

HOUSING NOW

Ottawa¹



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2014

Highlights

- The year started off with seasonally-adjusted construction moderating for all dwelling types compared to December.
- In comparison to January a year earlier, start performance was mixed; single-detached construction expanded, while apartment starts retreated.
- The bulk of starts activity, including that of apartments, was concentrated outside the Greenbelt.

Figure 1

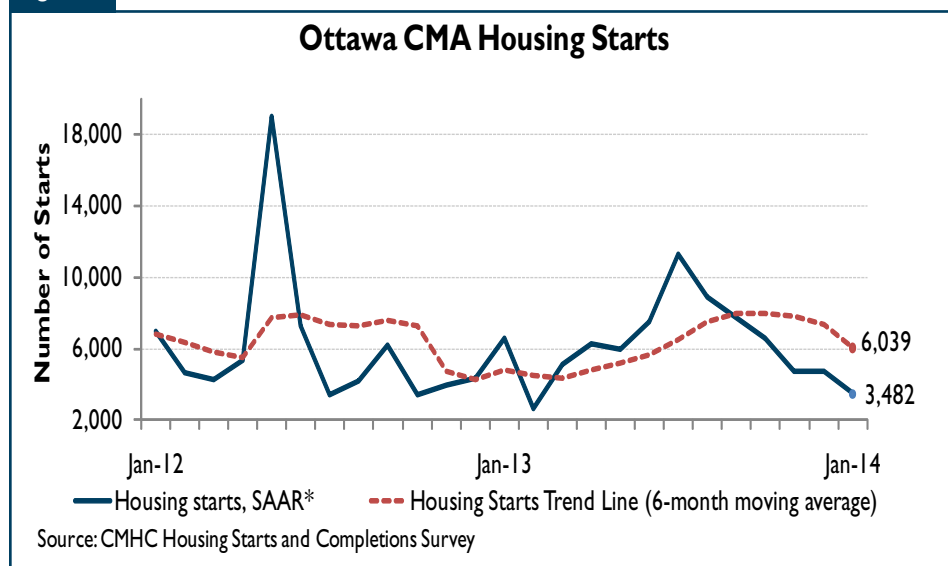
* SAAR²: Seasonally Adjusted Annual Rate.¹ Ontario part of Ottawa-Gatineau CMA² All starts figures in this report, other than actual starts and the trend estimate, are seasonally adjusted annual rates. (SAAR) — that is, monthly figures adjusted to remove normal seasonal variation and multiplied by 12 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 was 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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Ottawa Starts Moderate In January

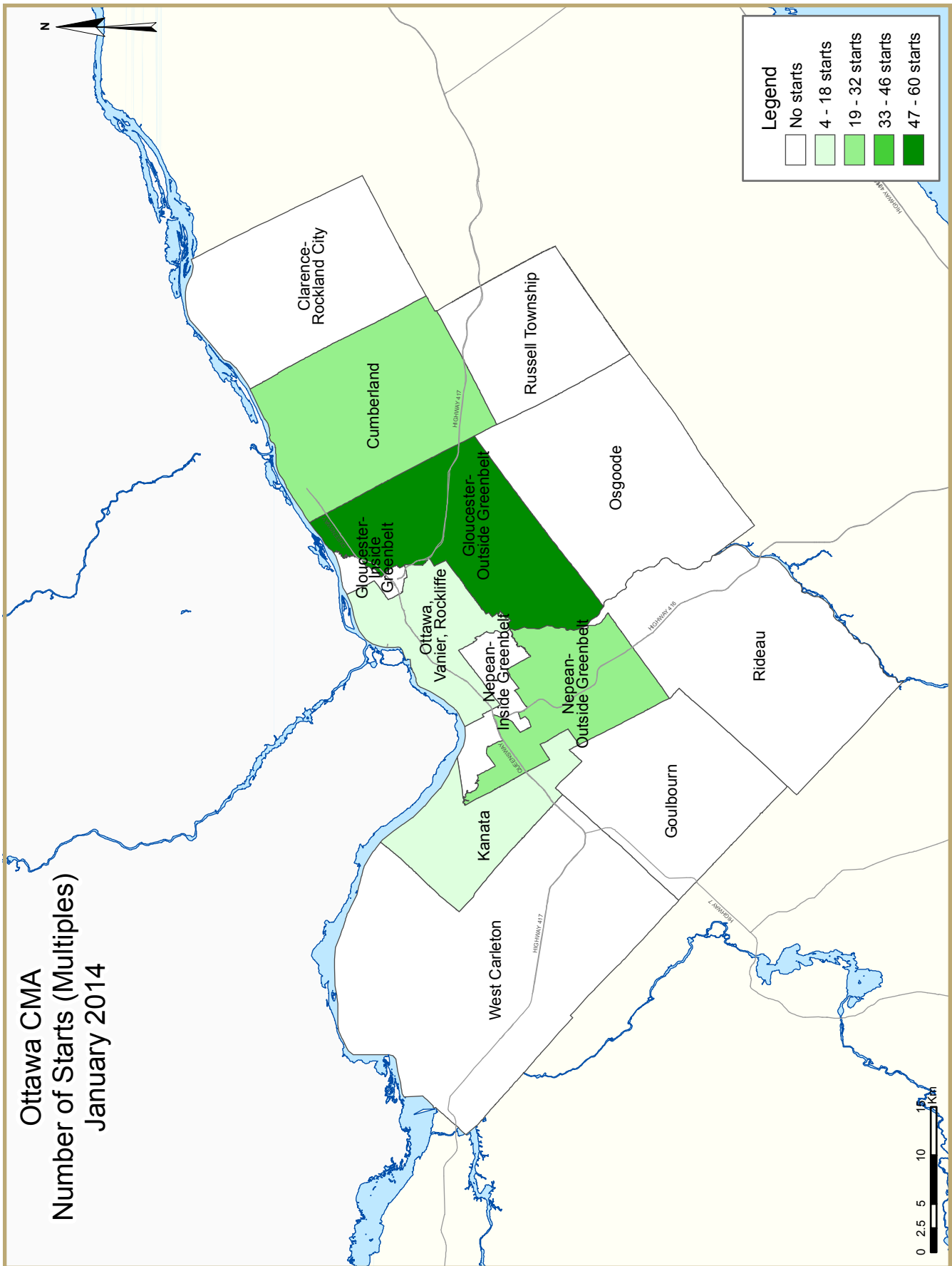
According to the latest data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the region were trending at 6,039 units in January compared to 7,341 units in December. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. For the region, the standalone monthly SAAR was 3,482 units in January down from 4,745 units in December.

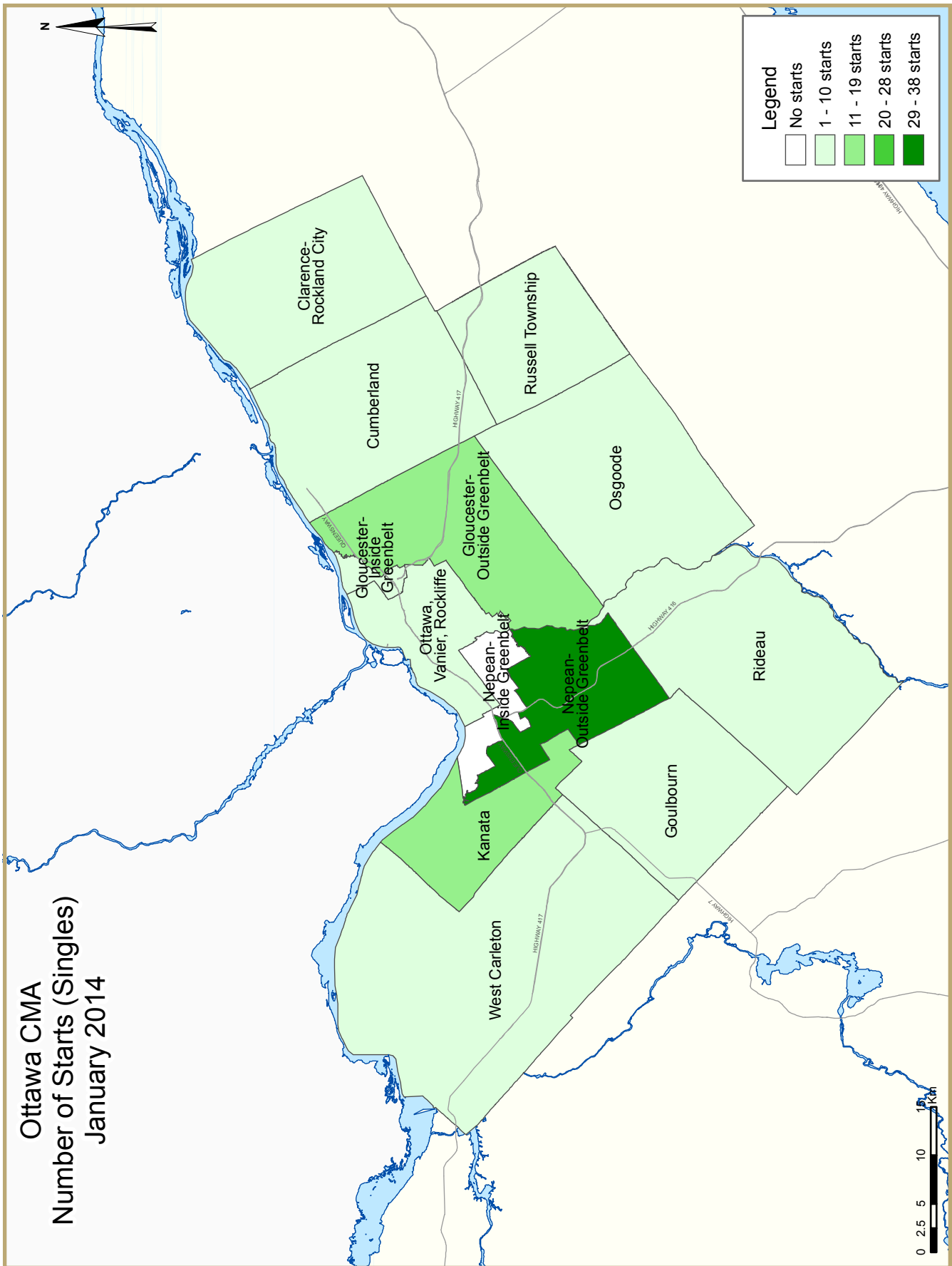
The year began with housing starts activity slowing down from December levels across all market segments. The strongest adjustment in starts levels was seen in apartment construction which saw just 25 units (mostly rentals) started outside the greenbelt.

