

HOUSING NOW

Ottawa¹



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: December 2009

New Home Market

Ottawa's Residential Construction Higher in November

The new home market in the Ottawa Census Metropolitan Area experienced a healthy pace of growth for the month of November 2009, increasing by 36 per cent, rising from 492 units in November 2008 to 668 a year later.

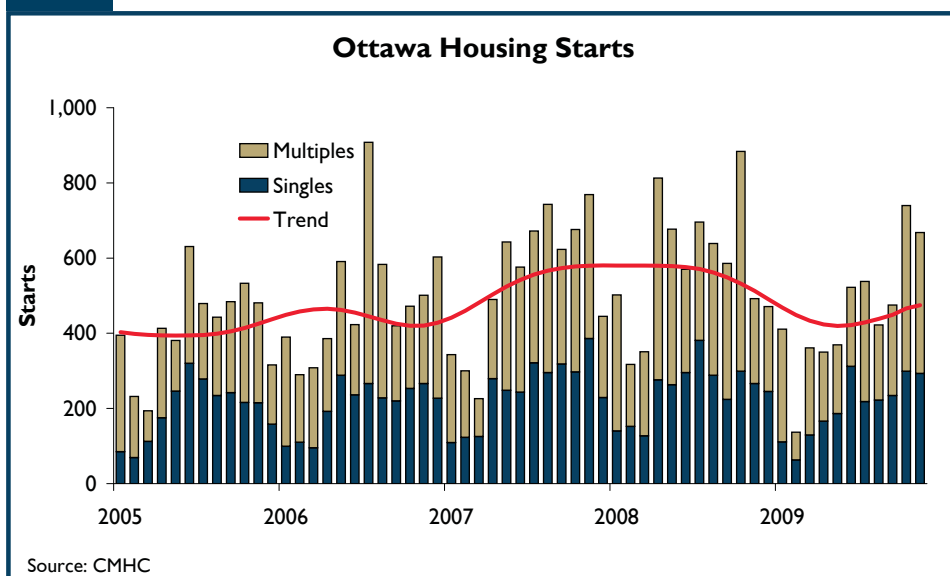
Construction in November posted the first significant year-over-year increase in starts in 2009. For the second month in a row, tight resale market conditions have spilled over into high levels of new home construction.

With the exception of the volatile apartment segment, all other housing types experienced strong growth in activity this past month. New starts of more affordable semi-detached homes

Table of Contents

- I New Home Market**
Ottawa's Residential Construction Higher in November
- 3 Maps**
- 9 Tables**

Figure 1



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¹ Ontario part of Ottawa-Gatineau CMA

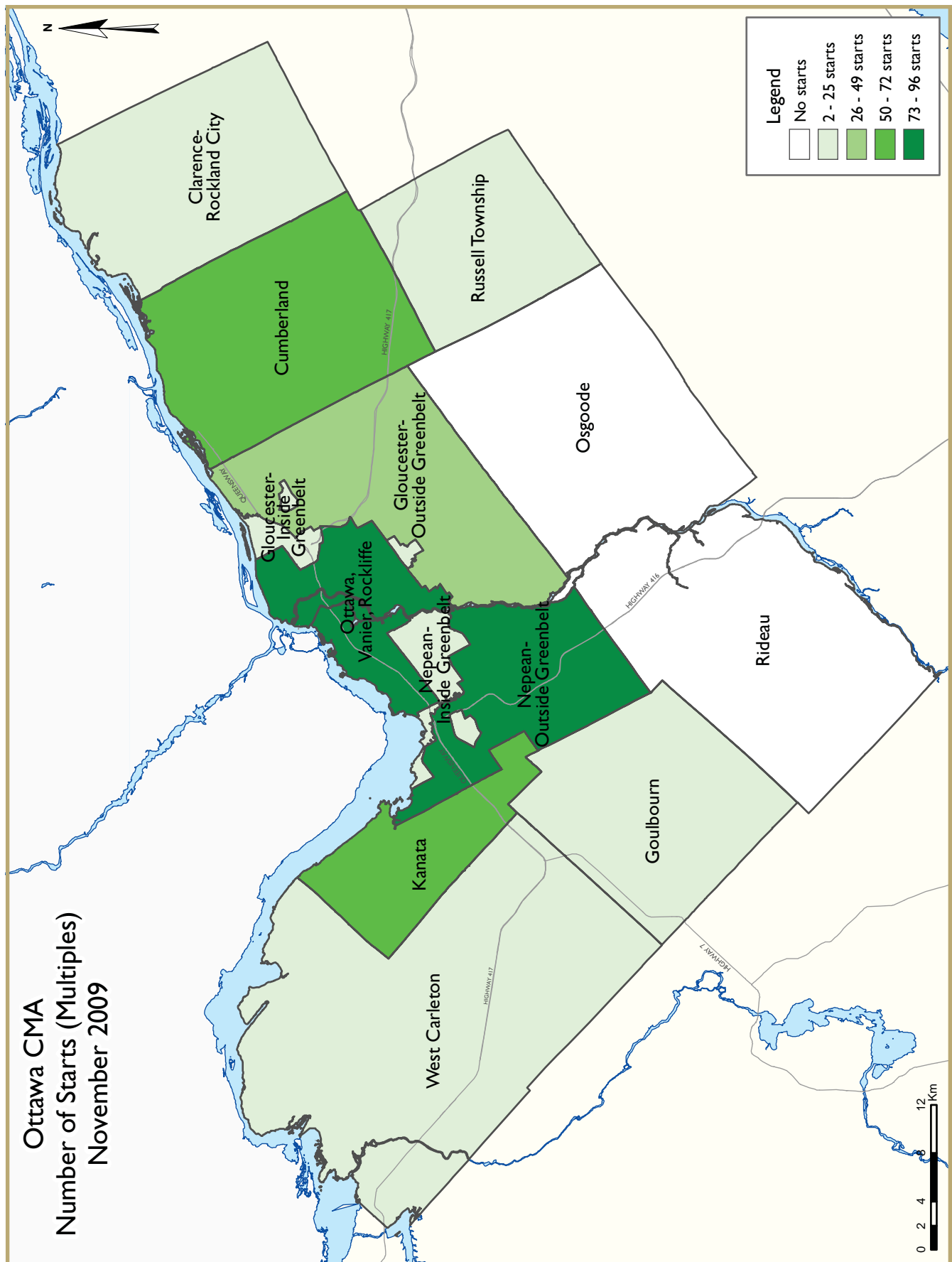
and townhomes continued to signal a strong presence of first-time buyers. Similarly, the 293 new single-detached homes exceeded last year's growth by 10 per cent, for the highest margin in over a year.

