# HOUSING NOW
## Gatineau[1]

CANADA MORTGAGE AND HOUSING CORPORATION

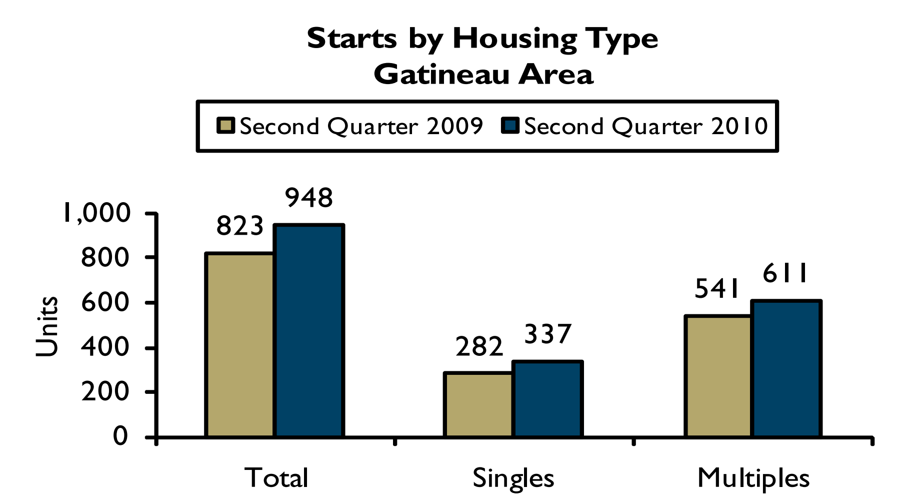
Date Released: Third Quarter 2010

## GATINEAU HOUSING STARTS IN THE SECOND QUARTER OF 2010

According to the latest results released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Gatineau area reached 948 units in the second quarter, up 125 units over the same quarter in 2009. This increase contrasted with the situation observed in the first three months of the year, when housing starts had fallen by almost half from a year earlier. During the first six months of 2010, 1,319 units were started, down 122 units from the first half of 2009.

With the increase in housing starts posted in the second quarter, total starts for the first six months of the year are now down by only 8 per cent from the corresponding period last year, which is in line with our current forecast for 2010.

Figure 1




Source: CMHC

[1] Quebec part of Ottawa-Gatineau CMA

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The recent increase in residential construction was observed mainly in the single-detached housing segment. From April to June, single-detached home starts climbed by nearly 20 per cent compared to the same period a year ago, rising to 337 units from 282 units.

In the multiple-unit (semi-detached, row and apartment) housing segment, the increase was somewhat more moderate, at 13 per cent. However, only semi-detached and row homes posted a gain. In fact, 449 such units were started in the second quarter, up 161 units (+56 per cent) over the same quarter in 2009. The opposite occurred in the case of apartments, for which starts dropped by 36 per cent, or 91 units, from the same three-month period in 2009.

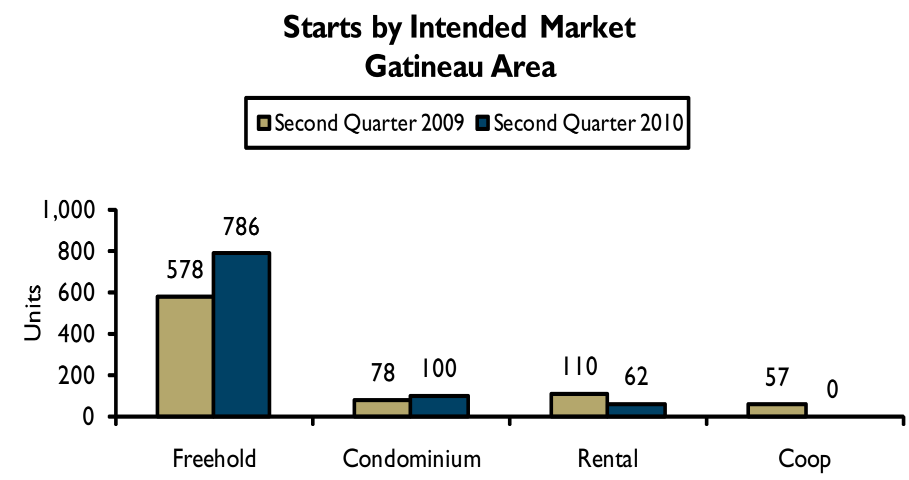
All sectors, except Gatineau, posted gains in residential construction.

## First six months of 2010

Despite the gains made in the second quarter, both single-detached home building and multiple-unit housing construction in the Gatineau area were down for the first six months of this year from the same period in 2009. However, semi-detached and row home construction stood out with an increase of 34 per cent compared to the first half of 2009. Following several years of price growth, interest in more affordable housing is steadily rising in the area.

Thanks to semi-detached and row home building, the freehold (homeowner) housing market posted a year-over-year gain of 12.3 per cent for the period from January to June. Conversely, the pace of construction fell by 60 per cent on the rental market and by 26 per cent on the condominium market.

Figure 2

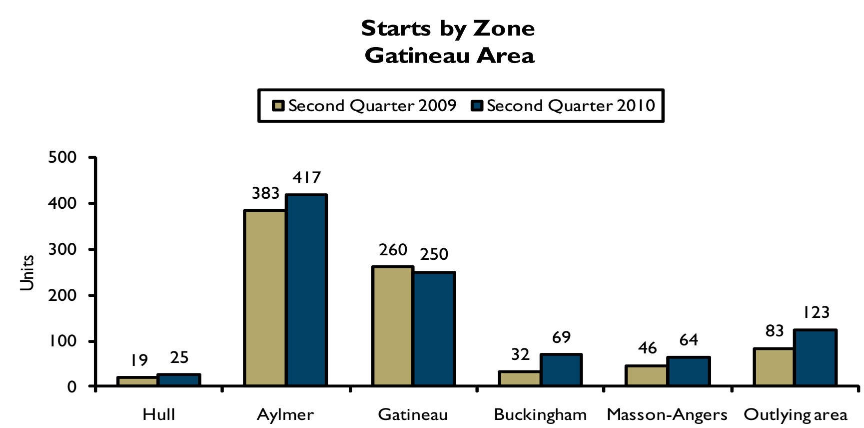



Source: CMHC

Like in the second quarter, construction especially picked up in the outlying area during the six first months of the year (+29 per cent). A notable gain was also recorded in Hull (+100 per cent), but there were significantly fewer starts there than in the other sectors. Lastly, the two sectors that registered the most housing starts (Aylmer and Gatineau) sustained decreases in activity of 16 per cent and 27 per cent, respectively, from January to June, compared to the same period last year.

