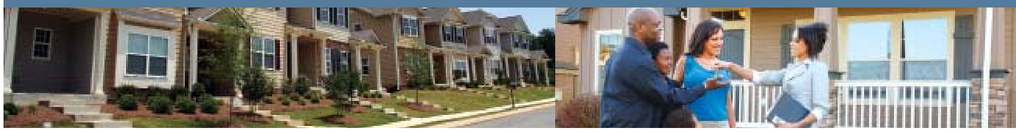
HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2010

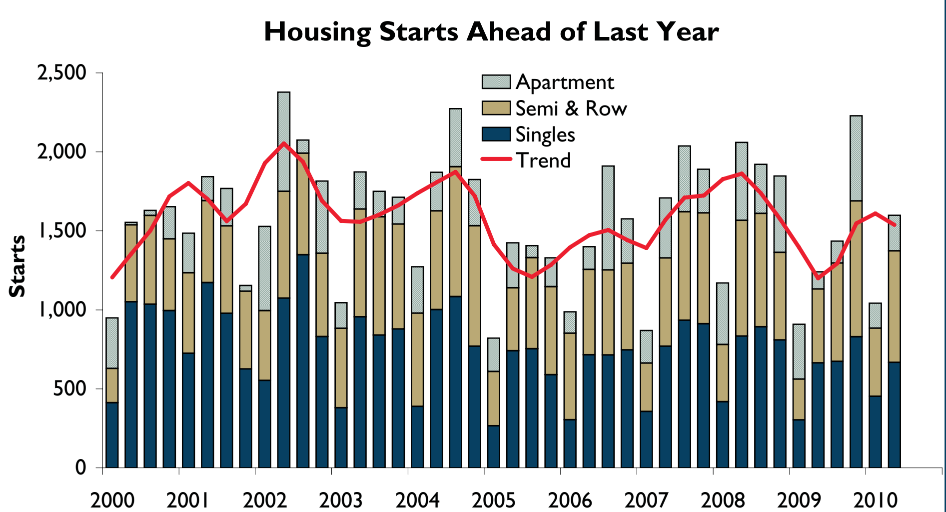
New Home Market

Ottawa Housing Construction Remains Robust in Q2

Although the level of housing construction was lower in June in the Ottawa CMA, the increase in housing starts for the first half of the year placed total starts in the Capital region above its twelve-year average. Moreover, the second quarter of 2010 out-paced the same period last year by almost 30 per cent, with multiple family dwellings leading the charge.

Strong job growth in recent months coupled with low mortgage rates has stimulated demand for new homes in the multiple home segment, particularly for those that provide bigger living spaces, such as townhomes and semi-detached homes. From a year-over-year perspective, these dwellings delivered positive growth every month this calendar year.

Figure 1



Source: CMHC

[1] Ontario part of Ottawa-Gatineau CMA

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On the other hand, new single-family construction fell by more than one third in June from a year ago. Even so and as expected, this type of dwelling recorded strong positive growth in the first half of the year and a higher pace of completions than last year in response to the imminent introduction of HST in July. Single-detached starts' demand will continue to soften as spill-over demand coming from the real estate market starts to cool down.

Nepean: Volume Leader Since 2002

In Q2, Nepean outside the greenbelt witnessed the foundation setting of three quarters of all apartments and one third of all townhomes in the City of Ottawa. On a year-to-date basis, Nepean outside the greenbelt's single family construction reigns supreme with respect to new singles built in Ottawa as well.

Nepean is a region well sought after by first time home buyers since it has lower prices when compared to other neighbourhoods and good transportation links. As first-time homebuyers lead the housing market in the next months, expect this region to maintain its healthy pace.

Single Family Homes Prosper in the Outskirts

Just before the amalgamation, the regions that today constitute the City of Ottawa saw over sixty per cent of total starts in the form of single detached family homes. Today, this percentage has dropped to close to forty percent, giving way to higher density type of dwellings. However, suburban areas with more affordable land prices continue to witness higher percentages of single-detached homes.

Construction in the furthest municipalities in Ottawa including West Carleton, Clarence-Rockland and Russell increased by over 60 per cent in the first half of the year when compared to 2009. This increased popularity is sustained by the fact that their average price is significantly lower than other regions in Ottawa CMA.

Resale Market

Ottawa Carleton's Resale Market Sales Moderating in Q2

Ottawa-Carleton existing home market seasonally adjusted sales declined in the second quarter by nine per cent, after a downward trend that started in May. In anticipation of higher mortgage rates and backed up by solid employment levels, the first quarter of the year closed very strongly.

In Q2, demand for homes coming from new household formation and immigration began to moderate. This moderation coupled with considerable growth in the supply of existing homes, as measured by seasonally adjusted new listings, suggests that the inventory level in the Ottawa market began to increase.

The average seasonally adjusted sales to new listings ratio, an indicator of

UNIT TYPE	MLS® Sales						MLS® Prices ($)					
	June			Year-to-Date			June			Year-to-Date		
	2010	2009	% Chg.	2010	2009	% Chg.	2010	2009	% Chg.	2010	2009	% Chg.
SINGLE- DETACHED	**887**	**1,059**	**-16.2**	**4,686**	**4,466**	**4.9**	**365,271**	**344,518**	**6.0**	**369,446**	**336,343**	**9.8**
Bungalow	*285*	*314*	-9.2	*1,366*	*1,281*	6.6	*307,762*	*296,438*	3.8	*319,391*	*296,888*	7.6
Two-Storey	*431*	*519*	-17.0	*2,367*	*2,277*	4.0	*423,928*	*393,809*	7.6	*414,962*	*374,335*	10.9
Other Single-Detached	*171*	*226*	-24.3	*953*	*908*	5.0	*313,277*	*298,125*	5.1	*328,142*	*296,731*	10.6
ROW	**217**	**304**	**-28.6**	**1,258**	**1,307**	**-3.7**	**301,594**	**273,983**	**10.1**	**295,245**	**270,239**	**9.3**
SEMI	**93**	**115**	**-19.1**	**534**	**531**	**0.6**	**328,597**	**303,331**	**8.3**	**323,773**	**291,764**	**11.0**
CONDOMINIUM	**418**	**419**	**-0.2**	**2,002**	**1,630**	**22.8**	**256,969**	**237,195**	**8.3**	**252,224**	**222,164**	**13.5**
Apartment	*240*	*206*	16.5	*1,096*	*770*	42.3	*280,955*	*269,788*	4.1	*282,214*	*244,979*	15.2
Row	*151*	*208*	-27.4	*789*	*836*	-5.6	*224,016*	*205,117*	9.2	*215,101*	*198,376*	8.4
Other Condominiums	*27*	*5*	440.0	*117*	*24*	387.5	*228,056*	*228,780*	-0.3	*221,629*	*318,804*	-30.5
OTHERS	**18**	**15**	**20.0**	**93**	**79**	**17.7**	**354,750**	**277,700**	**n/a**	**479,752**	**381,657**	**25.7**
TOTAL	**1,633**	**1,912**	**-14.6**	**8,573**	**8,013**	**7.0**	**328,238**	**307,793**	**6.6**	**329,535**	**299,827**	**9.9**

Source: Ottawa Real Estate Board

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

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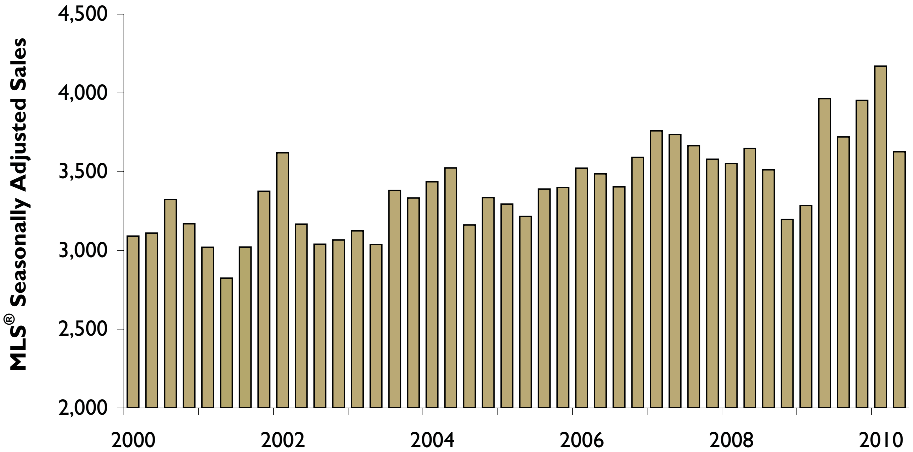
Figure 2

Sales Moderating in the Second Quarter



Source: OREB

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market tightness, for the first half of the year remains warm and homes are being sold, on average, within one month of being listed. Nevertheless, the ratio indicates that the existing home market in the Capital City is trending towards the balanced market territory where average prices tend to increase at the rate of inflation.

