HOUSING MARKET INFORMATION

HOUSING NOW
Gatineau[1]

CANADA MORTGAGE AND HOUSING CORPORATION

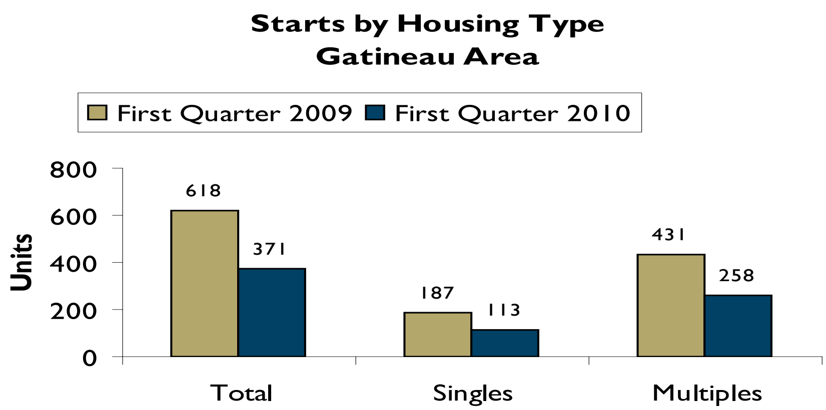
Date Released: Second Quarter 2010

Gatineau Home Starts Slow in First Quarter

According to the latest survey conducted by Canada Mortgage and Housing Corporation (CMHC), housing starts dropped in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA) during the first quarter of 2010. In fact, 371 units were started from January to March 2010, down from 618 at the same period a year ago. This is the lowest level observed since the first quarter of 2005.

Even though the economic conditions were favourable to the housing market, construction decreased in the Gatineau area. Given the high level of housing starts registered at the beginning of last year and the accumulation of unsold new homes that ensued, the Gatineau area market has entered an absorption phase.

Figure 1



Source: CMHC

[1] Quebec part of Ottawa-Gatineau CMA

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Apartment starts down significantly

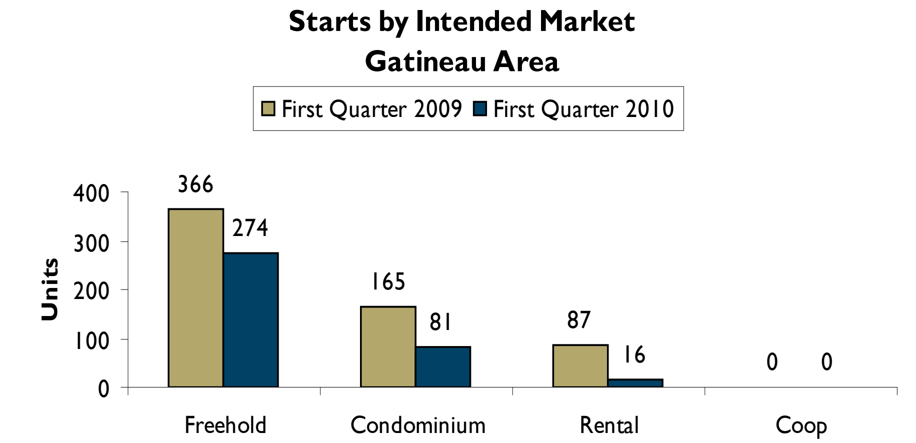
The slowdown affected all housing types in the area. In the case of single-detached home building, 113 units got under way in the first quarter of 2010, for a decrease of 74 units from the same period in 2009. Apartment construction was even weaker, as starts of this type dropped from 258 units in the first quarter of 2009 to 90 a year later, and both rental and condominium apartments sustained decreases. In fact, 81 condominium units were started in the first quarter, compared to 165 in the first quarter of last year. In the rental market, 9 apartments were started, versus 87 in the same three-month period in 2009.

However, the decline was modest in the semi-detached and row home segment. In fact, foundations were laid for 168 units in the first quarter of 2010, down only 5 units from the same quarter a year ago. In a market where prices have been on the rise for many years, there continues to be an obvious interest in more affordable housing.

