HOUSING NOW
Gatineau[1]

CANADA MORTGAGE AND HOUSING CORPORATION

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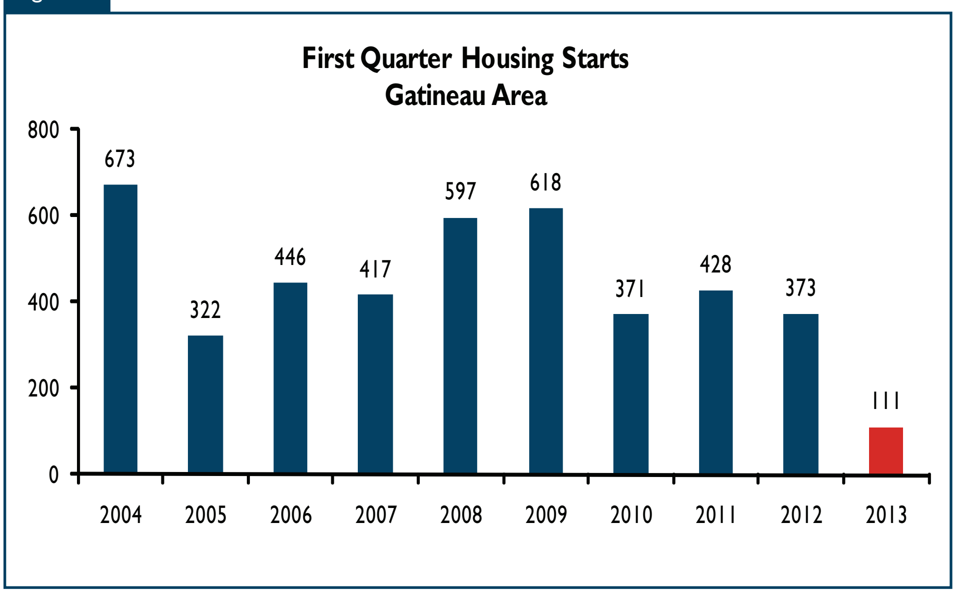
Housing starts in the first quarter of 2013

According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), residential construction in the Quebec part of the Ottawa-Gatineau census metropolitan area (CMA) decreased in the first quarter of 2013. In all, foundations were laid for 111 dwellings during this period, compared to 373 from January to March 2012. The seasonally adjusted annual rate of housing starts in the first quarter (717 units) was in fact down from the previous quarter (2,638 units).

The decrease in housing starts posted in the first quarter of 2013 was attributable to all housing types (single-detached homes, semi-detached and row dwellings, and

Figure 1



Source: CMHC

[1] Quebec part of Ottawa-Gatineau CMA

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apartments). The same can be said for each intended market (freehold, rental and condominium) and each geographic sector of the area.

The drop in housing starts was due to several factors. First, employment in the region has not recorded any increase for several months now. Second, given that the supply of properties for sale has never been so high in the Gatineau area, it is very probable that fewer households had to turn to the new home market to find a unit that met their needs. Third, the number of new units that have not yet been sold in the area has increased, which prompted area builders to slow down the pace and sell their inventories. Finally, it should be mentioned that the new mortgage rules that came into force in the middle of 2012 likely led to a decrease in the number of potential buyers on the market.

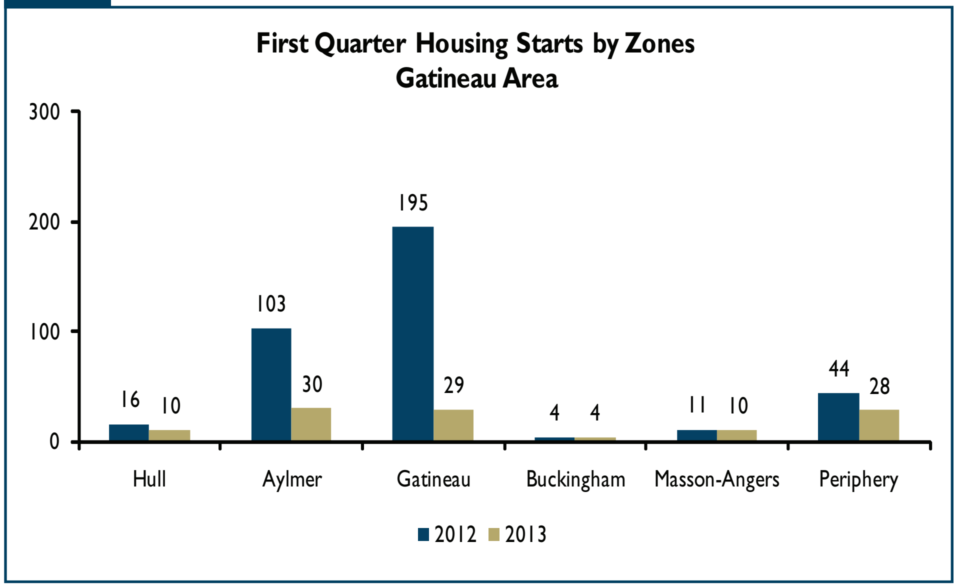
Centris® sales continue to decrease in the area