Even so, for the second quarter Ottawa's average house price continued its increase upwards, far in excess of the rate of inflation at $332,257. With this jump, the gap between the average price of a resale home and the average price of a new home diminished from 34 per cent to 30 per cent.

Condominium Properties Remain in Sellers' Territory

Although year-over-year total sales were lower in June, condominium properties still show a significant increase in seasonally adjusted sales for the second quarter when compared with the same period a year earlier. It is not surprising then to witness the Downtown area, where most condominium apartments reside, is the only region in the Ottawa CMA to show a significant increase of over 15 per cent in sales in this year's second quarter when compared with 2009 Q2.

The condominium market remained deep in sellers' territory throughout the second quarter of this year. This type of dwelling remains a good alternative for young professionals and baby-boomers wishing to downsize.

Gap in Residential Prices Increases Interprovincial Migration

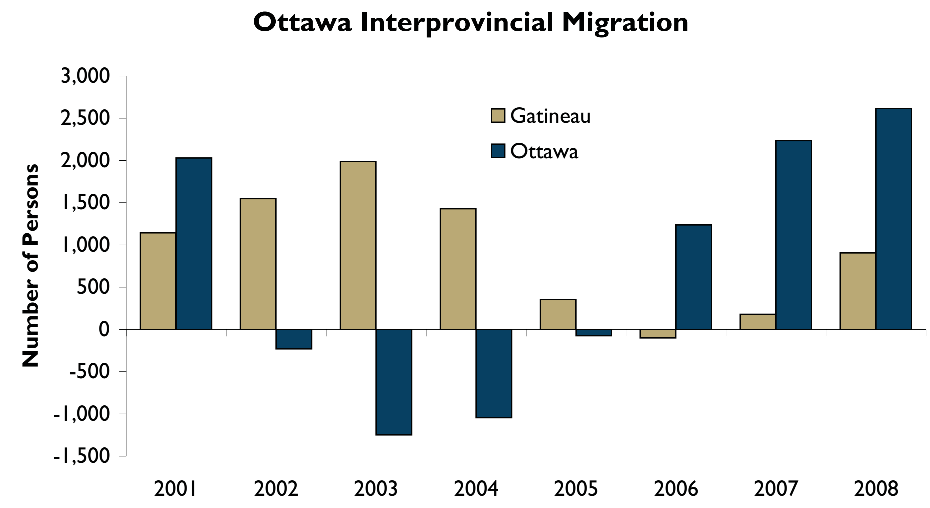
House prices are, on average, more affordable in the Quebec portion of the Ottawa-Gatineau CMA. A new single-detached house across the river could be purchased for almost 30 per cent less.

As a consequence demand for homes has increased in the City of Gatineau resulting in significantly higher new house completions, particularly in Aylmer, a residential area where forty per cent of its population is formed by Anglophones. This gap in homeownership is reflected as well in the rental market, where the average two bedroom rental apartment in 2009 was almost fifty per cent more affordable on the Quebec side of the CMA.

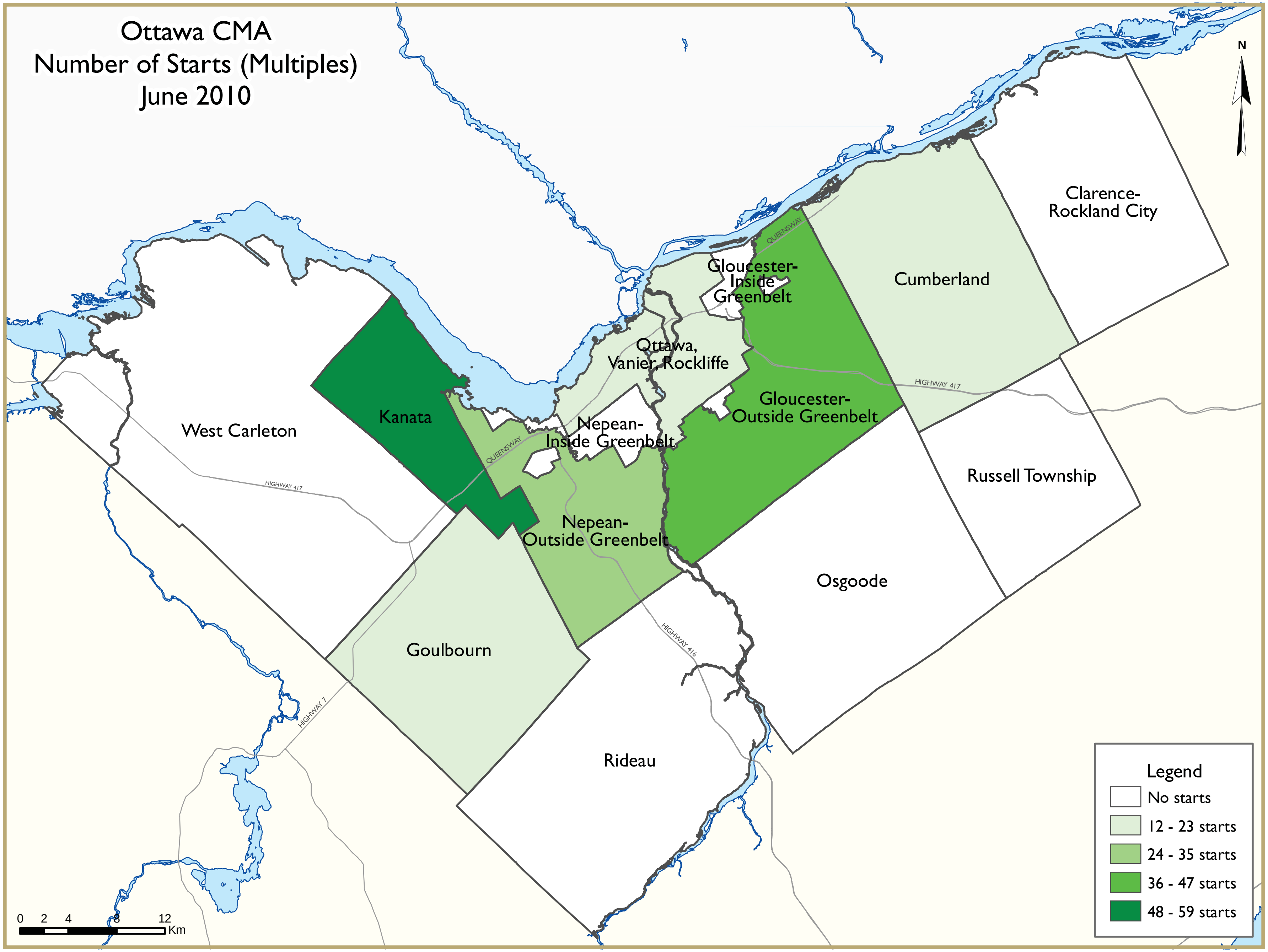
The result is population loss from Ottawa towards its twin city located in the province of Quebec.

