HOUSING NOW
Gatineau[1]

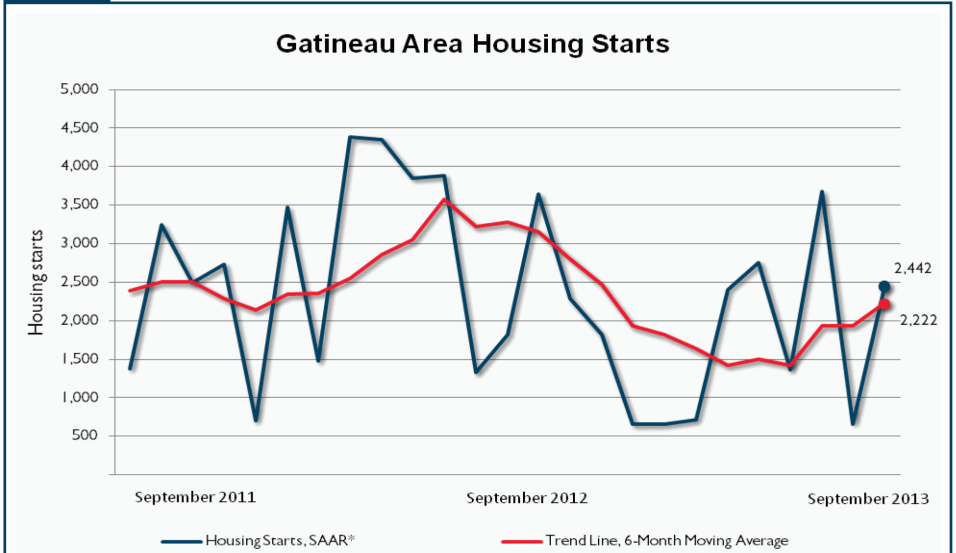
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2013

Highlights

- The decrease in housing starts continued in the third quarter.
- Centris® sales posted their first increase of the year in the third quarter.
- The resale market is easing, which results in a limited price increase.

Figure 1



Source: CMHC
*SAAR[2]: Seasonally Adjusted Annual Rate

[1] Quebec part of Ottawa-Gatineau CMA

[2] All starts figures in this release, other than actual starts and the trend estimate, are seasonally adjusted annual rates (SAAR)—that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace were maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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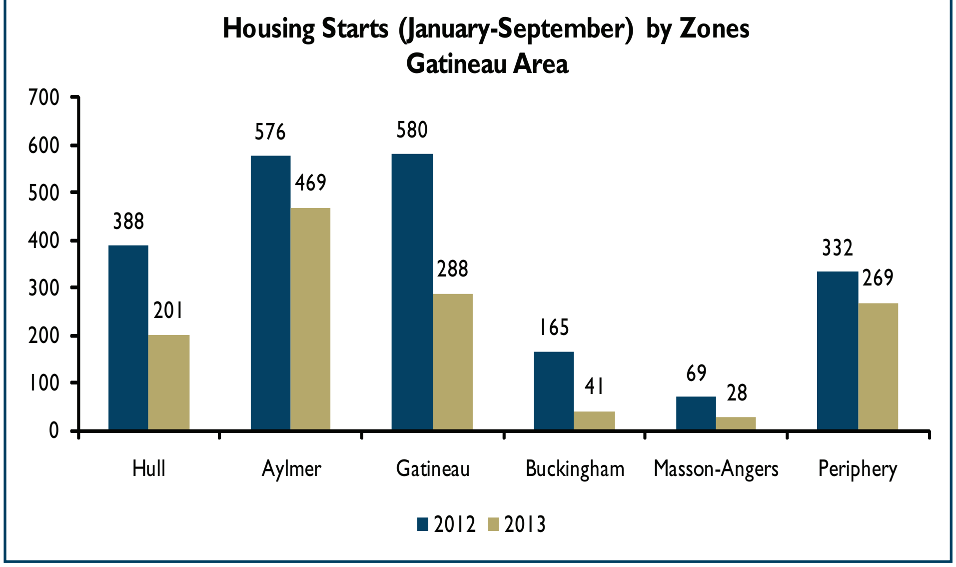
New home market

Housing starts in the Gatineau area were trending at 2,222 units in September compared to 1,935 units in August. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. Housing starts trended higher in the Gatineau area in September as a result of the construction of many condominium units.

In the third quarter of 2013, foundations were laid for 597 dwellings, compared to 619 in the third quarter of 2012. This 4-per-cent decrease nevertheless represented a smaller drop than the declines posted in the previous quarters. In fact, from January to September 2013, housing starts fell by 39 per cent from the same period in 2012 (1,296 housing starts). The slowdown in residential construction affected all housing segments: single-detached houses, semi-detached and row homes[3] and apartments. The same held true for each of the intended markets (freehold, rental and condominium) and each geographic sector of the area. However, among all these decreases, it should be mentioned that condominiums were the housing type that recorded the smallest decline in starts.

