HOUSING MARKET INFORMATION

# HOUSING NOW

## Gatineau[1]

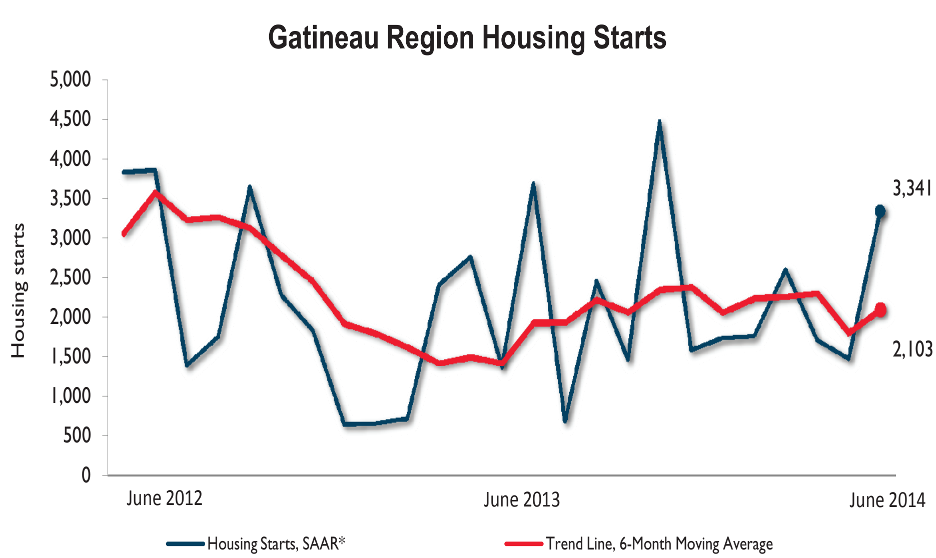
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2014

## Highlights

- Gatineau area housing starts rise in the second quarter of 2014
- Centris® sales fall in the second quarter of 2014 in the Gatineau area
- Average price of properties on the existing home market decreasing since the beginning of the year

Figure 1




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

[1] Quebec part of Ottawa-Gatineau CMA

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

### Table of Contents

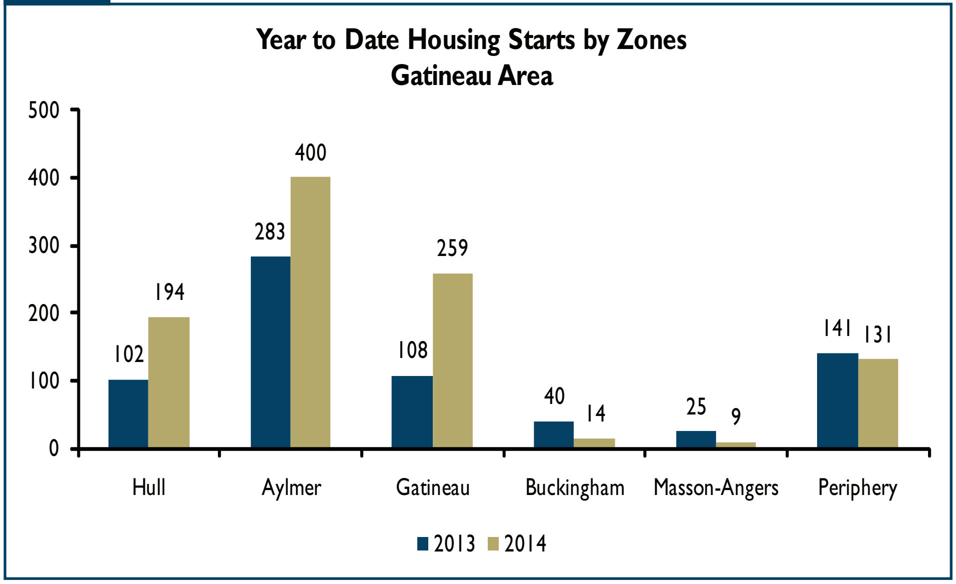
## Housing starts in the second quarter of 2014

Housing starts in the Gatineau area were trending at 2,103 units in June, compared to 1,810 in May. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. This increase was essentially attributable to the start of construction on several condominium and rental housing projects.

The actual data for the second quarter of 2014 revealed that housing starts have decreased by 1.9 per cent compared to the same quarter a year ago (577 units in 2014, 588 units in 2013). The results from the last quarter brought total housing starts for the first six months of the year to 1,007 units, up 44.1 per cent compared to the same period in 2013. The pace of residential construction however remained relatively slow compared to the past few years. This was due, in particular, to the less favourable job market conditions and the wide choice of properties for sale on the new and existing home markets.

From January to June, starts rose in all housing categories (single-detached houses, semi-detached and row homes, and apartments). The increase in residential construction was attributable to all intended markets, but was especially significant in the condominium (79 per cent) and rental housing (73 per cent) segments. From a geographic standpoint, the rise in housing starts was concentrated in the Gatineau, Hull and Aylmer sectors. The Buckingham, Masson-Angers and outlying sectors, for their part, recorded a decrease in activity.

Figure 2




Source: CMHC

## Centris® sales continue to decrease in the area

In the second quarter of 2014, Centris® sales dropped by 17.5 per cent from the same quarter in 2013. The decline in sales of existing homes extended to all market segments. In fact, decreases were recorded for single-family homes (-17.5 per cent), condominiums (25 per cent) and plexes (-2.9 per cent). The weak job market and slight population growth in the area were factors that may have contributed to this decline. Data for the last quarter brought total Centris® sales for the first six months of the year to 1,769 units, for a decrease of 12.9 per cent over the same period in 2013. This was a relatively low level compared to the last ten years.

Conversely, the supply of existing dwellings continued to grow at a sustained pace. Active Centris® listings reached 3,570 units in the second quarter in the Gatineau area, for an increase of 18 per cent. This result was attributable to a significant rise in new Centris® listings (8.2 per cent), but also to a slowdown in sales. In addition, the increase in the number of properties for sale on the existing home market was observed in all market segments. Active Centris® listings of plexes went up by 28.3 per cent year over year, condominiums by 15.5 per cent and single-family homes by 17.6 per cent. From January to June 2014, active Centris® listings reached 3,254 units, up 15.2 per cent over the same period in 2013 and a historical high for a first six-month period.