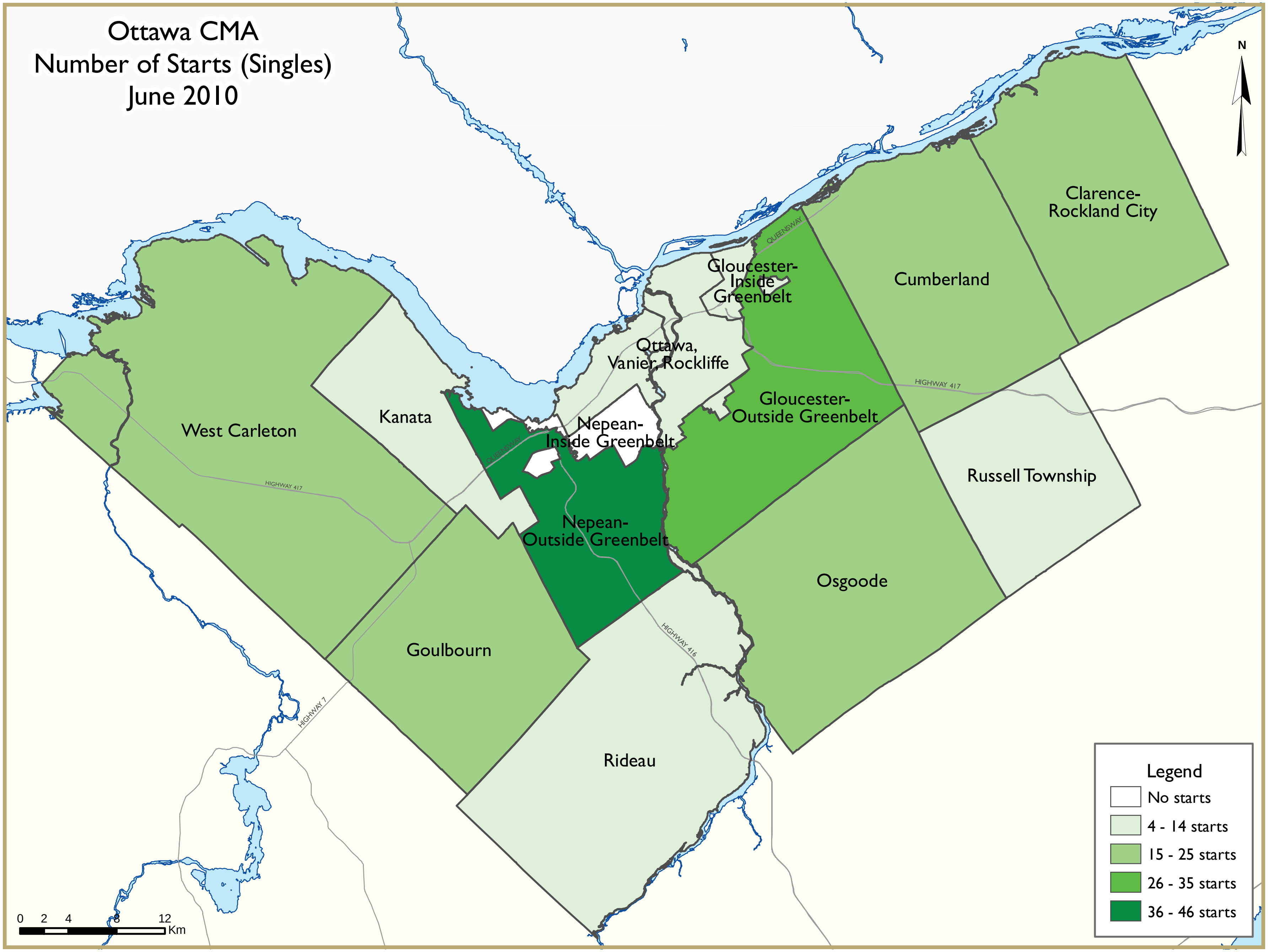
Nevertheless, migrants, attracted by high incomes in Ottawa and one of the lowest unemployment rates in Canada, moved to the Capital City. Thus, total interprovincial migration coming from other provinces has compensated for the losses towards Quebec.