The drop in residential construction was due to several factors. First, employment in the region has been down 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 found takers in the area is relatively high, which is prompting area builders to slow down the pace and clear their inventories.

Figure 2



Source: CMHC

Resale market

In the third quarter of 2013, Centris® sales grew by 1 per cent compared to the same quarter in 2012, reaching 872 units. This increase was the first gain recorded in over a year. It should still be mentioned that the number of transactions registered from July to September 2013 remained low from a historical standpoint.

From January to September 2013, however, the number of properties that changed hands recorded a decrease of 9 per cent from the same period in 2012. The decline in sales of existing homes extended to all market segments, especially condominiums and plexes. The weak job market is likely one of the 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 third quarter (+19 per cent). For the first nine months of 2013, the supply of homes for sale listed in the Centris® system reached slightly over 2,800 units (+20 per cent).

Once again, increases in existing homes for sale were observed in all market segments. Condominium listings particularly stood out in the first three quarters of the year, with a 44-per-cent increase.

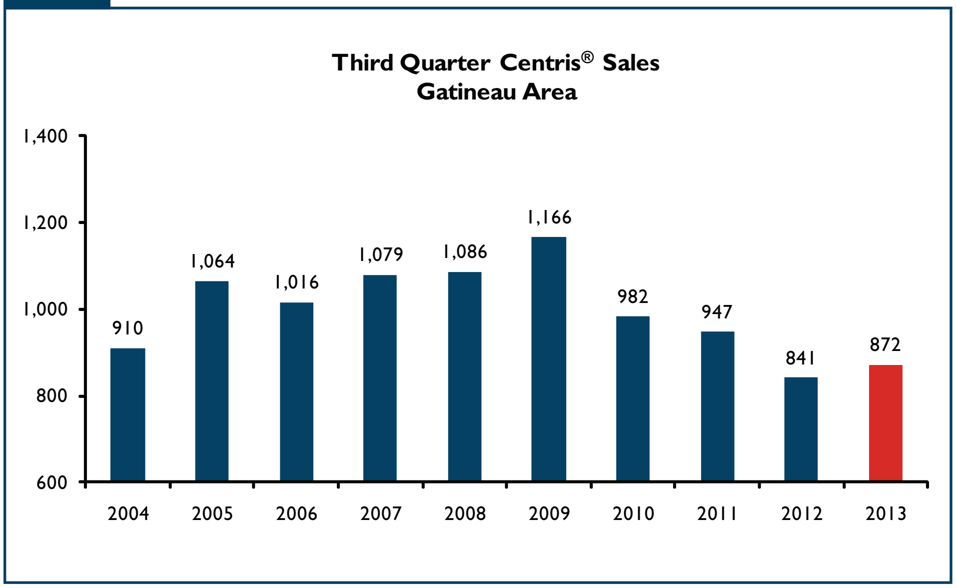
This increase in the supply of condominiums since the beginning of the year therefore caused market conditions in this segment to continue easing and to remain favourable to buyers. In the case of single-family homes and plexes, conditions were at the limit between a seller's market and a balanced market (12-month moving average).

[3] Semi-detached home starts were down, while row home starts were up slightly. Overall, however, fewer semi-detached and row homes were started in the first nine months of 2013 than a year earlier.

The growth in price moderated on the resale market

The overall average Centris® price (for single-family homes, condominiums and plexes) reached $244,699 in the third quarter of 2013, up 2 per cent compared to the same period in 2012. From January to September 2013, the growth in prices was relatively limited, at 1.8 per cent, which was directly linked to the current market conditions. In the case of condominiums, the average price recorded no growth during this period.