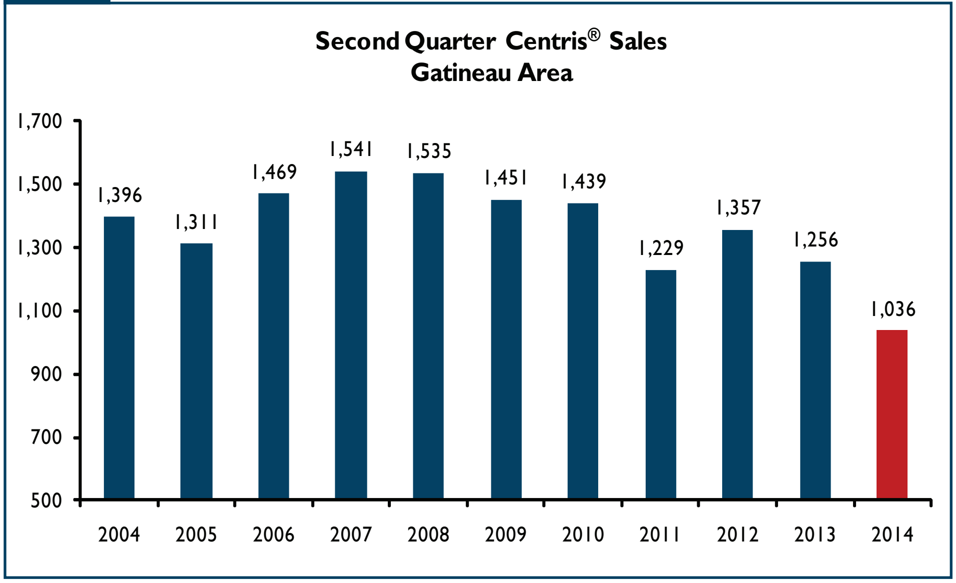
This overall increase in supply combined with the slowdown in sales caused market conditions to ease much more significantly. In the second quarter of 2014, the resale market in the Gatineau area was favourable to buyers in all market segments.[3]

[3] Four-quarter moving average

## Prices decrease slightly on the resale market

This easing of the resale market seems to have had an impact on home prices in the Gatineau area. In fact, the average Centris® price reached $241,709 in the first six months of 2014, for a decrease of 0.5 per cent from the same period in 2013.[4] In the case of single-family homes and plexes, the average Centris® prices registered drops of 1 per cent and 2.1 per cent, respectively. Despite market conditions that are favourable to buyers, the average Centris® price of condominiums has, for its part, posted an increase of 3.8 per cent year over year in the first six months. This rise can be attributable in part to a different sales mix.

Figure 3




Source: QFREB, statistics Centris®

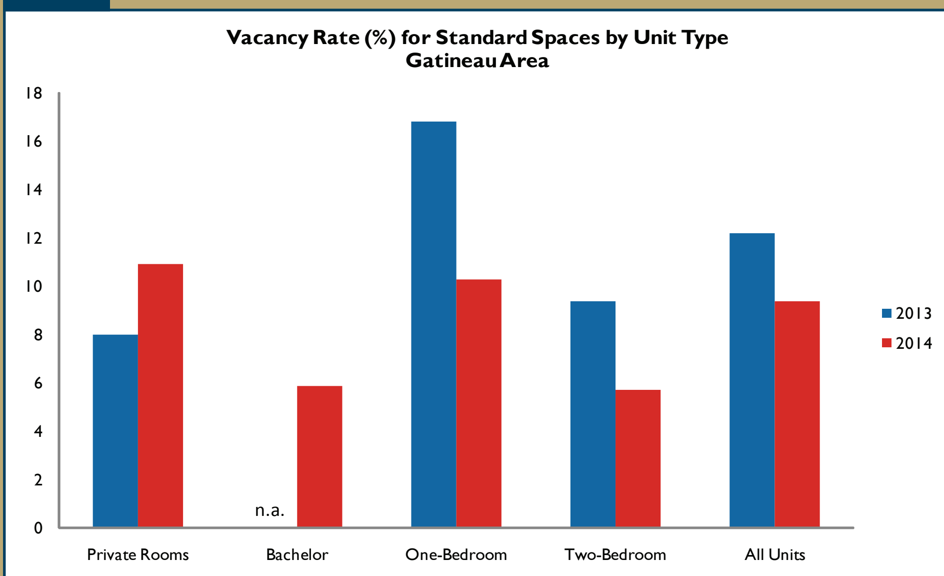
[4] Four-quarter moving average.

# Decrease in the vacancy rate for spaces in retirement homes

According to the latest Seniors' Housing Survey conducted in Quebec by Canada Mortgage and Housing Corporation (CMHC), the vacancy rate for standard spaces decreased over the past year, falling to 7.5 per cent in February 2014 from 8.7 per cent at the same time in 2013.[5] This was a relatively low level compared to the average of recent years (8.3 per cent for the period from 2009 to 2013).