Construction on the rise in Hull

All sectors, except Hull, registered decreases in new housing activity. In both the Gatineau and Aylmer sectors, starts fell by half. In the outlying sector (including Masson-Angers and Buckingham), the decline was less pronounced, with 72 units started in the first quarter of 2010, compared to 93 during the same period a year ago (23 per cent). Hull stood out with an increase, thanks to the start of construction on a large condominium apartment building.

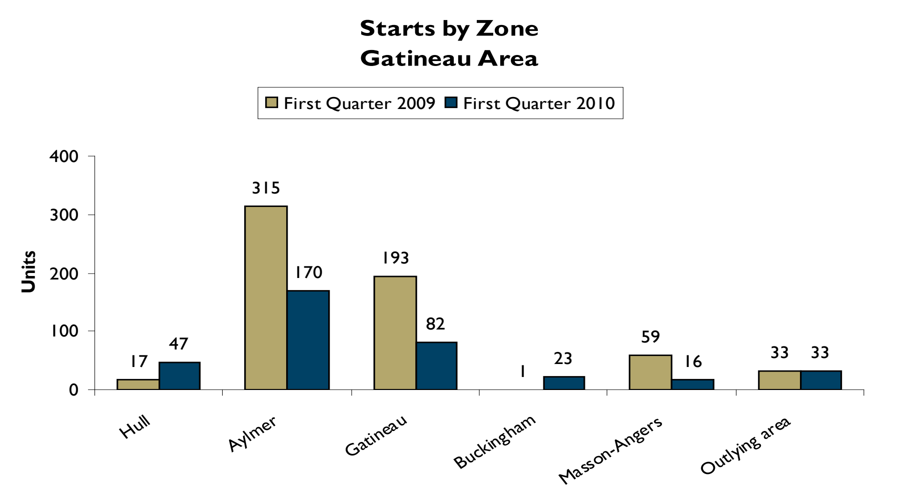
Figure 2



Source: CMHC

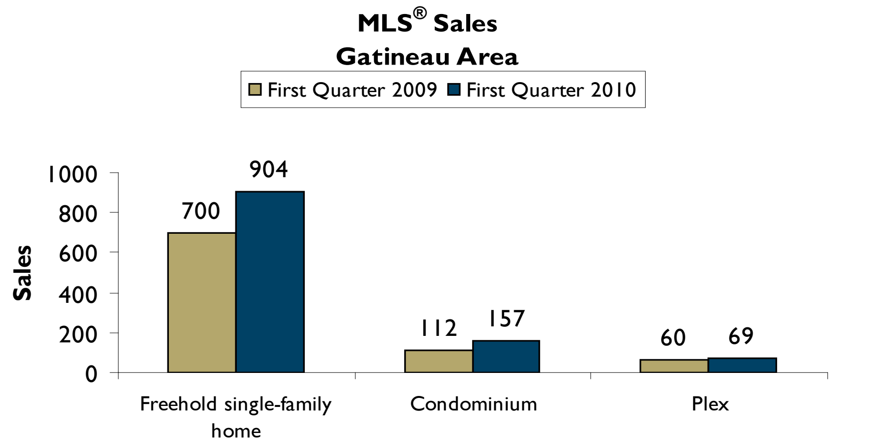
Across Quebec, Gatineau was the only metropolitan area to have registered a decrease in housing starts in the first quarter of 2010. It should be recalled, however, that Gatineau was one of only three CMAs in Canada to have posted a gain during the same period last year. In fact, in the first quarter of 2010, residential construction increased in Québec (+129 per cent), Saguenay (+75 per cent), Montréal (+31 per cent), Sherbrooke (+29 per cent) and Trois-Rivières, where starts went up six-fold, as many retirement housing units got under way.

