts volumes more than double. The increase in condominium construction was the most significant, with 324 new units in the third quarter, compared to 130 a year ago, for a gain of 149 per cent.

Single-detached housing starts, for their part, decreased slightly (-3 per cent) in the third quarter. However, for the first three quarters of 2009, single-detached and multi-family housing starts are up slightly year-over-year, by 1 per cent and 3 per cent, respectively.

Figure 2



Source: CMHC

Renewed activity in Hull

This past quarter was especially active in the Hull and Gatineau sectors. Compared to last year, starts increased by 62 units in Hull and by 24 units in Gatineau. It was a different story in Aylmer, where a decrease in the rental segment resulted in a 26-per-cent year-over-year drop in starts. However, if rental units are excluded, it can be noted that the construction of freehold homes and condominiums in this sector of the CMA rose significantly (+34 per cent) in the third quarter. In the outlying sector, a decrease in activity was also observed. Similar results were observed for the first nine months, with starts on the rise in the Hull and Gatineau sectors, thanks to gains in the new single-detached home segment, but on the decline elsewhere in the CMA.

Across Quebec, for the first nine months of the year, starts declined in most of the CMAs, except in Sherbrooke, where they increased by 17 per cent. Saguenay recorded the most significant decrease (-42 per cent). Activity also dropped by 19 per cent in Montréal, by 14 per cent in Trois-Rivières and by 6 per cent in Québec. For the province overall, housing starts fell by 14 per cent, on account of the slowdown recorded in Montréal.

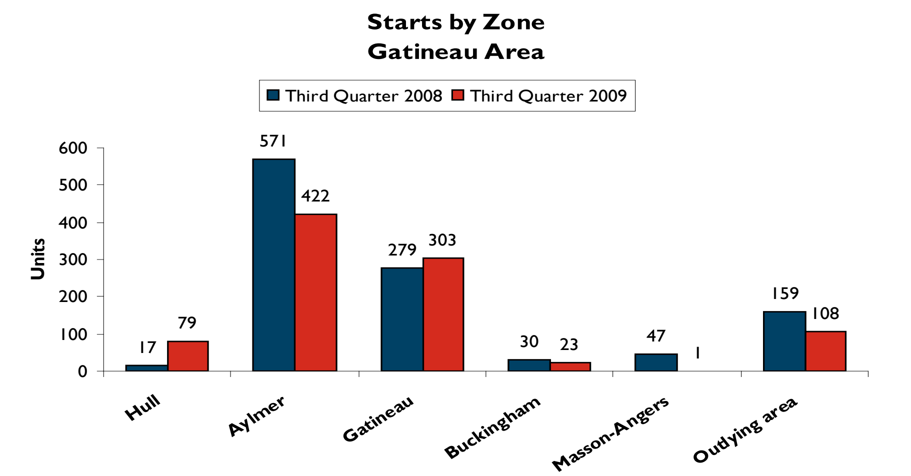
Rise on the resale market

Unlike what was observed on the new home market, sales of existing properties increased year-over-year in the third quarter. In fact, 1,169 sales were registered through the Multiple Listing Service (MLS)® during this period, or 8 per cent more than a year earlier. The increase in activity was mainly due to the hike in condominium sales (+28 per cent), but also to gains in plex transactions (+9 per cent) and single-family (single-detached, semi-detached and row) home sales (+5 per cent). This renewed activity on the resale market put an end to a period of decline that had lasted three quarters.