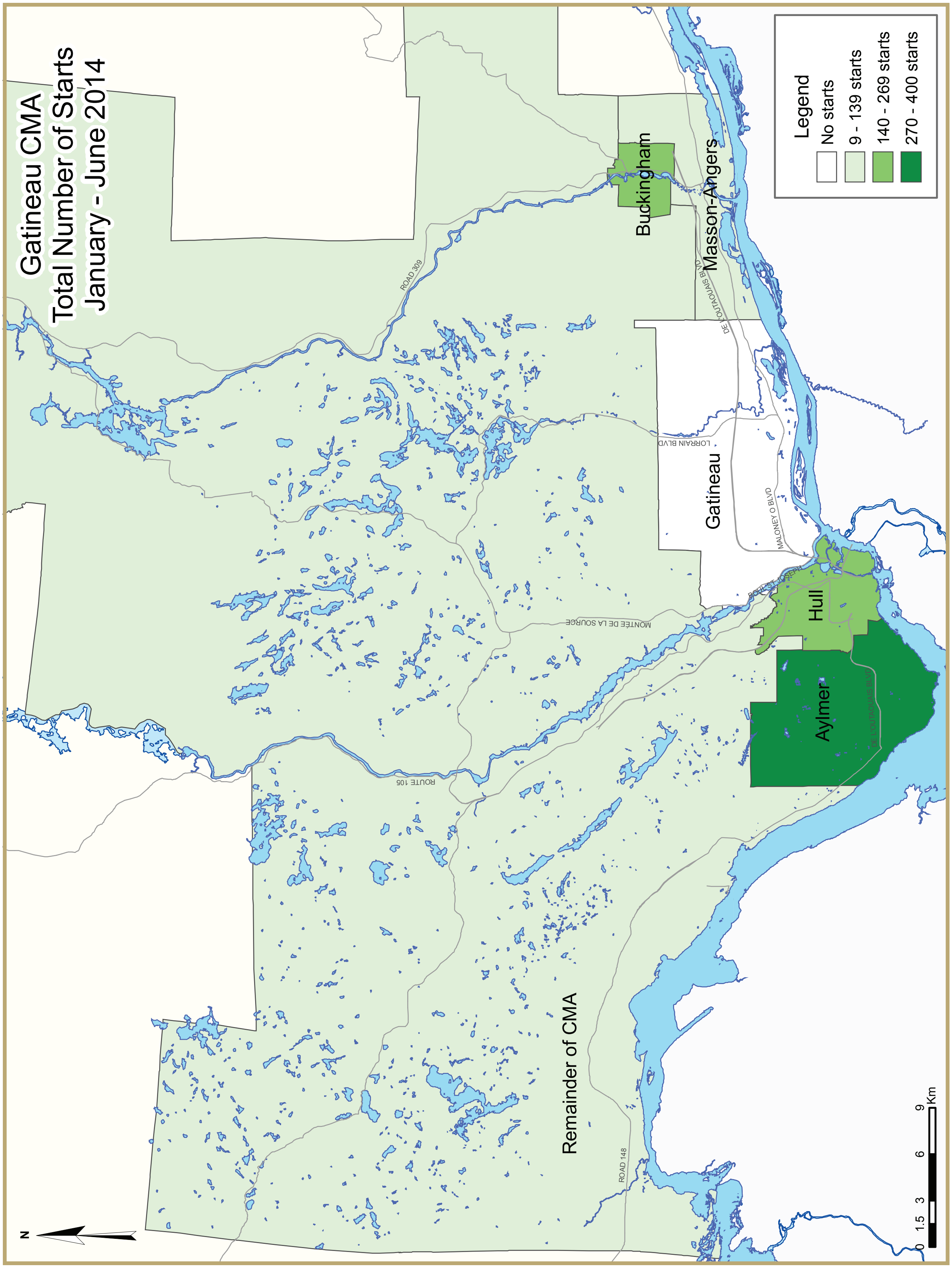
The vacancy rate for standard spaces in the Gatineau area reached 9.4 per cent in 2014, down by about three percentage points from 2013. In fact, since 2010, the proportion of vacant spaces in retirement homes has been steadily declining, as a result of the relatively stable supply of such spaces and the small increase in the population aged 75 years or older. Market conditions tightened for apartments of all types, while the vacancy rate increased in the case of rooms, reaching 10.9 per cent this year, versus 8.0 per cent in 2013. Estimated at $1,872, the average monthly rent for standard spaces in retirement homes in the Gatineau area was the highest among all CMAs in the province. The capture rate in the Gatineau area reached 20.1 per cent, a level slightly above the provincial average of 18.6 per cent.

Figure 4




Source: CMHC

[5] For more information, see the Seniors' Housing Report for Quebec


Gatineau CMA
Total Number of Starts
January - June 2014
Legend
No starts
9 - 139 starts
140 - 269 starts
270 - 400 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
DE L'OUTAOUAIS BLVD
LORRAIN BLVD
MALONEY O BLVD
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
N
0 1.5 3 6 9
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 |

**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 |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

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

**Table 1: Housing Starts (SAAR and Trend)**
**Second Quarter 2014**

| Gatineau CMA[1] | Annual | | Monthly SAAR | | | Trend[2] | | |
|---|---|---|---|---|---|---|---|---|
| | 2012 | 2013 | Apr. 2014 | May 2014 | June 2014 | Apr. 2014 | May 2014 | June 2014 |
| Single-Detached | 688 | 475 | 461 | 407 | 401 | 495 | 454 | 481 |
| Multiples | 2,071 | 1,449 | 1,248 | 1,068 | 2,940 | 1,814 | 1,356 | 1,622 |
| Total | 2,759 | 1,924 | 1,709 | 1,475 | 3,341 | 2,309 | 1,810 | 2,103 |
| | | | | | | | | |
| | Quarterly SAAR | | Actual | | | YTD | | |
| | 2014 Q1 | 2014 Q2 | 2013 Q2 | 2014 Q2 | % change | 2013 Q2 | 2014 Q2 | % change |
| Single-Detached | 515 | 467 | 152 | 139 | -8.6% | 194 | 196 | 1.0% |
| Multiples | 1,608 | 2,260 | 436 | 438 | 0.5% | 505 | 811 | 60.6% |
| Total | 2,123 | 2,727 | 588 | 577 | -1.9% | 699 | 1,007 | 44.1% |

