

# HOUSING NOW

## Ottawa\*



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: November 2011

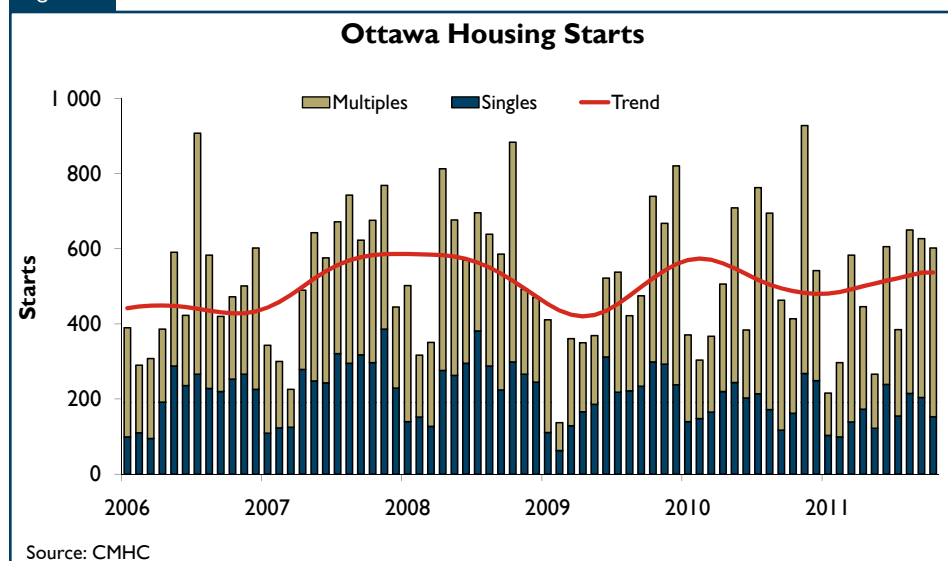
## New Home Market

### Ottawa's Apartments Lead Construction in October

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Ottawa Census Metropolitan Area (CMA) totalled 602 units in October. This represented the second straight month of significant advance, thus improving the year-to-date pace to just 6 per cent lower than a year ago.

Condominium apartment construction activity gained momentum in October, confirming CMHC's expectation of an active year-end as some of the larger development projects in the pipeline materialize. Following two months of strong activity and a recent demand surge for low-rise homes at builders' sales office, new starts of single-detached homes and townhomes came in lower than both last year and the five-year average for the month. Ottawa's condo market

Figure 1



\*Ontario part of Ottawa-Gatineau CMA

## Table of Contents

- 1 **New Home Market**
- 3 **Maps**
- 9 **Tables**

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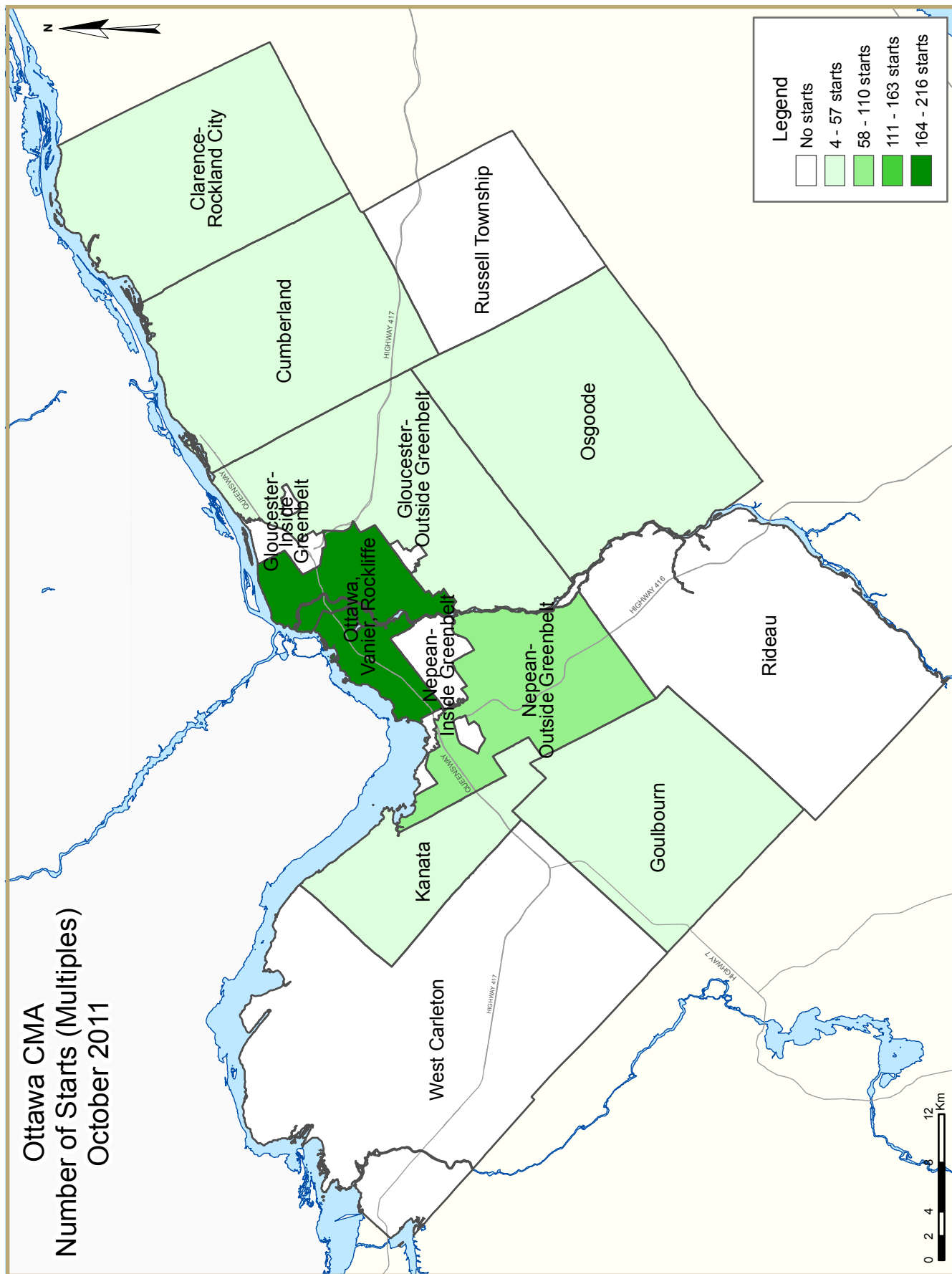
demand continued to be supported both by shifting consumer preferences in favour of more affordable housing as well as by the active role played by young first-time buyers and empty-nesters.

