

# HOUSING NOW

## Ottawa<sup>1</sup>



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2010

### New Home Market

#### Ottawa's Housing Starts Grew at a Healthy Pace in February

Total housing starts in the Ottawa Census Metropolitan Area (CMA) increased to 304 units this past month, compared to 137 in February 2009. Year-to-date starts are now up 23 per cent from last year's first two months.

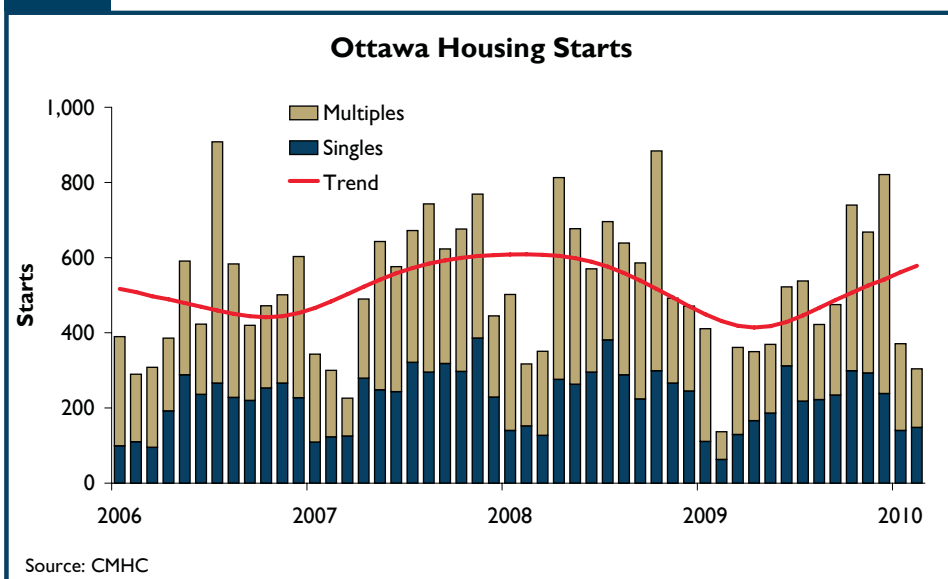
Ottawa's stable economy continues to support the housing market against a sluggish global economy. Although 23 per cent increase in housing construction is significant, the 675 year-to-date starts match the average since the turn of the century.

In February, all dwelling types saw an increase; however, single-detached family homes experienced the highest

### Table of Contents

- 1 New Home Market**  
Ottawa's Housing Starts Grew at a Healthy Pace in February
- 3 Maps**
- 9 Tables**

Figure 1



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<sup>1</sup> Ontario part of Ottawa-Gatineau CMA

growth. Even though prices are on the rise, homeownership in Ottawa remains within reach for many households as mortgage rates remain low.

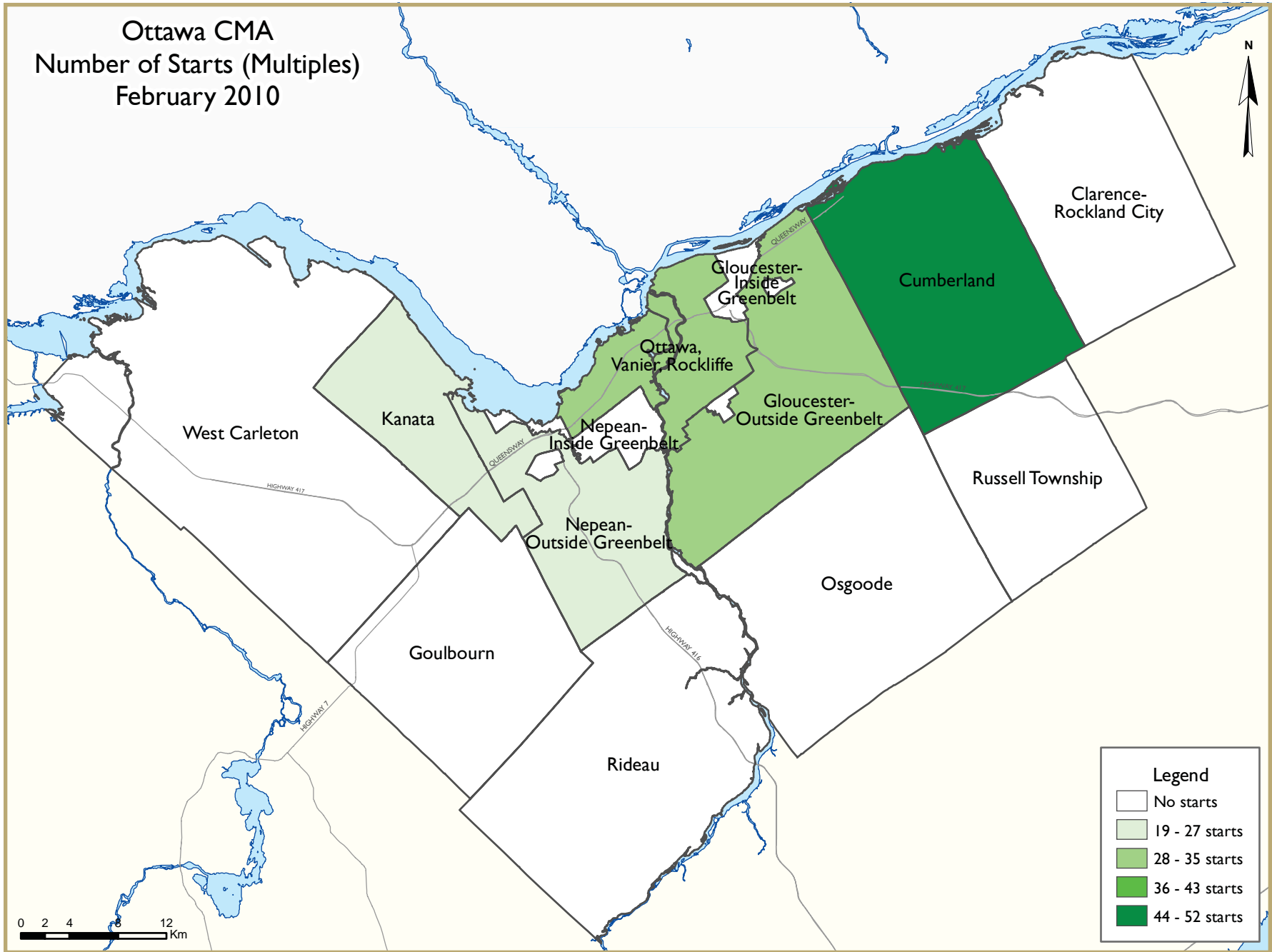
This month the region of Cumberland positioned itself with the biggest number of starts, with 50 single-detached homes and 52 townhomes.

The old City of Ottawa saw foundations breaking for 26 new condominium apartments, while Kanata saw the remaining 8. In most areas construction remained stable or increased in relation to February 2009.

On the year-to-date basis, it was again Cumberland that posted the

greatest increase in starts, followed by Gloucester and Nepean, with 175, 121 and 118 per cent respectively. Although the number of condominium apartments still below last year's level, it is expected that this type of dwelling will recover in the next months to reach around 1,400 apartment units by the end of 2010.

