HOUSING MARKET INFORMATION

HOUSING NOW

Gatineau[1]

CANADA MORTGAGE AND HOUSING CORPORATION

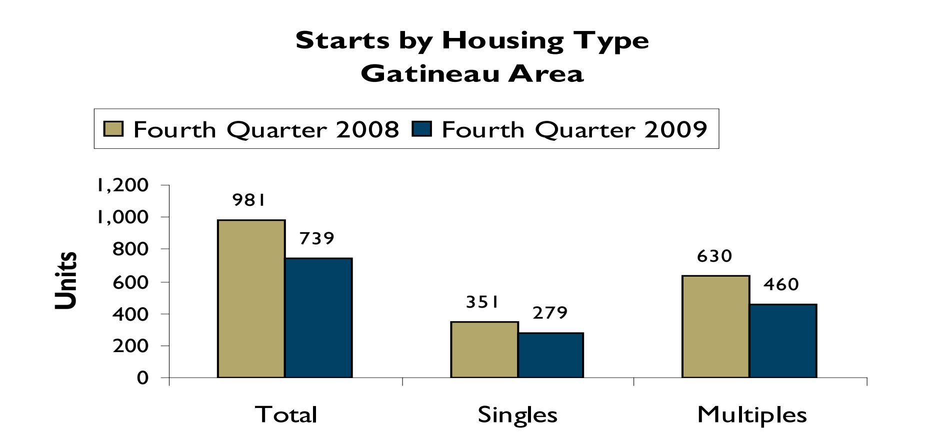
Date Released: First Quarter 2010

Residential construction slows down in the fourth quarter of 2009

After beginning the year with a high volume of starts and rising inventories of unabsorbed new units, the residential construction sector in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA) has lost some strength in recent months. In fact, according to the latest data released by Canada Mortgage and Housing Corporation (CMHC), 739 housing starts were enumerated in the fourth quarter of 2009, compared to 981 during the same period a year earlier.

The decrease in activity observed at the end of the year was due in greater part to the multiple-unit (semi-detached, row and apartment) housing

Figure 1



Source: CMHC

[1] Quebec part of Ottawa-Gatineau CMA

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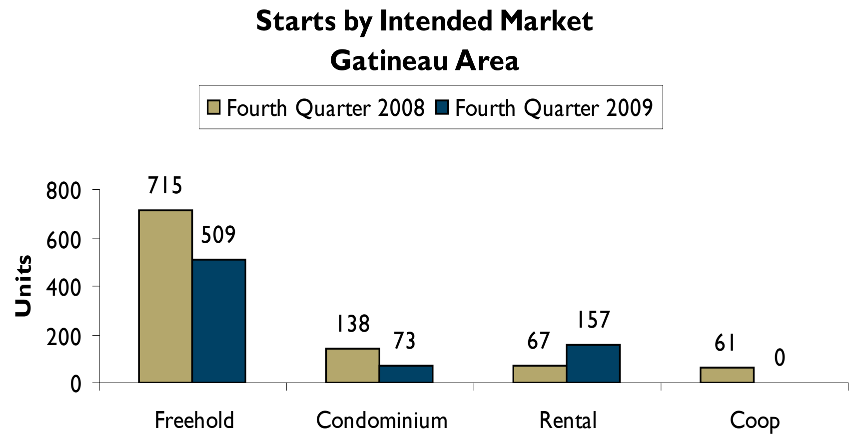
segment than the single-detached home segment. In fact, single-detached home starts fell by 20 per cent in the fourth quarter of 2009, compared to the same quarter in 2008. The decline was slightly more marked in the case of multiple-family housing, as starts in this segment decreased by 27 per cent. This slowdown resulted mainly from a decrease in semi-detached home construction (-40 per cent) but also from declines in apartment starts, which fell by 20 per cent, and row home building (-11 per cent).

Rental housing starts rebound

Although the multi-unit housing segment registered the most significant decline, rental dwellings were the least affected in the last quarter of 2009. In fact, more than double the number of new rental housing units—none for seniors—were enumerated from October to December 2009 than in the same period a year earlier. The decrease hit mainly condominium activity (-47 per cent) and, to a lesser extent, homeowner housing construction (-31 per cent).

