HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

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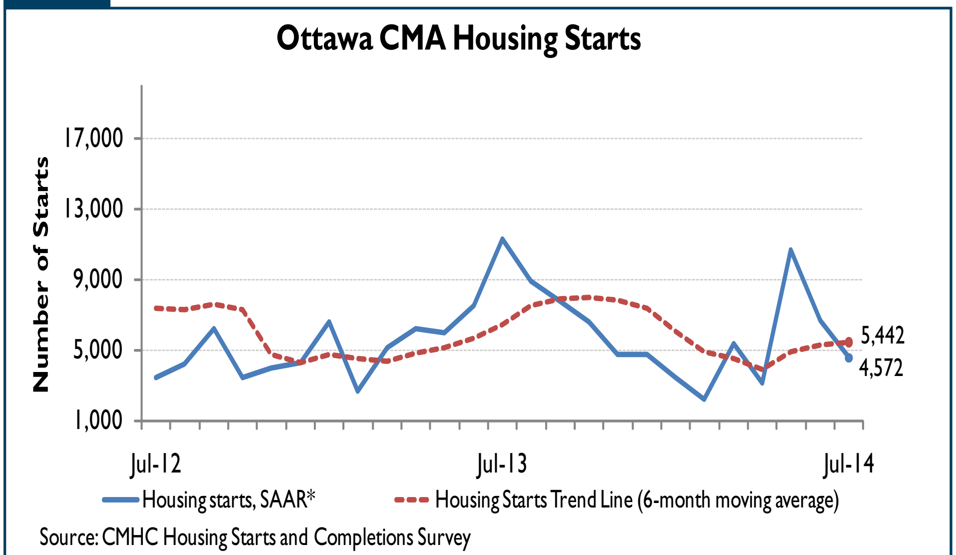
Date Released: August 2014

Highlights

- Single-detached construction continued its upward trend with most of the construction taking place outside the greenbelt.
- Apartment starts retreated as builders continued their focus on reducing the unabsorbed inventory.
- Employment remained soft.

Figure 1



* SAAR[2]: Seasonally Adjusted Annual Rate.

[1] Ontario part of Ottawa-Gatineau CMA
[2] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season 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.

Housing Market Overview

Housing starts in the Ottawa CMA were trending at 5,442 units in July compared to 5,258 units in June according to Canada Mortgage and Housing Corporation (CMHC). 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 4,572 units in July down from 6,658 units in June reflecting a sharp decline in rows and apartment starts.

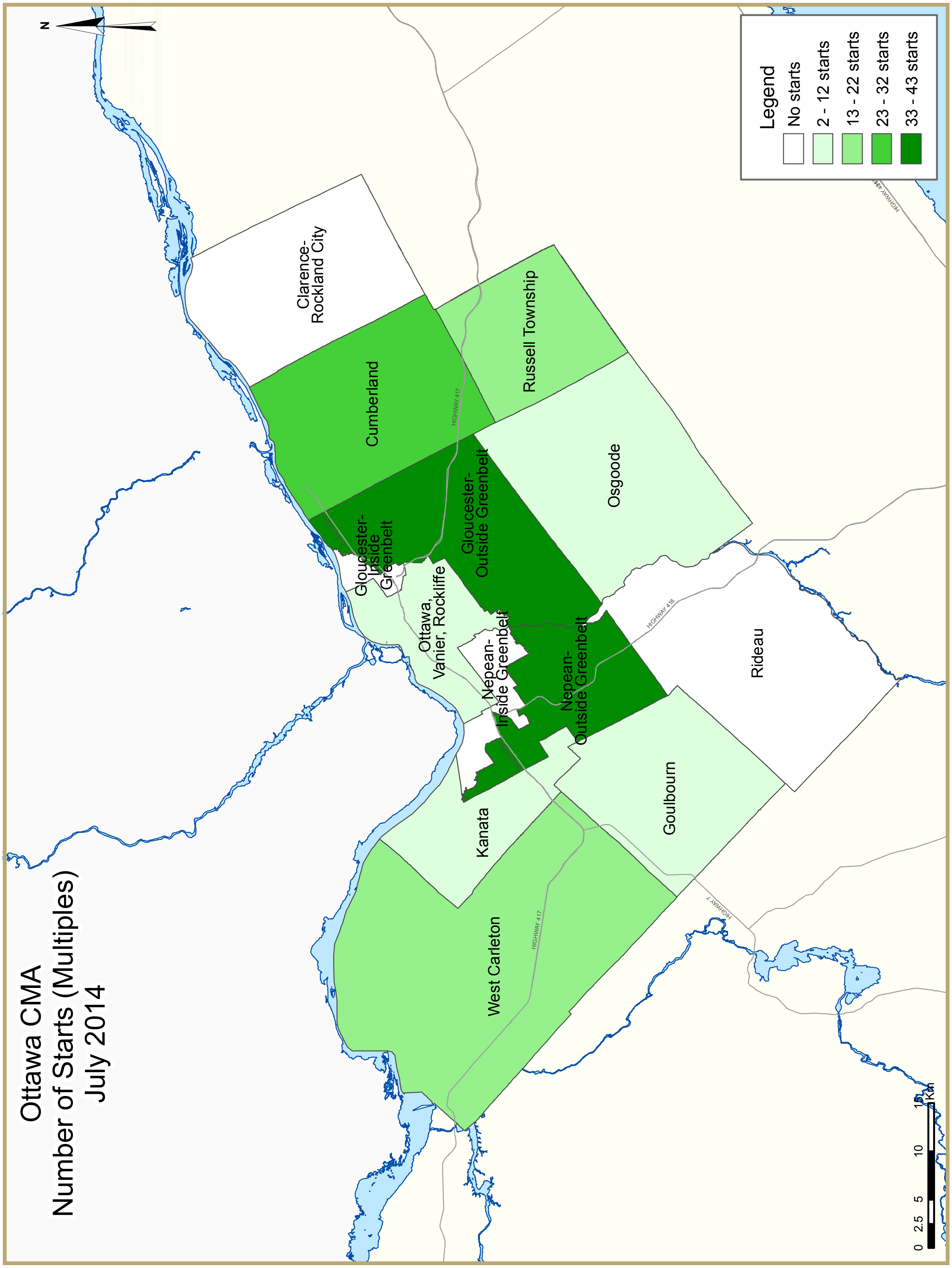
This July, construction activity trended slightly higher from its June level driven by robust single-detached construction. This month's singles had a clear dominance in the market breaking the 55 per cent market share, a phenomenon seen only once in the past 5 years. The expectation is for a tilt toward low-rise construction this year led by stronger construction activity of singles outside the greenbelt. Year-to-date construction of this dwelling type surpassed 2013 numbers, albeit following historic lows. Starts in Nepean outside the greenbelt (OTG) edged slightly over Kanata this month, with 21 per cent vs. 20 per cent of the total respectively. Although the latter area took the clear lead in single-detached construction, with 31 per cent of the total, construction of singles in Nepean (OTG) came in three times their level over the same period in 2013. Slowly but surely single-detached construction is moving further outside of the city limits. Cumberland single starts almost doubled, while Osgoode's came in 50 per cent higher and Russell's expanded by almost one quarter compared to 2013. Year-to-date, the combined market share of total home starts in these three aforementioned areas rose to 17 per cent from 7.8 per cent in 2013.