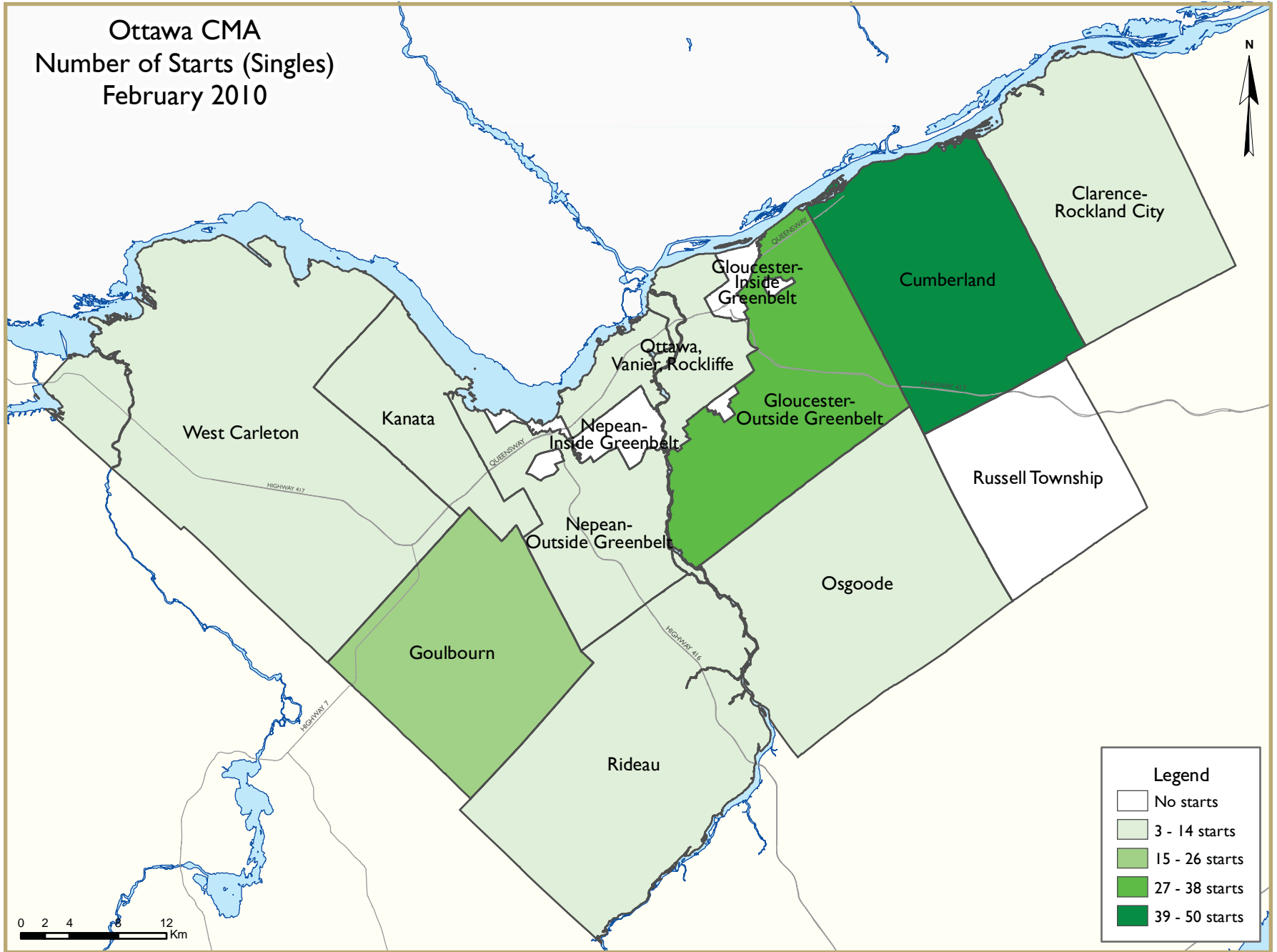
Ottawa CMA  
 Number of Starts (Multiples)  
 February 2010



0 2 4 12 Km



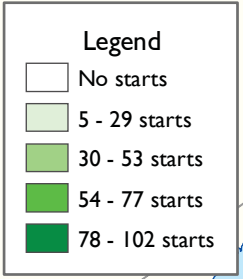
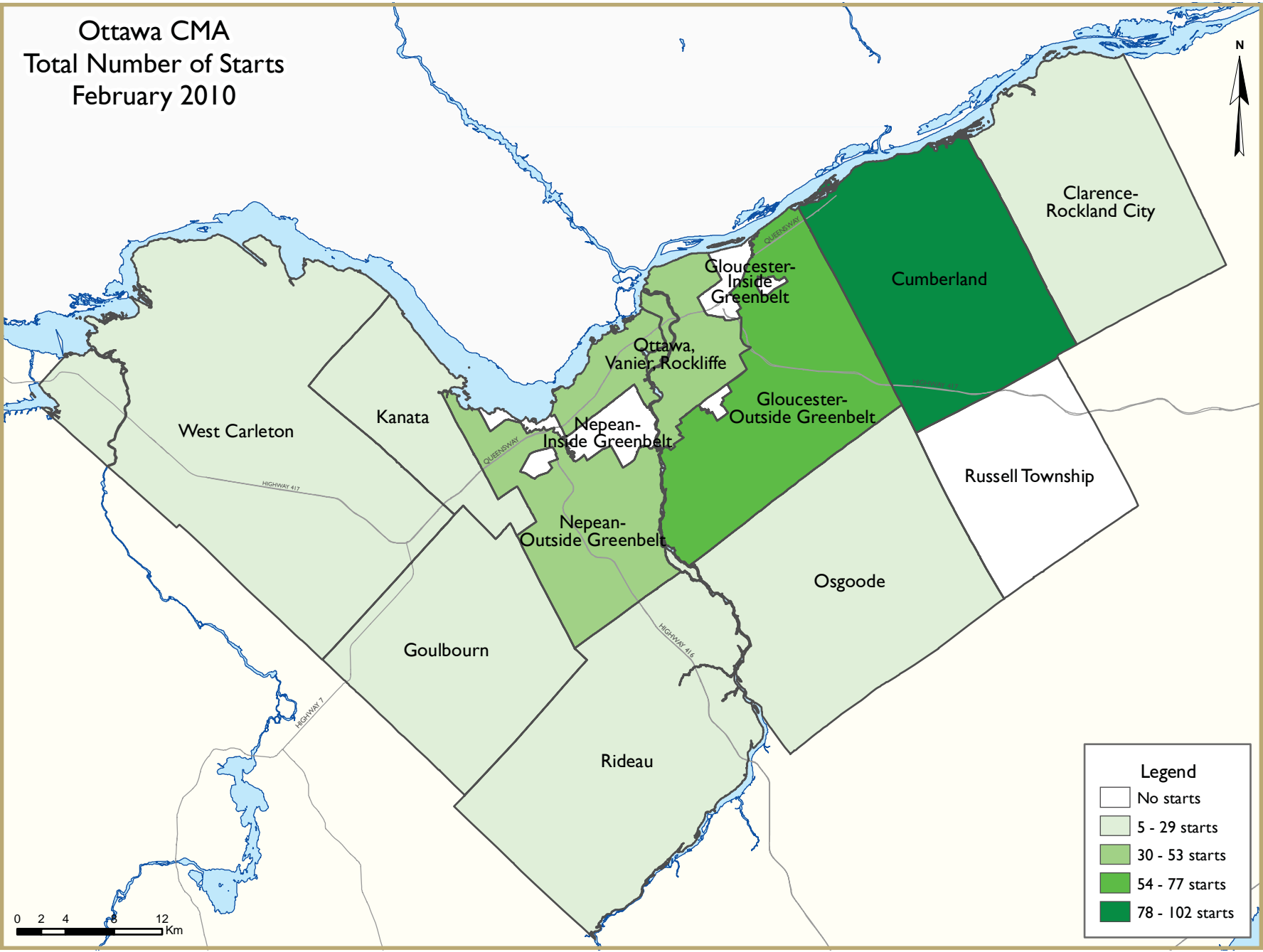
Ottawa CMA  
 Number of Starts (Singles)  
 February 2010