The Hull and Aylmer sectors sustained the largest year-over-year percentage decreases in starts in the fourth quarter (-42 per cent). In terms of units, however, the drop was greater in Aylmer. The Gatineau sector also recorded a decline (-10 per cent) this past quarter. In the outlying sector (Masson-Angers and Buckingham included), though, residential construction picked up, as 181 units were started, compared to 144 in the last three months of 2008, for a gain of 26 per cent.

Figure 2



Source: CMHC

Decline less significant than expected in 2009

The decline in starts between 2008 and 2009 was less significant than anticipated. In fact, a drop of 9 per cent had been expected, but the decrease was limited to 6 per cent, as foundations were laid for a total of 3,116 dwellings in 2009.

The decrease was essentially attributable to declines in apartment construction (-13 per cent) and single-detached home building (-6 per cent). Conversely, starts of semi-detached and row houses—housing types that are generally more affordable than single-detached homes—were more numerous in 2009 (+4 per cent).

Overall, multiple-unit housing construction also declined by 6 per cent in 2009 from a year earlier. However, condominium starts rose by more than 20 per cent over 2008. The drop was rather due to a slowdown in the rental housing segment. In fact, the number of new dwellings of this type fell by 46 per cent, on account of a major decrease in retirement housing starts (to 27 units, from 409 in 2008). New traditional rental housing units, for their part, were up by 39 per cent over 2008.

Had it not been for the significant decline in new seniors' housing in 2009, residential construction would have been stronger than in 2008. As well, the level of activity registered in 2009 remained above the average for the previous five years.

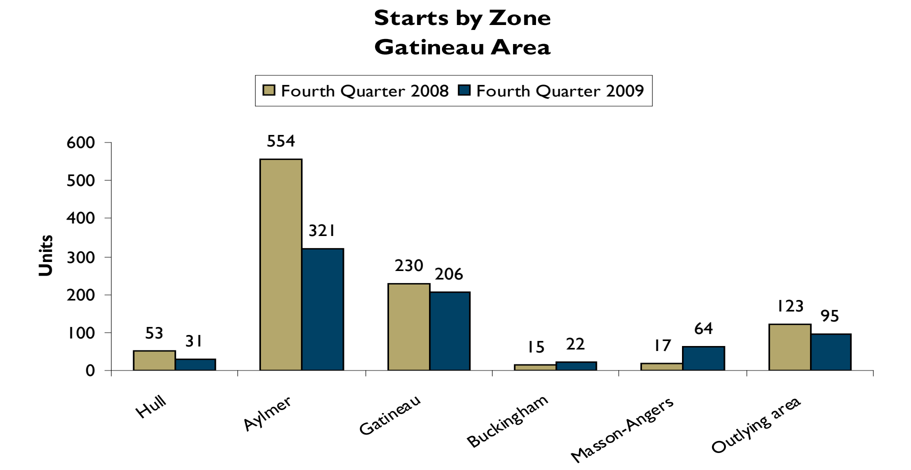
More construction in the Gatineau sector in 2009

Among the three main sectors in the metropolitan area, Gatineau was the only one to have posted an increase in starts for 2009 overall. In fact, construction got under way on a total of 962 dwellings there, compared to 892 in 2008, for a gain of 8 per cent. In Aylmer, the fact that there were no new retirement housing units in

2009 caused activity to drop by 15 per cent from 2008. However, this sector remained the most active in the area, with a total of 1,441 dwellings started this year. In the Hull and outlying sectors (Masson-Angers and Buckingham included), residential construction fell by 3 per cent and 2 per cent, respectively, in 2009, compared to 2008.

Finally, Gatineau, with a 6-per-cent decrease in activity for the year, was not the only metropolitan area where residential construction declined in 2009. All CMAs in the province, with the exception of Québec, registered decreases in starts. In fact, activity fell by 3 per cent in Sherbrooke, by 11 per cent in Trois-Rivières and by 12 per cent in Montréal. Saguenay was not outdone, recording the greatest drop among the CMAs across Quebec, as starts there tumbled by 33 per cent between 2008 and 2009. In the Québec CMA, however, new units were slightly more numerous in 2009 than in 2008, rising by 1 per cent. Overall, residential construction in the province will have sustained a decrease of 11 per cent this past year, in comparison with the year before.