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

| Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion) Second Quarter 2014 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q2 2014 | 139 | 104 | 83 | 0 | 42 | 132 | 0 | 77 | 577 |
| Q2 2013 | 152 | 84 | 74 | 0 | 10 | 159 | 4 | 105 | 588 |
| % Change | -8.6 | 23.8 | 12.2 | n/a | ** | -17.0 | -100.0 | -26.7 | -1.9 |
| Year-to-date 2014 | 196 | 134 | 113 | 0 | 42 | 299 | 0 | 223 | 1,007 |
| Year-to-date 2013 | 194 | 104 | 82 | 0 | 19 | 171 | 4 | 125 | 699 |
| % Change | 1.0 | 28.8 | 37.8 | n/a | 121.1 | 74.9 | -100.0 | 78.4 | 44.1 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q2 2014 | 185 | 96 | 130 | 0 | 51 | 442 | 0 | 202 | 1,106 |
| Q2 2013 | 188 | 66 | 102 | 0 | 30 | 419 | 4 | 343 | 1,152 |
| % Change | -1.6 | 45.5 | 27.5 | n/a | 70.0 | 5.5 | -100.0 | -41.1 | -4.0 |
| **COMPLETIONS** | | | | | | | | | |
| Q2 2014 | 73 | 46 | 45 | 0 | 6 | 342 | 0 | 157 | 669 |
| Q2 2013 | 109 | 70 | 27 | 0 | 20 | 44 | 0 | 113 | 383 |
| % Change | -33.0 | -34.3 | 66.7 | n/a | -70.0 | ** | n/a | 38.9 | 74.7 |
| Year-to-date 2014 | 188 | 60 | 68 | 0 | 18 | 564 | 0 | 202 | 1,100 |
| Year-to-date 2013 | 229 | 122 | 77 | 0 | 20 | 142 | 4 | 133 | 727 |
| % Change | -17.9 | -50.8 | -11.7 | n/a | -10.0 | ** | -100.0 | 51.9 | 51.3 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q2 2014 | 50 | 71 | 56 | 0 | 14 | 220 | n/a | n/a | 411 |
| Q2 2013 | 61 | 102 | 44 | 0 | 13 | 187 | n/a | n/a | 407 |
| % Change | -18.0 | -30.4 | 27.3 | n/a | 7.7 | 17.6 | n/a | n/a | 1.0 |
| **ABSORBED** | | | | | | | | | |
| Q2 2014 | 84 | 49 | 49 | 0 | 4 | 317 | n/a | n/a | 503 |
| Q2 2013 | 105 | 85 | 61 | 0 | 7 | 75 | n/a | n/a | 333 |
| % Change | -20.0 | -42.4 | -19.7 | n/a | -42.9 | ** | n/a | n/a | 51.1 |
| Year-to-date 2014 | 203 | 85 | 83 | 0 | 19 | 532 | n/a | n/a | 922 |
| Year-to-date 2013 | 234 | 144 | 99 | 0 | 10 | 154 | n/a | n/a | 641 |
| % Change | -13.2 | -41.0 | -16.2 | n/a | 90.0 | ** | n/a | n/a | 43.8 |

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

**Table 1.2: Housing Activity Summary by Submarket**
**Second Quarter 2014**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q2 2014 | 64 | 94 | 79 | 0 | 42 | 132 | 0 | 70 | 481 |
| Q2 2013 | 69 | 60 | 70 | 0 | 10 | 159 | 4 | 103 | 475 |
| **Aylmer** | | | | | | | | | |
| Q2 2014 | 32 | 24 | 22 | 0 | 42 | 125 | 0 | 6 | 251 |
| Q2 2013 | 21 | 10 | 62 | 0 | 0 | 111 | 0 | 49 | 253 |
| **Hull** | | | | | | | | | |
| Q2 2014 | 6 | 8 | 15 | 0 | 0 | 0 | 0 | 25 | 54 |
| Q2 2013 | 10 | 6 | 0 | 0 | 10 | 24 | 4 | 38 | 92 |
| **Gatineau** | | | | | | | | | |
| Q2 2014 | 21 | 54 | 42 | 0 | 0 | 7 | 0 | 34 | 158 |
| Q2 2013 | 25 | 34 | 8 | 0 | 0 | 0 | 0 | 12 | 79 |
| **Buckingham** | | | | | | | | | |
| Q2 2014 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 3 | 11 |
| Q2 2013 | 2 | 10 | 0 | 0 | 0 | 24 | 0 | 0 | 36 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2014 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 7 |
| Q2 2013 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 15 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q2 2014 | 75 | 10 | 4 | 0 | 0 | 0 | 0 | 7 | 96 |
| Q2 2013 | 83 | 24 | 4 | 0 | 0 | 0 | 0 | 2 | 113 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q2 2014 | 139 | 104 | 83 | 0 | 42 | 132 | 0 | 77 | 577 |
| Q2 2013 | 152 | 84 | 74 | 0 | 10 | 159 | 4 | 105 | 588 |

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

| Table 1.2: Housing Activity Summary by Submarket<br>Second Quarter 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** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q2 2014 | 86 | 90 | 126 | 0 | 51 | 440 | 0 | 195 | 988 |
| Q2 2013 | 78 | 52 | 98 | 0 | 30 | 419 | 4 | 340 | 1,021 |
| **Aylmer** | | | | | | | | | |
| Q2 2014 | 44 | 26 | 83 | 0 | 42 | 228 | 0 | 69 | 492 |
| Q2 2013 | 32 | 24 | 88 | 0 | 20 | 179 | 0 | 49 | 392 |
| **Hull** | | | | | | | | | |
| Q2 2014 | 9 | 8 | 17 | 0 | 9 | 193 | 0 | 31 | 267 |
| Q2 2013 | 10 | 2 | 2 | 0 | 10 | 216 | 4 | 152 | 396 |
| **Gatineau** | | | | | | | | | |
| Q2 2014 | 28 | 48 | 26 | 0 | 0 | 19 | 0 | 90 | 211 |
| Q2 2013 | 25 | 22 | 8 | 0 | 0 | 0 | 0 | 72 | 127 |
| **Buckingham** | | | | | | | | | |
| Q2 2014 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 3 | 11 |
| Q2 2013 | 2 | 4 | 0 | 0 | 0 | 24 | 0 | 63 | 93 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2014 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 7 |
| Q2 2013 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 13 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q2 2014 | 99 | 6 | 4 | 0 | 0 | 2 | 0 | 7 | 118 |
| Q2 2013 | 110 | 14 | 4 | 0 | 0 | 0 | 0 | 3 | 131 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q2 2014 | 185 | 96 | 130 | 0 | 51 | 442 | 0 | 202 | 1,106 |
| Q2 2013 | 188 | 66 | 102 | 0 | 30 | 419 | 4 | 343 | 1,152 |

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

**Table 1.2: Housing Activity Summary by Submarket**
**Second Quarter 2014**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q2 2014 | 23 | 42 | 45 | 0 | 6 | 342 | 0 | 153 | 611 |
| Q2 2013 | 48 | 60 | 25 | 0 | 20 | 44 | 0 | 112 | 309 |
| **Aylmer** | | | | | | | | | |
| Q2 2014 | 12 | 16 | 6 | 0 | 6 | 166 | 0 | 68 | 274 |
| Q2 2013 | 26 | 20 | 21 | 0 | 8 | 36 | 0 | 7 | 118 |
| **Hull** | | | | | | | | | |
| Q2 2014 | 4 | 4 | 0 | 0 | 0 | 176 | 0 | 8 | 192 |
| Q2 2013 | 2 | 10 | 4 | 0 | 4 | 8 | 0 | 86 | 114 |
| **Gatineau** | | | | | | | | | |
| Q2 2014 | 5 | 22 | 39 | 0 | 0 | 0 | 0 | 74 | 140 |
| Q2 2013 | 11 | 14 | 0 | 0 | 8 | 0 | 0 | 16 | 49 |
| **Buckingham** | | | | | | | | | |
| Q2 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 3 |
| Q2 2013 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Q2 2013 | 9 | 8 | 0 | 0 | 0 | 0 | 0 | 3 | 20 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q2 2014 | 50 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 58 |
| Q2 2013 | 61 | 10 | 2 | 0 | 0 | 0 | 0 | 1 | 74 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q2 2014 | 73 | 46 | 45 | 0 | 6 | 342 | 0 | 157 | 669 |
| Q2 2013 | 109 | 70 | 27 | 0 | 20 | 44 | 0 | 113 | 383 |