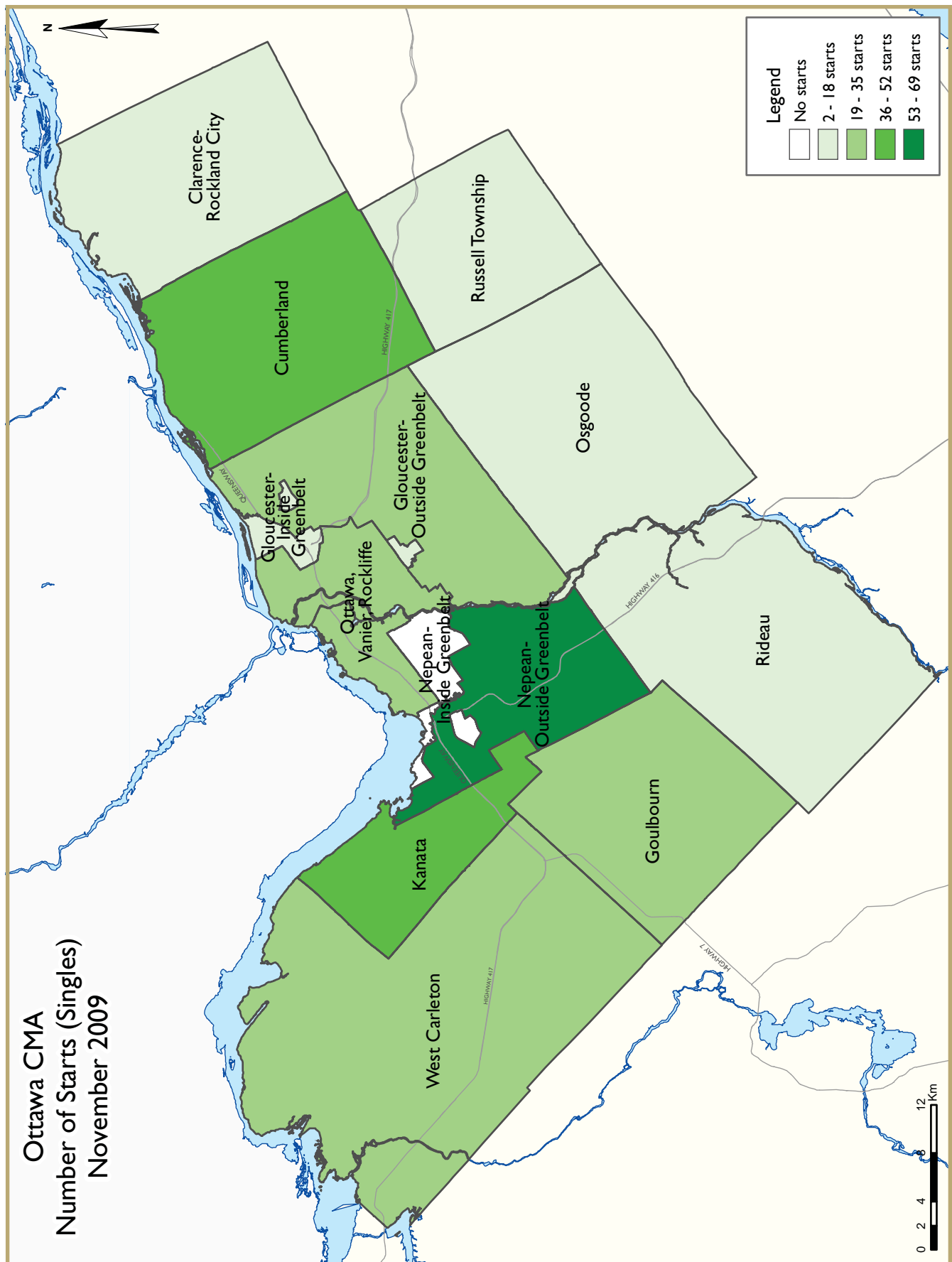
Although November saw year-over-year growth in almost all regional sub-markets, Nepean dominated construction activity with 177 new starts. Notably, Kanata and Cumberland started 118 and 105 new units, with roughly equal shares between single-detached homes and

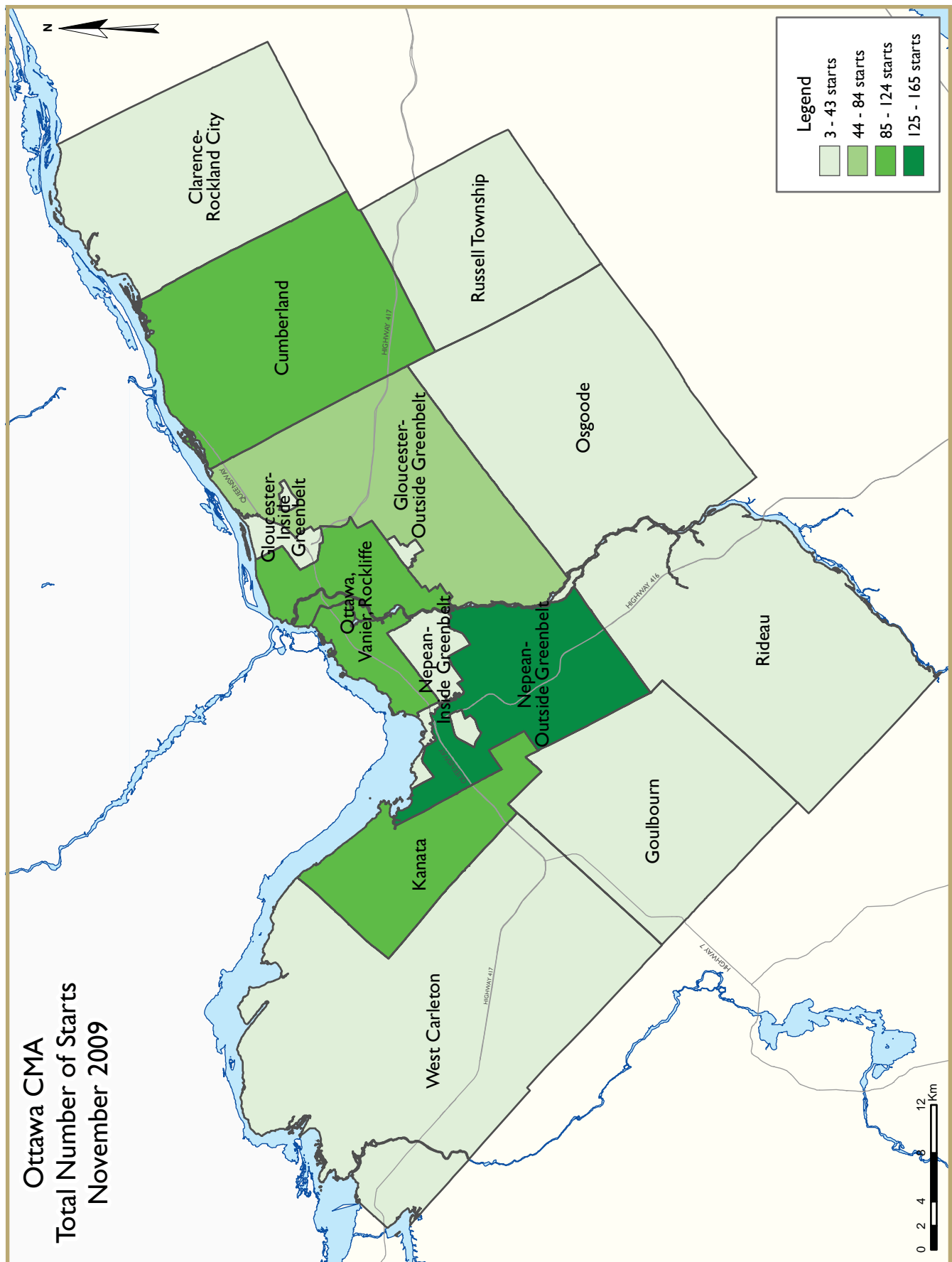
townhomes, which suggest that these areas attracted a varied demographic mix of first- and repeat-buyers. For their part, the areas of Gloucester, Goulbourn, and the city outskirts attracted mainly experienced buyers as they started a higher share of single-detached homes.