Figure 3



Source: CMHC

Figure 4



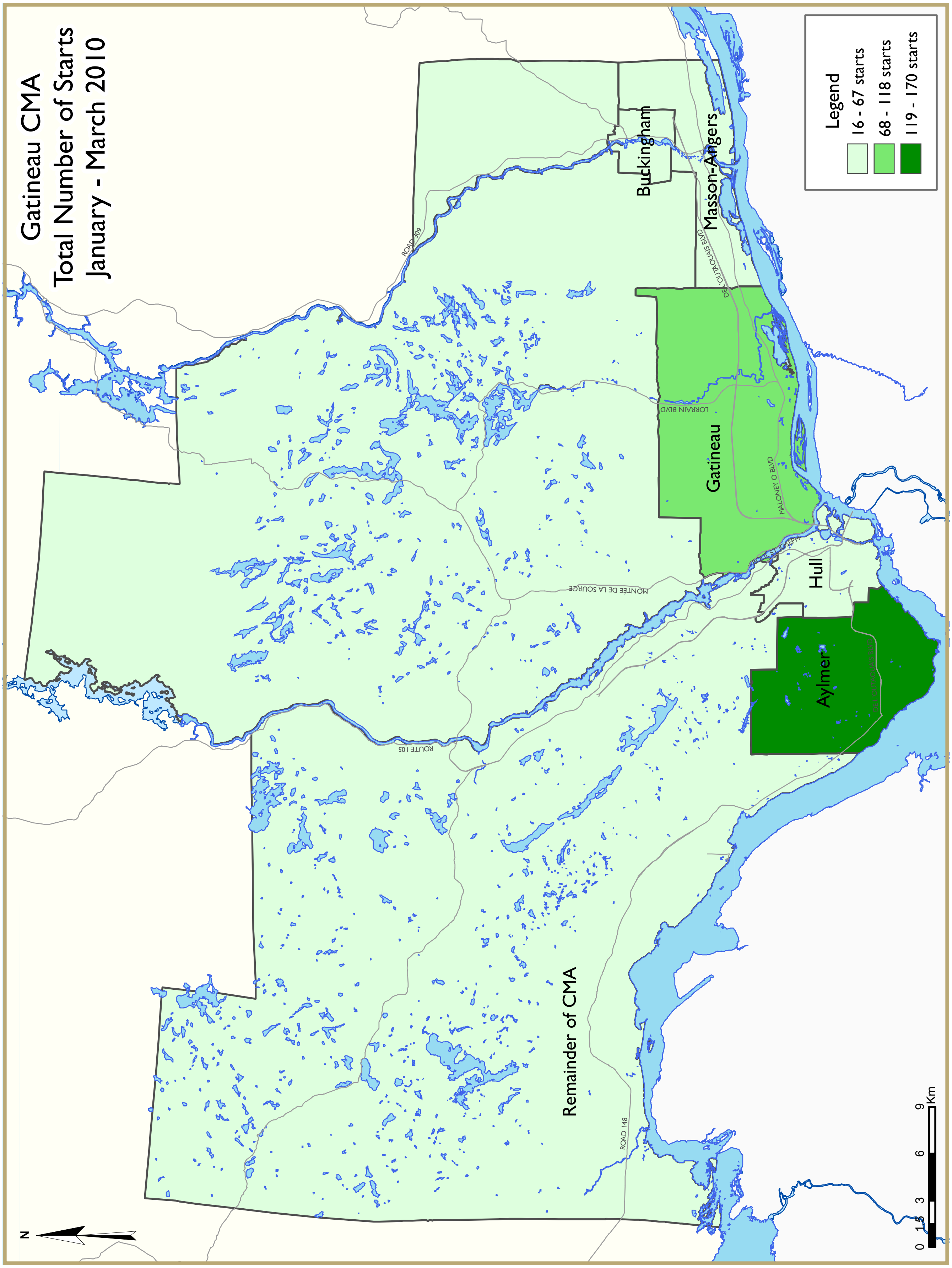
Source: QFREB by Centris®

Transactions up on the resale market

Activity on the resale market was stronger in the first quarter of 2010 compared to the same quarter in 2009. According to the latest data of the Quebec Federation of Real Estate Boards (QFREB), 1,130 transactions were registered through the Multiple Listing Service (MLS)® from January to March 2010, versus 872 during the same period in 2009, for a gain of 258 sales. This increase was mainly attributable to single-family home sales, which rose to 904 in the first quarter of 2010 from 700 a year earlier. Activity also picked up in the condominium and income property segments, but the numbers of units of these types that changed hands remained modest, at 157 and 69, respectively.

The increase in sales on the market was due to the very large number of buyers who, at the same time last year, had left the market as a result of the significant economic and financial downturn. The economic recovery that began in the second half of 2009 and the low mortgage rates encouraged these buyers to return to the market and also attracted new ones who decided to move up their purchases in order to benefit from the low borrowing costs.