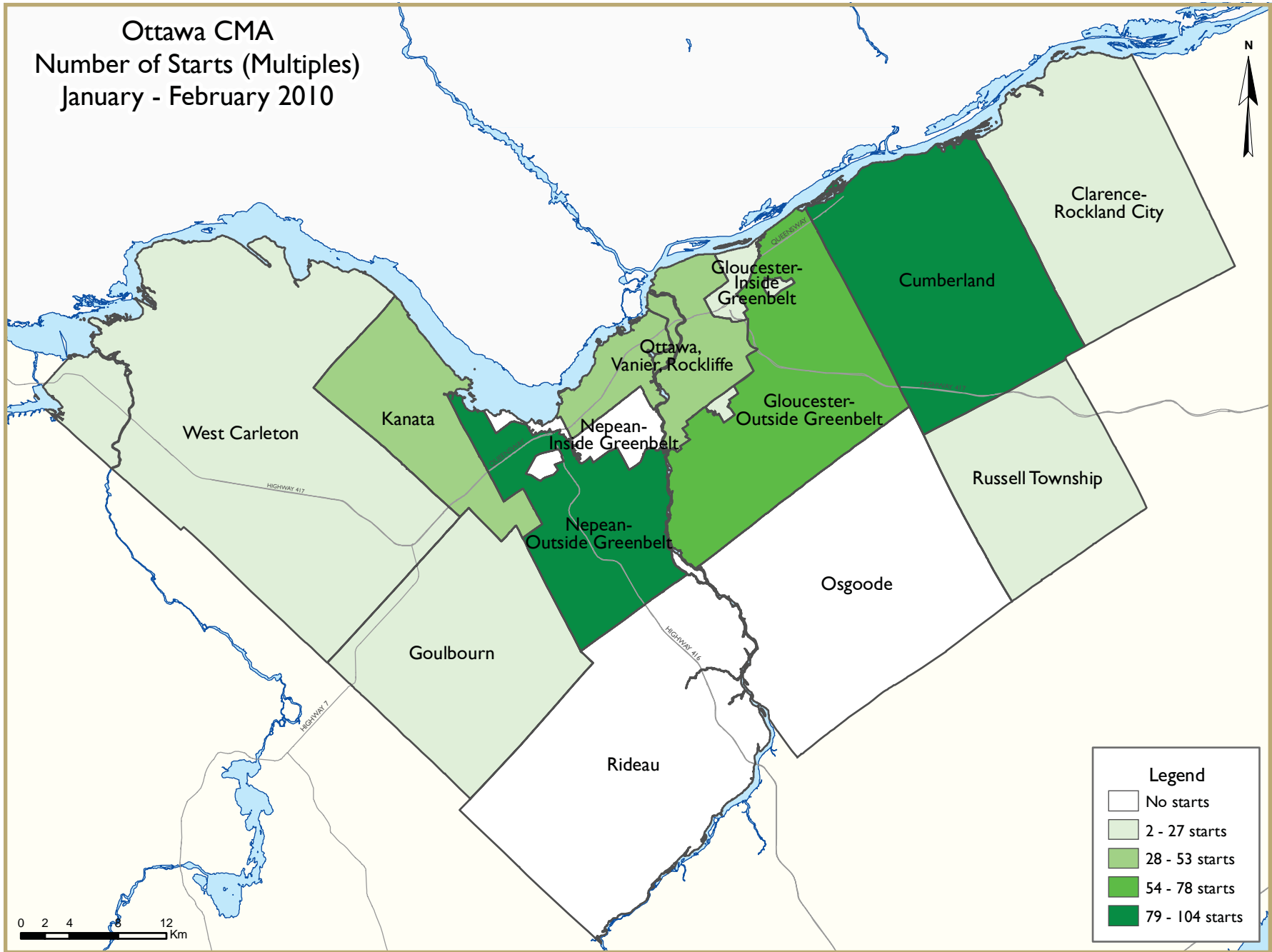
0 2 4 12 Km



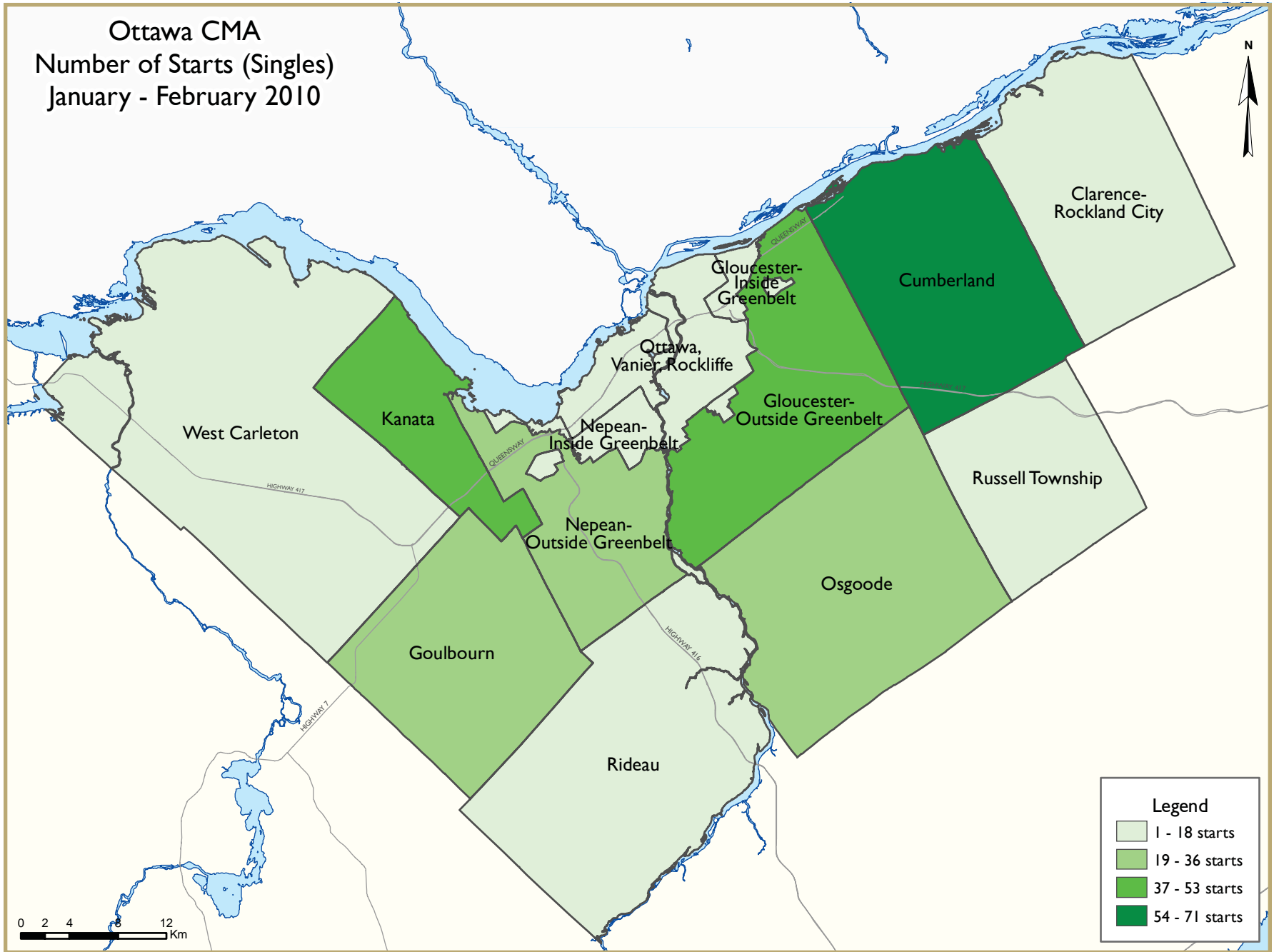
Ottawa CMA  
 Total Number of Starts  
 February 2010