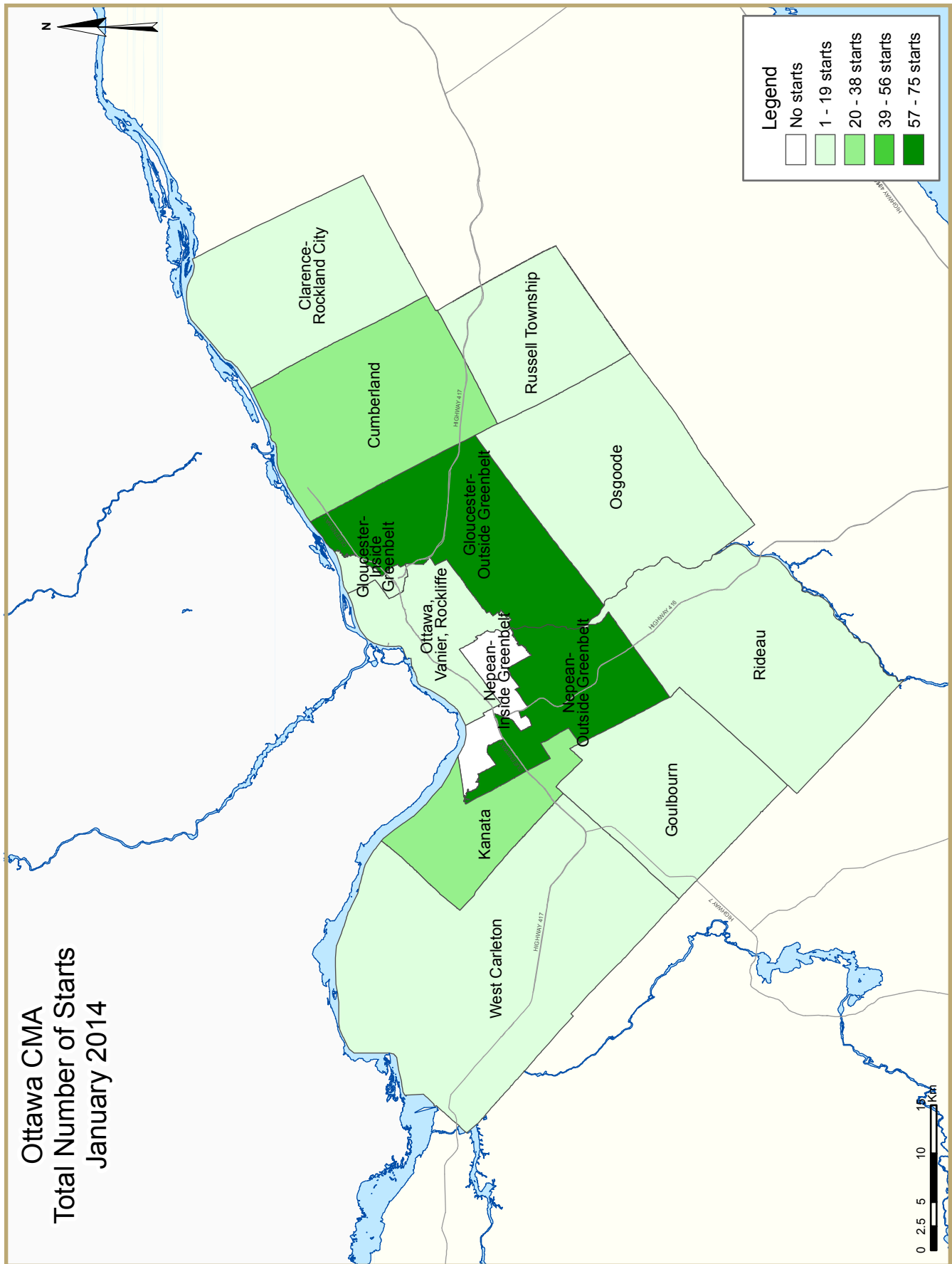
Apartment construction is expected to wind down from previous years' highs as inventories are absorbed by the market.

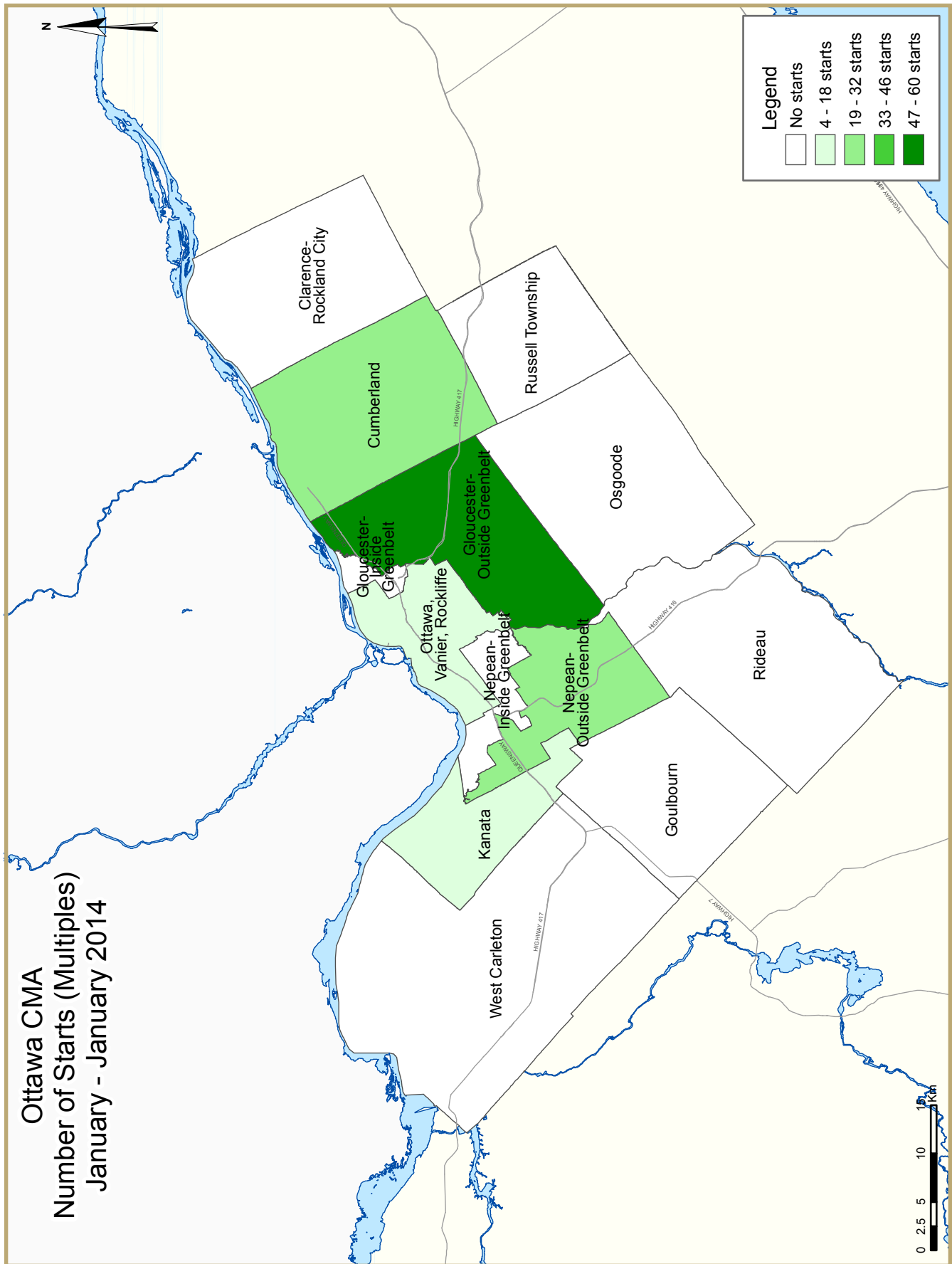
CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analysing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets, which can be quite variable from one month to the next. The multiples segment includes apartments, rows and semi-detached homes.

