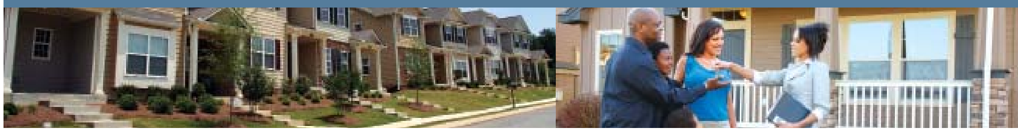
HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2010

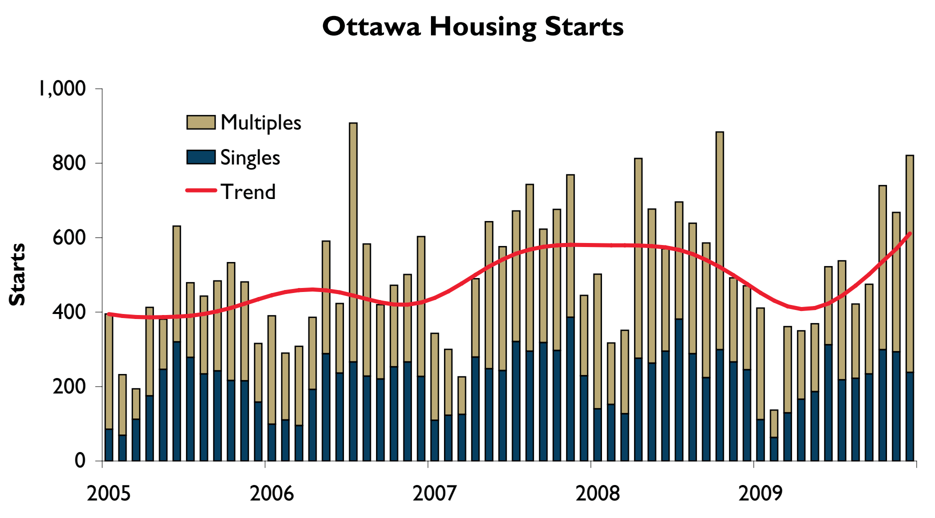
New Home Market

New Home Market Surges Late in the Year

After a challenging start of the year, the recent upturn in demand for new homes has allowed Ottawa's New Home Market to close 2009 on a rising trend. Consequently, new housing starts for the year showed remarkable overall resilience compared to the Ontario average, down by only 17 per cent from 2008. The lowest borrowing costs on record and the expectation of future rate increases, coupled with improving labour market conditions, released pent-up demand accumulated earlier in the year.

With a lack of listings in the resale market, the record-high pace of home demand during the second half of the year spilt over into higher levels of new construction observed in each of the last three months of 2009. New home

Figure 1



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

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construction activity during the fourth quarter posted a 24-year record.

Fourth Quarter High Rise Construction Grew by 35 Per Cent

While the recovery in new starts has been robust across all housing segments, fourth quarter growth was dominated by multifamily construction, accounting for almost two-thirds of all activity.

Construction of new apartments, started mostly in Ottawa's core, experienced a notable rebound in the fourth quarter. Given the increased number of mid- and high-rise condominium sales in this period, not matched since 2008Q2, it is not a surprise to witness this recovery. Moreover, the total number of apartments under construction for the year closed at levels similar to last year, indicating sustain demand for this housing type.

The most significant fourth quarter bounce, however, was observed in townhome construction, which grew upward of 50 per cent compared to last year. Similarly, the semi-detached homes segment recovered and was the only market showing positive growth for the year. All these are clear signs of healthy demand coming from various demographic groups, with a strong presence of first-time buyers and baby-boomers choosing to downsize.

Single-Detached Construction Remained Robust

The less affordable single-detached homes segment managed to register a higher trend in the fourth quarter. This segment represents the best barometer of the overall health of Ottawa's new home market, confirming that new construction in 2009 converged with long-term demographic needs. New construction for single family homes in the Q4 increased in Cumberland, Goulbourn and Gloucester, where the prices for this type of homes are more affordable. In the case of Nepean, although starts were 15 per cent below last year's pace, one of every four of these single-detached starts were built in this region.

Resale Market

Ottawa's Resale Market Among Ontario's Tightest

Buoyant housing demand during the second half of the year led Ottawa's resale market to register an all-time record high number of transactions, both for the fourth quarter as well as for 2009 as a whole. This brought the total for 2009 to a new record high, up 7.3 per cent from a year earlier.

The record pace of housing demand in the fourth quarter was met with a declining supply of property listings. Accordingly, the seasonally adjusted number of months of supply of active inventory roughly halved, declining to less than three months in the last quarter of the year. The resale market clearly favoured sellers in Q4.

Due to tight market conditions, the average price during the fourth quarter increased by more than 11 per cent. Such rebound served largely to more than compensate for the slower start of the year, posting an overall healthy

UNIT TYPE	MLS® Sales						MLS® Prices ($)					
	December			Year-to-Date			December			Year-to-Date		
	2008	2009	% Chg.	2008	2009	% Chg.	2008	2009	% Chg.	2008	2009	% Chg.
SINGLE- DETACHED	**235**	**382**	**62.6**	**8,000**	**8,376**	**4.7**	**298,907**	**345,998**	**15.8**	**326,067**	**341,866**	**4.8**
Bungalow	*73*	*121*	65.8	*2,342*	*2,517*	7.5	*256,132*	*299,288*	16.8	*283,585*	*303,450*	7.0
Two-Storey	*110*	*174*	58.2	*3,943*	*4,088*	3.7	*341,441*	*398,704*	16.8	*366,943*	*383,623*	4.5
Other Single-Detached	*52*	*87*	67.3	*1,715*	*1,771*	3.3	*268,980*	*305,550*	13.6	*290,103*	*300,077*	3.4
ROW	**84**	**81**	**-3.6**	**1,953**	**2,258**	**15.6**	**259,371**	**285,724**	**10.2**	**259,978**	**274,718**	**5.7**
SEMI	**33**	**41**	**24.2**	**843**	**953**	**13.0**	**335,069**	**274,202**	**-18.2**	**284,047**	**296,963**	**4.5**
CONDOMINIUM	**114**	**185**	**62.3**	**2,948**	**3,157**	**7.1**	**212,737**	**246,063**	**15.7**	**213,873**	**225,261**	**5.3**
Apartment	*58*	*103*	77.6	*1,395*	*1,543*	10.6	*234,590*	*276,888*	18.0	*238,892*	*249,173*	4.3
Row	*56*	*81*	44.6	*1,523*	*1,577*	3.5	*190,104*	*206,755*	8.8	*190,049*	*200,357*	5.4
Other Condominiums	*0*	*1*	n/a	*30*	*37*	23.3	*n/a*	*255,000*	n/a	*259,968*	*289,492*	11.4
OTHERS	**8**	**15**	**87.5**	**164**	**179**	**9.1**	**238,361**	**486,033**	**103.9**	**328,111**	**394,454**	**20.2**
TOTAL	**474**	**704**	**48.5**	**13,908**	**14,923**	**7.3**	**272,672**	**311,604**	**14.3**	**290,483**	**304,801**	**4.9**

Source: Ottawa Real Estate Board

* Properties under Row type include only those with six units or more

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4.9 per cent increase in 2009.

Robust Growth Observed Across All Housing Segments

The improvement in housing affordability brought good news for sellers of the popular and more expensive single-detached homes. Singles increased by 36 per cent over the same period in 2008. The pace of sales growth was slightly higher for bungalow properties, while price growth was stronger for two-storey homes. Throughout 2009, suburban areas gained in popularity while more central regions tended to appreciate the most. Affordability improvements led to greater sales of singles which dominate the suburban landscape. However sales in the pricier Downtown area remained essentially flat.

While all other housing types combined saw a similar magnitude of fourth quarter sales growth, average price appreciation advanced at a less pronounced but still solid pace of 6 per cent. Of these segments, townhomes saw the highest price increase followed by condominium apartments, up 9 and 8 per cent respectively. Clearly, these market trends constitute signs of a strong presence of both first-time buyers as well as households looking to downsize, both of which were lured by the lowest borrowing costs on record.