In all urban centres with 10,000 or more inhabitants across Quebec, housing starts rose by 36 per cent year-over-year during the first six months of 2010, reaching 21,470 units. Activity climbed in all census metropolitan areas (CMAs) in the province, except Gatineau (-8 per cent). Trois-Rivières led the pack with

Figure 3




Source: CMHC

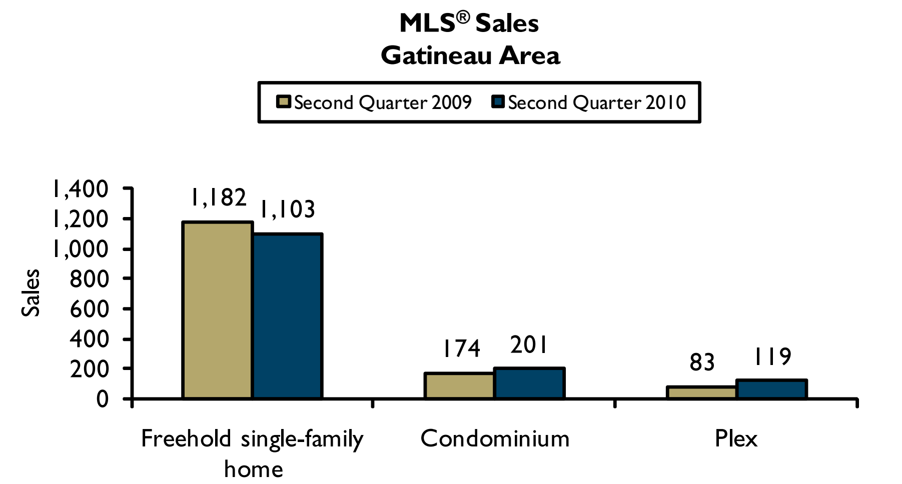
a gain of 121 per cent, followed by Saguenay (+89 per cent), Québec (+47 per cent), Montréal (+30 per cent) and Sherbrooke (+30 per cent).

## MLS® sales down in the second quarter[2] of 2010

After increasing by 29 per cent in the first quarter of 2010, MLS® sales decreased by 1 per cent in the second quarter, to 1,425 units. This up-and-down movement on the resale market was largely attributable to the fact that many people, anticipating an increase in mortgage rates, moved up their purchases at the beginning of 2010.

From January to June 2010, 2,553 homes changed hands in the Gatineau area, for an increase of 10 per cent compared to the same period in 2009. Plexes and condominiums managed the best, with sales climbing by 31 per cent and 25 per cent respectively. In the case of single-family homes, 2,004 units were sold, up 6 per cent from the first six months of 2009.