Ottawa CMA  
 Number of Starts (Multiples)  
 January - February 2010



Ottawa CMA  
 Number of Starts (Singles)  
 January - February 2010



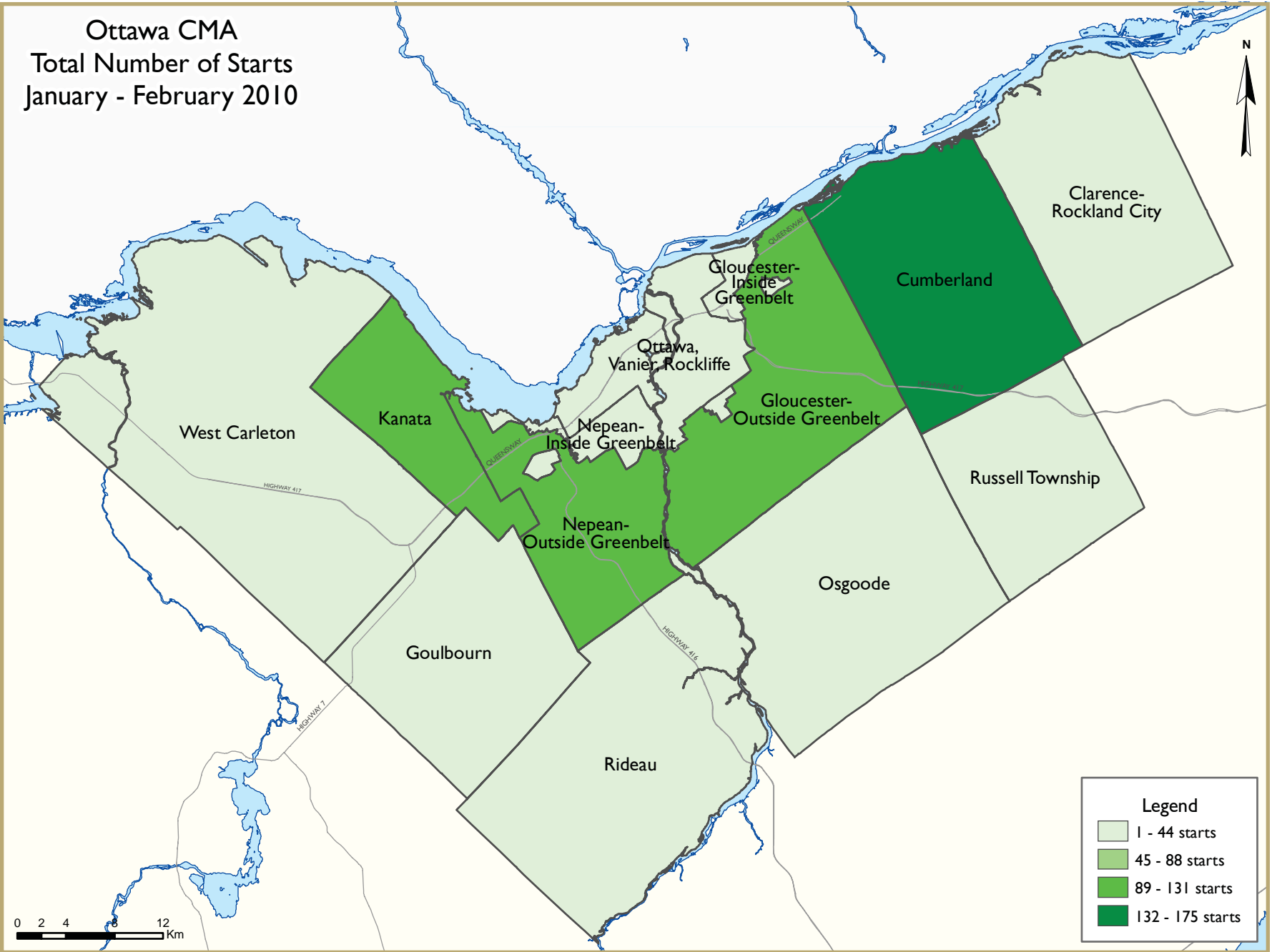
**Legend**

- 1 - 18 starts
- 19 - 36 starts
- 37 - 53 starts
- 54 - 71 starts

0 2 4 12 Km



Ottawa CMA  
 Total Number of Starts  
 January - February 2010





## HOUSING NOW REPORT TABLES

### Available in **ALL** reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

### Available in **SELECTED** Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### **SYMBOLS**

- n/a Not applicable
- \* Totals may not add up due to co-operatives and unknown market types
- \*\* Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)  
February 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
February 2010	148	14	108	0	0	34	0	0	304
February 2009	63	6	68	0	0	0	0	0	137
% Change	134.9	133.3	58.8	n/a	n/a	n/a	n/a	n/a	121.9
Year-to-date 2010	288	42	283	0	0	58	4	0	675
Year-to-date 2009	174	24	134	0	0	213	3	0	548
% Change	65.5	75.0	111.2	n/a	n/a	-72.8	33.3	n/a	23.2
<b>UNDER CONSTRUCTION</b>									
February 2010	1,525	212	1,607	0	0	1,506	29	185	5,064
February 2009	1,612	149	1,277	0	28	2,042	8	159	5,275
% Change	-5.4	42.3	25.8	n/a	-100.0	-26.2	**	16.4	-4.0
<b>COMPLETIONS</b>									
February 2010	198	20	123	0	0	85	0	0	426
February 2009	265	20	116	0	0	36	0	69	506
% Change	-25.3	0.0	6.0	n/a	n/a	136.1	n/a	-100.0	-15.8
Year-to-date 2010	384	40	177	0	18	465	6	8	1,098
Year-to-date 2009	434	34	215	0	0	86	0	69	838
% Change	-11.5	17.6	-17.7	n/a	n/a	**	n/a	-88.4	31.0
<b>COMPLETED &amp; NOT ABSORBED</b>									
February 2010	19	11	110	0	1	144	2	70	357
February 2009	42	13	84	0	1	145	4	29	318
% Change	-54.8	-15.4	31.0	n/a	0.0	-0.7	-50.0	141.4	12.3
<b>ABSORBED</b>									
February 2010	194	20	113	0	0	85	0	7	419
February 2009	262	18	116	0	0	36	0	44	476
% Change	-26.0	11.1	-2.6	n/a	n/a	136.1	n/a	-84.1	-12.0
Year-to-date 2010	378	43	172	0	18	469	6	21	1,107
Year-to-date 2009	432	33	214	0	0	92	0	47	818
% Change	-12.5	30.3	-19.6	n/a	n/a	**	n/a	-55.3	35.3

