HOUSING MARKET INFORMATION

# HOUSING NOW
## Ottawa[1]

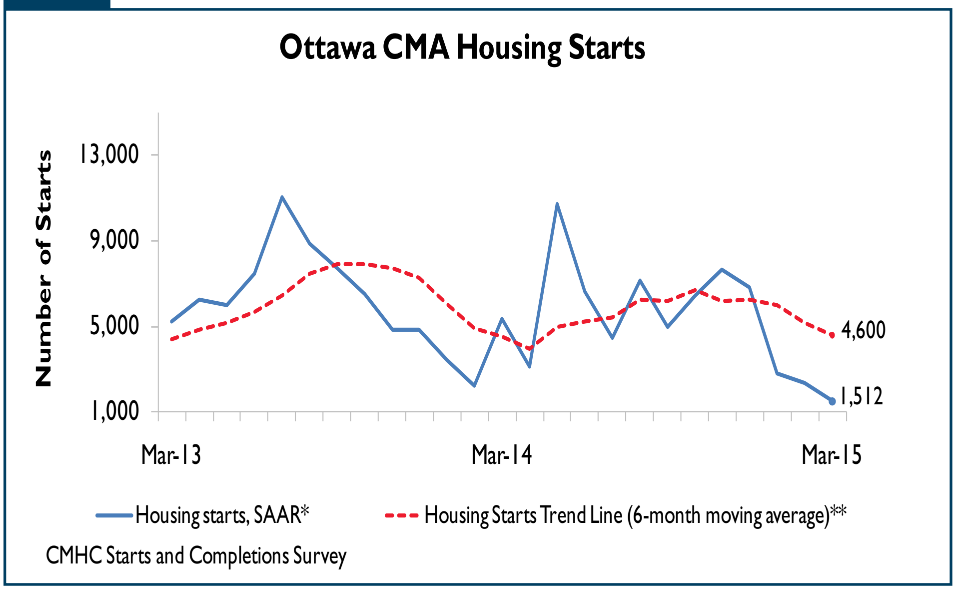
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: April 2015

## Highlights

- New home starts declined for all dwelling types
- MLS® sales trended lower largely due to a decline in condominium sales
- Balanced market conditions prevailed with price growth just below inflation

Figure 1




* SAAR[2]: Seasonally Adjusted Annual Rate. ** Trend: Six-month moving average of the SAAR.

[1] Ontario 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 was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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## New Home Market

In March housing starts in the Ottawa Census Metropolitan Area (CMA) trended at 4,600 units down from 5,175 units in February. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR[2]) of housing starts.

First quarter housing starts came in substantially lower (42 per cent) compared to the same time last year, and trended down from the last quarter in 2014 in seasonally adjusted[3] terms. Colder than normal temperatures in the first two months of the year reduced the number of construction work days and kept starts activity for all dwelling types at bay. In addition, weak CMA employment since last year dented housing activity as builders kept an eye on fundamental market signals before initiating large construction projects.

A near halt in condominium apartment starts led the decline in starts activity this quarter. Apartment starts came in at their lowest quarterly level since Q3-2005. The condominium building boom that occurred in the CMA since 2012, and which has translated into a high inventory of completed but unsold units, led builders to reduce the number of projects. Condominium completions in the first quarter are almost on par with those completed at the same time last year. 2014 ended with 2,412 completed condominium units. With condominium start levels in 2014 approximately close to those in 2012 and 2013, it is expected that condominium completions would be near 2000 units this year as well. The inventory of completed and unsold condominium units moved up again to a record 443 units in March.

In the low-rise segment of the market, row home starts retreated in the first quarter, albeit after trending up for three consecutive quarters. Single-detached home starts also declined, but at a more modest pace. Although condominium starts are retreating from peak levels, condominiums are here to stay as a staple on the Ottawa skyline. The significant price difference between a single-detached home and a condominium both on the new home and the resale market will continue to make condominiums a popular option for smaller households due to their relative affordability. About 60 per cent of Ottawa households fall in the category of one- to two-person households.

This quarter about 23 per cent of total starts occurred in Nepean outside the greenbelt (OTG), another 22 per cent occurred in Gloucester OTG, and 19 per cent in Kanata. These three areas have averaged about 46 per cent of all starts over the last five years as these are the areas with the larger population and available land. This quarter, their total share rose to 64 per cent as the core area share declined considerably from 30 per cent in Q1-2014 to 13 per cent. Core area share was down due to a retreat in condominium starts - typical core area dwellings. West Ottawa, which includes Nepean and Kanata, typically has more starts activity since both income and population are slightly higher in these areas, as well as resale home prices.

Weak employment has dampened starts growth in the CMA. Employment has eased since the start of the year. Any employment gains in recent months have solely come from the creation of part-time jobs, while the number of full-time jobs fell for five months in a row. Full-time jobs came in about two per cent lower than the previous quarter. Employment of the 25-44 year-olds weakened this quarter on the heels of a weak ending to the final 2014 quarter. Most first-time buyers fall within in this age group, but given the employment situation, some potential buyers seem to be favouring renting over ownership despite lower mortgage rates.

## Resale Market

Seasonally adjusted sales of existing homes were down 2.7 per cent over the preceding quarter ending December. While sales in the CMA have been spared large fluctuations from year to year in recent years, they have remained fairly flat over the last two years and have been trending generally down from their 2009 peak.

Both freehold[4] and condominium[5] sales edged lower this quarter relative to the quarter ending December with a stronger decline on the condominium transactions side. In year-over-year terms however, freehold sales were up about 5 per cent compared to the first quarter in 2014, while condominium sales came in 10 per cent lower.

Sales activity in both segments of the market has trended down for two consecutive quarters following an

[3] All numbers in this report are seasonally adjusted when comparing the change between two consecutive quarters.

[4] 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.

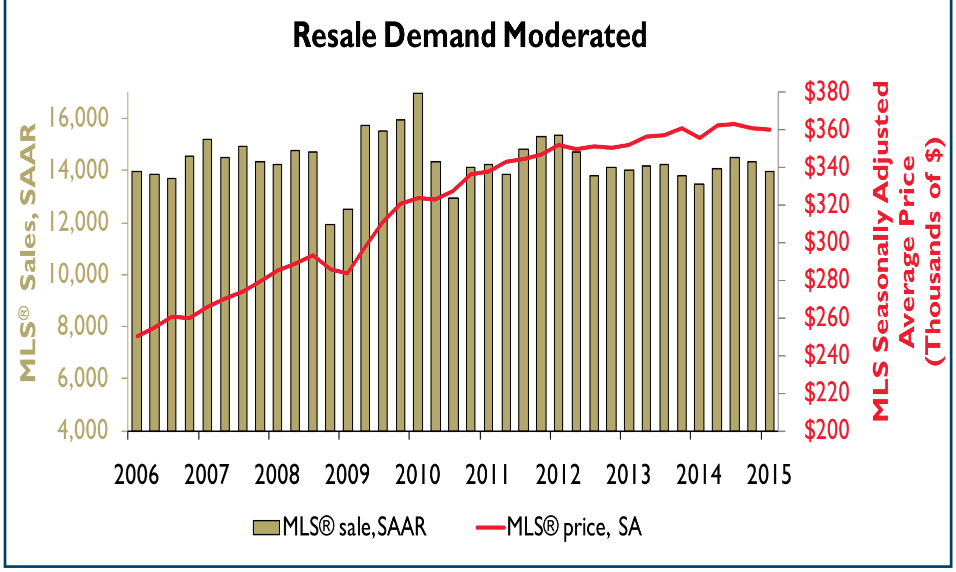
[5] The condominium segment of the market includes condo rows, condo apartments and stacked townhouses. Condominium apartments on the resale market represent almost half of all condominium offerings, while condo rows make up one-third sales, the remaining share is held by stacked townhouse units.

uptick in the third quarter of 2014. While sales activity has trended down for both market segments, there was year-over-year growth in freehold sales in the CMA stemming from sustained growth in single-detached home sales; they remain the most traded on the resale market. The price of a new single home is, on average, 25 per cent higher than a single in the resale market, which makes resale singles appealing.