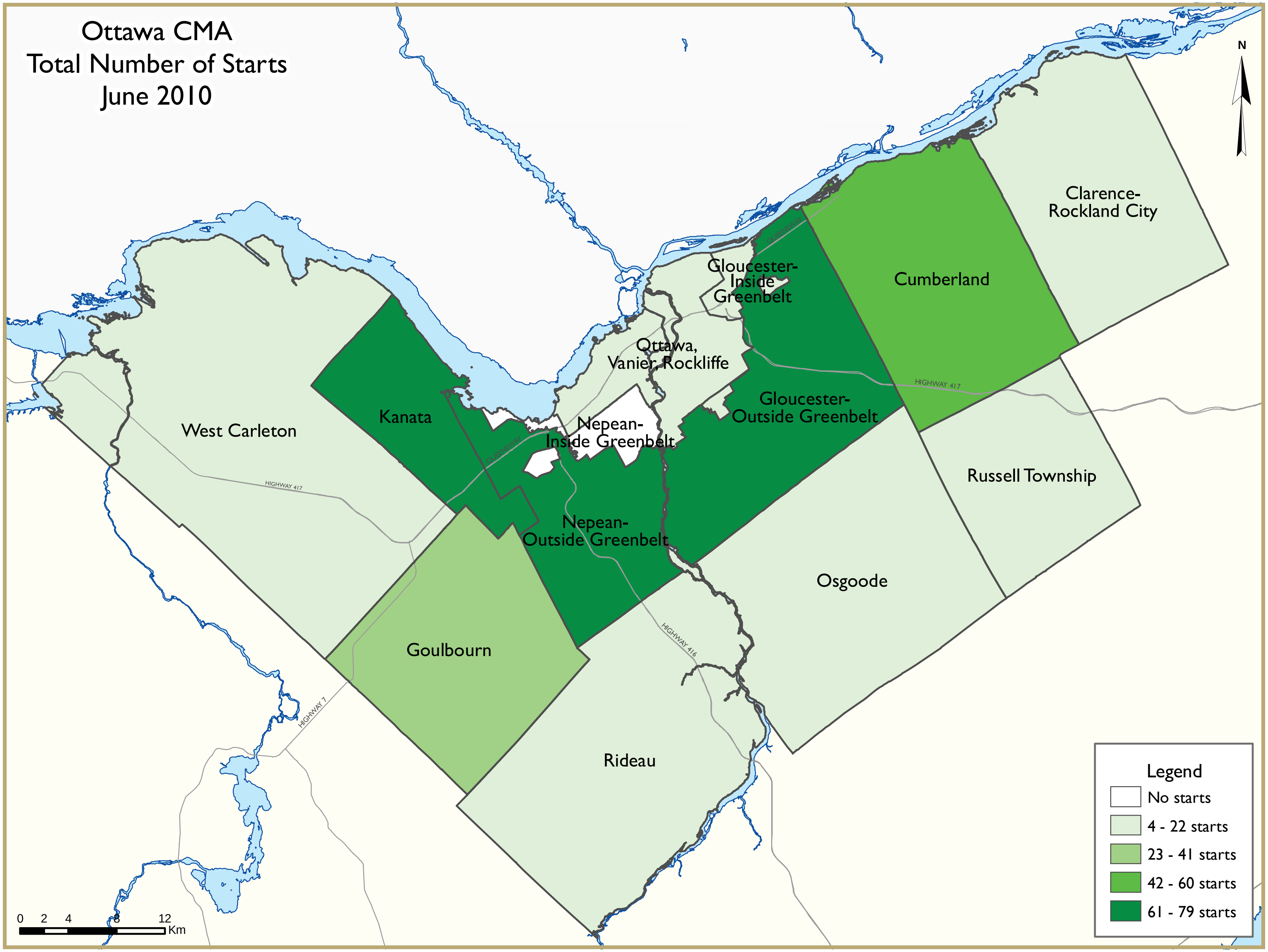
Figure 3

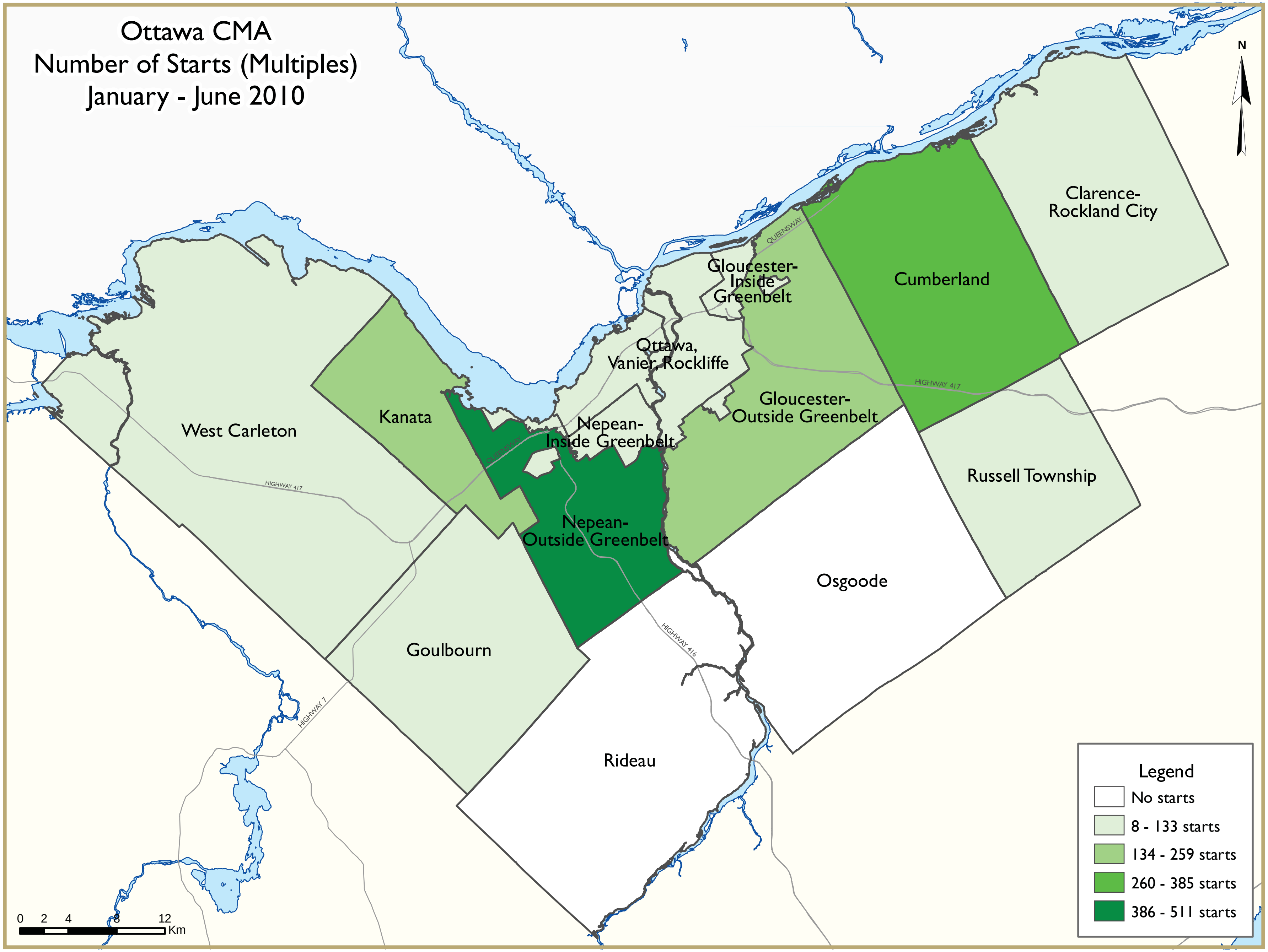


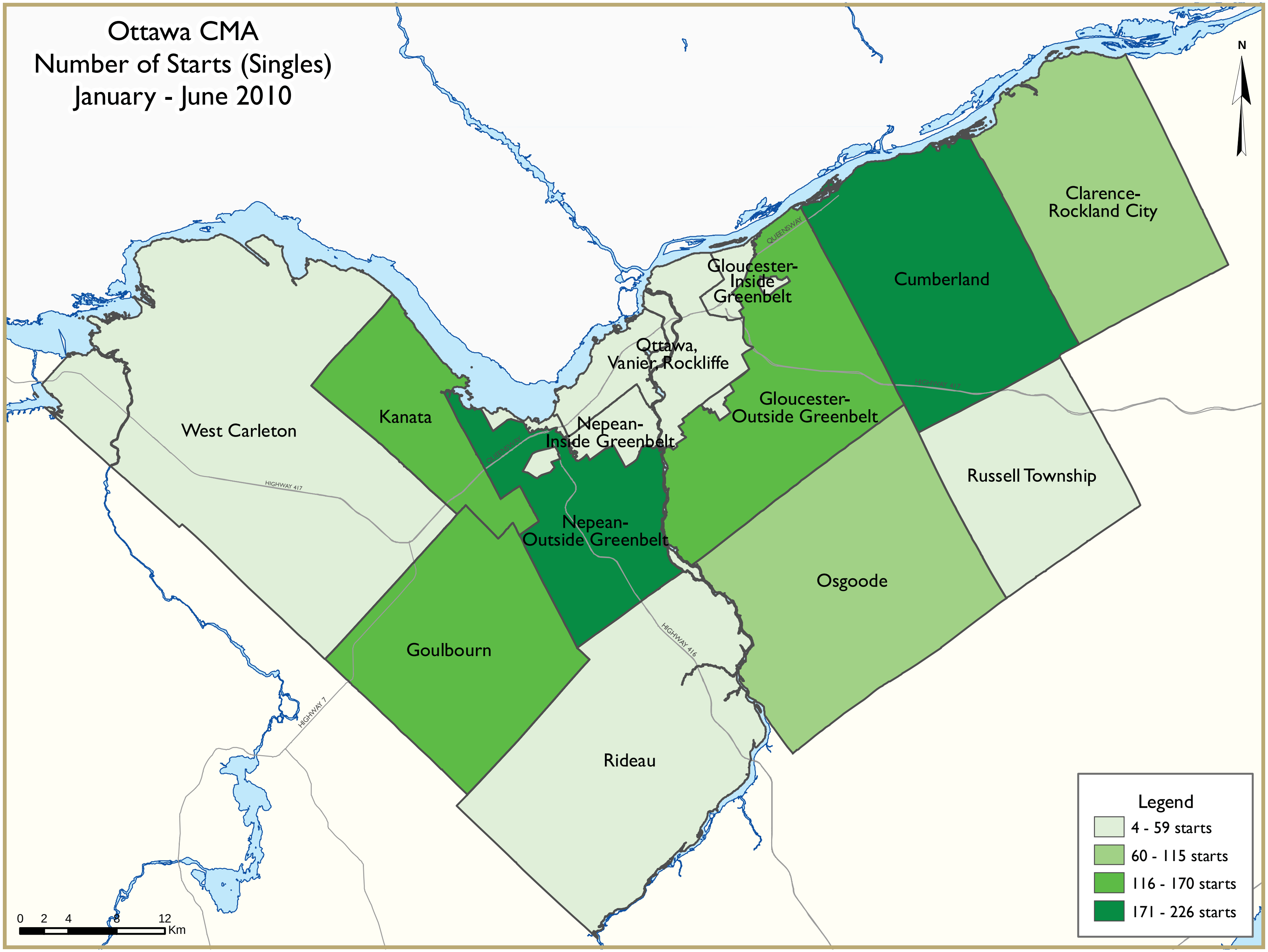
Source: Statistics Canada


Ottawa CMA
Number of Starts (Multiples)
June 2010
West Carleton
Kanata
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Cumberland
Clarence-Rockland City
Russell Township
Osgoode
Goulbourn
Rideau
QUEENSWAY
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12
Km
Legend
No starts
12 - 23 starts
24 - 35 starts
36 - 47 starts
48 - 59 starts

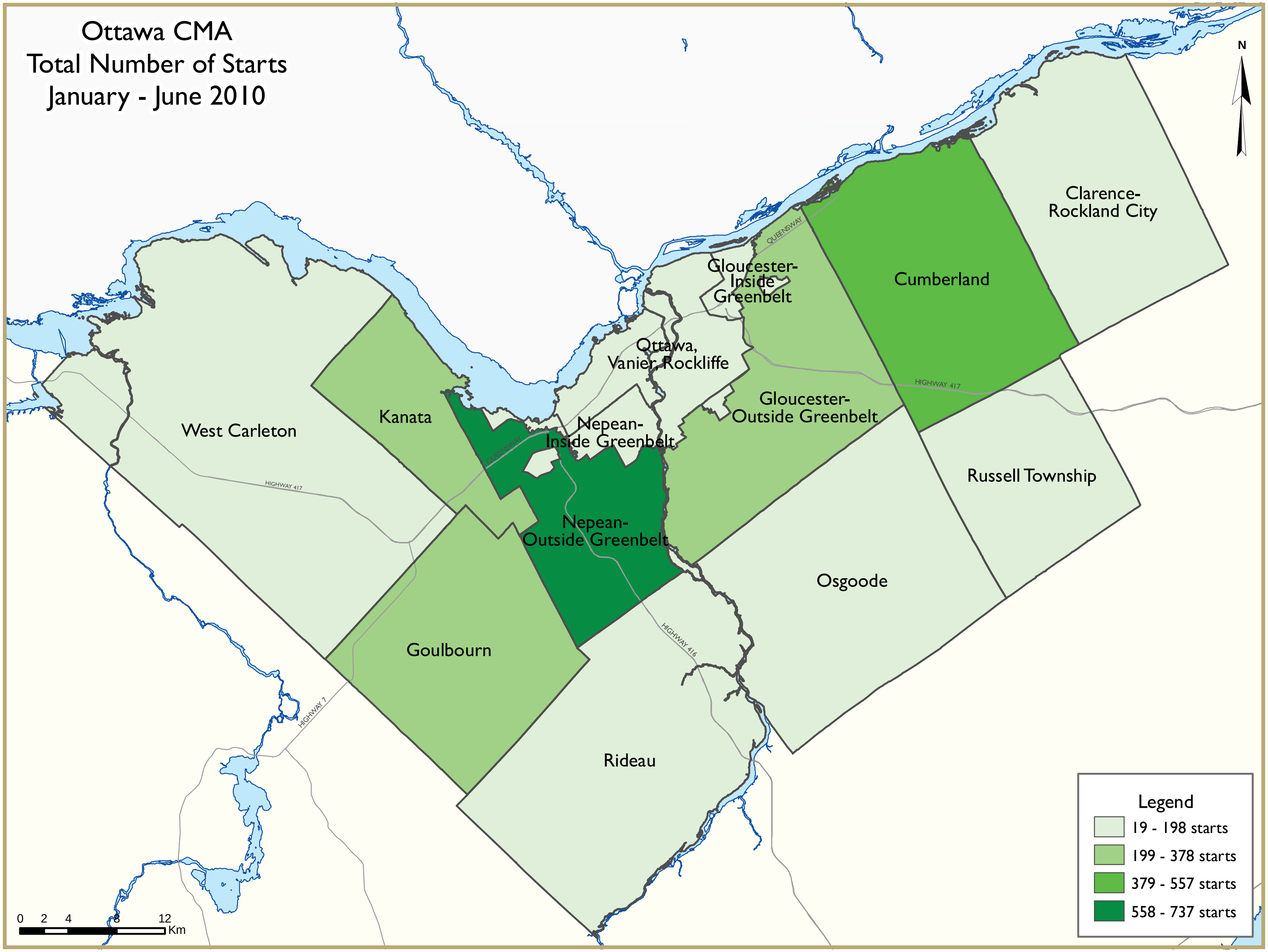

Ottawa CMA
Number of Starts (Singles)
June 2010
West Carleton
Kanata
Goulbourn
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
Rideau
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2 4 8 12
Km
Legend
No starts
4 - 14 starts
15 - 25 starts
26 - 35 starts
36 - 46 starts