The strong demand observed in the last few months, combined with a decrease in active listings, accelerated the growth in prices. In fact, the average price of single-family homes reached $214,643 for the 12-month period ending March 31, 2010, for an increase of 6.3 per cent. In the condominium segment, the hike was even greater, at 8.4 per cent, which pushed the average price up to $152,526. In the case of income property units, their average price followed the same trend and climbed by 7.4 per cent, to $234,333.


Gatineau CMA
Total Number of Starts
January - March 2010
Legend
16 - 67 starts
68 - 118 starts
119 - 170 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
LORRAIN BLVD
MALONEY O BLVD
MONTEE DE LA SOURCE
ROUTE 105
ROAD 309
ROAD 148
N
0 1.5 3 6 9 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 (data are not available at this time)
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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 (Quebec portion)
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	113	136	25	0	0	81	7	9	371
Q1 2009	187	154	25	0	0	165	0	87	618
% Change	-39.6	-11.7	0.0	n/a	n/a	-50.9	n/a	-89.7	-40.0
Year-to-date 2010	113	136	25	0	0	81	7	9	371
Year-to-date 2009	187	154	25	0	0	165	0	87	618
% Change	-39.6	-11.7	0.0	n/a	n/a	-50.9	n/a	-89.7	-40.0
UNDER CONSTRUCTION									
Q1 2010	224	184	84	0	0	245	7	92	893
Q1 2009	230	126	71	0	0	192	0	100	780
% Change	-2.6	46.0	18.3	n/a	n/a	27.6	n/a	-8.0	14.5
COMPLETIONS									
Q1 2010	211	114	79	0	0	98	0	34	536
Q1 2009	271	220	57	0	0	267	4	498	1,333
% Change	-22.1	-48.2	38.6	n/a	n/a	-63.3	-100.0	-93.2	-59.8
Year-to-date 2010	211	114	79	0	0	98	0	34	536
Year-to-date 2009	271	220	57	0	0	267	4	498	1,333
% Change	-22.1	-48.2	38.6	n/a	n/a	-63.3	-100.0	-93.2	-59.8
COMPLETED & NOT ABSORBED									
Q1 2010	77	81	45	0	0	203	0	366	772
Q1 2009	111	143	25	0	4	237	0	422	942
% Change	-30.6	-43.4	80.0	n/a	-100.0	-14.3	n/a	-13.3	-18.0
ABSORBED									
Q1 2010	205	137	84	0	0	83	0	63	572
Q1 2009	269	156	47	0	10	130	4	113	729
% Change	-23.8	-12.2	78.7	n/a	-100.0	-36.2	-100.0	-44.2	-21.5
Year-to-date 2010	205	137	84	0	0	83	0	63	572
Year-to-date 2009	269	156	47	0	10	130	4	113	729
% Change	-23.8	-12.2	78.7	n/a	-100.0	-36.2	-100.0	-44.2	-21.5

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2010

	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									
Q1 2010	80	136	25	0	0	81	7	9	338
Q1 2009	154	154	25	0	0	165	0	87	585
Aylmer									
Q1 2010	33	80	25	0	0	26	0	6	170
Q1 2009	47	72	19	0	0	151	0	26	315
Hull									
Q1 2010	4	0	0	0	0	43	0	0	47
Q1 2009	17	0	0	0	0	0	0	0	17
Gatineau									
Q1 2010	37	30	0	0	0	12	0	3	82
Q1 2009	88	32	6	0	0	14	0	53	193
Buckingham									
Q1 2010	4	12	0	0	0	0	7	0	23
Q1 2009	1	0	0	0	0	0	0	0	1
Masson-Angers									
Q1 2010	2	14	0	0	0	0	0	0	16
Q1 2009	1	50	0	0	0	0	0	8	59
Rest of the CMA (Quebec portion)									
Q1 2010	33	0	0	0	0	0	0	0	33
Q1 2009	33	0	0	0	0	0	0	0	33
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2010	113	136	25	0	0	81	7	9	371
Q1 2009	187	154	25	0	0	165	0	87	618