This quarter bungalow sales grew at the strongest pace compared to the same quarter last year at 18 per cent, while two-storey homes grew at a modest 2 per cent; the latter are the most traded type of dwelling on the market. The average price of a bungalow retreated this quarter explaining some of the rise in sales for this type of single-detached home. The fundamental drivers for single-detached home sales have not changed from last year as the employment rate for the 45-64 age group has remained robust around 54 per cent slowly recovering from a slight decline in 2013 to 53 per cent, supporting this group's demand for big ticket items including homes.

In the condominium segment of the market, condo apartment sales remained flat from the same quarter a year earlier despite about a five per cent decline in the average price indicating that demand remains muted. The downward trend in condo row sales, in evidence since 2009, continued unabated in the first quarter of 2015, and the average price continued to fluctuate between $220,000 and $240,000, a pattern in place since 2012.Sales of condominium units on the resale market are pressured down as employment conditions in the CMA remain weak and confidence muted, particularly among potential first-time buyers.

Figure 2




Source: CMHC, adapted from CREA (MLS®)
Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted. MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

In terms of supply, freehold[6] listings rose modestly over the last quarter in 2014 while condominium listings rose at a much stronger rate. Compared to the first quarter in 2014, listings for freeholds and condominiums rose at eight and 10 per cent respectively.

The moderation in overall sales activity coupled with a rise in overall listings pushed the overall market balance lower than the previous quarter. However, MLS® activity remained in balanced[7] market territory with a seasonally adjusted sales-to-new-listings ratio (SNL) of 42 per cent down from 45 per cent.

By area, the largest number of MLS® transactions occurred in Orleans, at 20 per cent of total urban sales, while the area with the highest growth in sales this quarter was Kanata with sales rising 14 per cent over the same quarter last year. Orleans prices remained relatively more affordable than in any other submarket, supporting demand for homes in the area. Prices on homes sold averaged $40,000 lower than the average urban price. While the average price grew to varying degrees in most areas, the average price fell in the Downtown and Stittsville. Average weekly earnings trended lower this quarter, perhaps an indication that tight budgets are a concern. And although lower gasoline prices have given the Ottawa consumer extra cash, the effect will remain modest as the extra dollars are not enough to help out in the longer term commitment of purchasing a home.

[6] Only the aggregate listings in for either the condo or freehold market segments are reported on.
[7] A market is considered balanced if the sales-to-new-listings (SNL) ratio is within the 0.40 and 0.60 range.

| UNIT TYPE | MLS® Sales | | | | | | MLS® Prices ($) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | March | | | Q1 | | | March | | | Q1 | | |
| | 2015 | 2014 | % Chg. | 2015 | 2014 | % Chg. | 2015 | 2014 | % Chg. | 2015 | 2014 | % Chg. |
| **SINGLE- DETACHED** | **669** | **651** | **2.8** | **1,511** | **1,422** | **6.3** | **415,047** | **404,913** | **2.5** | **403,278** | **399,742** | **0.9** |
| *Bungalow* | *208* | *190* | 9.5 | *495* | *430* | 15.1 | *338,928* | *373,744* | -9.3 | *350,737* | *367,950* | -4.7 |
| *Two-Storey* | *341* | *315* | 8.3 | *724* | *700* | 3.4 | *463,292* | *451,190* | 2.7 | *455,117* | *443,814* | 2.5 |
| *Other Single-Detached* | *120* | *146* | -17.8 | *292* | *292* | 0.0 | *409,890* | *345,633* | 18.6 | *363,814* | *340,909* | 6.7 |
| **ROW** | **220** | **209** | **5.3** | **492** | **483** | **1.9** | **313,241** | **323,847** | **-3.3** | **314,025** | **324,354** | **-3.2** |
| **SEMI** | **91** | **84** | **8.3** | **175** | **164** | **6.7** | **360,648** | **400,280** | **-9.9** | **377,871** | **388,309** | **-2.7** |
| **CONDOMINIUM** | **228** | **245** | **-6.9** | **510** | **568** | **-10.2** | **251,665** | **251,581** | **0.0** | **256,725** | **258,629** | **-0.7** |
| *Apartment* | 131 | *120* | 9.2 | *293* | *293* | 0.0 | *260,222* | *281,856* | -7.7 | *271,178* | *286,430* | -5.3 |
| *Row* | 64 | *85* | -24.7 | *144* | *187* | -23.0 | *236,220* | *219,307* | 7.7 | *233,059* | *222,275* | 4.9 |
| *Other Condominiums* | *33* | *40* | -17.5 | *73* | *88* | -17.0 | *247,653* | *229,337* | 8.0 | *245,399* | *243,316* | 0.9 |
| **OTHERS** | **17** | **8** | - | *31* | **37** | - | - | - | - | - | - | - |
| **TOTAL** | **1,225** | **1,197** | **2.3** | **2,719** | **2,674** | **1.7** | **362,918** | **358,966** | **1.1** | **358,837** | **355,090** | **1.1** |

Source: Ottawa Real Estate Board

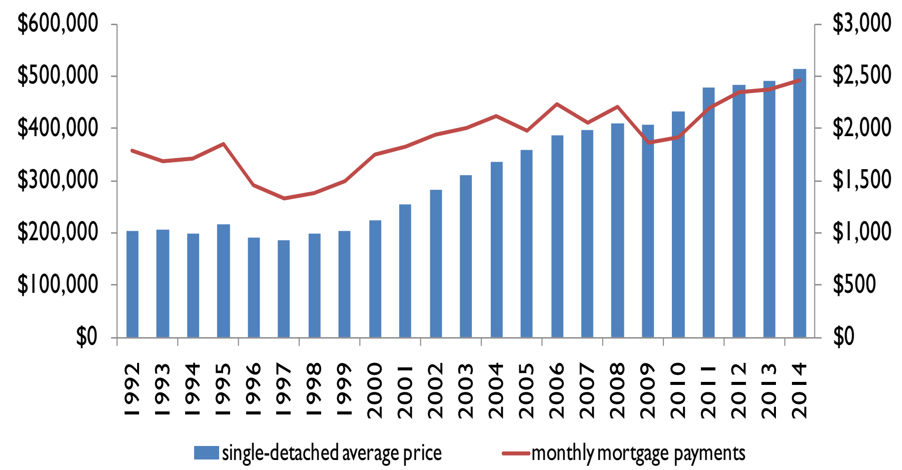
* Properties under Row type refer to one dwelling unit of a group of three or more attached, self-contained dwelling units of similar design and size, each unit separately titled)
MLS® is a registered trademark of the Canadian Real Estate Association

## A Closer Look At New Single-Detached Home Prices

The average price for new single-detached homes has been on an upward trajectory since 2000 with few interruptions. In the decade before 2000, prices were fairly flat, or grew at modest rates, only once surpassing five per cent but remaining below 10 per cent. Nominal average new single-detached home prices have doubled since the 1990s. However, adjusted for inflation, that is, in real terms, prices declined from 1990 to 2000, and then grew over 35 per cent from 2003 to 2014.