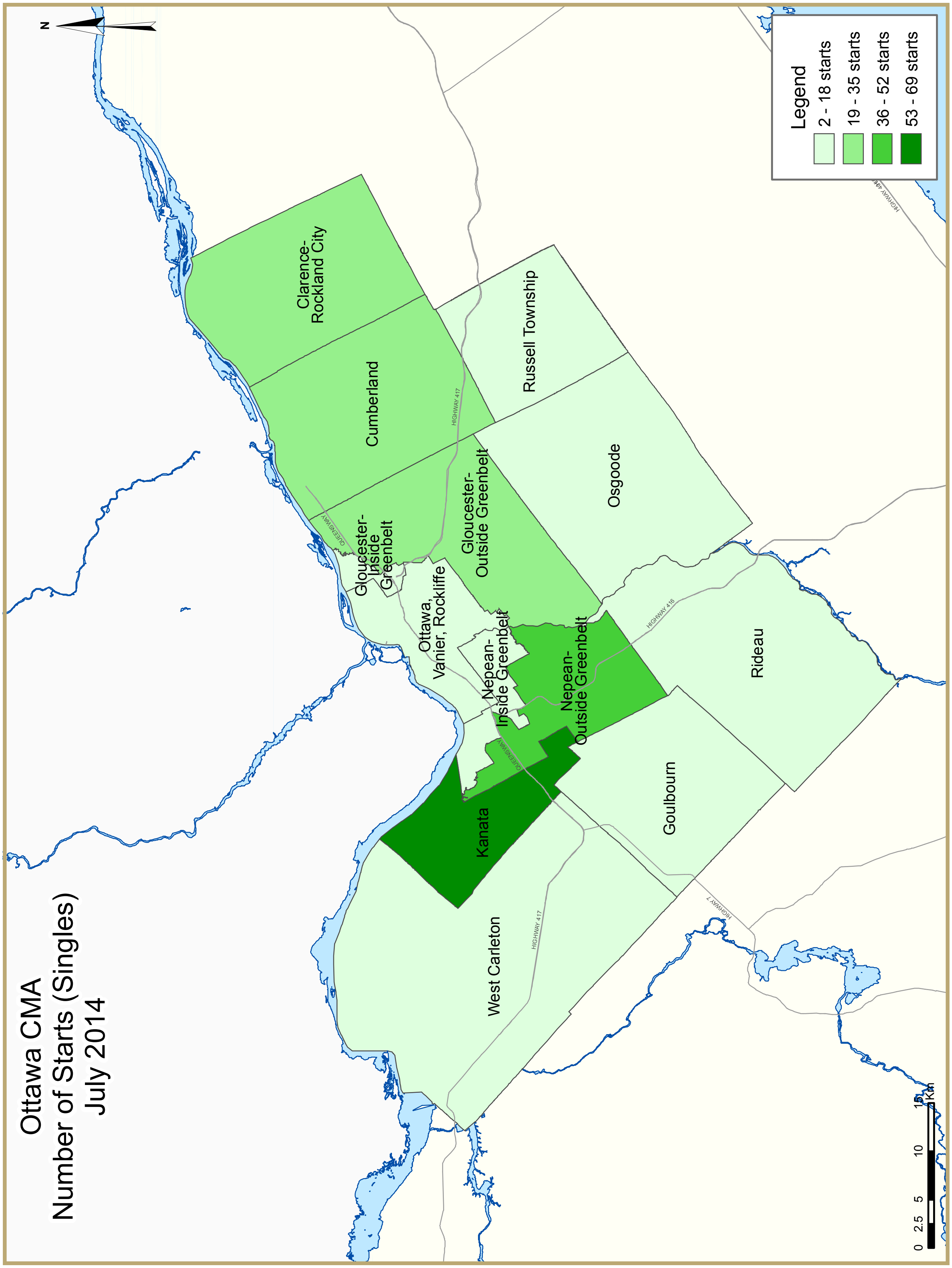
Resale market activity continued to pick up pace in July in seasonally adjusted terms. The resale numbers also came in higher than the same month a year earlier. Activity was boosted by an increase in freehold[3] sales, while sales in the condo segment[4] of the market continued to soften, albeit at a slower rate. Home sales are recovering from a slow start to the year due to bad winter weather. The balance of supply and demand was unchanged from last month with activity in the freehold segment remaining balanced, while conditions in the condo market favoured buyers.

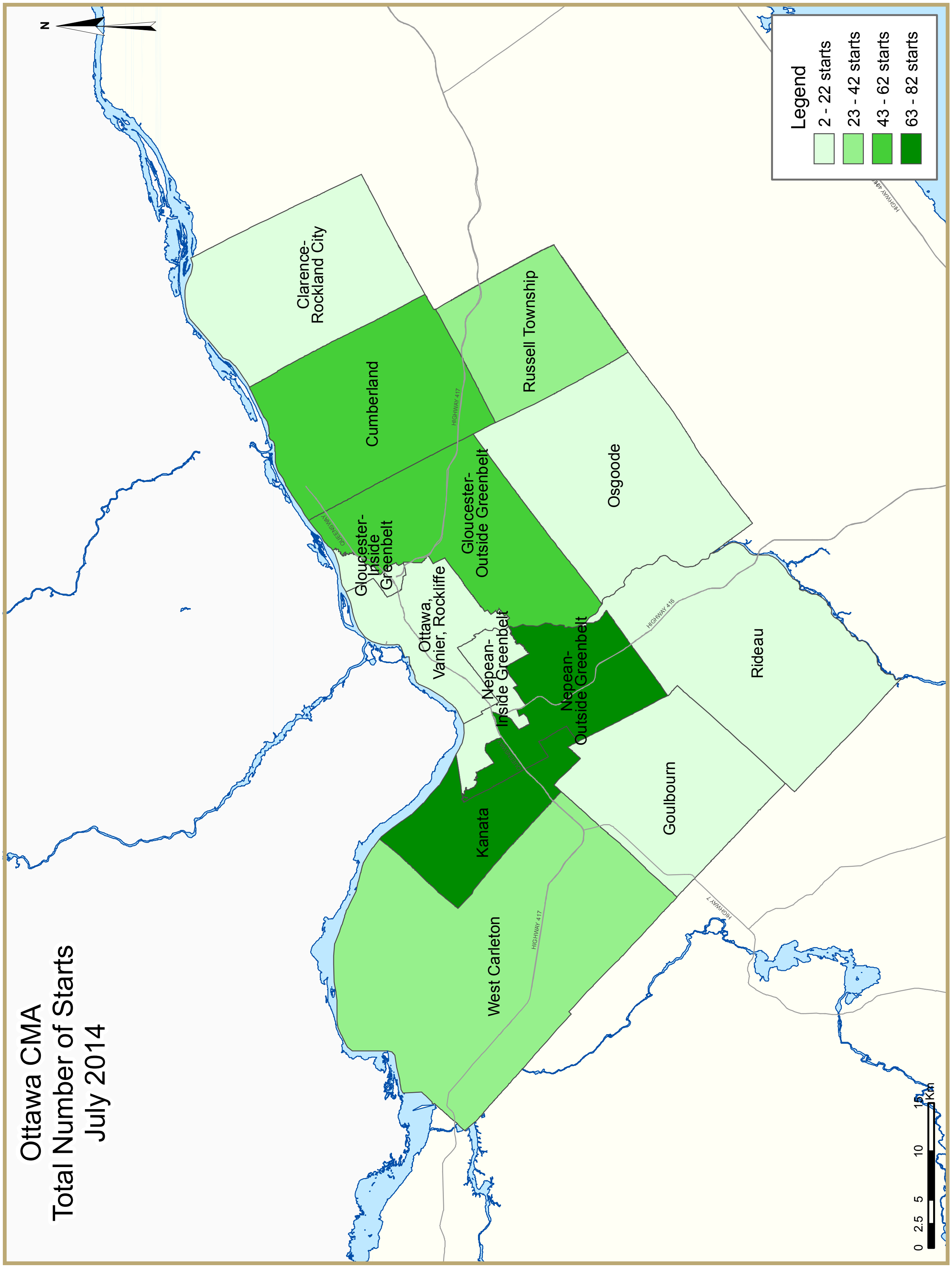
Ottawa's labour market has not been very supportive of housing demand. Job growth has been flat over the last couple of years, with unemployment numbers hovering close to decade highs. The latest July employment numbers indicated an increase in jobs, but the increase was driven by a rise in part-time work as full-time employment declined once more. Year-to-date, the economy lost an average 5,200 full-time jobs, while an average 3,800 part-time jobs were added. In terms of sectors, so far this year, the largest employment gains were observed in the services sector, while public administration jobs came in lower than a year earlier.