Figure 4

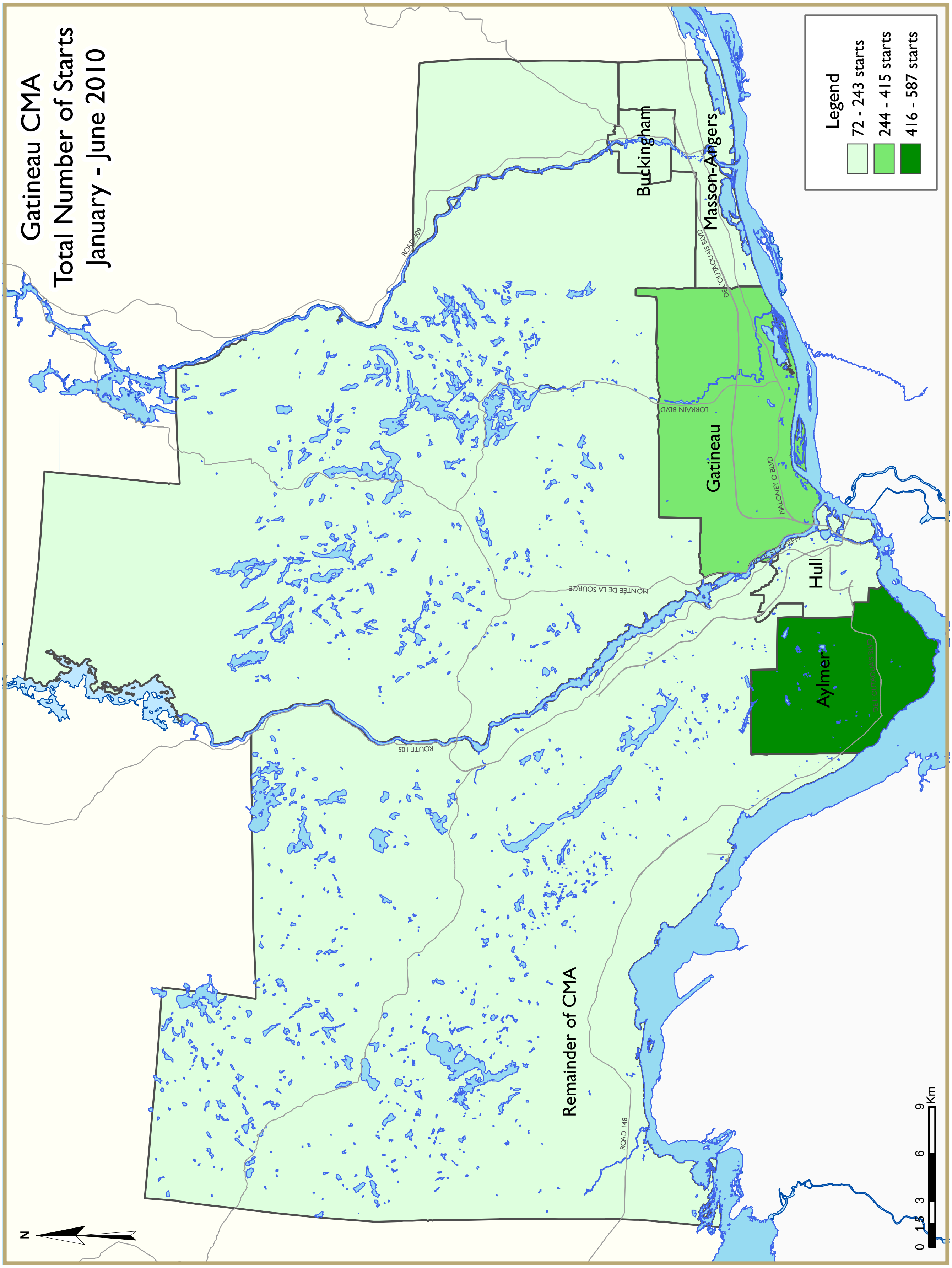



Source: QFREB by Centris®

## Average MLS® price rises

The average MLS® price of single-family homes in the Gatineau area was $228,289 in the second quarter of 2010, for an increase of 7 per cent. This rise followed an 8-per-cent gain registered in the previous quarter. It should be noted that increases in average MLS® prices were also recorded for condominiums (+5 per cent) and plexes (+1 per cent) for the period from April to June 2010. Finally, it should be noted that, after six months of activity, the overall average MLS® price (for single-family houses, condominiums and plexes) climbed from $204,256 to $216,966, for an increase of 6 per cent.

[2] Source: QFREB by Centris®


Gatineau CMA
Total Number of Starts
January - June 2010
Legend
72 - 243 starts
244 - 415 starts
416 - 587 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROUTE 105
Km
N

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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) Second 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** | | | | | | | | | |
| Q2 2010 | 337 | 342 | 107 | 0 | 4 | 96 | 0 | 62 | 948 |
| Q2 2009 | 282 | 238 | 58 | 0 | 0 | 78 | 0 | 110 | 823 |
| % Change | 19.5 | 43.7 | 84.5 | n/a | n/a | 23.1 | n/a | -43.6 | 15.2 |
| Year-to-date 2010 | 450 | 478 | 132 | 0 | 4 | 177 | 7 | 71 | 1,319 |
| Year-to-date 2009 | 469 | 392 | 83 | 0 | 0 | 243 | 0 | 197 | 1,441 |
| % Change | -4.1 | 21.9 | 59.0 | n/a | n/a | -27.2 | n/a | -64.0 | -8.5 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q2 2010 | 334 | 278 | 105 | 0 | 0 | 201 | 4 | 65 | 987 |
| Q2 2009 | 286 | 196 | 87 | 0 | 0 | 152 | 0 | 117 | 931 |
| % Change | 16.8 | 41.8 | 20.7 | n/a | n/a | 32.2 | n/a | -44.4 | 6.0 |
| **COMPLETIONS** | | | | | | | | | |
| Q2 2010 | 227 | 248 | 86 | 0 | 4 | 140 | 3 | 89 | 854 |
| Q2 2009 | 226 | 168 | 42 | 0 | 0 | 118 | 0 | 93 | 672 |
| % Change | 0.4 | 47.6 | 104.8 | n/a | n/a | 18.6 | n/a | -4.3 | 27.1 |
| Year-to-date 2010 | 438 | 362 | 165 | 0 | 4 | 238 | 3 | 123 | 1,390 |
| Year-to-date 2009 | 497 | 388 | 99 | 0 | 0 | 385 | 4 | 591 | 2,005 |
| % Change | -11.9 | -6.7 | 66.7 | n/a | n/a | -38.2 | -25.0 | -79.2 | -30.7 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q2 2010 | 90 | 139 | 41 | 0 | 0 | 151 | 2 | 369 | 792 |
| Q2 2009 | 90 | 126 | 28 | 0 | 0 | 207 | 0 | 409 | 860 |
| % Change | 0.0 | 10.3 | 46.4 | n/a | n/a | -27.1 | n/a | -9.8 | -7.9 |
| **ABSORBED** | | | | | | | | | |
| Q2 2010 | 222 | 190 | 90 | 0 | 4 | 192 | 1 | 86 | 785 |
| Q2 2009 | 230 | 185 | 39 | 0 | 4 | 148 | 0 | 106 | 712 |
| % Change | -3.5 | 2.7 | 130.8 | n/a | 0.0 | 29.7 | n/a | -18.9 | 10.3 |
| Year-to-date 2010 | 427 | 327 | 174 | 0 | 4 | 275 | 1 | 149 | 1,357 |
| Year-to-date 2009 | 499 | 341 | 86 | 0 | 14 | 278 | 4 | 219 | 1,441 |
| % Change | -14.4 | -4.1 | 102.3 | n/a | -71.4 | -1.1 | -75.0 | -32.0 | -5.8 |