Figure 3



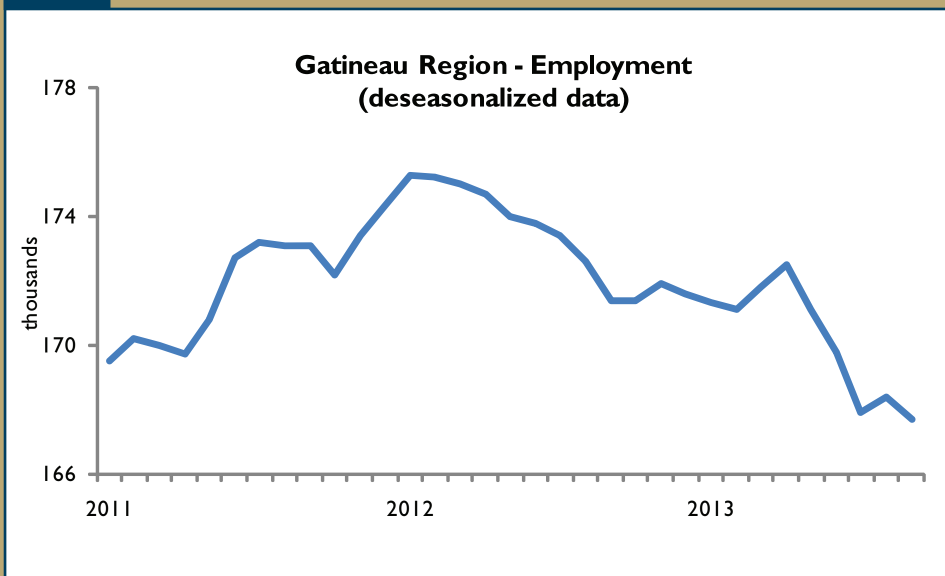
Source: QFREB by the Centris® system

Economy at a glance

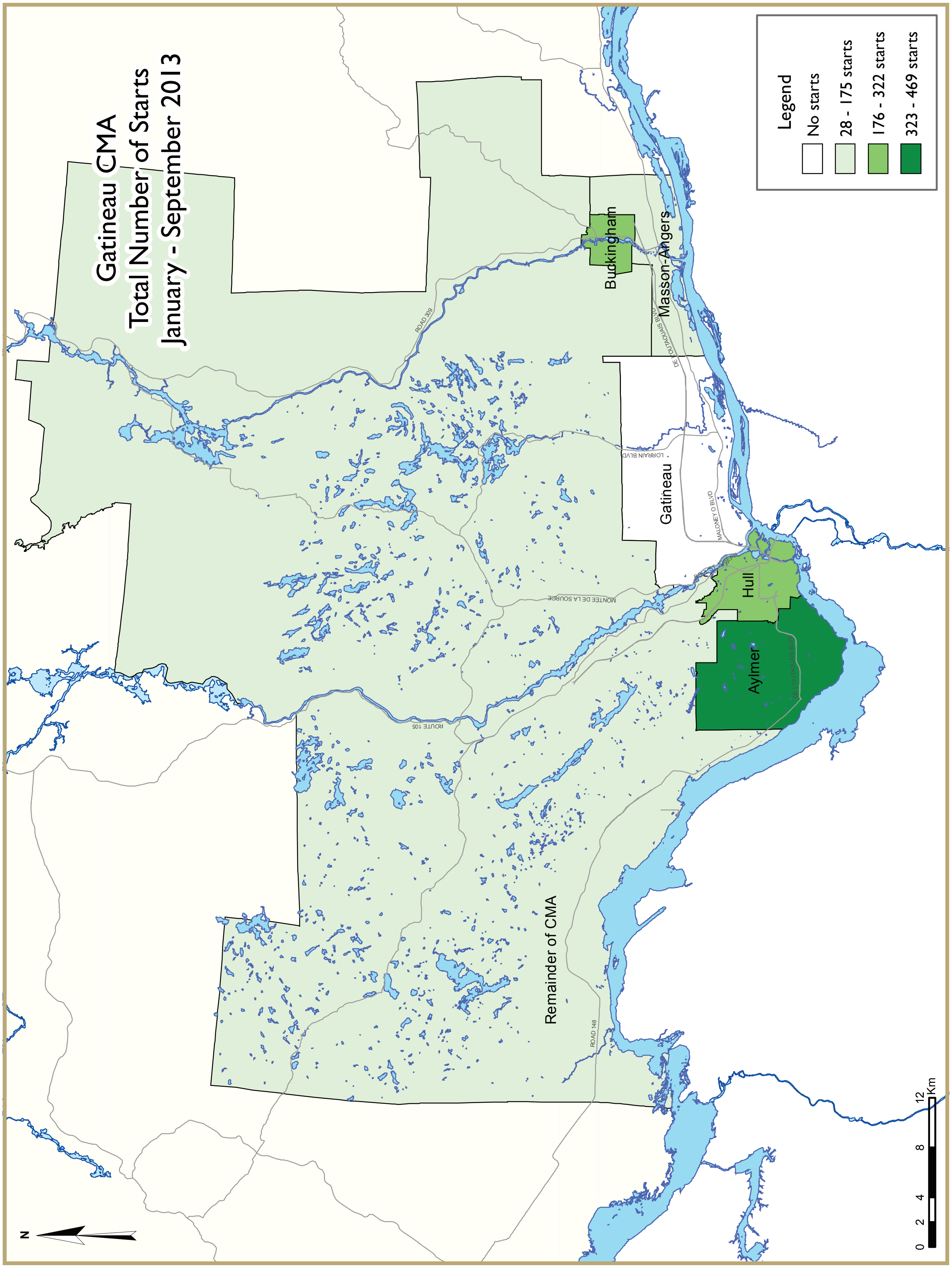
The current state of the job market in the Gatineau area is one of the factors accounting for the weakness in demand on the real estate market. Since the beginning of the year, employment has decreased by 2 per cent in the area, which represents a net loss of some 4,000 jobs.