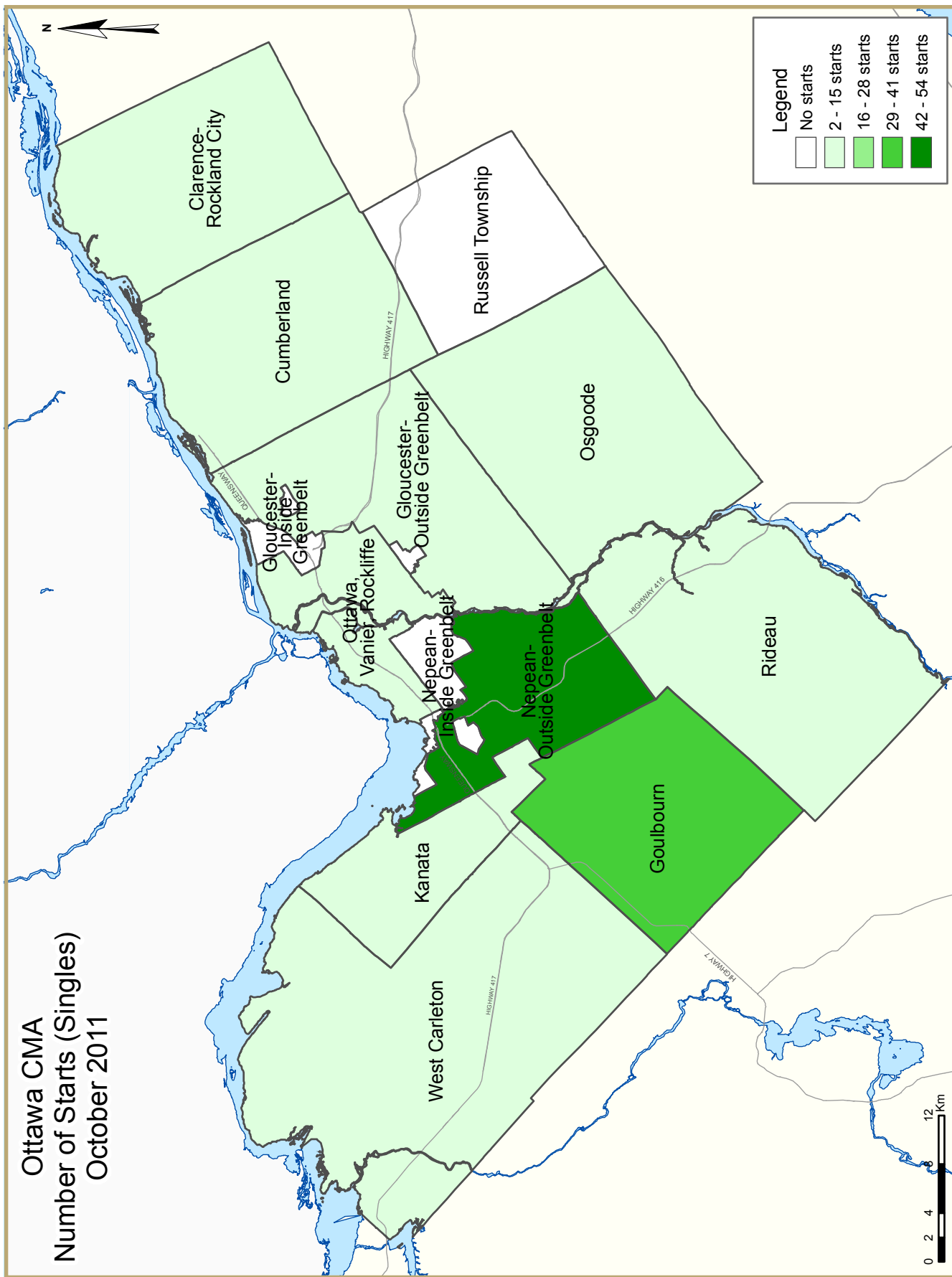
Residential construction for the month was dominated by activity within the city core, with the start of 197 new condominium apartment units. The other two regions with positive contributions for the month were Nepean –outside of the Greenbelt– and Goulbourn, both adding a mixture of single-detached homes and condominium apartments. While most other regional submarkets registered lower starts, activity both inside and outside of the Greenbelt still managed to advance

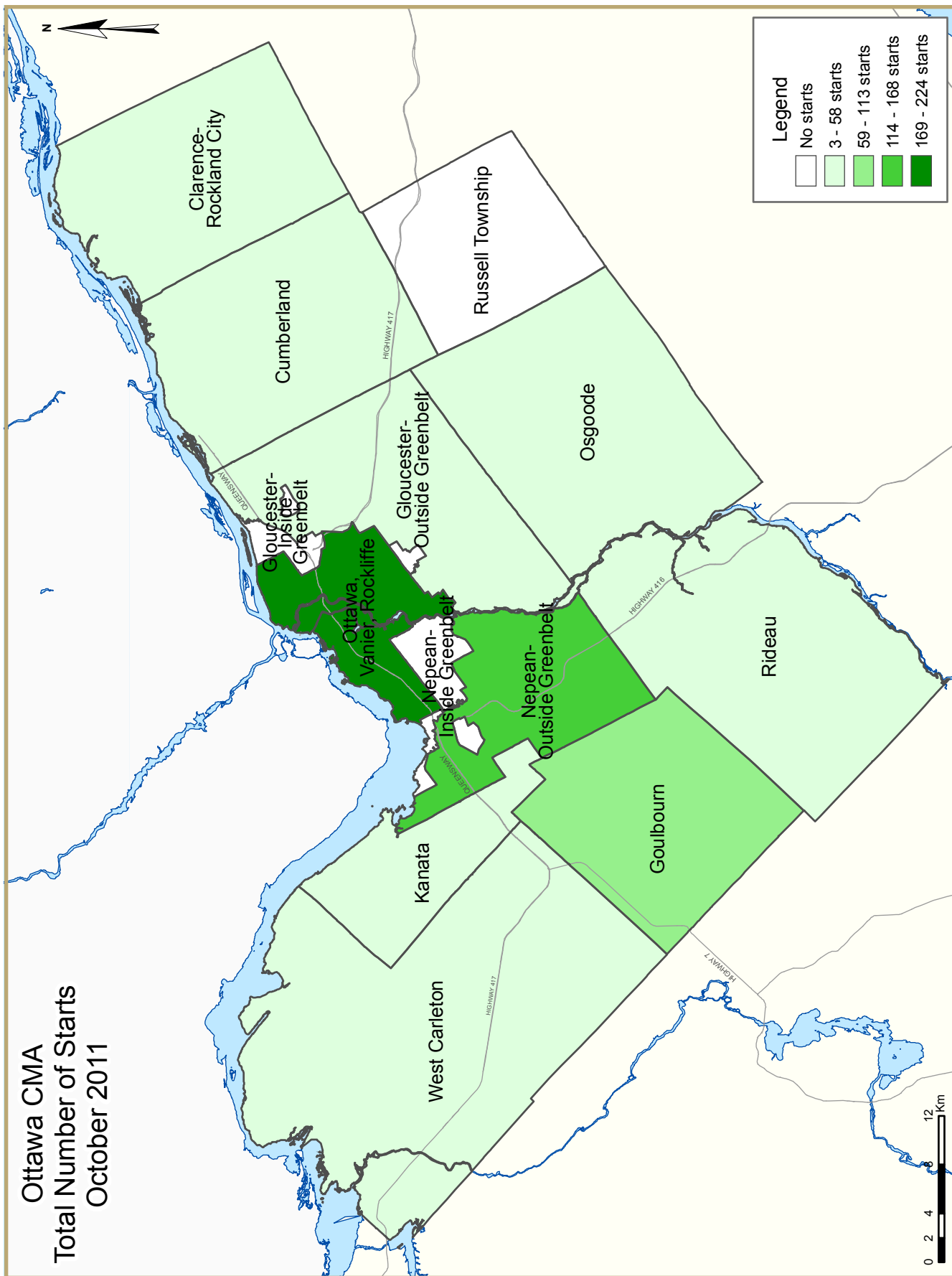
compared to a year ago driven mainly by new condo apartments, with four out of ten units being located in outer regions. The suburban areas of Kanata and Cumberland were the heaviest drags to starts growth during October, both showing lower demand for new townhomes while Kanata also posting weaker activity for new single-family homes.