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

| Table 1.1: Housing Activity Summary by Submarket Second 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** | | | | | | | | | |
| Q2 2010 | 222 | 336 | 105 | 0 | 4 | 96 | 0 | 62 | 825 |
| Q2 2009 | 201 | 238 | 56 | 0 | 0 | 78 | 0 | 110 | 740 |
| **Aylmer** | | | | | | | | | |
| Q2 2010 | 94 | 130 | 95 | 0 | 0 | 80 | 0 | 18 | 417 |
| Q2 2009 | 82 | 136 | 44 | 0 | 0 | 61 | 0 | 60 | 383 |
| **Hull** | | | | | | | | | |
| Q2 2010 | 2 | 20 | 0 | 0 | 0 | 0 | 0 | 3 | 25 |
| Q2 2009 | 17 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 19 |
| **Gatineau** | | | | | | | | | |
| Q2 2010 | 113 | 106 | 2 | 0 | 4 | 16 | 0 | 9 | 250 |
| Q2 2009 | 97 | 64 | 10 | 0 | 0 | 17 | 0 | 15 | 260 |
| **Buckingham** | | | | | | | | | |
| Q2 2010 | 9 | 40 | 8 | 0 | 0 | 0 | 0 | 12 | 69 |
| Q2 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 32 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2010 | 4 | 40 | 0 | 0 | 0 | 0 | 0 | 20 | 64 |
| Q2 2009 | 4 | 38 | 0 | 0 | 0 | 0 | 0 | 4 | 46 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q2 2010 | 115 | 6 | 2 | 0 | 0 | 0 | 0 | 0 | 123 |
| Q2 2009 | 81 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 83 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q2 2010 | 337 | 342 | 107 | 0 | 4 | 96 | 0 | 62 | 948 |
| Q2 2009 | 282 | 238 | 58 | 0 | 0 | 78 | 0 | 110 | 823 |

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

| Table 1.1: Housing Activity Summary by Submarket<br>Second 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** | | | | | | | | | |
| Q2 2010 | 196 | 274 | 101 | 0 | 0 | 201 | 4 | 65 | 841 |
| Q2 2009 | 174 | 196 | 83 | 0 | 0 | 128 | 0 | 117 | 791 |
| **Aylmer** | | | | | | | | | |
| Q2 2010 | 85 | 96 | 93 | 0 | 0 | 163 | 0 | 24 | 461 |
| Q2 2009 | 68 | 108 | 71 | 0 | 0 | 52 | 0 | 48 | 383 |
| **Hull** | | | | | | | | | |
| Q2 2010 | 3 | 20 | 0 | 0 | 0 | 32 | 0 | 3 | 58 |
| Q2 2009 | 12 | 0 | 2 | 0 | 0 | 59 | 0 | 0 | 73 |
| **Gatineau** | | | | | | | | | |
| Q2 2010 | 99 | 100 | 0 | 0 | 0 | 6 | 0 | 6 | 211 |
| Q2 2009 | 88 | 56 | 10 | 0 | 0 | 17 | 0 | 42 | 270 |
| **Buckingham** | | | | | | | | | |
| Q2 2010 | 7 | 24 | 8 | 0 | 0 | 0 | 4 | 12 | 55 |
| Q2 2009 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 23 | 27 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2010 | 2 | 34 | 0 | 0 | 0 | 0 | 0 | 20 | 56 |
| Q2 2009 | 4 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 38 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q2 2010 | 138 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 146 |
| Q2 2009 | 112 | 0 | 4 | 0 | 0 | 24 | 0 | 0 | 140 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q2 2010 | 334 | 278 | 105 | 0 | 0 | 201 | 4 | 65 | 987 |
| Q2 2009 | 286 | 196 | 87 | 0 | 0 | 152 | 0 | 117 | 931 |

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

| Table 1.1: Housing Activity Summary by Submarket Second 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** | | | | | | | | | |
| Q2 2010 | 165 | 244 | 82 | 0 | 4 | 128 | 3 | 89 | 772 |
| Q2 2009 | 147 | 166 | 40 | 0 | 0 | 118 | 0 | 93 | 589 |
| **Aylmer** | | | | | | | | | |
| Q2 2010 | 80 | 144 | 74 | 0 | 0 | 50 | 0 | 64 | 412 |
| Q2 2009 | 85 | 96 | 28 | 0 | 0 | 101 | 0 | 46 | 356 |
| **Hull** | | | | | | | | | |
| Q2 2010 | 8 | 0 | 0 | 0 | 0 | 43 | 0 | 0 | 51 |
| Q2 2009 | 15 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 27 |
| **Gatineau** | | | | | | | | | |
| Q2 2010 | 70 | 56 | 8 | 0 | 4 | 35 | 0 | 9 | 239 |
| Q2 2009 | 46 | 32 | 0 | 0 | 0 | 5 | 0 | 11 | 119 |
| **Buckingham** | | | | | | | | | |
| Q2 2010 | 4 | 24 | 0 | 0 | 0 | 0 | 3 | 0 | 31 |
| Q2 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 28 | 28 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2010 | 3 | 20 | 0 | 0 | 0 | 0 | 0 | 16 | 39 |
| Q2 2009 | 1 | 38 | 0 | 0 | 0 | 12 | 0 | 8 | 59 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q2 2010 | 62 | 4 | 4 | 0 | 0 | 12 | 0 | 0 | 82 |
| Q2 2009 | 79 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 83 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q2 2010 | 227 | 248 | 86 | 0 | 4 | 140 | 3 | 89 | 854 |
| Q2 2009 | 226 | 168 | 42 | 0 | 0 | 118 | 0 | 93 | 672 |

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

| Table 1.1: Housing Activity Summary by Submarket<br>Second 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** | | | | | | | | | |
| Q2 2010 | 88 | 139 | 41 | 0 | 0 | 148 | 2 | 369 | 787 |
| Q2 2009 | 89 | 126 | 28 | 0 | 0 | 207 | 0 | 409 | 859 |
| **Aylmer** | | | | | | | | | |
| Q2 2010 | 44 | 80 | 41 | 0 | 0 | 66 | 0 | 358 | 589 |
| Q2 2009 | 51 | 80 | 14 | 0 | 0 | 157 | 0 | 383 | 685 |
| **Hull** | | | | | | | | | |
| Q2 2010 | 7 | 0 | 0 | 0 | 0 | 34 | 0 | 6 | 47 |
| Q2 2009 | 9 | 0 | 7 | 0 | 0 | 20 | 0 | 6 | 42 |
| **Gatineau** | | | | | | | | | |
| Q2 2010 | 33 | 29 | 0 | 0 | 0 | 41 | 0 | 5 | 108 |
| Q2 2009 | 29 | 26 | 7 | 0 | 0 | 25 | 0 | 9 | 96 |
| **Buckingham** | | | | | | | | | |
| Q2 2010 | 2 | 19 | 0 | 0 | 0 | 0 | 2 | 0 | 23 |
| Q2 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 8 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2010 | 2 | 11 | 0 | 0 | 0 | 7 | 0 | 0 | 20 |
| Q2 2009 | 0 | 20 | 0 | 0 | 0 | 5 | 0 | 3 | 28 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q2 2010 | 2 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 5 |
| Q2 2009 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q2 2010 | 90 | 139 | 41 | 0 | 0 | 151 | 2 | 369 | 792 |
| Q2 2009 | 90 | 126 | 28 | 0 | 0 | 207 | 0 | 409 | 860 |