Ottawa CMA
Total Number of Starts
June 2010
N
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
0 2 4 8 12 Km
Legend
No starts
4 - 22 starts
23 - 41 starts
42 - 60 starts
61 - 79 starts


Ottawa CMA
Number of Starts (Multiples)
January - June 2010
West Carleton
Kanata
Goulbourn
Nepean-Inside Greenbelt
Nepean-Outside 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
0 2 4 8 12 Km
Legend
No starts
8 - 133 starts
134 - 259 starts
260 - 385 starts
386 - 511 starts



Ottawa CMA
Number of Starts (Singles)
January - June 2010
West Carleton
Kanata
Goulbourn
Rideau
Nepean-
Outside Greenbelt
Nepean-
Inside Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Clarence-
Rockland City
Russell Township
Osgoode
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
Legend
4 - 59 starts
60 - 115 starts
116 - 170 starts
171 - 226 starts
0 2 4 8 12
Km



Ottawa CMA
Total Number of Starts
January - June 2010
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
19 - 198 starts
199 - 378 starts
379 - 557 starts
558 - 737 starts
0 2 4 8 12
Km

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) June 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2010	203	10	155	0	0	16	0	0	384
June 2009	312	10	136	0	0	56	0	8	522
% Change	-34.9	0.0	14.0	n/a	n/a	-71.4	n/a	-100.0	-26.4
Year-to-date 2010	1,120	162	964	0	16	348	9	22	2,641
Year-to-date 2009	967	89	639	0	0	440	3	12	2,150
% Change	15.8	82.0	50.9	n/a	n/a	-20.9	200.0	83.3	22.8
UNDER CONSTRUCTION									
June 2010	1,389	232	1,652	0	16	1,679	2	196	5,166
June 2009	1,513	160	1,116	0	28	1,848	11	170	4,846
% Change	-8.2	45.0	48.0	n/a	-42.9	-9.1	-81.8	15.3	6.6
COMPLETIONS									
June 2010	280	34	260	0	0	28	18	0	620
June 2009	269	18	204	0	0	158	4	0	653
% Change	4.1	88.9	27.5	n/a	n/a	-82.3	**	n/a	-5.1
Year-to-date 2010	1,352	134	813	0	18	582	43	23	2,965
Year-to-date 2009	1,324	89	872	0	0	500	4	78	2,867
% Change	2.1	50.6	-6.8	n/a	n/a	16.4	**	-70.5	3.4
COMPLETED & NOT ABSORBED									
June 2010	16	13	100	0	1	142	3	62	337
June 2009	29	19	100	0	1	144	3	23	319
% Change	-44.8	-31.6	0.0	n/a	0.0	-1.4	0.0	169.6	5.6
ABSORBED									
June 2010	280	31	279	0	0	21	4	1	616
June 2009	273	16	200	0	0	164	4	4	661
% Change	2.6	93.8	39.5	n/a	n/a	-87.2	0.0	-75.0	-6.8
Year-to-date 2010	1,356	135	818	0	18	588	26	44	2,985
Year-to-date 2009	1,335	80	855	0	0	507	5	62	2,844
% Change	1.6	68.8	-4.3	n/a	n/a	16.0	**	-29.0	5.0

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

Table 1.1: Housing Activity Summary by Submarket
June 2010

	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									
June 2010	178	10	155	0	0	16	0	0	359
June 2009	275	10	136	0	0	56	0	8	485
Ottawa, Vanier, Rockcliffe									
June 2010	4	4	8	0	0	0	0	0	16
June 2009	29	2	3	0	0	0	0	8	42
Nepean inside greenbelt									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
June 2010	46	0	33	0	0	0	0	0	79
June 2009	110	0	51	0	0	44	0	0	205
Gloucester inside greenbelt									
June 2010	4	0	0	0	0	0	0	0	4
June 2009	4	0	4	0	0	0	0	0	8
Gloucester outside greenbelt									
June 2010	26	2	36	0	0	0	0	0	64
June 2009	22	4	28	0	0	12	0	0	66
Kanata									
June 2010	10	2	41	0	0	16	0	0	69
June 2009	13	2	18	0	0	0	0	0	33
Cumberland									
June 2010	24	0	22	0	0	0	0	0	46
June 2009	54	0	24	0	0	0	0	0	78
Goulbourn									
June 2010	24	2	15	0	0	0	0	0	41
June 2009	11	2	8	0	0	0	0	0	21
West Carleton									
June 2010	18	0	0	0	0	0	0	0	18
June 2009	8	0	0	0	0	0	0	0	8
Rideau									
June 2010	5	0	0	0	0	0	0	0	5
June 2009	4	0	0	0	0	0	0	0	4
Osgoode									
June 2010	17	0	0	0	0	0	0	0	17
June 2009	18	0	0	0	0	0	0	0	18
Clarence-Rockland City									
June 2010	17	0	0	0	0	0	0	0	17
June 2009	20	0	0	0	0	0	0	0	20
Russell Township									
June 2010	8	0	0	0	0	0	0	0	8
June 2009	17	0	0	0	0	0	0	0	17
Ottawa-Gatineau CMA (Ontario portion)									
June 2010	203	10	155	0	0	16	0	0	384
June 2009	312	10	136	0	0	56	0	8	522

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

Table 1.1: Housing Activity Summary by Submarket
June 2010

	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									
June 2010	1,264	230	1,630	0	16	1,679	2	192	5,013
June 2009	1,410	148	1,102	0	28	1,814	11	166	4,679
Ottawa, Vanier, Rockcliffe									
June 2010	52	42	74	0	0	965	2	192	1,327
June 2009	88	62	63	0	0	1,339	11	33	1,596
Nepean inside greenbelt									
June 2010	4	0	36	0	0	57	0	0	97
June 2009	7	0	19	0	0	85	0	0	111
Nepean outside greenbelt									
June 2010	323	50	446	0	0	314	0	0	1,133
June 2009	532	4	296	0	0	101	0	0	933
Gloucester inside greenbelt									
June 2010	17	12	21	0	0	0	0	0	50
June 2009	13	4	19	0	0	0	0	0	36
Gloucester outside greenbelt									
June 2010	210	62	144	0	0	36	0	0	452
June 2009	161	24	175	0	28	136	0	0	524
Kanata									
June 2010	134	38	359	0	0	34	0	0	565
June 2009	156	20	265	0	0	0	0	133	574
Cumberland									
June 2010	204	0	312	0	16	249	0	0	781
June 2009	200	10	216	0	0	153	0	0	579
Goulbourn									
June 2010	139	26	139	0	0	24	0	0	328
June 2009	100	22	49	0	0	0	0	0	171
West Carleton									
June 2010	66	0	99	0	0	0	0	0	165
June 2009	60	0	0	0	0	0	0	0	60
Rideau									
June 2010	20	0	0	0	0	0	0	0	20
June 2009	21	0	0	0	0	0	0	0	21
Osgoode									
June 2010	95	0	0	0	0	0	0	0	95
June 2009	72	2	0	0	0	0	0	0	74
Clarence-Rockland City									
June 2010	87	0	22	0	0	0	0	0	109
June 2009	49	10	14	0	0	34	0	0	107
Russell Township									
June 2010	38	2	0	0	0	0	0	4	44
June 2009	54	2	0	0	0	0	0	4	60
Ottawa-Gatineau CMA (Ontario portion)									
June 2010	1,389	232	1,652	0	16	1,679	2	196	5,166
June 2009	1,513	160	1,116	0	28	1,848	11	170	4,846