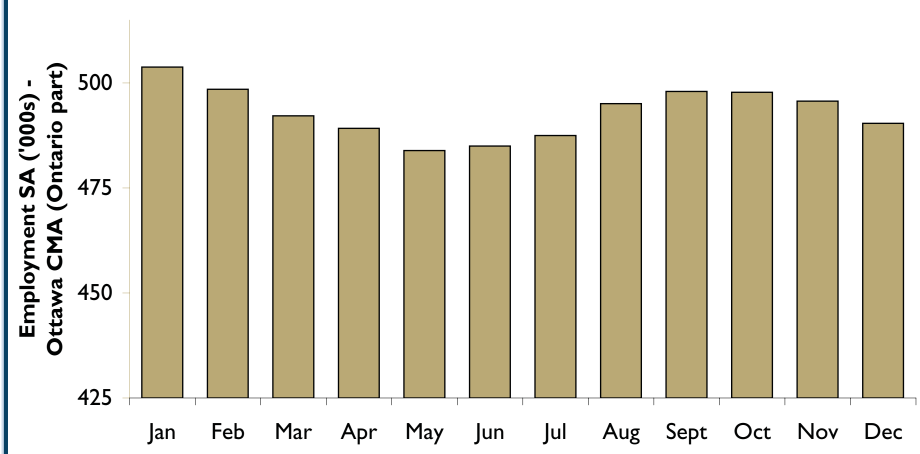
Healthy Labour Market Will Attract External Workers

After a remarkable third quarter recovery, the last three months of the year served as a reality check for Ottawa. Although the average fourth quarter level of seasonally adjusted employment was 0.2 per cent higher than the previous quarter, Ottawa employers shed jobs in each of the past three months at an accelerated pace. While this led to a rise in the jobless rate, Ottawa's labour market remained the tightest in Ontario and one of the healthiest in Canada, with the unemployment rate for 2009 of 5.6 per cent, up only moderately from 2008.

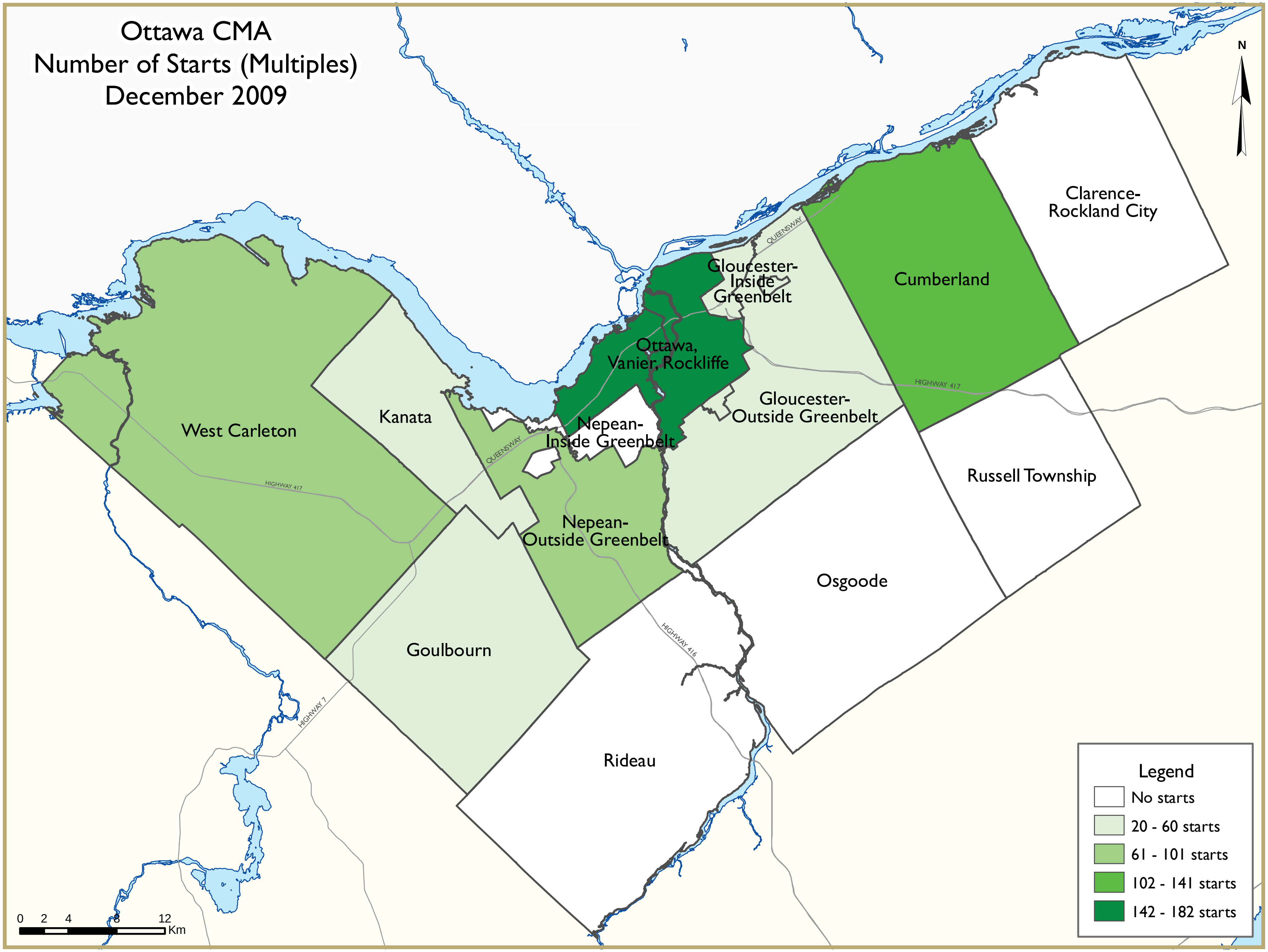
Ottawa's average labour earnings remained flat in the fourth quarter, but made significant gains for the year, up 5.9 per cent. Increasing salaries combined with one of the healthiest employment markets in the province, will serve well as a magnet to attract external workers, improving net migration. This increased immigration will translate into future housing demand, as it takes between 5 and 7 years for a new immigrant to buy a home.