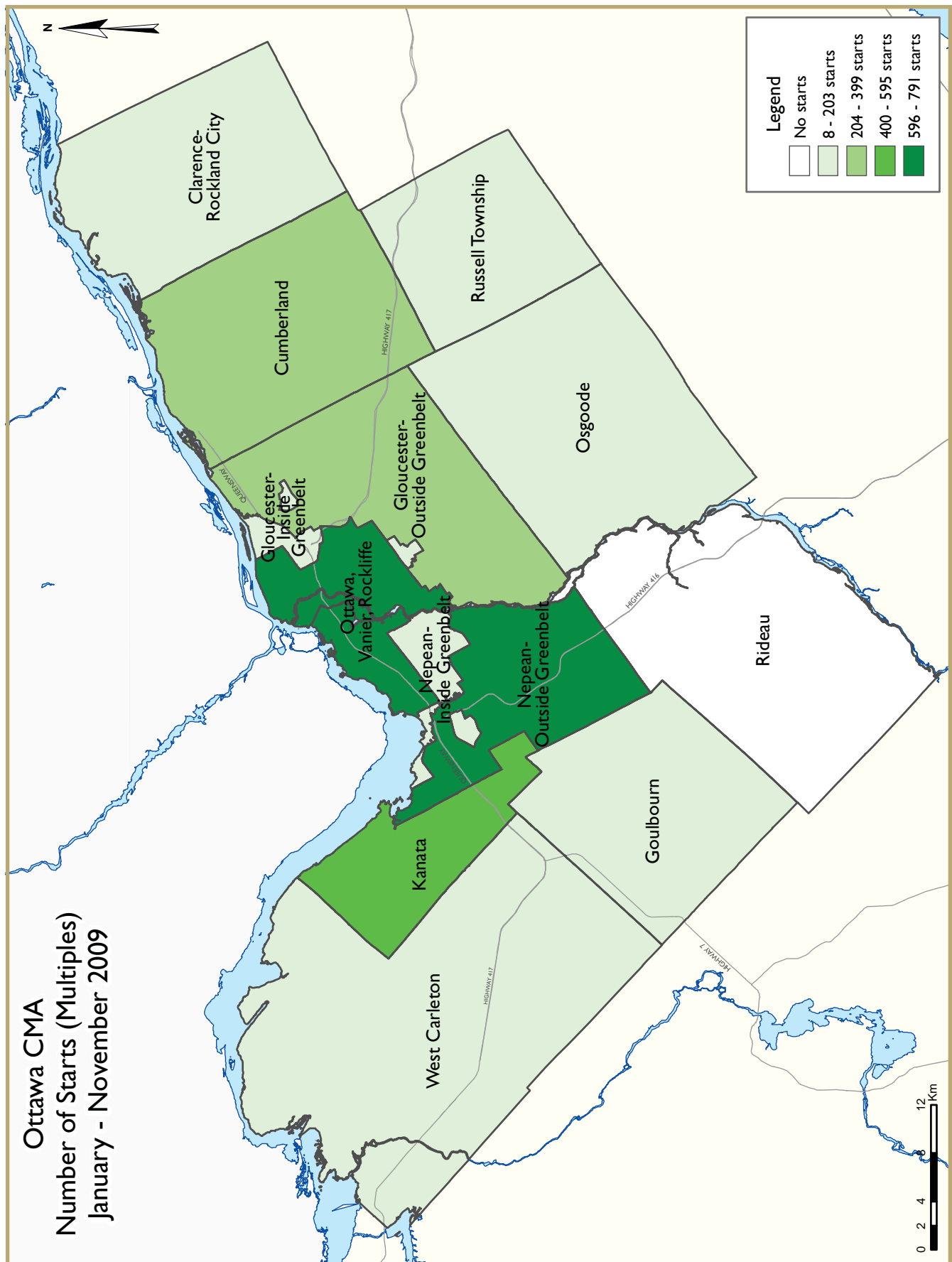
Year to date, Nepean outside of the Greenbelt continued to keep the best pace, up 10 per cent with 1,229 new starts, over half of which were single-detached homes. While overall starts in this region remain 11

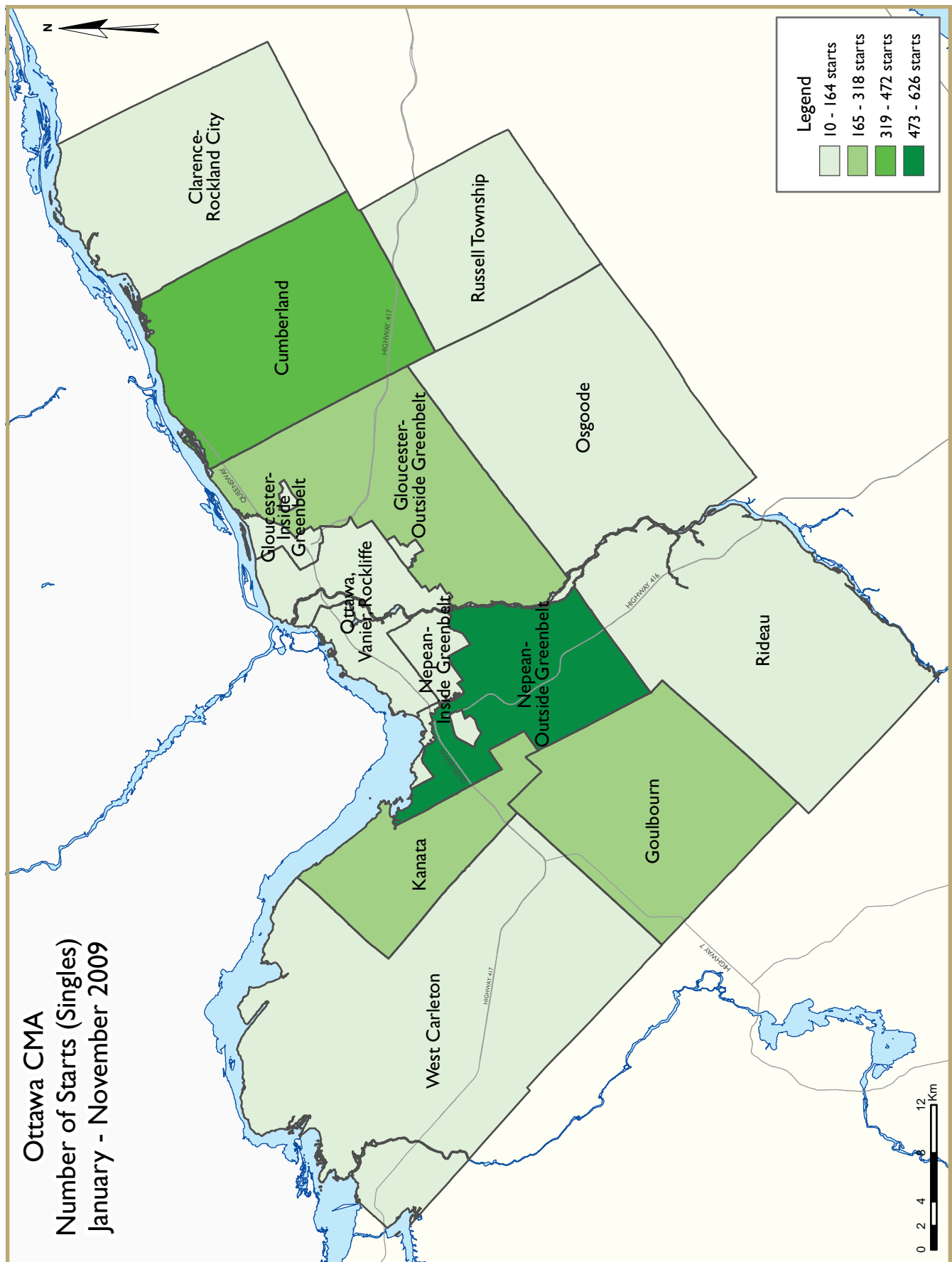
per cent below last year's pace, this represented the lowest margin among major sub-markets. Still, Nepean is the only area showing growth in single-detached construction, up 24 per cent from last year. The other popular regions of Gloucester, the Old City of Ottawa, and Cumberland experienced improvements in pace and now sit between 15 per cent and 20 per cent below last year. Similarly, high activity in Kanata for the fourth consecutive month allowed this region to pick up pace to 28 per cent below last year.