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

**Table I.1: Housing Activity Summary by Submarket  
February 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Ottawa City</b>									
February 2010	141	14	108	0	0	34	0	0	297
February 2009	59	4	61	0	0	0	0	0	124
<b>Ottawa, Vanier, Rockcliffe</b>									
February 2010	3	4	0	0	0	26	0	0	33
February 2009	0	2	0	0	0	0	0	0	2
<b>Nepean inside greenbelt</b>									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
<b>Nepean outside greenbelt</b>									
February 2010	9	0	27	0	0	0	0	0	36
February 2009	16	0	15	0	0	0	0	0	31
<b>Gloucester inside greenbelt</b>									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	0	0	0	0	0	0	0
<b>Gloucester outside greenbelt</b>									
February 2010	27	8	20	0	0	0	0	0	55
February 2009	4	0	30	0	0	0	0	0	34
<b>Kanata</b>									
February 2010	8	2	9	0	0	8	0	0	27
February 2009	5	0	6	0	0	0	0	0	11
<b>Cumberland</b>									
February 2010	50	0	52	0	0	0	0	0	102
February 2009	19	0	10	0	0	0	0	0	29
<b>Goulbourn</b>									
February 2010	17	0	0	0	0	0	0	0	17
February 2009	8	2	0	0	0	0	0	0	10
<b>West Carleton</b>									
February 2010	9	0	0	0	0	0	0	0	9
February 2009	4	0	0	0	0	0	0	0	4
<b>Rideau</b>									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	0	0	0	0	0	0	0	0	0
<b>Osgoode</b>									
February 2010	13	0	0	0	0	0	0	0	13
February 2009	3	0	0	0	0	0	0	0	3
<b>Clarence-Rockland City</b>									
February 2010	7	0	0	0	0	0	0	0	7
February 2009	1	0	7	0	0	0	0	0	8
<b>Russell Township</b>									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	3	2	0	0	0	0	0	0	5
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
February 2010	148	14	108	0	0	34	0	0	304
February 2009	63	6	68	0	0	0	0	0	137

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

**Table I.1: Housing Activity Summary by Submarket  
February 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Ottawa City</b>									
February 2010	1,432	208	1,599	0	0	1,506	25	185	4,955
February 2009	1,527	139	1,270	0	28	2,008	8	150	5,130
<b>Ottawa, Vanier, Rockcliffe</b>									
February 2010	80	66	142	0	0	965	9	185	1,447
February 2009	70	65	125	0	0	1,380	8	17	1,665
<b>Nepean inside greenbelt</b>									
February 2010	8	2	12	0	0	45	0	0	67
February 2009	9	2	31	0	0	273	0	0	315
<b>Nepean outside greenbelt</b>									
February 2010	323	18	412	0	0	157	0	0	910
February 2009	489	2	213	0	0	68	0	0	772
<b>Gloucester inside greenbelt</b>									
February 2010	12	14	24	0	0	0	0	0	50
February 2009	15	0	50	0	0	0	0	0	65
<b>Gloucester outside greenbelt</b>									
February 2010	195	50	119	0	0	94	0	0	458
February 2009	134	10	164	0	28	134	0	0	470
<b>Kanata</b>									
February 2010	208	38	392	0	0	8	0	0	646
February 2009	204	18	349	0	0	0	0	133	704
<b>Cumberland</b>									
February 2010	245	0	260	0	0	237	16	0	758
February 2009	198	4	169	0	0	129	0	0	500
<b>Goulbourn</b>									
February 2010	164	14	128	0	0	0	0	0	306
February 2009	187	32	99	0	0	24	0	0	342
<b>West Carleton</b>									
February 2010	102	2	106	0	0	0	0	0	210
February 2009	97	0	70	0	0	0	0	0	167
<b>Rideau</b>									
February 2010	22	0	0	0	0	0	0	0	22
February 2009	28	0	0	0	0	0	0	0	28
<b>Osgoode</b>									
February 2010	73	4	4	0	0	0	0	0	81
February 2009	96	6	0	0	0	0	0	0	102
<b>Clarence-Rockland City</b>									
February 2010	72	2	8	0	0	0	0	0	82
February 2009	40	8	7	0	0	34	0	0	89
<b>Russell Township</b>									
February 2010	21	2	0	0	0	0	4	0	27
February 2009	45	2	0	0	0	0	0	9	56
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
February 2010	1,525	212	1,607	0	0	1,506	29	185	5,064
February 2009	1,612	149	1,277	0	28	2,042	8	159	5,275

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

**Table I.1: Housing Activity Summary by Submarket  
February 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Ottawa City</b>									
February 2010	184	20	116	0	0	85	0	0	405
February 2009	251	18	116	0	0	36	0	69	490
<b>Ottawa, Vanier, Rockcliffe</b>									
February 2010	4	0	3	0	0	85	0	0	92
February 2009	7	8	6	0	0	0	0	0	21
<b>Nepean inside greenbelt</b>									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	6	0	0	0	0	69	75
<b>Nepean outside greenbelt</b>									
February 2010	89	2	58	0	0	0	0	0	149
February 2009	55	0	22	0	0	24	0	0	101
<b>Gloucester inside greenbelt</b>									
February 2010	3	0	0	0	0	0	0	0	3
February 2009	2	0	5	0	0	0	0	0	7
<b>Gloucester outside greenbelt</b>									
February 2010	19	10	9	0	0	0	0	0	38
February 2009	23	0	11	0	0	0	0	0	34
<b>Kanata</b>									
February 2010	28	6	37	0	0	0	0	0	71
February 2009	50	0	12	0	0	0	0	0	62
<b>Cumberland</b>									
February 2010	2	0	9	0	0	0	0	0	11
February 2009	41	0	35	0	0	0	0	0	76
<b>Goulbourn</b>									
February 2010	22	2	0	0	0	0	0	0	24
February 2009	55	10	5	0	0	12	0	0	82
<b>West Carleton</b>									
February 2010	8	0	0	0	0	0	0	0	8
February 2009	11	0	14	0	0	0	0	0	25
<b>Rideau</b>									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	0	0	0	0	0	0	0	0	0
<b>Osgoode</b>									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	7	0	0	0	0	0	0	0	7
<b>Clarence-Rockland City</b>									
February 2010	14	0	7	0	0	0	0	0	21
February 2009	10	0	0	0	0	0	0	0	10
<b>Russell Township</b>									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	4	2	0	0	0	0	0	0	6
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
February 2010	198	20	123	0	0	85	0	0	426
February 2009	265	20	116	0	0	36	0	69	506

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

**Table I.1: Housing Activity Summary by Submarket  
February 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Ottawa City</b>									
February 2010	14	11	110	0	1	131	2	70	339
February 2009	39	13	84	0	1	133	4	29	303
<b>Ottawa, Vanier, Rockcliffe</b>									
February 2010	0	7	4	0	0	105	1	4	121
February 2009	2	11	10	0	0	100	0	4	127
<b>Nepean inside greenbelt</b>									
February 2010	0	0	2	0	0	1	0	8	11
February 2009	0	0	2	0	0	9	0	25	36
<b>Nepean outside greenbelt</b>									
February 2010	4	2	25	0	1	6	1	0	39
February 2009	0	0	15	0	1	14	1	0	31
<b>Gloucester inside greenbelt</b>									
February 2010	0	0	3	0	0	6	0	0	9
February 2009	0	2	2	0	0	8	0	0	12
<b>Gloucester outside greenbelt</b>									
February 2010	4	0	23	0	0	13	0	0	40
February 2009	10	0	13	0	0	1	3	0	27
<b>Kanata</b>									
February 2010	0	1	24	0	0	0	0	58	83
February 2009	3	0	14	0	0	0	0	0	17
<b>Cumberland</b>									
February 2010	4	0	19	0	0	0	0	0	23
February 2009	12	0	17	0	0	0	0	0	29
<b>Goulbourn</b>									
February 2010	0	1	8	0	0	0	0	0	9
February 2009	1	0	7	0	0	1	0	0	9
<b>West Carleton</b>									
February 2010	0	0	2	0	0	0	0	0	2
February 2009	1	0	4	0	0	0	0	0	5
<b>Rideau</b>									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	1	0	0	0	0	0	0	0	1
<b>Osgoode</b>									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	9	0	0	0	0	0	0	0	9
<b>Clarence-Rockland City</b>									
February 2010	0	0	0	0	0	13	0	0	13
February 2009	0	0	0	0	0	12	0	0	12
<b>Russell Township</b>									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	3	0	0	0	0	0	0	0	3
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
February 2010	19	11	110	0	1	144	2	70	357
February 2009	42	13	84	0	1	145	4	29	318