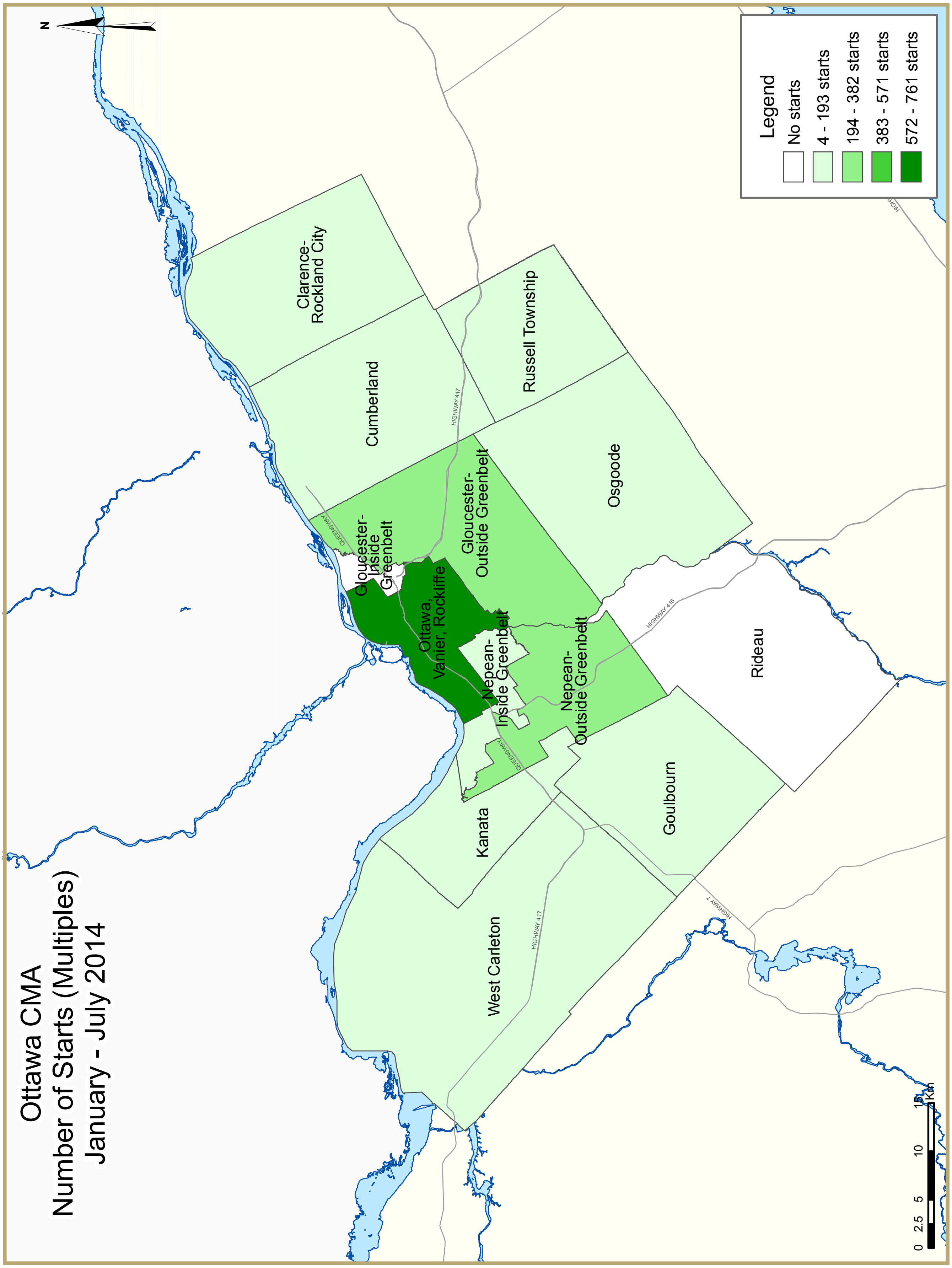
[3] The freehold segment of the resale market includes single-detached, semi-detached and home-owner rows. Single-detached sales represent on average 70 per cent of total sales in the freehold segment, home-owner rows take up another 23 per cent, while semi-detached units have a small share at 7 per cent.

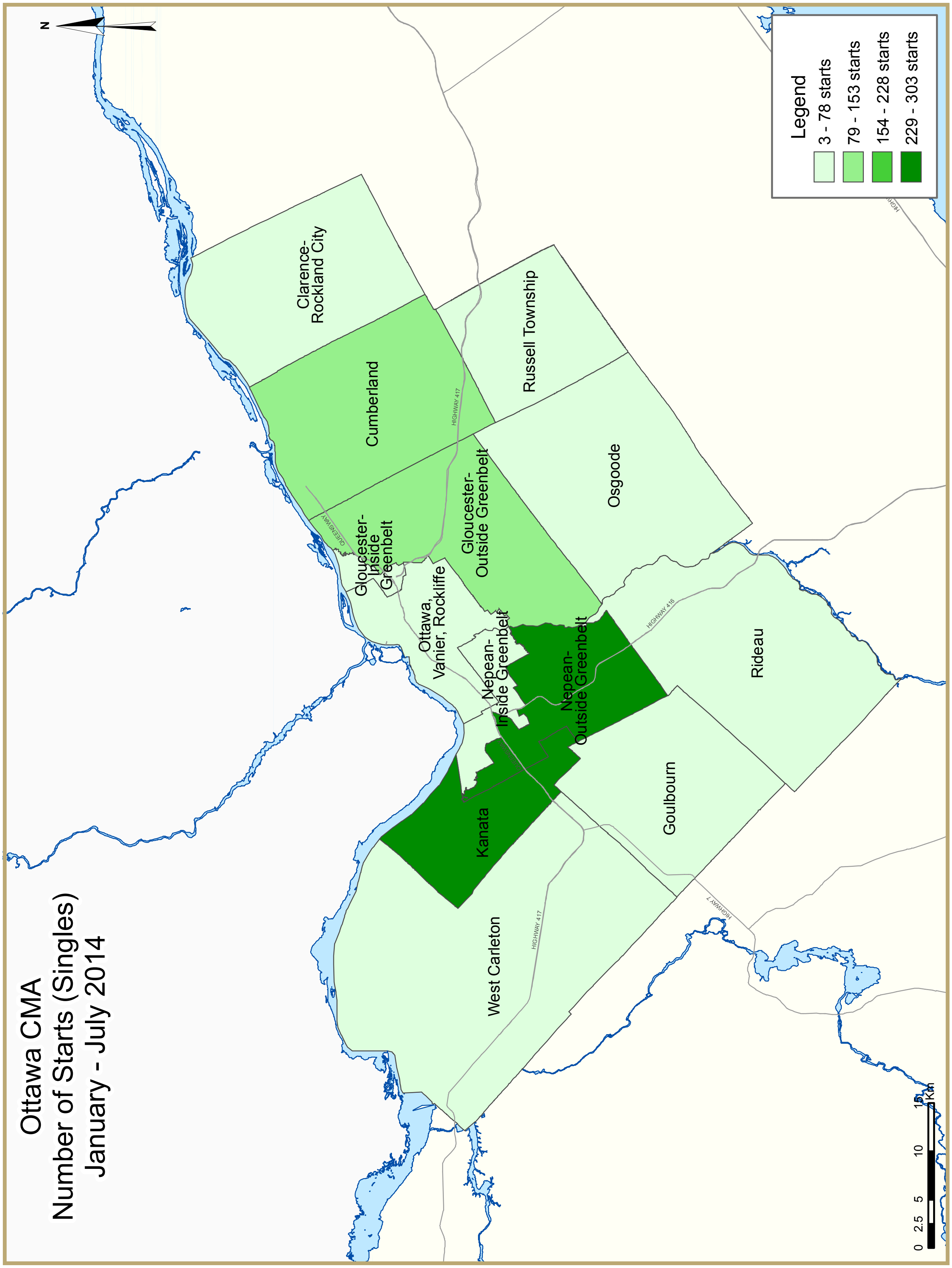
[4] The condominium segment of the market includes condo rows, condo apartments and stacked condos. Condominium apartments on the resale market represent almost half of all condominium offerings, while condo rows make up one-third sales, the remaining share is held by stacked condo units.