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 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									
City of Gatineau									
Q1 2010	139	182	78	0	0	233	7	92	788
Q1 2009	120	124	67	0	0	168	0	100	640
Aylmer									
Q1 2010	71	110	72	0	0	133	0	70	456
Q1 2009	71	68	55	0	0	92	0	34	356
Hull									
Q1 2010	9	0	0	0	0	75	0	0	84
Q1 2009	10	0	12	0	0	59	0	0	81
Gatineau									
Q1 2010	56	50	6	0	0	25	0	6	200
Q1 2009	37	24	0	0	0	5	0	38	129
Buckingham									
Q1 2010	2	8	0	0	0	0	7	0	17
Q1 2009	1	2	0	0	0	0	0	20	23
Masson-Angers									
Q1 2010	1	14	0	0	0	0	0	16	31
Q1 2009	1	30	0	0	0	12	0	8	51
Rest of the CMA (Quebec portion)									
Q1 2010	85	2	6	0	0	12	0	0	105
Q1 2009	110	2	4	0	0	24	0	0	140
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2010	224	184	84	0	0	245	7	92	893
Q1 2009	230	126	71	0	0	192	0	100	780

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q1 2010	139	114	73	0	0	86	0	34	446
Q1 2009	179	218	49	0	0	267	4	498	1,231
Aylmer									
Q1 2010	66	70	50	0	0	28	0	14	228
Q1 2009	64	140	24	0	0	225	0	421	874
Hull									
Q1 2010	8	0	4	0	0	24	0	0	36
Q1 2009	12	2	0	0	0	28	0	14	56
Gatineau									
Q1 2010	60	24	4	0	0	22	0	12	122
Q1 2009	100	52	12	0	0	14	0	47	241
Buckingham									
Q1 2010	2	12	15	0	0	0	0	0	29
Q1 2009	0	2	13	0	0	0	0	4	19
Masson-Angers									
Q1 2010	3	8	0	0	0	12	0	8	31
Q1 2009	3	22	0	0	0	0	4	12	41
Rest of the CMA (Quebec portion)									
Q1 2010	72	0	6	0	0	12	0	0	90
Q1 2009	92	2	8	0	0	0	0	0	102
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2010	211	114	79	0	0	98	0	34	536
Q1 2009	271	220	57	0	0	267	4	498	1,333

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 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									
City of Gatineau									
Q1 2010	75	81	45	0	0	195	0	366	762
Q1 2009	108	143	23	0	4	237	0	422	937
Aylmer									
Q1 2010	40	49	36	0	0	93	0	353	571
Q1 2009	63	108	11	0	4	155	0	386	727
Hull									
Q1 2010	10	0	4	0	0	48	0	6	68
Q1 2009	10	0	2	0	0	29	0	12	53
Gatineau									
Q1 2010	22	21	5	0	0	44	0	6	98
Q1 2009	35	27	10	0	0	53	0	13	138
Buckingham									
Q1 2010	3	4	0	0	0	0	0	0	7
Q1 2009	0	1	0	0	0	0	0	4	5
Masson-Angers									
Q1 2010	0	7	0	0	0	10	0	1	18
Q1 2009	0	7	0	0	0	0	0	7	14
Rest of the CMA (Quebec portion)									
Q1 2010	2	0	0	0	0	8	0	0	10
Q1 2009	3	0	2	0	0	0	0	0	5
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2010	77	81	45	0	0	203	0	366	772
Q1 2009	111	143	25	0	4	237	0	422	942

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2010									
	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									
Q1 2010	132	137	78	0	0	79	0	63	489
Q1 2009	177	154	41	0	10	130	4	113	629
Aylmer									
Q1 2010	57	76	50	0	0	37	0	34	254
Q1 2009	59	94	17	0	10	101	0	39	320
Hull									
Q1 2010	4	0	5	0	0	17	0	0	26
Q1 2009	10	2	3	0	0	4	0	23	42
Gatineau									
Q1 2010	66	44	8	0	0	23	0	17	158
Q1 2009	102	39	8	0	0	25	0	35	209
Buckingham									
Q1 2010	2	8	15	0	0	0	0	4	29
Q1 2009	2	1	13	0	0	0	0	0	16
Masson-Angers									
Q1 2010	3	9	0	0	0	2	0	8	22
Q1 2009	4	18	0	0	0	0	4	16	42
Rest of the CMA (Quebec portion)									
Q1 2010	73	0	6	0	0	4	0	0	83
Q1 2009	92	2	6	0	0	0	0	0	100
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2010	205	137	84	0	0	83	0	63	572
Q1 2009	269	156	47	0	10	130	4	113	729