An analysis of the data by industry revealed that the decrease in public administration jobs was essentially responsible for this decline on the Gatineau labour market. In other words, job creation in the private sector did not manage to compensate the losses registered in the public sector. In addition, the downturn on the labour market mainly affected full-time jobs and workers aged 25 to 44. These decreases contributed to moderating demand on the housing market.

Figure 4



Source: Statistics Canada, Labour Force Survey
Seasonally adjusted data


Gatineau CMA
Total Number of Starts
January - September 2013
Legend
No starts
28 - 175 starts
176 - 322 starts
323 - 469 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
LORRAIN BLVD
MALONEY O BLVD
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
N
0 2 4 8 12 Km

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) September 2013		
Gatineau CMA[1]	August 2013	September 2013
Trend[2]	1,935	2,222
SAAR	679	2,442
	September 2012	September 2013
Actual		
September - Single-Detached	84	69
September - Multiples	83	153
September - Total	167	222
January to September - Single-Detached	545	354
January to September - Multiples	1,565	942
January to September - Total	2,110	1,296

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion) Third 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									
Q3 2013	160	80	23	0	8	138	0	188	597
Q3 2012	211	116	57	0	0	94	4	137	619
% Change	-24.2	-31.0	-59.6	n/a	n/a	46.8	-100.0	37.2	-3.6
Year-to-date 2013	354	184	105	0	27	309	4	313	1,296
Year-to-date 2012	545	376	209	0	0	434	4	542	2,110
% Change	-35.0	-51.1	-49.8	n/a	n/a	-28.8	0.0	-42.3	-38.6
UNDER CONSTRUCTION									
Q3 2013	212	92	90	0	29	471	0	440	1,334
Q3 2012	301	116	114	0	8	330	4	297	1,170
% Change	-29.6	-20.7	-21.1	n/a	**	42.7	-100.0	48.1	14.0
COMPLETIONS									
Q3 2013	136	54	35	0	9	86	4	91	415
Q3 2012	173	160	56	0	0	181	0	224	794
% Change	-21.4	-66.3	-37.5	n/a	n/a	-52.5	n/a	-59.4	-47.7
Year-to-date 2013	365	176	112	0	29	228	8	224	1,142
Year-to-date 2012	476	372	230	0	4	423	0	309	1,944
% Change	-23.3	-52.7	-51.3	n/a	**	-46.1	n/a	-27.5	-41.3
COMPLETED & NOT ABSORBED									
Q3 2013	62	93	53	0	7	172	n/a	n/a	387
Q3 2012	75	124	72	0	0	197	n/a	n/a	468
% Change	-17.3	-25.0	-26.4	n/a	n/a	-12.7	n/a	n/a	-17.3
ABSORBED									
Q3 2013	135	63	26	0	15	101	n/a	n/a	340
Q3 2012	184	133	98	0	0	120	n/a	n/a	535
% Change	-26.6	-52.6	-73.5	n/a	n/a	-15.8	n/a	n/a	-36.4
Year-to-date 2013	369	207	125	0	25	255	n/a	n/a	981
Year-to-date 2012	488	314	227	0	4	362	n/a	n/a	1,395
% Change	-24.4	-34.1	-44.9	n/a	**	-29.6	n/a	n/a	-29.7

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2013	51	64	21	0	8	138	0	187	469
Q3 2012	73	110	51	0	0	94	4	137	469
Aylmer									
Q3 2013	16	6	9	0	8	96	0	51	186
Q3 2012	27	34	25	0	0	58	4	3	151
Hull									
Q3 2013	8	0	4	0	0	42	0	45	99
Q3 2012	5	4	22	0	0	0	0	119	150
Gatineau									
Q3 2013	23	58	8	0	0	0	0	91	180
Q3 2012	21	48	4	0	0	36	0	6	115
Buckingham									
Q3 2013	1	0	0	0	0	0	0	0	1
Q3 2012	6	14	0	0	0	0	0	0	20
Masson-Angers									
Q3 2013	3	0	0	0	0	0	0	0	3
Q3 2012	14	10	0	0	0	0	0	9	33
Rest of the CMA (Quebec portion)									
Q3 2013	109	16	2	0	0	0	0	1	128
Q3 2012	138	6	6	0	0	0	0	0	150
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2013	160	80	23	0	8	138	0	188	597
Q3 2012	211	116	57	0	0	94	4	137	619

