HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa*

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2013

New Home Market

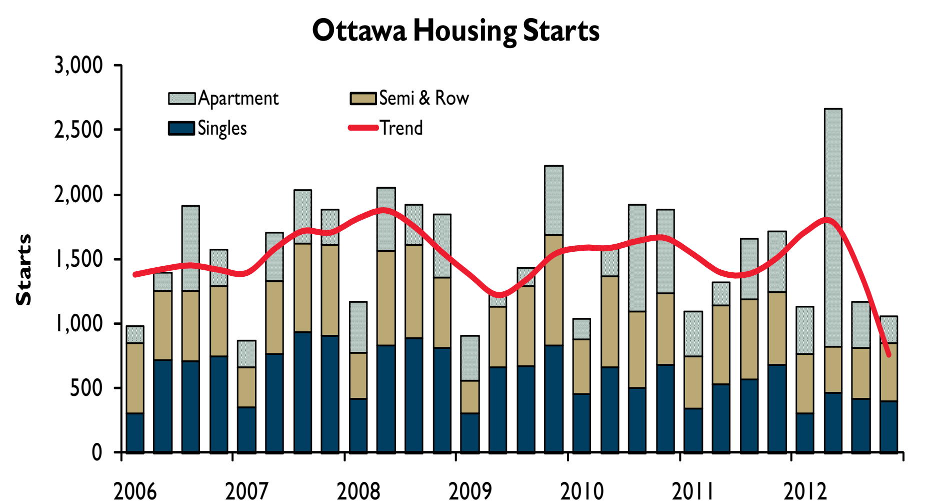
Housing starts down in Q4, but up for the year

Ottawa's new home market finished off the last quarter of the year with activity winding down further from the robust pace recorded in the first half of the year. However, the year as a whole saw a 4 per cent expansion over 2011 construction levels.

The unprecedented mid-year boost to apartment construction fuelled almost singlehandedly the entire 2012 expansion in housing starts. Following this strong pace, apartment starts declined the most among all start types in the fourth quarter. Given the increased number of apartment units under construction, some builders retreated to balance-out activity.

As preferences continued to shift away from the more expensive

Figure 1



Source: CMHC

*Ontario part of Ottawa-Gatineau CMA

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dwelling types, fourth quarter construction of single-detached homes scaled back, marking the fourth consecutive quarter of declines. Construction activity in 2012 lingered 4.5 per cent below the 5-year average.

Gap between single-detached and town home market shares closed further

The record expansion in apartment construction (mostly condominiums) led such dwelling types to gain greater market share in 2012 capturing nearly 50 per cent of the market. The remaining half of the market was divided between single-detached units and town homes. Single-detached starts closed off the year at their lowest share in construction activity in 10 years. With just over a quarter of total activity, single detached-homes lost another 10 per cent of their market share from the previous year.

Interestingly however, construction of the more affordable town homes was almost at par with single-detached homes. While row structures also shed 10 per cent off their market share to apartment dwellings, the gap in market share between single-detached and town homes stood at 3.5 per cent, down from 15 per cent five years earlier.

Notably, two main factors favoured a trend-shift away from the more expensive single-detached units and toward the more affordable town homes and less maintenance intensive condominiums: City of Ottawa intensification efforts and the changing demographic picture in the region. With more baby-boomers deciding to downsize condo-apartments will remain popular.

Additionally, some of the on-the-fence first-time homebuyers might decide towards entering the market with the purchase of town homes. This dwelling type offers a more affordable and spacious alternative to the more expensive single-detached homes and the smaller condominium units.

Old Ottawa City takes the construction lead

Apartment structures nearly tripled in 2012 in Old Ottawa City, giving the area the overall lead in housing construction for the year. But activity by area was mixed throughout the year. The year closed off with activity in Nepean declining by a third of its 2011 level, but remaining nonetheless solid with approximately 18 per cent of all construction taking place in the area.

Construction in Kanata came in at 12 per cent of total, and expanding by one-third over its 2011 level. Other than the Ottawa core, Kanata was the only other area to see positive year-over-year growth. All other areas saw declines in starts for the year.

While the lion`s share of multiple construction for the year took place in Ottawa`s core, combined, Nepean and Kanata`s share represented over one-third of the total, signalling that growth for this dwelling type is expanding outside the city core.

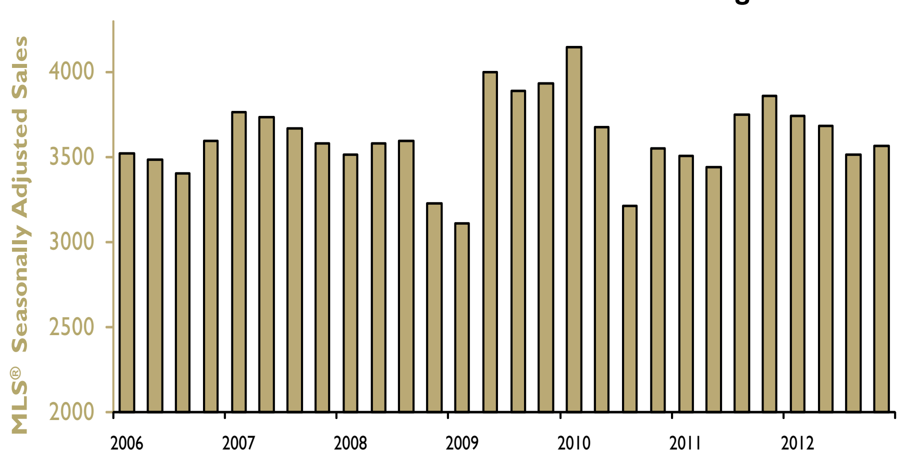
Resale Market

Sales drop and listings rise

Following a three-consecutive quarter decline, seasonally adjusted sales of existing homes in Ottawa in the last three months of the year showed signs of improvement over the previous quarter. However, compared to the fourth quarter of 2011, sales of condominiums and freeholds dipped lower. Condominium sales fell at the fastest year-over-year quarterly decline since Q4-2008, while the sales drop for freeholds was much softer.

Figure 2

Resale Demand Continues a Moderating Path



Source: CREA
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Overall, yearly sales remained relatively stable, descending only marginally by 0.4 per cent from the previous year. Stronger freehold sales in the first half of the year pushed sales up for the year for this segment of the market compared to 2011. The rise in freehold sales also cushioned the decline in total sales brought on by weaker condominium sales.

Meanwhile, strong supply activity was witnessed in the Ottawa CMA in 2012. Condominium and freehold supplies rose close to 17 per cent and 8 per cent respectively over 2011 levels. As a result, total listings surged nearly 10 per cent. The continued firming of condominium prices throughout most of the year supported the rise in listings for this market type.

Ottawa CMA resale market is balanced

The demand and supply dynamics in the Ottawa region kept the sales-to-new-listings ratio anchored in balanced market territory. In the fourth quarter, however, seasonally adjusted sales-to-new-listings ratio dropped slightly when compared to the average posted earlier in the year. Condominium prices being more sensitive to this ratio, declined by 0.2 per cent year-over-year, but freehold prices continued to post growth in the fourth quarter.

However, for the year as a whole, with sales-to-new-listings ratio at 52 per cent, demand and supply conditions triggered an increase in prices of 2.3 per cent. Prices were buoyed by a 3.4 per cent increase in condominium prices and a more modest 1.4 per cent increase in freehold prices.

Supporting demand in the Ottawa CMA was the robust employment performance for those aged 25-44, the first-time homebuyer group. Employment for this age group rose 3.6 per cent over last year. Average weekly earnings improved for the second straight year rising by 1.5 per cent, supporting consumption of goods and services in Ottawa. While average weekly earnings in Ottawa grew at a slower rate than in 2011, they remained well above the Ontario average.