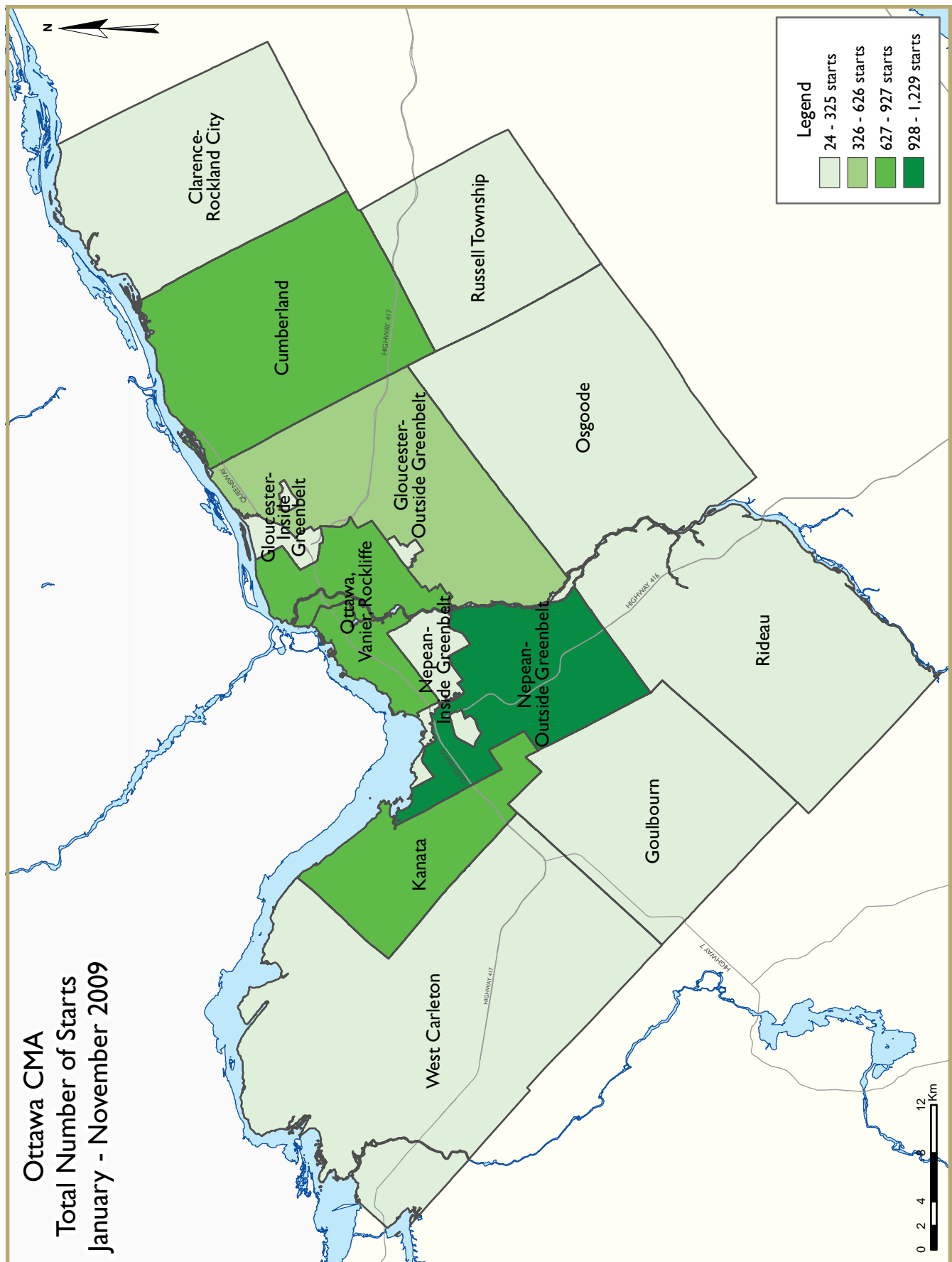












HOUSING NOW REPORT TABLES

Available in **ALL** reports:

- I 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:

- I.1 Housing Activity Summary by Submarket
- I.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)
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2009	293	52	243	0	12	50	4	14	668
November 2008	266	27	108	0	0	74	0	17	492
% Change	10.2	92.6	125.0	n/a	n/a	-32.4	n/a	-17.6	35.8
Year-to-date 2009	2,233	269	1,637	0	12	733	30	79	4,993
Year-to-date 2008	2,711	189	1,996	0	60	1,410	2	159	6,527
% Change	-17.6	42.3	-18.0	n/a	-80.0	-48.0	**	-50.3	-23.5
UNDER CONSTRUCTION									
November 2009	1,608	232	1,344	0	30	1,738	27	86	5,065
November 2008	1,932	167	1,490	0	36	2,084	5	159	5,873
% Change	-16.8	38.9	-9.8	n/a	-16.7	-16.6	**	-45.9	-13.8
COMPLETIONS									
November 2009	218	8	126	0	0	122	6	0	480
November 2008	309	20	282	0	0	57	2	0	670
% Change	-29.4	-60.0	-55.3	n/a	n/a	114.0	200.0	n/a	-28.4
Year-to-date 2009	2,493	199	1,628	0	10	923	15	223	5,491
Year-to-date 2008	2,615	202	1,705	0	73	832	28	198	5,653
% Change	-4.7	-1.5	-4.5	n/a	-86.3	10.9	-46.4	12.6	-2.9
COMPLETED & NOT ABSORBED									
November 2009	18	17	118	0	1	151	2	100	407
November 2008	39	6	84	0	1	119	4	7	260
% Change	-53.8	183.3	40.5	n/a	0.0	26.9	-50.0	**	56.5
ABSORBED									
November 2009	216	7	110	0	0	115	5	0	453
November 2008	309	17	274	0	0	73	3	2	678
% Change	-30.1	-58.8	-59.9	n/a	n/a	57.5	66.7	-100.0	-33.2
Year-to-date 2009	2,512	190	1,593	0	10	923	17	130	5,375
Year-to-date 2008	2,624	209	1,718	0	78	938	13	133	5,713
% Change	-4.3	-9.1	-7.3	n/a	-87.2	-1.6	30.8	-2.3	-5.9