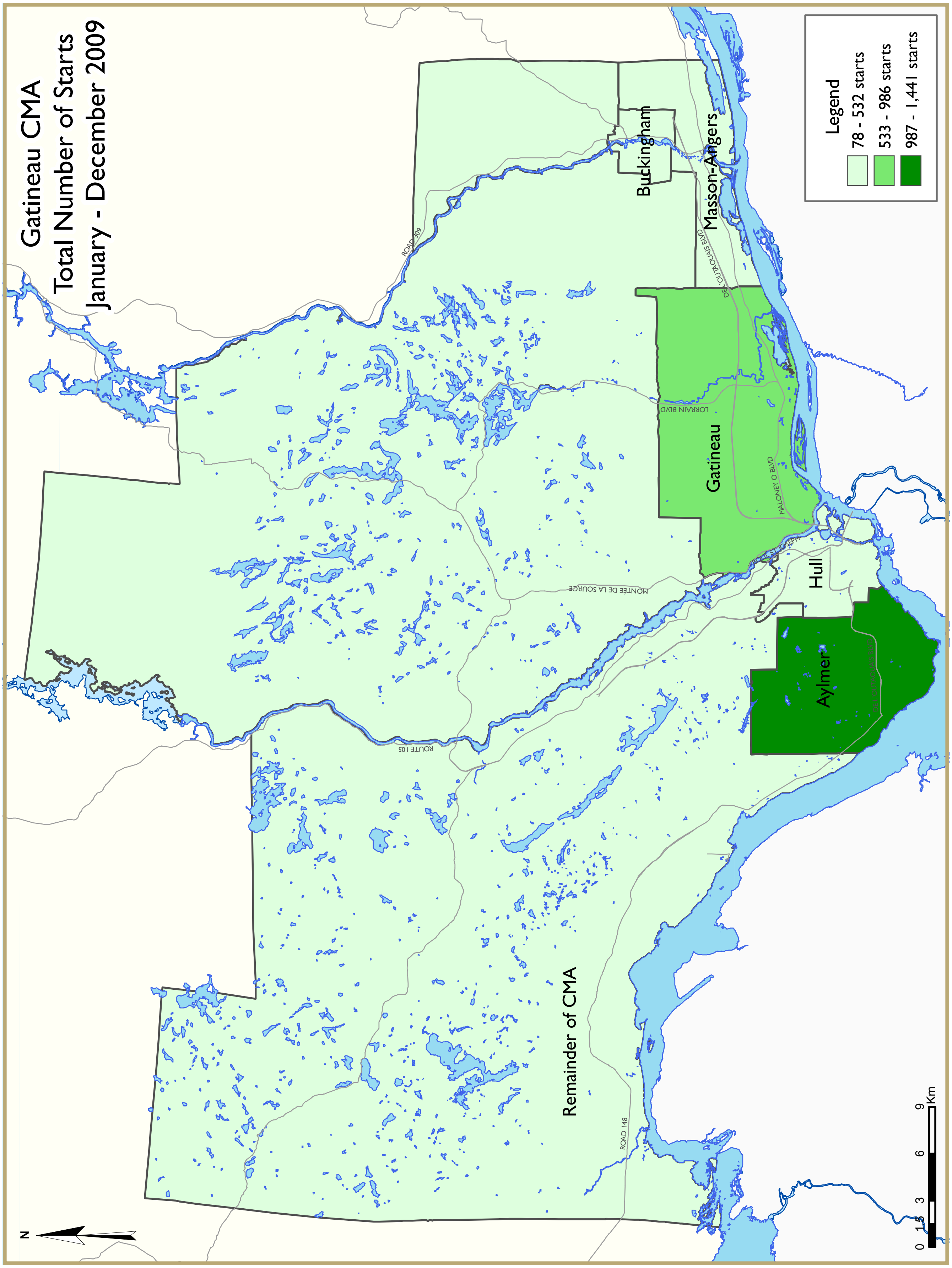
Figure 3



Source: CMHC

Resale market

At the time of writing this report, the MLS® resale market data for the fourth quarter were not available. We therefore refer our readers to the last issue of this publication, which contains an analysis for the third quarter.