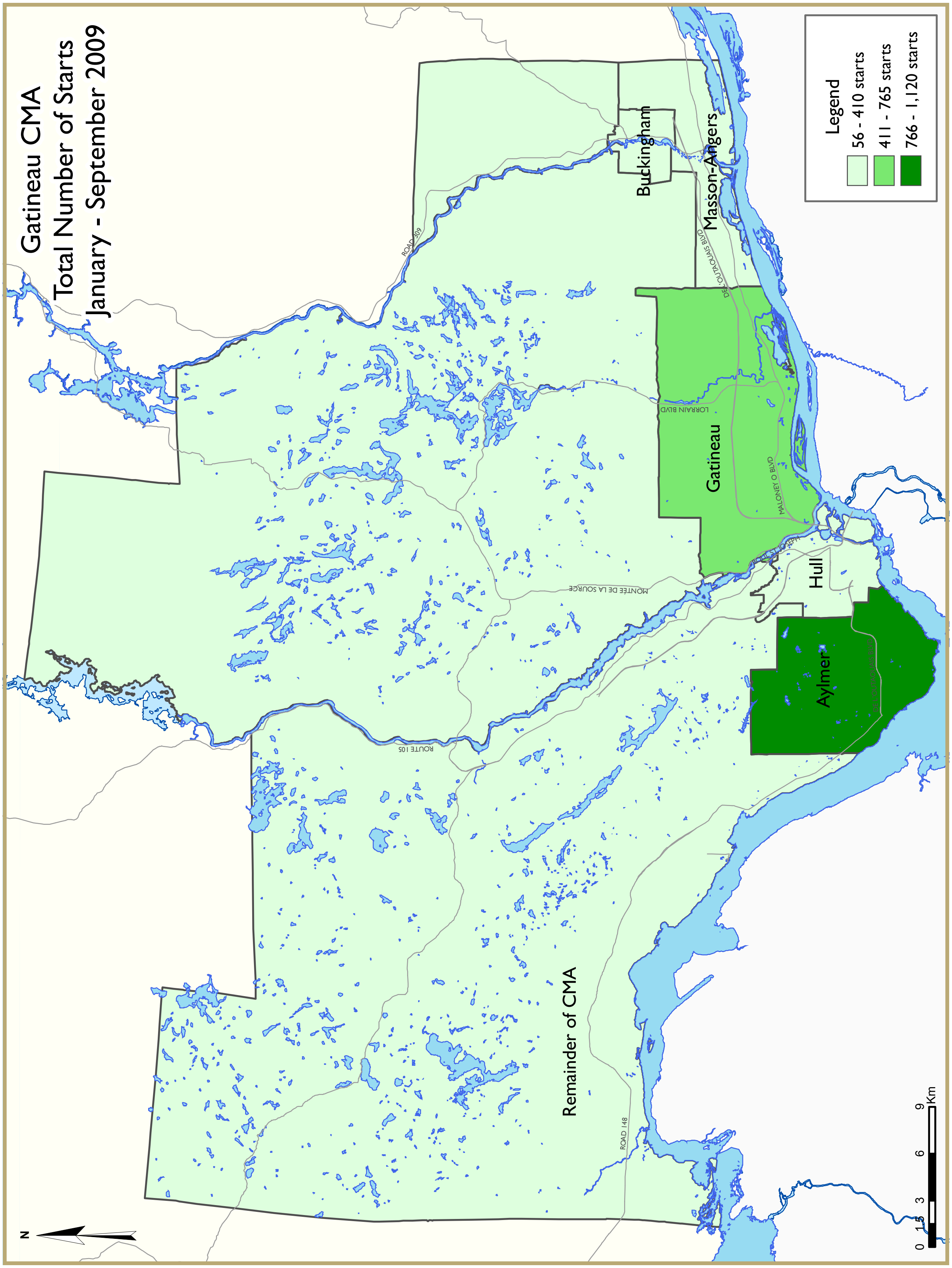
In addition to an upturn in sales, the third quarter of 2009 was marked by an increase in prices in the Gatineau area. Median prices climbed by 3 per cent (to $191,100) for single-family homes, by 11 per cent for condominiums and by 20 per cent in the case of plexes. The recent surge in demand kept this market favourable to sellers and contributed to the growth in prices.

Sales in the Gatineau, Hull and outlying sectors were more significant in the third quarter of 2009 than during the same period in 2008, with increases of 7 per cent, 12 per cent and 19 per cent, respectively. In Aylmer and Buckingham–Masson-Angers, sales remained unchanged in the first case and decreased by 1 per cent in the second case.