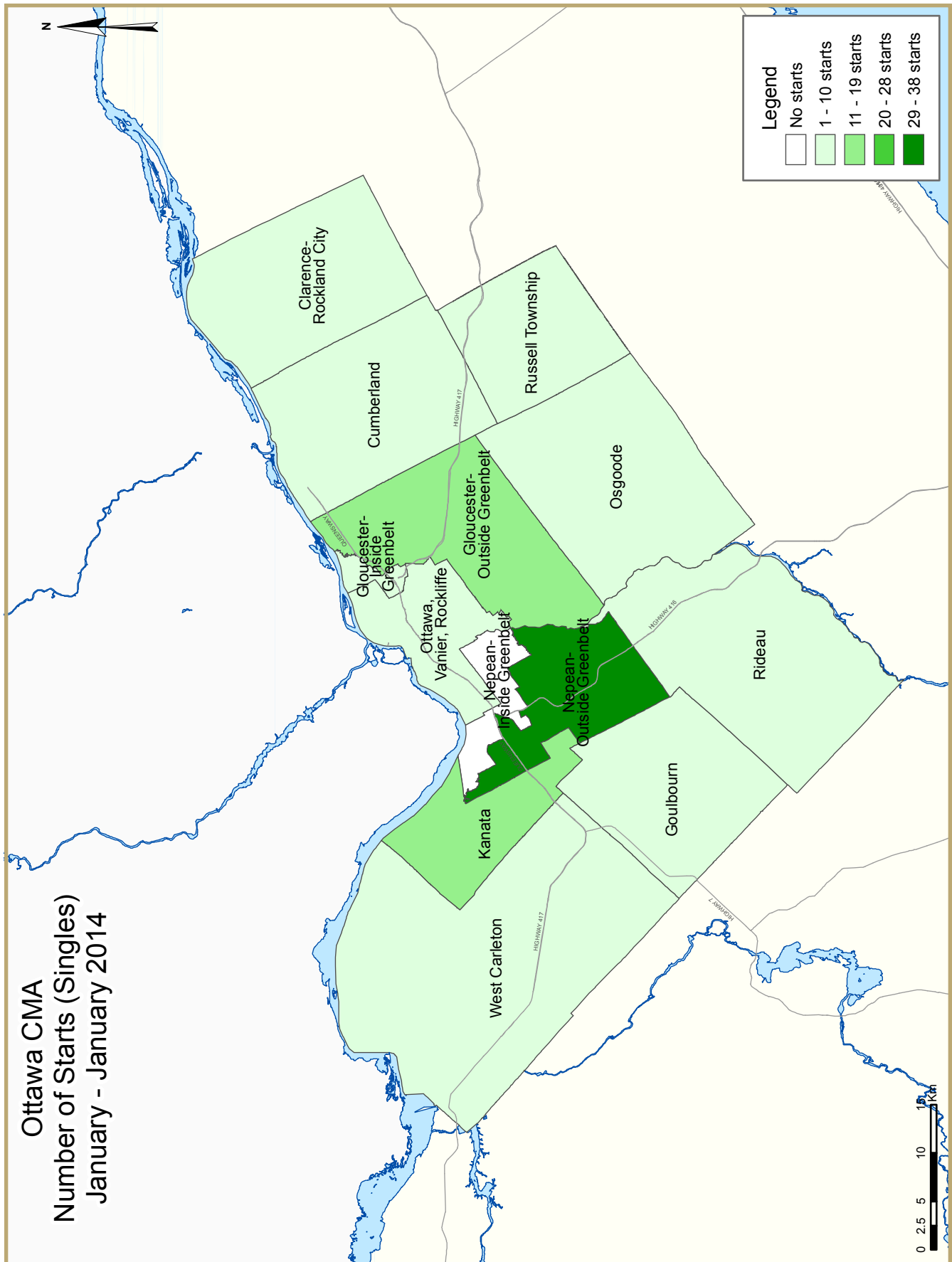
Gloucester (outside the greenbelt) seized one third of all starts on the back of strong row construction. The area captured 62 per cent of all rows. Nepean (outside the greenbelt) seized another 28.5 per cent of CMA activity, while Kanata came in third place with 13 per cent. Activity by area at the start of the year followed a similar trend to that of a previous month. The three areas are becoming the most prominent ones in low-rise construction.

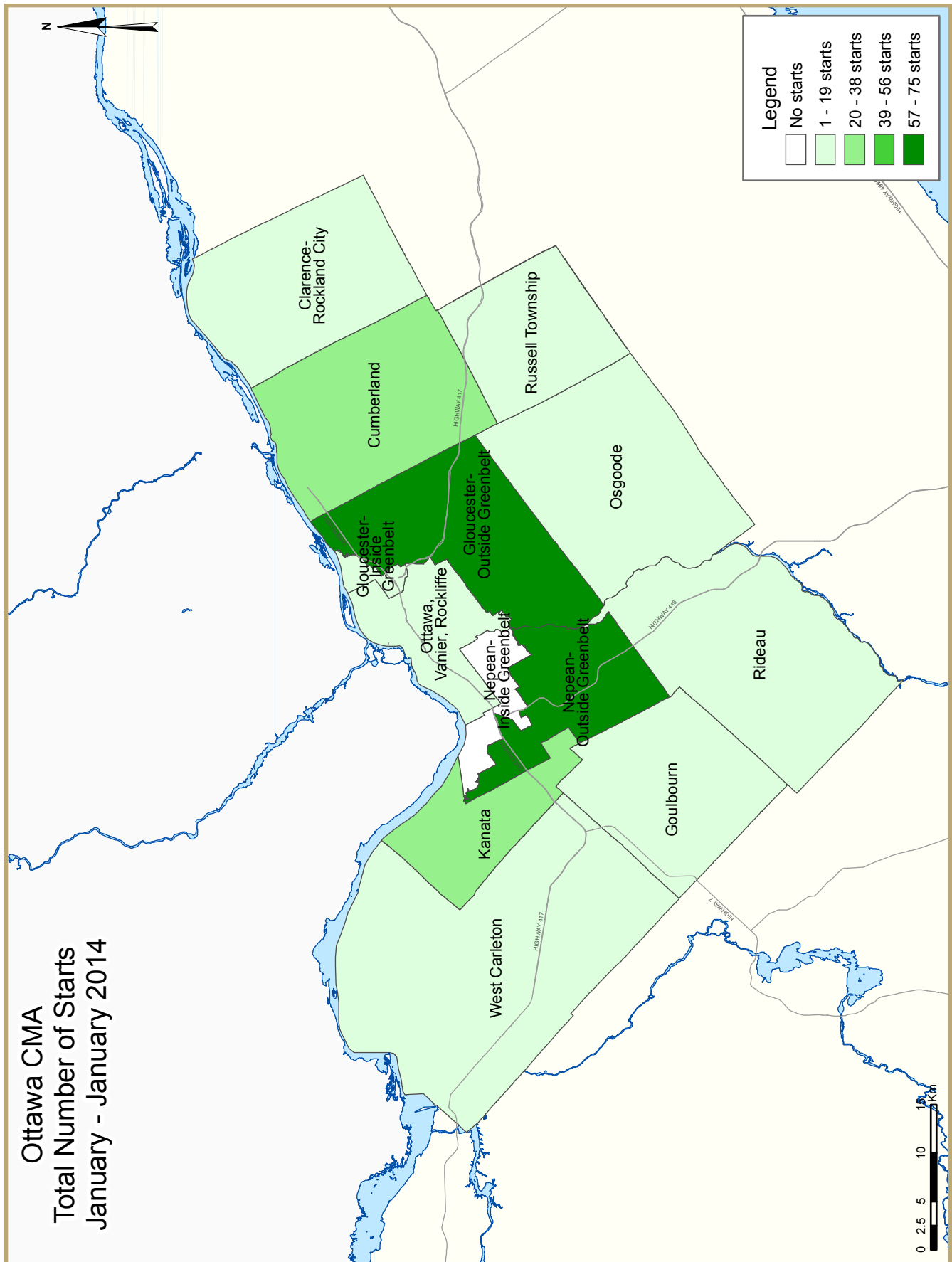












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 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
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Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 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 I: Housing Starts (SAAR and Trend) | | |
|---|----------------------|---------------------|
| January 2014 | | |
| Ottawa CMA¹ | December 2013 | January 2014 |
| Trend ² | 7,341 | 6,039 |
| SAAR | 4,745 | 3,482 |
| | January 2013 | January 2014 |
| Actual | | |
| January - Single-Detached | 50 | 99 |
| January - Multiples | 462 | 122 |
| January - Total | 512 | 221 |
| January to January - Single-Detached | 50 | 99 |
| January to January - Multiples | 462 | 122 |
| January to January - Total | 512 | 221 |