	MLS® Sales						MLS® Prices ($)					
	December			January to December			December			January to December		
UNIT TYPE	2012	2011	% Chg.	2012	2011	% Chg.	2012	2011	% Chg.	2012	2011	% Chg.
SINGLE- DETACHED	**334**	**372**	**-10.2**	**7,955**	**8,047**	**-1.1**	**378,761**	**370,047**	**2.4**	**392,520**	**385,808**	**1.7**
Bungalow	93	119	-21.8	2,440	2,466	-1.1	324,851	356,517	-8.9	345,357	343,787	0.5
Two-Storey	165	177	-6.8	3,980	4,019	-1.0	427,816	417,539	2.5	441,942	432,021	2.3
Other Single-Detached	76	76	0.0	1,535	1,562	-1.7	338,228	280,626	20.5	339,343	333,241	1.8
ROW	**109**	**112**	**-2.7**	**2,394**	**2,230**	**7.4**	**291,207**	**314,828**	**-7.5**	**315,036**	**309,859**	**1.7**
SEMI	**41**	**38**	**7.9**	**956**	**858**	**11.4**	**368,940**	**343,507**	**7.4**	**368,110**	**354,820**	**3.7**
CONDOMINIUM	**134**	**177**	**-24.3**	**3,029**	**3,259**	**-7.1**	**258,498**	**262,514**	**-1.5**	**268,311**	**260,581**	**3.0**
Apartment	70	90	-22.2	1,525	1,687	-9.6	286,403	301,215	-4.9	302,184	289,758	4.3
Row	42	61	-31.1	1,129	1,172	-3.7	217,479	218,217	-0.3	232,118	227,547	2.0
Other Condominiums	22	26	-15.4	375	400	-6.3	248,018	232,481	6.7	239,528	234,319	2.2
OTHERS	**10**	**16**	**-**	**163**	**156**	**-**	**353,259**	**457,772**	**-**	**432,326**	**432,432**	**-**
TOTAL	**628**	**715**	**-12.2**	**14,497**	**14,550**	**-0.4**	**336,856**	**335,330**	**0.5**	**352,611**	**344,791**	**2.3**

Source: Ottawa Real Estate Board

* Properties under Row type refer to one dwelling unit of a group of three or more attached, self-contained dwelling units of similar design and size, each unit separately titled)

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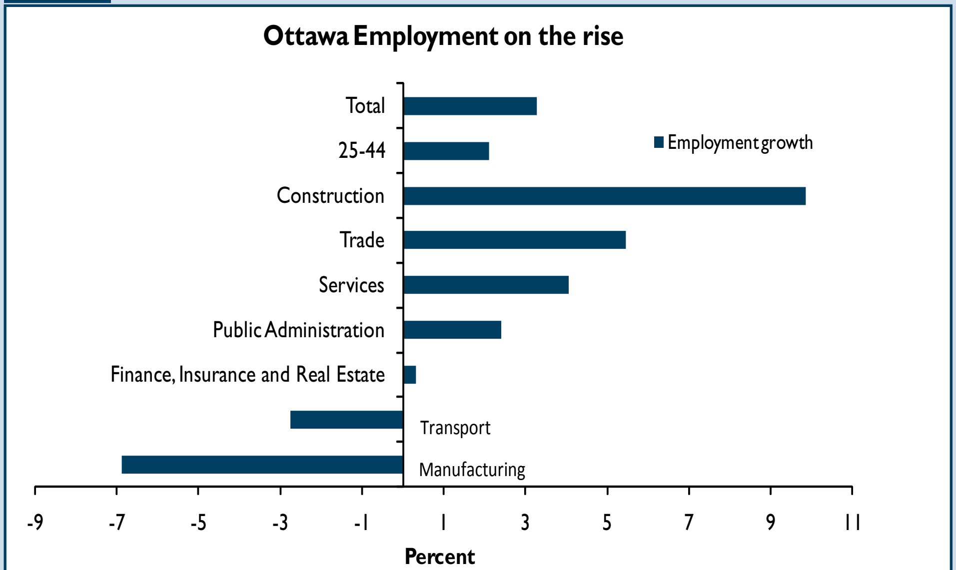
Ottawa Employment Rises In Most Sectors Of The Economy

Ottawa's employment picture improved in 2012, recording positive growth in key sectors of the economy. Employment in public administration, the second largest employer after services in Ottawa, rose 2.4 per cent over 2011 levels. Health and education sectors, adding to the public administration jobs, might be counterbalancing the Canada-wide reduction in Government jobs in Ottawa.

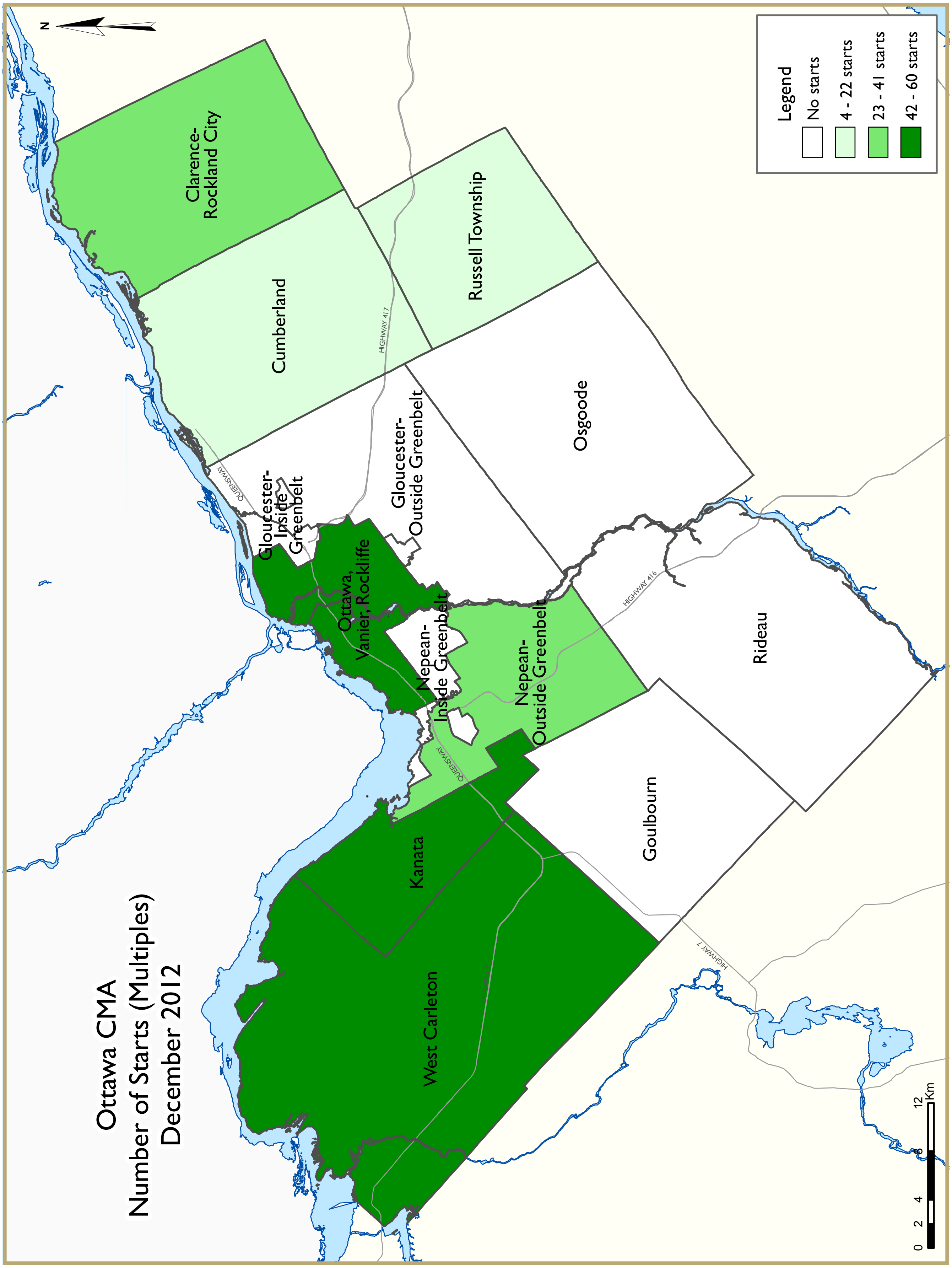
The year ended with significant uncertainty still surrounding the global economic environment. The European and the US economies are still not on solid footing. And while the housing market in Ottawa slowed down, the Capital of Canada remained fairly resilient in 2012.