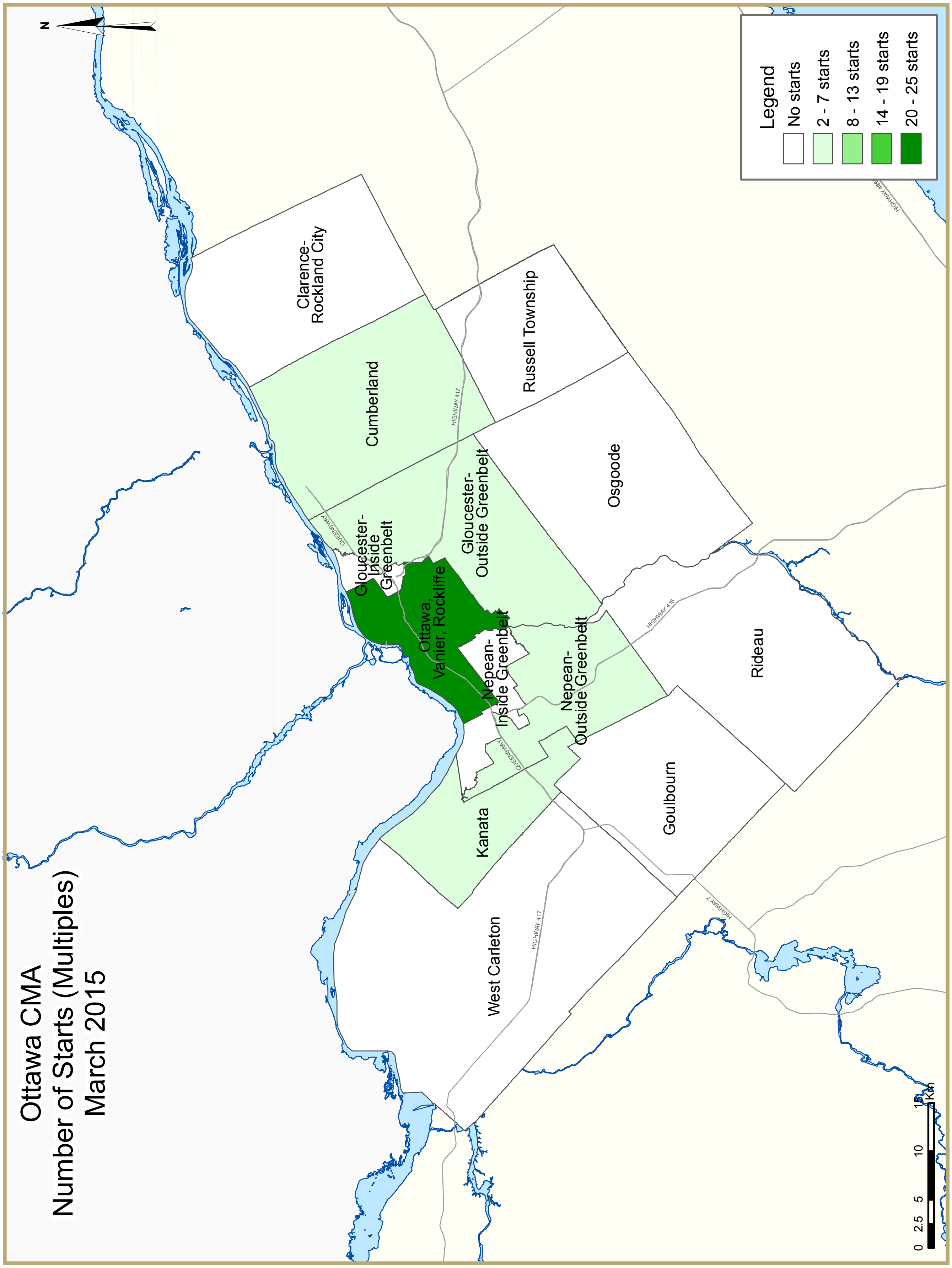
Many factors in addition to mortgage rates and amortization periods influence home prices, including population, employment and income growth, construction and land costs, regulations and buyer preferences. However, trends in the average monthly mortgage payment allow us to gain some insight into the relationship between mortgage rates, amortization periods and price. Looking at the average monthly mortgage payments[8] for a new single-detached home, it is clear that mortgage rate declines offset some of the impact on buyers' budgets of the increase in prices during the period of most rapid price growth between 2000 and 2006. Subsequently, mortgage rates increased but changes in amortization periods limited growth in monthly payments. A sharp drop in mortgage rates combined with a slight drop in price brought down the monthly payment in 2009. Since then, mortgage rate declines have been modest, so the monthly payment has been rising along with the rising average price.