In the first quarter of 2013, Centris® sales dropped by 19 per cent compared to the same quarter in 2012. The decline in sales of existing homes extended to all market segments. In fact, decreases were recorded for single-family homes (-20 per cent), condominiums (-23 per cent) and plexes (-6 per cent). This was the third decline in sales in a row to be recorded in the area. As previously mentioned, the weak job market and the new mortgage rules were no doubt factors that contributed to this decrease.

It was a completely different story on the supply side, since active Centris® listings continued to rise in the first quarter (+19 per cent), reaching 2,617 units. Once again, increases in existing homes for sale were observed in all market segments. Condominium listings particularly stood out in the first quarter of the year, with a 38-per-cent increase over the same period in 2012.

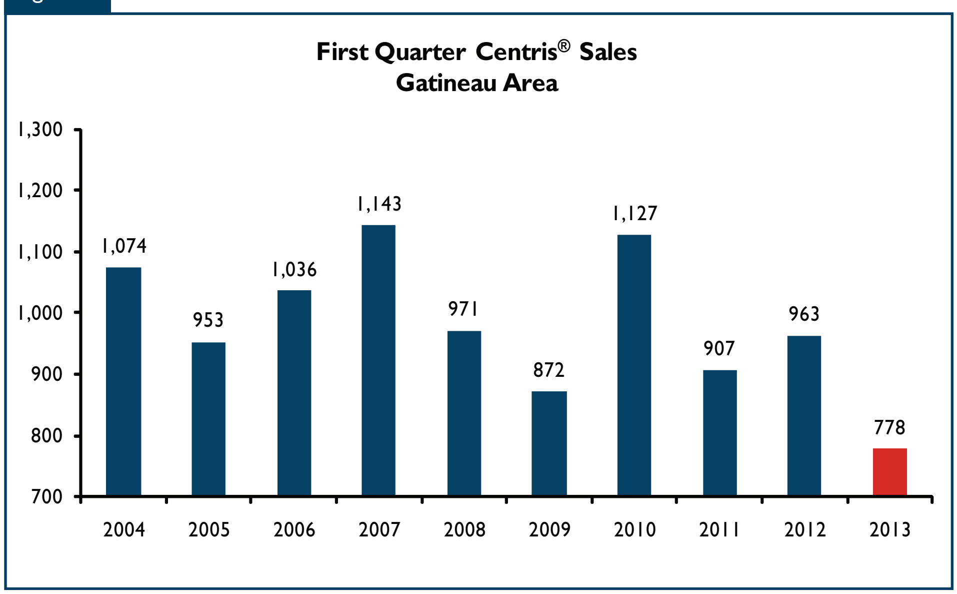
With a significant decrease in sales and a major increase in listings, the resale market in the Gatineau area stayed favourable to buyers in the first quarter of 2013 in all housing segments, except plexes, for which sellers were still favoured.