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

Table I.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
November 2009	275	48	243	0	12	50	4	14	646
November 2008	249	25	108	0	0	74	0	17	473
Ottawa, Vanier, Rockcliffe									
November 2009	20	14	35	0	0	6	4	14	93
November 2008	7	11	0	0	0	8	0	17	43
Nepean inside greenbelt									
November 2009	0	0	0	0	12	0	0	0	12
November 2008	2	0	5	0	0	16	0	0	23
Nepean outside greenbelt									
November 2009	69	14	50	0	0	32	0	0	165
November 2008	120	0	33	0	0	16	0	0	169
Gloucester inside greenbelt									
November 2009	2	0	4	0	0	0	0	0	6
November 2008	4	0	3	0	0	0	0	0	7
Gloucester outside greenbelt									
November 2009	34	10	17	0	0	12	0	0	73
November 2008	22	0	20	0	0	10	0	0	52
Kanata									
November 2009	51	8	59	0	0	0	0	0	118
November 2008	23	8	42	0	0	0	0	0	73
Cumberland									
November 2009	42	0	63	0	0	0	0	0	105
November 2008	15	0	0	0	0	24	0	0	39
Goulbourn									
November 2009	20	0	15	0	0	0	0	0	35
November 2008	23	6	5	0	0	0	0	0	34
West Carleton									
November 2009	22	2	0	0	0	0	0	0	24
November 2008	9	0	0	0	0	0	0	0	9
Rideau									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	2	0	0	0	0	0	0	0	2
Osgoode									
November 2009	12	0	0	0	0	0	0	0	12
November 2008	22	0	0	0	0	0	0	0	22
Clarence-Rockland City									
November 2009	11	2	0	0	0	0	0	0	13
November 2008	11	0	0	0	0	0	0	0	11
Russell Township									
November 2009	7	2	0	0	0	0	0	0	9
November 2008	6	2	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
November 2009	293	52	243	0	12	50	4	14	668
November 2008	266	27	108	0	0	74	0	17	492

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

Table I.1: Housing Activity Summary by Submarket
November 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									
November 2009	1,479	220	1,325	0	30	1,704	25	86	4,869
November 2008	1,797	161	1,469	0	36	2,050	5	150	5,668
Ottawa, Vanier, Rockcliffe									
November 2009	98	70	130	0	0	1,255	9	86	1,648
November 2008	96	75	123	0	0	1,316	5	17	1,632
Nepean inside greenbelt									
November 2009	8	2	0	0	12	45	0	0	67
November 2008	9	2	49	0	0	283	0	0	343
Nepean outside greenbelt									
November 2009	442	20	397	0	0	157	0	0	1,016
November 2008	418	6	287	0	0	104	0	0	815
Gloucester inside greenbelt									
November 2009	20	8	14	0	0	0	0	0	42
November 2008	18	2	47	0	0	10	0	0	77
Gloucester outside greenbelt									
November 2009	163	40	104	0	18	94	0	0	419
November 2008	171	4	176	0	28	92	0	0	471
Kanata									
November 2009	211	42	388	0	0	0	0	0	641
November 2008	290	18	330	0	0	0	0	133	771
Cumberland									
November 2009	200	16	184	0	0	153	16	0	569
November 2008	261	4	191	0	8	185	0	0	649
Goulbourn									
November 2009	132	16	87	0	0	0	0	0	235
November 2008	276	48	109	0	0	60	0	0	493
West Carleton									
November 2009	101	2	17	0	0	0	0	0	120
November 2008	119	0	157	0	0	0	0	0	276
Rideau									
November 2009	29	0	0	0	0	0	0	0	29
November 2008	28	0	0	0	0	0	0	0	28
Osgoode									
November 2009	75	4	4	0	0	0	0	0	83
November 2008	111	2	0	0	0	0	0	0	113
Clarence-Rockland City									
November 2009	94	10	15	0	0	34	2	0	155
November 2008	79	2	21	0	0	34	0	0	136
Russell Township									
November 2009	35	2	4	0	0	0	0	0	41
November 2008	56	4	0	0	0	0	0	9	69
Ottawa-Gatineau CMA (Ontario portion)									
November 2009	1,608	232	1,344	0	30	1,738	27	86	5,065
November 2008	1,932	167	1,490	0	36	2,084	5	159	5,873

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

Table I.1: Housing Activity Summary by Submarket
November 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									
November 2009	196	8	126	0	0	122	6	0	458
November 2008	274	18	274	0	0	49	2	0	617
Ottawa, Vanier, Rockcliffe									
November 2009	10	4	29	0	0	122	6	0	171
November 2008	9	8	3	0	0	9	0	0	29
Nepean inside greenbelt									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	1	0	18	0	0	28	0	0	47
Nepean outside greenbelt									
November 2009	70	0	33	0	0	0	0	0	103
November 2008	38	0	96	0	0	12	0	0	146
Gloucester inside greenbelt									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	5	0	15	0	0	0	0	0	20
Gloucester outside greenbelt									
November 2009	24	0	22	0	0	0	0	0	46
November 2008	33	0	20	0	0	0	2	0	55
Kanata									
November 2009	14	0	26	0	0	0	0	0	40
November 2008	53	0	56	0	0	0	0	0	109
Cumberland									
November 2009	29	0	16	0	0	0	0	0	45
November 2008	46	0	27	0	0	0	0	0	73
Goulbourn									
November 2009	20	4	0	0	0	0	0	0	24
November 2008	69	10	35	0	0	0	0	0	114
West Carleton									
November 2009	10	0	0	0	0	0	0	0	10
November 2008	5	0	4	0	0	0	0	0	9
Rideau									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	7	0	0	0	0	0	0	0	7
Osgoode									
November 2009	12	0	0	0	0	0	0	0	12
November 2008	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
November 2009	12	0	0	0	0	0	0	0	12
November 2008	17	0	8	0	0	0	0	0	25
Russell Township									
November 2009	10	0	0	0	0	0	0	0	10
November 2008	18	2	0	0	0	8	0	0	28
Ottawa-Gatineau CMA (Ontario portion)									
November 2009	218	8	126	0	0	122	6	0	480
November 2008	309	20	282	0	0	57	2	0	670

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

Table I.1: Housing Activity Summary by Submarket
November 2009

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
November 2009	11	16	118	0	1	139	2	100	387
November 2008	38	6	83	0	1	119	4	7	258
Ottawa, Vanier, Rockcliffe									
November 2009	0	16	5	0	0	98	1	0	120
November 2008	3	4	0	0	0	85	0	7	99
Nepean inside greenbelt									
November 2009	0	0	3	0	0	10	0	22	35
November 2008	0	0	2	0	0	10	0	0	12
Nepean outside greenbelt									
November 2009	1	0	26	0	1	10	1	0	39
November 2008	0	0	18	0	1	11	1	0	31
Gloucester inside greenbelt									
November 2009	0	0	0	0	0	7	0	0	7
November 2008	0	1	3	0	0	8	0	0	12
Gloucester outside greenbelt									
November 2009	5	0	28	0	0	14	0	0	47
November 2008	10	0	12	0	0	1	3	0	26
Kanata									
November 2009	0	0	27	0	0	0	0	78	105
November 2008	1	0	15	0	0	0	0	0	16
Cumberland									
November 2009	2	0	19	0	0	0	0	0	21
November 2008	7	0	20	0	0	1	0	0	28
Goulbourn									
November 2009	0	0	8	0	0	0	0	0	8
November 2008	1	1	10	0	0	3	0	0	15
West Carleton									
November 2009	1	0	2	0	0	0	0	0	3
November 2008	2	0	3	0	0	0	0	0	5
Rideau									
November 2009	0	0	0	0	0	0	0	0	0
November 2008	0	0	0	0	0	0	0	0	0
Osgoode									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
November 2009	0	0	0	0	0	12	0	0	12
November 2008	0	0	1	0	0	0	0	0	1
Russell Township									
November 2009	7	1	0	0	0	0	0	0	8
November 2008	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
November 2009	18	17	118	0	1	151	2	100	407
November 2008	39	6	84	0	1	119	4	7	260