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

| Table 1.1: Housing Activity Summary by Submarket<br>Second 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** | | | | | | | | | |
| Q2 2010 | 159 | 186 | 86 | 0 | 4 | 175 | 1 | 86 | 697 |
| Q2 2009 | 150 | 183 | 35 | 0 | 4 | 148 | 0 | 106 | 626 |
| **Aylmer** | | | | | | | | | |
| Q2 2010 | 81 | 113 | 69 | 0 | 0 | 77 | 0 | 59 | 399 |
| Q2 2009 | 84 | 124 | 25 | 0 | 4 | 99 | 0 | 49 | 385 |
| **Hull** | | | | | | | | | |
| Q2 2010 | 11 | 0 | 4 | 0 | 0 | 57 | 0 | 0 | 72 |
| Q2 2009 | 16 | 0 | 7 | 0 | 0 | 9 | 0 | 6 | 38 |
| **Gatineau** | | | | | | | | | |
| Q2 2010 | 61 | 48 | 13 | 0 | 4 | 38 | 0 | 10 | 174 |
| Q2 2009 | 49 | 33 | 3 | 0 | 0 | 33 | 0 | 15 | 133 |
| **Buckingham** | | | | | | | | | |
| Q2 2010 | 5 | 9 | 0 | 0 | 0 | 0 | 1 | 0 | 15 |
| Q2 2009 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 24 | 25 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2010 | 1 | 16 | 0 | 0 | 0 | 3 | 0 | 17 | 37 |
| Q2 2009 | 1 | 25 | 0 | 0 | 0 | 7 | 0 | 12 | 45 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q2 2010 | 63 | 4 | 4 | 0 | 0 | 17 | 0 | 0 | 88 |
| Q2 2009 | 80 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 86 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q2 2010 | 222 | 190 | 90 | 0 | 4 | 192 | 1 | 86 | 785 |
| Q2 2009 | 230 | 185 | 39 | 0 | 4 | 148 | 0 | 106 | 712 |

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

| Table 2: Starts by Submarket and by Dwelling Type<br>Second Quarter 2010 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | % Change |
| City of Gatineau | 222 | 201 | 336 | 238 | 107 | 50 | 160 | 251 | 825 | 740 | 11.5 |
| Aylmer | 94 | 82 | 130 | 136 | 95 | 40 | 98 | 125 | 417 | 383 | 8.9 |
| Hull | 2 | 17 | 20 | 0 | 0 | 0 | 3 | 2 | 25 | 19 | 31.6 |
| Gatineau | 113 | 97 | 106 | 64 | 4 | 10 | 27 | 89 | 250 | 260 | -3.8 |
| Buckingham | 9 | 1 | 40 | 0 | 8 | 0 | 12 | 31 | 69 | 32 | 115.6 |
| Masson-Angers | 4 | 4 | 40 | 38 | 0 | 0 | 20 | 4 | 64 | 46 | 39.1 |
| Rest of the CMA (Quebec portion) | 115 | 81 | 6 | 0 | 0 | 0 | 2 | 2 | 123 | 83 | 48.2 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 337 | 282 | 342 | 238 | 107 | 50 | 162 | 253 | 948 | 823 | 15.2 |

| Table 2.1: Starts by Submarket and by Dwelling Type<br>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 |
| City of Gatineau | 302 | 355 | 472 | 392 | 139 | 69 | 250 | 509 | 1163 | 1325 | -12.2 |
| Aylmer | 127 | 129 | 210 | 208 | 120 | 59 | 130 | 302 | 587 | 698 | -15.9 |
| Hull | 6 | 34 | 20 | 0 | 0 | 0 | 46 | 2 | 72 | 36 | 100.0 |
| Gatineau | 150 | 185 | 136 | 96 | 4 | 10 | 42 | 162 | 332 | 453 | -26.7 |
| Buckingham | 13 | 2 | 52 | 0 | 15 | 0 | 12 | 31 | 92 | 33 | 178.8 |
| Masson-Angers | 6 | 5 | 54 | 88 | 0 | 0 | 20 | 12 | 80 | 105 | -23.8 |
| Rest of the CMA (Quebec portion) | 148 | 114 | 6 | 0 | 0 | 0 | 2 | 2 | 156 | 116 | 34.5 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 450 | 469 | 478 | 392 | 139 | 69 | 252 | 511 | 1,319 | 1,441 | -8.5 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 |
| City of Gatineau | 107 | 50 | 0 | 0 | 98 | 84 | 62 | 110 |
| Aylmer | 95 | 40 | 0 | 0 | 80 | 65 | 18 | 60 |
| Hull | 0 | 0 | 0 | 0 | 0 | 2 | 3 | 0 |
| Gatineau | 4 | 10 | 0 | 0 | 18 | 17 | 9 | 15 |
| Buckingham | 8 | 0 | 0 | 0 | 0 | 0 | 12 | 31 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 4 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 0 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 107 | 50 | 0 | 0 | 100 | 86 | 62 | 110 |