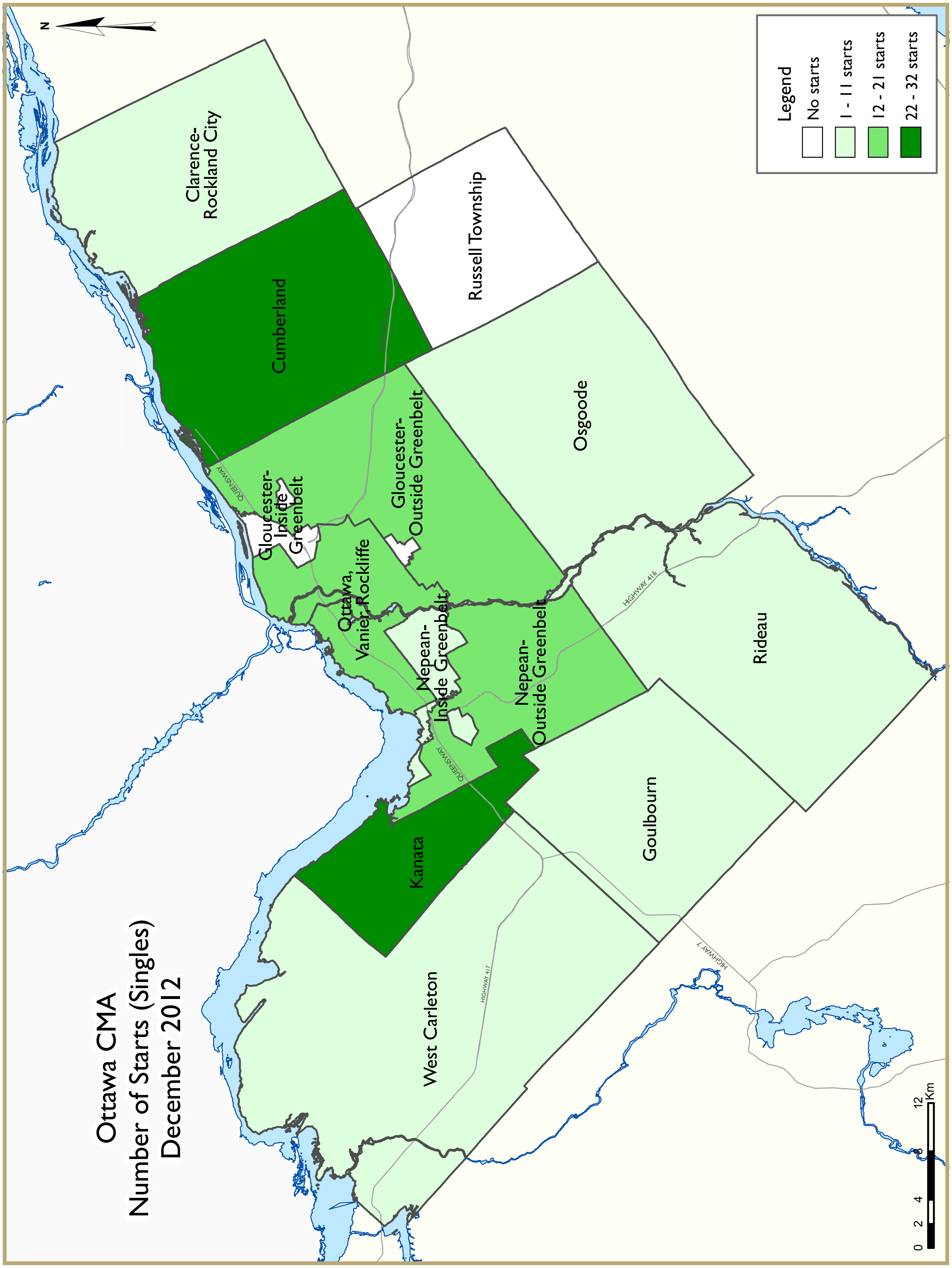
Together, employment in public administration, in trade and in services has been growing for three consecutive years. Jobs in the finance, insurance and real estate sector, all key pillars of housing market operations, also grew at a modest 0.3 per cent from 2011. Rising starts activity helped employment in construction to bounce back from the substantial decline seen in 2011. Growth in construction jobs recorded a solid 9.9 per cent growth, albeit from a low base.