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

Table 1.1: Housing Activity Summary by Submarket
June 2010

	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									
June 2010	263	34	260	0	0	28	18	0	603
June 2009	264	18	204	0	0	158	3	0	647
Ottawa, Vanier, Rockcliffe									
June 2010	7	22	63	0	0	0	2	0	94
June 2009	7	8	39	0	0	22	3	0	79
Nepean inside greenbelt									
June 2010	2	0	0	0	0	0	0	0	2
June 2009	2	0	0	0	0	124	0	0	126
Nepean outside greenbelt									
June 2010	41	2	59	0	0	16	0	0	118
June 2009	99	0	21	0	0	12	0	0	132
Gloucester inside greenbelt									
June 2010	2	0	3	0	0	0	0	0	5
June 2009	3	0	15	0	0	0	0	0	18
Gloucester outside greenbelt									
June 2010	26	4	28	0	0	0	0	0	58
June 2009	22	0	4	0	0	0	0	0	26
Kanata									
June 2010	67	6	74	0	0	0	0	0	147
June 2009	15	0	55	0	0	0	0	0	70
Cumberland									
June 2010	39	0	30	0	0	12	16	0	97
June 2009	47	2	28	0	0	0	0	0	77
Goulbourn									
June 2010	42	0	3	0	0	0	0	0	45
June 2009	22	8	24	0	0	0	0	0	54
West Carleton									
June 2010	15	0	0	0	0	0	0	0	15
June 2009	18	0	18	0	0	0	0	0	36
Rideau									
June 2010	5	0	0	0	0	0	0	0	5
June 2009	5	0	0	0	0	0	0	0	5
Osgoode									
June 2010	17	0	0	0	0	0	0	0	17
June 2009	24	0	0	0	0	0	0	0	24
Clarence-Rockland City									
June 2010	10	0	0	0	0	0	0	0	10
June 2009	3	0	0	0	0	0	0	0	3
Russell Township									
June 2010	7	0	0	0	0	0	0	0	7
June 2009	2	0	0	0	0	0	1	0	3
Ottawa-Gatineau CMA (Ontario portion)									
June 2010	280	34	260	0	0	28	18	0	620
June 2009	269	18	204	0	0	158	4	0	653

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

Table 1.1: Housing Activity Summary by Submarket June 2010									
	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									
June 2010	15	13	100	0	1	130	3	62	324
June 2009	19	19	100	0	1	132	3	23	297
Ottawa, Vanier, Rockcliffe									
June 2010	0	10	19	0	0	93	2	0	124
June 2009	1	14	14	0	0	100	0	0	129
Nepean inside greenbelt									
June 2010	0	0	0	0	0	0	0	4	4
June 2009	0	0	2	0	0	15	0	23	40
Nepean outside greenbelt									
June 2010	4	2	14	0	1	15	1	0	37
June 2009	2	0	8	0	1	10	1	0	22
Gloucester inside greenbelt									
June 2010	1	0	1	0	0	5	0	0	7
June 2009	0	0	2	0	0	7	0	0	9
Gloucester outside greenbelt									
June 2010	6	0	18	0	0	17	0	0	41
June 2009	3	0	10	0	0	0	2	0	15
Kanata									
June 2010	1	0	19	0	0	0	0	58	78
June 2009	2	0	24	0	0	0	0	0	26
Cumberland									
June 2010	2	0	18	0	0	0	0	0	20
June 2009	4	0	23	0	0	0	0	0	27
Goulbourn									
June 2010	0	0	8	0	0	0	0	0	8
June 2009	0	3	12	0	0	0	0	0	15
West Carleton									
June 2010	0	0	2	0	0	0	0	0	2
June 2009	1	0	5	0	0	0	0	0	6
Rideau									
June 2010	0	0	0	0	0	0	0	0	0
June 2009	0	0	0	0	0	0	0	0	0
Osgoode									
June 2010	1	1	1	0	0	0	0	0	3
June 2009	6	2	0	0	0	0	0	0	8
Clarence-Rockland City									
June 2010	0	0	0	0	0	12	0	0	12
June 2009	0	0	0	0	0	12	0	0	12
Russell Township									
June 2010	1	0	0	0	0	0	0	0	1
June 2009	10	0	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
June 2010	16	13	100	0	1	142	3	62	337
June 2009	29	19	100	0	1	144	3	23	319

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

Table 1.1: Housing Activity Summary by Submarket
June 2010

	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									
June 2010	263	31	279	0	0	21	4	1	599
June 2009	267	15	200	0	0	164	3	4	653
Ottawa, Vanier, Rockcliffe									
June 2010	7	19	48	0	0	0	4	1	79
June 2009	7	5	40	0	0	29	3	2	86
Nepean inside greenbelt									
June 2010	2	0	0	0	0	0	0	0	2
June 2009	2	0	0	0	0	116	0	2	120
Nepean outside greenbelt									
June 2010	43	2	69	0	0	9	0	0	123
June 2009	99	0	23	0	0	15	0	0	137
Gloucester inside greenbelt									
June 2010	1	0	3	0	0	0	0	0	4
June 2009	3	2	15	0	0	1	0	0	21
Gloucester outside greenbelt									
June 2010	26	4	30	0	0	0	0	0	60
June 2009	25	0	6	0	0	0	0	0	31
Kanata									
June 2010	66	6	95	0	0	0	0	0	167
June 2009	15	0	50	0	0	0	0	0	65
Cumberland									
June 2010	39	0	31	0	0	12	0	0	82
June 2009	47	2	27	0	0	0	0	0	76
Goulbourn									
June 2010	42	0	3	0	0	0	0	0	45
June 2009	22	5	22	0	0	3	0	0	52
West Carleton									
June 2010	15	0	0	0	0	0	0	0	15
June 2009	18	0	17	0	0	0	0	0	35
Rideau									
June 2010	5	0	0	0	0	0	0	0	5
June 2009	6	0	0	0	0	0	0	0	6
Osgoode									
June 2010	17	0	0	0	0	0	0	0	17
June 2009	23	1	0	0	0	0	0	0	24
Clarence-Rockland City									
June 2010	10	0	0	0	0	0	0	0	10
June 2009	2	0	0	0	0	0	0	0	2
Russell Township									
June 2010	7	0	0	0	0	0	0	0	7
June 2009	4	1	0	0	0	0	1	0	6
Ottawa-Gatineau CMA (Ontario portion)									
June 2010	280	31	279	0	0	21	4	1	616
June 2009	273	16	200	0	0	164	4	4	661

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)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	% Change
Ottawa City	178	275	10	10	141	132	30	68	359	485	-26.0
Ottawa, Vanier, Rockcliffe	4	29	4	2	6	3	2	8	16	42	-61.9
Nepean inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Nepean outside greenbelt	46	110	0	0	33	51	0	44	79	205	-61.5
Gloucester inside greenbelt	4	4	0	0	0	4	0	0	4	8	-50.0
Gloucester outside greenbelt	26	22	2	4	24	28	12	12	64	66	-3.0
Kanata	10	13	2	2	41	18	16	0	69	33	109.1
Cumberland	24	54	0	0	22	24	0	0	46	78	-41.0
Goulbourn	24	11	2	2	15	4	0	4	41	21	95.2
West Carleton	18	8	0	0	0	0	0	0	18	8	125.0
Rideau	5	4	0	0	0	0	0	0	5	4	25.0
Osgoode	17	18	0	0	0	0	0	0	17	18	-5.6
Clarence-Rockland City	17	20	0	0	0	0	0	0	17	20	-15.0
Russell Township	8	17	0	0	0	0	0	0	8	17	-52.9
Ottawa-Gatineau CMA (Ontario Portion)	203	312	10	10	141	132	30	68	384	522	-26.4

Table 2: Starts by Submarket and by Dwelling Type
June 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	1,007	889	162	78	949	624	380	452	2,498	2,043	22.3
Ottawa, Vanier, Rockcliffe	29	39	28	20	27	41	46	331	130	431	-69.8
Nepean inside greenbelt	4	4	0	0	24	0	12	0	40	4	**
Nepean outside greenbelt	226	362	34	2	275	213	202	57	737	634	16.2
Gloucester inside greenbelt	11	10	6	2	10	14	0	0	27	26	3.8
Gloucester outside greenbelt	156	124	50	20	94	78	22	36	322	258	24.8
Kanata	117	66	22	8	203	76	34	0	376	150	150.7
Cumberland	181	156	0	10	230	184	40	24	451	374	20.6
Goulbourn	120	53	22	14	51	18	24	4	217	89	143.8
West Carleton	55	28	0	0	35	0	0	0	90	28	**
Rideau	19	8	0	0	0	0	0	0	19	8	137.5
Osgoode	89	39	0	2	0	0	0	0	89	41	117.1
Clarence-Rockland City	76	38	0	6	22	14	0	0	98	58	69.0
Russell Township	37	40	0	5	4	0	4	4	45	49	-8.2
Ottawa-Gatineau CMA (Ontario Portion)	1,120	967	162	89	975	638	384	456	2,641	2,150	22.8