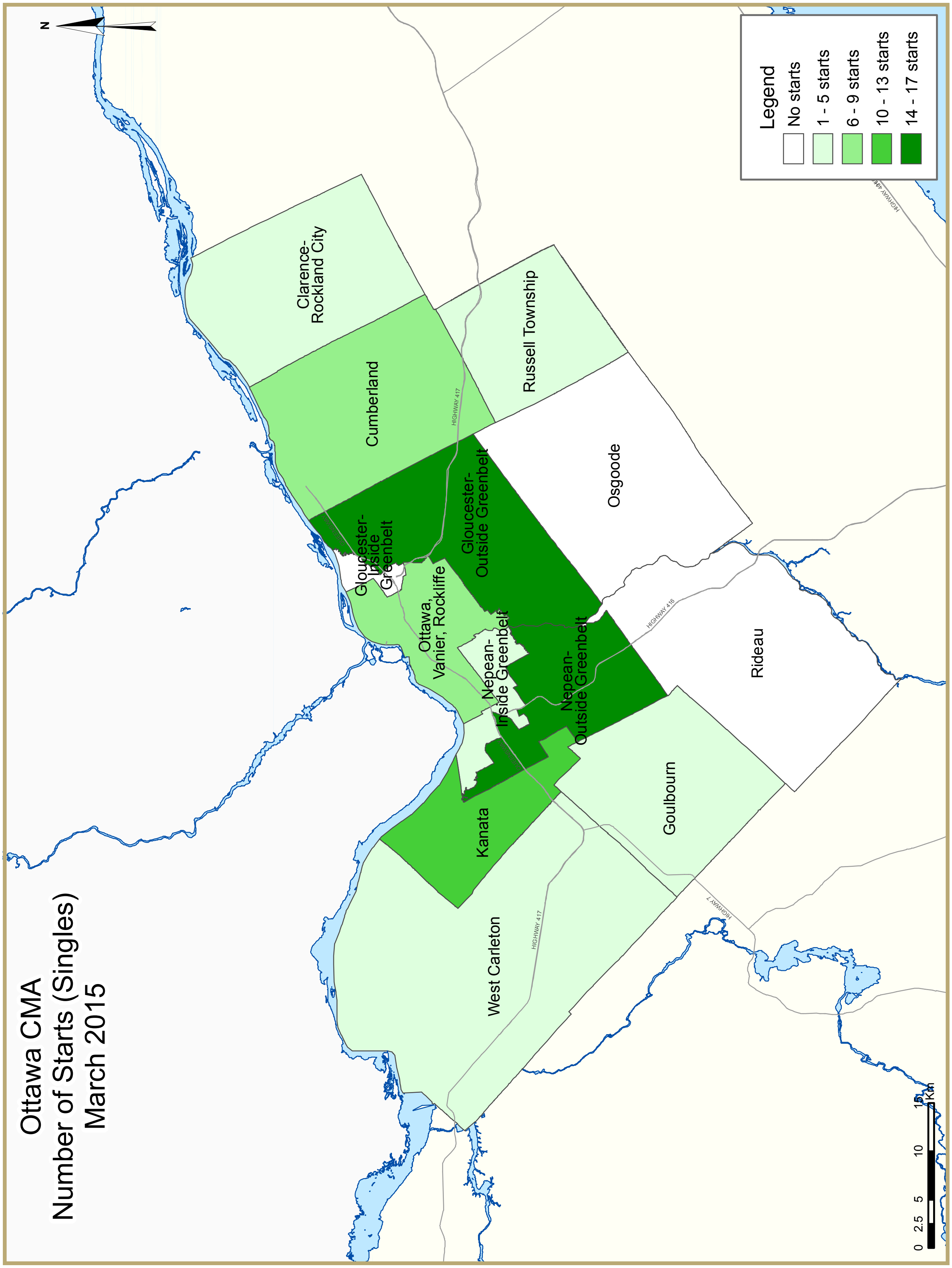
Figure 3



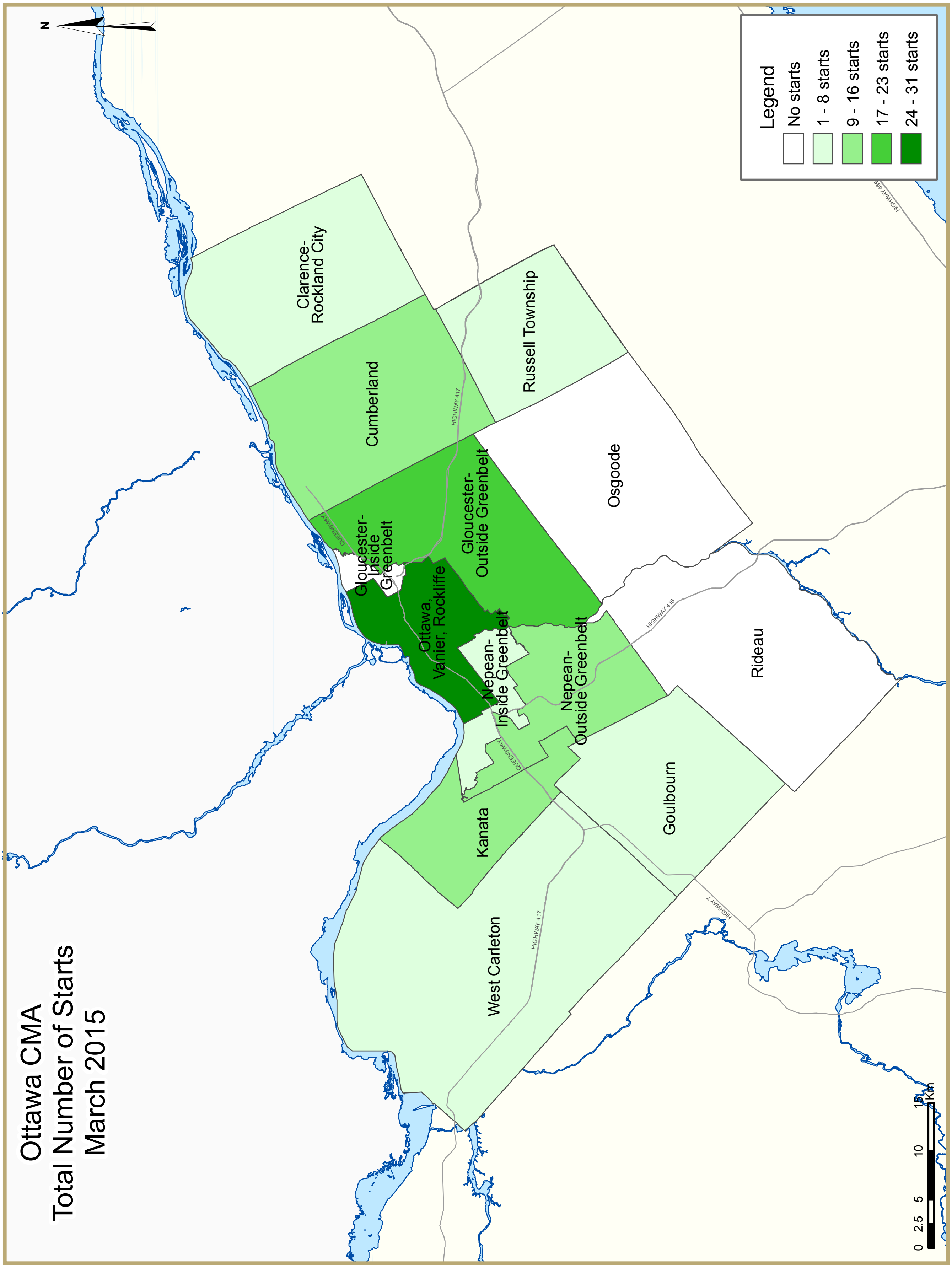

Source: CMHC for single-detached new home price. CMHC calculations for mortgage payments.

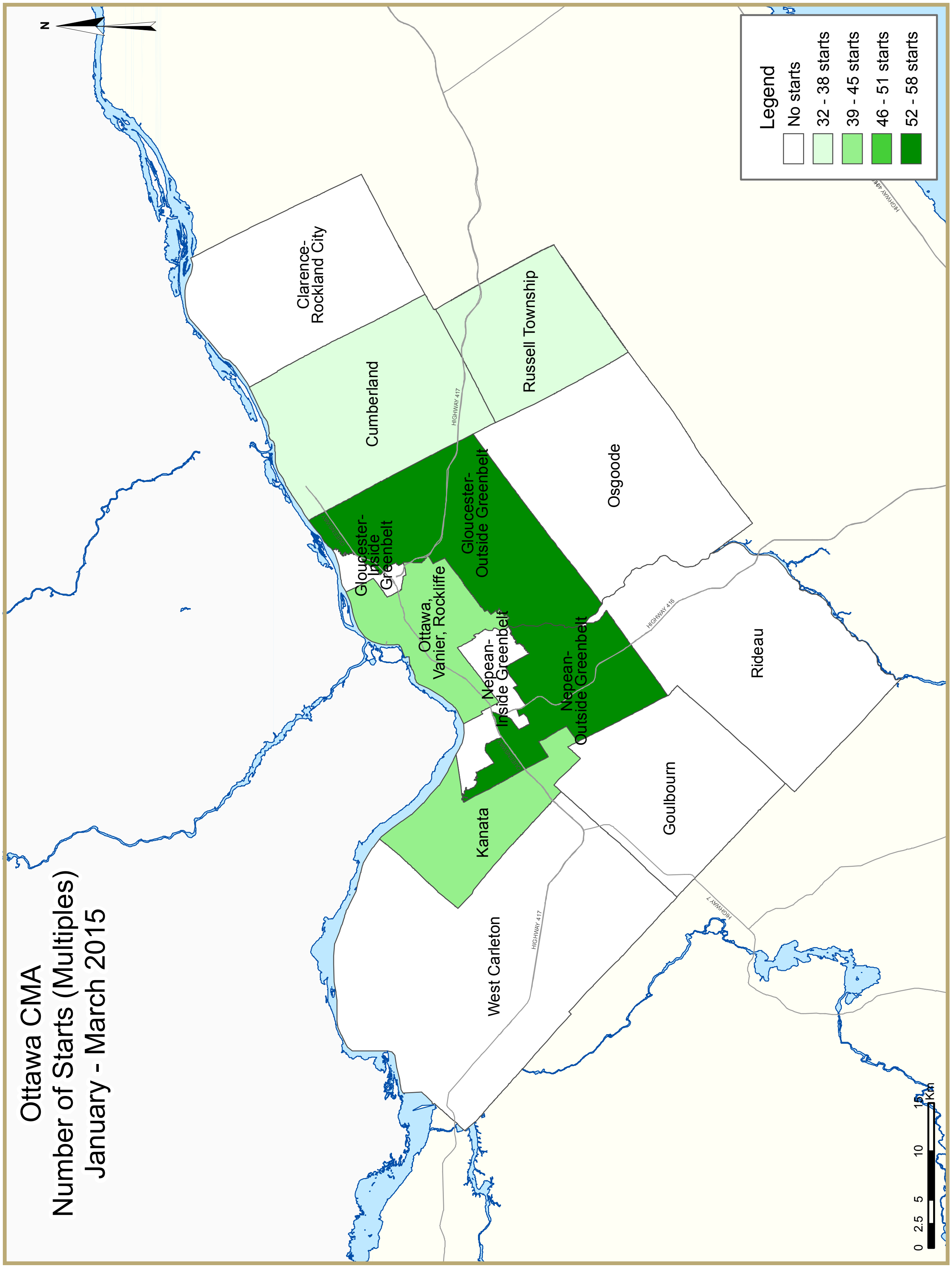
[8] Monthly mortgage payment is calculated as such: pre-2006, 25-year amortization, 2007, 40-year amortization, 2008-2010, 35-year amortization, 2011, 30-year amortization, starting from 2012, 25-year amortization, 5Yr-posted fixed rate and 10% down payment.