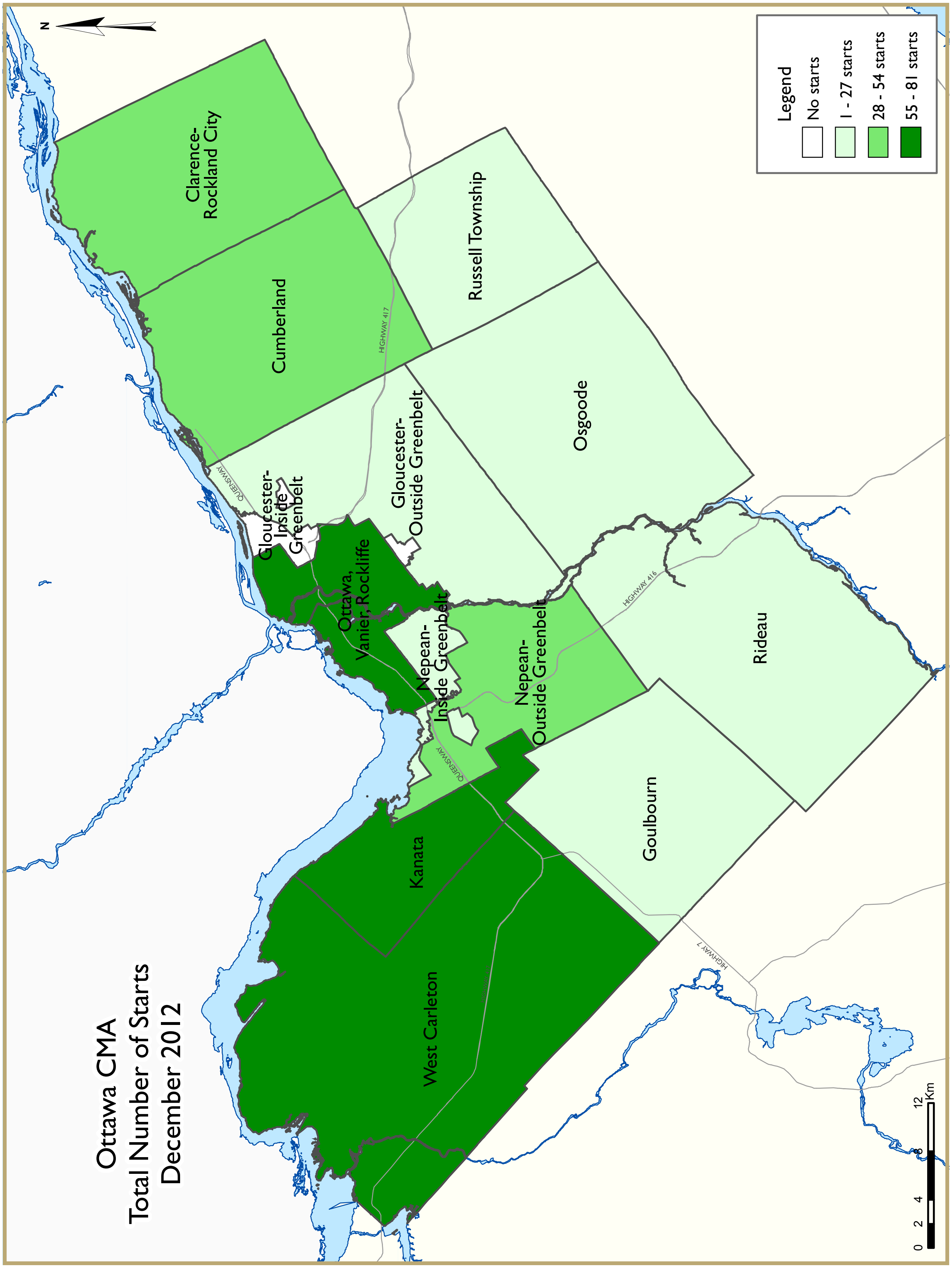
Figure 3

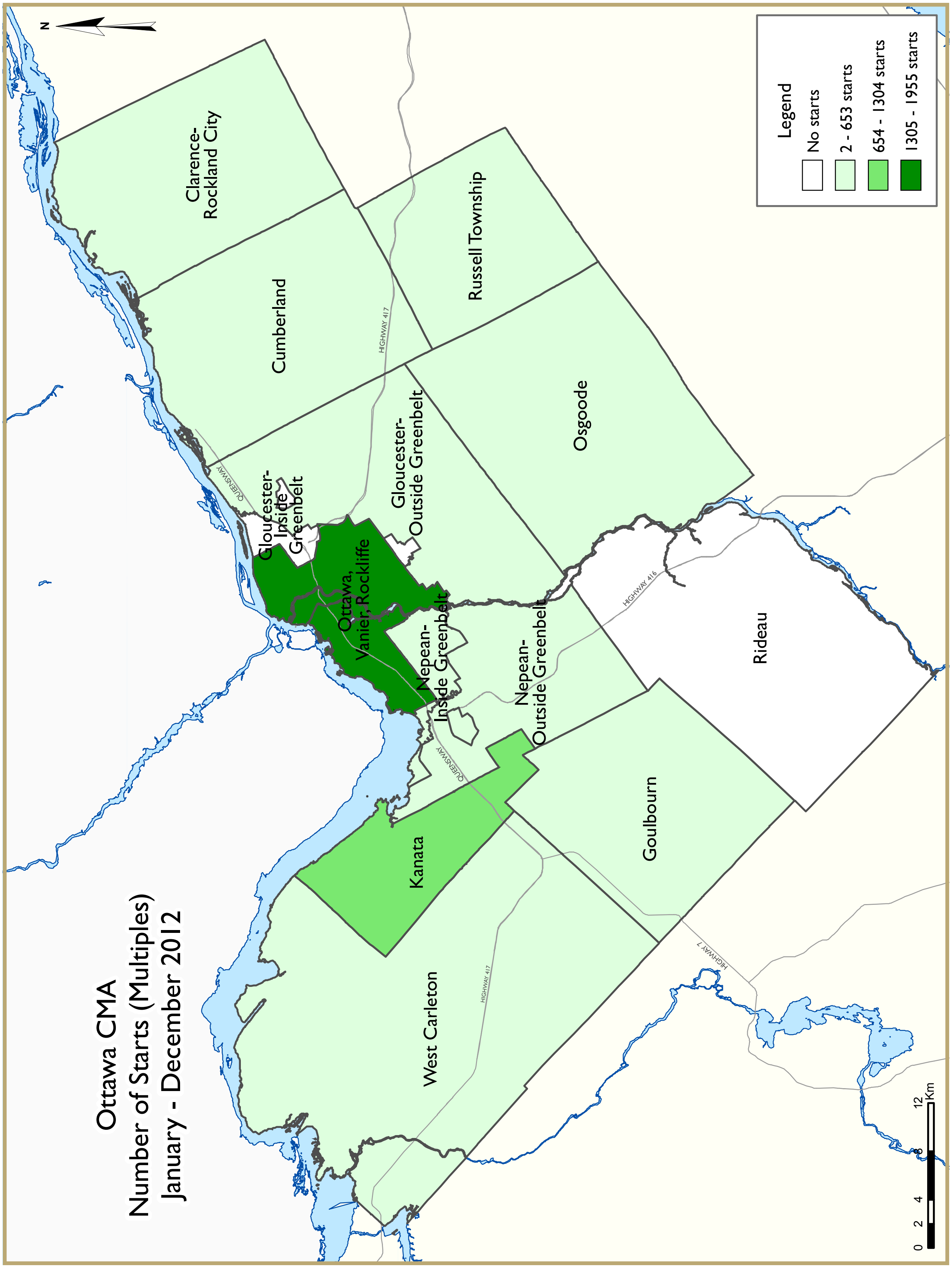


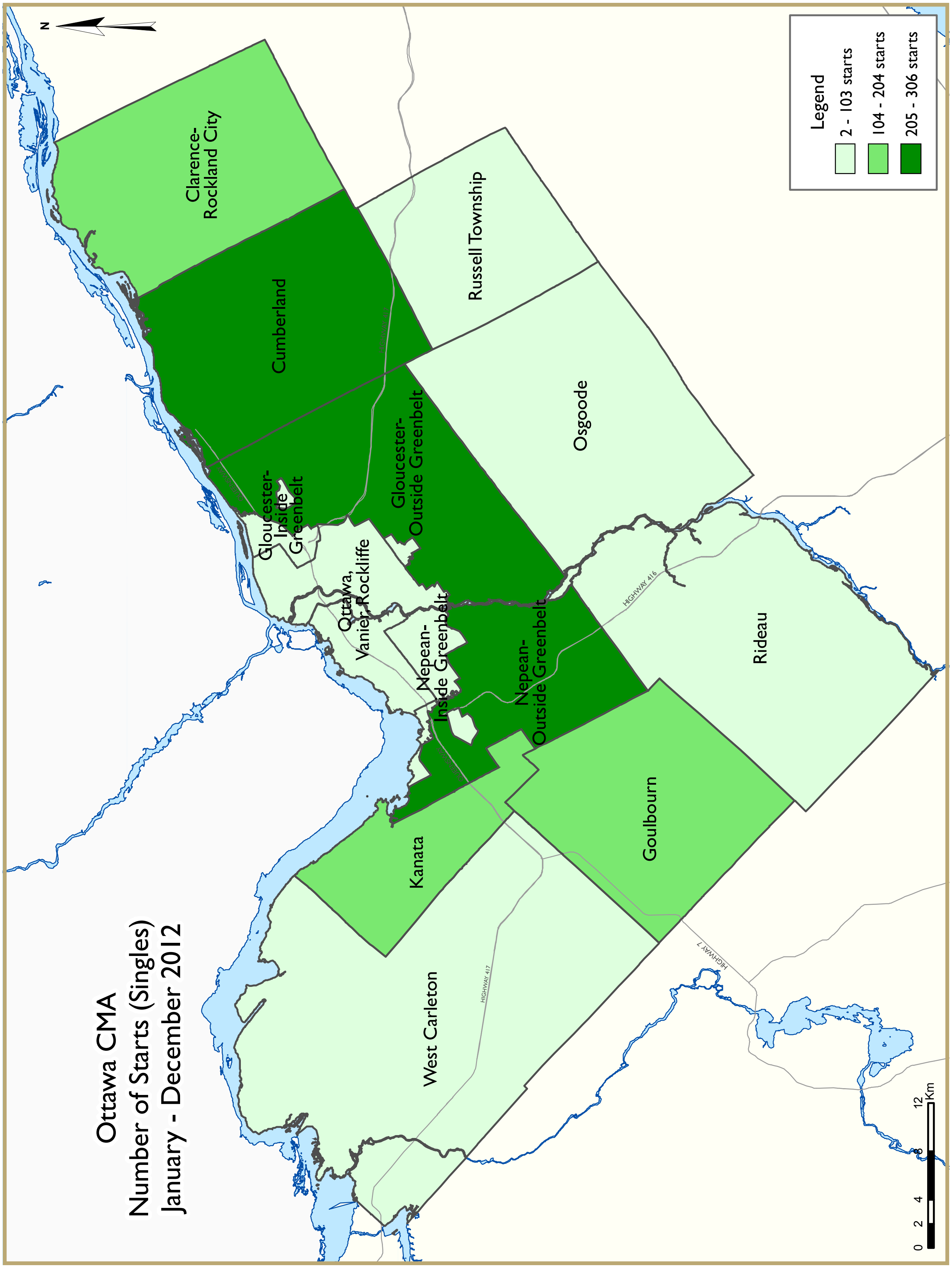
Source: Statistics Canada, LFS estimates, 2012 annual average growth rate. Growth rates calculated by CMHC.

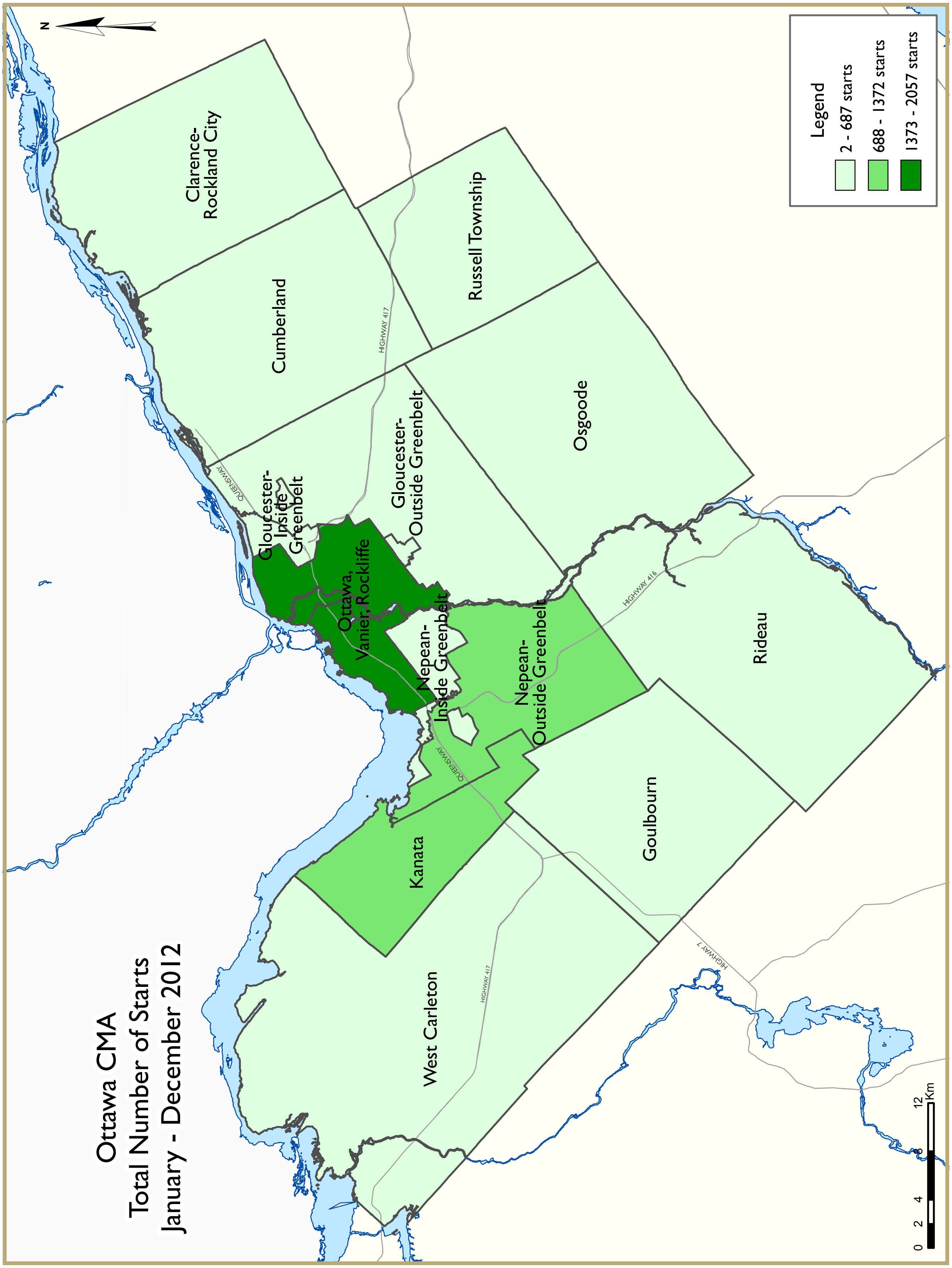

Ottawa CMA
Number of Starts (Multiples)
December 2012
Legend
No starts
4 - 22 starts
23 - 41 starts
42 - 60 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Singles)
December 2012
N
Legend
No starts
1 - 11 starts
12 - 21 starts
22 - 32 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
QUEENSWAY
HIGHWAY 416
HIGHWAY 417
HIGHWAY 7
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
December 2012
Legend
No starts
1 - 27 starts
28 - 54 starts
55 - 81 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
N
0 2 4 8 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - December 2012
Legend
No starts
2 - 653 starts
654 - 1304 starts
1305 - 1955 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km
N