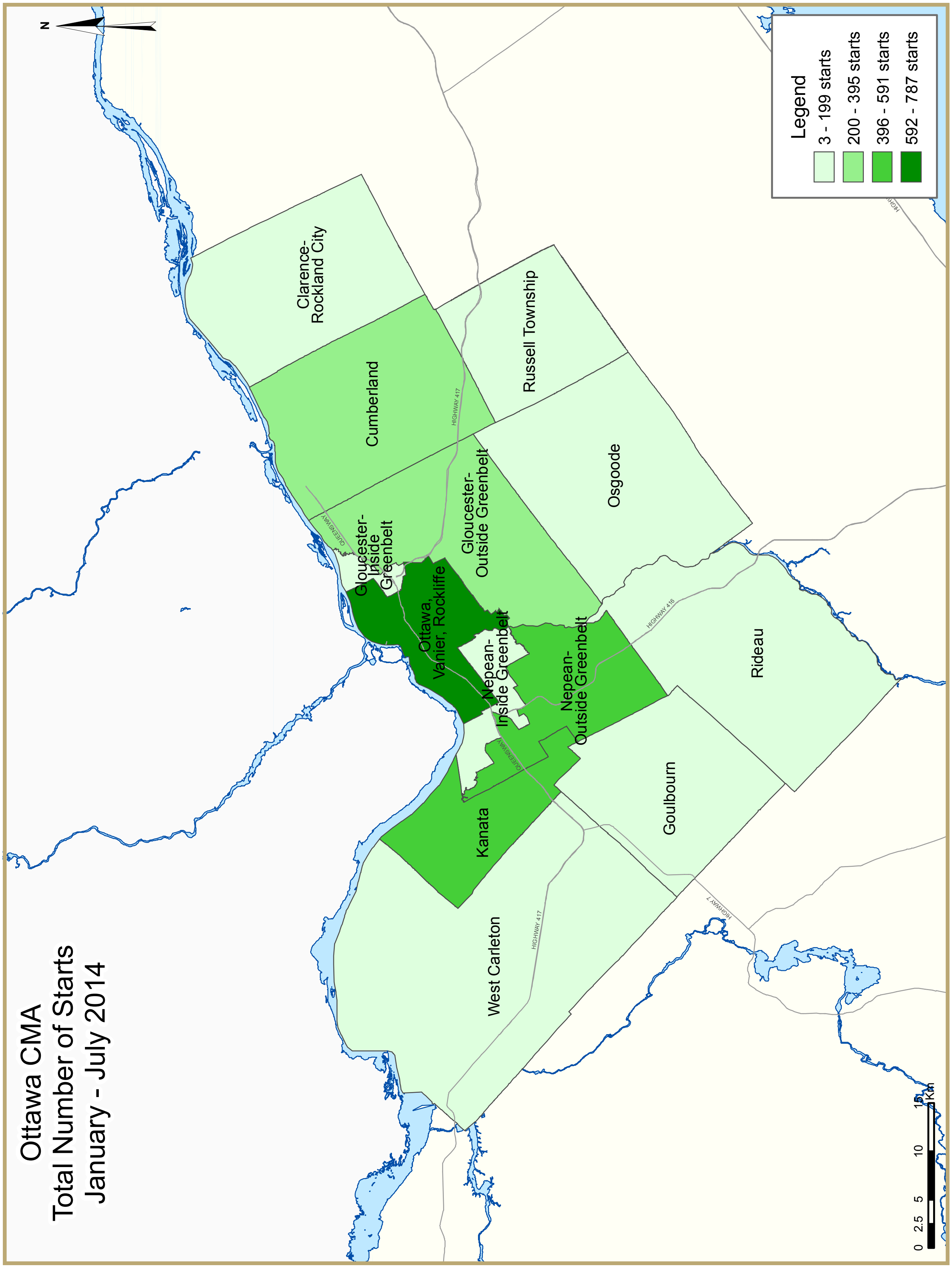

Ottawa CMA
Number of Starts (Multiples)
July 2014
Legend
No starts
2 - 12 starts
13 - 22 starts
23 - 32 starts
33 - 43 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
July 2014
N
Legend
2 - 18 starts
19 - 35 starts
36 - 52 starts
53 - 69 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
July 2014
Legend
2 - 22 starts
23 - 42 starts
43 - 62 starts
63 - 82 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - July 2014
Legend
No starts
4 - 193 starts
194 - 382 starts
383 - 571 starts
572 - 761 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15 Km
N


Ottawa CMA
Number of Starts (Singles)
January - July 2014
N
Legend
3 - 78 starts
79 - 153 starts
154 - 228 starts
229 - 303 starts
Clarence-
Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2.5 5 10 15
Km


Ottawa CMA
Total Number of Starts
January - July 2014
Legend
3 - 199 starts
200 - 395 starts
396 - 591 starts
592 - 787 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2.5 5 10 15 Km

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
6	Economic Indicators

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

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend) July 2014		
Ottawa CMA[1]	June 2014	July 2014
Trend[2]	5,258	5,442
SAAR	6,658	4,572
	July 2013	July 2014
Actual		
July - Single-Detached	188	223
July - Multiples	750	173
July - Total	938	396
January to July - Single-Detached	922	1,029
January to July - Multiples	2,775	1,885
January to July - Total	3,697	2,914

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) July 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2014	223	28	76	0	0	60	9	0	396
July 2013	188	44	239	0	0	298	4	165	938
% Change	18.6	-36.4	-68.2	n/a	n/a	-79.9	125.0	-100.0	-57.8
Year-to-date 2014	1,029	116	713	0	4	928	25	99	2,914
Year-to-date 2013	922	200	813	0	5	1,508	4	245	3,697
% Change	11.6	-42.0	-12.3	n/a	-20.0	-38.5	**	-59.6	-21.2
UNDER CONSTRUCTION									
July 2014	1,101	156	952	0	9	3,561	23	513	6,315
July 2013	1,033	254	1,219	0	5	3,344	31	584	6,470
% Change	6.6	-38.6	-21.9	n/a	80.0	6.5	-25.8	-12.2	-2.4
COMPLETIONS									
July 2014	163	16	176	0	0	124	0	150	629
July 2013	154	34	132	0	0	38	0	38	396
% Change	5.8	-52.9	33.3	n/a	n/a	**	n/a	**	58.8
Year-to-date 2014	1,003	176	946	0	0	972	14	407	3,518
Year-to-date 2013	828	174	817	0	0	863	4	83	2,769
% Change	21.1	1.1	15.8	n/a	n/a	12.6	**	**	27.0
COMPLETED & NOT ABSORBED									
July 2014	63	37	96	0	0	154	n/a	n/a	350
July 2013	53	52	72	0	0	298	n/a	n/a	475
% Change	18.9	-28.8	33.3	n/a	n/a	-48.3	n/a	n/a	-26.3
ABSORBED									
July 2014	164	17	167	0	0	77	n/a	n/a	425
July 2013	169	30	140	0	0	54	n/a	n/a	393
% Change	-3.0	-43.3	19.3	n/a	n/a	42.6	n/a	n/a	8.1
Year-to-date 2014	1,031	207	897	0	0	1,080	n/a	n/a	3,215
Year-to-date 2013	860	163	840	0	0	814	n/a	n/a	2,677
% Change	19.9	27.0	6.8	n/a	n/a	32.7	n/a	n/a	20.1