Gatineau CMA
Total Number of Starts
January - December 2009
Legend
78 - 532 starts
533 - 986 starts
987 - 1,441 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
LORRAIN BLVD
MALONEY O BLVD
MONTÉE DE LA SOURCE
ROUTE 105
ROAD 148
N
0 1.5 3 6 9
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
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4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity (data are not available at this time)
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

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

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion) Fourth Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2009	279	150	80	0	0	73	34	123	739
Q4 2008	351	252	112	0	0	138	0	67	981
% Change	-20.5	-40.5	-28.6	n/a	n/a	-47.1	n/a	83.6	-24.7
Year-to-date 2009	1,056	728	249	0	0	640	34	352	3,116
Year-to-date 2008	1,120	698	209	0	45	487	12	656	3,304
% Change	-5.7	4.3	19.1	n/a	-100.0	31.4	183.3	-46.3	-5.7
UNDER CONSTRUCTION									
Q4 2009	322	162	138	0	0	255	0	124	1,058
Q4 2008	314	192	103	0	0	294	4	511	1,495
% Change	2.5	-15.6	34.0	n/a	n/a	-13.3	-100.0	-75.7	-29.2
COMPLETIONS									
Q4 2009	251	160	62	0	0	176	34	52	735
Q4 2008	382	228	58	0	14	139	8	85	914
% Change	-34.3	-29.8	6.9	n/a	-100.0	26.6	**	-38.8	-19.6
Year-to-date 2009	1,048	758	214	0	0	692	38	726	3,553
Year-to-date 2008	1,129	602	160	0	45	370	24	755	3,107
% Change	-7.2	25.9	33.8	n/a	-100.0	87.0	58.3	-3.8	14.4
COMPLETED & NOT ABSORBED									
Q4 2009	69	104	50	0	0	188	0	395	806
Q4 2008	109	79	15	0	14	100	0	37	354
% Change	-36.7	31.6	**	n/a	-100.0	88.0	n/a	**	127.7
ABSORBED									
Q4 2009	270	148	53	0	0	102	34	51	658
Q4 2008	359	184	51	0	12	71	8	73	758
% Change	-24.8	-19.6	3.9	n/a	-100.0	43.7	**	-30.1	-13.2
Year-to-date 2009	1,078	733	179	0	14	604	38	368	3,014
Year-to-date 2008	1,089	554	182	0	34	350	24	837	3,070
% Change	-1.0	32.3	-1.6	n/a	-58.8	72.6	58.3	-56.0	-1.8

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q4 2009	194	148	72	0	0	73	34	123	644
Q4 2008	271	248	108	0	0	114	0	67	869
Aylmer									
Q4 2009	95	72	58	0	0	18	0	78	321
Q4 2008	131	206	83	0	0	48	0	50	554
Hull									
Q4 2009	7	0	4	0	0	14	0	6	31
Q4 2008	11	2	12	0	0	28	0	0	53
Gatineau									
Q4 2009	90	44	10	0	0	29	18	15	206
Q4 2008	126	38	2	0	0	26	0	13	230
Buckingham									
Q4 2009	0	6	0	0	0	0	16	0	22
Q4 2008	0	0	11	0	0	0	0	4	15
Masson-Angers									
Q4 2009	2	26	0	0	0	12	0	24	64
Q4 2008	3	2	0	0	0	12	0	0	17
Rest of the CMA (Quebec portion)									
Q4 2009	85	2	8	0	0	0	0	0	95
Q4 2008	80	4	4	0	0	24	0	0	112
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2009	279	150	80	0	0	73	34	123	739
Q4 2008	351	252	112	0	0	138	0	67	981

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q4 2009	198	160	126	0	0	231	0	124	896
Q4 2008	145	188	91	0	0	270	4	511	1,286
Aylmer									
Q4 2009	104	100	97	0	0	135	0	78	514
Q4 2008	88	136	60	0	0	166	0	429	915
Hull									
Q4 2009	13	0	4	0	0	46	0	10	73
Q4 2008	5	2	12	0	0	87	0	14	120
Gatineau									
Q4 2009	79	44	10	0	0	38	0	12	240
Q4 2008	49	44	6	0	0	5	0	32	177
Buckingham									
Q4 2009	0	8	15	0	0	0	0	0	23
Q4 2008	0	4	13	0	0	0	0	24	41
Masson-Angers									
Q4 2009	2	8	0	0	0	12	0	24	46
Q4 2008	3	2	0	0	0	12	4	12	33
Rest of the CMA (Quebec portion)									
Q4 2009	124	2	12	0	0	24	0	0	162
Q4 2008	169	4	12	0	0	24	0	0	209
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2009	322	162	138	0	0	255	0	124	1,058
Q4 2008	314	192	103	0	0	294	4	511	1,495