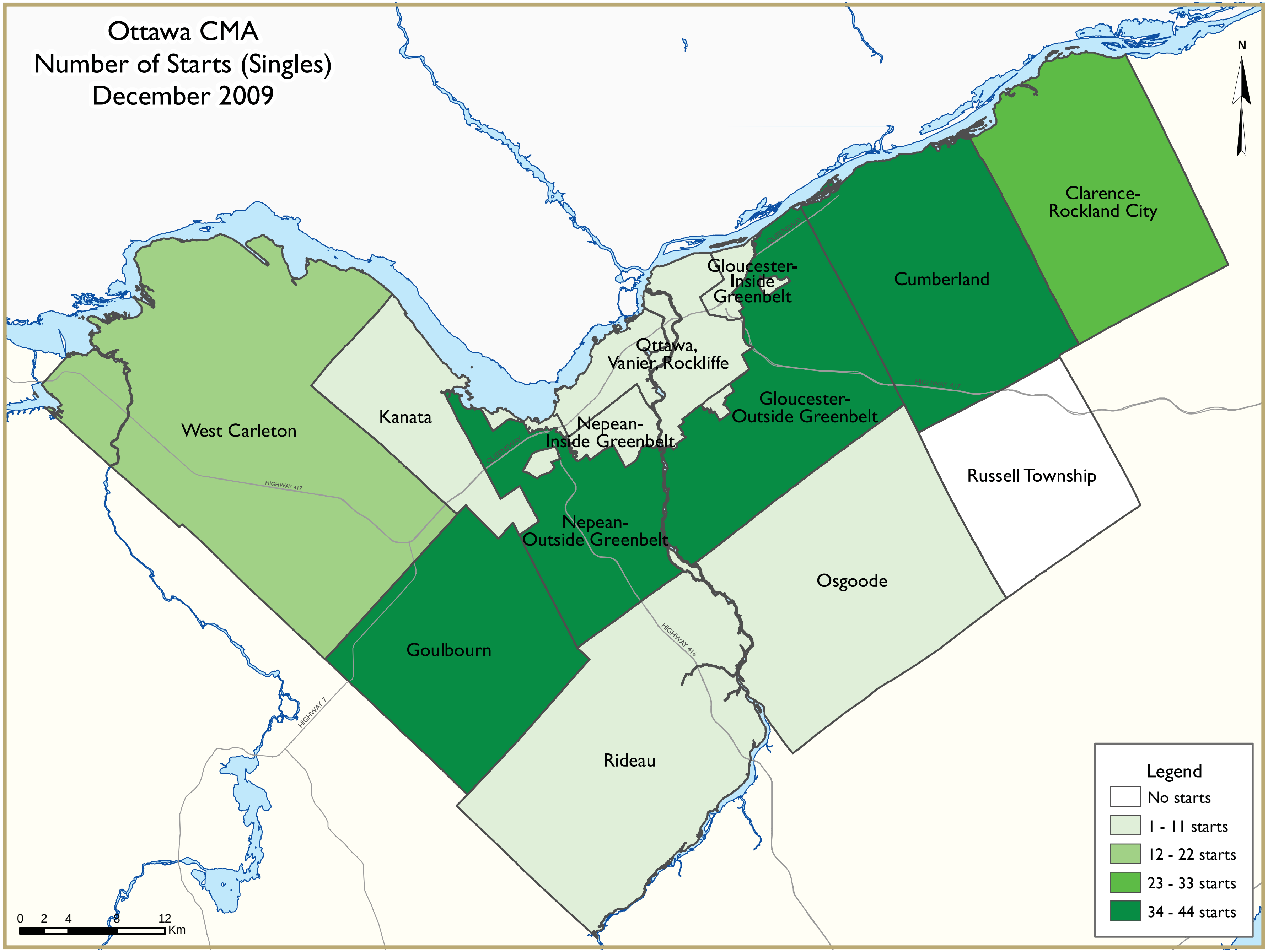
Figure 2

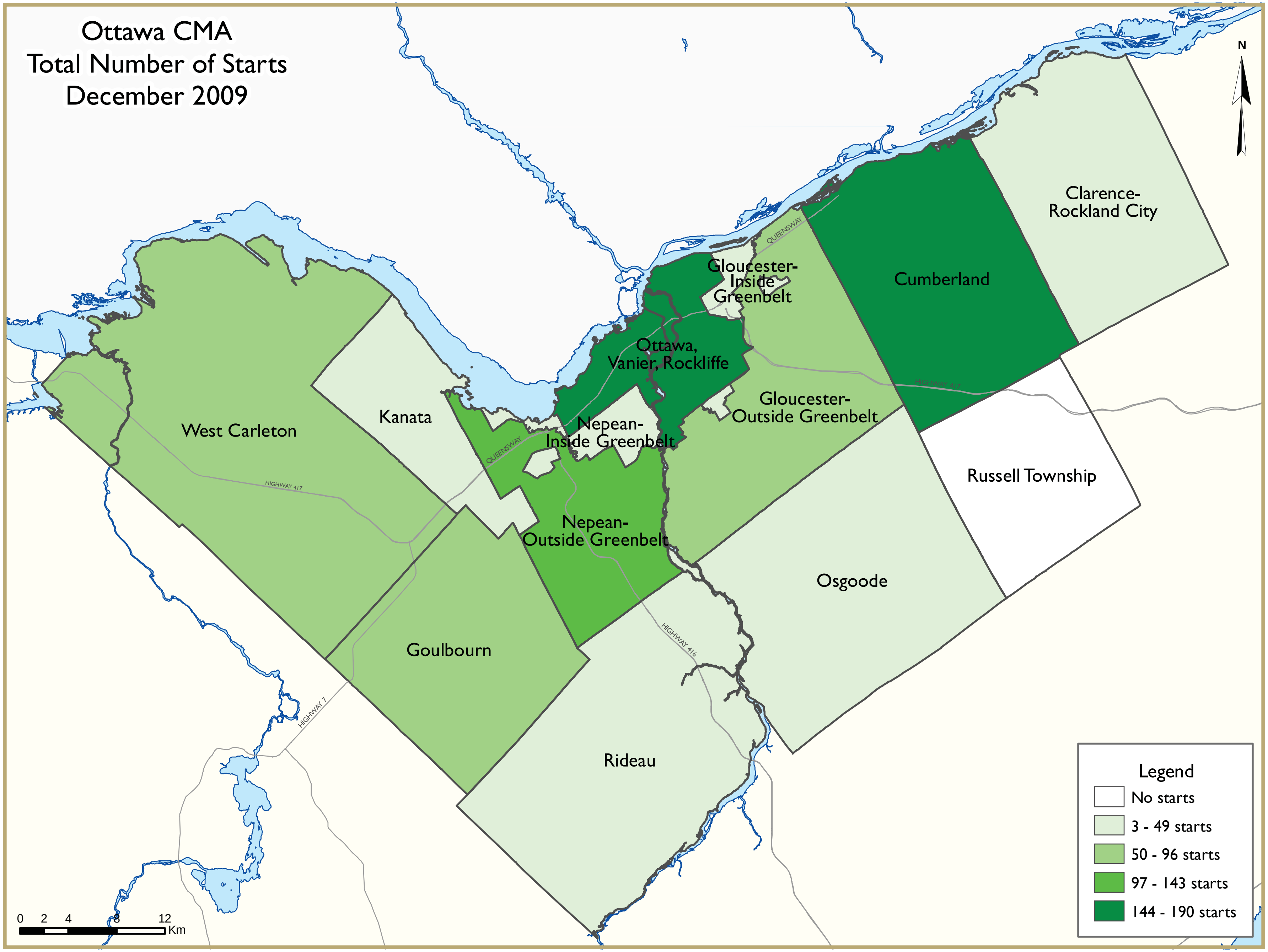
Employment Moderated in the Fourth Quarter