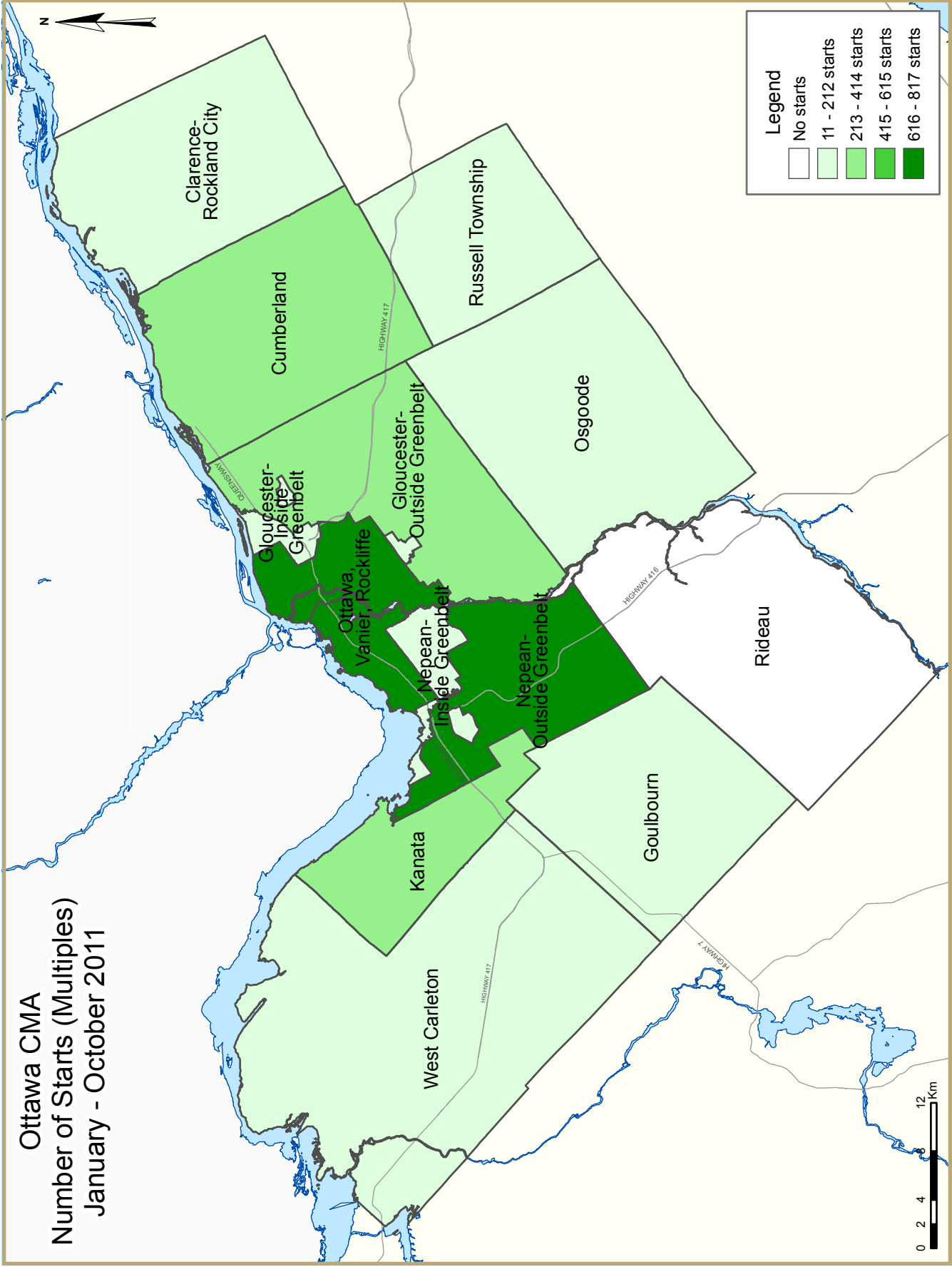
Combining to sixty per cent of total residential construction activity, the three regional submarkets with the highest year-to-date number of housing starts, namely Nepean, Ottawa's core and Cumberland, also boast the best annual pace performance so far in 2011. Nepean now stands alone as the only area posting an advance from last year,

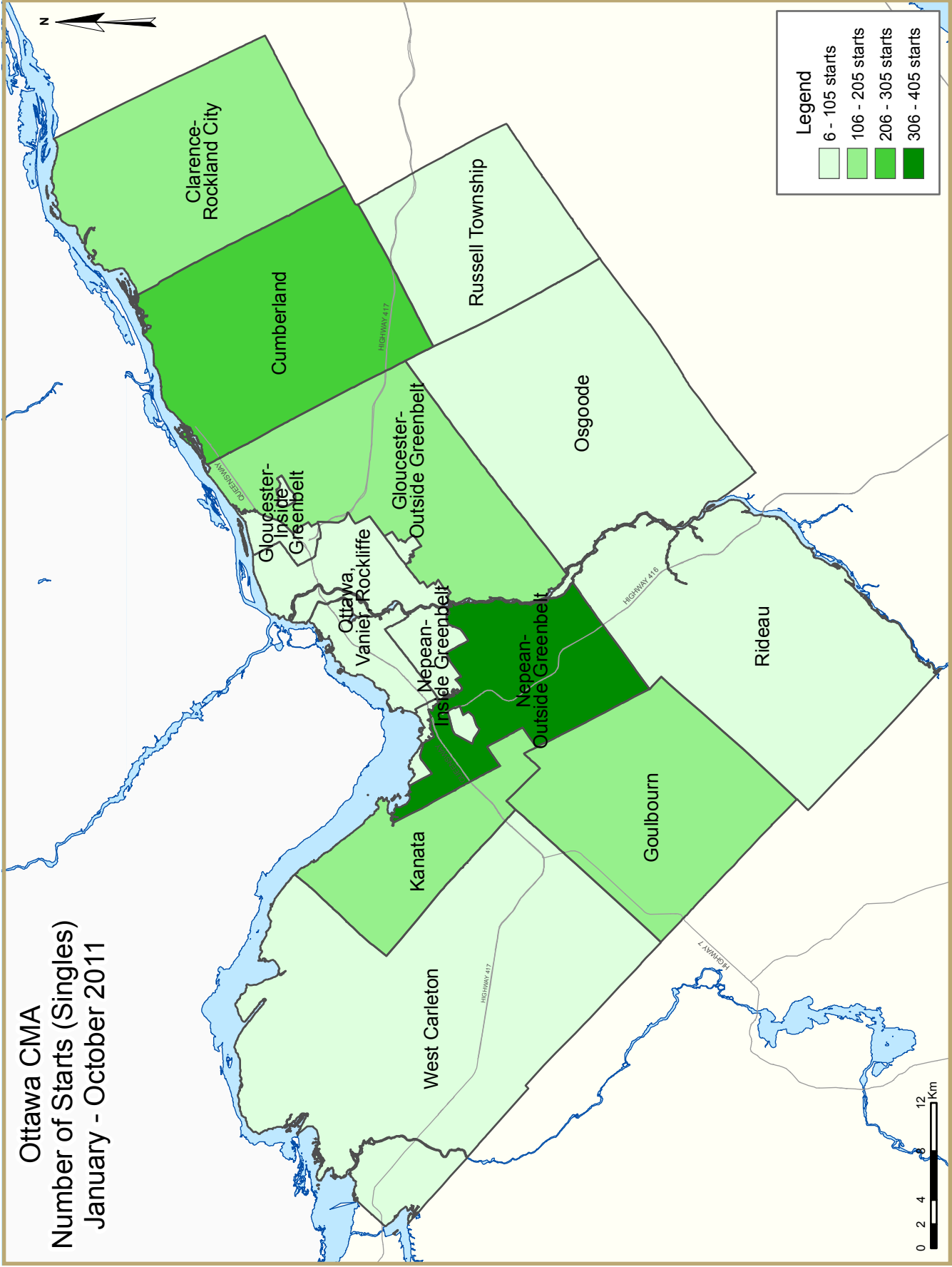
closing in to its local record from three years ago thanks to strong activity for all housing types except townhomes. Following the best month of the year for apartment construction, Ottawa's city core has recouped its pace and is now tailgating last year's record. For its part, Cumberland's latest slip brought the region to virtually match last year's pace, being dragged mainly by the wider weakening of activity to-date for new townhomes. With no apartment construction and weaker low-rise activity due to declining affordability, Kanata now stands as the heaviest drag to Ottawa's annual pace.