Figure 2



Source: CMHC

Figure 3



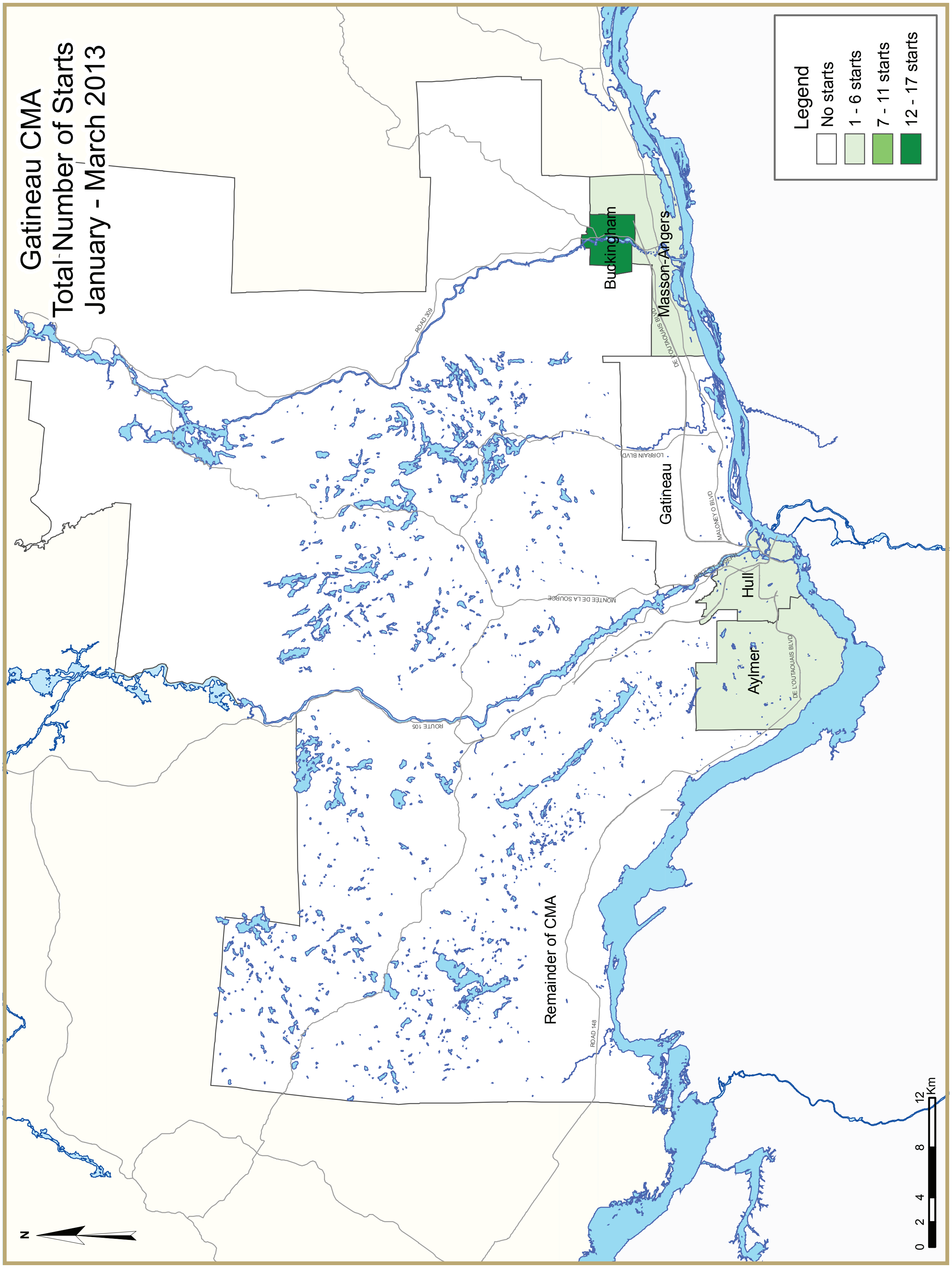
Source: QFREB, Centris® statistics

Prices are moderating on the resale market

The median Centris® price of single-family homes reached $228,000 in the first quarter of 2013, for an increase of 3 per cent year over year. In the case of condominiums and plexes, the median prices recorded no growth in the first three months of the year. Another sign that the market was sluggish: the average time to sell a single-family home or a condominium increased by about 15 days.

Employment

In the first quarter of the year, the number of jobs in the Gatineau area hovered around 171,500, down from the same period in 2012. This decrease was mainly due to the employment situation in the public administration sector.