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2009									
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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q4 2009	177	160	60	0	0	176	34	52	659
Q4 2008	269	228	54	0	14	139	8	85	797
Aylmer									
Q4 2009	72	68	50	0	0	100	0	24	314
Q4 2008	118	172	32	0	14	43	0	36	415
Hull									
Q4 2009	8	0	10	0	0	25	0	0	43
Q4 2008	11	0	12	0	0	0	0	6	29
Gatineau									
Q4 2009	95	74	0	0	0	51	18	21	259
Q4 2008	136	52	8	0	0	96	0	20	312
Buckingham									
Q4 2009	1	0	0	0	0	0	16	7	24
Q4 2008	1	0	2	0	0	0	0	3	6
Masson-Angers									
Q4 2009	1	18	0	0	0	0	0	0	19
Q4 2008	3	4	0	0	0	0	8	20	35
Rest of the CMA (Quebec portion)									
Q4 2009	74	0	2	0	0	0	0	0	76
Q4 2008	113	0	4	0	0	0	0	0	117
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2009	251	160	62	0	0	176	34	52	735
Q4 2008	382	228	58	0	14	139	8	85	914

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q4 2009	66	104	50	0	0	188	0	395	803
Q4 2008	106	79	15	0	14	100	0	37	351
Aylmer									
Q4 2009	29	55	36	0	0	102	0	373	595
Q4 2008	58	62	4	0	14	31	0	4	173
Hull									
Q4 2009	6	0	5	0	0	41	0	6	58
Q4 2008	8	0	5	0	0	5	0	21	39
Gatineau									
Q4 2009	28	41	9	0	0	45	0	11	134
Q4 2008	37	14	6	0	0	64	0	1	122
Buckingham									
Q4 2009	3	0	0	0	0	0	0	4	7
Q4 2008	2	0	0	0	0	0	0	0	2
Masson-Angers									
Q4 2009	0	8	0	0	0	0	0	1	9
Q4 2008	1	3	0	0	0	0	0	11	15
Rest of the CMA (Quebec portion)									
Q4 2009	3	0	0	0	0	0	0	0	3
Q4 2008	3	0	0	0	0	0	0	0	3
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2009	69	104	50	0	0	188	0	395	806
Q4 2008	109	79	15	0	14	100	0	37	354

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

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q4 2009	197	148	51	0	0	102	34	51	583
Q4 2008	247	184	47	0	12	71	8	73	642
Aylmer									
Q4 2009	81	70	40	0	0	64	0	4	259
Q4 2008	106	123	33	0	12	27	0	32	333
Hull									
Q4 2009	9	0	6	0	0	21	0	0	36
Q4 2008	16	0	7	0	0	3	0	4	30
Gatineau									
Q4 2009	105	56	5	0	0	15	18	21	220
Q4 2008	120	60	5	0	0	41	0	25	251
Buckingham									
Q4 2009	1	0	0	0	0	0	16	26	43
Q4 2008	2	0	2	0	0	0	0	3	7
Masson-Angers									
Q4 2009	1	22	0	0	0	2	0	0	25
Q4 2008	3	1	0	0	0	0	8	9	21
Rest of the CMA (Quebec portion)									
Q4 2009	73	0	2	0	0	0	0	0	75
Q4 2008	112	0	4	0	0	0	0	0	116
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2009	270	148	53	0	0	102	34	51	658
Q4 2008	359	184	51	0	12	71	8	73	758

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

Table 2: Starts by Submarket and by Dwelling Type Fourth Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
City of Gatineau	194	271	148	248	92	106	210	244	644	869	-25.9
Aylmer	95	131	72	206	46	83	108	134	321	554	-42.1
Hull	7	11	0	2	4	12	20	28	31	53	-41.5
Gatineau	90	126	44	38	26	0	46	66	206	230	-10.4
Buckingham	0	0	6	0	16	11	0	4	22	15	46.7
Masson-Angers	2	3	26	2	0	0	36	12	64	17	**
Rest of the CMA (Quebec portion)	85	80	2	4	0	0	8	28	95	112	-15.2
Ottawa-Gatineau CMA (Quebec portion)	279	351	150	252	92	106	218	272	739	981	-24.7