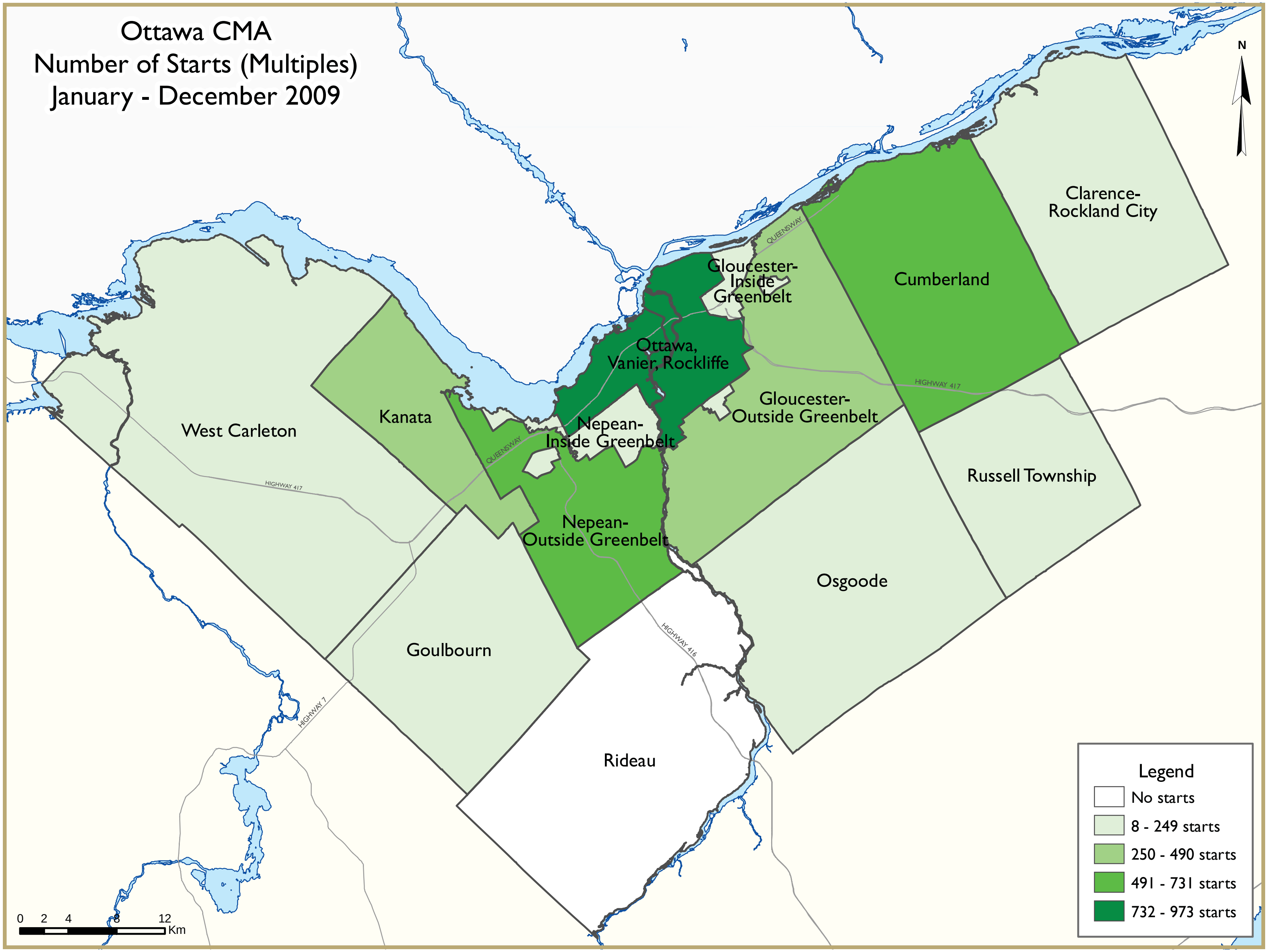


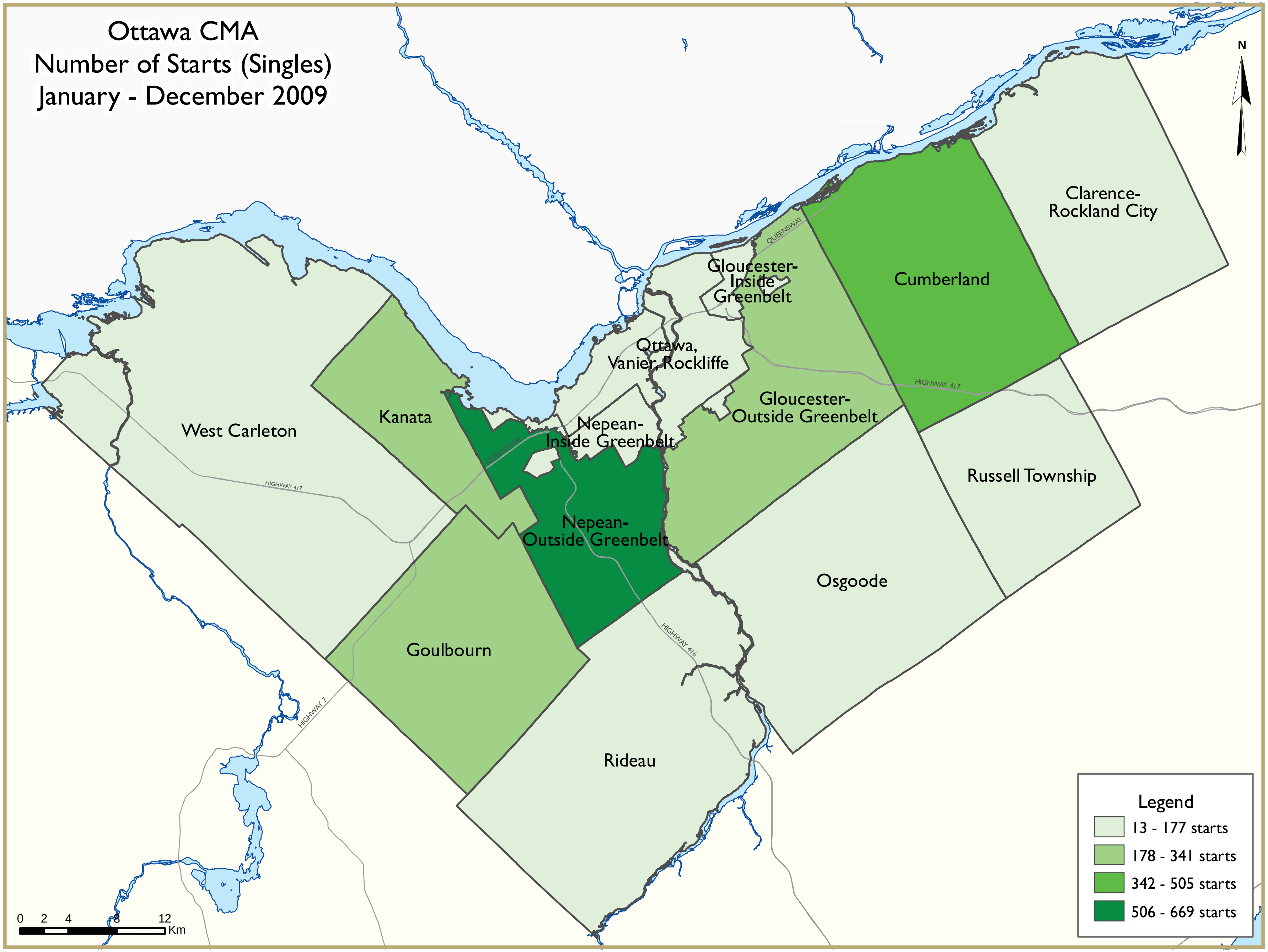
Source: Statistics Canada

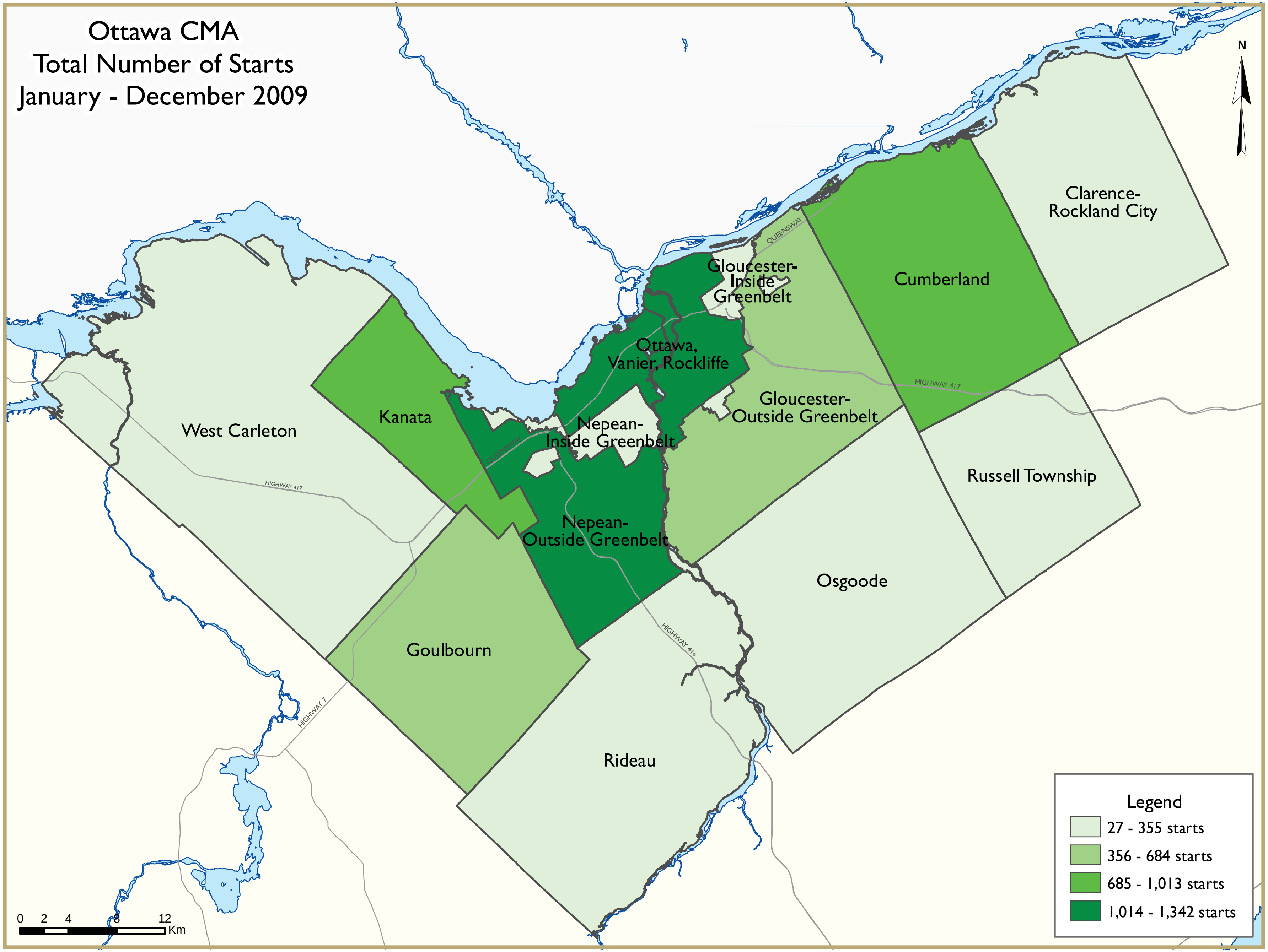

Ottawa CMA
Number of Starts (Multiples)
December 2009
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12 Km
Legend
No starts
20 - 60 starts
61 - 101 starts
102 - 141 starts
142 - 182 starts


Ottawa CMA
Number of Starts (Singles)
December 2009
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
Legend
No starts
1 - 11 starts
12 - 22 starts
23 - 33 starts
34 - 44 starts
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
December 2009
Clarence-Rockland City
Cumberland
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Outside Greenbelt
Kanata
West Carleton
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12
Km
Legend
No starts
3 - 49 starts
50 - 96 starts
97 - 143 starts
144 - 190 starts


Ottawa CMA
Number of Starts (Multiples)
January - December 2009
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
Legend
No starts
8 - 249 starts
250 - 490 starts
491 - 731 starts
732 - 973 starts
0 2 4 8 12
Km


Ottawa CMA
Number of Starts (Singles)
January - December 2009
West Carleton
Kanata
Goulbourn
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
Legend
13 - 177 starts
178 - 341 starts
342 - 505 starts
506 - 669 starts
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
January - December 2009
West Carleton
Kanata
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
Legend
27 - 355 starts
356 - 684 starts
685 - 1,013 starts
1,014 - 1,342 starts
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

Available in SELECTED Reports:

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)
December 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2009	238	24	258	0	0	194	0	107	821
December 2008	245	22	113	0	0	91	0	0	471
% Change	-2.9	9.1	128.3	n/a	n/a	113.2	n/a	n/a	74.3
Year-to-date 2009	2,471	293	1,895	0	12	927	30	186	5,814
Year-to-date 2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
UNDER CONSTRUCTION									
December 2009	1,625	210	1,505	0	18	1,910	27	193	5,488
December 2008	1,872	159	1,370	0	28	1,972	5	159	5,565
% Change	-13.2	32.1	9.9	n/a	-35.7	-3.1	**	21.4	-1.4
COMPLETIONS									
December 2009	219	46	105	0	0	22	0	4	396
December 2008	305	30	221	0	8	215	0	0	779
% Change	-28.2	53.3	-52.5	n/a	-100.0	-89.8	n/a	n/a	-49.2
Year-to-date 2009	2,712	245	1,733	0	10	945	15	227	5,887
Year-to-date 2008	2,920	232	1,926	0	81	1,047	28	198	6,432
% Change	-7.1	5.6	-10.0	n/a	-87.7	-9.7	-46.4	14.6	-8.5
COMPLETED & NOT ABSORBED									
December 2009	17	16	105	0	1	148	2	83	372
December 2008	40	12	83	0	1	151	4	7	298
% Change	-57.5	33.3	26.5	n/a	0.0	-2.0	-50.0	**	24.8
ABSORBED									
December 2009	222	49	118	0	0	25	0	21	435
December 2008	306	26	222	0	8	183	0	0	745
% Change	-27.5	88.5	-46.8	n/a	-100.0	-86.3	n/a	n/a	-41.6
Year-to-date 2009	2,734	239	1,711	0	10	948	17	151	5,810
Year-to-date 2008	2,930	235	1,940	0	86	1,121	13	133	6,458
% Change	-6.7	1.7	-11.8	n/a	-88.4	-15.4	30.8	13.5	-10.0

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

Table 1.1: Housing Activity Summary by Submarket
December 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
December 2009	210	24	258	0	0	194	0	107	793
December 2008	239	18	113	0	0	91	0	0	461
Ottawa, Vanier, Rockcliffe									
December 2009	8	6	15	0	0	54	0	107	190
December 2008	6	8	5	0	0	0	0	0	19
Nepean inside greenbelt									
December 2009	3	0	0	0	0	0	0	0	3
December 2008	2	0	0	0	0	59	0	0	61
Nepean outside greenbelt									
December 2009	43	0	58	0	0	12	0	0	113
December 2008	128	0	0	0	0	0	0	0	128
Gloucester inside greenbelt									
December 2009	1	4	6	0	0	16	0	0	27
December 2008	1	0	4	0	0	0	0	0	5
Gloucester outside greenbelt									
December 2009	44	8	12	0	0	0	0	0	64
December 2008	10	4	6	0	0	32	0	0	52
Kanata									
December 2009	5	2	29	0	0	0	0	0	36
December 2008	30	2	76	0	0	0	0	0	108
Cumberland									
December 2009	42	0	29	0	0	112	0	0	183
December 2008	17	0	16	0	0	0	0	0	33
Goulbourn									
December 2009	37	4	45	0	0	0	0	0	86
December 2008	25	2	6	0	0	0	0	0	33
West Carleton									
December 2009	14	0	64	0	0	0	0	0	78
December 2008	5	0	0	0	0	0	0	0	5
Rideau									
December 2009	4	0	0	0	0	0	0	0	4
December 2008	7	0	0	0	0	0	0	0	7
Osgoode									
December 2009	9	0	0	0	0	0	0	0	9
December 2008	8	2	0	0	0	0	0	0	10
Clarence-Rockland City									
December 2009	28	0	0	0	0	0	0	0	28
December 2008	2	4	0	0	0	0	0	0	6
Russell Township									
December 2009	4	0	0	0	0	0	0	0	4
December 2008	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
December 2009	238	24	258	0	0	194	0	107	821
December 2008	245	22	113	0	0	91	0	0	471

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

Table 1.1: Housing Activity Summary by Submarket
December 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									
December 2009	1,499	206	1,486	0	18	1,876	25	193	5,303
December 2008	1,758	153	1,370	0	28	1,938	5	150	5,402
Ottawa, Vanier, Rockcliffe									
December 2009	95	66	145	0	0	1,303	9	193	1,811
December 2008	84	75	117	0	0	1,191	5	17	1,489
Nepean inside greenbelt									
December 2009	8	2	12	0	0	45	0	0	67
December 2008	9	2	43	0	0	342	0	0	396
Nepean outside greenbelt									
December 2009	434	20	399	0	0	153	0	0	1,006
December 2008	514	6	230	0	0	92	0	0	842
Gloucester inside greenbelt									
December 2009	16	10	17	0	0	16	0	0	59
December 2008	18	0	45	0	0	10	0	0	73
Gloucester outside greenbelt									
December 2009	184	38	112	0	18	94	0	0	446
December 2008	155	8	178	0	28	110	0	0	479
Kanata									
December 2009	196	40	396	0	0	0	0	0	632
December 2008	266	18	373	0	0	0	0	133	790
Cumberland									
December 2009	212	8	192	0	0	265	16	0	693
December 2008	228	2	186	0	0	145	0	0	561
Goulbourn									
December 2009	158	16	128	0	0	0	0	0	302
December 2008	247	38	104	0	0	48	0	0	437
West Carleton									
December 2009	104	2	81	0	0	0	0	0	187
December 2008	103	0	94	0	0	0	0	0	197
Rideau									
December 2009	26	0	0	0	0	0	0	0	26
December 2008	29	0	0	0	0	0	0	0	29
Osgoode									
December 2009	66	4	4	0	0	0	0	0	74
December 2008	105	4	0	0	0	0	0	0	109
Clarence-Rockland City									
December 2009	103	2	15	0	0	34	2	0	156
December 2008	62	4	0	0	0	34	0	0	100
Russell Township									
December 2009	23	2	4	0	0	0	0	0	29
December 2008	52	2	0	0	0	0	0	9	63
Ottawa-Gatineau CMA (Ontario portion)									
December 2009	1,625	210	1,505	0	18	1,910	27	193	5,488
December 2008	1,872	159	1,370	0	28	1,972	5	159	5,565

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

Table 1.1: Housing Activity Summary by Submarket
December 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									
December 2009	190	38	105	0	0	22	0	4	359
December 2008	278	26	212	0	8	203	0	0	727
Ottawa, Vanier, Rockcliffe									
December 2009	11	10	0	0	0	6	0	0	27
December 2008	18	8	11	0	0	125	0	0	162
Nepean inside greenbelt									
December 2009	3	0	0	0	0	0	0	0	3
December 2008	2	0	6	0	0	0	0	0	8
Nepean outside greenbelt									
December 2009	51	0	56	0	0	16	0	0	123
December 2008	32	0	57	0	0	12	0	0	101
Gloucester inside greenbelt									
December 2009	5	2	3	0	0	0	0	0	10
December 2008	1	2	6	0	0	0	0	0	9
Gloucester outside greenbelt									
December 2009	23	10	4	0	0	0	0	0	37
December 2008	26	0	4	0	0	14	0	0	44
Kanata									
December 2009	20	4	21	0	0	0	0	0	45
December 2008	54	2	33	0	0	0	0	0	89
Cumberland									
December 2009	30	8	21	0	0	0	0	0	59
December 2008	50	2	21	0	8	40	0	0	121
Goulbourn									
December 2009	11	4	0	0	0	0	0	4	19
December 2008	54	12	11	0	0	12	0	0	89
West Carleton									
December 2009	11	0	0	0	0	0	0	0	11
December 2008	21	0	63	0	0	0	0	0	84
Rideau									
December 2009	7	0	0	0	0	0	0	0	7
December 2008	6	0	0	0	0	0	0	0	6
Osgoode									
December 2009	18	0	0	0	0	0	0	0	18
December 2008	14	0	0	0	0	0	0	0	14
Clarence-Rockland City									
December 2009	17	8	0	0	0	0	0	0	25
December 2008	19	2	9	0	0	12	0	0	42
Russell Township									
December 2009	12	0	0	0	0	0	0	0	12
December 2008	8	2	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
December 2009	219	46	105	0	0	22	0	4	396
December 2008	305	30	221	0	8	215	0	0	779