Gatineau CMA
Total Number of Starts
January - March 2013
Legend
No starts
1 - 6 starts
7 - 11 starts
12 - 17 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
DE L'OUTAOUAIS BLVD
LORRAIN BLVD
MALONEY O BLVD
MONTEE DE LA SOURCE
ROUTE 105
DE L'OUTAOUAIS BLVD
ROAD 148
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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 (Quebec portion)
First Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2013	42	20	8	0	9	12	0	20	111
Q1 2012	84	56	44	0	0	52	0	137	373
% Change	-50.0	-64.3	-81.8	n/a	n/a	-76.9	n/a	-85.4	-70.2
Year-to-date 2013	42	20	8	0	9	12	0	20	111
Year-to-date 2012	84	56	44	0	0	52	0	137	373
% Change	-50.0	-64.3	-81.8	n/a	n/a	-76.9	n/a	-85.4	-70.2
UNDER CONSTRUCTION									
Q1 2013	145	52	55	0	40	304	0	351	947
Q1 2012	170	94	126	0	4	278	0	219	1,021
% Change	-14.7	-44.7	-56.3	n/a	**	9.4	n/a	60.3	-7.2
COMPLETIONS									
Q1 2013	120	52	50	0	0	98	4	20	344
Q1 2012	146	74	61	0	0	66	0	12	359
% Change	-17.8	-29.7	-18.0	n/a	n/a	48.5	n/a	66.7	-4.2
Year-to-date 2013	120	52	50	0	0	98	4	20	344
Year-to-date 2012	146	74	61	0	0	66	0	12	359
% Change	-17.8	-29.7	-18.0	n/a	n/a	48.5	n/a	66.7	-4.2
COMPLETED & NOT ABSORBED									
Q1 2013	57	117	78	0	0	218	n/a	n/a	470
Q1 2012	79	85	74	0	0	141	n/a	n/a	379
% Change	-27.8	37.6	5.4	n/a	n/a	54.6	n/a	n/a	24.0
ABSORBED									
Q1 2013	129	59	38	0	3	79	n/a	n/a	308
Q1 2012	154	55	56	0	0	61	n/a	n/a	326
% Change	-16.2	7.3	-32.1	n/a	n/a	29.5	n/a	n/a	-5.5
Year-to-date 2013	129	59	38	0	3	79	n/a	n/a	308
Year-to-date 2012	154	55	56	0	0	61	n/a	n/a	326
% Change	-16.2	7.3	-32.1	n/a	n/a	29.5	n/a	n/a	-5.5

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q1 2013	14	20	8	0	9	12	0	20	83
Q1 2012	50	56	34	0	0	52	0	137	329
Aylmer									
Q1 2013	2	10	6	0	0	12	0	0	30
Q1 2012	23	10	4	0	0	0	0	66	103
Hull									
Q1 2013	2	4	0	0	4	0	0	0	10
Q1 2012	8	4	4	0	0	0	0	0	16
Gatineau									
Q1 2013	5	0	2	0	5	0	0	17	29
Q1 2012	10	40	26	0	0	52	0	67	195
Buckingham									
Q1 2013	0	4	0	0	0	0	0	0	4
Q1 2012	0	0	0	0	0	0	0	4	4
Masson-Angers									
Q1 2013	5	2	0	0	0	0	0	3	10
Q1 2012	9	2	0	0	0	0	0	0	11
Rest of the CMA (Quebec portion)									
Q1 2013	28	0	0	0	0	0	0	0	28
Q1 2012	34	0	10	0	0	0	0	0	44
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2013	42	20	8	0	9	12	0	20	111
Q1 2012	84	56	44	0	0	52	0	137	373

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

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q1 2013	57	52	53	0	40	304	0	349	855
Q1 2012	95	94	112	0	4	278	0	216	929
Aylmer									
Q1 2013	37	34	47	0	28	104	0	7	257
Q1 2012	34	26	65	0	0	180	0	91	396
Hull									
Q1 2013	2	6	6	0	4	200	0	200	418
Q1 2012	17	12	21	0	0	28	0	19	97
Gatineau									
Q1 2013	11	2	0	0	8	0	0	76	97
Q1 2012	36	42	26	0	4	70	0	99	407
Buckingham									
Q1 2013	0	2	0	0	0	0	0	63	65
Q1 2012	0	4	0	0	0	0	0	7	11
Masson-Angers									
Q1 2013	7	8	0	0	0	0	0	3	18
Q1 2012	8	10	0	0	0	0	0	0	18
Rest of the CMA (Quebec portion)									
Q1 2013	88	0	2	0	0	0	0	2	92
Q1 2012	75	0	14	0	0	0	0	3	92
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2013	145	52	55	0	40	304	0	351	947
Q1 2012	170	94	126	0	4	278	0	219	1,021