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

## Table 1.2: Housing Activity Summary by Submarket
## Second Quarter 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** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q2 2014 | 50 | 68 | 56 | 0 | 14 | 220 | n/a | n/a | 408 |
| Q2 2013 | 59 | 100 | 44 | 0 | 13 | 187 | n/a | n/a | 403 |
| **Aylmer** | | | | | | | | | |
| Q2 2014 | 16 | 22 | 19 | 0 | 12 | 119 | n/a | n/a | 188 |
| Q2 2013 | 29 | 37 | 29 | 0 | 4 | 141 | n/a | n/a | 240 |
| **Hull** | | | | | | | | | |
| Q2 2014 | 16 | 8 | 4 | 0 | 2 | 57 | n/a | n/a | 87 |
| Q2 2013 | 2 | 16 | 13 | 0 | 2 | 25 | n/a | n/a | 58 |
| **Gatineau** | | | | | | | | | |
| Q2 2014 | 14 | 35 | 33 | 0 | 0 | 24 | n/a | n/a | 106 |
| Q2 2013 | 19 | 19 | 2 | 0 | 7 | 20 | n/a | n/a | 67 |
| **Buckingham** | | | | | | | | | |
| Q2 2014 | 1 | 3 | 0 | 0 | 0 | 20 | n/a | n/a | 24 |
| Q2 2013 | 2 | 20 | 0 | 0 | 0 | 1 | n/a | n/a | 23 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2014 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| Q2 2013 | 7 | 8 | 0 | 0 | 0 | 0 | n/a | n/a | 15 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q2 2014 | 0 | 3 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| Q2 2013 | 2 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q2 2014 | 50 | 71 | 56 | 0 | 14 | 220 | n/a | n/a | 411 |
| Q2 2013 | 61 | 102 | 44 | 0 | 13 | 187 | n/a | n/a | 407 |

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

## Table 1.2: Housing Activity Summary by Submarket
## Second Quarter 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q2 2014 | 30 | 42 | 49 | 0 | 4 | 317 | n/a | n/a | 442 |
| Q2 2013 | 44 | 77 | 59 | 0 | 7 | 75 | n/a | n/a | 262 |
| **Aylmer** | | | | | | | | | |
| Q2 2014 | 17 | 11 | 21 | 0 | 4 | 151 | n/a | n/a | 204 |
| Q2 2013 | 24 | 26 | 39 | 0 | 4 | 42 | n/a | n/a | 135 |
| **Hull** | | | | | | | | | |
| Q2 2014 | 2 | 4 | 1 | 0 | 0 | 150 | n/a | n/a | 157 |
| Q2 2013 | 4 | 8 | 10 | 0 | 2 | 17 | n/a | n/a | 41 |
| **Gatineau** | | | | | | | | | |
| Q2 2014 | 8 | 20 | 27 | 0 | 0 | 13 | n/a | n/a | 68 |
| Q2 2013 | 9 | 28 | 10 | 0 | 1 | 13 | n/a | n/a | 61 |
| **Buckingham** | | | | | | | | | |
| Q2 2014 | 0 | 7 | 0 | 0 | 0 | 3 | n/a | n/a | 10 |
| Q2 2013 | 0 | 5 | 0 | 0 | 0 | 3 | n/a | n/a | 8 |
| **Masson-Angers** | | | | | | | | | |
| Q2 2014 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| Q2 2013 | 7 | 10 | 0 | 0 | 0 | 0 | n/a | n/a | 17 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | |
| Q2 2014 | 54 | 7 | 0 | 0 | 0 | 0 | n/a | n/a | 61 |
| Q2 2013 | 61 | 8 | 2 | 0 | 0 | 0 | n/a | n/a | 71 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | |
| Q2 2014 | 84 | 49 | 49 | 0 | 4 | 317 | n/a | n/a | 503 |
| Q2 2013 | 105 | 85 | 61 | 0 | 7 | 75 | n/a | n/a | 333 |

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

**Table 2: Starts by Submarket and by Dwelling Type**
**Second Quarter 2014**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | % Change |
| City of Gatineau | 64 | 69 | 94 | 60 | 85 | 84 | 238 | 262 | 481 | 475 | 1.3 |
| Aylmer | 32 | 21 | 24 | 10 | 60 | 62 | 135 | 160 | 251 | 253 | -0.8 |
| Hull | 6 | 10 | 8 | 6 | 13 | 14 | 27 | 62 | 54 | 92 | -41.3 |
| Gatineau | 21 | 25 | 54 | 34 | 12 | 8 | 71 | 12 | 158 | 79 | 100.0 |
| Buckingham | 0 | 2 | 8 | 10 | 0 | 0 | 3 | 24 | 11 | 36 | -69.4 |
| Masson-Angers | 5 | 11 | 0 | 0 | 0 | 0 | 2 | 4 | 7 | 15 | -53.3 |
| Rest of the CMA (Quebec portion) | 75 | 83 | 10 | 24 | 0 | 0 | 11 | 6 | 96 | 113 | -15.0 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 139 | 152 | 104 | 84 | 85 | 84 | 249 | 268 | 577 | 588 | -1.9 |