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

**Table I.1: Housing Activity Summary by Submarket  
February 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Ottawa City</b>									
February 2010	181	20	106	0	0	85	0	7	399
February 2009	248	16	115	0	0	36	0	44	459
<b>Ottawa, Vanier, Rockcliffe</b>									
February 2010	4	3	3	0	0	85	0	0	95
February 2009	8	3	6	0	0	1	0	0	18
<b>Nepean inside greenbelt</b>									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	0	0	6	0	0	1	0	44	51
<b>Nepean outside greenbelt</b>									
February 2010	86	0	52	0	0	0	0	0	138
February 2009	55	2	24	0	0	22	0	0	103
<b>Gloucester inside greenbelt</b>									
February 2010	2	0	0	0	0	0	0	0	2
February 2009	2	0	5	0	0	0	0	0	7
<b>Gloucester outside greenbelt</b>									
February 2010	20	10	9	0	0	0	0	0	39
February 2009	19	0	11	0	0	0	0	0	30
<b>Kanata</b>									
February 2010	28	6	33	0	0	0	0	7	74
February 2009	50	0	9	0	0	0	0	0	59
<b>Cumberland</b>									
February 2010	2	0	9	0	0	0	0	0	11
February 2009	42	0	37	0	0	0	0	0	79
<b>Goulbourn</b>									
February 2010	22	1	0	0	0	0	0	0	23
February 2009	54	11	5	0	0	12	0	0	82
<b>West Carleton</b>									
February 2010	8	0	0	0	0	0	0	0	8
February 2009	11	0	12	0	0	0	0	0	23
<b>Rideau</b>									
February 2010	5	0	0	0	0	0	0	0	5
February 2009	0	0	0	0	0	0	0	0	0
<b>Osgoode</b>									
February 2010	4	0	0	0	0	0	0	0	4
February 2009	7	0	0	0	0	0	0	0	7
<b>Clarence-Rockland City</b>									
February 2010	13	0	7	0	0	0	0	0	20
February 2009	10	0	1	0	0	0	0	0	11
<b>Russell Township</b>									
February 2010	0	0	0	0	0	0	0	0	0
February 2009	4	2	0	0	0	0	0	0	6
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
February 2010	194	20	113	0	0	85	0	7	419
February 2009	262	18	116	0	0	36	0	44	476