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

Table I.1: Housing Activity Summary by Submarket
November 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									
November 2009	196	7	110	0	0	115	5	0	433
November 2008	275	15	267	0	0	65	3	2	627
Ottawa, Vanier, Rockcliffe									
November 2009	10	3	29	0	0	115	5	0	162
November 2008	8	6	4	0	0	13	0	2	33
Nepean inside greenbelt									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	1	0	18	0	0	38	0	0	57
Nepean outside greenbelt									
November 2009	70	0	26	0	0	0	0	0	96
November 2008	39	0	92	0	0	12	0	0	143
Gloucester inside greenbelt									
November 2009	2	0	0	0	0	0	0	0	2
November 2008	5	0	19	0	0	0	0	0	24
Gloucester outside greenbelt									
November 2009	24	0	19	0	0	0	0	0	43
November 2008	29	0	23	0	0	2	3	0	57
Kanata									
November 2009	14	0	20	0	0	0	0	0	34
November 2008	53	0	50	0	0	0	0	0	103
Cumberland									
November 2009	29	0	16	0	0	0	0	0	45
November 2008	43	0	26	0	0	0	0	0	69
Goulbourn									
November 2009	21	4	0	0	0	0	0	0	25
November 2008	71	9	32	0	0	0	0	0	112
West Carleton									
November 2009	9	0	0	0	0	0	0	0	9
November 2008	5	0	3	0	0	0	0	0	8
Rideau									
November 2009	3	0	0	0	0	0	0	0	3
November 2008	7	0	0	0	0	0	0	0	7
Osgoode									
November 2009	12	0	0	0	0	0	0	0	12
November 2008	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
November 2009	12	0	0	0	0	0	0	0	12
November 2008	17	0	7	0	0	0	0	0	24
Russell Township									
November 2009	8	0	0	0	0	0	0	0	8
November 2008	17	2	0	0	0	8	0	0	27
Ottawa-Gatineau CMA (Ontario portion)									
November 2009	216	7	110	0	0	115	5	0	453
November 2008	309	17	274	0	0	73	3	2	678

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
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Ottawa City	275	249	52	25	255	108	64	91	646	473	36.6
Ottawa, Vanier, Rockcliffe	20	7	18	11	35	0	20	25	93	43	116.3
Nepean inside greenbelt	0	2	0	0	12	5	0	16	12	23	-47.8
Nepean outside greenbelt	69	120	14	0	50	33	32	16	165	169	-2.4
Gloucester inside greenbelt	2	4	0	0	4	3	0	0	6	7	-14.3
Gloucester outside greenbelt	34	22	10	0	17	20	12	10	73	52	40.4
Kanata	51	23	8	8	59	42	0	0	118	73	61.6
Cumberland	42	15	0	0	63	0	0	24	105	39	169.2
Goulbourn	20	23	0	6	15	5	0	0	35	34	2.9
West Carleton	22	9	2	0	0	0	0	0	24	9	166.7
Rideau	3	2	0	0	0	0	0	0	3	2	50.0
Osgoode	12	22	0	0	0	0	0	0	12	22	-45.5
Clarence-Rockland City	11	11	2	0	0	0	0	0	13	11	18.2
Russell Township	7	6	2	2	0	0	0	0	9	8	12.5
Ottawa-Gatineau CMA (Ontario Portion)	293	266	56	27	255	108	64	91	668	492	35.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 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	2,018	2,476	256	185	1,629	2,023	826	1,534	4,729	6,218	-23.9
Ottawa, Vanier, Rockcliffe	105	94	80	85	156	104	555	798	896	1,081	-17.1
Nepean inside greenbelt	10	10	2	2	12	101	0	188	24	301	-92.0
Nepean outside greenbelt	626	501	20	6	454	491	129	114	1,229	1,112	10.5
Gloucester inside greenbelt	26	39	8	6	18	60	0	0	52	105	-50.5
Gloucester outside greenbelt	258	276	58	6	153	238	86	92	555	612	-9.3
Kanata	248	409	40	16	403	407	0	133	691	965	-28.4
Cumberland	319	421	18	6	329	310	52	169	718	906	-20.8
Goulbourn	168	407	24	58	83	141	4	36	279	642	-56.5
West Carleton	123	132	2	0	17	171	0	4	142	307	-53.7
Rideau	30	31	0	0	0	0	0	0	30	31	-3.2
Osgoode	105	156	4	0	4	0	0	0	113	156	-27.6
Clarence-Rockland City	133	129	10	0	22	17	0	34	165	180	-8.3
Russell Township	82	106	9	6	0	0	8	17	99	129	-23.3
Ottawa-Gatineau CMA (Ontario Portion)	2,233	2,711	275	191	1,651	2,040	834	1,585	4,993	6,527	-23.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Ottawa City	255	108	0	0	50	74	14	17
Ottawa, Vanier, Rockcliffe	35	0	0	0	6	8	14	17
Nepean inside greenbelt	12	5	0	0	0	16	0	0
Nepean outside greenbelt	50	33	0	0	32	16	0	0
Gloucester inside greenbelt	4	3	0	0	0	0	0	0
Gloucester outside greenbelt	17	20	0	0	12	10	0	0
Kanata	59	42	0	0	0	0	0	0
Cumberland	63	0	0	0	0	24	0	0
Goulbourn	15	5	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	255	108	0	0	50	74	14	17

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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	1,605	2,023	24	0	751	1,384	75	150
Ottawa, Vanier, Rockcliffe	148	104	8	0	480	781	75	17
Nepean inside greenbelt	12	101	0	0	0	188	0	0
Nepean outside greenbelt	454	491	0	0	129	114	0	0
Gloucester inside greenbelt	18	60	0	0	0	0	0	0
Gloucester outside greenbelt	153	238	0	0	86	92	0	0
Kanata	403	407	0	0	0	0	0	133
Cumberland	313	310	16	0	52	169	0	0
Goulbourn	83	141	0	0	4	36	0	0
West Carleton	17	171	0	0	0	4	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	22	17	0	0	0	34	0	0
Russell Township	0	0	0	0	4	8	4	9
Ottawa-Gatineau CMA (Ontario Portion)	1,627	2,040	24	0	755	1,426	79	159

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Ottawa City	566	382	62	74	18	17	646	473
Ottawa, Vanier, Rockcliffe	69	18	6	8	18	17	93	43
Nepean inside greenbelt	0	7	12	16	0	0	12	23
Nepean outside greenbelt	133	153	32	16	0	0	165	169
Gloucester inside greenbelt	6	7	0	0	0	0	6	7
Gloucester outside greenbelt	61	42	12	10	0	0	73	52
Kanata	118	73	0	0	0	0	118	73
Cumberland	105	15	0	24	0	0	105	39
Goulbourn	35	34	0	0	0	0	35	34
West Carleton	24	9	0	0	0	0	24	9
Rideau	3	2	0	0	0	0	3	2
Osgoode	12	22	0	0	0	0	12	22
Clarence-Rockland City	13	11	0	0	0	0	13	11
Russell Township	9	8	0	0	0	0	9	8
Ottawa-Gatineau CMA (Ontario Portion)	588	401	62	74	18	17	668	492

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	3,881	4,638	745	1,428	103	152	4,729	6,218
Ottawa, Vanier, Rockcliffe	329	289	480	773	87	19	896	1,081
Nepean inside greenbelt	12	81	12	220	0	0	24	301
Nepean outside greenbelt	1,100	992	129	120	0	0	1,229	1,112
Gloucester inside greenbelt	52	105	0	0	0	0	52	105
Gloucester outside greenbelt	483	502	72	110	0	0	555	612
Kanata	691	832	0	0	0	133	691	965
Cumberland	650	737	52	169	16	0	718	906
Goulbourn	279	606	0	36	0	0	279	642
West Carleton	142	307	0	0	0	0	142	307
Rideau	30	31	0	0	0	0	30	31
Osgoode	113	156	0	0	0	0	113	156
Clarence-Rockland City	163	146	0	34	2	0	165	180
Russell Township	95	112	0	8	4	9	99	129
Ottawa-Gatineau CMA (Ontario Portion)	4,139	4,896	745	1,470	109	161	4,993	6,527