Figure 3



Source: CMHC


Gatineau CMA
Total Number of Starts
January - September 2009
Legend
56 - 410 starts
411 - 765 starts
766 - 1,120 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
LORRAIN BLVD
MALONEY O BLVD
MONTÉE DE LA SOURCE
ROUTE 105
ROAD 148
ROAD 309
N
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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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 (data are not available at this time)
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1.2	History of Housing Activity (once a year)
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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 (Quebec portion)
Third 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									
Q3 2009	308	186	86	0	0	324	0	32	936
Q3 2008	319	234	33	0	0	130	12	359	1,103
% Change	-3.4	-20.5	160.6	n/a	n/a	149.2	-100.0	-91.1	-15.1
Year-to-date 2009	777	578	169	0	0	567	0	229	2,377
Year-to-date 2008	769	446	97	0	45	349	12	589	2,323
% Change	1.0	29.6	74.2	n/a	-100.0	62.5	-100.0	-61.1	2.3
UNDER CONSTRUCTION									
Q3 2009	294	172	120	0	0	358	0	53	1,054
Q3 2008	345	168	49	0	14	295	12	529	1,428
% Change	-14.8	2.4	144.9	n/a	-100.0	21.4	-100.0	-90.0	-26.2
COMPLETIONS									
Q3 2009	300	210	53	0	0	131	0	83	813
Q3 2008	247	152	24	0	31	61	0	74	589
% Change	21.5	38.2	120.8	n/a	-100.0	114.8	n/a	12.2	38.0
Year-to-date 2009	797	598	152	0	0	516	4	674	2,818
Year-to-date 2008	747	374	102	0	31	231	16	670	2,193
% Change	6.7	59.9	49.0	n/a	-100.0	123.4	-75.0	0.6	28.5
COMPLETED & NOT ABSORBED									
Q3 2009	85	92	41	0	0	114	0	394	726
Q3 2008	86	35	8	0	12	32	0	25	198
% Change	-1.2	162.9	**	n/a	-100.0	**	n/a	**	**
ABSORBED									
Q3 2009	309	244	40	0	0	224	0	98	915
Q3 2008	254	155	34	0	19	96	0	226	784
% Change	21.7	57.4	17.6	n/a	-100.0	133.3	n/a	-56.6	16.7
Year-to-date 2009	808	585	126	0	14	502	4	317	2,356
Year-to-date 2008	730	370	131	0	22	279	16	764	2,312
% Change	10.7	58.1	-3.8	n/a	-36.4	79.9	-75.0	-58.5	1.9

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

Table 1.1: Housing Activity Summary by Submarket Third 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									
Q3 2009	204	186	82	0	0	324	0	32	828
Q3 2008	168	234	25	0	0	130	12	359	944
Aylmer									
Q3 2009	85	96	57	0	0	171	0	13	422
Q3 2008	75	108	13	0	0	110	0	265	571
Hull									
Q3 2009	10	0	8	0	0	57	0	4	79
Q3 2008	3	0	0	0	0	0	0	14	17
Gatineau									
Q3 2009	104	86	2	0	0	96	0	15	303
Q3 2008	79	112	8	0	0	20	0	44	279
Buckingham									
Q3 2009	4	4	15	0	0	0	0	0	23
Q3 2008	4	2	4	0	0	0	0	20	30
Masson-Angers									
Q3 2009	1	0	0	0	0	0	0	0	1
Q3 2008	7	12	0	0	0	0	12	16	47
Rest of the CMA (Quebec portion)									
Q3 2009	104	0	4	0	0	0	0	0	108
Q3 2008	151	0	8	0	0	0	0	0	159
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2009	308	186	86	0	0	324	0	32	936
Q3 2008	319	234	33	0	0	130	12	359	1,103