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

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
City of Gatineau	80	154	136	154	32	19	90	258	338	585	-42.2
Aylmer	33	47	80	72	25	19	32	177	170	315	-46.0
Hull	4	17	0	0	0	0	43	0	47	17	176.5
Gatineau	37	88	30	32	0	0	15	73	82	193	-57.5
Buckingham	4	1	12	0	7	0	0	0	23	1	**
Masson-Angers	2	1	14	50	0	0	0	8	16	59	-72.9
Rest of the CMA (Quebec portion)	33	33	0	0	0	0	0	0	33	33	0.0
Ottawa-Gatineau CMA (Quebec portion)	113	187	136	154	32	19	90	258	371	618	-40.0

Table 2.1: Starts by Submarket and by Dwelling Type January - March 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
City of Gatineau	80	154	136	154	32	19	90	258	338	585	-42.2
Aylmer	33	47	80	72	25	19	32	177	170	315	-46.0
Hull	4	17	0	0	0	0	43	0	47	17	176.5
Gatineau	37	88	30	32	0	0	15	73	82	193	-57.5
Buckingham	4	1	12	0	7	0	0	0	23	1	**
Masson-Angers	2	1	14	50	0	0	0	8	16	59	-72.9
Rest of the CMA (Quebec portion)	33	33	0	0	0	0	0	0	33	33	0.0
Ottawa-Gatineau CMA (Quebec portion)	113	187	136	154	32	19	90	258	371	618	-40.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
City of Gatineau	25	19	7	0	81	171	9	87
Aylmer	25	19	0	0	26	151	6	26
Hull	0	0	0	0	43	0	0	0
Gatineau	0	0	0	0	12	20	3	53
Buckingham	0	0	7	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	8
Rest of the CMA (Quebec portion)	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Quebec portion)	25	19	7	0	81	171	9	87

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 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
City of Gatineau	25	19	7	0	81	171	9	87
Aylmer	25	19	0	0	26	151	6	26
Hull	0	0	0	0	43	0	0	0
Gatineau	0	0	0	0	12	20	3	53
Buckingham	0	0	7	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	8
Rest of the CMA (Quebec portion)	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Quebec portion)	25	19	7	0	81	171	9	87

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
City of Gatineau	241	333	81	165	16	87	338	585
Aylmer	138	138	26	151	6	26	170	315
Hull	4	17	43	0	0	0	47	17
Gatineau	67	126	12	14	3	53	82	193
Buckingham	16	1	0	0	7	0	23	1
Masson-Angers	16	51	0	0	0	8	16	59
Rest of the CMA (Quebec portion)	33	33	0	0	0	0	33	33
Ottawa-Gatineau CMA (Quebec portion)	274	366	81	165	16	87	371	618

Table 2.5: Starts by Submarket and by Intended Market January - March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
City of Gatineau	241	333	81	165	16	87	338	585
Aylmer	138	138	26	151	6	26	170	315
Hull	4	17	43	0	0	0	47	17
Gatineau	67	126	12	14	3	53	82	193
Buckingham	16	1	0	0	7	0	23	1
Masson-Angers	16	51	0	0	0	8	16	59
Rest of the CMA (Quebec portion)	33	33	0	0	0	0	33	33
Ottawa-Gatineau CMA (Quebec portion)	274	366	81	165	16	87	371	618

Source: CMHC (Starts and Completions Survey)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	% Change
City of Gatineau	139	179	114	218	71	43	122	791	446	1231	-63.8
Aylmer	66	64	70	140	48	24	44	646	228	874	-73.9
Hull	8	12	0	2	4	0	24	42	36	56	-35.7
Gatineau	60	100	24	52	4	4	34	85	122	241	-49.4
Buckingham	2	0	12	2	15	11	0	6	29	19	52.6
Masson-Angers	3	3	8	22	0	4	20	12	31	41	-24.4
Rest of the CMA (Quebec portion)	72	92	0	2	0	0	18	8	90	102	-11.8
Ottawa-Gatineau CMA (Quebec portion)	211	271	114	220	71	43	140	799	536	1,333	-59.8