**Table 2.1: Starts by Submarket and by Dwelling Type**
**January - June 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 |
| City of Gatineau | 89 | 83 | 124 | 80 | 107 | 97 | 556 | 298 | 876 | 558 | 57.0 |
| Aylmer | 44 | 23 | 38 | 20 | 72 | 66 | 246 | 174 | 400 | 283 | 41.3 |
| Hull | 9 | 12 | 8 | 10 | 13 | 18 | 164 | 62 | 194 | 102 | 90.2 |
| Gatineau | 29 | 30 | 70 | 34 | 22 | 13 | 138 | 31 | 259 | 108 | 139.8 |
| Buckingham | 0 | 2 | 8 | 14 | 0 | 0 | 6 | 24 | 14 | 40 | -65.0 |
| Masson-Angers | 7 | 16 | 0 | 2 | 0 | 0 | 2 | 7 | 9 | 25 | -64.0 |
| Rest of the CMA (Quebec portion) | 107 | 111 | 10 | 24 | 0 | 0 | 14 | 6 | 131 | 141 | -7.1 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 196 | 194 | 134 | 104 | 107 | 97 | 570 | 304 | 1,007 | 699 | 44.1 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 |
| City of Gatineau | 85 | 80 | 0 | 4 | 168 | 159 | 70 | 103 |
| Aylmer | 60 | 62 | 0 | 0 | 129 | 111 | 6 | 49 |
| Hull | 13 | 10 | 0 | 4 | 2 | 24 | 25 | 38 |
| Gatineau | 12 | 8 | 0 | 0 | 37 | 0 | 34 | 12 |
| Buckingham | 0 | 0 | 0 | 0 | 0 | 24 | 3 | 0 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 4 | 4 | 7 | 2 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 85 | 80 | 0 | 4 | 172 | 163 | 77 | 105 |

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**
**January - June 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 |
| City of Gatineau | 107 | 93 | 0 | 4 | 343 | 175 | 213 | 123 |
| Aylmer | 72 | 66 | 0 | 0 | 151 | 125 | 95 | 49 |
| Hull | 13 | 14 | 0 | 4 | 139 | 24 | 25 | 38 |
| Gatineau | 22 | 13 | 0 | 0 | 53 | 2 | 85 | 29 |
| Buckingham | 0 | 0 | 0 | 0 | 0 | 24 | 6 | 0 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 7 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 4 | 4 | 10 | 2 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 107 | 93 | 0 | 4 | 347 | 179 | 223 | 125 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**
**Second Quarter 2014**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 |
| City of Gatineau | 237 | 199 | 174 | 169 | 70 | 107 | 481 | 475 |
| Aylmer | 78 | 93 | 167 | 111 | 6 | 49 | 251 | 253 |
| Hull | 29 | 16 | 0 | 34 | 25 | 42 | 54 | 92 |
| Gatineau | 117 | 67 | 7 | 0 | 34 | 12 | 158 | 79 |
| Buckingham | 8 | 12 | 0 | 24 | 3 | 0 | 11 | 36 |
| Masson-Angers | 5 | 11 | 0 | 0 | 2 | 4 | 7 | 15 |
| Rest of the CMA (Quebec portion) | 89 | 111 | 0 | 0 | 7 | 2 | 96 | 113 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 326 | 310 | 174 | 169 | 77 | 109 | 577 | 588 |

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| City of Gatineau | 322 | 241 | 341 | 190 | 213 | 127 | 876 | 558 |
| Aylmer | 120 | 111 | 185 | 123 | 95 | 49 | 400 | 283 |
| Hull | 32 | 22 | 137 | 38 | 25 | 42 | 194 | 102 |
| Gatineau | 155 | 74 | 19 | 5 | 85 | 29 | 259 | 108 |
| Buckingham | 8 | 16 | 0 | 24 | 6 | 0 | 14 | 40 |
| Masson-Angers | 7 | 18 | 0 | 0 | 2 | 7 | 9 | 25 |
| Rest of the CMA (Quebec portion) | 121 | 139 | 0 | 0 | 10 | 2 | 131 | 141 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 443 | 380 | 341 | 190 | 223 | 129 | 1,007 | 699 |

Source: CMHC (Starts and Completions Survey)

| Table 3: Completions by Submarket and by Dwelling Type<br>Second Quarter 2014 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | % Change |
| City of Gatineau | 23 | 48 | 42 | 60 | 25 | 43 | 521 | 158 | 611 | 309 | 97.7 |
| Aylmer | 12 | 26 | 16 | 20 | 10 | 27 | 236 | 45 | 274 | 118 | 132.2 |
| Hull | 4 | 2 | 4 | 10 | 0 | 8 | 184 | 94 | 192 | 114 | 68.4 |
| Gatineau | 5 | 11 | 22 | 14 | 15 | 8 | 98 | 16 | 140 | 49 | 185.7 |
| Buckingham | 0 | 0 | 0 | 8 | 0 | 0 | 3 | 0 | 3 | 8 | -62.5 |
| Masson-Angers | 2 | 9 | 0 | 8 | 0 | 0 | 0 | 3 | 2 | 20 | -90.0 |
| Rest of the CMA (Quebec portion) | 50 | 61 | 4 | 10 | 0 | 0 | 4 | 3 | 58 | 74 | -21.6 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 73 | 109 | 46 | 70 | 25 | 43 | 525 | 161 | 669 | 383 | 74.7 |

| Table 3.1: Completions by Submarket and by Dwelling Type<br>January - June 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 |
| City of Gatineau | 61 | 90 | 54 | 106 | 52 | 77 | 789 | 293 | 956 | 566 | 68.9 |
| Aylmer | 28 | 41 | 16 | 30 | 27 | 47 | 350 | 75 | 421 | 193 | 118.1 |
| Hull | 9 | 3 | 4 | 14 | 0 | 22 | 184 | 147 | 197 | 186 | 5.9 |
| Gatineau | 19 | 30 | 34 | 36 | 25 | 8 | 242 | 56 | 320 | 130 | 146.2 |
| Buckingham | 0 | 1 | 0 | 16 | 0 | 0 | 3 | 6 | 3 | 23 | -87.0 |
| Masson-Angers | 5 | 15 | 0 | 10 | 0 | 0 | 10 | 9 | 15 | 34 | -55.9 |
| Rest of the CMA (Quebec portion) | 127 | 139 | 6 | 16 | 0 | 0 | 11 | 6 | 144 | 161 | -10.6 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 188 | 229 | 60 | 122 | 52 | 77 | 800 | 299 | 1,100 | 727 | 51.3 |

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**
**Second Quarter 2014**

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 |
| City of Gatineau | 25 | 43 | 0 | 0 | 368 | 46 | 153 | 112 |
| Aylmer | 10 | 27 | 0 | 0 | 168 | 38 | 68 | 7 |
| Hull | 0 | 8 | 0 | 0 | 176 | 8 | 8 | 86 |
| Gatineau | 15 | 8 | 0 | 0 | 24 | 0 | 74 | 16 |
| Buckingham | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 0 | 2 | 4 | 1 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 25 | 43 | 0 | 0 | 368 | 48 | 157 | 113 |