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

Table 1.1: Housing Activity Summary by Submarket Third 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									
Q3 2009	181	172	114	0	0	334	0	53	911
Q3 2008	143	168	37	0	14	295	12	529	1,214
Aylmer									
Q3 2009	81	96	89	0	0	217	0	24	507
Q3 2008	75	102	9	0	14	161	0	415	776
Hull									
Q3 2009	14	0	10	0	0	57	0	4	85
Q3 2008	5	0	12	0	0	59	0	20	96
Gatineau									
Q3 2009	84	74	0	0	0	60	0	18	293
Q3 2008	59	58	12	0	0	75	0	39	259
Buckingham									
Q3 2009	1	2	15	0	0	0	0	7	25
Q3 2008	1	4	4	0	0	0	0	23	32
Masson-Angers									
Q3 2009	1	0	0	0	0	0	0	0	1
Q3 2008	3	4	0	0	0	0	12	32	51
Rest of the CMA (Quebec portion)									
Q3 2009	113	0	6	0	0	24	0	0	143
Q3 2008	202	0	12	0	0	0	0	0	214
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2009	294	172	120	0	0	358	0	53	1,054
Q3 2008	345	168	49	0	14	295	12	529	1,428

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

Table 1.1: Housing Activity Summary by Submarket
Third 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									
Q3 2009	197	210	51	0	0	131	0	83	708
Q3 2008	156	150	22	0	31	61	0	74	494
Aylmer									
Q3 2009	72	108	39	0	0	19	0	24	298
Q3 2008	80	54	16	0	31	43	0	0	224
Hull									
Q3 2009	8	0	0	0	0	59	0	0	67
Q3 2008	7	0	4	0	0	3	0	14	28
Gatineau									
Q3 2009	108	68	12	0	0	53	0	39	280
Q3 2008	54	86	2	0	0	15	0	60	217
Buckingham									
Q3 2009	5	4	0	0	0	0	0	16	25
Q3 2008	11	2	0	0	0	0	0	0	13
Masson-Angers									
Q3 2009	4	30	0	0	0	0	0	4	38
Q3 2008	4	8	0	0	0	0	0	0	12
Rest of the CMA (Quebec portion)									
Q3 2009	103	0	2	0	0	0	0	0	105
Q3 2008	91	2	2	0	0	0	0	0	95
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2009	300	210	53	0	0	131	0	83	813
Q3 2008	247	152	24	0	31	61	0	74	589

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

Table 1.1: Housing Activity Summary by Submarket Third 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									
Q3 2009	83	92	41	0	0	114	0	394	724
Q3 2008	84	35	8	0	12	32	0	25	196
Aylmer									
Q3 2009	35	57	26	0	0	66	0	353	537
Q3 2008	46	13	5	0	12	15	0	0	91
Hull									
Q3 2009	7	0	1	0	0	37	0	6	51
Q3 2008	13	0	0	0	0	8	0	19	40
Gatineau									
Q3 2009	38	23	14	0	0	9	0	11	95
Q3 2008	21	22	3	0	0	9	0	6	61
Buckingham									
Q3 2009	3	0	0	0	0	0	0	23	26
Q3 2008	3	0	0	0	0	0	0	0	3
Masson-Angers									
Q3 2009	0	12	0	0	0	2	0	1	15
Q3 2008	1	0	0	0	0	0	0	0	1
Rest of the CMA (Quebec portion)									
Q3 2009	2	0	0	0	0	0	0	0	2
Q3 2008	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2009	85	92	41	0	0	114	0	394	726
Q3 2008	86	35	8	0	12	32	0	25	198

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

Table 1.1: Housing Activity Summary by Submarket
Third 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									
Q3 2009	207	244	38	0	0	224	0	98	811
Q3 2008	163	153	32	0	19	96	0	226	689
Aylmer									
Q3 2009	91	131	27	0	0	110	0	54	413
Q3 2008	89	67	23	0	19	68	0	1	267
Hull									
Q3 2009	10	0	6	0	0	42	0	0	58
Q3 2008	5	0	5	0	0	22	0	58	90
Gatineau									
Q3 2009	100	71	5	0	0	69	0	37	282
Q3 2008	57	75	4	0	0	6	0	167	309
Buckingham									
Q3 2009	2	4	0	0	0	0	0	1	7
Q3 2008	9	3	0	0	0	0	0	0	12
Masson-Angers									
Q3 2009	4	38	0	0	0	3	0	6	51
Q3 2008	3	8	0	0	0	0	0	0	11
Rest of the CMA (Quebec portion)									
Q3 2009	102	0	2	0	0	0	0	0	104
Q3 2008	91	2	2	0	0	0	0	0	95
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2009	309	244	40	0	0	224	0	98	915
Q3 2008	254	155	34	0	19	96	0	226	784