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

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Ottawa City	141	132	0	0	30	60	0	8
Ottawa, Vanier, Rockcliffe	6	3	0	0	2	0	0	8
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	33	51	0	0	0	44	0	0
Gloucester inside greenbelt	0	4	0	0	0	0	0	0
Gloucester outside greenbelt	24	28	0	0	12	12	0	0
Kanata	41	18	0	0	16	0	0	0
Cumberland	22	24	0	0	0	0	0	0
Goulbourn	15	4	0	0	0	4	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	141	132	0	0	30	60	0	8

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 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	944	621	5	3	362	444	18	8
Ottawa, Vanier, Rockcliffe	22	38	5	3	28	323	18	8
Nepean inside greenbelt	24	0	0	0	12	0	0	0
Nepean outside greenbelt	275	213	0	0	202	57	0	0
Gloucester inside greenbelt	10	14	0	0	0	0	0	0
Gloucester outside greenbelt	94	78	0	0	22	36	0	0
Kanata	203	76	0	0	34	0	0	0
Cumberland	230	184	0	0	40	24	0	0
Goulbourn	51	18	0	0	24	4	0	0
West Carleton	35	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	22	14	0	0	0	0	0	0
Russell Township	0	0	4	0	0	0	4	4
Ottawa-Gatineau CMA (Ontario Portion)	966	635	9	3	362	444	22	12

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Ottawa City	343	421	16	56	0	8	359	485
Ottawa, Vanier, Rockcliffe	16	34	0	0	0	8	16	42
Nepean inside greenbelt	0	2	0	0	0	0	0	2
Nepean outside greenbelt	79	161	0	44	0	0	79	205
Gloucester inside greenbelt	4	8	0	0	0	0	4	8
Gloucester outside greenbelt	64	54	0	12	0	0	64	66
Kanata	53	33	16	0	0	0	69	33
Cumberland	46	78	0	0	0	0	46	78
Goulbourn	41	21	0	0	0	0	41	21
West Carleton	18	8	0	0	0	0	18	8
Rideau	5	4	0	0	0	0	5	4
Osgoode	17	18	0	0	0	0	17	18
Clarence-Rockland City	17	20	0	0	0	0	17	20
Russell Township	8	17	0	0	0	0	8	17
Ottawa-Gatineau CMA (Ontario Portion)	368	458	16	56	0	8	384	522

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	2,111	1,592	364	440	23	11	2,498	2,043
Ottawa, Vanier, Rockcliffe	81	97	26	323	23	11	130	431
Nepean inside greenbelt	28	4	12	0	0	0	40	4
Nepean outside greenbelt	535	577	202	57	0	0	737	634
Gloucester inside greenbelt	27	26	0	0	0	0	27	26
Gloucester outside greenbelt	312	222	10	36	0	0	322	258
Kanata	342	150	34	0	0	0	376	150
Cumberland	395	350	56	24	0	0	451	374
Goulbourn	193	89	24	0	0	0	217	89
West Carleton	90	28	0	0	0	0	90	28
Rideau	19	8	0	0	0	0	19	8
Osgoode	89	41	0	0	0	0	89	41
Clarence-Rockland City	98	58	0	0	0	0	98	58
Russell Township	37	45	0	0	8	4	45	49
Ottawa-Gatineau CMA (Ontario Portion)	2,246	1,695	364	440	31	15	2,641	2,150

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	% Change
Ottawa City	263	264	36	18	276	207	28	158	603	647	-6.8
Ottawa, Vanier, Rockcliffe	7	7	24	8	63	42	0	22	94	79	19.0
Nepean inside greenbelt	2	2	0	0	0	0	0	124	2	126	-98.4
Nepean outside greenbelt	41	99	2	0	59	21	16	12	118	132	-10.6
Gloucester inside greenbelt	2	3	0	0	3	15	0	0	5	18	-72.2
Gloucester outside greenbelt	26	22	4	0	28	4	0	0	58	26	123.1
Kanata	67	15	6	0	74	55	0	0	147	70	110.0
Cumberland	39	47	0	2	46	28	12	0	97	77	26.0
Goulbourn	42	22	0	8	3	24	0	0	45	54	-16.7
West Carleton	15	18	0	0	0	18	0	0	15	36	-58.3
Rideau	5	5	0	0	0	0	0	0	5	5	0.0
Osgoode	17	24	0	0	0	0	0	0	17	24	-29.2
Clarence-Rockland City	10	3	0	0	0	0	0	0	10	3	**
Russell Township	7	2	0	1	0	0	0	0	7	3	133.3
Ottawa-Gatineau CMA (Ontario Portion)	280	269	36	19	276	207	28	158	620	653	-5.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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	1,243	1,236	138	85	841	867	571	577	2,793	2,765	1.0
Ottawa, Vanier, Rockcliffe	72	35	54	33	104	81	406	176	636	325	95.7
Nepean inside greenbelt	8	6	2	2	0	24	0	257	10	289	-96.5
Nepean outside greenbelt	336	344	4	4	228	147	41	48	609	543	12.2
Gloucester inside greenbelt	10	15	4	0	6	37	0	10	20	62	-67.7
Gloucester outside greenbelt	131	117	24	4	92	69	68	22	315	212	48.6
Kanata	179	176	24	6	240	184	0	0	443	366	21.0
Cumberland	190	184	8	2	110	154	56	16	364	356	2.2
Goulbourn	139	200	12	30	40	77	0	48	191	355	-46.2
West Carleton	93	71	2	0	17	94	0	0	112	165	-32.1
Rideau	25	16	0	0	0	0	0	0	25	16	56.3
Osgoode	60	72	4	4	4	0	0	0	68	76	-10.5
Clarence-Rockland City	88	50	4	0	15	0	34	0	141	50	182.0
Russell Township	21	38	2	5	8	0	0	9	31	52	-40.4
Ottawa-Gatineau CMA (Ontario Portion)	1,352	1,324	144	90	864	867	605	586	2,965	2,867	3.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Ottawa City	260	204	16	3	28	158	0	0
Ottawa, Vanier, Rockcliffe	63	39	0	3	0	22	0	0
Nepean inside greenbelt	0	0	0	0	0	124	0	0
Nepean outside greenbelt	59	21	0	0	16	12	0	0
Gloucester inside greenbelt	3	15	0	0	0	0	0	0
Gloucester outside greenbelt	28	4	0	0	0	0	0	0
Kanata	74	55	0	0	0	0	0	0
Cumberland	30	28	16	0	12	0	0	0
Goulbourn	3	24	0	0	0	0	0	0
West Carleton	0	18	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)	260	204	16	3	28	158	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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	816	864	25	3	548	508	23	69
Ottawa, Vanier, Rockcliffe	95	78	9	3	383	176	23	0
Nepean inside greenbelt	0	24	0	0	0	188	0	69
Nepean outside greenbelt	228	147	0	0	41	48	0	0
Gloucester inside greenbelt	6	37	0	0	0	10	0	0
Gloucester outside greenbelt	92	69	0	0	68	22	0	0
Kanata	240	184	0	0	0	0	0	0
Cumberland	94	154	16	0	56	16	0	0
Goulbourn	40	77	0	0	0	48	0	0
West Carleton	17	94	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	15	0	0	0	34	0	0	0
Russell Township	0	0	8	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario Portion)	831	864	33	3	582	508	23	78

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009	June 2010	June 2009
Ottawa City	557	486	28	158	18	3	603	647
Ottawa, Vanier, Rockcliffe	92	54	0	22	2	3	94	79
Nepean inside greenbelt	2	2	0	124	0	0	2	126
Nepean outside greenbelt	102	120	16	12	0	0	118	132
Gloucester inside greenbelt	5	18	0	0	0	0	5	18
Gloucester outside greenbelt	58	26	0	0	0	0	58	26
Kanata	147	70	0	0	0	0	147	70
Cumberland	69	77	12	0	16	0	97	77
Goulbourn	45	54	0	0	0	0	45	54
West Carleton	15	36	0	0	0	0	15	36
Rideau	5	5	0	0	0	0	5	5
Osgoode	17	24	0	0	0	0	17	24
Clarence-Rockland City	10	3	0	0	0	0	10	3
Russell Township	7	2	0	0	0	1	7	3
Ottawa-Gatineau CMA (Ontario Portion)	574	491	28	158	18	4	620	653