Ottawa CMA
Number of Starts (Singles)
January - December 2012
Legend
2 - 103 starts
104 - 204 starts
205 - 306 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 416
HIGHWAY 417
HIGHWAY 7
N
0 2 4 8 12 Km


Ottawa CMA
Total Number of Starts
January - December 2012
Legend
2 - 687 starts
688 - 1372 starts
1373 - 2057 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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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

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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) December 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2012	132	26	193	0	0	24	4	3	382
December 2011	243	20	258	0	0	42	0	0	563
% Change	-45.7	30.0	-25.2	n/a	n/a	-42.9	n/a	n/a	-32.1
Year-to-date 2012	1,592	278	1,388	0	7	2,277	32	452	6,026
Year-to-date 2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
UNDER CONSTRUCTION									
December 2012	942	226	1,102	0	0	2,696	31	414	5,411
December 2011	1,201	184	1,266	0	0	1,948	3	316	4,918
% Change	-21.6	22.8	-13.0	n/a	n/a	38.4	**	31.0	10.0
COMPLETIONS									
December 2012	136	14	148	0	0	360	2	2	662
December 2011	197	36	166	0	0	136	0	3	538
% Change	-31.0	-61.1	-10.8	n/a	n/a	164.7	n/a	-33.3	23.0
Year-to-date 2012	1,849	230	1,540	0	0	1,458	15	445	5,537
Year-to-date 2011	2,104	364	1,955	0	19	1,363	13	136	5,954
% Change	-12.1	-36.8	-21.2	n/a	-100.0	7.0	15.4	**	-7.0
COMPLETED & NOT ABSORBED									
December 2012	63	39	82	0	0	249	3	52	488
December 2011	44	34	109	0	1	124	2	65	379
% Change	43.2	14.7	-24.8	n/a	-100.0	100.8	50.0	-20.0	28.8
ABSORBED									
December 2012	139	7	147	0	1	253	2	5	554
December 2011	192	34	156	0	0	116	0	3	501
% Change	-27.6	-79.4	-5.8	n/a	n/a	118.1	n/a	66.7	10.6
Year-to-date 2012	1,824	223	1,551	0	4	1,333	14	295	5,244
Year-to-date 2011	2,093	356	1,935	0	27	1,368	12	111	5,902
% Change	-12.9	-37.4	-19.8	n/a	-85.2	-2.6	16.7	165.8	-11.1

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

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
December 2012	122	26	153	0	0	24	0	3	328
December 2011	230	20	254	0	0	42	0	0	546
Ottawa, Vanier, Rockcliffe									
December 2012	17	16	0	0	0	24	0	3	60
December 2011	16	10	0	0	0	0	0	0	26
Nepean inside greenbelt									
December 2012	1	0	0	0	0	0	0	0	1
December 2011	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
December 2012	12	6	27	0	0	0	0	0	45
December 2011	55	0	70	0	0	24	0	0	149
Gloucester inside greenbelt									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	2	0	4	0	0	0	0	0	6
Gloucester outside greenbelt									
December 2012	16	0	0	0	0	0	0	0	16
December 2011	27	6	42	0	0	18	0	0	93
Kanata									
December 2012	32	4	45	0	0	0	0	0	81
December 2011	7	4	18	0	0	0	0	0	29
Cumberland									
December 2012	27	0	21	0	0	0	0	0	48
December 2011	28	0	103	0	0	0	0	0	131
Goulbourn									
December 2012	8	0	0	0	0	0	0	0	8
December 2011	76	0	0	0	0	0	0	0	76
West Carleton									
December 2012	4	0	60	0	0	0	0	0	64
December 2011	6	0	4	0	0	0	0	0	10
Rideau									
December 2012	4	0	0	0	0	0	0	0	4
December 2011	4	0	0	0	0	0	0	0	4
Osgoode									
December 2012	1	0	0	0	0	0	0	0	1
December 2011	7	0	13	0	0	0	0	0	20
Clarence-Rockland City									
December 2012	10	0	40	0	0	0	0	0	50
December 2011	13	0	4	0	0	0	0	0	17
Russell Township									
December 2012	0	0	0	0	0	0	4	0	4
December 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
December 2012	132	26	193	0	0	24	4	3	382
December 2011	243	20	258	0	0	42	0	0	563

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

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
December 2012	847	216	1,062	0	0	2,664	27	410	5,226
December 2011	1,098	176	1,248	0	0	1,920	0	312	4,754
Ottawa, Vanier, Rockcliffe									
December 2012	84	86	35	0	0	1,906	27	45	2,183
December 2011	88	62	40	0	0	1,091	0	97	1,378
Nepean inside greenbelt									
December 2012	19	0	16	0	0	16	0	124	175
December 2011	14	2	55	0	0	16	0	69	156
Nepean outside greenbelt									
December 2012	110	54	276	0	0	422	0	0	862
December 2011	292	50	307	0	0	490	0	0	1,139
Gloucester inside greenbelt									
December 2012	3	0	19	0	0	44	0	0	66
December 2011	4	0	31	0	0	44	0	0	79
Gloucester outside greenbelt									
December 2012	129	20	176	0	0	66	0	28	419
December 2011	80	20	135	0	0	84	0	0	319
Kanata									
December 2012	87	44	309	0	0	88	0	152	680
December 2011	83	38	295	0	0	10	0	146	572
Cumberland									
December 2012	184	10	165	0	0	72	0	41	472
December 2011	192	0	201	0	0	133	0	0	526
Goulbourn									
December 2012	80	0	6	0	0	50	0	20	156
December 2011	201	0	71	0	0	52	0	0	324
West Carleton									
December 2012	65	2	60	0	0	0	0	0	127
December 2011	74	4	17	0	0	0	0	0	95
Rideau									
December 2012	18	0	0	0	0	0	0	0	18
December 2011	23	0	0	0	0	0	0	0	23
Osgoode									
December 2012	68	0	0	0	0	0	0	0	68
December 2011	47	0	96	0	0	0	0	0	143
Clarence-Rockland City									
December 2012	65	2	40	0	0	32	0	0	139
December 2011	83	4	18	0	0	28	3	0	136
Russell Township									
December 2012	30	8	0	0	0	0	4	4	46
December 2011	20	4	0	0	0	0	0	4	28
Ottawa-Gatineau CMA (Ontario portion)									
December 2012	942	226	1,102	0	0	2,696	31	414	5,411
December 2011	1,201	184	1,266	0	0	1,948	3	316	4,918

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

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
December 2012	125	14	148	0	0	314	2	2	605
December 2011	179	34	166	0	0	136	0	3	518
Ottawa, Vanier, Rockcliffe									
December 2012	9	6	0	0	0	197	0	0	212
December 2011	10	14	12	0	0	104	0	3	143
Nepean inside greenbelt									
December 2012	4	0	0	0	0	0	0	0	4
December 2011	0	0	0	0	0	8	0	0	8
Nepean outside greenbelt									
December 2012	58	0	70	0	0	0	0	0	128
December 2011	53	8	38	0	0	24	0	0	123
Gloucester inside greenbelt									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
December 2012	22	0	33	0	0	0	0	0	55
December 2011	24	8	38	0	0	0	0	0	70
Kanata									
December 2012	1	4	45	0	0	0	0	0	50
December 2011	15	2	41	0	0	0	0	0	58
Cumberland									
December 2012	3	2	0	0	0	117	0	0	122
December 2011	23	2	24	0	0	0	0	0	49
Goulbourn									
December 2012	7	0	0	0	0	0	0	0	7
December 2011	24	0	6	0	0	0	0	0	30
West Carleton									
December 2012	13	2	0	0	0	0	0	2	17
December 2011	17	0	0	0	0	0	0	0	17
Rideau									
December 2012	3	0	0	0	0	0	0	0	3
December 2011	4	0	0	0	0	0	0	0	4
Osgoode									
December 2012	5	0	0	0	0	0	2	0	7
December 2011	6	0	7	0	0	0	0	0	13
Clarence-Rockland City									
December 2012	11	0	0	0	0	0	0	0	11
December 2011	18	2	0	0	0	0	0	0	20
Russell Township									
December 2012	0	0	0	0	0	46	0	0	46
December 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
December 2012	136	14	148	0	0	360	2	2	662
December 2011	197	36	166	0	0	136	0	3	538