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**
**January - June 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 |
| City of Gatineau | 52 | 73 | 0 | 4 | 598 | 162 | 191 | 131 |
| Aylmer | 27 | 43 | 0 | 4 | 282 | 62 | 68 | 13 |
| Hull | 0 | 22 | 0 | 0 | 176 | 58 | 8 | 89 |
| Gatineau | 25 | 8 | 0 | 0 | 140 | 36 | 102 | 20 |
| Buckingham | 0 | 0 | 0 | 0 | 0 | 6 | 3 | 0 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 9 |
| Rest of the CMA (Quebec portion) | 0 | 0 | 0 | 0 | 0 | 4 | 11 | 2 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 52 | 73 | 0 | 4 | 598 | 166 | 202 | 133 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>Second Quarter 2014 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 | Q2 2014 | Q2 2013 |
| City of Gatineau | 110 | 133 | 348 | 64 | 153 | 112 | 611 | 309 |
| Aylmer | 34 | 67 | 172 | 44 | 68 | 7 | 274 | 118 |
| Hull | 8 | 16 | 176 | 12 | 8 | 86 | 192 | 114 |
| Gatineau | 66 | 25 | 0 | 8 | 74 | 16 | 140 | 49 |
| Buckingham | 0 | 8 | 0 | 0 | 3 | 0 | 3 | 8 |
| Masson-Angers | 2 | 17 | 0 | 0 | 0 | 3 | 2 | 20 |
| Rest of the CMA (Quebec portion) | 54 | 73 | 0 | 0 | 4 | 1 | 58 | 74 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 164 | 206 | 348 | 64 | 157 | 113 | 669 | 383 |

| Table 3.5: Completions by Submarket and by Intended Market<br>January - June 2014 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| City of Gatineau | 183 | 269 | 582 | 162 | 191 | 135 | 956 | 566 |
| Aylmer | 55 | 108 | 298 | 68 | 68 | 17 | 421 | 193 |
| Hull | 13 | 35 | 176 | 62 | 8 | 89 | 197 | 186 |
| Gatineau | 110 | 84 | 108 | 26 | 102 | 20 | 320 | 130 |
| Buckingham | 0 | 17 | 0 | 6 | 3 | 0 | 3 | 23 |
| Masson-Angers | 5 | 25 | 0 | 0 | 10 | 9 | 15 | 34 |
| Rest of the CMA (Quebec portion) | 133 | 159 | 0 | 0 | 11 | 2 | 144 | 161 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 316 | 428 | 582 | 162 | 202 | 137 | 1,100 | 727 |

Source: CMHC (Starts and Completions Survey)

| Table 4: Absorbed Single-Detached Units by Price Range<br>Second Quarter 2014 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
| | < $150,000 | | $150,000 - $174,999 | | $175,000 - $199,999 | | $200,000 - $249,999 | | $250,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **City of Gatineau** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 30 | 100.0 | 30 | 386,322 | 417,549 |
| Q2 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 2.3 | 43 | 97.7 | 44 | 386,201 | 388,154 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 1.4 | 2 | 2.8 | 69 | 95.8 | 72 | 405,314 | 436,171 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 7.4 | 88 | 92.6 | 95 | 400,000 | 448,301 |
| **Aylmer** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 17 | 100.0 | 17 | 403,579 | 455,589 |
| Q2 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 24 | 100.0 | 24 | 417,781 | 435,337 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 38 | 100.0 | 38 | 466,904 | 466,489 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 2.2 | 44 | 97.8 | 45 | 410,043 | 537,968 |
| **Hull** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Q2 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 | 0 | 0.0 | 0 | 0.0 | 6 | 100.0 | 6 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | 100.0 | 8 | -- | -- |
| **Gatineau** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | 100.0 | 8 | -- | -- |
| Q2 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 11.1 | 8 | 88.9 | 9 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 4.8 | 20 | 95.2 | 21 | 374,800 | 410,895 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 3.7 | 26 | 96.3 | 27 | 380,000 | 399,569 |
| **Buckingham** | | | | | | | | | | | | | |
| Q2 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Q2 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 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| **Masson-Angers** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 3 | -- | -- |
| Q2 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 100.0 | 7 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 14.3 | 1 | 14.3 | 5 | 71.4 | 7 | -- | -- |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | 35.7 | 9 | 64.3 | 14 | 251,500 | 262,820 |
| **Rest of the CMA (Quebec portion)** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 1.9 | 4 | 7.4 | 49 | 90.7 | 54 | 380,000 | 402,583 |
| Q2 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | 10.0 | 54 | 90.0 | 60 | 307,500 | 346,064 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 0.8 | 7 | 5.3 | 123 | 93.9 | 131 | 350,000 | 381,256 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 2 | 1.5 | 15 | 11.1 | 118 | 87.4 | 135 | 325,000 | 337,985 |
| **Ottawa-Gatineau CMA (Quebec portion)** | | | | | | | | | | | | | |
| Q2 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 1.2 | 4 | 4.8 | 79 | 94.0 | 84 | 382,500 | 407,928 |
| Q2 2013 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 6.7 | 97 | 93.3 | 104 | 350,000 | 363,872 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 2 | 1.0 | 9 | 4.4 | 192 | 94.6 | 203 | 380,000 | 400,734 |
| Year-to-date 2013 | 0 | 0.0 | 0 | 0.0 | 2 | 0.9 | 22 | 9.6 | 206 | 89.6 | 230 | 350,000 | 383,551 |

Source: CMHC (Market Absorption Survey)

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

| Submarket | Q2 2014 | Q2 2013 | % Change | YTD 2014 | YTD 2013 | % Change |
|---|---|---|---|---|---|---|
| City of Gatineau | 417,549 | 388,154 | 7.6 | 436,171 | 448,301 | -2.7 |
| Aylmer | 455,589 | 435,337 | 4.7 | 466,489 | 537,968 | -13.3 |
| Hull | -- | -- | n/a | -- | -- | n/a |
| Gatineau | -- | -- | n/a | 410,895 | 399,569 | 2.8 |
| Buckingham | -- | -- | n/a | -- | -- | n/a |
| Masson-Angers | -- | -- | n/a | -- | 262,820 | n/a |
| Rest of the CMA (Quebec portion) | 402,583 | 346,064 | 16.3 | 381,256 | 337,985 | 12.8 |
| **Ottawa-Gatineau CMA (Quebec portion)** | 407,928 | 363,872 | 12.1 | 400,734 | 383,551 | 4.5 |