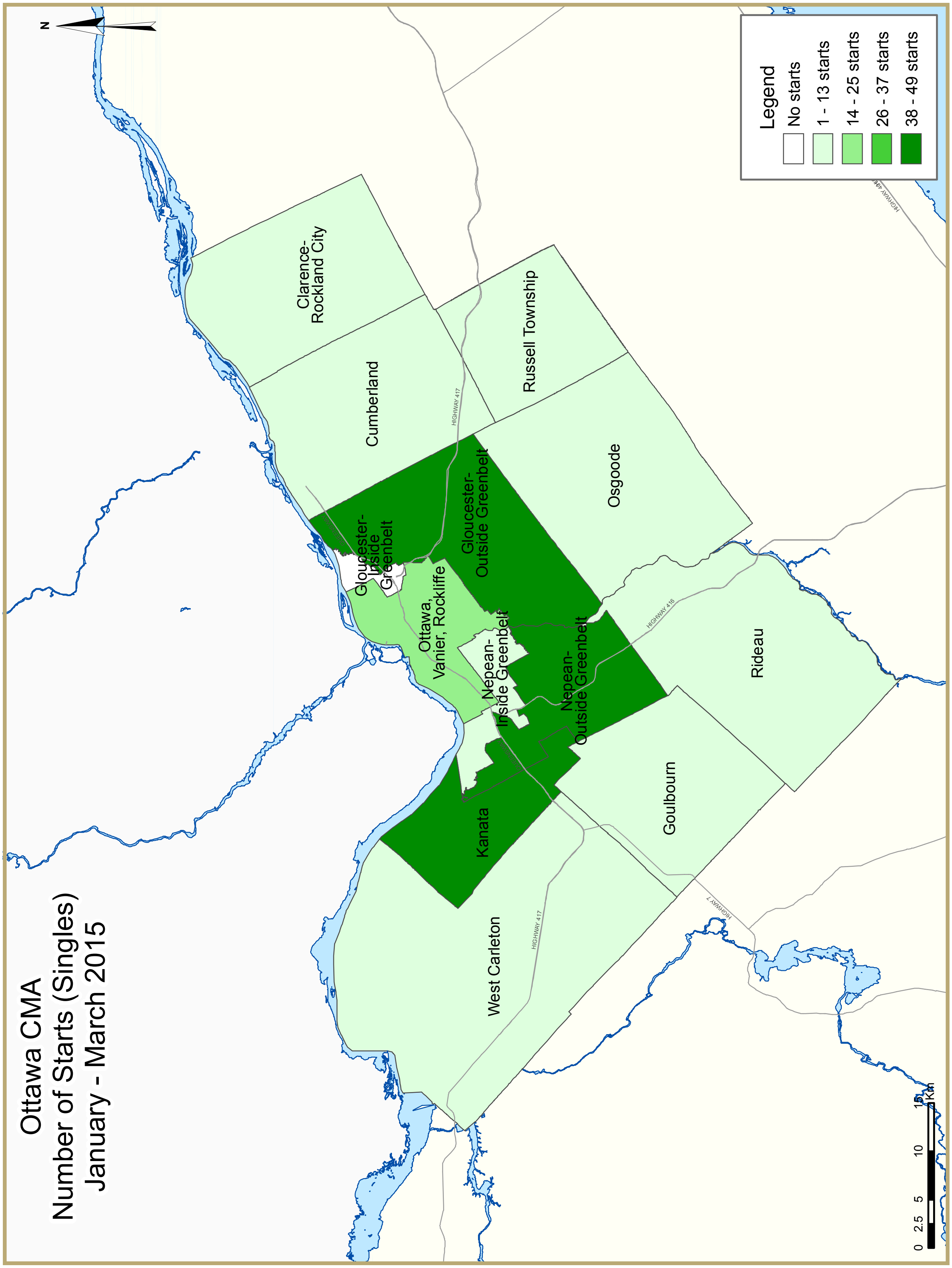

Ottawa CMA
Number of Starts (Multiples)
March 2015
Legend
No starts
2 - 7 starts
8 - 13 starts
14 - 19 starts
20 - 25 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2.5 5 10 15
Km