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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  
February 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
	Ottawa City	141	59	14	4	108	61	34	0	297	124
Ottawa, Vanier, Rockcliffe	3	0	4	2	0	0	26	0	33	2	**
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	9	16	0	0	27	15	0	0	36	31	16.1
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	27	4	8	0	20	30	0	0	55	34	61.8
Kanata	8	5	2	0	9	6	8	0	27	11	145.5
Cumberland	50	19	0	0	52	10	0	0	102	29	**
Goulbourn	17	8	0	2	0	0	0	0	17	10	70.0
West Carleton	9	4	0	0	0	0	0	0	9	4	125.0
Rideau	5	0	0	0	0	0	0	0	5	0	n/a
Osgoode	13	3	0	0	0	0	0	0	13	3	**
Clarence-Rockland City	7	1	0	0	0	7	0	0	7	8	-12.5
Russell Township	0	3	0	2	0	0	0	0	0	5	-100.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>148</b>	<b>63</b>	<b>14</b>	<b>6</b>	<b>108</b>	<b>68</b>	<b>34</b>	<b>0</b>	<b>304</b>	<b>137</b>	<b>121.9</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - February 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
	Ottawa City	275	166	42	18	275	130	58	213	650	527
Ottawa, Vanier, Rockcliffe	7	1	6	2	0	25	26	189	39	217	-82.0
Nepean inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Nepean outside greenbelt	19	60	0	0	82	37	16	0	117	97	20.6
Gloucester inside greenbelt	2	4	4	0	10	10	0	0	16	14	14.3
Gloucester outside greenbelt	50	22	26	4	29	30	0	24	105	80	31.3
Kanata	47	15	4	2	33	10	8	0	92	27	**
Cumberland	71	26	0	2	96	18	8	0	175	46	**
Goulbourn	36	17	2	6	0	0	0	0	38	23	65.2
West Carleton	15	11	0	0	25	0	0	0	40	11	**
Rideau	6	2	0	0	0	0	0	0	6	2	200.0
Osgoode	21	8	0	2	0	0	0	0	21	10	110.0
Clarence-Rockland City	10	5	0	4	8	7	0	0	18	16	12.5
Russell Township	3	3	0	2	4	0	0	0	7	5	40.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>288</b>	<b>174</b>	<b>42</b>	<b>24</b>	<b>287</b>	<b>137</b>	<b>58</b>	<b>213</b>	<b>675</b>	<b>548</b>	<b>23.2</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
February 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Ottawa City	108	61	0	0	34	0	0	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	26	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	27	15	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	20	30	0	0	0	0	0	0
Kanata	9	6	0	0	8	0	0	0
Cumberland	52	10	0	0	0	0	0	0
Goulbourn	0	0	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	7	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>108</b>	<b>68</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - February 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	275	127	0	3	58	213	0	0
Ottawa, Vanier, Rockcliffe	0	22	0	3	26	189	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	82	37	0	0	16	0	0	0
Gloucester inside greenbelt	10	10	0	0	0	0	0	0
Gloucester outside greenbelt	29	30	0	0	0	24	0	0
Kanata	33	10	0	0	8	0	0	0
Cumberland	96	18	0	0	8	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	25	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	8	7	0	0	0	0	0	0
Russell Township	0	0	4	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>283</b>	<b>134</b>	<b>4</b>	<b>3</b>	<b>58</b>	<b>213</b>	<b>0</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
February 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Ottawa City	263	124	34	0	0	0	297	124
Ottawa, Vanier, Rockcliffe	7	2	26	0	0	0	33	2
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	36	31	0	0	0	0	36	31
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	55	34	0	0	0	0	55	34
Kanata	19	11	8	0	0	0	27	11
Cumberland	102	29	0	0	0	0	102	29
Goulbourn	17	10	0	0	0	0	17	10
West Carleton	9	4	0	0	0	0	9	4
Rideau	5	0	0	0	0	0	5	0
Osgoode	13	3	0	0	0	0	13	3
Clarence-Rockland City	7	8	0	0	0	0	7	8
Russell Township	0	5	0	0	0	0	0	5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>270</b>	<b>137</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>304</b>	<b>137</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - February 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	592	311	58	213	0	3	650	527
Ottawa, Vanier, Rockcliffe	13	25	26	189	0	3	39	217
Nepean inside greenbelt	1	0	0	0	0	0	1	0
Nepean outside greenbelt	101	97	16	0	0	0	117	97
Gloucester inside greenbelt	16	14	0	0	0	0	16	14
Gloucester outside greenbelt	105	56	0	24	0	0	105	80
Kanata	84	27	8	0	0	0	92	27
Cumberland	167	46	8	0	0	0	175	46
Goulbourn	38	23	0	0	0	0	38	23
West Carleton	40	11	0	0	0	0	40	11
Rideau	6	2	0	0	0	0	6	2
Osgoode	21	10	0	0	0	0	21	10
Clarence-Rockland City	18	16	0	0	0	0	18	16
Russell Township	3	5	0	0	4	0	7	5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>613</b>	<b>332</b>	<b>58</b>	<b>213</b>	<b>4</b>	<b>3</b>	<b>675</b>	<b>548</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
February 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Ottawa City	184	251	20	18	116	116	85	105	405	490	-17.3
Ottawa, Vanier, Rockcliffe	4	7	0	8	3	6	85	0	92	21	**
Nepean inside greenbelt	0	0	0	0	0	6	0	69	0	75	-100.0
Nepean outside greenbelt	89	55	2	0	58	22	0	24	149	101	47.5
Gloucester inside greenbelt	3	2	0	0	0	5	0	0	3	7	-57.1
Gloucester outside greenbelt	19	23	10	0	9	11	0	0	38	34	11.8
Kanata	28	50	6	0	37	12	0	0	71	62	14.5
Cumberland	2	41	0	0	9	35	0	0	11	76	-85.5
Goulbourn	22	55	2	10	0	5	0	12	24	82	-70.7
West Carleton	8	11	0	0	0	14	0	0	8	25	-68.0
Rideau	5	0	0	0	0	0	0	0	5	0	n/a
Osgoode	4	7	0	0	0	0	0	0	4	7	-42.9
Clarence-Rockland City	14	10	0	0	7	0	0	0	21	10	110.0
Russell Township	0	4	0	2	0	0	0	0	0	6	-100.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>198</b>	<b>265</b>	<b>20</b>	<b>20</b>	<b>123</b>	<b>116</b>	<b>85</b>	<b>105</b>	<b>426</b>	<b>506</b>	<b>-15.8</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - February 2010**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	342	397	40	32	180	215	439	155	1,001	799	25.3
Ottawa, Vanier, Rockcliffe	22	15	6	12	3	14	391	0	422	41	**
Nepean inside greenbelt	1	0	0	0	0	12	0	69	1	81	-98.8
Nepean outside greenbelt	130	85	2	4	69	54	12	24	213	167	27.5
Gloucester inside greenbelt	6	7	0	0	3	5	0	10	9	22	-59.1
Gloucester outside greenbelt	39	43	14	2	40	32	0	12	93	89	4.5
Kanata	35	77	6	2	37	34	0	0	78	113	-31.0
Cumberland	38	56	8	0	28	35	36	16	110	107	2.8
Goulbourn	30	77	4	12	0	5	0	24	34	118	-71.2
West Carleton	17	17	0	0	0	24	0	0	17	41	-58.5
Rideau	10	3	0	0	0	0	0	0	10	3	**
Osgoode	14	17	0	0	0	0	0	0	14	17	-17.6
Clarence-Rockland City	37	27	2	0	15	0	34	0	88	27	**
Russell Township	5	10	0	2	4	0	0	0	9	12	-25.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>384</b>	<b>434</b>	<b>42</b>	<b>34</b>	<b>199</b>	<b>215</b>	<b>473</b>	<b>155</b>	<b>1,098</b>	<b>838</b>	<b>31.0</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
February 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Ottawa City	116	116	0	0	85	36	0	69
Ottawa, Vanier, Rockcliffe	3	6	0	0	85	0	0	0
Nepean inside greenbelt	0	6	0	0	0	0	0	69
Nepean outside greenbelt	58	22	0	0	0	24	0	0
Gloucester inside greenbelt	0	5	0	0	0	0	0	0
Gloucester outside greenbelt	9	11	0	0	0	0	0	0
Kanata	37	12	0	0	0	0	0	0
Cumberland	9	35	0	0	0	0	0	0
Goulbourn	0	5	0	0	0	12	0	0
West Carleton	0	14	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	7	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>123</b>	<b>116</b>	<b>0</b>	<b>0</b>	<b>85</b>	<b>36</b>	<b>0</b>	<b>69</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - February 2010**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	180	215	0	0	431	86	8	69
Ottawa, Vanier, Rockcliffe	3	14	0	0	383	0	8	0
Nepean inside greenbelt	0	12	0	0	0	0	0	69
Nepean outside greenbelt	69	54	0	0	12	24	0	0
Gloucester inside greenbelt	3	5	0	0	0	10	0	0
Gloucester outside greenbelt	40	32	0	0	0	12	0	0
Kanata	37	34	0	0	0	0	0	0
Cumberland	28	35	0	0	36	16	0	0
Goulbourn	0	5	0	0	0	24	0	0
West Carleton	0	24	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	15	0	0	0	34	0	0	0
Russell Township	0	0	4	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>195</b>	<b>215</b>	<b>4</b>	<b>0</b>	<b>465</b>	<b>86</b>	<b>8</b>	<b>69</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
February 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Ottawa City	320	385	85	36	0	69	405	490
Ottawa, Vanier, Rockcliffe	7	21	85	0	0	0	92	21
Nepean inside greenbelt	0	6	0	0	0	69	0	75
Nepean outside greenbelt	149	77	0	24	0	0	149	101
Gloucester inside greenbelt	3	7	0	0	0	0	3	7
Gloucester outside greenbelt	38	34	0	0	0	0	38	34
Kanata	71	62	0	0	0	0	71	62
Cumberland	11	76	0	0	0	0	11	76
Goulbourn	24	70	0	12	0	0	24	82
West Carleton	8	25	0	0	0	0	8	25
Rideau	5	0	0	0	0	0	5	0
Osgoode	4	7	0	0	0	0	4	7
Clarence-Rockland City	21	10	0	0	0	0	21	10
Russell Township	0	6	0	0	0	0	0	6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>341</b>	<b>401</b>	<b>85</b>	<b>36</b>	<b>0</b>	<b>69</b>	<b>426</b>	<b>506</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - February 2010**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	544	644	449	86	8	69	1,001	799
Ottawa, Vanier, Rockcliffe	31	41	383	0	8	0	422	41
Nepean inside greenbelt	1	12	0	0	0	69	1	81
Nepean outside greenbelt	201	143	12	24	0	0	213	167
Gloucester inside greenbelt	9	12	0	10	0	0	9	22
Gloucester outside greenbelt	75	77	18	12	0	0	93	89
Kanata	78	113	0	0	0	0	78	113
Cumberland	74	91	36	16	0	0	110	107
Goulbourn	34	94	0	24	0	0	34	118
West Carleton	17	41	0	0	0	0	17	41
Rideau	10	3	0	0	0	0	10	3
Osgoode	14	17	0	0	0	0	14	17
Clarence-Rockland City	52	27	34	0	2	0	88	27
Russell Township	5	12	0	0	4	0	9	12
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>601</b>	<b>683</b>	<b>483</b>	<b>86</b>	<b>14</b>	<b>69</b>	<b>1,098</b>	<b>838</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
February 2010**