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 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
City of Gatineau	139	179	114	218	71	43	122	791	446	1231	-63.8
Aylmer	66	64	70	140	48	24	44	646	228	874	-73.9
Hull	8	12	0	2	4	0	24	42	36	56	-35.7
Gatineau	60	100	24	52	4	4	34	85	122	241	-49.4
Buckingham	2	0	12	2	15	11	0	6	29	19	52.6
Masson-Angers	3	3	8	22	0	4	20	12	31	41	-24.4
Rest of the CMA (Quebec portion)	72	92	0	2	0	0	18	8	90	102	-11.8
Ottawa-Gatineau CMA (Quebec portion)	211	271	114	220	71	43	140	799	536	1,333	-59.8

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

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
City of Gatineau	71	39	0	4	88	277	34	498
Aylmer	48	24	0	0	30	225	14	421
Hull	4	0	0	0	24	28	0	14
Gatineau	4	4	0	0	22	22	12	47
Buckingham	15	11	0	0	0	2	0	4
Masson-Angers	0	0	0	4	12	0	8	12
Rest of the CMA (Quebec portion)	0	0	0	0	18	8	0	0
Ottawa-Gatineau CMA (Quebec portion)	71	39	0	4	106	285	34	498

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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
City of Gatineau	71	39	0	4	88	277	34	498
Aylmer	48	24	0	0	30	225	14	421
Hull	4	0	0	0	24	28	0	14
Gatineau	4	4	0	0	22	22	12	47
Buckingham	15	11	0	0	0	2	0	4
Masson-Angers	0	0	0	4	12	0	8	12
Rest of the CMA (Quebec portion)	0	0	0	0	18	8	0	0
Ottawa-Gatineau CMA (Quebec portion)	71	39	0	4	106	285	34	498

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009	Q1 2010	Q1 2009
City of Gatineau	326	446	86	267	34	502	446	1,231
Aylmer	186	228	28	225	14	421	228	874
Hull	12	14	24	28	0	14	36	56
Gatineau	88	164	22	14	12	47	122	241
Buckingham	29	15	0	0	0	4	29	19
Masson-Angers	11	25	12	0	8	16	31	41
Rest of the CMA (Quebec portion)	78	102	12	0	0	0	90	102
Ottawa-Gatineau CMA (Quebec portion)	404	548	98	267	34	502	536	1,333

Table 3.5: Completions by Submarket and by Intended Market January - March 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
City of Gatineau	326	446	86	267	34	502	446	1,231
Aylmer	186	228	28	225	14	421	228	874
Hull	12	14	24	28	0	14	36	56
Gatineau	88	164	22	14	12	47	122	241
Buckingham	29	15	0	0	0	4	29	19
Masson-Angers	11	25	12	0	8	16	31	41
Rest of the CMA (Quebec portion)	78	102	12	0	0	0	90	102
Ottawa-Gatineau CMA (Quebec portion)	404	548	98	267	34	502	536	1,333