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

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
City of Gatineau	204	168	186	234	80	33	358	509	828	944	-12.3
Aylmer	85	75	96	108	57	13	184	375	422	571	-26.1
Hull	10	3	0	0	8	0	61	14	79	17	**
Gatineau	104	79	86	112	0	8	113	80	303	279	8.6
Buckingham	4	4	4	2	15	0	0	24	23	30	-23.3
Masson-Angers	1	7	0	12	0	12	0	16	1	47	-97.9
Rest of the CMA (Quebec portion)	104	151	0	0	0	0	4	8	108	159	-32.1
Ottawa-Gatineau CMA (Quebec portion)	308	319	186	234	80	33	362	517	936	1,103	-15.1

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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	559	480	578	446	149	130	867	964	2153	2020	6.6
Aylmer	214	240	304	202	116	78	486	612	1120	1132	-1.1
Hull	44	15	0	0	8	0	63	82	115	97	18.6
Gatineau	289	205	182	222	10	24	275	211	756	662	14.2
Buckingham	6	13	4	10	15	16	31	27	56	66	-15.2
Masson-Angers	6	7	88	12	0	12	12	32	106	63	68.3
Rest of the CMA (Quebec portion)	218	289	0	0	0	0	6	14	224	303	-26.1
Ottawa-Gatineau CMA (Quebec portion)	777	769	578	446	149	130	873	978	2,377	2,323	2.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
City of Gatineau	80	21	0	12	326	134	32	359
Aylmer	57	13	0	0	171	110	13	265
Hull	8	0	0	0	57	0	4	14
Gatineau	0	8	0	0	98	20	15	44
Buckingham	15	0	0	0	0	4	0	20
Masson-Angers	0	0	0	12	0	0	0	16
Rest of the CMA (Quebec portion)	0	0	0	0	4	8	0	0
Ottawa-Gatineau CMA (Quebec portion)	80	21	0	12	330	142	32	359

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	149	118	0	12	581	359	229	589
Aylmer	116	78	0	0	387	197	99	415
Hull	8	0	0	0	59	62	4	20
Gatineau	10	24	0	0	135	96	83	99
Buckingham	15	16	0	0	0	4	31	23
Masson-Angers	0	0	0	12	0	0	12	32
Rest of the CMA (Quebec portion)	0	0	0	0	6	14	0	0
Ottawa-Gatineau CMA (Quebec portion)	149	118	0	12	587	373	229	589

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
City of Gatineau	472	427	324	130	32	371	828	944
Aylmer	238	196	171	110	13	265	422	571
Hull	18	3	57	0	4	14	79	17
Gatineau	192	199	96	20	15	44	303	279
Buckingham	23	10	0	0	0	20	23	30
Masson-Angers	1	19	0	0	0	28	1	47
Rest of the CMA (Quebec portion)	108	159	0	0	0	0	108	159
Ottawa-Gatineau CMA (Quebec portion)	580	586	324	130	32	371	936	1,103

Table 2.5: Starts by Submarket and by Intended Market January - September 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	1,300	1,009	567	394	229	601	2,153	2,020
Aylmer	638	475	383	242	99	415	1,120	1,132
Hull	54	15	57	62	4	20	115	97
Gatineau	489	457	127	90	83	99	756	662
Buckingham	25	43	0	0	31	23	56	66
Masson-Angers	94	19	0	0	12	44	106	63
Rest of the CMA (Quebec portion)	224	303	0	0	0	0	224	303
Ottawa-Gatineau CMA (Quebec portion)	1,524	1,312	567	394	229	601	2,377	2,323