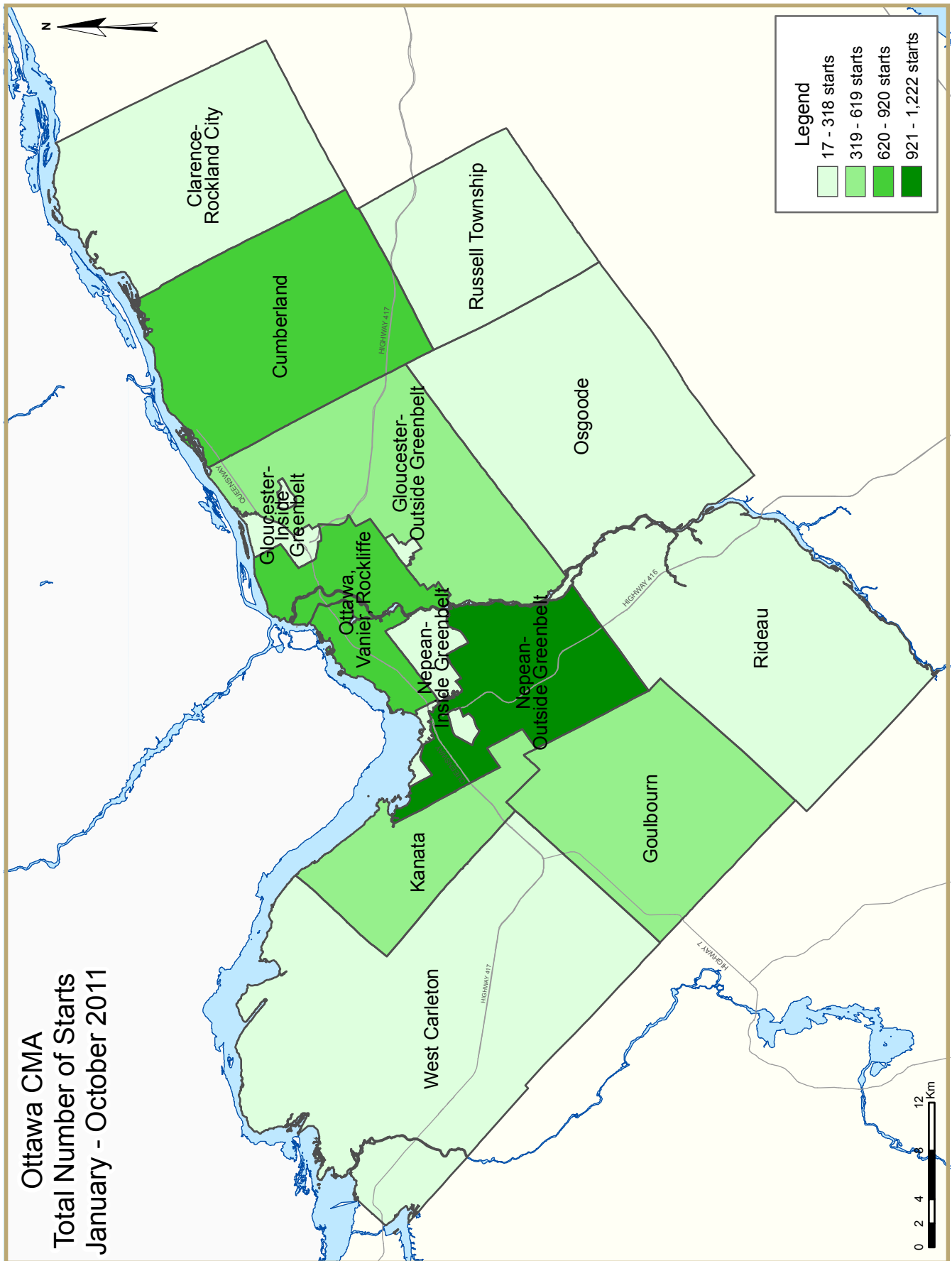














## HOUSING NOW REPORT TABLES

### Available in ALL reports:

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

### Available in SELECTED Reports:

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

### SYMBOLS

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

**Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)**  
**October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
October 2011	153	38	88	0	0	320	0	3	602
October 2010	162	26	221	0	0	0	5	0	414
% Change	-5.6	46.2	-60.2	n/a	n/a	n/a	-100.0	n/a	45.4
Year-to-date 2011	1,602	308	1,456	0	0	1,221	1	85	4,678
Year-to-date 2010	1,785	272	1,701	0	16	1,100	14	88	4,976
% Change	-10.3	13.2	-14.4	n/a	-100.0	11.0	-92.9	-3.4	-6.0
<b>UNDER CONSTRUCTION</b>									
October 2011	1,023	192	1,299	0	0	2,056	8	313	4,891
October 2010	1,076	198	1,495	0	8	1,780	5	251	4,813
% Change	-4.9	-3.0	-13.1	n/a	-100.0	15.5	60.0	24.7	1.6
<b>COMPLETIONS</b>									
October 2011	137	42	103	0	0	0	0	3	285
October 2010	214	14	144	0	0	250	0	0	622
% Change	-36.0	200.0	-28.5	n/a	n/a	-100.0	n/a	n/a	-54.2
Year-to-date 2011	1,750	306	1,529	0	19	1,136	6	133	4,879
Year-to-date 2010	2,328	280	1,697	0	26	1,265	45	34	5,675
% Change	-24.8	9.3	-9.9	n/a	-26.9	-10.2	-86.7	**	-14.0
<b>COMPLETED &amp; NOT ABSORBED</b>									
October 2011	34	26	60	0	2	111	4	83	320
October 2010	17	19	116	0	1	118	1	62	334
% Change	100.0	36.8	-48.3	n/a	100.0	-5.9	**	33.9	-4.2
<b>ABSORBED</b>									
October 2011	136	40	112	0	0	81	0	3	372
October 2010	214	11	125	0	0	239	0	0	589
% Change	-36.4	**	-10.4	n/a	n/a	-66.1	n/a	n/a	-36.8
Year-to-date 2011	1,748	304	1,558	0	26	1,154	3	90	4,883
Year-to-date 2010	2,331	275	1,686	0	26	1,295	30	55	5,698
% Change	-25.0	10.5	-7.6	n/a	0.0	-10.9	-90.0	63.6	-14.3

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

**Table I.1: Housing Activity Summary by Submarket  
October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Ottawa City</b>									
October 2011	151	38	88	0	0	304	0	3	584
October 2010	148	24	221	0	0	0	5	0	398
<b>Ottawa, Vanier, Rockcliffe</b>									
October 2011	8	10	6	0	0	197	0	3	224
October 2010	10	10	8	0	0	0	0	0	28
<b>Nepean inside greenbelt</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	1	0	14	0	0	0	0	0	15
<b>Nepean outside greenbelt</b>									
October 2011	54	16	0	0	0	71	0	0	141
October 2010	30	12	52	0	0	0	0	0	94
<b>Gloucester inside greenbelt</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	2	2	11	0	0	0	5	0	20
<b>Gloucester outside greenbelt</b>									
October 2011	9	6	4	0	0	0	0	0	19
October 2010	8	0	0	0	0	0	0	0	8
<b>Kanata</b>									
October 2011	9	6	40	0	0	0	0	0	55
October 2010	31	0	64	0	0	0	0	0	95
<b>Cumberland</b>									
October 2011	12	0	14	0	0	24	0	0	50
October 2010	14	0	65	0	0	0	0	0	79
<b>Goulbourn</b>									
October 2011	34	0	20	0	0	12	0	0	66
October 2010	19	0	0	0	0	0	0	0	19
<b>West Carleton</b>									
October 2011	14	0	0	0	0	0	0	0	14
October 2010	12	0	7	0	0	0	0	0	19
<b>Rideau</b>									
October 2011	3	0	0	0	0	0	0	0	3
October 2010	5	0	0	0	0	0	0	0	5
<b>Osgoode</b>									
October 2011	8	0	4	0	0	0	0	0	12
October 2010	16	0	0	0	0	0	0	0	16
<b>Clarence-Rockland City</b>									
October 2011	2	0	0	0	0	16	0	0	18
October 2010	14	2	0	0	0	0	0	0	16
<b>Russell Township</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
October 2011	153	38	88	0	0	320	0	3	602
October 2010	162	26	221	0	0	0	5	0	414

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

**Table I.1: Housing Activity Summary by Submarket  
October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Ottawa City</b>									
October 2011	925	184	1,283	0	0	2,028	5	309	4,734
October 2010	943	190	1,487	0	8	1,768	5	203	4,604
<b>Ottawa, Vanier, Rockcliffe</b>									
October 2011	70	64	61	0	0	1,199	0	94	1,488
October 2010	71	52	29	0	0	1,038	0	203	1,393
<b>Nepean inside greenbelt</b>									
October 2011	9	0	80	0	0	24	0	69	182
October 2010	9	0	52	0	0	57	0	0	118
<b>Nepean outside greenbelt</b>									
October 2011	279	64	323	0	0	532	0	0	1,198
October 2010	178	44	439	0	0	270	0	0	931
<b>Gloucester inside greenbelt</b>									
October 2011	6	0	17	0	0	0	5	0	28
October 2010	18	6	11	0	0	0	5	0	40
<b>Gloucester outside greenbelt</b>									
October 2011	43	18	130	0	0	66	0	0	257
October 2010	113	42	158	0	0	102	0	0	415
<b>Kanata</b>									
October 2011	102	30	354	0	0	26	0	146	658
October 2010	118	18	373	0	0	64	0	0	573
<b>Cumberland</b>									
October 2011	134	6	135	0	0	117	0	0	392
October 2010	89	4	302	0	8	213	0	0	616
<b>Goulbourn</b>									
October 2011	131	0	101	0	0	64	0	0	296
October 2010	150	24	106	0	0	24	0	0	304
<b>West Carleton</b>									
October 2011	83	2	20	0	0	0	0	0	105
October 2010	81	0	17	0	0	0	0	0	98
<b>Rideau</b>									
October 2011	20	0	0	0	0	0	0	0	20
October 2010	19	0	0	0	0	0	0	0	19
<b>Osgoode</b>									
October 2011	48	0	62	0	0	0	0	0	110
October 2010	97	0	0	0	0	0	0	0	97
<b>Clarence-Rockland City</b>									
October 2011	88	6	16	0	0	28	3	0	141
October 2010	113	2	8	0	0	12	0	44	179
<b>Russell Township</b>									
October 2011	10	2	0	0	0	0	0	4	16
October 2010	20	6	0	0	0	0	0	4	30
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
October 2011	1,023	192	1,299	0	0	2,056	8	313	4,891
October 2010	1,076	198	1,495	0	8	1,780	5	251	4,813