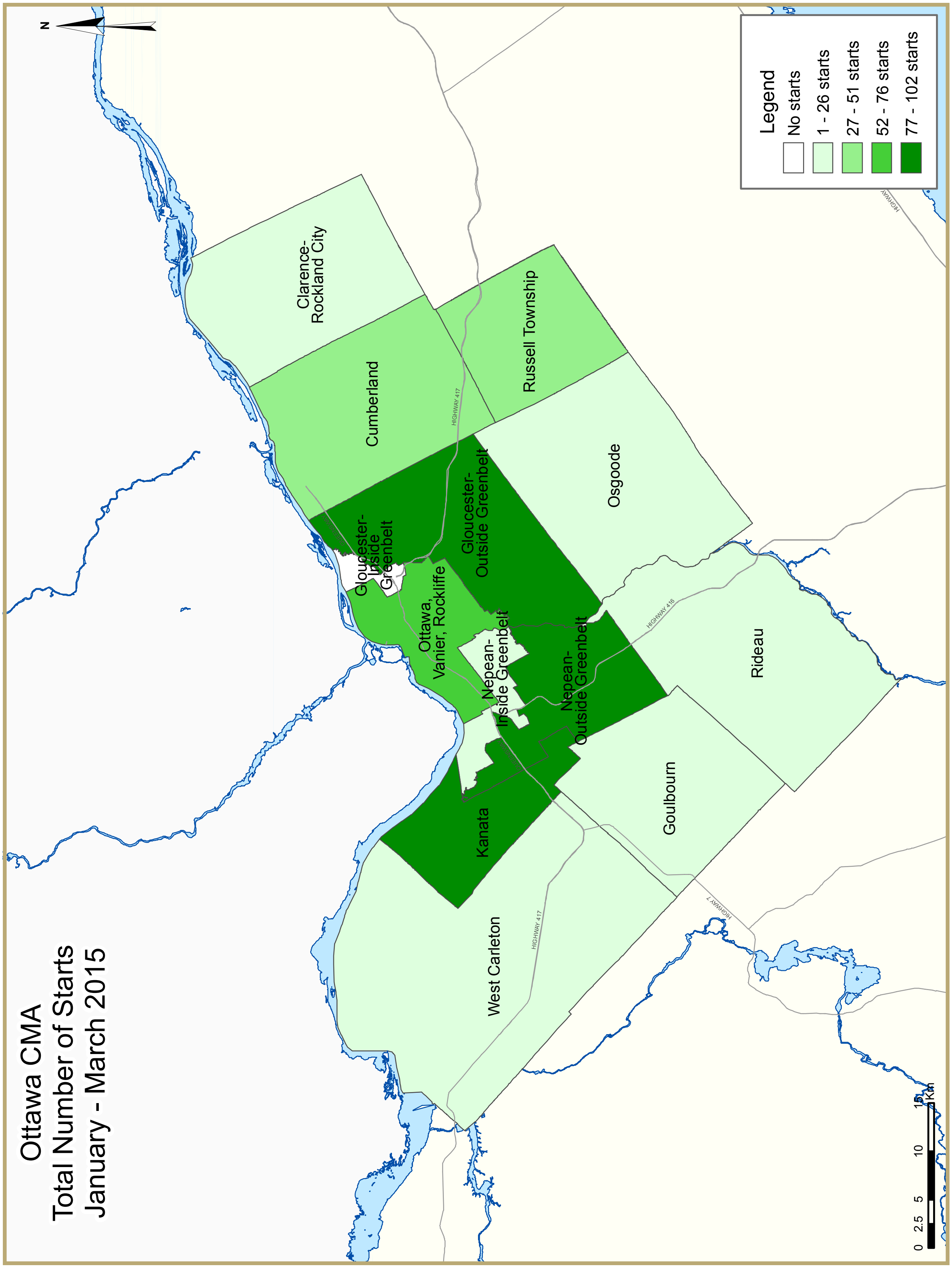


Ottawa CMA
Number of Starts (Singles)
March 2015
N
Legend
No starts
1 - 5 starts
6 - 9 starts
10 - 13 starts
14 - 17 starts
Clarence-
Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-
Outside Greenbelt
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15
Km


Ottawa CMA
Total Number of Starts
March 2015
Legend
No starts
1 - 8 starts
9 - 16 starts
17 - 23 starts
24 - 31 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
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - March 2015
Legend
No starts
32 - 38 starts
39 - 45 starts
46 - 51 starts
52 - 58 starts
Clarence-
Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2.5 5 10 15
Km


Ottawa CMA
Number of Starts (Singles)
January - March 2015
N
Legend
No starts
1 - 13 starts
14 - 25 starts
26 - 37 starts
38 - 49 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
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - March 2015
Legend
No starts
1 - 26 starts
27 - 51 starts
52 - 76 starts
77 - 102 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2.5 5 10 15 Km

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| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
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| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

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

**Table 1: Housing Starts (SAAR and Trend)**
**March 2015**

| **Ottawa CMA**[1] | February 2015 | March 2015 |
|---|---|---|
| Trend[2] | 5,175 | 4,600 |
| SAAR | 2,361 | 1,512 |
| | March 2014 | March 2015 |
| Actual | | |
| March - Single-Detached | 54 | 61 |
| March - Multiples | 373 | 41 |
| March - Total | 427 | 102 |
| January to March - Single-Detached | 235 | 182 |
| January to March - Multiples | 539 | 265 |
| January to March - Total | 774 | 447 |
| | | |

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) March 2015 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| March 2015 | 61 | 2 | 14 | 0 | 0 | 19 | 4 | 2 | 102 |
| March 2014 | 54 | 6 | 80 | 0 | 0 | 235 | 0 | 52 | 427 |
| % Change | 13.0 | -66.7 | -82.5 | n/a | n/a | -91.9 | n/a | -96.2 | -76.1 |
| Year-to-date 2015 | 182 | 14 | 135 | 0 | 0 | 100 | 14 | 2 | 447 |
| Year-to-date 2014 | 235 | 20 | 205 | 0 | 0 | 243 | 2 | 69 | 774 |
| % Change | -22.6 | -30.0 | -34.1 | n/a | n/a | -58.8 | ** | -97.1 | -42.2 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| March 2015 | 819 | 106 | 1,230 | 0 | 4 | 2,037 | 34 | 688 | 4,918 |
| March 2014 | 951 | 164 | 1,102 | 0 | 5 | 3,189 | 2 | 701 | 6,114 |
| % Change | -13.9 | -35.4 | 11.6 | n/a | -20.0 | -36.1 | ** | -1.9 | -19.6 |
| **COMPLETIONS** | | | | | | | | | |
| March 2015 | 101 | 18 | 99 | 0 | 0 | 191 | 8 | 3 | 420 |
| March 2014 | 103 | 28 | 90 | 0 | 0 | 199 | 0 | 14 | 434 |
| % Change | -1.9 | -35.7 | 10.0 | n/a | n/a | -4.0 | n/a | -78.6 | -3.2 |
| Year-to-date 2015 | 336 | 34 | 332 | 0 | 0 | 688 | 13 | 14 | 1,417 |
| Year-to-date 2014 | 359 | 78 | 290 | 0 | 0 | 673 | 8 | 174 | 1,582 |
| % Change | -6.4 | -56.4 | 14.5 | n/a | n/a | 2.2 | 62.5 | -92.0 | -10.4 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| March 2015 | 68 | 27 | 99 | 0 | 3 | 443 | n/a | n/a | 640 |
| March 2014 | 89 | 59 | 66 | 0 | 0 | 124 | n/a | n/a | 338 |
| % Change | -23.6 | -54.2 | 50.0 | n/a | n/a | ** | n/a | n/a | 89.3 |
| **ABSORBED** | | | | | | | | | |
| March 2015 | 102 | 14 | 99 | 0 | 0 | 169 | n/a | n/a | 384 |
| March 2014 | 107 | 38 | 92 | 0 | 0 | 213 | n/a | n/a | 450 |
| % Change | -4.7 | -63.2 | 7.6 | n/a | n/a | -20.7 | n/a | n/a | -14.7 |
| Year-to-date 2015 | 340 | 32 | 309 | 0 | 0 | 624 | n/a | n/a | 1,305 |
| Year-to-date 2014 | 357 | 87 | 271 | 0 | 0 | 811 | n/a | n/a | 1,526 |
| % Change | -4.8 | -63.2 | 14.0 | n/a | n/a | -23.1 | n/a | n/a | -14.5 |

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

**Table 1.2: Housing Activity Summary by Submarket**
**March 2015**

| | 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** | | | | | | | | | |
| March 2015 | 58 | 2 | 14 | 0 | 0 | 19 | 4 | 2 | 99 |
| March 2014 | 53 | 6 | 80 | 0 | 0 | 235 | 0 | 52 | 426 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| March 2015 | 6 | 0 | 0 | 0 | 0 | 19 | 4 | 2 | 31 |
| March 2014 | 2 | 2 | 8 | 0 | 0 | 187 | 0 | 24 | 223 |
| **Nepean inside greenbelt** | | | | | | | | | |
| March 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| March 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Nepean outside greenbelt** | | | | | | | | | |
| March 2015 | 14 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| March 2014 | 11 | 2 | 20 | 0 | 0 | 0 | 0 | 0 | 33 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| March 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| March 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| March 2015 | 17 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 20 |
| March 2014 | 6 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Kanata** | | | | | | | | | |
| March 2015 | 10 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 14 |
| March 2014 | 24 | 0 | 9 | 0 | 0 | 0 | 0 | 28 | 61 |
| **Cumberland** | | | | | | | | | |
| March 2015 | 8 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 15 |
| March 2014 | 5 | 0 | 29 | 0 | 0 | 48 | 0 | 0 | 82 |
| **Goulbourn** | | | | | | | | | |
| March 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| March 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **West Carleton** | | | | | | | | | |
| March 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| March 2014 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Rideau** | | | | | | | | | |
| March 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| March 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Osgoode** | | | | | | | | | |
| March 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| March 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Clarence-Rockland City** | | | | | | | | | |
| March 2015 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| March 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Russell Township** | | | | | | | | | |
| March 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| March 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| March 2015 | 61 | 2 | 14 | 0 | 0 | 19 | 4 | 2 | 102 |
| March 2014 | 54 | 6 | 80 | 0 | 0 | 235 | 0 | 52 | 427 |