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	2,171	2,193	566	500	56	72	2,793	2,765
Ottawa, Vanier, Rockcliffe	217	154	383	168	36	3	636	325
Nepean inside greenbelt	10	32	0	188	0	69	10	289
Nepean outside greenbelt	568	495	41	48	0	0	609	543
Gloucester inside greenbelt	20	52	0	10	0	0	20	62
Gloucester outside greenbelt	227	190	86	22	2	0	315	212
Kanata	443	366	0	0	0	0	443	366
Cumberland	292	340	56	16	16	0	364	356
Goulbourn	191	307	0	48	0	0	191	355
West Carleton	110	165	0	0	2	0	112	165
Rideau	25	16	0	0	0	0	25	16
Osgoode	68	76	0	0	0	0	68	76
Clarence-Rockland City	105	50	34	0	2	0	141	50
Russell Township	23	42	0	0	8	10	31	52
Ottawa-Gatineau CMA (Ontario Portion)	2,299	2,285	600	500	66	82	2,965	2,867

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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 (%)			
Ottawa City													
June 2010	1	0.4	7	3.1	50	22.0	94	41.4	75	33.0	227	440,490	461,288
June 2009	3	1.1	22	8.2	139	52.1	58	21.7	45	16.9	267	384,990	425,027
Year-to-date 2010	9	0.9	61	6.1	371	36.8	371	36.8	195	19.4	1,007	415,900	429,426
Year-to-date 2009	14	1.1	105	8.4	604	48.1	348	27.7	184	14.7	1,255	386,790	418,032
Ottawa, Vanier, Rockcliffe													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
June 2009	0	0.0	0	0.0	1	14.3	0	0.0	6	85.7	7	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	5	19.2	21	80.8	26	649,000	647,685
Year-to-date 2009	0	0.0	0	0.0	2	5.3	8	21.1	28	73.7	38	685,000	731,011
Nepean inside greenbelt													
June 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Nepean outside greenbelt													
June 2010	0	0.0	2	4.7	11	25.6	19	44.2	11	25.6	43	440,490	448,367
June 2009	0	0.0	16	16.2	64	64.6	13	13.1	6	6.1	99	374,990	377,198
Year-to-date 2010	1	0.3	26	8.0	120	36.7	126	38.5	54	16.5	327	420,900	416,471
Year-to-date 2009	0	0.0	28	8.1	202	58.7	97	28.2	17	4.9	344	379,990	389,623
Gloucester inside greenbelt													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2009	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	26.7	7	46.7	4	26.7	15	450,000	486,379
Gloucester outside greenbelt													
June 2010	0	0.0	0	0.0	3	12.0	10	40.0	12	48.0	25	487,900	479,502
June 2009	0	0.0	0	0.0	14	56.0	8	32.0	3	12.0	25	393,900	419,629
Year-to-date 2010	0	0.0	1	0.9	42	36.2	49	42.2	24	20.7	116	425,400	442,891
Year-to-date 2009	0	0.0	4	3.3	58	48.3	42	35.0	16	13.3	120	397,750	425,190
Kanata													
June 2010	0	0.0	1	1.5	16	24.6	26	40.0	22	33.8	65	462,121	471,691
June 2009	0	0.0	0	0.0	9	60.0	4	26.7	2	13.3	15	377,540	417,702
Year-to-date 2010	0	0.0	10	6.0	74	44.0	49	29.2	35	20.8	168	401,914	432,284
Year-to-date 2009	0	0.0	3	1.7	90	51.7	58	33.3	23	13.2	174	394,400	417,464
Cumberland													
June 2010	1	2.6	4	10.5	13	34.2	12	31.6	8	21.1	38	403,450	403,794
June 2009	1	2.1	2	4.3	29	61.7	14	29.8	1	2.1	47	378,400	378,214
Year-to-date 2010	1	0.5	20	10.8	83	44.9	61	33.0	20	10.8	185	386,900	390,918
Year-to-date 2009	1	0.5	20	10.4	120	62.5	44	22.9	7	3.6	192	368,400	374,438
Goulbourn													
June 2010	0	0.0	0	0.0	6	15.0	25	62.5	9	22.5	40	440,445	450,308
June 2009	0	0.0	1	4.5	14	63.6	3	13.6	4	18.2	22	374,900	435,440
Year-to-date 2010	2	1.6	3	2.3	34	26.4	72	55.8	18	14.0	129	428,990	434,196
Year-to-date 2009	4	2.0	35	17.4	100	49.8	45	22.4	17	8.5	201	359,900	379,072

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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 (%)			
West Carleton													
June 2010	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
June 2009	0	0.0	2	11.1	3	16.7	5	27.8	8	44.4	18	463,000	514,472
Year-to-date 2010	5	12.5	1	2.5	18	45.0	7	17.5	9	22.5	40	382,450	430,195
Year-to-date 2009	0	0.0	6	8.5	11	15.5	20	28.2	34	47.9	71	480,500	528,088
Rideau													
June 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2009	1	16.7	0	0.0	1	16.7	2	33.3	2	33.3	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2009	4	25.0	1	6.3	3	18.8	6	37.5	2	12.5	16	399,000	380,813
Osgoode													
June 2010	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
June 2009	1	4.3	1	4.3	4	17.4	6	26.1	11	47.8	23	445,000	534,591
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2009	5	6.4	8	10.3	13	16.7	20	25.6	32	41.0	78	447,500	471,342
Clarence-Rockland City													
June 2010	3	42.9	1	14.3	1	14.3	2	28.6	0	0.0	7	--	--
June 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	15	21.4	22	31.4	28	40.0	5	7.1	0	0.0	70	297,400	301,034
Year-to-date 2009	16	32.7	14	28.6	14	28.6	3	6.1	2	4.1	49	265,000	298,324
Russell Township													
June 2010	0	0.0	1	25.0	3	75.0	0	0.0	0	0.0	4	--	--
June 2009	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	0	0.0	7	41.2	8	47.1	2	11.8	0	0.0	17	313,000	330,677
Year-to-date 2009	6	19.4	12	38.7	11	35.5	2	6.5	0	0.0	31	297,900	304,023
Ottawa-Gatineau CMA (Ontario portion)													
June 2010	4	1.7	9	3.8	54	22.7	96	40.3	75	31.5	238	438,200	454,815
June 2009	6	2.2	23	8.4	141	51.6	58	21.2	45	16.5	273	382,500	421,650
Year-to-date 2010	24	2.2	90	8.2	407	37.2	378	34.6	195	17.8	1,094	406,045	419,676
Year-to-date 2009	36	2.7	131	9.8	629	47.1	353	26.4	186	13.9	1,335	384,900	410,991

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2010						
Submarket	June 2010	June 2009	% Change	YTD 2010	YTD 2009	% Change
Ottawa City	461,288	425,027	8.5	429,426	418,032	2.7
Ottawa, Vanier, Rockcliffe	--	--	n/a	647,685	731,011	-11.4
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	448,367	377,198	18.9	416,471	389,623	6.9
Gloucester inside greenbelt	--	--	n/a	--	486,379	n/a
Gloucester outside greenbelt	479,502	419,629	14.3	442,891	425,190	4.2
Kanata	471,691	417,702	12.9	432,284	417,464	3.6
Cumberland	403,794	378,214	6.8	390,918	374,438	4.4
Goulbourn	450,308	435,440	3.4	434,196	379,072	14.5
West Carleton	--	514,472	n/a	430,195	528,088	-18.5
Rideau	--	--	n/a	--	380,813	n/a
Osgoode	--	534,591	n/a	--	471,342	n/a
Clarence-Rockland City	--	--	n/a	301,034	298,324	0.9
Russell Township	--	--	n/a	330,677	304,023	8.8
Ottawa-Gatineau CMA (Ontario Portion)	454,815	421,650	7.9	419,676	410,991	2.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) June 2010										
		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
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	1,392	1,982	2,043	68.1	318,894	16.4	337,853
	March	1,516	29.6	1,430	2,741	2,122	67.4	330,906	14.9	333,771
	April	1,854	15.3	1,429	3,049	2,236	63.9	333,854	11.8	322,870
	May	1,713	-13.9	1,021	2,823	2,094	48.8	334,360	6.8	376,821
	June	1,633	-14.6	1,176	2,700	2,211	53.2	328,238	6.6	311,608
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	5,510	5.9		7,337			306,963	3.4	
	Q2 2010	5,200	-5.6		8,572			332,257	8.2	
	YTD 2009	8,013	0.6		13,191			299,827	2.3	
	YTD 2010	8,573	7.0		14,786			329,535	9.9	

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
June 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 $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	174.6	115.1	493	6.3	71.8	984
	March	631	3.60	5.85	175.2	115.3	498	6.1	72.2	969
	April	655	3.80	6.25	176.4	115.8	501	6.0	72.6	973
	May	639	3.70	5.99	176.7	116.4	507	6.0	73.3	981
	June	633	3.60	5.89		116.1	513	5.9	74.0	990
	July									
	August									
	September									
	October									
	November									
	December									

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

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- 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
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