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

**Table I.1: Housing Activity Summary by Submarket  
October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Ottawa City</b>									
October 2011	111	36	103	0	0	0	0	3	253
October 2010	192	14	144	0	0	250	0	0	600
<b>Ottawa, Vanier, Rockcliffe</b>									
October 2011	6	10	0	0	0	0	0	3	19
October 2010	5	2	31	0	0	202	0	0	240
<b>Nepean inside greenbelt</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	2	0	12	0	0	0	0	0	14
<b>Nepean outside greenbelt</b>									
October 2011	14	0	21	0	0	0	0	0	35
October 2010	50	2	21	0	0	48	0	0	121
<b>Gloucester inside greenbelt</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	1	0	13	0	0	0	0	0	14
<b>Gloucester outside greenbelt</b>									
October 2011	7	16	9	0	0	0	0	0	32
October 2010	33	8	4	0	0	0	0	0	45
<b>Kanata</b>									
October 2011	5	0	14	0	0	0	0	0	19
October 2010	22	2	18	0	0	0	0	0	42
<b>Cumberland</b>									
October 2011	41	10	59	0	0	0	0	0	110
October 2010	19	0	23	0	0	0	0	0	42
<b>Goulbourn</b>									
October 2011	20	0	0	0	0	0	0	0	20
October 2010	23	0	15	0	0	0	0	0	38
<b>West Carleton</b>									
October 2011	4	0	0	0	0	0	0	0	4
October 2010	9	0	7	0	0	0	0	0	16
<b>Rideau</b>									
October 2011	6	0	0	0	0	0	0	0	6
October 2010	6	0	0	0	0	0	0	0	6
<b>Osgoode</b>									
October 2011	8	0	0	0	0	0	0	0	8
October 2010	22	0	0	0	0	0	0	0	22
<b>Clarence-Rockland City</b>									
October 2011	19	0	0	0	0	0	0	0	19
October 2010	22	0	0	0	0	0	0	0	22
<b>Russell Township</b>									
October 2011	7	6	0	0	0	0	0	0	13
October 2010	0	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
October 2011	137	42	103	0	0	0	0	3	285
October 2010	214	14	144	0	0	250	0	0	622

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

**Table 1.1: Housing Activity Summary by Submarket  
October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Ottawa City</b>									
October 2011	28	26	56	0	2	109	4	61	286
October 2010	16	19	116	0	1	106	1	62	321
<b>Ottawa, Vanier, Rockcliffe</b>									
October 2011	6	6	0	0	1	78	0	3	94
October 2010	1	4	19	0	0	87	0	0	111
<b>Nepean inside greenbelt</b>									
October 2011	0	3	0	0	0	0	0	4	7
October 2010	0	0	2	0	0	0	0	4	6
<b>Nepean outside greenbelt</b>									
October 2011	3	6	11	0	1	15	1	0	37
October 2010	2	1	21	0	1	13	1	0	39
<b>Gloucester inside greenbelt</b>									
October 2011	0	0	2	0	0	3	3	0	8
October 2010	1	0	5	0	0	5	0	0	11
<b>Gloucester outside greenbelt</b>									
October 2011	6	5	19	0	0	1	0	0	31
October 2010	6	9	15	0	0	1	0	0	31
<b>Kanata</b>									
October 2011	2	4	12	0	0	2	0	54	74
October 2010	1	4	20	0	0	0	0	58	83
<b>Cumberland</b>									
October 2011	6	1	3	0	0	7	0	0	17
October 2010	4	0	16	0	0	0	0	0	20
<b>Goulbourn</b>									
October 2011	2	1	8	0	0	3	0	0	14
October 2010	0	1	12	0	0	0	0	0	13
<b>West Carleton</b>									
October 2011	2	0	1	0	0	0	0	0	3
October 2010	0	0	6	0	0	0	0	0	6
<b>Rideau</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	0	0	0	0	0	0	0	0	0
<b>Osgoode</b>									
October 2011	1	0	0	0	0	0	0	0	1
October 2010	1	0	0	0	0	0	0	0	1
<b>Clarence-Rockland City</b>									
October 2011	5	0	4	0	0	0	0	22	31
October 2010	0	0	0	0	0	12	0	0	12
<b>Russell Township</b>									
October 2011	1	0	0	0	0	2	0	0	3
October 2010	1	0	0	0	0	0	0	0	1
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
October 2011	34	26	60	0	2	111	4	83	320
October 2010	17	19	116	0	1	118	1	62	334

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

**Table I.1: Housing Activity Summary by Submarket  
October 2011**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Ottawa City</b>									
October 2011	110	34	112	0	0	81	0	3	340
October 2010	192	11	125	0	0	239	0	0	567
<b>Ottawa, Vanier, Rockcliffe</b>									
October 2011	4	8	0	0	0	81	0	3	96
October 2010	4	2	15	0	0	187	0	0	208
<b>Nepean inside greenbelt</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	2	0	10	0	0	0	0	0	12
<b>Nepean outside greenbelt</b>									
October 2011	14	0	16	0	0	0	0	0	30
October 2010	50	3	22	0	0	48	0	0	123
<b>Gloucester inside greenbelt</b>									
October 2011	0	0	0	0	0	0	0	0	0
October 2010	1	0	9	0	0	0	0	0	10
<b>Gloucester outside greenbelt</b>									
October 2011	8	16	17	0	0	0	0	0	41
October 2010	34	4	5	0	0	4	0	0	47
<b>Kanata</b>									
October 2011	5	0	14	0	0	0	0	0	19
October 2010	22	2	17	0	0	0	0	0	41
<b>Cumberland</b>									
October 2011	41	10	65	0	0	0	0	0	116
October 2010	19	0	26	0	0	0	0	0	45
<b>Goulbourn</b>									
October 2011	20	0	0	0	0	0	0	0	20
October 2010	23	0	15	0	0	0	0	0	38
<b>West Carleton</b>									
October 2011	4	0	0	0	0	0	0	0	4
October 2010	9	0	6	0	0	0	0	0	15
<b>Rideau</b>									
October 2011	6	0	0	0	0	0	0	0	6
October 2010	6	0	0	0	0	0	0	0	6
<b>Osgoode</b>									
October 2011	8	0	0	0	0	0	0	0	8
October 2010	22	0	0	0	0	0	0	0	22
<b>Clarence-Rockland City</b>									
October 2011	19	0	0	0	0	0	0	0	19
October 2010	22	0	0	0	0	0	0	0	22
<b>Russell Township</b>									
October 2011	7	6	0	0	0	0	0	0	13
October 2010	0	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
October 2011	136	40	112	0	0	81	0	3	372
October 2010	214	11	125	0	0	239	0	0	589

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

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)  
2001 - 2010**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251

Source: CMHC (Starts and Completions Survey)