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

Table 1.2: Housing Activity Summary by Submarket Third 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									
Q3 2013	74	76	86	0	29	471	0	439	1,175
Q3 2012	110	108	104	0	8	330	4	297	961
Aylmer									
Q3 2013	21	20	72	0	24	213	0	94	444
Q3 2012	46	42	40	0	8	110	4	57	307
Hull									
Q3 2013	16	0	2	0	5	234	0	185	442
Q3 2012	6	4	30	0	0	190	0	122	352
Gatineau									
Q3 2013	28	56	12	0	0	0	0	159	255
Q3 2012	36	38	30	0	0	12	0	43	159
Buckingham									
Q3 2013	1	0	0	0	0	24	0	0	25
Q3 2012	7	16	4	0	0	18	0	66	111
Masson-Angers									
Q3 2013	8	0	0	0	0	0	0	1	9
Q3 2012	15	8	0	0	0	0	0	9	32
Rest of the CMA (Quebec portion)									
Q3 2013	138	16	4	0	0	0	0	1	159
Q3 2012	191	8	10	0	0	0	0	0	209
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2013	212	92	90	0	29	471	0	440	1,334
Q3 2012	301	116	114	0	8	330	4	297	1,170

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

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Third 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									
Q3 2013	55	40	33	0	9	86	4	88	315
Q3 2012	86	160	52	0	0	181	0	224	703
Aylmer									
Q3 2013	27	10	25	0	4	62	0	6	134
Q3 2012	43	24	12	0	0	85	0	98	262
Hull									
Q3 2013	2	2	4	0	5	24	4	12	53
Q3 2012	9	4	4	0	0	14	0	13	44
Gatineau									
Q3 2013	20	24	4	0	0	0	0	4	52
Q3 2012	23	100	34	0	0	82	0	105	344
Buckingham									
Q3 2013	2	4	0	0	0	0	0	63	69
Q3 2012	7	18	2	0	0	0	0	8	35
Masson-Angers									
Q3 2013	4	0	0	0	0	0	0	3	7
Q3 2012	4	14	0	0	0	0	0	0	18
Rest of the CMA (Quebec portion)									
Q3 2013	81	14	2	0	0	0	0	3	100
Q3 2012	87	0	4	0	0	0	0	0	91
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2013	136	54	35	0	9	86	4	91	415
Q3 2012	173	160	56	0	0	181	0	224	794

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2013	54	87	53	0	7	172	n/a	n/a	373
Q3 2012	68	124	72	0	0	197	n/a	n/a	461
Aylmer									
Q3 2013	32	27	37	0	3	134	n/a	n/a	233
Q3 2012	36	37	53	0	0	125	n/a	n/a	251
Hull									
Q3 2013	1	12	11	0	2	22	n/a	n/a	48
Q3 2012	11	11	6	0	0	9	n/a	n/a	37
Gatineau									
Q3 2013	14	28	5	0	2	15	n/a	n/a	64
Q3 2012	15	51	11	0	0	63	n/a	n/a	140
Buckingham									
Q3 2013	2	19	0	0	0	1	n/a	n/a	22
Q3 2012	2	14	0	0	0	0	n/a	n/a	16
Masson-Angers									
Q3 2013	5	1	0	0	0	0	n/a	n/a	6
Q3 2012	4	11	2	0	0	0	n/a	n/a	17
Rest of the CMA (Quebec portion)									
Q3 2013	8	6	0	0	0	0	n/a	n/a	14
Q3 2012	7	0	0	0	0	0	n/a	n/a	7
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2013	62	93	53	0	7	172	n/a	n/a	387
Q3 2012	75	124	72	0	0	197	n/a	n/a	468

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2013	60	53	24	0	15	101	n/a	n/a	253
Q3 2012	102	133	94	0	0	120	n/a	n/a	449
Aylmer									
Q3 2013	24	20	17	0	5	69	n/a	n/a	135
Q3 2012	47	15	40	0	0	68	n/a	n/a	170
Hull									
Q3 2013	3	6	6	0	5	27	n/a	n/a	47
Q3 2012	9	9	15	0	0	20	n/a	n/a	53
Gatineau									
Q3 2013	25	15	1	0	5	5	n/a	n/a	51
Q3 2012	34	93	34	0	0	32	n/a	n/a	193
Buckingham									
Q3 2013	2	5	0	0	0	0	n/a	n/a	7
Q3 2012	5	10	2	0	0	0	n/a	n/a	17
Masson-Angers									
Q3 2013	6	7	0	0	0	0	n/a	n/a	13
Q3 2012	7	6	3	0	0	0	n/a	n/a	16
Rest of the CMA (Quebec portion)									
Q3 2013	75	10	2	0	0	0	n/a	n/a	87
Q3 2012	82	0	4	0	0	0	n/a	n/a	86
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2013	135	63	26	0	15	101	n/a	n/a	340
Q3 2012	184	133	98	0	0	120	n/a	n/a	535