Table 2.1: Starts by Submarket and by Dwelling Type January - December 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
City of Gatineau	753	751	726	694	241	236	1077	1208	2797	2889	-3.2
Aylmer	309	371	376	408	162	161	594	746	1441	1686	-14.5
Hull	51	26	0	2	12	12	83	110	146	150	-2.7
Gatineau	379	331	226	260	36	24	321	277	962	892	7.8
Buckingham	6	13	10	10	31	27	31	31	78	81	-3.7
Masson-Angers	8	10	114	14	0	12	48	44	170	80	112.5
Rest of the CMA (Quebec portion)	303	369	2	4	0	0	14	42	319	415	-23.1
Ottawa-Gatineau CMA (Quebec portion)	1,056	1,120	728	698	241	236	1,091	1,250	3,116	3,304	-5.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
City of Gatineau	58	106	34	0	87	116	123	67
Aylmer	46	83	0	0	30	48	78	50
Hull	4	12	0	0	14	28	6	0
Gatineau	8	0	18	0	31	28	15	13
Buckingham	0	11	16	0	0	0	0	4
Masson-Angers	0	0	0	0	12	12	24	0
Rest of the CMA (Quebec portion)	0	0	0	0	8	28	0	0
Ottawa-Gatineau CMA (Quebec portion)	58	106	34	0	95	144	123	67

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
City of Gatineau	207	224	34	12	668	475	352	656
Aylmer	162	161	0	0	417	245	177	465
Hull	12	12	0	0	73	90	10	20
Gatineau	18	24	18	0	166	124	98	112
Buckingham	15	27	16	0	0	4	31	27
Masson-Angers	0	0	0	12	12	12	36	32
Rest of the CMA (Quebec portion)	0	0	0	0	14	42	0	0
Ottawa-Gatineau CMA (Quebec portion)	207	224	34	12	682	517	352	656

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
City of Gatineau	414	627	73	114	157	67	644	869
Aylmer	225	420	18	48	78	50	321	554
Hull	11	25	14	28	6	0	31	53
Gatineau	144	166	29	26	33	13	206	230
Buckingham	6	11	0	0	16	4	22	15
Masson-Angers	28	5	12	12	24	0	64	17
Rest of the CMA (Quebec portion)	95	88	0	24	0	0	95	112
Ottawa-Gatineau CMA (Quebec portion)	509	715	73	138	157	67	739	981

Table 2.5: Starts by Submarket and by Intended Market January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
City of Gatineau	1,714	1,636	640	508	386	668	2,797	2,889
Aylmer	863	895	401	290	177	465	1,441	1,686
Hull	65	40	71	90	10	20	146	150
Gatineau	633	623	156	116	116	112	962	892
Buckingham	31	54	0	0	47	27	78	81
Masson-Angers	122	24	12	12	36	44	170	80
Rest of the CMA (Quebec portion)	319	391	0	24	0	0	319	415
Ottawa-Gatineau CMA (Quebec portion)	2,033	2,027	640	532	386	668	3,116	3,304

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
City of Gatineau	177	269	160	228	90	70	232	230	659	797	-17.3
Aylmer	72	118	68	172	48	46	126	79	314	415	-24.3
Hull	8	11	0	0	8	12	27	6	43	29	48.3
Gatineau	95	136	74	52	18	4	72	120	259	312	-17.0
Buckingham	1	1	0	0	16	0	7	5	24	6	**
Masson-Angers	1	3	18	4	0	8	0	20	19	35	-45.7
Rest of the CMA (Quebec portion)	74	113	0	0	0	0	2	4	76	117	-35.0
Ottawa-Gatineau CMA (Quebec portion)	251	382	160	228	90	70	234	234	735	914	-19.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
City of Gatineau	700	765	754	598	222	193	1511	1163	3187	2719	17.2
Aylmer	293	362	412	346	139	129	998	234	1842	1071	72.0
Hull	43	43	2	0	20	20	128	354	193	417	-53.7
Gatineau	349	336	226	232	32	20	292	550	899	1138	-21.0
Buckingham	6	15	6	8	27	16	57	5	96	44	118.2
Masson-Angers	9	9	108	12	4	8	36	20	157	49	**
Rest of the CMA (Quebec portion)	348	364	4	4	0	0	14	20	366	388	-5.7
Ottawa-Gatineau CMA (Quebec portion)	1,048	1,129	758	602	222	193	1,525	1,183	3,553	3,107	14.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
City of Gatineau	56	62	34	8	180	145	52	85
Aylmer	48	46	0	0	102	43	24	36
Hull	8	12	0	0	27	0	0	6
Gatineau	0	4	18	0	51	100	21	20
Buckingham	0	0	16	0	0	2	7	3
Masson-Angers	0	0	0	8	0	0	0	20
Rest of the CMA (Quebec portion)	0	0	0	0	2	4	0	0
Ottawa-Gatineau CMA (Quebec portion)	56	62	34	8	182	149	52	85