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

Table 1.1: Housing Activity Summary by Submarket December 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
December 2009	12	16	105	0	1	136	2	83	355
December 2008	37	12	82	0	1	139	4	7	282
Ottawa, Vanier, Rockcliffe									
December 2009	0	13	4	0	0	103	1	0	121
December 2008	4	7	4	0	0	104	0	7	126
Nepean inside greenbelt									
December 2009	0	0	2	0	0	4	0	13	19
December 2008	0	0	2	0	0	10	0	0	12
Nepean outside greenbelt									
December 2009	4	0	22	0	1	8	1	0	36
December 2008	0	2	16	0	1	14	1	0	34
Gloucester inside greenbelt									
December 2009	0	0	2	0	0	7	0	0	9
December 2008	0	2	3	0	0	8	0	0	13
Gloucester outside greenbelt									
December 2009	4	2	23	0	0	14	0	0	43
December 2008	10	0	12	0	0	1	3	0	26
Kanata									
December 2009	0	1	23	0	0	0	0	70	94
December 2008	2	0	14	0	0	0	0	0	16
Cumberland									
December 2009	2	0	19	0	0	0	0	0	21
December 2008	8	0	19	0	0	0	0	0	27
Goulbourn									
December 2009	0	0	8	0	0	0	0	0	8
December 2008	2	1	9	0	0	2	0	0	14
West Carleton									
December 2009	0	0	2	0	0	0	0	0	2
December 2008	1	0	3	0	0	0	0	0	4
Rideau									
December 2009	0	0	0	0	0	0	0	0	0
December 2008	0	0	0	0	0	0	0	0	0
Osgoode									
December 2009	2	0	0	0	0	0	0	0	2
December 2008	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
December 2009	0	0	0	0	0	12	0	0	12
December 2008	0	0	1	0	0	12	0	0	13
Russell Township									
December 2009	5	0	0	0	0	0	0	0	5
December 2008	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Ontario portion)									
December 2009	17	16	105	0	1	148	2	83	372
December 2008	40	12	83	0	1	151	4	7	298

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

Table 1.1: Housing Activity Summary by Submarket
December 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									
December 2009	191	40	118	0	0	25	0	21	395
December 2008	281	22	213	0	8	183	0	0	707
Ottawa, Vanier, Rockcliffe									
December 2009	11	13	1	0	0	1	0	0	26
December 2008	17	5	7	0	0	106	0	0	135
Nepean inside greenbelt									
December 2009	3	0	1	0	0	6	0	9	19
December 2008	2	0	6	0	0	0	0	0	8
Nepean outside greenbelt									
December 2009	48	0	60	0	0	18	0	0	126
December 2008	32	0	59	0	0	9	0	0	100
Gloucester inside greenbelt									
December 2009	5	2	1	0	0	0	0	0	8
December 2008	1	1	6	0	0	0	0	0	8
Gloucester outside greenbelt									
December 2009	23	10	9	0	0	0	0	0	42
December 2008	26	0	4	0	0	14	0	0	44
Kanata									
December 2009	20	3	25	0	0	0	0	8	56
December 2008	53	2	34	0	0	0	0	0	89
Cumberland									
December 2009	33	8	21	0	0	0	0	0	62
December 2008	49	2	22	0	8	41	0	0	122
Goulbourn									
December 2009	11	4	0	0	0	0	0	4	19
December 2008	55	12	12	0	0	13	0	0	92
West Carleton									
December 2009	12	0	0	0	0	0	0	0	12
December 2008	22	0	63	0	0	0	0	0	85
Rideau									
December 2009	7	0	0	0	0	0	0	0	7
December 2008	6	0	0	0	0	0	0	0	6
Osgoode									
December 2009	18	0	0	0	0	0	0	0	18
December 2008	18	0	0	0	0	0	0	0	18
Clarence-Rockland City									
December 2009	17	8	0	0	0	0	0	0	25
December 2008	19	2	9	0	0	0	0	0	30
Russell Township									
December 2009	14	1	0	0	0	0	0	0	15
December 2008	6	2	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
December 2009	222	49	118	0	0	25	0	21	435
December 2008	306	26	222	0	8	183	0	0	745

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

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	% Change
Ottawa City	210	239	24	18	258	113	301	91	793	461	72.0
Ottawa, Vanier, Rockcliffe	8	6	6	8	15	5	161	0	190	19	**
Nepean inside greenbelt	3	2	0	0	0	0	0	59	3	61	-95.1
Nepean outside greenbelt	43	128	0	0	58	0	12	0	113	128	-11.7
Gloucester inside greenbelt	1	1	4	0	6	4	16	0	27	5	**
Gloucester outside greenbelt	44	10	8	4	12	6	0	32	64	52	23.1
Kanata	5	30	2	2	29	76	0	0	36	108	-66.7
Cumberland	42	17	0	0	29	16	112	0	183	33	**
Goulbourn	37	25	4	2	45	6	0	0	86	33	160.6
West Carleton	14	5	0	0	64	0	0	0	78	5	**
Rideau	4	7	0	0	0	0	0	0	4	7	-42.9
Osgoode	9	8	0	2	0	0	0	0	9	10	-10.0
Clarence-Rockland City	28	2	0	4	0	0	0	0	28	6	**
Russell Township	0	4	0	0	0	0	0	0	0	4	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	238	245	24	22	258	113	301	91	821	471	74.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	2,228	2,715	280	203	1,887	2,136	1,127	1,625	5,522	6,679	-17.3
Ottawa, Vanier, Rockcliffe	113	100	86	93	171	109	716	798	1,086	1,100	-1.3
Nepean inside greenbelt	13	12	2	2	12	101	0	247	27	362	-92.5
Nepean outside greenbelt	669	629	20	6	512	491	141	114	1,342	1,240	8.2
Gloucester inside greenbelt	27	40	12	6	24	64	16	0	79	110	-28.2
Gloucester outside greenbelt	302	286	66	10	165	244	86	124	619	664	-6.8
Kanata	253	439	42	18	432	483	0	133	727	1,073	-32.2
Cumberland	361	438	18	6	358	326	164	169	901	939	-4.0
Goulbourn	205	432	28	60	128	147	4	36	365	675	-45.9
West Carleton	137	137	2	0	81	171	0	4	220	312	-29.5
Rideau	34	38	0	0	0	0	0	0	34	38	-10.5
Osgoode	114	164	4	2	4	0	0	0	122	166	-26.5
Clarence-Rockland City	161	131	10	4	22	17	0	34	193	186	3.8
Russell Township	82	110	9	6	0	0	8	17	99	133	-25.6
Ottawa-Gatineau CMA (Ontario Portion)	2,471	2,956	299	213	1,909	2,153	1,135	1,676	5,814	6,998	-16.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Ottawa City	258	113	0	0	194	91	107	0
Ottawa, Vanier, Rockcliffe	15	5	0	0	54	0	107	0
Nepean inside greenbelt	0	0	0	0	0	59	0	0
Nepean outside greenbelt	58	0	0	0	12	0	0	0
Gloucester inside greenbelt	6	4	0	0	16	0	0	0
Gloucester outside greenbelt	12	6	0	0	0	32	0	0
Kanata	29	76	0	0	0	0	0	0
Cumberland	29	16	0	0	112	0	0	0
Goulbourn	45	6	0	0	0	0	0	0
West Carleton	64	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)	258	113	0	0	194	91	107	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	1,863	2,136	24	0	945	1,475	182	150
Ottawa, Vanier, Rockcliffe	163	109	8	0	534	781	182	17
Nepean inside greenbelt	12	101	0	0	0	247	0	0
Nepean outside greenbelt	512	491	0	0	141	114	0	0
Gloucester inside greenbelt	24	64	0	0	16	0	0	0
Gloucester outside greenbelt	165	244	0	0	86	124	0	0
Kanata	432	483	0	0	0	0	0	133
Cumberland	342	326	16	0	164	169	0	0
Goulbourn	128	147	0	0	4	36	0	0
West Carleton	81	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)	1,885	2,153	24	0	949	1,517	186	159

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Ottawa City	492	370	194	91	107	0	793	461
Ottawa, Vanier, Rockcliffe	29	19	54	0	107	0	190	19
Nepean inside greenbelt	3	2	0	59	0	0	3	61
Nepean outside greenbelt	101	128	12	0	0	0	113	128
Gloucester inside greenbelt	11	5	16	0	0	0	27	5
Gloucester outside greenbelt	64	20	0	32	0	0	64	52
Kanata	36	108	0	0	0	0	36	108
Cumberland	71	33	112	0	0	0	183	33
Goulbourn	86	33	0	0	0	0	86	33
West Carleton	78	5	0	0	0	0	78	5
Rideau	4	7	0	0	0	0	4	7
Osgoode	9	10	0	0	0	0	9	10
Clarence-Rockland City	28	6	0	0	0	0	28	6
Russell Township	0	4	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	520	380	194	91	107	0	821	471