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

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
City of Gatineau	51	73	64	110	25	55	329	231	469	469	0.0
Aylmer	16	27	6	34	17	29	147	61	186	151	23.2
Hull	8	5	0	4	4	22	87	119	99	150	-34.0
Gatineau	23	21	58	48	4	4	95	42	180	115	56.5
Buckingham	1	6	0	14	0	0	0	0	1	20	-95.0
Masson-Angers	3	14	0	10	0	0	0	9	3	33	-90.9
Rest of the CMA (Quebec portion)	109	138	16	6	0	0	3	6	128	150	-14.7
Ottawa-Gatineau CMA (Quebec portion)	160	211	80	116	25	55	332	237	597	619	-3.6

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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	134	241	144	368	122	113	627	1056	1027	1778	-42.2
Aylmer	39	118	26	76	83	71	321	311	469	576	-18.6
Hull	20	19	10	14	22	34	149	321	201	388	-48.2
Gatineau	53	58	92	194	17	8	126	320	288	580	-50.3
Buckingham	3	14	14	56	0	0	24	95	41	165	-75.2
Masson-Angers	19	32	2	28	0	0	7	9	28	69	-59.4
Rest of the CMA (Quebec portion)	220	304	40	8	0	0	9	20	269	332	-19.0
Ottawa-Gatineau CMA (Quebec portion)	354	545	184	376	122	113	636	1,076	1,296	2,110	-38.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
City of Gatineau	25	51	0	4	142	94	187	137
Aylmer	17	25	0	4	96	58	51	3
Hull	4	22	0	0	42	0	45	119
Gatineau	4	4	0	0	4	36	91	6
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	9
Rest of the CMA (Quebec portion)	0	0	0	0	2	6	1	0
Ottawa-Gatineau CMA (Quebec portion)	25	51	0	4	144	100	188	137

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	118	109	4	4	317	514	310	542
Aylmer	83	67	0	4	221	138	100	173
Hull	18	34	4	0	66	190	83	131
Gatineau	17	8	0	0	6	162	120	158
Buckingham	0	0	0	0	24	24	0	71
Masson-Angers	0	0	0	0	0	0	7	9
Rest of the CMA (Quebec portion)	0	0	0	0	6	20	3	0
Ottawa-Gatineau CMA (Quebec portion)	118	109	4	4	323	534	313	542

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
City of Gatineau	136	234	146	94	187	141	469	469
Aylmer	31	86	104	58	51	7	186	151
Hull	12	31	42	0	45	119	99	150
Gatineau	89	73	0	36	91	6	180	115
Buckingham	1	20	0	0	0	0	1	20
Masson-Angers	3	24	0	0	0	9	3	33
Rest of the CMA (Quebec portion)	127	150	0	0	1	0	128	150
Ottawa-Gatineau CMA (Quebec portion)	263	384	146	94	188	141	597	619

Table 2.5: Starts by Submarket and by Intended Market
January - September 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	377	798	336	434	314	546	1,027	1,778
Aylmer	142	261	227	138	100	177	469	576
Hull	34	67	80	190	87	131	201	388
Gatineau	163	334	5	88	120	158	288	580
Buckingham	17	76	24	18	0	71	41	165
Masson-Angers	21	60	0	0	7	9	28	69
Rest of the CMA (Quebec portion)	266	332	0	0	3	0	269	332
Ottawa-Gatineau CMA (Quebec portion)	643	1,130	336	434	317	546	1,296	2,110

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	% Change
City of Gatineau	55	86	40	160	46	20	174	437	315	703	-55.2
Aylmer	27	43	10	24	29	12	68	183	134	262	-48.9
Hull	2	9	2	4	13	4	36	27	53	44	20.5
Gatineau	20	23	24	100	4	4	4	217	52	344	-84.9
Buckingham	2	7	4	18	0	0	63	10	69	35	97.1
Masson-Angers	4	4	0	14	0	0	3	0	7	18	-61.1
Rest of the CMA (Quebec portion)	81	87	14	0	0	0	5	4	100	91	9.9
Ottawa-Gatineau CMA (Quebec portion)	136	173	54	160	46	20	179	441	415	794	-47.7

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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	145	238	146	364	123	166	467	909	881	1677	-47.5
Aylmer	68	106	40	56	76	129	143	370	327	661	-50.5
Hull	5	26	16	22	35	29	183	89	239	166	44.0
Gatineau	50	76	60	212	12	8	60	440	182	736	-75.3
Buckingham	3	8	20	44	0	0	69	10	92	62	48.4
Masson-Angers	19	22	10	30	0	0	12	0	41	52	-21.2
Rest of the CMA (Quebec portion)	220	238	30	8	0	0	11	21	261	267	-2.2
Ottawa-Gatineau CMA (Quebec portion)	365	476	176	372	123	166	478	930	1,142	1,944	-41.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
City of Gatineau	42	20	4	0	86	213	88	224
Aylmer	29	12	0	0	62	85	6	98
Hull	9	4	4	0	24	14	12	13
Gatineau	4	4	0	0	0	112	4	105
Buckingham	0	0	0	0	0	2	63	8
Masson-Angers	0	0	0	0	0	0	3	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	4	3	0
Ottawa-Gatineau CMA (Quebec portion)	42	20	4	0	88	217	91	224