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2010

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													
Q1 2010	0	0.0	1	0.9	1	0.9	26	22.6	87	75.7	115	280,000	2,389,573
Q1 2009	2	1.1	3	1.7	19	10.7	73	41.2	80	45.2	177	235,000	242,706
Year-to-date 2010	0	0.0	1	0.9	1	0.9	26	22.6	87	75.7	115	280,000	2,389,573
Year-to-date 2009	2	1.1	3	1.7	19	10.7	73	41.2	80	45.2	177	235,000	242,706
Aylmer													
Q1 2010	0	0.0	1	1.9	0	0.0	7	13.2	45	84.9	53	280,000	4,826,673
Q1 2009	0	0.0	0	0.0	6	10.2	26	44.1	27	45.8	59	240,000	255,000
Year-to-date 2010	0	0.0	1	1.9	0	0.0	7	13.2	45	84.9	53	280,000	4,826,673
Year-to-date 2009	0	0.0	0	0.0	6	10.2	26	44.1	27	45.8	59	240,000	255,000
Hull													
Q1 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Q1 2009	0	0.0	0	0.0	0	0.0	4	40.0	6	60.0	10	252,500	254,000
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	40.0	6	60.0	10	252,500	254,000
Gatineau													
Q1 2010	0	0.0	0	0.0	0	0.0	17	31.5	37	68.5	54	260,000	282,747
Q1 2009	0	0.0	3	2.9	12	11.8	40	39.2	47	46.1	102	235,000	237,931
Year-to-date 2010	0	0.0	0	0.0	0	0.0	17	31.5	37	68.5	54	260,000	282,747
Year-to-date 2009	0	0.0	3	2.9	12	11.8	40	39.2	47	46.1	102	235,000	237,931
Buckingham													
Q1 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Q1 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	1	50.0	1	50.0	0	0.0	2	--	--
Year-to-date 2009	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
Masson-Angers													
Q1 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Q1 2009	2	50.0	0	0.0	0	0.0	2	50.0	0	0.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2009	2	50.0	0	0.0	0	0.0	2	50.0	0	0.0	4	--	--
Rest of the CMA (Quebec portion)													
Q1 2010	0	0.0	1	3.4	2	6.9	10	34.5	16	55.2	29	275,000	285,862
Q1 2009	3	3.3	7	7.6	3	3.3	29	31.5	50	54.3	92	250,000	267,120
Year-to-date 2010	0	0.0	1	3.4	2	6.9	10	34.5	16	55.2	29	275,000	285,862
Year-to-date 2009	3	3.3	7	7.6	3	3.3	29	31.5	50	54.3	92	250,000	267,120
Ottawa-Gatineau CMA (Quebec portion)													
Q1 2010	0	0.0	2	1.4	3	2.1	36	25.0	103	71.5	144	279,665	1,965,909
Q1 2009	5	1.9	10	3.7	22	8.2	102	37.9	130	48.3	269	240,000	251,056
Year-to-date 2010	0	0.0	2	1.4	3	2.1	36	25.0	103	71.5	144	279,665	1,965,909
Year-to-date 2009	5	1.9	10	3.7	22	8.2	102	37.9	130	48.3	269	240,000	251,056

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2010						
Submarket	Q1 2010	Q1 2009	% Change	YTD 2010	YTD 2009	% Change
City of Gatineau	2,389,573	242,706	**	2,389,573	242,706	**
Aylmer	4,826,673	255,000	**	4,826,673	255,000	**
Hull	--	254,000	n/a	--	254,000	n/a
Gatineau	282,747	237,931	18.8	282,747	237,931	18.8
Buckingham	--	--	n/a	--	--	n/a
Masson-Angers	--	--	n/a	--	--	n/a
Rest of the CMA (Quebec portion)	285,862	267,120	7.0	285,862	267,120	7.0
Ottawa-Gatineau CMA (Quebec portion)	1,965,909	251,056	**	1,965,909	251,056	**

Source: CMHC (Market Absorption Survey)

Table 6: Economic Indicators
First Quarter 2010

		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						
2009	January	627	5.00	5.79	169.6	111.5	166.3	5.1	71.3	870
	February	627	5.00	5.79	169.6	112.3	165.1	5.5	71.0	874
	March	613	4.50	5.55	169.6	112.6	164.9	6.0	71.2	875
	April	596	3.90	5.25	169.6	112.7	164.0	5.7	70.4	876
	May	596	3.90	5.25	169.6	113.7	165.2	5.4	70.7	872
	June	631	3.75	5.85	169.7	114.3	165.6	5.5	70.8	871
	July	631	3.75	5.85	169.7	113.8	167.6	5.5	71.5	864
	August	631	3.75	5.85	169.7	113.9	169.2	5.8	72.5	869
	September	610	3.70	5.49	171.4	113.7	170.3	5.9	72.8	872
	October	630	3.80	5.84	171.4	113.6	171.2	6.0	73.1	876
	November	616	3.60	5.59	171.4	114.3	171.9	5.9	73.3	876
	December	610	3.60	5.49	172.7	114.0	172.8	5.9	73.6	875
2010	January	610	3.60	5.49	173.5	114.0	173	6.0	73.5	874
	February	604	3.60	5.39	174.6	114.2	172.2	6.1	73.2	871
	March	631	3.60	5.85		114.5	171.9	6.0	73.0	875
	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 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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