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 (Ontario Portion)
January 2014

| | Ownership | | | | | | Rental | | Total* |
|-------------------------------------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| January 2014 | 99 | 10 | 87 | 0 | 0 | 8 | 0 | 17 | 221 |
| January 2013 | 50 | 14 | 142 | 0 | 0 | 303 | 0 | 3 | 512 |
| % Change | 98.0 | -28.6 | -38.7 | n/a | n/a | -97.4 | n/a | ** | -56.8 |
| Year-to-date 2014 | 99 | 10 | 87 | 0 | 0 | 8 | 0 | 17 | 221 |
| Year-to-date 2013 | 50 | 14 | 142 | 0 | 0 | 303 | 0 | 3 | 512 |
| % Change | 98.0 | -28.6 | -38.7 | n/a | n/a | -97.4 | n/a | ** | -56.8 |
| UNDER CONSTRUCTION | | | | | | | | | |
| January 2014 | 1,045 | 226 | 1,225 | 0 | 8 | 3,419 | 3 | 684 | 6,610 |
| January 2013 | 887 | 216 | 1,163 | 0 | 0 | 2,970 | 31 | 417 | 5,684 |
| % Change | 17.8 | 4.6 | 5.3 | n/a | n/a | 15.1 | -90.3 | 64.0 | 16.3 |
| COMPLETIONS | | | | | | | | | |
| January 2014 | 128 | 12 | 45 | 0 | 0 | 208 | 4 | 139 | 536 |
| January 2013 | 105 | 24 | 78 | 0 | 0 | 32 | 0 | 0 | 239 |
| % Change | 21.9 | -50.0 | -42.3 | n/a | n/a | ** | n/a | n/a | 124.3 |
| Year-to-date 2014 | 128 | 12 | 45 | 0 | 0 | 208 | 4 | 139 | 536 |
| Year-to-date 2013 | 105 | 24 | 78 | 0 | 0 | 32 | 0 | 0 | 239 |
| % Change | 21.9 | -50.0 | -42.3 | n/a | n/a | ** | n/a | n/a | 124.3 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| January 2014 | 52 | 60 | 54 | 0 | 0 | 255 | n/a | n/a | 421 |
| January 2013 | 60 | 40 | 74 | 0 | 0 | 240 | n/a | n/a | 414 |
| % Change | -13.3 | 50.0 | -27.0 | n/a | n/a | 6.3 | n/a | n/a | 1.7 |
| ABSORBED | | | | | | | | | |
| January 2014 | 127 | 18 | 38 | 0 | 0 | 215 | n/a | n/a | 398 |
| January 2013 | 108 | 23 | 96 | 0 | 0 | 41 | n/a | n/a | 268 |
| % Change | 17.6 | -21.7 | -60.4 | n/a | n/a | ** | n/a | n/a | 48.5 |
| Year-to-date 2014 | 127 | 18 | 38 | 0 | 0 | 215 | n/a | n/a | 398 |
| Year-to-date 2013 | 108 | 23 | 96 | 0 | 0 | 41 | n/a | n/a | 268 |
| % Change | 17.6 | -21.7 | -60.4 | n/a | n/a | ** | n/a | n/a | 48.5 |

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

Table 1.2: Housing Activity Summary by Submarket
January 2014

| | Ownership | | | | | | Rental | | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| Ottawa City | | | | | | | | | |
| January 2014 | 91 | 10 | 87 | 0 | 0 | 8 | 0 | 17 | 213 |
| January 2013 | 49 | 14 | 142 | 0 | 0 | 303 | 0 | 3 | 511 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | |
| January 2014 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| January 2013 | 1 | 14 | 0 | 0 | 0 | 303 | 0 | 3 | 321 |
| Nepean inside greenbelt | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | | | | | | | | | |
| January 2014 | 38 | 0 | 8 | 0 | 0 | 0 | 0 | 17 | 63 |
| January 2013 | 4 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 14 |
| Gloucester inside greenbelt | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | | | | | | | | | |
| January 2014 | 15 | 6 | 54 | 0 | 0 | 0 | 0 | 0 | 75 |
| January 2013 | 2 | 0 | 42 | 0 | 0 | 0 | 0 | 0 | 44 |
| Kanata | | | | | | | | | |
| January 2014 | 15 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 29 |
| January 2013 | 14 | 0 | 37 | 0 | 0 | 0 | 0 | 0 | 51 |
| Cumberland | | | | | | | | | |
| January 2014 | 3 | 0 | 11 | 0 | 0 | 8 | 0 | 0 | 22 |
| January 2013 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Goulbourn | | | | | | | | | |
| January 2014 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| January 2013 | 8 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 14 |
| West Carleton | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2013 | 1 | 0 | 47 | 0 | 0 | 0 | 0 | 0 | 48 |
| Rideau | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| January 2013 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Osgoode | | | | | | | | | |
| January 2014 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| January 2013 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Clarence-Rockland City | | | | | | | | | |
| January 2014 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| January 2013 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Russell Township | | | | | | | | | |
| January 2014 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | |
| January 2014 | 99 | 10 | 87 | 0 | 0 | 8 | 0 | 17 | 221 |
| January 2013 | 50 | 14 | 142 | 0 | 0 | 303 | 0 | 3 | 512 |

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

Table 1.2: Housing Activity Summary by Submarket
January 2014

| | Ownership | | | | | | Rental | | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| UNDER CONSTRUCTION | | | | | | | | | |
| Ottawa City | | | | | | | | | |
| January 2014 | 967 | 204 | 1,189 | 0 | 8 | 3,419 | 3 | 684 | 6,474 |
| January 2013 | 808 | 208 | 1,123 | 0 | 0 | 2,938 | 27 | 413 | 5,517 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | |
| January 2014 | 76 | 90 | 35 | 0 | 5 | 2,816 | 3 | 125 | 3,150 |
| January 2013 | 81 | 98 | 32 | 0 | 0 | 2,212 | 27 | 76 | 2,526 |
| Nepean inside greenbelt | | | | | | | | | |
| January 2014 | 9 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| January 2013 | 10 | 0 | 12 | 0 | 0 | 16 | 0 | 0 | 38 |
| Nepean outside greenbelt | | | | | | | | | |
| January 2014 | 300 | 46 | 396 | 0 | 3 | 146 | 0 | 141 | 1,032 |
| January 2013 | 113 | 54 | 261 | 0 | 0 | 390 | 0 | 124 | 942 |
| Gloucester inside greenbelt | | | | | | | | | |
| January 2014 | 6 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 28 |
| January 2013 | 2 | 0 | 19 | 0 | 0 | 44 | 0 | 0 | 65 |
| Gloucester outside greenbelt | | | | | | | | | |
| January 2014 | 88 | 22 | 245 | 0 | 0 | 117 | 0 | 24 | 496 |
| January 2013 | 123 | 20 | 203 | 0 | 0 | 66 | 0 | 0 | 412 |
| Kanata | | | | | | | | | |
| January 2014 | 267 | 30 | 336 | 0 | 0 | 96 | 0 | 325 | 1,054 |
| January 2013 | 91 | 34 | 321 | 0 | 0 | 88 | 0 | 152 | 686 |
| Cumberland | | | | | | | | | |
| January 2014 | 52 | 8 | 83 | 0 | 0 | 208 | 0 | 41 | 392 |
| January 2013 | 187 | 0 | 156 | 0 | 0 | 72 | 0 | 41 | 456 |
| Goulbourn | | | | | | | | | |
| January 2014 | 49 | 0 | 46 | 0 | 0 | 14 | 0 | 28 | 137 |
| January 2013 | 78 | 0 | 12 | 0 | 0 | 50 | 0 | 20 | 160 |
| West Carleton | | | | | | | | | |
| January 2014 | 37 | 4 | 48 | 0 | 0 | 0 | 0 | 0 | 89 |
| January 2013 | 56 | 2 | 107 | 0 | 0 | 0 | 0 | 0 | 165 |
| Rideau | | | | | | | | | |
| January 2014 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| January 2013 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| Osgoode | | | | | | | | | |
| January 2014 | 61 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 61 |
| January 2013 | 48 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48 |
| Clarence-Rockland City | | | | | | | | | |
| January 2014 | 47 | 4 | 36 | 0 | 0 | 0 | 0 | 0 | 87 |
| January 2013 | 59 | 2 | 40 | 0 | 0 | 32 | 0 | 0 | 133 |
| Russell Township | | | | | | | | | |
| January 2014 | 31 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 49 |
| January 2013 | 20 | 6 | 0 | 0 | 0 | 0 | 4 | 4 | 34 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | |
| January 2014 | 1,045 | 226 | 1,225 | 0 | 8 | 3,419 | 3 | 684 | 6,610 |
| January 2013 | 887 | 216 | 1,163 | 0 | 0 | 2,970 | 31 | 417 | 5,684 |