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2009

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	% Change
Ottawa City	196	274	8	20	132	274	122	49	458	617	-25.8
Ottawa, Vanier, Rockcliffe	10	9	4	8	35	3	122	9	171	29	**
Nepean inside greenbelt	2	1	0	0	0	18	0	28	2	47	-95.7
Nepean outside greenbelt	70	38	0	0	33	96	0	12	103	146	-29.5
Gloucester inside greenbelt	2	5	0	0	0	15	0	0	2	20	-90.0
Gloucester outside greenbelt	24	33	0	2	22	20	0	0	46	55	-16.4
Kanata	14	53	0	0	26	56	0	0	40	109	-63.3
Cumberland	29	46	0	0	16	27	0	0	45	73	-38.4
Goulbourn	20	69	4	10	0	35	0	0	24	114	-78.9
West Carleton	10	5	0	0	0	4	0	0	10	9	11.1
Rideau	3	7	0	0	0	0	0	0	3	7	-57.1
Osgoode	12	8	0	0	0	0	0	0	12	8	50.0
Clarence-Rockland City	12	17	0	0	0	8	0	0	12	25	-52.0
Russell Township	10	18	0	2	0	0	0	8	10	28	-64.3
Ottawa-Gatineau CMA (Ontario Portion)	218	309	8	22	132	282	122	57	480	670	-28.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 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	2,294	2,407	191	214	1,635	1,782	1,141	1,005	5,261	5,408	-2.7
Ottawa, Vanier, Rockcliffe	91	87	83	60	133	52	431	721	738	920	-19.8
Nepean inside greenbelt	12	11	2	6	43	101	297	36	354	154	129.9
Nepean outside greenbelt	697	469	6	8	287	397	64	96	1,054	970	8.7
Gloucester inside greenbelt	24	62	2	14	49	165	10	56	85	297	-71.4
Gloucester outside greenbelt	249	275	26	30	222	135	114	0	611	440	38.9
Kanata	302	343	16	30	388	309	133	0	839	682	23.0
Cumberland	347	415	4	26	315	431	44	24	710	896	-20.8
Goulbourn	283	482	46	40	104	158	48	72	481	752	-36.0
West Carleton	125	80	0	0	94	34	0	0	219	114	92.1
Rideau	30	37	0	0	0	0	0	0	30	37	-18.9
Osgoode	134	146	6	0	0	0	0	0	140	146	-4.1
Clarence-Rockland City	100	112	2	2	7	8	0	3	109	125	-12.8
Russell Township	99	96	9	2	0	0	13	22	121	120	0.8
Ottawa-Gatineau CMA (Ontario Portion)	2,493	2,615	202	218	1,642	1,790	1,154	1,030	5,491	5,653	-2.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Ottawa City	126	274	6	0	122	49	0	0
Ottawa, Vanier, Rockcliffe	29	3	6	0	122	9	0	0
Nepean inside greenbelt	0	18	0	0	0	28	0	0
Nepean outside greenbelt	33	96	0	0	0	12	0	0
Gloucester inside greenbelt	0	15	0	0	0	0	0	0
Gloucester outside greenbelt	22	20	0	0	0	0	0	0
Kanata	26	56	0	0	0	0	0	0
Cumberland	16	27	0	0	0	0	0	0
Goulbourn	0	35	0	0	0	0	0	0
West Carleton	0	4	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	8	0	0	0	0	0	0
Russell Township	0	0	0	0	0	8	0	0
Ottawa-Gatineau CMA (Ontario Portion)	126	282	6	0	122	57	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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	1,623	1,768	12	14	931	810	210	195
Ottawa, Vanier, Rockcliffe	121	52	12	0	423	574	8	147
Nepean inside greenbelt	43	101	0	0	228	36	69	0
Nepean outside greenbelt	287	397	0	0	64	96	0	0
Gloucester inside greenbelt	49	151	0	14	10	8	0	48
Gloucester outside greenbelt	222	135	0	0	114	0	0	0
Kanata	388	309	0	0	0	0	133	0
Cumberland	315	431	0	0	44	24	0	0
Goulbourn	104	158	0	0	48	72	0	0
West Carleton	94	34	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	8	0	0	0	0	0	3
Russell Township	0	0	0	0	0	22	13	0
Ottawa-Gatineau CMA (Ontario Portion)	1,630	1,776	12	14	931	832	223	198

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
November 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008	Nov 2009	Nov 2008
Ottawa City	330	566	122	49	6	2	458	617
Ottawa, Vanier, Rockcliffe	43	20	122	9	6	0	171	29
Nepean inside greenbelt	2	19	0	28	0	0	2	47
Nepean outside greenbelt	103	134	0	12	0	0	103	146
Gloucester inside greenbelt	2	20	0	0	0	0	2	20
Gloucester outside greenbelt	46	53	0	0	0	2	46	55
Kanata	40	109	0	0	0	0	40	109
Cumberland	45	73	0	0	0	0	45	73
Goulbourn	24	114	0	0	0	0	24	114
West Carleton	10	9	0	0	0	0	10	9
Rideau	3	7	0	0	0	0	3	7
Osgoode	12	8	0	0	0	0	12	8
Clarence-Rockland City	12	25	0	0	0	0	12	25
Russell Township	10	20	0	8	0	0	10	28
Ottawa-Gatineau CMA (Ontario Portion)	352	611	122	57	6	2	480	670

**Table 3.5: Completions by Submarket and by Intended Market
January - November 2009**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	4,104	4,304	933	883	224	221	5,261	5,408
Ottawa, Vanier, Rockcliffe	301	195	415	574	22	151	738	920
Nepean inside greenbelt	57	106	228	48	69	0	354	154
Nepean outside greenbelt	990	871	64	99	0	0	1,054	970
Gloucester inside greenbelt	75	227	10	8	0	62	85	297
Gloucester outside greenbelt	487	432	124	0	0	8	611	440
Kanata	706	680	0	2	133	0	839	682
Cumberland	666	816	44	80	0	0	710	896
Goulbourn	433	680	48	72	0	0	481	752
West Carleton	219	114	0	0	0	0	219	114
Rideau	30	37	0	0	0	0	30	37
Osgoode	140	146	0	0	0	0	140	146
Clarence-Rockland City	109	120	0	0	0	5	109	125
Russell Township	107	98	0	22	14	0	121	120
Ottawa-Gatineau CMA (Ontario Portion)	4,320	4,522	933	905	238	226	5,491	5,653