**Table 2: Starts by Submarket and by Dwelling Type  
October 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Ottawa City	151	148	38	24	81	201	314	25	584	398	46.7
Ottawa, Vanier, Rockcliffe	8	10	10	10	6	8	200	0	224	28	**
Nepean inside greenbelt	0	1	0	0	0	14	0	0	0	15	-100.0
Nepean outside greenbelt	54	30	16	12	0	27	71	25	141	94	50.0
Gloucester inside greenbelt	0	2	0	2	0	16	0	0	0	20	-100.0
Gloucester outside greenbelt	9	8	6	0	4	0	0	0	19	8	137.5
Kanata	9	31	6	0	40	64	0	0	55	95	-42.1
Cumberland	12	14	0	0	14	65	24	0	50	79	-36.7
Goulbourn	34	19	0	0	13	0	19	0	66	19	**
West Carleton	14	12	0	0	0	7	0	0	14	19	-26.3
Rideau	3	5	0	0	0	0	0	0	3	5	-40.0
Osgoode	8	16	0	0	4	0	0	0	12	16	-25.0
Clarence-Rockland City	2	14	0	2	0	0	16	0	18	16	12.5
Russell Township	0	0	0	0	0	0	0	0	0	0	n/a
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>153</b>	<b>162</b>	<b>38</b>	<b>26</b>	<b>81</b>	<b>201</b>	<b>330</b>	<b>25</b>	<b>602</b>	<b>414</b>	<b>45.4</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - October 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	1,465	1,564	297	264	1,423	1,663	1,272	1,170	4,457	4,661	-4.4
Ottawa, Vanier, Rockcliffe	80	82	91	74	64	62	637	675	872	893	-2.4
Nepean inside greenbelt	11	13	0	0	52	52	8	12	71	77	-7.8
Nepean outside greenbelt	405	313	84	50	318	425	415	279	1,222	1,067	14.5
Gloucester inside greenbelt	6	13	0	8	11	26	0	0	17	47	-63.8
Gloucester outside greenbelt	185	210	74	78	230	171	12	76	501	535	-6.4
Kanata	133	200	30	26	343	406	0	64	506	696	-27.3
Cumberland	267	244	16	4	240	381	141	40	664	669	-0.7
Goulbourn	177	203	0	24	93	98	59	24	329	349	-5.7
West Carleton	101	105	2	0	10	42	0	0	113	147	-23.1
Rideau	34	34	0	0	0	0	0	0	34	34	0.0
Osgoode	66	147	0	0	62	0	0	0	128	147	-12.9
Clarence-Rockland City	116	171	2	2	12	22	54	56	184	251	-26.7
Russell Township	21	50	10	6	0	4	6	4	37	64	-42.2
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,602</b>	<b>1,785</b>	<b>309</b>	<b>272</b>	<b>1,435</b>	<b>1,689</b>	<b>1,332</b>	<b>1,230</b>	<b>4,678</b>	<b>4,976</b>	<b>-6.0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Ottawa City	81	196	0	5	311	25	3	0
Ottawa, Vanier, Rockcliffe	6	8	0	0	197	0	3	0
Nepean inside greenbelt	0	14	0	0	0	0	0	0
Nepean outside greenbelt	0	27	0	0	71	25	0	0
Gloucester inside greenbelt	0	11	0	5	0	0	0	0
Gloucester outside greenbelt	4	0	0	0	0	0	0	0
Kanata	40	64	0	0	0	0	0	0
Cumberland	14	65	0	0	24	0	0	0
Goulbourn	13	0	0	0	19	0	0	0
West Carleton	0	7	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	16	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>81</b>	<b>196</b>	<b>0</b>	<b>5</b>	<b>327</b>	<b>25</b>	<b>3</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,418	1,653	0	10	1,193	1,130	79	40
Ottawa, Vanier, Rockcliffe	64	57	0	5	558	635	79	40
Nepean inside greenbelt	52	52	0	0	8	12	0	0
Nepean outside greenbelt	318	425	0	0	415	279	0	0
Gloucester inside greenbelt	11	21	0	5	0	0	0	0
Gloucester outside greenbelt	230	171	0	0	12	76	0	0
Kanata	338	406	0	0	0	64	0	0
Cumberland	240	381	0	0	141	40	0	0
Goulbourn	93	98	0	0	59	24	0	0
West Carleton	10	42	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	62	0	0	0	0	0	0	0
Clarence-Rockland City	12	22	0	0	48	12	6	44
Russell Township	0	0	0	4	6	0	0	4
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,430</b>	<b>1,675</b>	<b>0</b>	<b>14</b>	<b>1,247</b>	<b>1,142</b>	<b>85</b>	<b>88</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Ottawa City	277	393	304	0	3	5	584	398
Ottawa, Vanier, Rockcliffe	24	28	197	0	3	0	224	28
Nepean inside greenbelt	0	15	0	0	0	0	0	15
Nepean outside greenbelt	70	94	71	0	0	0	141	94
Gloucester inside greenbelt	0	15	0	0	0	5	0	20
Gloucester outside greenbelt	19	8	0	0	0	0	19	8
Kanata	55	95	0	0	0	0	55	95
Cumberland	26	79	24	0	0	0	50	79
Goulbourn	54	19	12	0	0	0	66	19
West Carleton	14	19	0	0	0	0	14	19
Rideau	3	5	0	0	0	0	3	5
Osgoode	12	16	0	0	0	0	12	16
Clarence-Rockland City	2	16	16	0	0	0	18	16
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>279</b>	<b>409</b>	<b>320</b>	<b>0</b>	<b>3</b>	<b>5</b>	<b>602</b>	<b>414</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	3,205	3,507	1,167	1,104	80	50	4,457	4,661
Ottawa, Vanier, Rockcliffe	237	218	555	630	80	45	872	893
Nepean inside greenbelt	63	65	8	12	0	0	71	77
Nepean outside greenbelt	823	813	399	254	0	0	1,222	1,067
Gloucester inside greenbelt	17	42	0	0	0	5	17	47
Gloucester outside greenbelt	489	471	12	64	0	0	501	535
Kanata	501	632	0	64	0	0	506	696
Cumberland	523	613	141	56	0	0	664	669
Goulbourn	277	325	52	24	0	0	329	349
West Carleton	113	147	0	0	0	0	113	147
Rideau	34	34	0	0	0	0	34	34
Osgoode	128	147	0	0	0	0	128	147
Clarence-Rockland City	130	195	48	12	6	44	184	251
Russell Township	31	56	6	0	0	8	37	64
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>3,366</b>	<b>3,758</b>	<b>1,221</b>	<b>1,116</b>	<b>86</b>	<b>102</b>	<b>4,678</b>	<b>4,976</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
October 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total <sup>1*</sup>		
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	% Change
Ottawa City	111	192	36	14	103	144	3	250	253	600	-57.8
Ottawa, Vanier, Rockcliffe	6	5	10	2	0	31	3	202	19	240	-92.1
Nepean inside greenbelt	0	2	0	0	0	12	0	0	0	14	-100.0
Nepean outside greenbelt	14	50	0	2	21	21	0	48	35	121	-71.1
Gloucester inside greenbelt	0	1	0	0	0	13	0	0	0	14	-100.0
Gloucester outside greenbelt	7	33	16	8	9	4	0	0	32	45	-28.9
Kanata	5	22	0	2	14	18	0	0	19	42	-54.8
Cumberland	41	19	10	0	59	23	0	0	110	42	161.9
Goulbourn	20	23	0	0	0	15	0	0	20	38	-47.4
West Carleton	4	9	0	0	0	7	0	0	4	16	-75.0
Rideau	6	6	0	0	0	0	0	0	6	6	0.0
Osgoode	8	22	0	0	0	0	0	0	8	22	-63.6
Clarence-Rockland City	19	22	0	0	0	0	0	0	19	22	-13.6
Russell Township	7	0	6	0	0	0	0	0	13	0	n/a
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>137</b>	<b>214</b>	<b>42</b>	<b>14</b>	<b>103</b>	<b>144</b>	<b>3</b>	<b>250</b>	<b>285</b>	<b>622</b>	<b>-54.2</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - October 2011**