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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	115	166	8	0	248	473	219	306
Aylmer	72	129	4	0	124	259	19	111
Hull	31	29	4	0	82	56	101	33
Gatineau	12	8	0	0	36	156	24	154
Buckingham	0	0	0	0	6	2	63	8
Masson-Angers	0	0	0	0	0	0	12	0
Rest of the CMA (Quebec portion)	0	0	0	0	6	18	5	3
Ottawa-Gatineau CMA (Quebec portion)	115	166	8	0	254	491	224	309

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012	Q3 2013	Q3 2012
City of Gatineau	128	298	95	181	92	224	315	703
Aylmer	62	79	66	85	6	98	134	262
Hull	8	17	29	14	16	13	53	44
Gatineau	48	157	0	82	4	105	52	344
Buckingham	6	27	0	0	63	8	69	35
Masson-Angers	4	18	0	0	3	0	7	18
Rest of the CMA (Quebec portion)	97	91	0	0	3	0	100	91
Ottawa-Gatineau CMA (Quebec portion)	225	389	95	181	95	224	415	794

Table 3.5: Completions by Submarket and by Intended Market
January - September 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	397	814	257	427	227	306	881	1,677
Aylmer	170	291	134	259	23	111	327	661
Hull	43	77	91	56	105	33	239	166
Gatineau	132	340	26	112	24	154	182	736
Buckingham	23	54	6	0	63	8	92	62
Masson-Angers	29	52	0	0	12	0	41	52
Rest of the CMA (Quebec portion)	256	264	0	0	5	3	261	267
Ottawa-Gatineau CMA (Quebec portion)	653	1,078	257	427	232	309	1,142	1,944

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third 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													
Q3 2013	0	0.0	0	0.0	0	0.0	1	1.7	59	98.3	60	376,480	391,173
Q3 2012	0	0.0	0	0.0	0	0.0	8	7.9	93	92.1	101	400,000	411,489
Year-to-date 2013	0	0.0	0	0.0	0	0.0	8	5.2	147	94.8	155	386,138	426,187
Year-to-date 2012	0	0.0	0	0.0	0	0.0	24	9.7	223	90.3	247	390,000	391,857
Aylmer													
Q3 2013	0	0.0	0	0.0	0	0.0	1	4.2	23	95.8	24	403,261	421,531
Q3 2012	0	0.0	0	0.0	0	0.0	0	0.0	47	100.0	47	416,212	441,205
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	2.9	67	97.1	69	406,522	497,469
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	104	100.0	104	400,000	425,357
Hull													
Q3 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Q3 2012	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	400,000	449,374
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	451,406	454,260
Gatineau													
Q3 2013	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	375,000	390,263
Q3 2012	0	0.0	0	0.0	0	0.0	3	9.1	30	90.9	33	400,000	425,882
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	1.9	51	98.1	52	376,480	395,095
Year-to-date 2012	0	0.0	0	0.0	0	0.0	6	7.7	72	92.3	78	378,313	392,020
Buckingham													
Q3 2013	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Q3 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2013	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	3	33.3	6	66.7	9	--	--
Masson-Angers													
Q3 2013	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Q3 2012	0	0.0	0	0.0	0	0.0	4	57.1	3	42.9	7	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	5	25.0	15	75.0	20	260,000	265,284
Year-to-date 2012	0	0.0	0	0.0	0	0.0	15	51.7	14	48.3	29	243,800	252,675
Rest of the CMA (Quebec portion)													
Q3 2013	0	0.0	0	0.0	1	1.4	8	11.0	64	87.7	73	350,000	376,119
Q3 2012	0	0.0	0	0.0	0	0.0	5	6.2	76	93.8	81	340,000	350,875
Year-to-date 2013	0	0.0	0	0.0	3	1.4	23	11.1	182	87.5	208	335,182	351,369
Year-to-date 2012	2	1.0	3	1.5	3	1.5	25	12.2	172	83.9	205	300,000	333,059
Ottawa-Gatineau CMA (Quebec portion)													
Q3 2013	0	0.0	0	0.0	1	0.8	9	6.8	123	92.5	133	353,000	382,911
Q3 2012	0	0.0	0	0.0	0	0.0	13	7.1	169	92.9	182	371,278	384,513
Year-to-date 2013	0	0.0	0	0.0	3	0.8	31	8.5	329	90.6	363	350,000	383,316
Year-to-date 2012	2	0.4	3	0.7	3	0.7	49	10.8	395	87.4	452	350,000	365,190