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

Table 1.1: Housing Activity Summary by Submarket
December 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
December 2012	58	39	82	0	0	230	3	48	460
December 2011	40	34	105	0	1	122	2	58	362
Ottawa, Vanier, Rockcliffe									
December 2012	22	22	4	0	0	93	2	17	160
December 2011	8	12	5	0	0	68	0	0	93
Nepean inside greenbelt									
December 2012	0	2	5	0	0	1	0	4	12
December 2011	0	3	1	0	0	3	0	4	11
Nepean outside greenbelt									
December 2012	8	5	22	0	0	73	1	0	109
December 2011	3	8	20	0	1	34	1	0	67
Gloucester inside greenbelt									
December 2012	1	0	0	0	0	1	0	0	2
December 2011	0	0	2	0	0	1	1	0	4
Gloucester outside greenbelt									
December 2012	2	3	20	0	0	1	0	0	26
December 2011	2	5	23	0	0	1	0	0	31
Kanata									
December 2012	2	4	12	0	0	2	0	26	46
December 2011	2	4	30	0	0	2	0	54	92
Cumberland									
December 2012	15	1	4	0	0	51	0	0	71
December 2011	20	1	3	0	0	7	0	0	31
Goulbourn									
December 2012	2	1	0	0	0	8	0	1	12
December 2011	2	1	11	0	0	6	0	0	20
West Carleton									
December 2012	2	1	6	0	0	0	0	0	9
December 2011	2	0	3	0	0	0	0	0	5
Rideau									
December 2012	2	0	0	0	0	0	0	0	2
December 2011	0	0	0	0	0	0	0	0	0
Osgoode									
December 2012	2	0	9	0	0	0	0	0	11
December 2011	1	0	7	0	0	0	0	0	8
Clarence-Rockland City									
December 2012	5	0	0	0	0	0	0	4	9
December 2011	4	0	4	0	0	0	0	7	15
Russell Township									
December 2012	0	0	0	0	0	19	0	0	19
December 2011	0	0	0	0	0	2	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
December 2012	63	39	82	0	0	249	3	52	488
December 2011	44	34	109	0	1	124	2	65	379

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

Table 1.1: Housing Activity Summary by Submarket December 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
December 2012	128	7	147	0	1	226	2	5	516
December 2011	174	32	156	0	0	116	0	3	481
Ottawa, Vanier, Rockcliffe									
December 2012	11	0	0	0	1	135	0	3	150
December 2011	10	14	12	0	0	103	0	3	142
Nepean inside greenbelt									
December 2012	4	0	1	0	0	0	0	0	5
December 2011	0	0	0	0	0	5	0	0	5
Nepean outside greenbelt									
December 2012	57	0	64	0	0	0	0	0	121
December 2011	53	6	34	0	0	8	0	0	101
Gloucester inside greenbelt									
December 2012	0	0	0	0	0	0	0	0	0
December 2011	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
December 2012	22	0	32	0	0	0	0	0	54
December 2011	24	8	34	0	0	0	0	0	66
Kanata									
December 2012	1	4	43	0	0	0	0	0	48
December 2011	18	2	31	0	0	0	0	0	51
Cumberland									
December 2012	5	2	2	0	0	91	0	0	100
December 2011	15	2	36	0	0	0	0	0	53
Goulbourn									
December 2012	7	0	0	0	0	0	0	0	7
December 2011	24	0	9	0	0	0	0	0	33
West Carleton									
December 2012	13	1	1	0	0	0	0	2	17
December 2011	17	0	0	0	0	0	0	0	17
Rideau									
December 2012	3	0	0	0	0	0	0	0	3
December 2011	4	0	0	0	0	0	0	0	4
Osgoode									
December 2012	5	0	4	0	0	0	2	0	11
December 2011	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
December 2012	11	0	0	0	0	0	0	0	11
December 2011	18	2	0	0	0	0	0	0	20
Russell Township									
December 2012	0	0	0	0	0	27	0	0	27
December 2011	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
December 2012	139	7	147	0	1	253	2	5	554
December 2011	192	34	156	0	0	116	0	3	501

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

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2003 - 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	% Change
Ottawa City	122	230	26	20	153	254	27	42	328	546	-39.9
Ottawa, Vanier, Rockcliffe	17	16	16	10	0	0	27	0	60	26	130.8
Nepean inside greenbelt	1	2	0	0	0	0	0	0	1	2	-50.0
Nepean outside greenbelt	12	55	6	0	27	70	0	24	45	149	-69.8
Gloucester inside greenbelt	0	2	0	0	0	4	0	0	0	6	-100.0
Gloucester outside greenbelt	16	27	0	6	0	42	0	18	16	93	-82.8
Kanata	32	7	4	4	45	18	0	0	81	29	179.3
Cumberland	27	28	0	0	21	103	0	0	48	131	-63.4
Goulbourn	8	76	0	0	0	0	0	0	8	76	-89.5
West Carleton	4	6	0	0	60	4	0	0	64	10	**
Rideau	4	4	0	0	0	0	0	0	4	4	0.0
Osgoode	1	7	0	0	0	13	0	0	1	20	-95.0
Clarence-Rockland City	10	13	0	0	12	4	28	0	50	17	194.1
Russell Township	0	0	4	0	0	0	0	0	4	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	132	243	30	20	165	258	55	42	382	563	-32.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	1,424	1,957	274	343	1,363	1,810	2,669	1,411	5,730	5,521	3.8
Ottawa, Vanier, Rockcliffe	102	118	94	109	53	70	1,808	655	2,057	952	116.1
Nepean inside greenbelt	25	19	0	2	16	55	124	8	165	84	96.4
Nepean outside greenbelt	306	517	68	84	355	398	199	458	928	1,457	-36.3
Gloucester inside greenbelt	2	8	0	0	0	42	0	44	2	94	-97.9
Gloucester outside greenbelt	270	253	40	88	292	287	56	30	658	658	0.0
Kanata	105	153	48	40	368	395	240	0	761	588	29.4
Cumberland	265	373	16	16	219	350	185	157	685	896	-23.5
Goulbourn	157	276	2	0	0	93	55	59	214	428	-50.0
West Carleton	82	117	4	4	60	17	2	0	148	138	7.2
Rideau	23	43	0	0	0	0	0	0	23	43	-46.5
Osgoode	87	80	2	0	0	103	0	0	89	183	-51.4
Clarence-Rockland City	124	137	2	4	16	16	54	56	196	213	-8.0
Russell Township	44	40	10	14	0	0	46	6	100	60	66.7
Ottawa-Gatineau CMA (Ontario Portion)	1,592	2,134	286	361	1,379	1,826	2,769	1,473	6,026	5,794	4.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market December 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Ottawa City	153	254	0	0	24	42	3	0
Ottawa, Vanier, Rockcliffe	0	0	0	0	24	0	3	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	27	70	0	0	0	24	0	0
Gloucester inside greenbelt	0	4	0	0	0	0	0	0
Gloucester outside greenbelt	0	42	0	0	0	18	0	0
Kanata	45	18	0	0	0	0	0	0
Cumberland	21	103	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	60	4	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	13	0	0	0	0	0	0
Clarence-Rockland City	12	4	0	0	28	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	165	258	0	0	52	42	3	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,339	1,805	24	0	2,217	1,326	452	85
Ottawa, Vanier, Rockcliffe	29	70	24	0	1,723	570	85	85
Nepean inside greenbelt	16	55	0	0	0	8	124	0
Nepean outside greenbelt	355	398	0	0	199	458	0	0
Gloucester inside greenbelt	0	42	0	0	0	44	0	0
Gloucester outside greenbelt	292	287	0	0	28	30	28	0
Kanata	368	390	0	0	88	0	152	0
Cumberland	219	350	0	0	144	157	41	0
Goulbourn	0	93	0	0	35	59	20	0
West Carleton	60	17	0	0	0	0	2	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	103	0	0	0	0	0	0
Clarence-Rockland City	16	16	0	0	54	50	0	6
Russell Township	0	0	0	0	46	6	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,355	1,821	24	0	2,317	1,382	452	91

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Ottawa City	301	504	24	42	3	0	328	546
Ottawa, Vanier, Rockcliffe	33	26	24	0	3	0	60	26
Nepean inside greenbelt	1	2	0	0	0	0	1	2
Nepean outside greenbelt	45	125	0	24	0	0	45	149
Gloucester inside greenbelt	0	6	0	0	0	0	0	6
Gloucester outside greenbelt	16	75	0	18	0	0	16	93
Kanata	81	29	0	0	0	0	81	29
Cumberland	48	131	0	0	0	0	48	131
Goulbourn	8	76	0	0	0	0	8	76
West Carleton	64	10	0	0	0	0	64	10
Rideau	4	4	0	0	0	0	4	4
Osgoode	1	20	0	0	0	0	1	20
Clarence-Rockland City	50	17	0	0	0	0	50	17
Russell Township	0	0	0	0	4	0	4	0
Ottawa-Gatineau CMA (Ontario Portion)	351	521	24	42	7	0	382	563