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

## Table 1.2: Housing Activity Summary by Submarket
## March 2015

| | 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** | | | | | | | | | |
| March 2015 | 766 | 102 | 1,222 | 0 | 4 | 2,000 | 34 | 688 | 4,816 |
| March 2014 | 891 | 154 | 1,082 | 0 | 5 | 3,189 | 2 | 701 | 6,024 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| March 2015 | 48 | 46 | 25 | 0 | 4 | 1,422 | 26 | 186 | 1,757 |
| March 2014 | 61 | 76 | 43 | 0 | 5 | 2,715 | 2 | 126 | 3,028 |
| **Nepean inside greenbelt** | | | | | | | | | |
| March 2015 | 5 | 0 | 0 | 0 | 0 | 199 | 2 | 0 | 206 |
| March 2014 | 8 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| **Nepean outside greenbelt** | | | | | | | | | |
| March 2015 | 192 | 20 | 400 | 0 | 0 | 85 | 0 | 25 | 722 |
| March 2014 | 304 | 24 | 404 | 0 | 0 | 134 | 0 | 141 | 1,007 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| March 2015 | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 22 |
| March 2014 | 6 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 28 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| March 2015 | 109 | 2 | 226 | 0 | 0 | 148 | 4 | 0 | 489 |
| March 2014 | 64 | 16 | 207 | 0 | 0 | 84 | 0 | 12 | 383 |
| **Kanata** | | | | | | | | | |
| March 2015 | 255 | 8 | 279 | 0 | 0 | 48 | 0 | 469 | 1,059 |
| March 2014 | 269 | 26 | 261 | 0 | 0 | 36 | 0 | 353 | 945 |
| **Cumberland** | | | | | | | | | |
| March 2015 | 57 | 18 | 177 | 0 | 0 | 76 | 0 | 0 | 328 |
| March 2014 | 48 | 2 | 75 | 0 | 0 | 184 | 0 | 41 | 350 |
| **Goulbourn** | | | | | | | | | |
| March 2015 | 25 | 6 | 4 | 0 | 0 | 0 | 0 | 8 | 43 |
| March 2014 | 43 | 0 | 44 | 0 | 0 | 14 | 0 | 28 | 129 |
| **West Carleton** | | | | | | | | | |
| March 2015 | 13 | 2 | 111 | 0 | 0 | 0 | 2 | 0 | 128 |
| March 2014 | 31 | 6 | 48 | 0 | 0 | 0 | 0 | 0 | 85 |
| **Rideau** | | | | | | | | | |
| March 2015 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| March 2014 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| **Osgoode** | | | | | | | | | |
| March 2015 | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 |
| March 2014 | 46 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 46 |
| **Clarence-Rockland City** | | | | | | | | | |
| March 2015 | 36 | 2 | 8 | 0 | 0 | 0 | 0 | 0 | 46 |
| March 2014 | 40 | 4 | 20 | 0 | 0 | 0 | 0 | 0 | 64 |
| **Russell Township** | | | | | | | | | |
| March 2015 | 17 | 2 | 0 | 0 | 0 | 37 | 0 | 0 | 56 |
| March 2014 | 20 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| March 2015 | 819 | 106 | 1,230 | 0 | 4 | 2,037 | 34 | 688 | 4,918 |
| March 2014 | 951 | 164 | 1,102 | 0 | 5 | 3,189 | 2 | 701 | 6,114 |

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

| Table 1.2: Housing Activity Summary by Submarket March 2015 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 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** | | | | | | | | | |
| March 2015 | 97 | 18 | 99 | 0 | 0 | 191 | 8 | 3 | 416 |
| March 2014 | 83 | 16 | 82 | 0 | 0 | 199 | 0 | 14 | 394 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| March 2015 | 7 | 8 | 3 | 0 | 0 | 191 | 8 | 3 | 220 |
| March 2014 | 7 | 2 | 0 | 0 | 0 | 119 | 0 | 14 | 142 |
| **Nepean inside greenbelt** | | | | | | | | | |
| March 2015 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| March 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Nepean outside greenbelt** | | | | | | | | | |
| March 2015 | 7 | 6 | 42 | 0 | 0 | 0 | 0 | 0 | 55 |
| March 2014 | 19 | 6 | 24 | 0 | 0 | 0 | 0 | 0 | 49 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| March 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| March 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| March 2015 | 35 | 2 | 18 | 0 | 0 | 0 | 0 | 0 | 55 |
| March 2014 | 20 | 2 | 16 | 0 | 0 | 0 | 0 | 0 | 38 |
| **Kanata** | | | | | | | | | |
| March 2015 | 22 | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 44 |
| March 2014 | 11 | 0 | 26 | 0 | 0 | 24 | 0 | 0 | 61 |
| **Cumberland** | | | | | | | | | |
| March 2015 | 10 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 14 |
| March 2014 | 8 | 6 | 16 | 0 | 0 | 56 | 0 | 0 | 86 |
| **Goulbourn** | | | | | | | | | |
| March 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| March 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **West Carleton** | | | | | | | | | |
| March 2015 | 3 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 13 |
| March 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Rideau** | | | | | | | | | |
| March 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| March 2014 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Osgoode** | | | | | | | | | |
| March 2015 | 8 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| March 2014 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Clarence-Rockland City** | | | | | | | | | |
| March 2015 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| March 2014 | 9 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 17 |
| **Russell Township** | | | | | | | | | |
| March 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| March 2014 | 11 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| March 2015 | 101 | 18 | 99 | 0 | 0 | 191 | 8 | 3 | 420 |
| March 2014 | 103 | 28 | 90 | 0 | 0 | 199 | 0 | 14 | 434 |