Table 2.5: Starts by Submarket and by Intended Market January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	4,373	5,008	939	1,519	210	152	5,522	6,679
Ottawa, Vanier, Rockcliffe	358	308	534	773	194	19	1,086	1,100
Nepean inside greenbelt	15	83	12	279	0	0	27	362
Nepean outside greenbelt	1,201	1,120	141	120	0	0	1,342	1,240
Gloucester inside greenbelt	63	110	16	0	0	0	79	110
Gloucester outside greenbelt	547	522	72	142	0	0	619	664
Kanata	727	940	0	0	0	133	727	1,073
Cumberland	721	770	164	169	16	0	901	939
Goulbourn	365	639	0	36	0	0	365	675
West Carleton	220	312	0	0	0	0	220	312
Rideau	34	38	0	0	0	0	34	38
Osgoode	122	166	0	0	0	0	122	166
Clarence-Rockland City	191	152	0	34	2	0	193	186
Russell Township	95	116	0	8	4	9	99	133
Ottawa-Gatineau CMA (Ontario Portion)	4,659	5,276	939	1,561	216	161	5,814	6,998

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	% Change
Ottawa City	190	278	38	26	105	220	26	203	359	727	-50.6
Ottawa, Vanier, Rockcliffe	11	18	10	8	0	11	6	125	27	162	-83.3
Nepean inside greenbelt	3	2	0	0	0	6	0	0	3	8	-62.5
Nepean outside greenbelt	51	32	0	0	56	57	16	12	123	101	21.8
Gloucester inside greenbelt	5	1	2	2	3	6	0	0	10	9	11.1
Gloucester outside greenbelt	23	26	10	0	4	4	0	14	37	44	-15.9
Kanata	20	54	4	2	21	33	0	0	45	89	-49.4
Cumberland	30	50	8	2	21	29	0	40	59	121	-51.2
Goulbourn	11	54	4	12	0	11	4	12	19	89	-78.7
West Carleton	11	21	0	0	0	63	0	0	11	84	-86.9
Rideau	7	6	0	0	0	0	0	0	7	6	16.7
Osgoode	18	14	0	0	0	0	0	0	18	14	28.6
Clarence-Rockland City	17	19	8	2	0	9	0	12	25	42	-40.5
Russell Township	12	8	0	2	0	0	0	0	12	10	20.0
Ottawa-Gatineau CMA (Ontario Portion)	219	305	46	30	105	229	26	215	396	779	-49.2

Table 3.1: Completions by Submarket and by Dwelling Type January - December 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	2,484	2,685	229	240	1,740	2,002	1,167	1,208	5,620	6,135	-8.4
Ottawa, Vanier, Rockcliffe	102	105	93	68	133	63	437	846	765	1,082	-29.3
Nepean inside greenbelt	15	13	2	6	43	107	297	36	357	162	120.4
Nepean outside greenbelt	748	501	6	8	343	454	80	108	1,177	1,071	9.9
Gloucester inside greenbelt	29	63	4	16	52	171	10	56	95	306	-69.0
Gloucester outside greenbelt	272	301	36	30	226	139	114	14	648	484	33.9
Kanata	322	397	20	32	409	342	133	0	884	771	14.7
Cumberland	377	465	12	28	336	460	44	64	769	1,017	-24.4
Goulbourn	294	536	50	52	104	169	52	84	500	841	-40.5
West Carleton	136	101	0	0	94	97	0	0	230	198	16.2
Rideau	37	43	0	0	0	0	0	0	37	43	-14.0
Osgoode	152	160	6	0	0	0	0	0	158	160	-1.3
Clarence-Rockland City	117	131	10	4	7	17	0	15	134	167	-19.8
Russell Township	111	104	9	4	0	0	13	22	133	130	2.3
Ottawa-Gatineau CMA (Ontario Portion)	2,712	2,920	248	248	1,747	2,019	1,180	1,245	5,887	6,432	-8.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Ottawa City	105	220	0	0	22	203	4	0
Ottawa, Vanier, Rockcliffe	0	11	0	0	6	125	0	0
Nepean inside greenbelt	0	6	0	0	0	0	0	0
Nepean outside greenbelt	56	57	0	0	16	12	0	0
Gloucester inside greenbelt	3	6	0	0	0	0	0	0
Gloucester outside greenbelt	4	4	0	0	0	14	0	0
Kanata	21	33	0	0	0	0	0	0
Cumberland	21	29	0	0	0	40	0	0
Goulbourn	0	11	0	0	0	12	4	0
West Carleton	0	63	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	9	0	0	0	12	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	105	229	0	0	22	215	4	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 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	1,728	1,988	12	14	953	1,013	214	195
Ottawa, Vanier, Rockcliffe	121	63	12	0	429	699	8	147
Nepean inside greenbelt	43	107	0	0	228	36	69	0
Nepean outside greenbelt	343	454	0	0	80	108	0	0
Gloucester inside greenbelt	52	157	0	14	10	8	0	48
Gloucester outside greenbelt	226	139	0	0	114	14	0	0
Kanata	409	342	0	0	0	0	133	0
Cumberland	336	460	0	0	44	64	0	0
Goulbourn	104	169	0	0	48	84	4	0
West Carleton	94	97	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	17	0	0	0	12	0	3
Russell Township	0	0	0	0	0	22	13	0
Ottawa-Gatineau CMA (Ontario Portion)	1,735	2,005	12	14	953	1,047	227	198

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008	Dec 2009	Dec 2008
Ottawa City	333	516	22	211	4	0	359	727
Ottawa, Vanier, Rockcliffe	21	37	6	125	0	0	27	162
Nepean inside greenbelt	3	8	0	0	0	0	3	8
Nepean outside greenbelt	107	89	16	12	0	0	123	101
Gloucester inside greenbelt	10	9	0	0	0	0	10	9
Gloucester outside greenbelt	37	30	0	14	0	0	37	44
Kanata	45	89	0	0	0	0	45	89
Cumberland	59	73	0	48	0	0	59	121
Goulbourn	15	77	0	12	4	0	19	89
West Carleton	11	84	0	0	0	0	11	84
Rideau	7	6	0	0	0	0	7	6
Osgoode	18	14	0	0	0	0	18	14
Clarence-Rockland City	25	30	0	12	0	0	25	42
Russell Township	12	10	0	0	0	0	12	10
Ottawa-Gatineau CMA (Ontario Portion)	370	556	22	223	4	0	396	779

Table 3.5: Completions by Submarket and by Intended Market January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Ottawa City	4,437	4,820	955	1,094	228	221	5,620	6,135
Ottawa, Vanier, Rockcliffe	322	232	421	699	22	151	765	1,082
Nepean inside greenbelt	60	114	228	48	69	0	357	162
Nepean outside greenbelt	1,097	960	80	111	0	0	1,177	1,071
Gloucester inside greenbelt	85	236	10	8	0	62	95	306
Gloucester outside greenbelt	524	462	124	14	0	8	648	484
Kanata	751	769	0	2	133	0	884	771
Cumberland	725	889	44	128	0	0	769	1,017
Goulbourn	448	757	48	84	4	0	500	841
West Carleton	230	198	0	0	0	0	230	198
Rideau	37	43	0	0	0	0	37	43
Osgoode	158	160	0	0	0	0	158	160
Clarence-Rockland City	134	150	0	12	0	5	134	167
Russell Township	119	108	0	22	14	0	133	130
Ottawa-Gatineau CMA (Ontario Portion)	4,690	5,078	955	1,128	242	226	5,887	6,432