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q1 2013	42	46	48	0	0	98	4	19	257
Q1 2012	62	66	57	0	0	66	0	12	263
Aylmer									
Q1 2013	15	10	16	0	0	24	4	6	75
Q1 2012	23	6	49	0	0	24	0	0	102
Hull									
Q1 2013	1	4	14	0	0	50	0	3	72
Q1 2012	4	4	8	0	0	28	0	5	49
Gatineau									
Q1 2013	19	22	18	0	0	18	0	4	81
Q1 2012	28	54	0	0	0	14	0	7	103
Buckingham									
Q1 2013	1	8	0	0	0	6	0	0	15
Q1 2012	1	0	0	0	0	0	0	0	1
Masson-Angers									
Q1 2013	6	2	0	0	0	0	0	6	14
Q1 2012	6	2	0	0	0	0	0	0	8
Rest of the CMA (Quebec portion)									
Q1 2013	78	6	2	0	0	0	0	1	87
Q1 2012	84	8	4	0	0	0	0	0	96
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2013	120	52	50	0	0	98	4	20	344
Q1 2012	146	74	61	0	0	66	0	12	359

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q1 2013	55	117	78	0	0	218	n/a	n/a	468
Q1 2012	74	80	74	0	0	141	n/a	n/a	369
Aylmer									
Q1 2013	27	43	47	0	0	147	n/a	n/a	264
Q1 2012	30	21	58	0	0	104	n/a	n/a	213
Hull									
Q1 2013	4	14	19	0	0	34	n/a	n/a	71
Q1 2012	15	5	11	0	0	27	n/a	n/a	58
Gatineau									
Q1 2013	17	33	12	0	0	33	n/a	n/a	95
Q1 2012	24	47	0	0	0	10	n/a	n/a	81
Buckingham									
Q1 2013	2	17	0	0	0	4	n/a	n/a	23
Q1 2012	0	1	0	0	0	0	n/a	n/a	1
Masson-Angers									
Q1 2013	5	10	0	0	0	0	n/a	n/a	15
Q1 2012	5	6	5	0	0	0	n/a	n/a	16
Rest of the CMA (Quebec portion)									
Q1 2013	2	0	0	0	0	0	n/a	n/a	2
Q1 2012	5	5	0	0	0	0	n/a	n/a	10
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2013	57	117	78	0	0	218	n/a	n/a	470
Q1 2012	79	85	74	0	0	141	n/a	n/a	379

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

Table 1.1: Housing Activity Summary by Submarket First Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q1 2013	51	53	36	0	3	79	n/a	n/a	222
Q1 2012	72	52	52	0	0	61	n/a	n/a	237
Aylmer									
Q1 2013	21	8	14	0	3	35	n/a	n/a	81
Q1 2012	28	13	43	0	0	33	n/a	n/a	117
Hull									
Q1 2013	4	1	11	0	0	17	n/a	n/a	33
Q1 2012	1	2	7	0	0	20	n/a	n/a	30
Gatineau									
Q1 2013	18	26	11	0	0	20	n/a	n/a	75
Q1 2012	27	29	2	0	0	8	n/a	n/a	66
Buckingham									
Q1 2013	1	13	0	0	0	7	n/a	n/a	21
Q1 2012	4	2	0	0	0	0	n/a	n/a	6
Masson-Angers									
Q1 2013	7	5	0	0	0	0	n/a	n/a	12
Q1 2012	12	6	0	0	0	0	n/a	n/a	18
Rest of the CMA (Quebec portion)									
Q1 2013	78	6	2	0	0	0	n/a	n/a	86
Q1 2012	82	3	4	0	0	0	n/a	n/a	89
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2013	129	59	38	0	3	79	n/a	n/a	308
Q1 2012	154	55	56	0	0	61	n/a	n/a	326