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

Table 1.2: Housing Activity Summary by Submarket July 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
July 2014	191	20	76	0	0	53	9	0	349
July 2013	176	44	239	0	0	298	0	165	922
Ottawa, Vanier, Rockcliffe									
July 2014	8	6	0	0	0	0	6	0	20
July 2013	12	20	3	0	0	298	0	153	486
Nepean inside greenbelt									
July 2014	4	0	0	0	0	0	0	0	4
July 2013	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
July 2014	39	2	10	0	0	31	0	0	82
July 2013	30	2	38	0	0	0	0	0	70
Gloucester inside greenbelt									
July 2014	2	0	0	0	0	0	0	0	2
July 2013	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
July 2014	19	6	21	0	0	14	2	0	62
July 2013	57	10	116	0	0	0	0	12	195
Kanata									
July 2014	69	0	10	0	0	0	1	0	80
July 2013	46	4	40	0	0	0	0	0	90
Cumberland									
July 2014	21	0	18	0	0	8	0	0	47
July 2013	2	8	33	0	0	0	0	0	43
Goulbourn									
July 2014	5	2	0	0	0	0	0	0	7
July 2013	9	0	9	0	0	0	0	0	18
West Carleton									
July 2014	6	0	17	0	0	0	0	0	23
July 2013	6	0	0	0	0	0	0	0	6
Rideau									
July 2014	5	0	0	0	0	0	0	0	5
July 2013	1	0	0	0	0	0	0	0	1
Osgoode									
July 2014	13	4	0	0	0	0	0	0	17
July 2013	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
July 2014	22	0	0	0	0	0	0	0	22
July 2013	11	0	0	0	0	0	0	0	11
Russell Township									
July 2014	10	8	0	0	0	7	0	0	25
July 2013	1	0	0	0	0	0	4	0	5
Ottawa-Gatineau CMA (Ontario portion)									
July 2014	223	28	76	0	0	60	9	0	396
July 2013	188	44	239	0	0	298	4	165	938

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

Table 1.2: Housing Activity Summary by Submarket July 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
July 2014	1,015	146	945	0	9	3,554	23	513	6,205
July 2013	936	246	1,172	0	5	3,344	27	584	6,314
Ottawa, Vanier, Rockcliffe									
July 2014	53	66	30	0	9	3,083	18	134	3,393
July 2013	74	108	23	0	5	2,816	27	235	3,288
Nepean inside greenbelt									
July 2014	12	0	0	0	0	139	0	0	151
July 2013	10	0	0	0	0	0	0	0	10
Nepean outside greenbelt									
July 2014	334	36	358	0	0	98	0	25	851
July 2013	92	46	185	0	0	160	0	124	607
Gloucester inside greenbelt									
July 2014	4	0	0	0	0	0	0	0	4
July 2013	1	0	19	0	0	44	0	0	64
Gloucester outside greenbelt									
July 2014	69	24	123	0	0	102	2	0	320
July 2013	153	40	262	0	0	66	0	12	533
Kanata									
July 2014	324	2	168	0	0	12	1	353	860
July 2013	338	38	380	0	0	108	0	152	1,016
Cumberland									
July 2014	85	4	73	0	0	120	0	0	282
July 2013	86	10	144	0	0	136	0	41	417
Goulbourn									
July 2014	33	2	37	0	0	0	0	0	72
July 2013	103	0	37	0	0	14	0	20	174
West Carleton									
July 2014	26	8	156	0	0	0	2	1	193
July 2013	26	4	122	0	0	0	0	0	152
Rideau									
July 2014	17	0	0	0	0	0	0	0	17
July 2013	24	0	0	0	0	0	0	0	24
Osgoode									
July 2014	58	4	0	0	0	0	0	0	62
July 2013	29	0	0	0	0	0	0	0	29
Clarence-Rockland City									
July 2014	44	0	7	0	0	0	0	0	51
July 2013	65	2	47	0	0	0	0	0	114
Russell Township									
July 2014	42	10	0	0	0	7	0	0	59
July 2013	32	6	0	0	0	0	4	0	42
Ottawa-Gatineau CMA (Ontario portion)									
July 2014	1,101	156	952	0	9	3,561	23	513	6,315
July 2013	1,033	254	1,219	0	5	3,344	31	584	6,470

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

Table 1.2: Housing Activity Summary by Submarket
July 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
July 2014	152	14	176	0	0	124	0	150	616
July 2013	140	34	132	0	0	38	0	34	378
Ottawa, Vanier, Rockcliffe									
July 2014	9	10	10	0	0	24	0	14	67
July 2013	5	14	7	0	0	8	0	34	68
Nepean inside greenbelt									
July 2014	0	0	0	0	0	0	0	0	0
July 2013	0	0	9	0	0	16	0	0	25
Nepean outside greenbelt									
July 2014	64	2	43	0	0	10	0	124	243
July 2013	23	8	15	0	0	14	0	0	60
Gloucester inside greenbelt									
July 2014	2	0	0	0	0	22	0	0	24
July 2013	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
July 2014	19	0	71	0	0	0	0	12	102
July 2013	16	6	62	0	0	0	0	0	84
Kanata									
July 2014	31	2	37	0	0	12	0	0	82
July 2013	19	6	25	0	0	0	0	0	50
Cumberland									
July 2014	4	0	5	0	0	56	0	0	65
July 2013	36	0	8	0	0	0	0	0	44
Goulbourn									
July 2014	8	0	0	0	0	0	0	0	8
July 2013	21	0	6	0	0	0	0	0	27
West Carleton									
July 2014	6	0	10	0	0	0	0	0	16
July 2013	12	0	0	0	0	0	0	0	12
Rideau									
July 2014	1	0	0	0	0	0	0	0	1
July 2013	2	0	0	0	0	0	0	0	2
Osgoode									
July 2014	8	0	0	0	0	0	0	0	8
July 2013	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
July 2014	7	0	0	0	0	0	0	0	7
July 2013	12	0	0	0	0	0	0	0	12
Russell Township									
July 2014	4	2	0	0	0	0	0	0	6
July 2013	2	0	0	0	0	0	0	4	6
Ottawa-Gatineau CMA (Ontario portion)									
July 2014	163	16	176	0	0	124	0	150	629
July 2013	154	34	132	0	0	38	0	38	396