Submarket	Single		Semi		Row		Apt. & Other		Total <sup>1*</sup>		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Ottawa City	1,587	2,122	295	282	1,537	1,716	1,180	1,268	4,599	5,388	-14.6
Ottawa, Vanier, Rockcliffe	79	106	89	92	46	185	749	971	963	1,354	-28.9
Nepean inside greenbelt	19	12	10	2	0	12	0	0	29	26	11.5
Nepean outside greenbelt	376	568	76	26	370	410	148	137	970	1,141	-15.0
Gloucester inside greenbelt	16	11	2	12	11	27	0	0	29	50	-42.0
Gloucester outside greenbelt	243	283	74	72	289	143	48	68	654	566	15.5
Kanata	169	278	8	48	399	429	30	0	606	755	-19.7
Cumberland	261	368	18	8	311	279	193	92	783	747	4.8
Goulbourn	199	211	16	16	111	120	12	0	338	347	-2.6
West Carleton	86	128	0	2	0	107	0	0	86	237	-63.7
Rideau	36	41	0	0	0	0	0	0	36	41	-12.2
Osgoode	103	116	2	4	0	4	0	0	105	124	-15.3
Clarence-Rockland City	138	156	4	4	14	29	80	34	236	223	5.8
Russell Township	25	50	10	6	0	8	9	0	44	64	-31.3
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,750</b>	<b>2,328</b>	<b>309</b>	<b>292</b>	<b>1,551</b>	<b>1,753</b>	<b>1,269</b>	<b>1,302</b>	<b>4,879</b>	<b>5,675</b>	<b>-14.0</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Ottawa City	103	144	0	0	0	250	3	0
Ottawa, Vanier, Rockcliffe	0	31	0	0	0	202	3	0
Nepean inside greenbelt	0	12	0	0	0	0	0	0
Nepean outside greenbelt	21	21	0	0	0	48	0	0
Gloucester inside greenbelt	0	13	0	0	0	0	0	0
Gloucester outside greenbelt	9	4	0	0	0	0	0	0
Kanata	14	18	0	0	0	0	0	0
Cumberland	59	23	0	0	0	0	0	0
Goulbourn	0	15	0	0	0	0	0	0
West Carleton	0	7	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>103</b>	<b>144</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>250</b>	<b>3</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - October 2011**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	1,534	1,691	3	25	1,097	1,234	83	34
Ottawa, Vanier, Rockcliffe	46	176	0	9	666	937	83	34
Nepean inside greenbelt	0	12	0	0	0	0	0	0
Nepean outside greenbelt	370	410	0	0	148	137	0	0
Gloucester inside greenbelt	8	27	3	0	0	0	0	0
Gloucester outside greenbelt	289	143	0	0	48	68	0	0
Kanata	399	429	0	0	30	0	0	0
Cumberland	311	263	0	16	193	92	0	0
Goulbourn	111	120	0	0	12	0	0	0
West Carleton	0	107	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	4	0	0	0	0	0	0
Clarence-Rockland City	14	29	0	0	30	34	50	0
Russell Township	0	0	0	8	9	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,548</b>	<b>1,720</b>	<b>3</b>	<b>33</b>	<b>1,136</b>	<b>1,268</b>	<b>133</b>	<b>34</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010	Oct 2011	Oct 2010
Ottawa City	250	350	0	250	3	0	253	600
Ottawa, Vanier, Rockcliffe	16	38	0	202	3	0	19	240
Nepean inside greenbelt	0	14	0	0	0	0	0	14
Nepean outside greenbelt	35	73	0	48	0	0	35	121
Gloucester inside greenbelt	0	14	0	0	0	0	0	14
Gloucester outside greenbelt	32	45	0	0	0	0	32	45
Kanata	19	42	0	0	0	0	19	42
Cumberland	110	42	0	0	0	0	110	42
Goulbourn	20	38	0	0	0	0	20	38
West Carleton	4	16	0	0	0	0	4	16
Rideau	6	6	0	0	0	0	6	6
Osgoode	8	22	0	0	0	0	8	22
Clarence-Rockland City	19	22	0	0	0	0	19	22
Russell Township	13	0	0	0	0	0	13	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>282</b>	<b>372</b>	<b>0</b>	<b>250</b>	<b>3</b>	<b>0</b>	<b>285</b>	<b>622</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - October 2011**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Ottawa City	3,394	4,062	1,116	1,257	89	69	4,599	5,388
Ottawa, Vanier, Rockcliffe	200	371	677	934	86	49	963	1,354
Nepean inside greenbelt	29	26	0	0	0	0	29	26
Nepean outside greenbelt	822	1,004	148	137	0	0	970	1,141
Gloucester inside greenbelt	26	50	0	0	3	0	29	50
Gloucester outside greenbelt	606	478	48	86	0	2	654	566
Kanata	576	755	30	0	0	0	606	755
Cumberland	582	631	201	100	0	16	783	747
Goulbourn	326	347	12	0	0	0	338	347
West Carleton	86	235	0	0	0	2	86	237
Rideau	36	41	0	0	0	0	36	41
Osgoode	105	124	0	0	0	0	105	124
Clarence-Rockland City	156	187	30	34	50	2	236	223
Russell Township	35	56	9	0	0	8	44	64
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>3,585</b>	<b>4,305</b>	<b>1,155</b>	<b>1,291</b>	<b>139</b>	<b>79</b>	<b>4,879</b>	<b>5,675</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
October 2011**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$374,999		\$375,000 - \$424,999		\$425,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>Ottawa City</b>													
October 2011	1	1.1	8	8.4	26	27.4	37	38.9	23	24.2	95	441,500	482,214
October 2010	2	1.3	25	16.4	32	21.1	53	34.9	40	26.3	152	436,945	454,497
Year-to-date 2011	3	0.2	110	8.4	263	20.1	506	38.6	429	32.7	1,311	465,390	493,888
Year-to-date 2010	76	4.3	416	23.4	395	22.2	513	28.9	377	21.2	1,777	425,900	437,916
<b>Ottawa, Vanier, Rockcliffe</b>													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
October 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	1	1.6	2	3.3	0	0.0	8	13.1	50	82.0	61	728,000	750,323
Year-to-date 2010	0	0.0	3	6.7	0	0.0	12	26.7	30	66.7	45	610,000	598,564
<b>Nepean inside greenbelt</b>													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
<b>Nepean outside greenbelt</b>													
October 2011	0	0.0	2	14.3	8	57.1	2	14.3	2	14.3	14	390,650	415,884
October 2010	0	0.0	11	22.4	14	28.6	14	28.6	10	20.4	49	418,990	446,542
Year-to-date 2011	0	0.0	53	14.4	75	20.3	135	36.6	106	28.7	369	473,990	468,040
Year-to-date 2010	27	4.8	150	26.9	121	21.7	171	30.6	89	15.9	558	418,990	420,829
<b>Gloucester inside greenbelt</b>													
October 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
<b>Gloucester outside greenbelt</b>													
October 2011	0	0.0	0	0.0	5	71.4	1	14.3	1	14.3	7	--	--
October 2010	0	0.0	0	0.0	2	6.3	16	50.0	14	43.8	32	480,950	497,497
Year-to-date 2011	0	0.0	18	8.1	33	14.9	99	44.6	72	32.4	222	466,900	484,345
Year-to-date 2010	1	0.4	14	5.3	64	24.1	105	39.5	82	30.8	266	464,900	468,754
<b>Kanata</b>													
October 2011	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
October 2010	0	0.0	4	19.0	7	33.3	5	23.8	5	23.8	21	420,900	439,233
Year-to-date 2011	0	0.0	4	2.4	30	18.3	52	31.7	78	47.6	164	484,900	508,770
Year-to-date 2010	10	3.8	84	31.9	50	19.0	65	24.7	54	20.5	263	414,900	432,636
<b>Cumberland</b>													
October 2011	0	0.0	5	12.2	12	29.3	24	58.5	0	0.0	41	433,900	421,733
October 2010	2	10.5	8	42.1	2	10.5	4	21.1	3	15.8	19	355,700	383,763
Year-to-date 2011	1	0.4	26	10.5	81	32.8	121	49.0	18	7.3	247	430,400	431,578
Year-to-date 2010	27	7.6	124	35.1	99	28.0	60	17.0	43	12.2	353	390,999	399,498
<b>Goulbourn</b>													
October 2011	0	0.0	0	0.0	0	0.0	8	47.1	9	52.9	17	509,900	516,724
October 2010	0	0.0	2	9.5	5	23.8	10	47.6	4	19.0	21	431,900	459,021
Year-to-date 2011	0	0.0	4	2.3	38	21.7	74	42.3	59	33.7	175	458,900	487,042
Year-to-date 2010	5	2.6	23	11.8	51	26.2	83	42.6	33	16.9	195	431,900	446,417