Table 2.5: Starts by Submarket and by Intended Market
January - December 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	3,038	4,130	2,212	1,300	480	86	5,730	5,521
Ottawa, Vanier, Rockcliffe	218	299	1,730	567	109	86	2,057	952
Nepean inside greenbelt	41	76	0	8	124	0	165	84
Nepean outside greenbelt	729	1,015	199	442	0	0	928	1,457
Gloucester inside greenbelt	2	50	0	44	0	0	2	94
Gloucester outside greenbelt	602	628	28	30	28	0	658	658
Kanata	521	583	88	0	152	0	761	588
Cumberland	512	739	132	157	41	0	685	896
Goulbourn	159	376	35	52	20	0	214	428
West Carleton	144	138	0	0	4	0	148	138
Rideau	23	43	0	0	0	0	23	43
Osgoode	87	183	0	0	2	0	89	183
Clarence-Rockland City	170	159	26	48	0	6	196	213
Russell Township	50	54	46	6	4	0	100	60
Ottawa-Gatineau CMA (Ontario Portion)	3,258	4,343	2,284	1,354	484	92	6,026	5,794

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	% Change
Ottawa City	125	179	16	34	148	166	316	139	605	518	16.8
Ottawa, Vanier, Rockcliffe	9	10	6	14	0	12	197	107	212	143	48.3
Nepean inside greenbelt	4	0	0	0	0	0	0	8	4	8	-50.0
Nepean outside greenbelt	58	53	0	8	70	38	0	24	128	123	4.1
Gloucester inside greenbelt	0	3	0	0	0	0	0	0	0	3	-100.0
Gloucester outside greenbelt	22	24	0	8	33	38	0	0	55	70	-21.4
Kanata	1	15	4	2	45	41	0	0	50	58	-13.8
Cumberland	3	23	2	2	0	24	117	0	122	49	149.0
Goulbourn	7	24	0	0	0	6	0	0	7	30	-76.7
West Carleton	13	17	2	0	0	0	2	0	17	17	0.0
Rideau	3	4	0	0	0	0	0	0	3	4	-25.0
Osgoode	5	6	2	0	0	7	0	0	7	13	-46.2
Clarence-Rockland City	11	18	0	2	0	0	0	0	11	20	-45.0
Russell Township	0	0	0	0	0	0	46	0	46	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	136	197	16	36	148	166	362	139	662	538	23.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2012

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Ottawa City	1,674	1,906	236	349	1,520	1,964	1,833	1,410	5,263	5,629	-6.5
Ottawa, Vanier, Rockcliffe	104	99	72	109	34	73	1,044	872	1,254	1,153	8.8
Nepean inside greenbelt	19	22	2	10	55	28	69	8	145	68	113.2
Nepean outside greenbelt	489	475	64	90	386	466	267	219	1,206	1,250	-3.5
Gloucester inside greenbelt	4	20	0	2	12	33	0	0	16	55	-70.9
Gloucester outside greenbelt	221	274	40	86	252	341	46	48	559	749	-25.4
Kanata	100	208	42	10	355	510	156	46	653	774	-15.6
Cumberland	273	309	6	24	255	355	205	193	739	881	-16.1
Goulbourn	278	228	2	16	58	141	44	24	382	409	-6.6
West Carleton	92	111	6	0	17	10	2	0	117	121	-3.3
Rideau	28	42	0	0	0	0	0	0	28	42	-33.3
Osgoode	66	118	2	2	96	7	0	0	164	127	29.1
Clarence-Rockland City	141	164	4	8	23	18	24	80	192	270	-28.9
Russell Township	34	34	2	12	0	0	46	9	82	55	49.1
Ottawa-Gatineau CMA (Ontario Portion)	1,849	2,104	242	369	1,543	1,982	1,903	1,499	5,537	5,954	-7.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Ottawa City	148	166	0	0	314	136	2	3
Ottawa, Vanier, Rockcliffe	0	12	0	0	197	104	0	3
Nepean inside greenbelt	0	0	0	0	0	8	0	0
Nepean outside greenbelt	70	38	0	0	0	24	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	33	38	0	0	0	0	0	0
Kanata	45	41	0	0	0	0	0	0
Cumberland	0	24	0	0	117	0	0	0
Goulbourn	0	6	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	2	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	7	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	46	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	148	166	0	0	360	136	2	3

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	1,520	1,956	0	8	1,390	1,324	443	86
Ottawa, Vanier, Rockcliffe	34	73	0	0	826	786	218	86
Nepean inside greenbelt	55	28	0	0	0	8	69	0
Nepean outside greenbelt	386	466	0	0	267	219	0	0
Gloucester inside greenbelt	12	25	0	8	0	0	0	0
Gloucester outside greenbelt	252	341	0	0	46	48	0	0
Kanata	355	510	0	0	10	46	146	0
Cumberland	255	355	0	0	205	193	0	0
Goulbourn	58	141	0	0	36	24	8	0
West Carleton	17	10	0	0	0	0	2	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	96	7	0	0	0	0	0	0
Clarence-Rockland City	20	18	3	0	22	30	2	50
Russell Township	0	0	0	0	46	9	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,540	1,974	3	8	1,458	1,363	445	136

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011	Dec 2012	Dec 2011
Ottawa City	287	379	314	136	4	3	605	518
Ottawa, Vanier, Rockcliffe	15	36	197	104	0	3	212	143
Nepean inside greenbelt	4	0	0	8	0	0	4	8
Nepean outside greenbelt	128	99	0	24	0	0	128	123
Gloucester inside greenbelt	0	3	0	0	0	0	0	3
Gloucester outside greenbelt	55	70	0	0	0	0	55	70
Kanata	50	58	0	0	0	0	50	58
Cumberland	5	49	117	0	0	0	122	49
Goulbourn	7	30	0	0	0	0	7	30
West Carleton	15	17	0	0	2	0	17	17
Rideau	3	4	0	0	0	0	3	4
Osgoode	5	13	0	0	2	0	7	13
Clarence-Rockland City	11	20	0	0	0	0	11	20
Russell Township	0	0	46	0	0	0	46	0
Ottawa-Gatineau CMA (Ontario Portion)	298	399	360	136	4	3	662	538

Table 3.5: Completions by Submarket and by Intended Market January - December 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Ottawa City	3,418	4,189	1,390	1,343	455	97	5,263	5,629
Ottawa, Vanier, Rockcliffe	206	267	826	797	222	89	1,254	1,153
Nepean inside greenbelt	74	60	0	8	71	0	145	68
Nepean outside greenbelt	939	1,031	267	219	0	0	1,206	1,250
Gloucester inside greenbelt	16	47	0	0	0	8	16	55
Gloucester outside greenbelt	513	701	46	48	0	0	559	749
Kanata	495	728	10	46	148	0	653	774
Cumberland	534	680	205	201	0	0	739	881
Goulbourn	338	385	36	24	8	0	382	409
West Carleton	113	121	0	0	4	0	117	121
Rideau	28	42	0	0	0	0	28	42
Osgoode	162	127	0	0	2	0	164	127
Clarence-Rockland City	165	188	22	30	5	52	192	270
Russell Township	36	46	46	9	0	0	82	55
Ottawa-Gatineau CMA (Ontario Portion)	3,619	4,423	1,458	1,382	460	149	5,537	5,954

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 2012													
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 (%)			
Ottawa City													
December 2012	0	0.0	3	3.0	14	13.9	25	24.8	59	58.4	101	526,900	538,072
December 2011	0	0.0	30	19.9	17	11.3	40	26.5	64	42.4	151	485,900	500,456
Year-to-date 2012	8	0.6	194	13.6	238	16.7	439	30.7	550	38.5	1,429	469,900	496,356
Year-to-date 2011	4	0.3	164	10.5	305	19.5	573	36.6	519	33.2	1,565	465,390	492,380
Ottawa, Vanier, Rockcliffe													
December 2012	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
December 2011	0	0.0	2	25.0	0	0.0	0	0.0	6	75.0	8	--	--
Year-to-date 2012	1	1.5	0	0.0	0	0.0	4	6.0	62	92.5	67	749,900	793,676
Year-to-date 2011	1	1.4	4	5.5	0	0.0	8	11.0	60	82.2	73	733,000	739,394
Nepean inside greenbelt													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
December 2012	0	0.0	3	5.3	8	14.0	17	29.8	29	50.9	57	519,600	504,002
December 2011	0	0.0	14	26.9	8	15.4	11	21.2	19	36.5	52	474,990	463,796
Year-to-date 2012	5	1.1	80	17.1	66	14.1	146	31.1	172	36.7	469	467,900	472,084
Year-to-date 2011	0	0.0	86	18.4	96	20.6	152	32.5	133	28.5	467	468,990	461,573
Gloucester inside greenbelt													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2012	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	0	0.0	2	25.0	2	25.0	2	25.0	2	25.0	8	--	--
Gloucester outside greenbelt													
December 2012	0	0.0	0	0.0	1	5.3	5	26.3	13	68.4	19	551,900	556,742
December 2011	0	0.0	0	0.0	4	17.4	7	30.4	12	52.2	23	509,900	511,874
Year-to-date 2012	1	0.5	0	0.0	17	8.1	98	46.4	95	45.0	211	488,900	502,093
Year-to-date 2011	0	0.0	18	7.2	37	14.7	109	43.4	87	34.7	251	466,900	487,136
Kanata													
December 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
December 2011	0	0.0	3	16.7	2	11.1	7	38.9	6	33.3	18	459,000	512,300
Year-to-date 2012	0	0.0	4	4.7	15	17.4	29	33.7	38	44.2	86	487,900	518,467
Year-to-date 2011	1	0.5	8	3.9	35	17.2	71	34.8	89	43.6	204	476,000	504,556
Cumberland													
December 2012	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	4	--	--
December 2011	0	0.0	9	60.0	1	6.7	4	26.7	1	6.7	15	329,800	373,317
Year-to-date 2012	0	0.0	61	23.3	75	28.6	84	32.1	42	16.0	262	420,400	433,280
Year-to-date 2011	1	0.4	38	13.7	89	32.0	130	46.8	20	7.2	278	428,900	427,758
Goulbourn													
December 2012	0	0.0	0	0.0	3	50.0	0	0.0	3	50.0	6	--	--
December 2011	0	0.0	0	0.0	2	8.7	8	34.8	13	56.5	23	511,900	552,978
Year-to-date 2012	1	0.4	47	18.6	64	25.3	71	28.1	70	27.7	253	438,990	462,279
Year-to-date 2011	0	0.0	5	2.5	41	20.2	83	40.9	74	36.5	203	465,900	496,329