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

Table 1.2: Housing Activity Summary by Submarket July 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
July 2014	57	34	91	0	0	154	n/a	n/a	336
July 2013	47	52	72	0	0	278	n/a	n/a	449
Ottawa, Vanier, Rockcliffe									
July 2014	8	28	3	0	0	34	n/a	n/a	73
July 2013	19	36	3	0	0	153	n/a	n/a	211
Nepean inside greenbelt									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	1	0	3	0	0	0	n/a	n/a	4
Nepean outside greenbelt									
July 2014	11	2	38	0	0	19	n/a	n/a	70
July 2013	5	4	15	0	0	71	n/a	n/a	95
Gloucester inside greenbelt									
July 2014	0	0	0	0	0	18	n/a	n/a	18
July 2013	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
July 2014	11	1	34	0	0	6	n/a	n/a	52
July 2013	4	3	37	0	0	1	n/a	n/a	45
Kanata									
July 2014	21	2	8	0	0	0	n/a	n/a	31
July 2013	1	7	7	0	0	14	n/a	n/a	29
Cumberland									
July 2014	1	0	4	0	0	71	n/a	n/a	76
July 2013	11	1	6	0	0	32	n/a	n/a	50
Goulbourn									
July 2014	3	0	2	0	0	6	n/a	n/a	11
July 2013	2	1	0	0	0	6	n/a	n/a	9
West Carleton									
July 2014	0	1	2	0	0	0	n/a	n/a	3
July 2013	1	0	1	0	0	0	n/a	n/a	2
Rideau									
July 2014	2	0	0	0	0	0	n/a	n/a	2
July 2013	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
July 2014	3	0	5	0	0	0	n/a	n/a	8
July 2013	4	0	0	0	0	1	n/a	n/a	5
Russell Township									
July 2014	3	3	0	0	0	0	n/a	n/a	6
July 2013	2	0	0	0	0	19	n/a	n/a	21
Ottawa-Gatineau CMA (Ontario portion)									
July 2014	63	37	96	0	0	154	n/a	n/a	350
July 2013	53	52	72	0	0	298	n/a	n/a	475

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

Table 1.2: Housing Activity Summary by Submarket July 2014									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
July 2014	152	16	167	0	0	77	n/a	n/a	412
July 2013	155	30	140	0	0	54	n/a	n/a	379
Ottawa, Vanier, Rockcliffe									
July 2014	8	9	7	0	0	13	n/a	n/a	37
July 2013	5	5	10	0	0	5	n/a	n/a	25
Nepean inside greenbelt									
July 2014	0	0	0	0	0	0	n/a	n/a	0
July 2013	0	0	8	0	0	16	n/a	n/a	24
Nepean outside greenbelt									
July 2014	64	4	42	0	0	9	n/a	n/a	119
July 2013	26	8	15	0	0	21	n/a	n/a	70
Gloucester inside greenbelt									
July 2014	2	0	0	0	0	4	n/a	n/a	6
July 2013	1	0	0	0	0	0	n/a	n/a	1
Gloucester outside greenbelt									
July 2014	22	0	62	0	0	0	n/a	n/a	84
July 2013	16	6	62	0	0	0	n/a	n/a	84
Kanata									
July 2014	29	3	39	0	0	12	n/a	n/a	83
July 2013	27	10	30	0	0	0	n/a	n/a	67
Cumberland									
July 2014	4	0	6	0	0	39	n/a	n/a	49
July 2013	36	0	8	0	0	10	n/a	n/a	54
Goulbourn									
July 2014	8	0	0	0	0	0	n/a	n/a	8
July 2013	24	0	6	0	0	2	n/a	n/a	32
West Carleton									
July 2014	6	0	11	0	0	0	n/a	n/a	17
July 2013	12	1	1	0	0	0	n/a	n/a	14
Rideau									
July 2014	1	0	0	0	0	0	n/a	n/a	1
July 2013	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
July 2014	8	0	0	0	0	0	n/a	n/a	8
July 2013	6	0	0	0	0	0	n/a	n/a	6
Clarence-Rockland City									
July 2014	8	1	0	0	0	0	n/a	n/a	9
July 2013	12	0	0	0	0	0	n/a	n/a	12
Russell Township									
July 2014	4	0	0	0	0	0	n/a	n/a	4
July 2013	2	0	0	0	0	0	n/a	n/a	2
Ottawa-Gatineau CMA (Ontario portion)									
July 2014	164	17	167	0	0	77	n/a	n/a	425
July 2013	169	30	140	0	0	54	n/a	n/a	393

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	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	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 July 2014											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Ottawa City	191	176	29	44	76	229	53	473	349	922	-62.1
Ottawa, Vanier, Rockcliffe	8	12	12	20	0	3	0	451	20	486	-95.9
Nepean inside greenbelt	4	2	0	0	0	0	0	0	4	2	100.0
Nepean outside greenbelt	39	30	2	2	10	34	31	4	82	70	17.1
Gloucester inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Gloucester outside greenbelt	19	57	8	10	21	116	14	12	62	195	-68.2
Kanata	69	46	1	4	10	40	0	0	80	90	-11.1
Cumberland	21	2	0	8	18	33	8	0	47	43	9.3
Goulbourn	5	9	2	0	0	3	0	6	7	18	-61.1
West Carleton	6	6	0	0	17	0	0	0	23	6	**
Rideau	5	1	0	0	0	0	0	0	5	1	**
Osgoode	13	10	4	0	0	0	0	0	17	10	70.0
Clarence-Rockland City	22	11	0	0	0	0	0	0	22	11	100.0
Russell Township	10	1	8	4	0	0	7	0	25	5	**
Ottawa-Gatineau CMA (Ontario Portion)	223	188	37	48	76	229	60	473	396	938	-57.8

Table 2.1: Starts by Submarket and by Dwelling Type January - July 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	933	832	121	194	718	787	1,020	1,771	2,792	3,584	-22.1
Ottawa, Vanier, Rockcliffe	26	36	40	78	20	21	701	1,571	787	1,706	-53.9
Nepean inside greenbelt	11	8	0	0	0	0	139	0	150	8	**
Nepean outside greenbelt	301	103	30	36	201	142	56	44	588	325	80.9
Gloucester inside greenbelt	3	1	0	0	0	0	0	0	3	1	200.0
Gloucester outside greenbelt	98	121	34	34	146	158	32	12	310	325	-4.6
Kanata	303	308	1	30	125	284	28	60	457	682	-33.0
Cumberland	87	48	4	12	73	89	64	64	228	213	7.0
Goulbourn	29	130	2	0	10	31	0	20	41	181	-77.3
West Carleton	19	27	6	4	143	62	0	0	168	93	80.6
Rideau	14	22	0	0	0	0	0	0	14	22	-36.4
Osgoode	42	28	4	0	0	0	0	0	46	28	64.3
Clarence-Rockland City	52	54	0	0	7	13	0	0	59	67	-11.9
Russell Township	44	36	12	10	0	0	7	0	63	46	37.0
Ottawa-Gatineau CMA (Ontario Portion)	1,029	922	133	204	725	800	1,027	1,771	2,914	3,697	-21.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market July 2014								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Ottawa City	76	229	0	0	53	308	0	165
Ottawa, Vanier, Rockcliffe	0	3	0	0	0	298	0	153
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	10	34	0	0	31	4	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	21	116	0	0	14	0	0	12
Kanata	10	40	0	0	0	0	0	0
Cumberland	18	33	0	0	8	0	0	0
Goulbourn	0	3	0	0	0	6	0	0
West Carleton	17	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	7	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	76	229	0	0	60	308	0	165

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - July 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	710	787	8	0	921	1,526	99	245
Ottawa, Vanier, Rockcliffe	12	21	8	0	655	1,338	46	233
Nepean inside greenbelt	0	0	0	0	139	0	0	0
Nepean outside greenbelt	201	142	0	0	31	44	25	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	146	158	0	0	32	0	0	12
Kanata	125	284	0	0	0	60	28	0
Cumberland	73	89	0	0	64	64	0	0
Goulbourn	10	31	0	0	0	20	0	0
West Carleton	143	62	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	7	13	0	0	0	0	0	0
Russell Township	0	0	0	0	7	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	717	800	8	0	928	1,526	99	245