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

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2013												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	% Change
City of Gatineau	14	50	20	56	13	8	36	215	83	329	-74.8
Aylmer	2	23	10	10	4	4	14	66	30	103	-70.9
Hull	2	8	4	4	4	4	0	0	10	16	-37.5
Gatineau	5	10	0	40	5	0	19	145	29	195	-85.1
Buckingham	0	0	4	0	0	0	0	4	4	4	0.0
Masson-Angers	5	9	2	2	0	0	3	0	10	11	-9.1
Rest of the CMA (Quebec portion)	28	34	0	0	0	0	0	10	28	44	-36.4
Ottawa-Gatineau CMA (Quebec portion)	42	84	20	56	13	8	36	225	111	373	-70.2

Table 2.1: Starts by Submarket and by Dwelling Type January - March 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
City of Gatineau	14	50	20	56	13	8	36	215	83	329	-74.8
Aylmer	2	23	10	10	4	4	14	66	30	103	-70.9
Hull	2	8	4	4	4	4	0	0	10	16	-37.5
Gatineau	5	10	0	40	5	0	19	145	29	195	-85.1
Buckingham	0	0	4	0	0	0	0	4	4	4	0.0
Masson-Angers	5	9	2	2	0	0	3	0	10	11	-9.1
Rest of the CMA (Quebec portion)	28	34	0	0	0	0	0	10	28	44	-36.4
Ottawa-Gatineau CMA (Quebec portion)	42	84	20	56	13	8	36	225	111	373	-70.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market First Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
City of Gatineau	13	8	0	0	16	78	20	137
Aylmer	4	4	0	0	14	0	0	66
Hull	4	4	0	0	0	0	0	0
Gatineau	5	0	0	0	2	78	17	67
Buckingham	0	0	0	0	0	0	0	4
Masson-Angers	0	0	0	0	0	0	3	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	10	0	0
Ottawa-Gatineau CMA (Quebec portion)	13	8	0	0	16	88	20	137

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
City of Gatineau	13	8	0	0	16	78	20	137
Aylmer	4	4	0	0	14	0	0	66
Hull	4	4	0	0	0	0	0	0
Gatineau	5	0	0	0	2	78	17	67
Buckingham	0	0	0	0	0	0	0	4
Masson-Angers	0	0	0	0	0	0	3	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	10	0	0
Ottawa-Gatineau CMA (Quebec portion)	13	8	0	0	16	88	20	137

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
City of Gatineau	42	140	21	52	20	137	83	329
Aylmer	18	37	12	0	0	66	30	103
Hull	6	16	4	0	0	0	10	16
Gatineau	7	76	5	52	17	67	29	195
Buckingham	4	0	0	0	0	4	4	4
Masson-Angers	7	11	0	0	3	0	10	11
Rest of the CMA (Quebec portion)	28	44	0	0	0	0	28	44
Ottawa-Gatineau CMA (Quebec portion)	70	184	21	52	20	137	111	373

Table 2.5: Starts by Submarket and by Intended Market January - March 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
City of Gatineau	42	140	21	52	20	137	83	329
Aylmer	18	37	12	0	0	66	30	103
Hull	6	16	4	0	0	0	10	16
Gatineau	7	76	5	52	17	67	29	195
Buckingham	4	0	0	0	0	4	4	4
Masson-Angers	7	11	0	0	3	0	10	11
Rest of the CMA (Quebec portion)	28	44	0	0	0	0	28	44
Ottawa-Gatineau CMA (Quebec portion)	70	184	21	52	20	137	111	373

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	% Change
City of Gatineau	42	62	46	66	34	57	135	78	257	263	-2.3
Aylmer	15	23	10	6	20	49	30	24	75	102	-26.5
Hull	1	4	4	4	14	8	53	33	72	49	46.9
Gatineau	19	28	22	54	0	0	40	21	81	103	-21.4
Buckingham	1	1	8	0	0	0	6	0	15	1	**
Masson-Angers	6	6	2	2	0	0	6	0	14	8	75.0
Rest of the CMA (Quebec portion)	78	84	6	8	0	0	3	4	87	96	-9.4
Ottawa-Gatineau CMA (Quebec portion)	120	146	52	74	34	57	138	82	344	359	-4.2