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2012

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 (%)			
West Carleton													
December 2012	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	--	--
December 2011	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2012	0	0.0	1	2.2	0	0.0	5	11.1	39	86.7	45	557,900	584,278
Year-to-date 2011	0	0.0	1	5.3	0	0.0	4	21.1	14	73.7	19	589,900	645,679
Rideau													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	878,500	844,925
Year-to-date 2011	0	0.0	0	0.0	0	0.0	5	27.8	13	72.2	18	721,950	708,492
Osgoode													
December 2012	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
December 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	1	4.8	2	9.5	18	85.7	21	725,000	751,714
Year-to-date 2011	1	2.3	2	4.5	5	11.4	9	20.5	27	61.4	44	588,700	621,923
Clarence-Rockland City													
December 2012	2	20.0	6	60.0	2	20.0	0	0.0	0	0.0	10	349,900	341,880
December 2011	4	25.0	10	62.5	1	6.3	1	6.3	0	0.0	16	337,300	334,494
Year-to-date 2012	46	42.6	45	41.7	13	12.0	3	2.8	1	0.9	108	309,750	325,424
Year-to-date 2011	50	41.0	50	41.0	19	15.6	3	2.5	0	0.0	122	319,950	323,181
Russell Township													
December 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	1	3.8	13	50.0	10	38.5	2	7.7	0	0.0	26	371,050	378,564
Year-to-date 2011	1	3.7	15	55.6	10	37.0	1	3.7	0	0.0	27	363,900	362,548
Ottawa-Gatineau CMA (Ontario portion)													
December 2012	2	1.8	9	8.1	16	14.4	25	22.5	59	53.2	111	504,900	520,397
December 2011	4	2.4	40	24.0	18	10.8	41	24.6	64	38.3	167	472,900	484,555
Year-to-date 2012	55	3.5	252	16.1	261	16.7	444	28.4	551	35.3	1,563	461,900	482,586
Year-to-date 2011	55	3.2	229	13.4	334	19.5	577	33.7	519	30.3	1,714	455,990	478,292

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2012						
Submarket	Dec 2012	Dec 2011	% Change	YTD 2012	YTD 2011	% Change
Ottawa City	538,072	500,456	7.5	496,356	492,380	0.8
Ottawa, Vanier, Rockcliffe	--	--	n/a	793,676	739,394	7.3
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	504,002	463,796	8.7	472,084	461,573	2.3
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	556,742	511,874	8.8	502,093	487,136	3.1
Kanata	--	512,300	n/a	518,467	504,556	2.8
Cumberland	--	373,317	n/a	433,280	427,758	1.3
Goulbourn	--	552,978	n/a	462,279	496,329	-6.9
West Carleton	--	--	n/a	584,278	645,679	-9.5
Rideau	--	--	n/a	844,925	708,492	19.3
Osgoode	--	--	n/a	751,714	621,923	20.9
Clarence-Rockland City	341,880	334,494	2.2	325,424	323,181	0.7
Russell Township	--	--	n/a	378,564	362,548	4.4
Ottawa-Gatineau CMA (Ontario Portion)	520,397	484,555	7.4	482,586	478,292	0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) December 2012										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	687	-5.2	1,274	1,699	2,173	58.6	329,640	1.8	325,985
	February	942	-16.8	1,142	1,887	1,993	57.3	337,797	5.9	340,519
	March	1,247	-17.7	1,087	2,704	2,100	51.8	347,642	5.1	346,307
	April	1,549	-16.5	1,151	2,832	2,140	53.8	352,029	5.4	343,656
	May	1,667	-2.7	1,104	2,831	1,988	55.5	353,046	5.6	342,445
	June	1,724	5.6	1,183	2,742	2,213	53.5	354,524	8.0	351,383
	July	1,337	15.4	1,197	2,266	2,294	52.2	342,925	6.4	349,345
	August	1,349	19.4	1,293	2,294	2,275	56.8	339,415	5.3	346,927
	September	1,220	12.5	1,261	2,448	2,271	55.5	337,109	3.8	345,164
	October	1,083	2.6	1,220	1,960	2,222	54.9	339,802	-0.5	344,148
	November	1,031	8.2	1,312	1,504	2,077	63.2	347,675	6.9	355,380
	December	715	13.3	1,327	782	2,203	60.2	335,330	3.2	345,916
2012	January	690	0.4	1,226	1,706	2,152	57.0	349,525	6.0	346,922
	February	1,026	8.9	1,225	2,249	2,307	53.1	349,797	3.6	354,274
	March	1,404	12.6	1,286	2,948	2,351	54.7	353,714	1.7	350,221
	April	1,581	2.1	1,189	3,011	2,285	52.0	363,938	3.4	357,514
	May	1,921	15.2	1,270	3,549	2,451	51.8	363,502	3.0	351,506
	June	1,675	-2.8	1,224	2,786	2,334	52.4	354,690	0.0	350,163
	July	1,382	3.4	1,206	2,528	2,436	49.5	340,352	-0.8	349,907
	August	1,149	-14.8	1,142	2,333	2,378	48.0	347,673	2.4	353,870
	September	1,011	-17.1	1,163	2,472	2,482	46.9	353,984	5.0	358,022
	October	1,092	0.8	1,172	2,205	2,353	49.8	347,581	2.3	354,777
	November	938	-9.0	1,180	1,716	2,383	49.5	350,211	0.7	356,766
	December	628	-12.2	1,213	829	2,420	50.1	336,856	0.5	348,493
	Q4 2011	2,829	7.2		4,246			341,541	3.0	
	Q4 2012	2,658	-6.0		4,750			345,975	1.3	
	YTD 2011	14,551	-0.2		25,949			344,791	5.0	
	YTD 2012	14,497	-0.4		28,332			352,610	2.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2012

		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						
2011	January	592	3.35	5.19	111.7	117.9	516	6.6	71.9	1,034
	February	607	3.50	5.44	111.5	118.2	516	6.5	71.7	1,047
	March	601	3.50	5.34	111.6	119.5	520	6.3	72.0	1,035
	April	621	3.70	5.69	113.1	120.0	522	6.1	72.0	1,024
	May	616	3.70	5.59	112.3	121.0	523	5.8	71.9	1,018
	June	604	3.50	5.39	112.6	120.2	524	5.5	71.6	1,009
	July	604	3.50	5.39	112.7	120.4	522	5.3	71.1	1,002
	August	604	3.50	5.39	113.3	120.5	522	4.9	70.7	996
	September	592	3.50	5.19	113.5	121.1	521	5.0	70.5	999
	October	598	3.50	5.29	113.6	121.1	518	5.6	70.4	1,003
	November	598	3.50	5.29	113.6	121.0	518	6.1	70.8	1,012
	December	598	3.50	5.29	113.7	120.3	522	6.0	71.1	1,021
2012	January	598	3.50	5.29	114.1	120.6	531	5.7	72.0	1,023
	February	595	3.20	5.24	114.4	121.4	535	6.0	72.6	1,026
	March	595	3.20	5.24	115.0	122.0	538	6.2	73.1	1,033
	April	607	3.20	5.44	115.0	122.4	542	6.2	73.5	1,041
	May	601	3.20	5.34	115.4	122.3	542	6.1	73.4	1,056
	June	595	3.20	5.24	115.9	121.4	540	5.9	72.8	1,051
	July	595	3.10	5.24	116.1	121.3	535	6.4	72.4	1,047
	August	595	3.10	5.24	116.2	121.7	532	6.4	72.0	1,037
	September	595	3.10	5.24	116.2	121.9	535	6.6	72.3	1,033
	October	595	3.10	5.24	116.4	122.1	538	6.6	72.7	1,024
	November	595	3.10	5.24	116.8	121.9	541	6.8	73.1	1,014
	December	595	3.00	5.24		121.2	544	6.7	73.5	1,006

"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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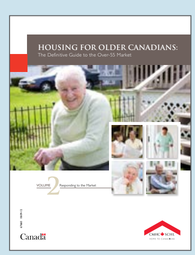

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