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Ottawa City	287	459	53	298	9	165	349	922
Ottawa, Vanier, Rockcliffe	14	35	0	298	6	153	20	486
Nepean inside greenbelt	4	2	0	0	0	0	4	2
Nepean outside greenbelt	51	70	31	0	0	0	82	70
Gloucester inside greenbelt	2	1	0	0	0	0	2	1
Gloucester outside greenbelt	46	183	14	0	2	12	62	195
Kanata	79	90	0	0	1	0	80	90
Cumberland	39	43	8	0	0	0	47	43
Goulbourn	7	18	0	0	0	0	7	18
West Carleton	23	6	0	0	0	0	23	6
Rideau	5	1	0	0	0	0	5	1
Osgoode	17	10	0	0	0	0	17	10
Clarence-Rockland City	22	11	0	0	0	0	22	11
Russell Township	18	1	7	0	0	4	25	5
Ottawa-Gatineau CMA (Ontario Portion)	327	471	60	298	9	169	396	938

Table 2.5: Starts by Submarket and by Intended Market January - July 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	1,743	1,826	925	1,513	124	245	2,792	3,584
Ottawa, Vanier, Rockcliffe	62	130	659	1,343	66	233	787	1,706
Nepean inside greenbelt	11	8	139	0	0	0	150	8
Nepean outside greenbelt	532	285	31	40	25	0	588	325
Gloucester inside greenbelt	3	1	0	0	0	0	3	1
Gloucester outside greenbelt	276	313	32	0	2	12	310	325
Kanata	428	622	0	60	29	0	457	682
Cumberland	164	157	64	56	0	0	228	213
Goulbourn	41	167	0	14	0	0	41	181
West Carleton	166	93	0	0	2	0	168	93
Rideau	14	22	0	0	0	0	14	22
Osgoode	46	28	0	0	0	0	46	28
Clarence-Rockland City	59	67	0	0	0	0	59	67
Russell Township	56	42	7	0	0	4	63	46
Ottawa-Gatineau CMA (Ontario Portion)	1,858	1,935	932	1,513	124	249	2,914	3,697

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2014

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	% Change
Ottawa City	152	140	14	34	176	132	274	72	616	378	63.0
Ottawa, Vanier, Rockcliffe	9	5	10	14	10	7	38	42	67	68	-1.5
Nepean inside greenbelt	0	0	0	0	0	9	0	16	0	25	-100.0
Nepean outside greenbelt	64	23	2	8	43	15	134	14	243	60	**
Gloucester inside greenbelt	2	1	0	0	0	0	22	0	24	1	**
Gloucester outside greenbelt	19	16	0	6	71	62	12	0	102	84	21.4
Kanata	31	19	2	6	37	25	12	0	82	50	64.0
Cumberland	4	36	0	0	5	8	56	0	65	44	47.7
Goulbourn	8	21	0	0	0	6	0	0	8	27	-70.4
West Carleton	6	12	0	0	10	0	0	0	16	12	33.3
Rideau	1	2	0	0	0	0	0	0	1	2	-50.0
Osgoode	8	5	0	0	0	0	0	0	8	5	60.0
Clarence-Rockland City	7	12	0	0	0	0	0	0	7	12	-41.7
Russell Township	4	2	2	0	0	0	0	4	6	6	0.0
Ottawa-Gatineau CMA (Ontario Portion)	163	154	16	34	176	132	274	76	629	396	58.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 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	920	740	162	168	910	811	1,379	910	3,371	2,629	28.2
Ottawa, Vanier, Rockcliffe	51	48	54	58	16	25	726	502	847	633	33.8
Nepean inside greenbelt	11	10	4	0	0	12	0	16	15	38	-60.5
Nepean outside greenbelt	245	124	40	44	238	256	237	302	760	726	4.7
Gloucester inside greenbelt	4	1	0	0	0	0	22	0	26	1	**
Gloucester outside greenbelt	135	96	28	16	232	182	71	0	466	294	58.5
Kanata	284	73	28	36	281	220	84	40	677	369	83.5
Cumberland	53	147	8	12	91	110	197	0	349	269	29.7
Goulbourn	48	92	0	0	17	6	42	50	107	148	-27.7
West Carleton	30	65	0	2	35	0	0	0	65	67	-3.0
Rideau	21	16	0	0	0	0	0	0	21	16	31.3
Osgoode	38	68	0	0	0	0	0	0	38	68	-44.1
Clarence-Rockland City	51	54	4	0	36	6	0	32	91	92	-1.1
Russell Township	32	34	24	10	0	0	0	4	56	48	16.7
Ottawa-Gatineau CMA (Ontario Portion)	1,003	828	190	178	946	817	1,379	946	3,518	2,769	27.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Ottawa City	176	132	0	0	124	38	150	34
Ottawa, Vanier, Rockcliffe	10	7	0	0	24	8	14	34
Nepean inside greenbelt	0	9	0	0	0	16	0	0
Nepean outside greenbelt	43	15	0	0	10	14	124	0
Gloucester inside greenbelt	0	0	0	0	22	0	0	0
Gloucester outside greenbelt	71	62	0	0	0	0	12	0
Kanata	37	25	0	0	12	0	0	0
Cumberland	5	8	0	0	56	0	0	0
Goulbourn	0	6	0	0	0	0	0	0
West Carleton	10	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	4
Ottawa-Gatineau CMA (Ontario Portion)	176	132	0	0	124	38	150	38

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 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	910	811	0	0	972	831	407	79
Ottawa, Vanier, Rockcliffe	16	25	0	0	550	431	176	71
Nepean inside greenbelt	0	12	0	0	0	16	0	0
Nepean outside greenbelt	238	256	0	0	113	302	124	0
Gloucester inside greenbelt	0	0	0	0	22	0	0	0
Gloucester outside greenbelt	232	182	0	0	33	0	38	0
Kanata	281	220	0	0	84	40	0	0
Cumberland	91	110	0	0	156	0	41	0
Goulbourn	17	6	0	0	14	42	28	8
West Carleton	35	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	36	6	0	0	0	32	0	0
Russell Township	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	946	817	0	0	972	863	407	83

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013	July 2014	July 2013
Ottawa City	342	306	124	38	150	34	616	378
Ottawa, Vanier, Rockcliffe	29	26	24	8	14	34	67	68
Nepean inside greenbelt	0	9	0	16	0	0	0	25
Nepean outside greenbelt	109	46	10	14	124	0	243	60
Gloucester inside greenbelt	2	1	22	0	0	0	24	1
Gloucester outside greenbelt	90	84	0	0	12	0	102	84
Kanata	70	50	12	0	0	0	82	50
Cumberland	9	44	56	0	0	0	65	44
Goulbourn	8	27	0	0	0	0	8	27
West Carleton	16	12	0	0	0	0	16	12
Rideau	1	2	0	0	0	0	1	2
Osgoode	8	5	0	0	0	0	8	5
Clarence-Rockland City	7	12	0	0	0	0	7	12
Russell Township	6	2	0	0	0	4	6	6
Ottawa-Gatineau CMA (Ontario Portion)	355	320	124	38	150	38	629	396

Table 3.5: Completions by Submarket and by Intended Market January - July 2014								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	1,982	1,719	972	831	417	79	3,371	2,629
Ottawa, Vanier, Rockcliffe	113	131	550	431	184	71	847	633
Nepean inside greenbelt	13	22	0	16	2	0	15	38
Nepean outside greenbelt	523	424	113	302	124	0	760	726
Gloucester inside greenbelt	4	1	22	0	0	0	26	1
Gloucester outside greenbelt	395	294	33	0	38	0	466	294
Kanata	593	329	84	40	0	0	677	369
Cumberland	152	269	156	0	41	0	349	269
Goulbourn	65	98	14	42	28	8	107	148
West Carleton	65	67	0	0	0	0	65	67
Rideau	21	16	0	0	0	0	21	16
Osgoode	38	68	0	0	0	0	38	68
Clarence-Rockland City	91	60	0	32	0	0	91	92
Russell Township	52	40	0	0	4	8	56	48
Ottawa-Gatineau CMA (Ontario Portion)	2,125	1,819	972	863	421	87	3,518	2,769