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 (%)			
<b>Ottawa City</b>													
February 2010	0	0.0	18	11.5	70	44.6	53	33.8	16	10.2	157	396,900	408,322
February 2009	1	0.4	31	12.5	114	46.0	70	28.2	32	12.9	248	385,900	414,135
Year-to-date 2010	0	0.0	34	12.6	115	42.8	90	33.5	30	11.2	269	395,490	408,853
Year-to-date 2009	5	1.3	40	10.1	181	45.8	113	28.6	56	14.2	395	385,900	417,896
<b>Ottawa, Vanier, Rockcliffe</b>													
February 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
February 2009	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	500,900	612,180
Year-to-date 2009	0	0.0	0	0.0	0	0.0	5	29.4	12	70.6	17	750,000	829,341
<b>Nepean inside greenbelt</b>													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
<b>Nepean outside greenbelt</b>													
February 2010	0	0.0	10	11.8	41	48.2	29	34.1	5	5.9	85	390,900	392,566
February 2009	0	0.0	1	1.8	33	60.0	16	29.1	5	9.1	55	385,900	411,394
Year-to-date 2010	0	0.0	20	15.9	67	53.2	34	27.0	5	4.0	126	371,990	378,588
Year-to-date 2009	0	0.0	1	1.2	49	57.6	29	34.1	6	7.1	85	386,900	405,073
<b>Gloucester inside greenbelt</b>													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
February 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2009	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	--	--
<b>Gloucester outside greenbelt</b>													
February 2010	0	0.0	0	0.0	8	42.1	9	47.4	2	10.5	19	457,900	437,684
February 2009	0	0.0	0	0.0	10	52.6	6	31.6	3	15.8	19	386,900	407,916
Year-to-date 2010	0	0.0	0	0.0	13	36.1	19	52.8	4	11.1	36	425,400	437,664
Year-to-date 2009	0	0.0	1	2.6	18	46.2	14	35.9	6	15.4	39	400,000	424,251
<b>Kanata</b>													
February 2010	0	0.0	6	24.0	9	36.0	5	20.0	5	20.0	25	369,700	427,461
February 2009	0	0.0	0	0.0	24	48.0	21	42.0	5	10.0	50	410,400	423,646
Year-to-date 2010	0	0.0	6	18.8	13	40.6	8	25.0	5	15.6	32	367,345	422,810
Year-to-date 2009	0	0.0	0	0.0	41	53.9	26	34.2	9	11.8	76	395,900	412,467
<b>Cumberland</b>													
February 2010	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
February 2009	0	0.0	7	16.7	22	52.4	12	28.6	1	2.4	42	352,400	366,069
Year-to-date 2010	0	0.0	6	17.1	11	31.4	15	42.9	3	8.6	35	401,900	392,266
Year-to-date 2009	0	0.0	9	15.8	31	54.4	15	26.3	2	3.5	57	351,900	368,960
<b>Goulbourn</b>													
February 2010	0	0.0	2	10.0	9	45.0	9	45.0	0	0.0	20	391,990	389,605
February 2009	0	0.0	22	40.7	23	42.6	7	13.0	2	3.7	54	315,490	332,448
Year-to-date 2010	0	0.0	2	8.3	10	41.7	11	45.8	1	4.2	24	400,990	402,492
Year-to-date 2009	3	3.9	25	32.5	35	45.5	11	14.3	3	3.9	77	318,990	339,315

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
February 2010**

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 (%)			
<b>West Carleton</b>													
February 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
February 2009	0	0.0	0	0.0	1	9.1	4	36.4	6	54.5	11	555,000	551,991
Year-to-date 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2009	0	0.0	1	5.9	2	11.8	5	29.4	9	52.9	17	515,000	526,112
<b>Rideau</b>													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2009	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	--	--
<b>Osgoode</b>													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	1	14.3	1	14.3	0	0.0	1	14.3	4	57.1	7	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	5.6	2	11.1	2	11.1	5	27.8	8	44.4	18	485,000	488,017
<b>Clarence-Rockland City</b>													
February 2010	2	20.0	1	10.0	7	70.0	0	0.0	0	0.0	10	317,878	308,689
February 2009	7	70.0	0	0.0	2	20.0	0	0.0	1	10.0	10	237,000	284,100
Year-to-date 2010	4	14.3	9	32.1	14	50.0	1	3.6	0	0.0	28	303,553	300,202
Year-to-date 2009	8	29.6	9	33.3	8	29.6	1	3.7	1	3.7	27	269,900	298,630
<b>Russell Township</b>													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Year-to-date 2010	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2009	2	20.0	4	40.0	3	30.0	1	10.0	0	0.0	10	297,800	308,090
<b>Ottawa-Gatineau CMA (Ontario portion)</b>													
February 2010	2	1.2	19	11.4	77	46.1	53	31.7	16	9.6	167	390,900	402,356
February 2009	8	3.1	33	12.6	117	44.7	71	27.1	33	12.6	262	383,400	408,078
Year-to-date 2010	4	1.3	46	15.3	129	43.0	91	30.3	30	10.0	300	385,200	397,338
Year-to-date 2009	15	3.5	53	12.3	192	44.4	115	26.6	57	13.2	432	380,000	407,900

Source: CMHC (Market Absorption Survey)



**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
February 2010**

Submarket	Feb 2010	Feb 2009	% Change	YTD 2010	YTD 2009	% Change
Ottawa City	408,322	414,135	-1.4	408,853	417,896	-2.2
Ottawa, Vanier, Rockcliffe	--	--	n/a	612,180	829,341	-26.2
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	392,566	411,394	-4.6	378,588	405,073	-6.5
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	437,684	407,916	7.3	437,664	424,251	3.2
Kanata	427,461	423,646	0.9	422,810	412,467	2.5
Cumberland	--	366,069	n/a	392,266	368,960	6.3
Goulbourn	389,605	332,448	17.2	402,492	339,315	18.6
West Carleton	--	551,991	n/a	--	526,112	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	--	--	n/a	--	488,017	n/a
Clarence-Rockland City	308,689	284,100	8.7	300,202	298,630	0.5
Russell Township	--	--	n/a	--	308,090	n/a
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	402,356	408,078	-1.4	397,338	407,900	-2.6

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)  
February 2010**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2009	January	535	-19.4	1,085	1,682	1,947	55.7	290,930	1.8	273,901
	February	798	-20.3	1,056	1,752	1,841	57.4	273,991	-3.3	265,161
	March	1,170	6.5	1,144	2,420	1,968	58.1	287,911	-0.1	286,598
	April	1,608	1.8	1,238	2,570	1,951	63.5	298,593	0.9	291,491
	May	1,990	4.0	1,410	2,521	1,913	73.7	312,927	5.5	291,734
	June	1,912	11.8	1,316	2,246	1,819	72.3	307,793	3.2	291,024
	July	1,590	12.9	1,293	1,857	1,778	72.7	300,635	1.9	302,777
	August	1,227	2.0	1,171	1,743	1,812	64.6	315,176	11.5	323,577
	September	1,230	0.2	1,257	1,863	1,794	70.1	305,628	5.5	312,594
	October	1,223	25.6	1,337	1,616	1,810	73.9	320,561	14.1	334,545
	November	936	43.1	1,301	1,319	1,829	71.1	314,071	7.7	334,793
	December	704	48.5	1,315	701	1,829	71.9	311,604	14.3	336,204
2010	January	725	35.5	1,348	1,491	1,857	72.6	323,762	11.3	351,325
	February	1,132	41.9	1,367	1,982	2,045	66.8	318,894	16.4	345,070
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	2,503	-9.4		5,854			284,118	-0.6	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	1,333	-19.9		3,434			280,790	-1.2	
	YTD 2010	1,857	39.3		3,473			320,795	14.2	

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators  
February 2010**

		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						
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49	173.5	114.4	491	6.2	71.5	991
	February	604	3.60	5.39		115.1	493	6.3	71.8	984
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

## METHODOLOGY

### Starts & Completions Survey Methodology

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

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

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

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

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

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

### Market Absorption Survey Methodology

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

## STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree 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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