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
City of Gatineau	184	169	38	24	708	386	726	755
Aylmer	139	129	0	0	447	173	515	39
Hull	20	20	0	0	114	72	14	282
Gatineau	14	20	18	0	133	139	118	411
Buckingham	11	0	16	16	2	2	55	3
Masson-Angers	0	0	4	8	12	0	24	20
Rest of the CMA (Quebec portion)	0	0	0	0	14	20	0	0
Ottawa-Gatineau CMA (Quebec portion)	184	169	38	24	722	406	726	755

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
City of Gatineau	397	551	176	153	86	93	659	797
Aylmer	190	322	100	57	24	36	314	415
Hull	18	23	25	0	0	6	43	29
Gatineau	169	196	51	96	39	20	259	312
Buckingham	1	3	0	0	23	3	24	6
Masson-Angers	19	7	0	0	0	28	19	35
Rest of the CMA (Quebec portion)	76	117	0	0	0	0	76	117
Ottawa-Gatineau CMA (Quebec portion)	473	668	176	153	86	93	735	914

Table 3.5: Completions by Submarket and by Intended Market January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
City of Gatineau	1,654	1,503	692	415	764	779	3,187	2,719
Aylmer	846	792	445	218	515	39	1,842	1,071
Hull	67	63	112	72	14	282	193	417
Gatineau	599	602	123	125	136	411	899	1,138
Buckingham	25	25	0	0	71	19	96	44
Masson-Angers	117	21	12	0	28	28	157	49
Rest of the CMA (Quebec portion)	366	388	0	0	0	0	366	388
Ottawa-Gatineau CMA (Quebec portion)	2,020	1,891	692	415	764	779	3,553	3,107

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2009

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $174,999		$175,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q4 2009	0	0.0	2	1.1	5	2.8	47	26.7	122	69.3	176	270,000	266,449
Q4 2008	0	0.0	6	2.4	40	16.2	126	51.0	75	30.4	247	225,000	235,964
Year-to-date 2009	2	0.3	6	0.9	39	5.7	237	34.5	402	58.6	686	250,000	256,704
Year-to-date 2008	3	0.4	58	8.0	102	14.1	354	48.8	208	28.7	725	225,000	232,935
Aylmer													
Q4 2009	0	0.0	1	1.3	2	2.6	8	10.5	65	85.5	76	280,000	279,079
Q4 2008	0	0.0	1	0.9	15	14.2	61	57.5	29	27.4	106	225,000	233,425
Year-to-date 2009	0	0.0	2	0.7	15	4.9	92	30.3	195	64.1	304	260,000	262,456
Year-to-date 2008	1	0.3	18	5.2	37	10.8	188	54.7	100	29.1	344	225,000	237,962
Hull													
Q4 2009	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
Q4 2008	0	0.0	0	0.0	0	0.0	11	68.8	5	31.3	16	235,000	262,500
Year-to-date 2009	0	0.0	0	0.0	0	0.0	14	31.8	30	68.2	44	275,000	276,136
Year-to-date 2008	0	0.0	1	2.6	0	0.0	24	61.5	14	35.9	39	235,000	255,974
Gatineau													
Q4 2009	0	0.0	1	1.1	3	3.3	37	40.7	50	54.9	91	250,000	253,571
Q4 2008	0	0.0	3	2.5	24	20.0	54	45.0	39	32.5	120	225,000	232,167
Year-to-date 2009	0	0.0	4	1.2	21	6.4	126	38.4	177	54.0	328	250,000	250,831
Year-to-date 2008	0	0.0	33	10.3	61	19.0	139	43.3	88	27.4	321	220,000	225,371
Buckingham													
Q4 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Q4 2008	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2008	1	7.7	3	23.1	2	15.4	3	23.1	4	30.8	13	205,000	211,692
Masson-Angers													
Q4 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q4 2008	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	--	--
Year-to-date 2009	2	28.6	0	0.0	2	28.6	3	42.9	0	0.0	7	--	--
Year-to-date 2008	1	12.5	3	37.5	2	25.0	0	0.0	2	25.0	8	--	--
Rest of the CMA (Quebec portion)													
Q4 2009	0	0.0	4	16.7	0	0.0	6	25.0	14	58.3	24	265,000	285,083
Q4 2008	5	4.5	6	5.4	6	5.4	23	20.5	72	64.3	112	260,000	282,857
Year-to-date 2009	6	2.7	17	7.6	11	4.9	68	30.2	123	54.7	225	250,000	277,937
Year-to-date 2008	19	5.2	31	8.5	20	5.5	87	23.9	207	56.9	364	255,000	265,701
Ottawa-Gatineau CMA (Quebec portion)													
Q4 2009	0	0.0	6	3.0	5	2.5	53	26.5	136	68.0	200	270,000	268,685
Q4 2008	5	1.4	12	3.3	46	12.8	149	41.5	147	40.9	359	230,000	250,593
Year-to-date 2009	8	0.9	23	2.5	50	5.5	305	33.5	525	57.6	911	250,000	261,948
Year-to-date 2008	22	2.0	89	8.2	122	11.2	441	40.5	415	38.1	1,089	225,000	243,887