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

Table 1.2: Housing Activity Summary by Submarket
January 2014

| | Ownership | | | | | | Rental | | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETIONS | | | | | | | | | |
| Ottawa City | | | | | | | | | |
| January 2014 | 125 | 12 | 45 | 0 | 0 | 208 | 0 | 139 | 529 |
| January 2013 | 88 | 22 | 78 | 0 | 0 | 32 | 0 | 0 | 220 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | |
| January 2014 | 4 | 4 | 0 | 0 | 0 | 162 | 0 | 139 | 309 |
| January 2013 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Nepean inside greenbelt | | | | | | | | | |
| January 2014 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| January 2013 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Nepean outside greenbelt | | | | | | | | | |
| January 2014 | 16 | 0 | 4 | 0 | 0 | 34 | 0 | 0 | 54 |
| January 2013 | 4 | 0 | 29 | 0 | 0 | 32 | 0 | 0 | 65 |
| Gloucester inside greenbelt | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | | | | | | | | | |
| January 2014 | 32 | 4 | 18 | 0 | 0 | 0 | 0 | 0 | 54 |
| January 2013 | 8 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 23 |
| Kanata | | | | | | | | | |
| January 2014 | 51 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 59 |
| January 2013 | 11 | 10 | 25 | 0 | 0 | 0 | 0 | 0 | 46 |
| Cumberland | | | | | | | | | |
| January 2014 | 2 | 0 | 19 | 0 | 0 | 12 | 0 | 0 | 33 |
| January 2013 | 13 | 10 | 9 | 0 | 0 | 0 | 0 | 0 | 32 |
| Goulbourn | | | | | | | | | |
| January 2014 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| January 2013 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| West Carleton | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2013 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Rideau | | | | | | | | | |
| January 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| January 2013 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Osgoode | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2013 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| Clarence-Rockland City | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| January 2013 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| Russell Township | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 6 |
| January 2013 | 10 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | |
| January 2014 | 128 | 12 | 45 | 0 | 0 | 208 | 4 | 139 | 536 |
| January 2013 | 105 | 24 | 78 | 0 | 0 | 32 | 0 | 0 | 239 |

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

**Table 1.2: Housing Activity Summary by Submarket
January 2014**

| | Ownership | | | | | | Rental | | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Ottawa City | | | | | | | | | |
| January 2014 | 49 | 60 | 54 | 0 | 0 | 252 | n/a | n/a | 415 |
| January 2013 | 55 | 40 | 74 | 0 | 0 | 221 | n/a | n/a | 390 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | |
| January 2014 | 18 | 42 | 4 | 0 | 0 | 164 | n/a | n/a | 228 |
| January 2013 | 24 | 23 | 4 | 0 | 0 | 90 | n/a | n/a | 141 |
| Nepean inside greenbelt | | | | | | | | | |
| January 2014 | 1 | 0 | 2 | 0 | 0 | 0 | n/a | n/a | 3 |
| January 2013 | 1 | 2 | 2 | 0 | 0 | 0 | n/a | n/a | 5 |
| Nepean outside greenbelt | | | | | | | | | |
| January 2014 | 5 | 7 | 16 | 0 | 0 | 35 | n/a | n/a | 63 |
| January 2013 | 5 | 4 | 16 | 0 | 0 | 68 | n/a | n/a | 93 |
| Gloucester inside greenbelt | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | 1 |
| Gloucester outside greenbelt | | | | | | | | | |
| January 2014 | 9 | 3 | 18 | 0 | 0 | 8 | n/a | n/a | 38 |
| January 2013 | 2 | 3 | 30 | 0 | 0 | 1 | n/a | n/a | 36 |
| Kanata | | | | | | | | | |
| January 2014 | 8 | 6 | 2 | 0 | 0 | 13 | n/a | n/a | 29 |
| January 2013 | 2 | 5 | 8 | 0 | 0 | 2 | n/a | n/a | 17 |
| Cumberland | | | | | | | | | |
| January 2014 | 2 | 0 | 11 | 0 | 0 | 28 | n/a | n/a | 41 |
| January 2013 | 14 | 1 | 5 | 0 | 0 | 51 | n/a | n/a | 71 |
| Goulbourn | | | | | | | | | |
| January 2014 | 2 | 1 | 0 | 0 | 0 | 4 | n/a | n/a | 7 |
| January 2013 | 2 | 1 | 0 | 0 | 0 | 8 | n/a | n/a | 11 |
| West Carleton | | | | | | | | | |
| January 2014 | 1 | 1 | 1 | 0 | 0 | 0 | n/a | n/a | 3 |
| January 2013 | 1 | 1 | 5 | 0 | 0 | 0 | n/a | n/a | 7 |
| Rideau | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| January 2013 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| Osgoode | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| January 2013 | 2 | 0 | 4 | 0 | 0 | 0 | n/a | n/a | 6 |
| Clarence-Rockland City | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | 2 |
| January 2013 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| Russell Township | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 2 | n/a | n/a | 4 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 19 | n/a | n/a | 19 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | |
| January 2014 | 52 | 60 | 54 | 0 | 0 | 255 | n/a | n/a | 421 |
| January 2013 | 60 | 40 | 74 | 0 | 0 | 240 | n/a | n/a | 414 |

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

Table 1.2: Housing Activity Summary by Submarket
January 2014

| | Ownership | | | | | | Rental | | Total* |
|--|-----------|------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| ABSORBED | | | | | | | | | |
| Ottawa City | | | | | | | | | |
| January 2014 | 124 | 18 | 38 | 0 | 0 | 215 | n/a | n/a | 395 |
| January 2013 | 91 | 21 | 96 | 0 | 0 | 41 | n/a | n/a | 249 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | |
| January 2014 | 7 | 10 | 0 | 0 | 0 | 171 | n/a | n/a | 188 |
| January 2013 | 5 | 1 | 0 | 0 | 0 | 3 | n/a | n/a | 9 |
| Nepean inside greenbelt | | | | | | | | | |
| January 2014 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| January 2013 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| Nepean outside greenbelt | | | | | | | | | |
| January 2014 | 16 | 0 | 4 | 0 | 0 | 34 | n/a | n/a | 54 |
| January 2013 | 7 | 1 | 37 | 0 | 0 | 38 | n/a | n/a | 83 |
| Gloucester inside greenbelt | | | | | | | | | |
| January 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| January 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| Gloucester outside greenbelt | | | | | | | | | |
| January 2014 | 27 | 4 | 13 | 0 | 0 | 0 | n/a | n/a | 44 |
| January 2013 | 8 | 0 | 15 | 0 | 0 | 0 | n/a | n/a | 23 |
| Kanata | | | | | | | | | |
| January 2014 | 51 | 4 | 4 | 0 | 0 | 0 | n/a | n/a | 59 |
| January 2013 | 11 | 9 | 29 | 0 | 0 | 0 | n/a | n/a | 49 |
| Cumberland | | | | | | | | | |
| January 2014 | 3 | 0 | 17 | 0 | 0 | 10 | n/a | n/a | 30 |
| January 2013 | 14 | 10 | 9 | 0 | 0 | 0 | n/a | n/a | 33 |
| Goulbourn | | | | | | | | | |
| January 2014 | 11 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 11 |
| January 2013 | 10 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 10 |
| West Carleton | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| January 2013 | 10 | 0 | 1 | 0 | 0 | 0 | n/a | n/a | 11 |
| Rideau | | | | | | | | | |
| January 2014 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| January 2013 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| Osgoode | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| January 2013 | 23 | 0 | 5 | 0 | 0 | 0 | n/a | n/a | 28 |
| Clarence-Rockland City | | | | | | | | | |
| January 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| January 2013 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| Russell Township | | | | | | | | | |
| January 2014 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| January 2013 | 10 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 12 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | |
| January 2014 | 127 | 18 | 38 | 0 | 0 | 215 | n/a | n/a | 398 |
| January 2013 | 108 | 23 | 96 | 0 | 0 | 41 | n/a | n/a | 268 |

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

**Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
2004 - 2013**

| | Ownership | | | | | | Rental | | Total* |
|----------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| 2013 | 1,787 | 394 | 1,625 | 0 | 8 | 2,268 | 4 | 474 | 6,560 |
| % Change | 12.2 | 41.7 | 17.1 | n/a | 14.3 | -0.4 | -87.5 | 4.9 | 8.9 |
| 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 |