Table 3.1: Completions by Submarket and by Dwelling Type January - March 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
City of Gatineau	42	62	46	66	34	57	135	78	257	263	-2.3
Aylmer	15	23	10	6	20	49	30	24	75	102	-26.5
Hull	1	4	4	4	14	8	53	33	72	49	46.9
Gatineau	19	28	22	54	0	0	40	21	81	103	-21.4
Buckingham	1	1	8	0	0	0	6	0	15	1	**
Masson-Angers	6	6	2	2	0	0	6	0	14	8	75.0
Rest of the CMA (Quebec portion)	78	84	6	8	0	0	3	4	87	96	-9.4
Ottawa-Gatineau CMA (Quebec portion)	120	146	52	74	34	57	138	82	344	359	-4.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
City of Gatineau	30	57	4	0	116	66	19	12
Aylmer	16	49	4	0	24	24	6	0
Hull	14	8	0	0	50	28	3	5
Gatineau	0	0	0	0	36	14	4	7
Buckingham	0	0	0	0	6	0	0	0
Masson-Angers	0	0	0	0	0	0	6	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	4	1	0
Ottawa-Gatineau CMA (Quebec portion)	30	57	4	0	118	70	20	12

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
City of Gatineau	30	57	4	0	116	66	19	12
Aylmer	16	49	4	0	24	24	6	0
Hull	14	8	0	0	50	28	3	5
Gatineau	0	0	0	0	36	14	4	7
Buckingham	0	0	0	0	6	0	0	0
Masson-Angers	0	0	0	0	0	0	6	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	4	1	0
Ottawa-Gatineau CMA (Quebec portion)	30	57	4	0	118	70	20	12

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012	Q1 2013	Q1 2012
City of Gatineau	136	185	98	66	23	12	257	263
Aylmer	41	78	24	24	10	0	75	102
Hull	19	16	50	28	3	5	72	49
Gatineau	59	82	18	14	4	7	81	103
Buckingham	9	1	6	0	0	0	15	1
Masson-Angers	8	8	0	0	6	0	14	8
Rest of the CMA (Quebec portion)	86	96	0	0	1	0	87	96
Ottawa-Gatineau CMA (Quebec portion)	222	281	98	66	24	12	344	359

Table 3.5: Completions by Submarket and by Intended Market
January - March 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
City of Gatineau	136	185	98	66	23	12	257	263
Aylmer	41	78	24	24	10	0	75	102
Hull	19	16	50	28	3	5	72	49
Gatineau	59	82	18	14	4	7	81	103
Buckingham	9	1	6	0	0	0	15	1
Masson-Angers	8	8	0	0	6	0	14	8
Rest of the CMA (Quebec portion)	86	96	0	0	1	0	87	96
Ottawa-Gatineau CMA (Quebec portion)	222	281	98	66	24	12	344	359

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $174,999		$175,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q1 2013	0	0.0	0	0.0	0	0.0	6	11.8	45	88.2	51	400,000	500,194
Q1 2012	0	0.0	0	0.0	0	0.0	10	14.5	59	85.5	69	350,000	357,270
Year-to-date 2013	0	0.0	0	0.0	0	0.0	6	11.8	45	88.2	51	400,000	500,194
Year-to-date 2012	0	0.0	0	0.0	0	0.0	10	14.5	59	85.5	69	350,000	357,270
Aylmer													
Q1 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Hull													
Q1 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gatineau													
Q1 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Buckingham													
Q1 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Masson-Angers													
Q1 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q1 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Rest of the CMA (Quebec portion)													
Q1 2013	0	0.0	0	0.0	2	2.7	9	12.0	64	85.3	75	335,000	331,522
Q1 2012	2	3.3	3	4.9	3	4.9	15	24.6	38	62.3	61	270,000	286,064
Year-to-date 2013	0	0.0	0	0.0	2	2.7	9	12.0	64	85.3	75	335,000	331,522
Year-to-date 2012	2	3.3	3	4.9	3	4.9	15	24.6	38	62.3	61	270,000	286,064
Ottawa-Gatineau CMA (Quebec portion)													
Q1 2013	0	0.0	0	0.0	2	1.6	15	11.9	109	86.5	126	350,000	399,794
Q1 2012	2	1.5	3	2.3	3	2.3	25	19.2	97	74.6	130	300,000	323,858
Year-to-date 2013	0	0.0	0	0.0	2	1.6	15	11.9	109	86.5	126	350,000	399,794
Year-to-date 2012	2	1.5	3	2.3	3	2.3	25	19.2	97	74.6	130	300,000	323,858