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range July 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													
July 2014	0	0.0	9	7.0	14	10.9	40	31.3	65	50.8	128	501,150	527,980
July 2013	0	0.0	30	21.9	28	20.4	33	24.1	46	33.6	137	448,900	481,208
Year-to-date 2014	1	0.1	39	4.9	132	16.7	230	29.1	389	49.2	791	499,900	529,412
Year-to-date 2013	0	0.0	108	18.3	101	17.1	133	22.5	249	42.1	591	471,990	505,221
Ottawa, Vanier, Rockcliffe													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	1	3.2	3	9.7	27	87.1	31	849,000	895,197
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	6.7	28	93.3	30	749,900	749,737
Nepean inside greenbelt													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
July 2014	0	0.0	6	9.5	11	17.5	22	34.9	24	38.1	63	470,900	484,024
July 2013	0	0.0	1	4.0	1	4.0	7	28.0	16	64.0	25	510,990	527,668
Year-to-date 2014	0	0.0	9	3.7	50	20.7	72	29.8	111	45.9	242	491,400	497,393
Year-to-date 2013	0	0.0	21	17.5	8	6.7	33	27.5	58	48.3	120	499,695	497,167
Gloucester inside greenbelt													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
July 2014	0	0.0	0	0.0	1	4.5	11	50.0	10	45.5	22	499,500	551,286
July 2013	0	0.0	1	6.7	1	6.7	6	40.0	7	46.7	15	486,900	494,367
Year-to-date 2014	0	0.0	4	2.9	11	8.0	68	49.6	54	39.4	137	491,900	503,969
Year-to-date 2013	0	0.0	3	3.4	13	14.6	40	44.9	33	37.1	89	471,900	484,219
Kanata													
July 2014	0	0.0	2	7.1	1	3.6	4	14.3	21	75.0	28	574,990	574,579
July 2013	0	0.0	10	37.0	10	37.0	2	7.4	5	18.5	27	383,990	430,560
Year-to-date 2014	0	0.0	18	6.6	55	20.3	63	23.2	135	49.8	271	499,990	516,709
Year-to-date 2013	0	0.0	12	15.2	28	35.4	9	11.4	30	38.0	79	417,900	494,629
Cumberland													
July 2014	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
July 2013	0	0.0	15	41.7	10	27.8	8	22.2	3	8.3	36	387,900	408,461
Year-to-date 2014	0	0.0	7	15.9	10	22.7	18	40.9	9	20.5	44	445,900	450,623
Year-to-date 2013	0	0.0	59	41.3	43	30.1	25	17.5	16	11.2	143	387,900	410,310
Goulbourn													
July 2014	0	0.0	1	16.7	0	0.0	1	16.7	4	66.7	6	--	--
July 2013	0	0.0	3	12.5	6	25.0	10	41.7	5	20.8	24	440,400	448,941
Year-to-date 2014	0	0.0	1	3.0	5	15.2	5	15.2	22	66.7	33	558,900	567,299
Year-to-date 2013	0	0.0	12	13.2	8	8.8	21	23.1	50	54.9	91	516,900	523,559

Source: CMHC (Market Absorption Survey)

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

Submarket	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	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	2	12.5	14	87.5	16	584,400	608,438
Rideau													
July 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 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	9	100.0	9	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Osgoode													
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	1	7.7	0	0.0	0	0.0	1	7.7	11	84.6	13	650,000	655,677
Year-to-date 2013	0	0.0	1	6.3	1	6.3	1	6.3	13	81.3	16	782,250	760,575
Clarence-Rockland City													
July 2014	0	0.0	6	75.0	2	25.0	0	0.0	0	0.0	8	--	--
July 2013	2	20.0	2	20.0	4	40.0	2	20.0	0	0.0	10	385,200	373,070
Year-to-date 2014	3	7.3	24	58.5	10	24.4	4	9.8	0	0.0	41	342,900	350,959
Year-to-date 2013	8	18.2	16	36.4	15	34.1	3	6.8	2	4.5	44	372,400	366,654
Russell Township													
July 2014	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	--	--
July 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	14	51.9	10	37.0	3	11.1	0	0.0	27	369,900	378,804
Year-to-date 2013	0	0.0	14	48.3	8	27.6	7	24.1	0	0.0	29	376,700	389,531
Ottawa-Gatineau CMA (Ontario portion)													
July 2014	0	0.0	19	13.6	16	11.4	40	28.6	65	46.4	140	497,400	512,940
July 2013	2	1.4	32	21.8	32	21.8	35	23.8	46	31.3	147	443,900	473,852
Year-to-date 2014	4	0.5	77	9.0	152	17.7	237	27.6	389	45.3	859	489,900	516,160
Year-to-date 2013	8	1.2	138	20.8	124	18.7	143	21.5	251	37.8	664	459,750	490,986

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2014						
Submarket	July 2014	July 2013	% Change	YTD 2014	YTD 2013	% Change
Ottawa City	527,980	481,208	9.7	529,412	505,221	4.8
Ottawa, Vanier, Rockcliffe	--	--	n/a	895,197	749,737	19.4
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	484,024	527,668	-8.3	497,393	497,167	0.0
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	551,286	494,367	11.5	503,969	484,219	4.1
Kanata	574,579	430,560	33.4	516,709	494,629	4.5
Cumberland	--	408,461	n/a	450,623	410,310	9.8
Goulbourn	529,067	448,941	17.8	567,299	523,559	8.4
West Carleton	--	--	n/a	672,489	608,438	10.5
Rideau	--	--	n/a	755,900	862,814	-12.4
Osgoode	--	--	n/a	655,677	760,575	-13.8
Clarence-Rockland City	--	373,070	n/a	350,959	366,654	-4.3
Russell Township	--	--	n/a	378,804	389,531	-2.8
Ottawa-Gatineau CMA (Ontario Portion)	512,940	473,852	8.2	516,160	490,986	5.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
July 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	2,559	42.8	348,001	1.3	353,842
	February	881	-4.7	1,114	2,273	2,445	45.6	354,619	1.8	356,441
	March	1,197	1.3	1,124	2,942	2,444	46.0	358,966	-0.1	354,598
	April	1,428	-10.0	1,138	3,488	2,628	43.3	374,232	0.5	359,680
	May	1,802	-0.6	1,185	3,987	2,637	44.9	383,168	3.4	367,823
	June	1,678	4.4	1,202	3,177	2,626	45.8	365,366	1.7	360,251
	July	1,462	8.1	1,243	3,078	2,738	45.4	358,600	-1.0	361,233
	August									
	September									
	October									
	November									
	December									
	Q2 2013	5,006	-3.3		10,173			367,493	1.9	
	Q2 2014	4,908	-2.0		10,652			374,482	1.9	
	YTD 2013	9,074	-6.3		20,112			362,095	2.0	
	YTD 2014	9,044	-0.3		20,992			366,181	1.1	

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

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

Table 6: Economic Indicators
July 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 $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
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	115.3	123.0	530	6.3	70.2	1,058
	February	595	3.14	5.24	115.4	124.2	527	6.5	69.7	1,057
	March	581	3.14	4.99	115.3	124.7	527	6.5	69.8	1,063
	April	570	3.14	4.79	115.1	125.3	526	6.9	69.8	1,068
	May	570	3.14	4.79	114.9	125.9	530	6.8	70.2	1,069
	June	570	3.14	4.79	114.8	126.3	529	6.9	70.0	1,071
	July	570	3.14	4.79		125.9	533	6.4	70.1	1,059
	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 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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