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type
January 2014**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--|-----------|-----------|-----------|-----------|-----------|------------|--------------|------------|------------|------------|--------------|
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | % Change |
| Ottawa City | 91 | 49 | 10 | 14 | 87 | 142 | 25 | 306 | 213 | 511 | -58.3 |
| Ottawa, Vanier, Rockcliffe | 1 | 1 | 4 | 14 | 0 | 0 | 0 | 306 | 5 | 321 | -98.4 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Nepean outside greenbelt | 38 | 4 | 0 | 0 | 8 | 10 | 17 | 0 | 63 | 14 | ** |
| Gloucester inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Gloucester outside greenbelt | 15 | 2 | 6 | 0 | 54 | 42 | 0 | 0 | 75 | 44 | 70.5 |
| Kanata | 15 | 14 | 0 | 0 | 14 | 37 | 0 | 0 | 29 | 51 | -43.1 |
| Cumberland | 3 | 15 | 0 | 0 | 11 | 0 | 8 | 0 | 22 | 15 | 46.7 |
| Goulbourn | 7 | 8 | 0 | 0 | 0 | 6 | 0 | 0 | 7 | 14 | -50.0 |
| West Carleton | 1 | 1 | 0 | 0 | 0 | 47 | 0 | 0 | 1 | 48 | -97.9 |
| Rideau | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| Osgoode | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 2 | ** |
| Clarence-Rockland City | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 | ** |
| Russell Township | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| Ottawa-Gatineau CMA (Ontario Portion) | 99 | 50 | 10 | 14 | 87 | 142 | 25 | 306 | 221 | 512 | -56.8 |

**Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2014**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|--|-----------|-----------|-----------|-----------|-----------|------------|--------------|------------|------------|------------|--------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Ottawa City | 91 | 49 | 10 | 14 | 87 | 142 | 25 | 306 | 213 | 511 | -58.3 |
| Ottawa, Vanier, Rockcliffe | 1 | 1 | 4 | 14 | 0 | 0 | 0 | 306 | 5 | 321 | -98.4 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Nepean outside greenbelt | 38 | 4 | 0 | 0 | 8 | 10 | 17 | 0 | 63 | 14 | ** |
| Gloucester inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Gloucester outside greenbelt | 15 | 2 | 6 | 0 | 54 | 42 | 0 | 0 | 75 | 44 | 70.5 |
| Kanata | 15 | 14 | 0 | 0 | 14 | 37 | 0 | 0 | 29 | 51 | -43.1 |
| Cumberland | 3 | 15 | 0 | 0 | 11 | 0 | 8 | 0 | 22 | 15 | 46.7 |
| Goulbourn | 7 | 8 | 0 | 0 | 0 | 6 | 0 | 0 | 7 | 14 | -50.0 |
| West Carleton | 1 | 1 | 0 | 0 | 0 | 47 | 0 | 0 | 1 | 48 | -97.9 |
| Rideau | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| Osgoode | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 2 | ** |
| Clarence-Rockland City | 5 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 1 | ** |
| Russell Township | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | n/a |
| Ottawa-Gatineau CMA (Ontario Portion) | 99 | 50 | 10 | 14 | 87 | 142 | 25 | 306 | 221 | 512 | -56.8 |

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2014**

| Submarket | Row | | | | Apt. & Other | | | |
|--|--------------------------|------------|----------|----------|--------------------------|------------|-----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 |
| Ottawa City | 87 | 142 | 0 | 0 | 8 | 303 | 17 | 3 |
| Ottawa, Vanier, Rockcliffe | 0 | 0 | 0 | 0 | 0 | 303 | 0 | 3 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 8 | 10 | 0 | 0 | 0 | 0 | 17 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 54 | 42 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kanata | 14 | 37 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 11 | 0 | 0 | 0 | 8 | 0 | 0 | 0 |
| Goulbourn | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 47 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 87 | 142 | 0 | 0 | 8 | 303 | 17 | 3 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2014**

| Submarket | Row | | | | Apt. & Other | | | |
|--|--------------------------|------------|----------|----------|--------------------------|------------|-----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Ottawa City | 87 | 142 | 0 | 0 | 8 | 303 | 17 | 3 |
| Ottawa, Vanier, Rockcliffe | 0 | 0 | 0 | 0 | 0 | 303 | 0 | 3 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 8 | 10 | 0 | 0 | 0 | 0 | 17 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 54 | 42 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kanata | 14 | 37 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 11 | 0 | 0 | 0 | 8 | 0 | 0 | 0 |
| Goulbourn | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 47 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 87 | 142 | 0 | 0 | 8 | 303 | 17 | 3 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
January 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--|------------|------------|-------------|------------|-----------|----------|------------|------------|
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 |
| Ottawa City | 188 | 205 | 8 | 303 | 17 | 3 | 213 | 511 |
| Ottawa, Vanier, Rockcliffe | 5 | 15 | 0 | 303 | 0 | 3 | 5 | 321 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 46 | 14 | 0 | 0 | 17 | 0 | 63 | 14 |
| Gloucester inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Gloucester outside greenbelt | 75 | 44 | 0 | 0 | 0 | 0 | 75 | 44 |
| Kanata | 29 | 51 | 0 | 0 | 0 | 0 | 29 | 51 |
| Cumberland | 14 | 15 | 8 | 0 | 0 | 0 | 22 | 15 |
| Goulbourn | 7 | 14 | 0 | 0 | 0 | 0 | 7 | 14 |
| West Carleton | 1 | 48 | 0 | 0 | 0 | 0 | 1 | 48 |
| Rideau | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| Osgoode | 8 | 2 | 0 | 0 | 0 | 0 | 8 | 2 |
| Clarence-Rockland City | 5 | 1 | 0 | 0 | 0 | 0 | 5 | 1 |
| Russell Township | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 196 | 206 | 8 | 303 | 17 | 3 | 221 | 512 |

**Table 2.5: Starts by Submarket and by Intended Market
January - January 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--|------------|------------|-------------|------------|-----------|----------|------------|------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Ottawa City | 188 | 205 | 8 | 303 | 17 | 3 | 213 | 511 |
| Ottawa, Vanier, Rockcliffe | 5 | 15 | 0 | 303 | 0 | 3 | 5 | 321 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 46 | 14 | 0 | 0 | 17 | 0 | 63 | 14 |
| Gloucester inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Gloucester outside greenbelt | 75 | 44 | 0 | 0 | 0 | 0 | 75 | 44 |
| Kanata | 29 | 51 | 0 | 0 | 0 | 0 | 29 | 51 |
| Cumberland | 14 | 15 | 8 | 0 | 0 | 0 | 22 | 15 |
| Goulbourn | 7 | 14 | 0 | 0 | 0 | 0 | 7 | 14 |
| West Carleton | 1 | 48 | 0 | 0 | 0 | 0 | 1 | 48 |
| Rideau | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| Osgoode | 8 | 2 | 0 | 0 | 0 | 0 | 8 | 2 |
| Clarence-Rockland City | 5 | 1 | 0 | 0 | 0 | 0 | 5 | 1 |
| Russell Township | 3 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 196 | 206 | 8 | 303 | 17 | 3 | 221 | 512 |

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
January 2014**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total* | | |
|--|------------|------------|-----------|-----------|-----------|-----------|--------------|-----------|------------|------------|--------------|
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | % Change |
| Ottawa City | 125 | 88 | 12 | 22 | 45 | 78 | 347 | 32 | 529 | 220 | 140.5 |
| Ottawa, Vanier, Rockcliffe | 4 | 7 | 4 | 2 | 0 | 0 | 301 | 0 | 309 | 9 | ** |
| Nepean inside greenbelt | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 2 | 50.0 |
| Nepean outside greenbelt | 16 | 4 | 0 | 0 | 4 | 29 | 34 | 32 | 54 | 65 | -16.9 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Gloucester outside greenbelt | 32 | 8 | 4 | 0 | 18 | 15 | 0 | 0 | 54 | 23 | 134.8 |
| Kanata | 51 | 11 | 4 | 10 | 4 | 25 | 0 | 0 | 59 | 46 | 28.3 |
| Cumberland | 2 | 13 | 0 | 10 | 19 | 9 | 12 | 0 | 33 | 32 | 3.1 |
| Goulbourn | 11 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 10 | 10.0 |
| West Carleton | 1 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 9 | -88.9 |
| Rideau | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | ** |
| Osgoode | 1 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 23 | -95.7 |
| Clarence-Rockland City | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | -85.7 |
| Russell Township | 2 | 10 | 4 | 2 | 0 | 0 | 0 | 0 | 6 | 12 | -50.0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 128 | 105 | 16 | 24 | 45 | 78 | 347 | 32 | 536 | 239 | 124.3 |

**Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2014**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total* | | |
|--|------------|------------|-----------|-----------|-----------|-----------|--------------|-----------|------------|------------|--------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Ottawa City | 125 | 88 | 12 | 22 | 45 | 78 | 347 | 32 | 529 | 220 | 140.5 |
| Ottawa, Vanier, Rockcliffe | 4 | 7 | 4 | 2 | 0 | 0 | 301 | 0 | 309 | 9 | ** |
| Nepean inside greenbelt | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 2 | 50.0 |
| Nepean outside greenbelt | 16 | 4 | 0 | 0 | 4 | 29 | 34 | 32 | 54 | 65 | -16.9 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Gloucester outside greenbelt | 32 | 8 | 4 | 0 | 18 | 15 | 0 | 0 | 54 | 23 | 134.8 |
| Kanata | 51 | 11 | 4 | 10 | 4 | 25 | 0 | 0 | 59 | 46 | 28.3 |
| Cumberland | 2 | 13 | 0 | 10 | 19 | 9 | 12 | 0 | 33 | 32 | 3.1 |
| Goulbourn | 11 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 10 | 10.0 |
| West Carleton | 1 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 9 | -88.9 |
| Rideau | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | ** |
| Osgoode | 1 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 23 | -95.7 |
| Clarence-Rockland City | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | -85.7 |
| Russell Township | 2 | 10 | 4 | 2 | 0 | 0 | 0 | 0 | 6 | 12 | -50.0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 128 | 105 | 16 | 24 | 45 | 78 | 347 | 32 | 536 | 239 | 124.3 |

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2014

| Submarket | Row | | | | Apt. & Other | | | |
|--|--------------------------|-----------|----------|----------|--------------------------|-----------|------------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 |
| Ottawa City | 45 | 78 | 0 | 0 | 208 | 32 | 139 | 0 |
| Ottawa, Vanier, Rockcliffe | 0 | 0 | 0 | 0 | 162 | 0 | 139 | 0 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 4 | 29 | 0 | 0 | 34 | 32 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 18 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kanata | 4 | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 19 | 9 | 0 | 0 | 12 | 0 | 0 | 0 |
| Goulbourn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 45 | 78 | 0 | 0 | 208 | 32 | 139 | 0 |

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2014

| Submarket | Row | | | | Apt. & Other | | | |
|--|--------------------------|-----------|----------|----------|--------------------------|-----------|------------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Ottawa City | 45 | 78 | 0 | 0 | 208 | 32 | 139 | 0 |
| Ottawa, Vanier, Rockcliffe | 0 | 0 | 0 | 0 | 162 | 0 | 139 | 0 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 4 | 29 | 0 | 0 | 34 | 32 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 18 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kanata | 4 | 25 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 19 | 9 | 0 | 0 | 12 | 0 | 0 | 0 |
| Goulbourn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ottawa-Gatineau CMA (Ontario Portion) | 45 | 78 | 0 | 0 | 208 | 32 | 139 | 0 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
January 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--|------------|------------|-------------|-----------|------------|----------|------------|------------|
| | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 | Jan 2014 | Jan 2013 |
| Ottawa City | 182 | 188 | 208 | 32 | 139 | 0 | 529 | 220 |
| Ottawa, Vanier, Rockcliffe | 8 | 9 | 162 | 0 | 139 | 0 | 309 | 9 |
| Nepean inside greenbelt | 3 | 2 | 0 | 0 | 0 | 0 | 3 | 2 |
| Nepean outside greenbelt | 20 | 33 | 34 | 32 | 0 | 0 | 54 | 65 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 54 | 23 | 0 | 0 | 0 | 0 | 54 | 23 |
| Kanata | 59 | 46 | 0 | 0 | 0 | 0 | 59 | 46 |
| Cumberland | 21 | 32 | 12 | 0 | 0 | 0 | 33 | 32 |
| Goulbourn | 11 | 10 | 0 | 0 | 0 | 0 | 11 | 10 |
| West Carleton | 1 | 9 | 0 | 0 | 0 | 0 | 1 | 9 |
| Rideau | 4 | 1 | 0 | 0 | 0 | 0 | 4 | 1 |
| Osgoode | 1 | 23 | 0 | 0 | 0 | 0 | 1 | 23 |
| Clarence-Rockland City | 1 | 7 | 0 | 0 | 0 | 0 | 1 | 7 |
| Russell Township | 2 | 12 | 0 | 0 | 4 | 0 | 6 | 12 |
| Ottawa-Gatineau CMA (Ontario Portion) | 185 | 207 | 208 | 32 | 143 | 0 | 536 | 239 |

**Table 3.5: Completions by Submarket and by Intended Market
January - January 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|--|------------|------------|-------------|-----------|------------|----------|------------|------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Ottawa City | 182 | 188 | 208 | 32 | 139 | 0 | 529 | 220 |
| Ottawa, Vanier, Rockcliffe | 8 | 9 | 162 | 0 | 139 | 0 | 309 | 9 |
| Nepean inside greenbelt | 3 | 2 | 0 | 0 | 0 | 0 | 3 | 2 |
| Nepean outside greenbelt | 20 | 33 | 34 | 32 | 0 | 0 | 54 | 65 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 54 | 23 | 0 | 0 | 0 | 0 | 54 | 23 |
| Kanata | 59 | 46 | 0 | 0 | 0 | 0 | 59 | 46 |
| Cumberland | 21 | 32 | 12 | 0 | 0 | 0 | 33 | 32 |
| Goulbourn | 11 | 10 | 0 | 0 | 0 | 0 | 11 | 10 |
| West Carleton | 1 | 9 | 0 | 0 | 0 | 0 | 1 | 9 |
| Rideau | 4 | 1 | 0 | 0 | 0 | 0 | 4 | 1 |
| Osgoode | 1 | 23 | 0 | 0 | 0 | 0 | 1 | 23 |
| Clarence-Rockland City | 1 | 7 | 0 | 0 | 0 | 0 | 1 | 7 |
| Russell Township | 2 | 12 | 0 | 0 | 4 | 0 | 6 | 12 |
| Ottawa-Gatineau CMA (Ontario Portion) | 185 | 207 | 208 | 32 | 143 | 0 | 536 | 239 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

| 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 | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 4 | 3.7 | 21 | 19.4 | 31 | 28.7 | 52 | 48.1 | 108 | 499,400 | 552,970 |
| January 2013 | 0 | 0.0 | 3 | 5.4 | 10 | 17.9 | 16 | 28.6 | 27 | 48.2 | 56 | 487,900 | 541,501 |
| Year-to-date 2014 | 0 | 0.0 | 4 | 3.7 | 21 | 19.4 | 31 | 28.7 | 52 | 48.1 | 108 | 499,400 | 552,970 |
| Year-to-date 2013 | 0 | 0.0 | 3 | 5.4 | 10 | 17.9 | 16 | 28.6 | 27 | 48.2 | 56 | 487,900 | 541,501 |
| Ottawa, Vanier, Rockcliffe | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| January 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Nepean inside greenbelt | | | | | | | | | | | | | |
| January 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 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 | -- | -- |
| Nepean outside greenbelt | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 5 | 31.3 | 2 | 12.5 | 9 | 56.3 | 16 | 567,490 | 567,178 |
| January 2013 | 0 | 0.0 | 1 | 16.7 | 1 | 16.7 | 2 | 33.3 | 2 | 33.3 | 6 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 5 | 31.3 | 2 | 12.5 | 9 | 56.3 | 16 | 567,490 | 567,178 |
| Year-to-date 2013 | 0 | 0.0 | 1 | 16.7 | 1 | 16.7 | 2 | 33.3 | 2 | 33.3 | 6 | -- | -- |
| Gloucester inside greenbelt | | | | | | | | | | | | | |
| January 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 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 | -- | -- |
| Gloucester outside greenbelt | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 3.8 | 14 | 53.8 | 11 | 42.3 | 26 | 499,400 | 519,092 |
| January 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 66.7 | 2 | 33.3 | 6 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 3.8 | 14 | 53.8 | 11 | 42.3 | 26 | 499,400 | 519,092 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 66.7 | 2 | 33.3 | 6 | -- | -- |
| Kanata | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 4 | 7.8 | 13 | 25.5 | 13 | 25.5 | 21 | 41.2 | 51 | 458,990 | 508,777 |
| January 2013 | 0 | 0.0 | 0 | 0.0 | 4 | 40.0 | 1 | 10.0 | 5 | 50.0 | 10 | 470,900 | 515,510 |
| Year-to-date 2014 | 0 | 0.0 | 4 | 7.8 | 13 | 25.5 | 13 | 25.5 | 21 | 41.2 | 51 | 458,990 | 508,777 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 4 | 40.0 | 1 | 10.0 | 5 | 50.0 | 10 | 470,900 | 515,510 |
| Cumberland | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| January 2013 | 0 | 0.0 | 2 | 15.4 | 5 | 38.5 | 6 | 46.2 | 0 | 0.0 | 13 | 419,900 | 422,677 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 2 | 15.4 | 5 | 38.5 | 6 | 46.2 | 0 | 0.0 | 13 | 419,900 | 422,677 |
| Goulbourn | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 1 | 20.0 | 2 | 40.0 | 5 | -- | -- |
| January 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 10.0 | 9 | 90.0 | 10 | 619,400 | 619,300 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 2 | 40.0 | 1 | 20.0 | 2 | 40.0 | 5 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 10.0 | 9 | 90.0 | 10 | 619,400 | 619,300 |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2014