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2013						
Submarket	Q1 2013	Q1 2012	% Change	YTD 2013	YTD 2012	% Change
City of Gatineau	500,194	357,270	40.0	500,194	357,270	40.0
Aylmer	655,261	420,382	55.9	655,261	420,382	55.9
Hull	--	--	n/a	--	--	n/a
Gatineau	432,559	353,330	22.4	432,559	353,330	22.4
Buckingham	--	--	n/a	--	--	n/a
Masson-Angers	--	254,265	n/a	--	254,265	n/a
Rest of the CMA (Quebec portion)	331,522	286,064	15.9	331,522	286,064	15.9
Ottawa-Gatineau CMA (Quebec portion)	399,794	323,858	23.4	399,794	323,858	23.4

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau							
	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2013	610	1,729	2,035	244,178	10.0	246,790	7.9
Q1 2012	760	1,723	1,743	238,972	6.9	239,141	6.4
% Change	-19.7	0.3	16.8	2.2	n/a	3.2	n/a
YTD 2013	610	1,729	2,035	244,178	10.0	n/a	n/a
YTD 2012	760	1,723	1,743	238,972	6.9	n/a	n/a
% Change	-19.7	0.3	16.8	2.2	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2013	105	340	413	173,503	11.8	174,276	9.2
Q1 2012	137	309	298	174,265	6.5	169,421	5.5
% Change	-23.4	10.0	38.5	-0.4	n/a	2.9	n/a
YTD 2013	105	340	413	173,503	11.8	n/a	n/a
YTD 2012	137	309	298	174,265	6.5	n/a	n/a
% Change	-23.4	10.0	38.5	-0.4	n/a	n/a	n/a
PLEX*							
Q1 2013	62	144	164	288,499	7.9	286,716	6.9
Q1 2012	66	157	149	281,327	6.8	278,633	7.1
% Change	-6.1	-8.3	9.8	2.5	n/a	2.9	n/a
YTD 2013	62	144	164	288,499	7.9	n/a	n/a
YTD 2012	66	157	149	281,327	6.8	n/a	n/a
% Change	-6.1	-8.3	9.8	2.5	n/a	n/a	n/a
TOTAL							
Q1 2013	778	2,214	2,617	239,244	10.1	242,539	8.0
Q1 2012	963	2,194	2,198	235,341	6.8	235,301	6.3
% Change	-19.2	0.9	19.1	1.7	n/a	3.1	n/a
YTD 2013	778	2,214	2,617	239,244	10.1	n/a	n/a
YTD 2012	963	2,194	2,198	235,341	6.8	n/a	n/a
% Change	-19.2	0.9	19.1	1.7	n/a	n/a	n/a

[1] Source: Centris® Statistics.
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
First Quarter 2013

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.1	119.7	175.3	6.4	71.9	901
	February	595	3.20	5.24	114.4	120.4	175.2	5.9	71.4	908
	March	595	3.20	5.24	115.0	120.8	175.0	5.4	70.9	911
	April	607	3.20	5.44	115.0	121.3	174.7	5.6	70.8	912
	May	601	3.20	5.34	115.4	121.1	174.0	5.9	70.7	906
	June	595	3.20	5.24	115.9	120.6	173.8	6.2	70.8	914
	July	595	3.10	5.24	116.1	120.5	173.4	6.1	70.4	916
	August	595	3.10	5.24	116.2	120.9	172.6	6.0	69.9	921
	September	595	3.10	5.24	116.2	120.9	171.4	6.1	69.5	923
	October	595	3.10	5.24	116.4	121.3	171.4	6.1	69.4	926
	November	595	3.10	5.24	116.8	121.1	171.9	6.4	69.7	928
	December	595	3.00	5.24	116.8	120.5	171.6	6.6	69.7	919
2013	January	595	3.00	5.24	116.6	120.4	171	6.8	69.7	911
	February	595	3.00	5.24	116.4	122.1	171.1	6.9	69.6	904
	March	590	3.00	5.14		121.8	171.8	6.7	69.7	904
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions.

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