Source: CMHC (Market Absorption Survey)

| Table 5: Centris® Residential Activity[1] for Gatineau | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | | | | | Last Four Quarters[3] | |
| | Number of Sales | Number of New Listings | Number of Active Listings | Average Price ($) | Active Listings to Sales Ratio[2] | Average Price[2] ($) | Active Listings to Sales Ratio[2] |
| **SINGLE FAMILY*** | | | | | | | |
| Q2 2014 | 864 | 2,049 | 2,703 | 252,821 | 9.4 | 249,537 | 10.3 |
| Q2 2013 | 1,047 | 1,870 | 2,298 | 254,238 | 6.6 | 247,565 | 8.4 |
| % Change | -17.5 | 9.6 | 17.6 | -0.6 | n/a | 0.8 | n/a |
| YTD 2014 | 1,459 | 3,790 | 2,453 | 248,179 | 10.1 | n/a | n/a |
| YTD 2013 | 1,655 | 3,598 | 2,169 | 250,583 | 7.9 | n/a | n/a |
| % Change | -11.8 | 5.3 | 13.1 | -1.0 | n/a | n/a | n/a |
| **CONDOMINIUMS*** | | | | | | | |
| Q2 2014 | 105 | 358 | 608 | 187,087 | 17.4 | 180,415 | 15.6 |
| Q2 2013 | 140 | 348 | 527 | 176,650 | 11.3 | 174,716 | 10.8 |
| % Change | -25.0 | 2.9 | 15.5 | 5.9 | n/a | 3.3 | n/a |
| YTD 2014 | 189 | 703 | 565 | 181,936 | 17.9 | n/a | n/a |
| YTD 2013 | 245 | 688 | 470 | 175,301 | 11.5 | n/a | n/a |
| % Change | -22.9 | 2.2 | 20.2 | 3.8 | n/a | n/a | n/a |
| **PLEX*** | | | | | | | |
| Q2 2014 | 66 | 177 | 248 | 276,857 | 11.3 | 280,698 | 10.9 |
| Q2 2013 | 68 | 171 | 193 | 281,150 | 8.5 | 289,635 | 8.1 |
| % Change | -2.9 | 3.5 | 28.3 | -1.5 | n/a | -3.1 | n/a |
| YTD 2014 | 119 | 320 | 226 | 278,770 | 11.4 | n/a | n/a |
| YTD 2013 | 130 | 315 | 179 | 284,655 | 8.2 | n/a | n/a |
| % Change | -8.5 | 1.6 | 26.6 | -2.1 | n/a | n/a | n/a |
| **TOTAL** | | | | | | | |
| Q2 2014 | 1,036 | 2,588 | 3,570 | 245,899 | 10.3 | 242,701 | 11.1 |
| Q2 2013 | 1,256 | 2,392 | 3,024 | 245,929 | 7.2 | 240,814 | 8.7 |
| % Change | -17.5 | 8.2 | 18.0 | 0.0 | n/a | 0.8 | n/a |
| YTD 2014 | 1,769 | 4,821 | 3,254 | 241,709 | 11.0 | n/a | n/a |
| YTD 2013 | 2,032 | 4,605 | 2,824 | 242,979 | 8.3 | n/a | n/a |
| % Change | -12.9 | 4.7 | 15.2 | -0.5 | n/a | n/a | n/a |

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

## Table 6: Economic Indicators
## Second Quarter 2014

| | | Interest Rates | | | NHPI, Total, Ottawa-Gatineau CMA 2007=100 | CPI, 2002 =100 (Quebec) | Ottawa-Gatineau CMA (Quebec portion) Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2013 | January | 595 | 3.00 | 5.24 | 116.6 | 120.4 | 171.0 | 6.8 | 69.6 | 911 |
| | February | 595 | 3.00 | 5.24 | 116.4 | 122.1 | 170.9 | 6.8 | 69.5 | 904 |
| | March | 590 | 3.00 | 5.14 | 116.5 | 121.8 | 171.4 | 6.7 | 69.5 | 904 |
| | April | 590 | 3.00 | 5.14 | 116.6 | 121.8 | 172.0 | 6.4 | 69.5 | 908 |
| | May | 590 | 3.00 | 5.14 | 116.3 | 121.9 | 170.4 | 6.0 | 68.5 | 913 |
| | June | 590 | 3.14 | 5.14 | 116.3 | 121.8 | 169.4 | 5.8 | 67.9 | 913 |
| | July | 590 | 3.14 | 5.14 | 116.1 | 121.8 | 167.7 | 6.3 | 67.5 | 909 |
| | August | 601 | 3.14 | 5.34 | 116.0 | 121.9 | 168.4 | 6.1 | 67.5 | 909 |
| | September | 601 | 3.14 | 5.34 | 115.9 | 122.0 | 168.0 | 6.1 | 67.3 | 918 |
| | October | 601 | 3.14 | 5.34 | 115.9 | 121.6 | 168.1 | 6.0 | 67.2 | 930 |
| | November | 601 | 3.14 | 5.34 | 115.4 | 121.8 | 169.0 | 6.6 | 67.9 | 942 |
| | December | 601 | 3.14 | 5.34 | 115.5 | 121.5 | 170.0 | 7.0 | 68.5 | 954 |
| 2014 | January | 595 | 3.14 | 5.24 | 115.3 | 121.7 | 172 | 6.8 | 69.3 | 967 |
| | February | 595 | 3.14 | 5.24 | 115.4 | 122.6 | 172.6 | 6.7 | 69.2 | 981 |
| | March | 581 | 3.14 | 4.99 | 115.3 | 122.9 | 174.0 | 6.7 | 69.7 | 994 |
| | April | 570 | 3.14 | 4.79 | 115.1 | 123.4 | 173.7 | 6.7 | 69.6 | 997 |
| | May | 570 | 3.14 | 4.79 | 114.9 | 123.8 | 174.3 | 6.5 | 69.5 | 1,000 |
| | June | 570 | 3.14 | 4.79 | | 123.9 | 173.9 | 6.4 | 69.1 | 998 |
| | 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 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.

# CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at [www.cmhc.ca](www.cmhc.ca) or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.