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
October 2011**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$374,999		\$375,000 - \$424,999		\$425,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
<b>West Carleton</b>													
October 2011	0	0.0	1	33.3	0	0.0	0	0.0	2	66.7	3	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	7.7	0	0.0	2	15.4	10	76.9	13	589,900	640,569
Year-to-date 2010	6	12.0	14	28.0	6	12.0	6	12.0	18	36.0	50	408,995	454,058
<b>Rideau</b>													
October 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
October 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	35.7	9	64.3	14	667,450	684,082
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	601,600	638,300
<b>Osgoode</b>													
October 2011	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	--	--
October 2010	0	0.0	0	0.0	2	25.0	3	37.5	3	37.5	8	--	--
Year-to-date 2011	1	2.4	2	4.8	5	11.9	9	21.4	25	59.5	42	583,450	621,186
Year-to-date 2010	0	0.0	4	13.3	4	13.3	8	26.7	14	46.7	30	498,400	561,573
<b>Clarence-Rockland City</b>													
October 2011	3	23.1	6	46.2	4	30.8	0	0.0	0	0.0	13	319,900	333,762
October 2010	14	82.4	3	17.6	0	0.0	0	0.0	0	0.0	17	269,900	273,755
Year-to-date 2011	43	43.4	38	38.4	16	16.2	2	2.0	0	0.0	99	315,900	320,895
Year-to-date 2010	78	62.9	37	29.8	9	7.3	0	0.0	0	0.0	124	284,950	293,994
<b>Russell Township</b>													
October 2011	0	0.0	1	16.7	4	66.7	1	16.7	0	0.0	6	--	--
October 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	1	5.3	10	52.6	7	36.8	1	5.3	0	0.0	19	364,150	365,057
Year-to-date 2010	8	18.2	28	63.6	7	15.9	1	2.3	0	0.0	44	354,253	344,098
<b>Ottawa-Gatineau CMA (Ontario portion)</b>													
October 2011	4	3.5	15	13.2	34	29.8	38	33.3	23	20.2	114	432,900	460,849
October 2010	16	9.5	28	16.6	32	18.9	53	31.4	40	23.7	169	429,900	436,316
Year-to-date 2011	47	3.3	158	11.1	286	20.0	509	35.6	429	30.0	1,429	456,900	480,191
Year-to-date 2010	162	8.3	481	24.7	411	21.1	514	26.4	377	19.4	1,945	417,990	426,618

Source: CMHC (Market Absorption Survey)



**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
October 2011**

Submarket	Oct 2011	Oct 2010	% Change	YTD 2011	YTD 2010	% Change
Ottawa City	482,214	454,497	6.1	493,888	437,916	12.8
Ottawa, Vanier, Rockcliffe	--	--	n/a	750,323	598,564	25.4
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	415,884	446,542	-6.9	468,040	420,829	11.2
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	--	497,497	n/a	484,345	468,754	3.3
Kanata	--	439,233	n/a	508,770	432,636	17.6
Cumberland	421,733	383,763	9.9	431,578	399,498	8.0
Goulbourn	516,724	459,021	12.6	487,042	446,417	9.1
West Carleton	--	--	n/a	640,569	454,058	41.1
Rideau	--	--	n/a	684,082	638,300	7.2
Osgoode	--	--	n/a	621,186	561,573	10.6
Clarence-Rockland City	333,762	273,755	21.9	320,895	293,994	9.2
Russell Township	--	--	n/a	365,057	344,098	6.1
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>460,849</b>	<b>436,316</b>	<b>5.6</b>	<b>480,191</b>	<b>426,618</b>	<b>12.6</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)  
October 2011**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2010	January	725	35.5	1,325	1,491	1,892	70.0	323,762	11.3	333,252
	February	1,132	41.9	1,361	1,982	2,055	66.2	318,894	16.4	323,562
	March	1,516	29.6	1,378	2,741	2,107	65.4	330,906	14.9	325,334
	April	1,854	15.3	1,402	3,049	2,230	62.9	333,854	11.8	311,564
	May	1,713	-13.9	974	2,823	2,077	46.9	334,360	6.8	387,403
	June	1,633	-14.6	1,155	2,700	2,209	52.3	328,238	6.6	313,126
	July	1,159	-27.1	986	1,962	1,996	49.4	322,342	7.2	325,996
	August	1,130	-7.9	1,117	1,879	1,931	57.8	322,281	2.3	318,032
	September	1,084	-11.9	1,157	2,113	2,071	55.9	324,841	6.3	321,852
	October	1,056	-13.7	1,218	1,876	2,191	55.6	341,517	6.5	334,799
	November	953	1.8	1,264	1,668	2,191	57.7	325,150	3.5	333,082
	December	631	-10.4	1,249	777	2,109	59.2	325,031	4.3	325,631
2011	January	687	-5.2	1,243	1,699	2,088	59.5	329,640	1.8	333,461
	February	942	-16.8	1,174	1,887	2,005	58.6	337,797	5.9	329,173
	March	1,247	-17.7	1,147	2,704	2,094	54.8	347,642	5.1	343,112
	April	1,549	-16.5	1,114	2,832	2,068	53.9	352,029	5.4	350,051
	May	1,667	-2.7	1,113	2,831	2,039	54.6	353,046	5.6	349,277
	June	1,724	5.6	1,192	2,742	2,191	54.4	354,524	8.0	348,037
	July	1,337	15.4	1,200	2,266	2,324	51.6	342,925	6.4	349,519
	August	1,349	19.4	1,259	2,294	2,259	55.7	339,415	5.3	349,647
	September	1,220	12.5	1,233	2,448	2,314	53.3	337,109	3.8	347,955
	October	1,083	2.6	1,203	1,960	2,234	53.8	339,802	-0.5	342,755
	November									
	December									
	Q3 2010	3,373	-16.7		5,954			323,125	5.4	
	Q3 2011	3,906	15.8		7,008			339,896	5.2	
	YTD 2010	13,002	-2.1		22,616			328,845	8.2	
	YTD 2011	12,805	-1.5		23,663			345,087	4.9	

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

<sup>1</sup>Source: CREA

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

**Table 6: Economic Indicators**  
**October 2011**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	107.2	114.4	508	6.1	71.6	987
	February	604	3.60	5.39	108.0	115.1	511	6.3	72.0	979
	March	631	3.60	5.85	108.4	115.3	514	6.2	72.3	965
	April	655	3.80	6.25	109.1	115.8	516	6.3	72.5	969
	May	639	3.70	5.99	109.3	116.4	522	6.1	73.2	977
	June	633	3.60	5.89	109.8	116.1	527	6.2	73.8	986
	July	627	3.50	5.79	109.8	117.2	527	6.5	73.9	988
	August	604	3.30	5.39	109.7	117.1	522	6.9	73.4	994
	September	604	3.30	5.39	109.7	117.3	518	7.2	73.0	1,002
	October	598	3.20	5.29	109.9	117.9	519	6.8	72.8	1,005
	November	607	3.35	5.44	111.7	118.1	519	6.8	72.7	999
	December	592	3.35	5.19	111.6	118.1	518	6.7	72.2	1,014
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.8	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.7	71.8	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.5	72.2	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.3	72.2	1,024
	May	616	3.70	5.59	112.3	121.0	524	5.9	72.0	1,018
	June	604	3.50	5.39	112.6	120.2	525	5.6	71.8	1,009
	July	604	3.50	5.39	112.7	120.4	523	5.3	71.2	1,002
	August	604	3.50	5.39	113.3	120.5	523	4.9	70.8	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29		121.1	519	5.6	70.6	1,003
	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.

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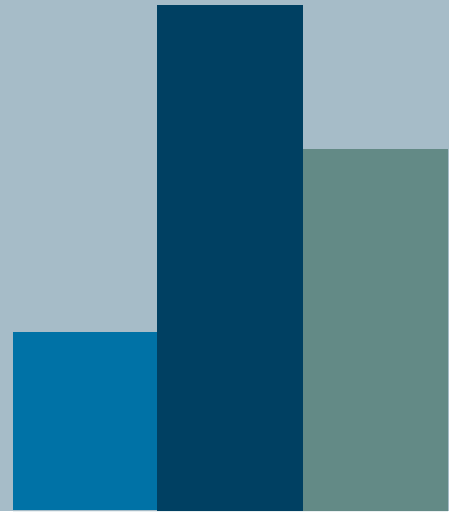
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