**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 |
| City of Gatineau | 132 | 69 | 7 | 0 | 179 | 255 | 71 | 197 |
| Aylmer | 120 | 59 | 0 | 0 | 106 | 216 | 24 | 86 |
| Hull | 0 | 0 | 0 | 0 | 43 | 2 | 3 | 0 |
| Gatineau | 4 | 10 | 0 | 0 | 30 | 37 | 12 | 68 |
| Buckingham | 8 | 0 | 7 | 0 | 0 | 0 | 12 | 31 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 12 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 2 | 2 | 0 | 0 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 132 | 69 | 7 | 0 | 181 | 257 | 71 | 197 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market<br>Second Quarter 2010 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 |
| City of Gatineau | 663 | 495 | 100 | 78 | 62 | 110 | 825 | 740 |
| Aylmer | 319 | 262 | 80 | 61 | 18 | 60 | 417 | 383 |
| Hull | 22 | 19 | 0 | 0 | 3 | 0 | 25 | 19 |
| Gatineau | 221 | 171 | 20 | 17 | 9 | 15 | 250 | 260 |
| Buckingham | 57 | 1 | 0 | 0 | 12 | 31 | 69 | 32 |
| Masson-Angers | 44 | 42 | 0 | 0 | 20 | 4 | 64 | 46 |
| Rest of the CMA (Quebec portion) | 123 | 83 | 0 | 0 | 0 | 0 | 123 | 83 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 786 | 578 | 100 | 78 | 62 | 110 | 948 | 823 |

| Table 2.5: Starts by Submarket and by Intended Market<br>January - June 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 | 904 | 828 | 181 | 243 | 78 | 197 | 1,163 | 1,325 |
| Aylmer | 457 | 400 | 106 | 212 | 24 | 86 | 587 | 698 |
| Hull | 26 | 36 | 43 | 0 | 3 | 0 | 72 | 36 |
| Gatineau | 288 | 297 | 32 | 31 | 12 | 68 | 332 | 453 |
| Buckingham | 73 | 2 | 0 | 0 | 19 | 31 | 92 | 33 |
| Masson-Angers | 60 | 93 | 0 | 0 | 20 | 12 | 80 | 105 |
| Rest of the CMA (Quebec portion) | 156 | 116 | 0 | 0 | 0 | 0 | 156 | 116 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 1,060 | 944 | 181 | 243 | 78 | 197 | 1,319 | 1,441 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
## Second Quarter 2010

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | % Change |
| City of Gatineau | 165 | 147 | 244 | 166 | 73 | 40 | 290 | 236 | 772 | 589 | 31.1 |
| Aylmer | 80 | 85 | 144 | 96 | 62 | 28 | 126 | 147 | 412 | 356 | 15.7 |
| Hull | 8 | 15 | 0 | 0 | 0 | 12 | 43 | 0 | 51 | 27 | 88.9 |
| Gatineau | 70 | 46 | 56 | 32 | 8 | 0 | 105 | 41 | 239 | 119 | 100.8 |
| Buckingham | 4 | 0 | 24 | 0 | 3 | 0 | 0 | 28 | 31 | 28 | 10.7 |
| Masson-Angers | 3 | 1 | 20 | 38 | 0 | 0 | 16 | 20 | 39 | 59 | -33.9 |
| Rest of the CMA (Quebec portion) | 62 | 79 | 4 | 2 | 0 | 0 | 16 | 2 | 82 | 83 | -1.2 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 227 | 226 | 248 | 168 | 73 | 40 | 306 | 238 | 854 | 672 | 27.1 |

## 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 |
| City of Gatineau | 304 | 326 | 358 | 384 | 144 | 83 | 412 | 1027 | 1218 | 1820 | -33.1 |
| Aylmer | 146 | 149 | 214 | 236 | 110 | 52 | 170 | 793 | 640 | 1230 | -48.0 |
| Hull | 16 | 27 | 0 | 2 | 4 | 12 | 67 | 42 | 87 | 83 | 4.8 |
| Gatineau | 130 | 146 | 80 | 84 | 12 | 4 | 139 | 126 | 361 | 360 | 0.3 |
| Buckingham | 6 | 0 | 36 | 2 | 18 | 11 | 0 | 34 | 60 | 47 | 27.7 |
| Masson-Angers | 6 | 4 | 28 | 60 | 0 | 4 | 36 | 32 | 70 | 100 | -30.0 |
| Rest of the CMA (Quebec portion) | 134 | 171 | 4 | 4 | 0 | 0 | 34 | 10 | 172 | 185 | -7.0 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 438 | 497 | 362 | 388 | 144 | 83 | 446 | 1,037 | 1,390 | 2,005 | -30.7 |

Source: CMHC (Starts and Completions Survey)

| Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market<br>Second Quarter 2010 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 |
| City of Gatineau | 70 | 40 | 3 | 0 | 144 | 118 | 89 | 93 |
| Aylmer | 62 | 28 | 0 | 0 | 62 | 101 | 64 | 46 |
| Hull | 0 | 12 | 0 | 0 | 43 | 0 | 0 | 0 |
| Gatineau | 8 | 0 | 0 | 0 | 39 | 5 | 9 | 11 |
| Buckingham | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 28 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 12 | 16 | 8 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 16 | 2 | 0 | 0 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 70 | 40 | 3 | 0 | 160 | 120 | 89 | 93 |

| Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market<br>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 |
| City of Gatineau | 141 | 79 | 3 | 4 | 232 | 395 | 123 | 591 |
| Aylmer | 110 | 52 | 0 | 0 | 92 | 326 | 78 | 467 |
| Hull | 4 | 12 | 0 | 0 | 67 | 28 | 0 | 14 |
| Gatineau | 12 | 4 | 0 | 0 | 61 | 27 | 21 | 58 |
| Buckingham | 15 | 11 | 3 | 0 | 0 | 2 | 0 | 32 |
| Masson-Angers | 0 | 0 | 0 | 4 | 12 | 12 | 24 | 20 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 34 | 10 | 0 | 0 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 141 | 79 | 3 | 4 | 266 | 405 | 123 | 591 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>Second Quarter 2010 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 | Q2 2010 | Q2 2009 |
| City of Gatineau | 491 | 353 | 132 | 118 | 92 | 93 | 772 | 589 |
| Aylmer | 298 | 209 | 50 | 101 | 64 | 46 | 412 | 356 |
| Hull | 8 | 27 | 43 | 0 | 0 | 0 | 51 | 27 |
| Gatineau | 134 | 78 | 39 | 5 | 9 | 11 | 239 | 119 |
| Buckingham | 28 | 0 | 0 | 0 | 3 | 28 | 31 | 28 |
| Masson-Angers | 23 | 39 | 0 | 12 | 16 | 8 | 39 | 59 |
| Rest of the CMA (Quebec portion) | 70 | 83 | 12 | 0 | 0 | 0 | 82 | 83 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 561 | 436 | 144 | 118 | 92 | 93 | 854 | 672 |

| Table 3.5: Completions by Submarket and by Intended Market<br>January - June 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 | 817 | 799 | 218 | 385 | 126 | 595 | 1,218 | 1,820 |
| Aylmer | 484 | 437 | 78 | 326 | 78 | 467 | 640 | 1,230 |
| Hull | 20 | 41 | 67 | 28 | 0 | 14 | 87 | 83 |
| Gatineau | 222 | 242 | 61 | 19 | 21 | 58 | 361 | 360 |
| Buckingham | 57 | 15 | 0 | 0 | 3 | 32 | 60 | 47 |
| Masson-Angers | 34 | 64 | 12 | 12 | 24 | 24 | 70 | 100 |
| Rest of the CMA (Quebec portion) | 148 | 185 | 24 | 0 | 0 | 0 | 172 | 185 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 965 | 984 | 242 | 385 | 126 | 595 | 1,390 | 2,005 |

Source: CMHC (Starts and Completions Survey)

| Table 4: Absorbed Single-Detached Units by Price Range Second 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** | | | | | | | | | | | | | |
| Q2 2010 | 0 | 0.0 | 1 | 0.7 | 5 | 3.3 | 27 | 17.6 | 120 | 78.4 | 153 | 289,014 | 305,580 |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 10 | 6.7 | 63 | 42.0 | 77 | 51.3 | 150 | 250,000 | 252,077 |
| Year-to-date 2010 | 0 | 0.0 | 2 | 0.7 | 6 | 2.2 | 54 | 20.1 | 206 | 76.9 | 268 | 280,000 | 303,925 |
| Year-to-date 2009 | 2 | 0.6 | 3 | 0.9 | 29 | 8.9 | 136 | 41.6 | 157 | 48.0 | 327 | 240,000 | 247,005 |
| **Aylmer** | | | | | | | | | | | | | |
| Q2 2010 | 0 | 0.0 | 1 | 1.3 | 1 | 1.3 | 7 | 8.9 | 70 | 88.6 | 79 | 302,821 | 326,135 |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 3 | 3.6 | 36 | 42.9 | 45 | 53.6 | 84 | 250,000 | 252,935 |
| Year-to-date 2010 | 0 | 0.0 | 2 | 1.5 | 1 | 0.8 | 15 | 11.4 | 114 | 86.4 | 132 | 289,007 | 314,210 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 9 | 6.3 | 62 | 43.4 | 72 | 50.3 | 143 | 250,000 | 253,787 |
| **Hull** | | | | | | | | | | | | | |
| Q2 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 9.1 | 10 | 90.9 | 11 | 300,000 | 370,669 |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | 50.0 | 8 | 50.0 | 16 | 255,000 | 264,688 |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 6.7 | 14 | 93.3 | 15 | 387,045 | 457,079 |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 12 | 46.2 | 14 | 53.8 | 26 | 252,500 | 260,577 |
| **Gatineau** | | | | | | | | | | | | | |
| Q2 2010 | 0 | 0.0 | 0 | 0.0 | 3 | 5.3 | 14 | 24.6 | 40 | 70.2 | 57 | 266,900 | 274,098 |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 6 | 12.2 | 19 | 38.8 | 24 | 49.0 | 49 | 245,000 | 247,653 |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 3 | 2.7 | 31 | 27.9 | 77 | 69.4 | 111 | 265,000 | 278,306 |
| Year-to-date 2009 | 0 | 0.0 | 3 | 2.0 | 18 | 11.9 | 59 | 39.1 | 71 | 47.0 | 151 | 240,000 | 241,086 |
| **Buckingham** | | | | | | | | | | | | | |
| Q2 2010 | 0 | 0.0 | 0 | 0.0 | 1 | 20.0 | 4 | 80.0 | 0 | 0.0 | 5 | -- | -- |
| Q2 2009 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 2 | 28.6 | 5 | 71.4 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2009 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 2 | -- | -- |
| **Masson-Angers** | | | | | | | | | | | | | |
| Q2 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Q2 2009 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2010 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 66.7 | 1 | 33.3 | 3 | -- | -- |
| Year-to-date 2009 | 2 | 40.0 | 0 | 0.0 | 1 | 20.0 | 2 | 40.0 | 0 | 0.0 | 5 | -- | -- |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | | | | | |
| Q2 2010 | 0 | 0.0 | 1 | 3.8 | 0 | 0.0 | 6 | 23.1 | 19 | 73.1 | 26 | 290,000 | 293,209 |
| Q2 2009 | 2 | 2.5 | 4 | 5.0 | 7 | 8.8 | 22 | 27.5 | 45 | 56.3 | 80 | 260,000 | 286,250 |
| Year-to-date 2010 | 0 | 0.0 | 2 | 3.6 | 2 | 3.6 | 16 | 29.1 | 35 | 63.6 | 55 | 275,000 | 289,335 |
| Year-to-date 2009 | 5 | 2.9 | 11 | 6.4 | 10 | 5.8 | 51 | 29.7 | 95 | 55.2 | 172 | 250,000 | 276,017 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | | | | | |
| Q2 2010 | 0 | 0.0 | 2 | 1.1 | 5 | 2.8 | 33 | 18.4 | 139 | 77.7 | 179 | 289,515 | 303,783 |
| Q2 2009 | 2 | 0.9 | 4 | 1.7 | 17 | 7.4 | 85 | 37.0 | 122 | 53.0 | 230 | 250,000 | 263,963 |
| Year-to-date 2010 | 0 | 0.0 | 4 | 1.2 | 8 | 2.5 | 70 | 21.7 | 241 | 74.6 | 323 | 280,000 | 301,441 |
| Year-to-date 2009 | 7 | 1.4 | 14 | 2.8 | 39 | 7.8 | 187 | 37.5 | 252 | 50.5 | 499 | 250,000 | 257,005 |