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2009	2	1.4	11	7.9	68	48.6	45	32.1	14	10.0	140	386,400	406,485
December 2008	4	1.4	26	9.3	123	43.8	70	24.9	58	20.6	281	394,900	453,078
Year-to-date 2009	19	0.8	194	8.5	1,113	48.6	670	29.3	292	12.8	2,288	385,900	414,696
Year-to-date 2008	30	1.1	382	14.2	1,225	45.5	640	23.7	418	15.5	2,695	375,990	417,683
Ottawa, Vanier, Rockcliffe													
December 2009	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
December 2008	0	0.0	0	0.0	0	0.0	4	23.5	13	76.5	17	625,000	710,694
Year-to-date 2009	0	0.0	0	0.0	2	2.7	14	18.9	58	78.4	74	733,000	785,277
Year-to-date 2008	1	1.0	1	1.0	3	2.9	17	16.7	80	78.4	102	676,500	749,322
Nepean inside greenbelt													
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2008	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2008	0	0.0	0	0.0	2	15.4	3	23.1	8	61.5	13	580,000	726,154
Nepean outside greenbelt													
December 2009	0	0.0	4	8.3	26	54.2	17	35.4	1	2.1	48	386,150	404,260
December 2008	0	0.0	2	6.3	12	37.5	13	40.6	5	15.6	32	409,490	473,407
Year-to-date 2009	0	0.0	89	12.0	405	54.7	216	29.1	31	4.2	741	374,990	384,447
Year-to-date 2008	0	0.0	41	8.1	249	49.0	160	31.5	58	11.4	508	389,990	420,230
Gloucester inside greenbelt													
December 2009	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
December 2008	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	4	18.2	12	54.5	6	27.3	22	453,300	480,168
Year-to-date 2008	0	0.0	1	1.6	43	67.2	16	25.0	4	6.3	64	375,450	414,934
Gloucester outside greenbelt													
December 2009	0	0.0	0	0.0	12	54.5	8	36.4	2	9.1	22	391,400	408,126
December 2008	0	0.0	0	0.0	19	73.1	3	11.5	4	15.4	26	361,400	393,312
Year-to-date 2009	0	0.0	5	2.0	131	51.2	89	34.8	31	12.1	256	396,950	417,860
Year-to-date 2008	1	0.3	8	2.7	146	48.5	106	35.2	40	13.3	301	396,900	422,478
Kanata													
December 2009	1	5.9	2	11.8	12	70.6	2	11.8	0	0.0	17	347,900	344,610
December 2008	0	0.0	2	3.8	27	50.9	15	28.3	9	17.0	53	392,900	438,386
Year-to-date 2009	1	0.3	11	3.5	171	54.3	95	30.2	37	11.7	315	382,900	406,458
Year-to-date 2008	0	0.0	36	9.0	191	47.9	125	31.3	47	11.8	399	381,900	409,929
Cumberland													
December 2009	0	0.0	3	10.7	13	46.4	9	32.1	3	10.7	28	389,900	398,846
December 2008	0	0.0	5	10.2	32	65.3	11	22.4	1	2.0	49	374,900	378,751
Year-to-date 2009	3	0.8	37	9.9	226	60.8	91	24.5	15	4.0	372	375,400	375,829
Year-to-date 2008	2	0.4	113	24.2	254	54.5	81	17.4	16	3.4	466	347,400	355,340
Goulbourn													
December 2009	0	0.0	0	0.0	3	37.5	3	37.5	2	25.0	8	--	--
December 2008	3	5.5	15	27.3	18	32.7	13	23.6	6	10.9	55	371,900	395,633
Year-to-date 2009	4	1.4	35	12.2	135	47.0	89	31.0	24	8.4	287	380,000	391,724
Year-to-date 2008	10	1.9	163	30.3	258	48.0	76	14.1	31	5.8	538	326,900	356,490

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2009	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
December 2008	0	0.0	2	9.1	6	27.3	4	18.2	10	45.5	22	472,750	527,400
Year-to-date 2009	0	0.0	6	6.1	17	17.3	29	29.6	46	46.9	98	478,450	522,128
Year-to-date 2008	3	3.0	8	7.9	28	27.7	19	18.8	43	42.6	101	480,000	493,030
Rideau													
December 2009	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
December 2008	0	0.0	0	0.0	3	50.0	3	50.0	0	0.0	6	--	--
Year-to-date 2009	4	19.0	1	4.8	5	23.8	7	33.3	4	19.0	21	403,000	397,019
Year-to-date 2008	0	0.0	4	9.3	20	46.5	11	25.6	8	18.6	43	365,000	456,360
Osgoode													
December 2009	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
December 2008	1	5.6	0	0.0	5	27.8	4	22.2	8	44.4	18	472,500	590,111
Year-to-date 2009	7	7.3	10	10.4	16	16.7	27	28.1	36	37.5	96	435,000	469,825
Year-to-date 2008	13	8.1	7	4.4	31	19.4	26	16.3	83	51.9	160	513,775	513,911
Clarence-Rockland City													
December 2009	4	44.4	1	11.1	4	44.4	0	0.0	0	0.0	9	--	--
December 2008	1	5.3	8	42.1	4	21.1	5	26.3	1	5.3	19	300,000	332,921
Year-to-date 2009	26	30.2	30	34.9	24	27.9	4	4.7	2	2.3	86	267,900	289,039
Year-to-date 2008	38	29.0	44	33.6	33	25.2	15	11.5	1	0.8	131	270,000	296,760
Russell Township													
December 2009	1	8.3	2	16.7	9	75.0	0	0.0	0	0.0	12	320,195	314,441
December 2008	0	0.0	2	33.3	4	66.7	0	0.0	0	0.0	6	--	--
Year-to-date 2009	13	14.4	26	28.9	45	50.0	6	6.7	0	0.0	90	314,696	314,398
Year-to-date 2008	6	5.8	33	31.7	56	53.8	8	7.7	1	1.0	104	315,950	325,117
Ottawa-Gatineau CMA (Ontario portion)													
December 2009	7	4.3	14	8.7	81	50.3	45	28.0	14	8.7	161	382,900	392,607
December 2008	5	1.6	36	11.8	131	42.8	75	24.5	59	19.3	306	389,995	442,824
Year-to-date 2009	58	2.4	250	10.1	1,182	48.0	680	27.6	294	11.9	2,464	382,900	406,647
Year-to-date 2008	74	2.5	459	15.7	1,314	44.8	663	22.6	420	14.3	2,930	369,900	408,991

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2009						
Submarket	Dec 2009	Dec 2008	% Change	YTD 2009	YTD 2008	% Change
Ottawa City	406,485	453,078	-10.3	414,696	417,683	-0.7
Ottawa, Vanier, Rockcliffe	--	710,694	n/a	785,277	749,322	4.8
Nepean inside greenbelt	--	--	n/a	--	726,154	n/a
Nepean outside greenbelt	404,260	473,407	-14.6	384,447	420,230	-8.5
Gloucester inside greenbelt	--	--	n/a	480,168	414,934	15.7
Gloucester outside greenbelt	408,126	393,312	3.8	417,860	422,478	-1.1
Kanata	344,610	438,386	-21.4	406,458	409,929	-0.8
Cumberland	398,846	378,751	5.3	375,829	355,340	5.8
Goulbourn	--	395,633	n/a	391,724	356,490	9.9
West Carleton	--	527,400	n/a	522,128	493,030	5.9
Rideau	--	--	n/a	397,019	456,360	-13.0
Osgoode	--	590,111	n/a	469,825	513,911	-8.6
Clarence-Rockland City	--	332,921	n/a	289,039	296,760	-2.6
Russell Township	314,441	--	n/a	314,398	325,117	-3.3
Ottawa-Gatineau CMA (Ontario Portion)	392,607	442,824	-11.3	406,647	408,991	-0.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
December 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	1,202	1,628	1,859	64.7	285,736	9.5	286,060
	February	1,001	-4.3	1,207	1,842	1,867	64.6	283,199	6.9	286,887
	March	1,099	-16.6	1,187	1,969	1,826	65.0	288,152	4.9	290,855
	April	1,580	0.7	1,164	2,776	1,942	59.9	295,909	6.7	292,021
	May	1,913	2.5	1,269	2,971	2,154	58.9	296,580	7.3	291,153
	June	1,710	2.6	1,223	2,482	2,074	59.0	298,336	6.8	292,915
	July	1,408	-4.0	1,184	2,136	2,059	57.5	295,134	9.4	292,413
	August	1,203	-9.6	1,190	1,948	2,063	57.7	282,792	5.6	289,096
	September	1,228	8.9	1,261	2,234	2,077	60.7	289,711	5.8	294,826
	October	974	-9.3	1,096	1,943	2,133	51.4	280,870	2.1	287,161
	November	654	-27.6	1,003	1,479	2,131	47.1	291,695	7.3	297,608
	December	474	-20.6	922	788	2,011	45.8	272,672	-1.5	283,952
2009	January	535	-19.4	1,012	1,682	1,953	51.8	290,930	1.8	295,116
	February	798	-20.3	1,043	1,752	1,855	56.2	273,991	-3.3	271,905
	March	1,170	6.5	1,139	2,420	1,965	58.0	287,911	-0.1	290,001
	April	1,608	1.8	1,251	2,570	1,959	63.9	298,593	0.9	289,611
	May	1,990	4.0	1,309	2,521	1,891	69.2	312,927	5.5	309,088
	June	1,912	11.8	1,280	2,246	1,823	70.2	307,793	3.2	299,077
	July	1,590	12.9	1,283	1,857	1,798	71.4	300,635	1.9	301,629
	August	1,227	2.0	1,210	1,743	1,794	67.4	315,176	11.5	317,164
	September	1,230	0.2	1,263	1,863	1,806	69.9	305,628	5.5	307,452
	October	1,223	25.6	1,385	1,616	1,799	77.0	320,561	14.1	325,814
	November	936	43.1	1,361	1,319	1,797	75.7	314,071	7.7	321,052
	December	704	48.5	1,387	701	1,850	75.0	311,604	14.3	316,505
	Q4 2008	2,102	-18.3		4,210			282,390	2.9	
	Q4 2009	2,863	36.2		3,636			316,237	12.0	
	YTD 2008	13,908	-5.6		24,196			290,483	6.4	
	YTD 2009	14,923	7.3		22,290			304,801	4.9	

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

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

Table 6: Economic Indicators
December 2009

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	171.4	114.6	496	5.3	71.6	1,010
	December	610	3.60	5.49		114.1	490	6.1	71.3	1,007

"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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- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
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