| 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 | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| January 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 3 | 75.0 | 4 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 3 | 75.0 | 4 | -- | -- |
| Rideau | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 3 | -- | -- |
| January 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 3 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Osgoode | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| January 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 20.0 | 4 | 80.0 | 5 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 20.0 | 4 | 80.0 | 5 | -- | -- |
| Clarence-Rockland City | | | | | | | | | | | | | |
| January 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| January 2013 | 0 | 0.0 | 2 | 28.6 | 4 | 57.1 | 1 | 14.3 | 0 | 0.0 | 7 | -- | -- |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 2 | 28.6 | 4 | 57.1 | 1 | 14.3 | 0 | 0.0 | 7 | -- | -- |
| Russell Township | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| January 2013 | 0 | 0.0 | 6 | 60.0 | 1 | 10.0 | 3 | 30.0 | 0 | 0.0 | 10 | 371,275 | 387,523 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 6 | 60.0 | 1 | 10.0 | 3 | 30.0 | 0 | 0.0 | 10 | 371,275 | 387,523 |
| Ottawa-Gatineau CMA (Ontario portion) | | | | | | | | | | | | | |
| January 2014 | 0 | 0.0 | 4 | 3.7 | 21 | 19.3 | 32 | 29.4 | 52 | 47.7 | 109 | 498,900 | 552,318 |
| January 2013 | 0 | 0.0 | 11 | 15.1 | 15 | 20.5 | 20 | 27.4 | 27 | 37.0 | 73 | 454,900 | 505,002 |
| Year-to-date 2014 | 0 | 0.0 | 4 | 3.7 | 21 | 19.3 | 32 | 29.4 | 52 | 47.7 | 109 | 498,900 | 552,318 |
| Year-to-date 2013 | 0 | 0.0 | 11 | 15.1 | 15 | 20.5 | 20 | 27.4 | 27 | 37.0 | 73 | 454,900 | 505,002 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2014**

| Submarket | Jan 2014 | Jan 2013 | % Change | YTD 2014 | YTD 2013 | % Change |
|--|----------------|----------------|------------|----------------|----------------|------------|
| Ottawa City | 552,970 | 541,501 | 2.1 | 552,970 | 541,501 | 2.1 |
| Ottawa, Vanier, Rockcliffe | -- | -- | n/a | -- | -- | n/a |
| Nepean inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Nepean outside greenbelt | 567,178 | 463,876 | 22.3 | 567,178 | 463,876 | 22.3 |
| Gloucester inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Gloucester outside greenbelt | 519,092 | 492,400 | 5.4 | 519,092 | 492,400 | 5.4 |
| Kanata | 508,777 | 515,510 | -1.3 | 508,777 | 515,510 | -1.3 |
| Cumberland | -- | 422,677 | n/a | -- | 422,677 | n/a |
| Goulbourn | 507,938 | 619,300 | -18.0 | 507,938 | 619,300 | -18.0 |
| West Carleton | -- | -- | n/a | -- | -- | n/a |
| Rideau | -- | -- | n/a | -- | -- | n/a |
| Osgoode | -- | 740,760 | n/a | -- | 740,760 | n/a |
| Clarence-Rockland City | -- | -- | n/a | -- | -- | n/a |
| Russell Township | -- | 387,523 | n/a | -- | 387,523 | n/a |
| Ottawa-Gatineau CMA (Ontario Portion) | 552,318 | 505,002 | 9.4 | 552,318 | 505,002 | 9.4 |

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
January 2014

| | | 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 |
|------|-----------|------------------------------|------------------------|-----------------------|-------------------------------------|------------------------------|---------------------------------------|---------------------------------|------------------------|---------------------------------------|
| 2013 | January | 610 | -11.6 | 1,121 | 2,001 | 2,503 | 44.8 | 343,382 | -1.8 | 348,587 |
| | February | 924 | -9.9 | 1,180 | 2,273 | 2,489 | 47.4 | 348,386 | -0.4 | 350,282 |
| | March | 1,182 | -15.8 | 1,195 | 2,898 | 2,572 | 46.5 | 359,321 | 1.6 | 353,375 |
| | April | 1,586 | 0.3 | 1,137 | 3,533 | 2,463 | 46.2 | 372,188 | 2.3 | 358,015 |
| | May | 1,812 | -5.7 | 1,185 | 3,733 | 2,529 | 46.9 | 370,591 | 2.0 | 357,343 |
| | June | 1,608 | -4.0 | 1,206 | 2,907 | 2,528 | 47.7 | 359,372 | 1.3 | 353,489 |
| | July | 1,352 | -2.2 | 1,162 | 2,767 | 2,496 | 46.6 | 362,346 | 6.5 | 364,750 |
| | August | 1,226 | 6.7 | 1,198 | 2,384 | 2,485 | 48.2 | 348,822 | 0.3 | 354,262 |
| | September | 1,128 | 11.6 | 1,217 | 2,556 | 2,428 | 50.1 | 348,788 | -1.5 | 355,645 |
| | October | 1,104 | 1.1 | 1,175 | 2,349 | 2,532 | 46.4 | 363,240 | 4.5 | 365,996 |
| | November | 902 | -3.8 | 1,152 | 1,664 | 2,430 | 47.4 | 359,082 | 2.5 | 359,813 |
| | December | 615 | -2.1 | 1,121 | 811 | 2,421 | 46.3 | 341,793 | 1.5 | 355,756 |
| 2014 | January | 596 | -2.3 | 1,096 | 2,047 | 2,555 | 42.9 | 348,001 | 1.3 | 353,888 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q1 2013 | 2,716 | -12.9 | | 7,172 | | | 352,021 | 0.1 | |
| | Q1 2014 | N/A | | | N/A | | | N/A | | |
| | YTD 2013 | 610 | -96.0 | | 2,001 | | | 343,382 | -2.5 | |
| | YTD 2014 | 596 | -2.3 | | 2,047 | | | 348,002 | 1.3 | |

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

¹Source: CREA

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

Table 6: Economic Indicators

January 2014

| | | 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 | | | | | | |
| 2013 | January | 595 | 3.00 | 5.24 | 116.6 | 121.3 | 542 | 6.3 | 72.8 | 1,014 |
| | February | 595 | 3.00 | 5.24 | 116.4 | 122.7 | 541 | 6.2 | 72.4 | 1,019 |
| | March | 590 | 3.00 | 5.14 | 116.5 | 123.1 | 533 | 6.1 | 71.3 | 1,032 |
| | April | 590 | 3.00 | 5.14 | 116.6 | 122.8 | 527 | 6.1 | 70.4 | 1,040 |
| | May | 590 | 3.00 | 5.14 | 116.3 | 122.9 | 525 | 6.2 | 70.0 | 1,053 |
| | June | 590 | 3.14 | 5.14 | 116.3 | 123.0 | 522 | 6.5 | 69.8 | 1,061 |
| | July | 590 | 3.14 | 5.14 | 116.1 | 123.3 | 524 | 6.7 | 70.1 | 1,061 |
| | August | 601 | 3.14 | 5.34 | 116.0 | 123.2 | 525 | 7.0 | 70.4 | 1,062 |
| | September | 601 | 3.14 | 5.34 | 115.9 | 123.3 | 526 | 6.6 | 70.1 | 1,064 |
| | October | 601 | 3.14 | 5.34 | 115.9 | 123.1 | 524 | 6.4 | 69.7 | 1,071 |
| | November | 601 | 3.14 | 5.34 | 115.4 | 123.0 | 526 | 5.8 | 69.3 | 1,073 |
| | December | 601 | 3.14 | 5.34 | 115.5 | 122.8 | 527 | 6.0 | 69.6 | 1,063 |
| 2014 | January | 595 | 3.14 | 5.24 | | 123.0 | 530 | 6.3 | 70.2 | 1,058 |
| | February | | | | | | | | | |
| | March | | | | | | | | | |
| | 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 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 of 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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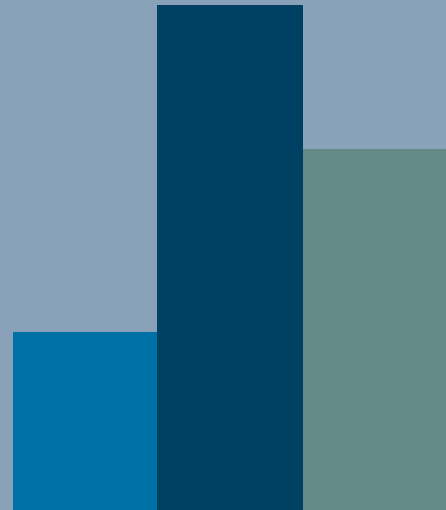
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