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2009												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
City of Gatineau	197	156	210	150	49	51	252	137	708	494	43.3
Aylmer	72	80	108	54	39	47	79	43	298	224	33.0
Hull	8	7	0	0	0	4	59	17	67	28	139.3
Gatineau	108	54	68	86	10	0	94	77	280	217	29.0
Buckingham	5	11	4	2	0	0	16	0	25	13	92.3
Masson-Angers	4	4	30	8	0	0	4	0	38	12	**
Rest of the CMA (Quebec portion)	103	91	0	2	0	0	2	2	105	95	10.5
Ottawa-Gatineau CMA (Quebec portion)	300	247	210	152	49	51	254	139	813	589	38.0

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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	523	496	594	370	132	123	1279	933	2528	1922	31.5
Aylmer	221	244	344	174	91	83	872	155	1528	656	132.9
Hull	35	32	2	0	12	8	101	348	150	388	-61.3
Gatineau	254	200	152	180	14	16	220	430	640	826	-22.5
Buckingham	5	14	6	8	11	16	50	0	72	38	89.5
Masson-Angers	8	6	90	8	4	0	36	0	138	14	**
Rest of the CMA (Quebec portion)	274	251	4	4	0	0	12	16	290	271	7.0
Ottawa-Gatineau CMA (Quebec portion)	797	747	598	374	132	123	1,291	949	2,818	2,193	28.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
City of Gatineau	49	51	0	0	133	63	83	74
Aylmer	39	47	0	0	19	43	24	0
Hull	0	4	0	0	59	3	0	14
Gatineau	10	0	0	0	55	17	39	60
Buckingham	0	0	0	0	0	0	16	0
Masson-Angers	0	0	0	0	0	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	2	0	0
Ottawa-Gatineau CMA (Quebec portion)	49	51	0	0	135	65	83	74

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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	128	107	4	16	528	241	674	670
Aylmer	91	83	0	0	345	130	491	3
Hull	12	8	0	0	87	72	14	276
Gatineau	14	16	0	0	82	39	97	391
Buckingham	11	0	0	16	2	0	48	0
Masson-Angers	0	0	4	0	12	0	24	0
Rest of the CMA (Quebec portion)	0	0	0	0	12	16	0	0
Ottawa-Gatineau CMA (Quebec portion)	128	107	4	16	540	257	674	670

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Third Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
City of Gatineau	458	328	131	92	83	74	708	494
Aylmer	219	150	19	74	24	0	298	224
Hull	8	11	59	3	0	14	67	28
Gatineau	188	142	53	15	39	60	280	217
Buckingham	9	13	0	0	16	0	25	13
Masson-Angers	34	12	0	0	4	0	38	12
Rest of the CMA (Quebec portion)	105	95	0	0	0	0	105	95
Ottawa-Gatineau CMA (Quebec portion)	563	423	131	92	83	74	813	589

Table 3.5: Completions by Submarket and by Intended Market January - September 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	1,257	952	516	262	678	686	2,528	1,922
Aylmer	656	470	345	161	491	3	1,528	656
Hull	49	40	87	72	14	276	150	388
Gatineau	430	406	72	29	97	391	640	826
Buckingham	24	22	0	0	48	16	72	38
Masson-Angers	98	14	12	0	28	0	138	14
Rest of the CMA (Quebec portion)	290	271	0	0	0	0	290	271
Ottawa-Gatineau CMA (Quebec portion)	1,547	1,223	516	262	678	686	2,818	2,193