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2009						
Submarket	Q4 2009	Q4 2008	% Change	YTD 2009	YTD 2008	% Change
City of Gatineau	266,449	235,964	12.9	256,704	232,935	10.2
Aylmer	279,079	233,425	19.6	262,456	237,962	10.3
Hull	--	262,500	n/a	276,136	255,974	7.9
Gatineau	253,571	232,167	9.2	250,831	225,371	11.3
Buckingham	--	--	n/a	--	211,692	n/a
Masson-Angers	--	--	n/a	--	--	n/a
Rest of the CMA (Quebec portion)	285,083	282,857	0.8	277,937	265,701	4.6
Ottawa-Gatineau CMA (Quebec portion)	268,685	250,593	7.2	261,948	243,887	7.4

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
Fourth Quarter 2009

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2008	January	725	7.35	7.39	164.2	111.0	169.6	4.3	73.2	815
	February	718	7.25	7.29	166.3	111.4	171.1	4.4	73.8	816
	March	712	7.15	7.19	166.3	111.7	171.7	4.5	74.0	819
	April	700	6.95	6.99	166.4	112.4	172.1	5.0	74.6	815
	May	679	6.15	6.65	167.2	113.6	173.4	5.3	75.3	819
	June	710	6.95	7.15	168.7	114.1	174.5	5.5	75.7	827
	July	710	6.95	7.15	168.7	114.1	173.9	4.8	74.8	838
	August	691	6.65	6.85	168.7	113.5	172.5	4.7	74.1	849
	September	691	6.65	6.85	169.2	114.0	171.7	4.8	73.7	860
	October	713	6.35	7.20	169.2	113.0	172.2	5.0	74.0	865
	November	713	6.35	7.20	169.2	112.4	170.9	4.7	73.1	864
	December	685	5.60	6.75	169.6	111.7	168.8	4.4	71.9	864
2009	January	627	5.00	5.79	169.6	111.5	167	5.2	71.5	870
	February	627	5.00	5.79	169.6	112.3	164.8	5.6	70.9	874
	March	613	4.50	5.55	169.6	112.6	164.8	6.0	71.2	875
	April	596	3.90	5.25	169.6	112.7	163.9	5.6	70.4	876
	May	596	3.90	5.25	169.6	113.7	165.4	5.4	70.7	872
	June	631	3.75	5.85	169.7	114.3	165.6	5.4	70.7	871
	July	631	3.75	5.85	169.7	113.8	167.0	5.4	71.3	864
	August	631	3.75	5.85	169.7	113.9	168.5	5.8	72.1	869
	September	610	3.70	5.49	171.4	113.7	169.5	5.8	72.4	872
	October	630	3.80	5.84	171.4	113.6	170.5	5.9	72.8	876
	November	616	3.60	5.59	171.4	114.3	171.5	5.8	73.0	876
	December	610	3.60	5.49		114.0	172.4	6.0	73.5	875

"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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