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2009	0	0.0	18	10.8	81	48.5	56	33.5	12	7.2	167	384,990	398,608
November 2008	6	2.2	34	12.4	160	58.2	52	18.9	23	8.4	275	364,900	390,596
Year-to-date 2009	17	0.8	183	8.5	1,045	48.6	625	29.1	278	12.9	2,148	385,900	415,231
Year-to-date 2008	26	1.1	356	14.7	1,102	45.7	570	23.6	360	14.9	2,414	374,900	413,563
Ottawa, Vanier, Rockcliffe													
November 2009	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
November 2008	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
Year-to-date 2009	0	0.0	0	0.0	2	2.9	11	16.2	55	80.9	68	750,000	803,513
Year-to-date 2008	1	1.2	1	1.2	3	3.5	13	15.3	67	78.8	85	686,500	757,047
Nepean inside greenbelt													
November 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
November 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	2	18.2	3	27.3	6	54.5	11	525,000	740,455
Nepean outside greenbelt													
November 2009	0	0.0	13	18.6	42	60.0	14	20.0	1	1.4	70	349,990	362,151
November 2008	0	0.0	1	2.6	30	76.9	5	12.8	3	7.7	39	393,900	394,024
Year-to-date 2009	0	0.0	85	12.3	379	54.7	199	28.7	30	4.3	693	374,400	383,075
Year-to-date 2008	0	0.0	39	8.2	237	49.8	147	30.9	53	11.1	476	388,900	416,655
Gloucester inside greenbelt													
November 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
November 2008	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	22.2	10	55.6	4	22.2	18	453,300	483,683
Year-to-date 2008	0	0.0	1	1.6	42	66.7	16	25.4	4	6.3	63	375,900	415,568
Gloucester outside greenbelt													
November 2009	0	0.0	0	0.0	12	50.0	10	41.7	2	8.3	24	397,900	409,832
November 2008	0	0.0	1	3.4	12	41.4	13	44.8	3	10.3	29	409,900	439,362
Year-to-date 2009	0	0.0	5	2.1	119	50.9	81	34.6	29	12.4	234	396,950	418,775
Year-to-date 2008	1	0.4	8	2.9	127	46.2	103	37.5	36	13.1	275	400,000	425,235
Kanata													
November 2009	0	0.0	0	0.0	8	57.1	4	28.6	2	14.3	14	385,950	416,687
November 2008	0	0.0	1	1.9	39	73.6	13	24.5	0	0.0	53	364,900	367,756
Year-to-date 2009	0	0.0	9	3.0	159	53.4	93	31.2	37	12.4	298	385,400	409,986
Year-to-date 2008	0	0.0	34	9.8	164	47.4	110	31.8	38	11.0	346	381,900	405,570
Cumberland													
November 2009	0	0.0	5	19.2	12	46.2	9	34.6	0	0.0	26	377,400	372,798
November 2008	0	0.0	6	14.0	26	60.5	10	23.3	1	2.3	43	365,900	375,949
Year-to-date 2009	3	0.9	34	9.9	213	61.9	82	23.8	12	3.5	344	370,900	373,956
Year-to-date 2008	2	0.5	108	25.9	222	53.2	70	16.8	15	3.6	417	343,900	352,589
Goulbourn													
November 2009	0	0.0	0	0.0	5	23.8	13	61.9	3	14.3	21	431,900	442,493
November 2008	0	0.0	25	35.2	40	56.3	6	8.5	0	0.0	71	325,990	327,386
Year-to-date 2009	4	1.4	35	12.5	132	47.3	86	30.8	22	7.9	279	377,540	389,763
Year-to-date 2008	7	1.4	148	30.6	240	49.7	63	13.0	25	5.2	483	325,990	352,033

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2009	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
November 2008	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	--	--
Year-to-date 2009	0	0.0	6	6.3	16	16.8	28	29.5	45	47.4	95	480,000	524,643
Year-to-date 2008	3	3.8	6	7.6	22	27.8	15	19.0	33	41.8	79	480,000	483,458
Rideau													
November 2009	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
November 2008	0	0.0	0	0.0	2	28.6	3	42.9	2	28.6	7	--	--
Year-to-date 2009	4	20.0	1	5.0	4	20.0	7	35.0	4	20.0	20	403,000	397,680
Year-to-date 2008	0	0.0	4	10.8	17	45.9	8	21.6	8	21.6	37	360,000	465,230
Osgoode													
November 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
November 2008	6	42.9	0	0.0	3	21.4	0	0.0	5	35.7	14	335,950	376,436
Year-to-date 2009	6	6.5	8	8.6	16	17.2	27	29.0	36	38.7	93	445,000	476,622
Year-to-date 2008	12	8.5	7	4.9	26	18.3	22	15.5	75	52.8	142	522,500	504,252
Clarence-Rockland City													
November 2009	0	0.0	6	66.7	3	33.3	0	0.0	0	0.0	9	--	--
November 2008	2	11.8	7	41.2	5	29.4	3	17.6	0	0.0	17	289,500	313,929
Year-to-date 2009	22	28.6	29	37.7	20	26.0	4	5.2	2	2.6	77	267,900	289,984
Year-to-date 2008	37	33.0	36	32.1	29	25.9	10	8.9	0	0.0	112	269,450	290,626
Russell Township													
November 2009	1	16.7	2	33.3	3	50.0	0	0.0	0	0.0	6	--	--
November 2008	0	0.0	7	41.2	9	52.9	1	5.9	0	0.0	17	315,900	326,428
Year-to-date 2009	12	15.4	24	30.8	36	46.2	6	7.7	0	0.0	78	311,000	314,392
Year-to-date 2008	6	6.1	31	31.6	52	53.1	8	8.2	1	1.0	98	316,950	326,003
Ottawa-Gatineau CMA (Ontario portion)													
November 2009	1	0.5	26	14.3	87	47.8	56	30.8	12	6.6	182	379,245	389,793
November 2008	8	2.6	48	15.5	174	56.3	56	18.1	23	7.4	309	357,900	382,848
Year-to-date 2009	51	2.2	236	10.2	1,101	47.8	635	27.6	280	12.2	2,303	382,500	407,628
Year-to-date 2008	69	2.6	423	16.1	1,183	45.1	588	22.4	361	13.8	2,624	368,200	405,046

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
November 2009**

Submarket	Nov 2009	Nov 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	398,608	390,596	2.1	415,231	413,563	0.4
Ottawa, Vanier, Rockcliffe	--	--	n/a	803,513	757,047	6.1
Nepean inside greenbelt	--	--	n/a	--	740,455	n/a
Nepean outside greenbelt	362,151	394,024	-8.1	383,075	416,655	-8.1
Gloucester inside greenbelt	--	--	n/a	483,683	415,568	16.4
Gloucester outside greenbelt	409,832	439,362	-6.7	418,775	425,235	-1.5
Kanata	416,687	367,756	13.3	409,986	405,570	1.1
Cumberland	372,798	375,949	-0.8	373,956	352,589	6.1
Goulbourn	442,493	327,386	35.2	389,763	352,033	10.7
West Carleton	--	--	n/a	524,643	483,458	8.5
Rideau	--	--	n/a	397,680	465,230	-14.5
Osgoode	--	376,436	n/a	476,622	504,252	-5.5
Clarence-Rockland City	--	313,929	n/a	289,984	290,626	-0.2
Russell Township	--	326,428	n/a	314,392	326,003	-3.6
Ottawa-Gatineau CMA (Ontario Portion)	389,793	382,848	1.8	407,628	405,046	0.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
November 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	1,781	69.1	315,176	11.5	315,301
	September	1,230	0.2	1,292	1,863	1,788	72.3	305,628	5.5	309,440
	October	1,223	25.6	1,419	1,616	1,779	79.8	320,561	14.1	324,822
	November	936	43.1	1,377	1,319	1,774	77.6	314,071	7.7	325,064
	December									
	Q3 2008	3,839	-2.2		6,318			289,532	7.1	
	Q3 2009	4,047	5.4		5,463			306,561	5.9	
	YTD 2008	13,434	-5.0		23,408			291,111	6.7	
	YTD 2009	14,219	5.8		21,589			304,465	4.6	

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

¹Source: CREA

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

Table 6: Economic Indicators
November 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	Mortgage 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	169.7	113.8	495	5.2	71.7	1,014
	September	610	3.70	5.49	171.4	113.9	498	4.8	71.7	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.2	71.9	1,018
	November	616	3.60	5.59		114.6	496	5.3	71.6	1,010
	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 of 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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