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2013

Submarket	Q3 2013	Q3 2012	% Change	YTD 2013	YTD 2012	% Change
City of Gatineau	391,173	411,489	-4.9	426,187	391,857	8.8
Aylmer	421,531	441,205	-4.5	497,469	425,357	17.0
Hull	--	--	n/a	449,374	454,260	-1.1
Gatineau	390,263	425,882	-8.4	395,095	392,020	0.8
Buckingham	--	--	n/a	--	--	n/a
Masson-Angers	--	--	n/a	265,284	252,675	5.0
Rest of the CMA (Quebec portion)	376,119	350,875	7.2	351,369	333,059	5.5
Ottawa-Gatineau CMA (Quebec portion)	382,911	384,513	-0.4	383,316	365,190	5.0

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*							
Q3 2013	696	1,550	2,211	252,335	9.5	249,667	8.7
Q3 2012	685	1,458	1,913	245,077	8.4	244,063	6.8
% Change	1.6	6.3	15.6	3.0	n/a	2.3	n/a
YTD 2013	2,351	5,150	2,183	251,101	8.4	n/a	n/a
YTD 2012	2,542	5,002	1,869	245,818	6.6	n/a	n/a
% Change	-7.5	3.0	16.8	2.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2013	110	290	506	175,946	13.8	174,344	12.0
Q3 2012	119	240	358	176,932	9.0	176,077	7.0
% Change	-7.6	20.8	41.4	-0.6	n/a	-1.0	n/a
YTD 2013	356	978	482	175,391	12.2	n/a	n/a
YTD 2012	417	864	335	175,346	7.2	n/a	n/a
% Change	-14.6	13.2	43.9	0.0	n/a	n/a	n/a
PLEX*							
Q3 2013	65	119	189	286,580	8.7	287,545	8.2
Q3 2012	57	114	164	295,537	8.6	278,039	6.6
% Change	14.0	4.4	15.3	-3.0	n/a	3.4	n/a
YTD 2013	195	434	182	285,297	8.4	n/a	n/a
YTD 2012	221	418	158	282,393	6.4	n/a	n/a
% Change	-11.8	3.8	15.2	1.0	n/a	n/a	n/a
TOTAL							
Q3 2013	872	1,965	2,914	244,699	10.0	242,304	9.1
Q3 2012	863	1,816	2,441	239,714	8.5	237,480	6.8
% Change	1.0	8.2	19.4	2.1	n/a	2.0	n/a
YTD 2013	2,905	6,572	2,854	243,481	8.8	n/a	n/a
YTD 2012	3,183	6,296	2,368	239,132	6.7	n/a	n/a
% Change	-8.7	4.4	20.5	1.8	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[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
Third 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	116.5	121.8	171.8	6.7	69.7	904
	April	590	3.00	5.14	116.6	121.8	172.5	6.4	69.7	908
	May	590	3.00	5.14	116.3	121.9	171.1	5.9	68.7	913
	June	590	3.14	5.14	116.3	121.8	169.8	5.8	68.0	913
	July	590	3.14	5.14	116.1	121.8	167.9	6.3	67.5	909
	August	601	3.14	5.34	116.0	121.9	168.4	6.0	67.4	909
	September	601	3.14	5.34		122.0	167.7	5.9	67.0	918
	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 2011 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 modeled 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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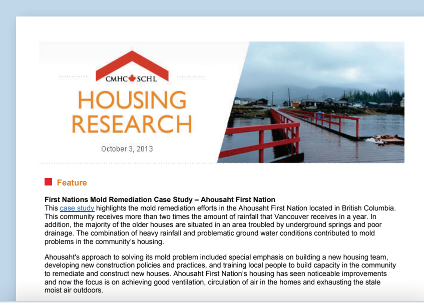
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Feature

First Nations Mold Remediation Case Study – Ahousaht First Nation
This case study highlights the mold remediation efforts in the Ahousaht First Nation located in British Columbia. This community receives more than two times the amount of rainfall that Vancouver receives in a year. In addition, the majority of the older houses are situated in an area troubled by underground springs and poor drainage. The combination of heavy rainfall and problematic ground water conditions contributed to mold problems in the community's housing.

Ahousaht's approach to solving its mold problem included special emphasis on building a new housing team, developing new construction policies and practices, and training local people to build capacity in the community to remediate and construct new houses. Ahousaht First Nation's housing has seen noticeable improvements and now the focus is on achieving good ventilation, circulation of air in the homes and exhausting the stale moist air outdoors.

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