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third 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													
Q3 2009	0	0.0	1	0.5	5	2.7	54	29.5	123	67.2	183	265,000	264,665
Q3 2008	1	0.6	23	14.1	23	14.1	61	37.4	55	33.7	163	225,000	238,939
Year-to-date 2009	2	0.4	4	0.8	34	6.7	190	37.3	280	54.9	510	250,000	253,341
Year-to-date 2008	3	0.6	52	10.9	62	13.0	228	47.7	133	27.8	478	220,000	231,370
Aylmer													
Q3 2009	0	0.0	1	1.2	4	4.7	22	25.9	58	68.2	85	260,000	262,176
Q3 2008	0	0.0	10	11.2	12	13.5	38	42.7	29	32.6	89	225,000	248,169
Year-to-date 2009	0	0.0	1	0.4	13	5.7	84	36.8	130	57.0	228	250,000	256,915
Year-to-date 2008	1	0.4	17	7.1	22	9.2	127	53.4	71	29.8	238	225,000	239,983
Hull													
Q3 2009	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	280,000	296,500
Q3 2008	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	13	36.1	23	63.9	36	275,000	270,556
Year-to-date 2008	0	0.0	1	4.3	0	0.0	13	56.5	9	39.1	23	235,000	251,435
Gatineau													
Q3 2009	0	0.0	0	0.0	0	0.0	30	34.9	56	65.1	86	262,500	265,042
Q3 2008	0	0.0	10	17.5	8	14.0	19	33.3	20	35.1	57	225,000	232,070
Year-to-date 2009	0	0.0	3	1.3	18	7.6	89	37.6	127	53.6	237	250,000	249,779
Year-to-date 2008	0	0.0	30	14.9	37	18.4	85	42.3	49	24.4	201	215,000	221,313
Buckingham													
Q3 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q3 2008	1	11.1	1	11.1	2	22.2	2	22.2	3	33.3	9	--	--
Year-to-date 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2008	1	9.1	2	18.2	2	18.2	3	27.3	3	27.3	11	205,000	211,091
Masson-Angers													
Q3 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Q3 2008	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2009	2	28.6	0	0.0	2	28.6	3	42.9	0	0.0	7	--	--
Year-to-date 2008	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	--	--
Rest of the CMA (Quebec portion)													
Q3 2009	1	3.4	2	6.9	1	3.4	11	37.9	14	48.3	29	245,000	283,407
Q3 2008	2	2.2	6	6.6	5	5.5	22	24.2	56	61.5	91	260,000	272,033
Year-to-date 2009	6	3.0	13	6.5	11	5.5	62	30.8	109	54.2	201	250,000	277,084
Year-to-date 2008	14	5.6	25	9.9	14	5.6	64	25.4	135	53.6	252	250,000	258,075
Ottawa-Gatineau CMA (Quebec portion)													
Q3 2009	1	0.5	3	1.4	6	2.8	65	30.7	137	64.6	212	260,000	267,228
Q3 2008	3	1.2	29	11.4	28	11.0	83	32.7	111	43.7	254	232,500	250,795
Year-to-date 2009	8	1.1	17	2.4	45	6.3	252	35.4	389	54.7	711	250,000	260,053
Year-to-date 2008	17	2.3	77	10.5	76	10.4	292	40.0	268	36.7	730	225,000	240,589

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2009						
Submarket	Q3 2009	Q3 2008	% Change	YTD 2009	YTD 2008	% Change
City of Gatineau	264,665	238,939	10.8	253,341	231,370	9.5
Aylmer	262,176	248,169	5.6	256,915	239,983	7.1
Hull	296,500	--	n/a	270,556	251,435	7.6
Gatineau	265,042	232,070	14.2	249,779	221,313	12.9
Buckingham	--	--	n/a	--	211,091	n/a
Masson-Angers	--	--	n/a	--	--	n/a
Rest of the CMA (Quebec portion)	283,407	272,033	4.2	277,084	258,075	7.4
Ottawa-Gatineau CMA (Quebec portion)	267,228	250,795	6.6	260,053	240,589	8.1

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
Third Quarter 2009

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)							
			1 Yr. Term	5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
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	169.7	114.3	165.6	5.4	70.7	871
	July	631	3.75	5.85	169.7	113.8	167.0	5.4	71.3	864
	August	631	3.75	5.85	169.7	113.9	168.5	5.8	72.1	869
	September	610	3.70	5.49		113.7	169.5	5.8	72.4	872
	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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