Source: CMHC (Market Absorption Survey)

| Table 4.1: Average Price ($) of Absorbed Single-detached Units<br>Second Quarter 2010 | | | | | | |
|---|---|---|---|---|---|---|
| **Submarket** | Q2 2010 | Q2 2009 | % Change | YTD 2010 | YTD 2009 | % Change |
| City of Gatineau | 305,580 | 252,077 | 21.2 | 303,925 | 247,005 | 23.0 |
| Aylmer | 326,135 | 252,935 | 28.9 | 314,210 | 253,787 | 23.8 |
| Hull | 370,669 | 264,688 | 40.0 | 457,079 | 260,577 | 75.4 |
| Gatineau | 274,098 | 247,653 | 10.7 | 278,306 | 241,086 | 15.4 |
| Buckingham | -- | -- | n/a | -- | -- | n/a |
| Masson-Angers | -- | -- | n/a | -- | -- | n/a |
| Rest of the CMA (Quebec portion) | 293,209 | 286,250 | 2.4 | 289,335 | 276,017 | 4.8 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 303,783 | 263,963 | 15.1 | 301,441 | 257,005 | 17.3 |

Source: CMHC (Market Absorption Survey)

| Table 5: MLS® Residential Activity[1] for Gatineau | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Number of Sales | Number of New Listings | Number of Active Listings | Average Price ($) | Active Listings to Sales Ratio[2] | Last Four Quarters[3] Average Price[2] ($) | Last Four Quarters[3] Active Listings to Sales Ratio[2] |
| **SINGLE FAMILY*** | | | | | | | |
| Q2 2010 | 1,103 | 1,619 | 1,573 | 228,239 | 4.3 | 219,256 | 5.0 |
| Q2 2009 | 1,182 | 1,770 | 1,952 | 213,334 | 5.0 | 205,250 | 6.5 |
| % Change | -6.7 | -8.5 | -19.4 | 7.0 | n/a | 6.8 | n/a |
| YTD 2010 | 2,004 | 3,263 | 1,509 | 223,290 | 4.5 | n/a | n/a |
| YTD 2009 | 1,882 | 3,590 | 1,906 | 208,870 | 6.1 | n/a | n/a |
| % Change | 6.5 | -9.1 | -20.8 | 6.9 | n/a | n/a | n/a |
| **CONDOMINIUMS*** | | | | | | | |
| Q2 2010 | 201 | 266 | 264 | 156,731 | 3.9 | 154,603 | 5.0 |
| Q2 2009 | 174 | 248 | 347 | 149,812 | 6.0 | 143,248 | 8.4 |
| % Change | 15.5 | 7.3 | -23.9 | 4.6 | n/a | 7.9 | n/a |
| YTD 2010 | 357 | 505 | 264 | 156,476 | 4.4 | n/a | n/a |
| YTD 2009 | 286 | 529 | 357 | 147,388 | 7.5 | n/a | n/a |
| % Change | 24.8 | -4.5 | -26.0 | 6.2 | n/a | n/a | n/a |
| **PLEX*** | | | | | | | |
| Q2 2010 | 119 | 139 | 127 | 254,132 | 3.2 | 237,121 | 4.8 |
| Q2 2009 | 83 | 145 | 190 | 251,955 | 6.9 | 230,486 | 7.8 |
| % Change | 43.4 | -4.1 | -33.2 | 0.9 | n/a | 2.9 | n/a |
| YTD 2010 | 188 | 287 | 129 | 243,788 | 4.1 | n/a | n/a |
| YTD 2009 | 143 | 309 | 188 | 245,257 | 7.9 | n/a | n/a |
| % Change | 31.5 | -7.1 | -31.6 | -0.6 | n/a | n/a | n/a |
| **TOTAL** | | | | | | | |
| Q2 2010 | 1,425 | 2,028 | 1,969 | 221,889 | 4.1 | 213,002 | 5.0 |
| Q2 2009 | 1,439 | 2,168 | 2,498 | 208,616 | 5.2 | 199,882 | 6.9 |
| % Change | -1.0 | -6.5 | -21.2 | 6.4 | n/a | 6.6 | n/a |
| YTD 2010 | 2,553 | 4,062 | 1,907 | 216,966 | 4.5 | n/a | n/a |
| YTD 2009 | 2,311 | 4,438 | 2,458 | 204,256 | 6.4 | n/a | n/a |
| % Change | 10.5 | -8.5 | -22.4 | 6.2 | n/a | n/a | n/a |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
[1] Source: QFREB by Centris®.
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to QFREB for the definitions.
** Observed change greater than 100%.

## Table 6: Economic Indicators
## Second 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 | 175.2 | 114.5 | 171.9 | 6.0 | 73.0 | 875 |
| | April | 655 | 3.80 | 6.25 | 176.4 | 114.8 | 172.1 | 5.9 | 72.8 | 872 |
| | May | 639 | 3.70 | 5.99 | 176.7 | 114.9 | 168.9 | 6.3 | 71.7 | 872 |
| | June | 633 | 3.60 | 5.89 | | 114.8 | 167.5 | 6.5 | 71.2 | 867 |
| | 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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