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

**Table 1.2: Housing Activity Summary by Submarket**
**March 2015**

| | 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** | | | | | | | | | |
| March 2015 | 62 | 26 | 99 | 0 | 3 | 437 | n/a | n/a | 627 |
| March 2014 | 83 | 59 | 64 | 0 | 0 | 123 | n/a | n/a | 329 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| March 2015 | 4 | 15 | 2 | 0 | 3 | 374 | n/a | n/a | 398 |
| March 2014 | 17 | 40 | 4 | 0 | 0 | 38 | n/a | n/a | 99 |
| **Nepean inside greenbelt** | | | | | | | | | |
| March 2015 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| March 2014 | 1 | 0 | 2 | 0 | 0 | 0 | n/a | n/a | 3 |
| **Nepean outside greenbelt** | | | | | | | | | |
| March 2015 | 12 | 6 | 37 | 0 | 0 | 20 | n/a | n/a | 75 |
| March 2014 | 13 | 7 | 20 | 0 | 0 | 22 | n/a | n/a | 62 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| March 2015 | 0 | 0 | 0 | 0 | 0 | 9 | n/a | n/a | 9 |
| March 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| March 2015 | 11 | 1 | 29 | 0 | 0 | 2 | n/a | n/a | 43 |
| March 2014 | 25 | 2 | 30 | 0 | 0 | 6 | n/a | n/a | 63 |
| **Kanata** | | | | | | | | | |
| March 2015 | 24 | 1 | 15 | 0 | 0 | 0 | n/a | n/a | 40 |
| March 2014 | 18 | 8 | 4 | 0 | 0 | 1 | n/a | n/a | 31 |
| **Cumberland** | | | | | | | | | |
| March 2015 | 1 | 0 | 8 | 0 | 0 | 29 | n/a | n/a | 38 |
| March 2014 | 1 | 0 | 4 | 0 | 0 | 54 | n/a | n/a | 59 |
| **Goulbourn** | | | | | | | | | |
| March 2015 | 8 | 0 | 7 | 0 | 0 | 3 | n/a | n/a | 18 |
| March 2014 | 5 | 1 | 0 | 0 | 0 | 2 | n/a | n/a | 8 |
| **West Carleton** | | | | | | | | | |
| March 2015 | 0 | 1 | 1 | 0 | 0 | 0 | n/a | n/a | 2 |
| March 2014 | 1 | 1 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| **Rideau** | | | | | | | | | |
| March 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| March 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Osgoode** | | | | | | | | | |
| March 2015 | 0 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| March 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Clarence-Rockland City** | | | | | | | | | |
| March 2015 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| March 2014 | 3 | 0 | 2 | 0 | 0 | 1 | n/a | n/a | 6 |
| **Russell Township** | | | | | | | | | |
| March 2015 | 4 | 1 | 0 | 0 | 0 | 6 | n/a | n/a | 11 |
| March 2014 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| March 2015 | 68 | 27 | 99 | 0 | 3 | 443 | n/a | n/a | 640 |
| March 2014 | 89 | 59 | 66 | 0 | 0 | 124 | n/a | n/a | 338 |

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

**Table 1.2: Housing Activity Summary by Submarket**
**March 2015**

| | 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** | | | | | | | | | |
| March 2015 | 96 | 14 | 99 | 0 | 0 | 169 | n/a | n/a | 378 |
| March 2014 | 88 | 26 | 85 | 0 | 0 | 213 | n/a | n/a | 412 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| March 2015 | 7 | 6 | 4 | 0 | 0 | 141 | n/a | n/a | 158 |
| March 2014 | 9 | 10 | 2 | 0 | 0 | 138 | n/a | n/a | 159 |
| **Nepean inside greenbelt** | | | | | | | | | |
| March 2015 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| March 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Nepean outside greenbelt** | | | | | | | | | |
| March 2015 | 7 | 5 | 41 | 0 | 0 | 0 | n/a | n/a | 53 |
| March 2014 | 19 | 7 | 21 | 0 | 0 | 7 | n/a | n/a | 54 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| March 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| March 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| March 2015 | 35 | 1 | 18 | 0 | 0 | 16 | n/a | n/a | 70 |
| March 2014 | 21 | 3 | 12 | 0 | 0 | 14 | n/a | n/a | 50 |
| **Kanata** | | | | | | | | | |
| March 2015 | 22 | 0 | 25 | 0 | 0 | 0 | n/a | n/a | 47 |
| March 2014 | 11 | 0 | 27 | 0 | 0 | 25 | n/a | n/a | 63 |
| **Cumberland** | | | | | | | | | |
| March 2015 | 10 | 0 | 0 | 0 | 0 | 10 | n/a | n/a | 20 |
| March 2014 | 9 | 6 | 23 | 0 | 0 | 29 | n/a | n/a | 67 |
| **Goulbourn** | | | | | | | | | |
| March 2015 | 1 | 0 | 0 | 0 | 0 | 2 | n/a | n/a | 3 |
| March 2014 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| **West Carleton** | | | | | | | | | |
| March 2015 | 3 | 1 | 11 | 0 | 0 | 0 | n/a | n/a | 15 |
| March 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Rideau** | | | | | | | | | |
| March 2015 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| March 2014 | 8 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 8 |
| **Osgoode** | | | | | | | | | |
| March 2015 | 8 | 1 | 0 | 0 | 0 | 0 | n/a | n/a | 9 |
| March 2014 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **Clarence-Rockland City** | | | | | | | | | |
| March 2015 | 6 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 6 |
| March 2014 | 9 | 0 | 7 | 0 | 0 | 0 | n/a | n/a | 16 |
| **Russell Township** | | | | | | | | | |
| March 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| March 2014 | 10 | 12 | 0 | 0 | 0 | 0 | n/a | n/a | 22 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| March 2015 | 102 | 14 | 99 | 0 | 0 | 169 | n/a | n/a | 384 |
| March 2014 | 107 | 38 | 92 | 0 | 0 | 213 | n/a | n/a | 450 |

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

| Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2005 - 2014 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2014 | 1,775 | 238 | 1,709 | 0 | 4 | 1,418 | 49 | 569 | 5,762 |
| % Change | -0.7 | -39.6 | 5.2 | n/a | -50.0 | -37.5 | ** | 20.0 | -12.2 |
| 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 |

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**
**March 2015**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 | % Change |
| Ottawa City | 58 | 53 | 6 | 6 | 14 | 80 | 21 | 287 | 99 | 426 | -76.8 |
| Ottawa, Vanier, Rockcliffe | 6 | 2 | 4 | 2 | 0 | 8 | 21 | 211 | 31 | 223 | -86.1 |
| Nepean inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Nepean outside greenbelt | 14 | 11 | 2 | 2 | 0 | 20 | 0 | 0 | 16 | 33 | -51.5 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Gloucester outside greenbelt | 17 | 6 | 0 | 0 | 3 | 14 | 0 | 0 | 20 | 20 | 0.0 |
| Kanata | 10 | 24 | 0 | 0 | 4 | 9 | 0 | 28 | 14 | 61 | -77.0 |
| Cumberland | 8 | 5 | 0 | 0 | 7 | 29 | 0 | 48 | 15 | 82 | -81.7 |
| Goulbourn | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| West Carleton | 1 | 1 | 0 | 2 | 0 | 0 | 0 | 0 | 1 | 3 | -66.7 |
| Rideau | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Osgoode | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Clarence-Rockland City | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 | 100.0 |
| Russell Township | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 61 | 54 | 6 | 6 | 14 | 80 | 21 | 287 | 102 | 427 | -76.1 |

**Table 2.1: Starts by Submarket and by Dwelling Type**
**January - March 2015**

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | % Change |
| Ottawa City | 169 | 223 | 26 | 22 | 135 | 205 | 72 | 312 | 402 | 762 | -47.2 |
| Ottawa, Vanier, Rockcliffe | 15 | 5 | 18 | 10 | 0 | 8 | 26 | 211 | 59 | 234 | -74.8 |
| Nepean inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Nepean outside greenbelt | 49 | 78 | 4 | 2 | 49 | 62 | 0 | 17 | 102 | 159 | -35.8 |
| Gloucester inside greenbelt | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Gloucester outside greenbelt | 38 | 39 | 4 | 8 | 8 | 72 | 46 | 0 | 96 | 119 | -19.3 |
| Kanata | 42 | 59 | 0 | 0 | 44 | 23 | 0 | 28 | 86 | 110 | -21.8 |
| Cumberland | 11 | 15 | 0 | 0 | 34 | 40 | 0 | 56 | 45 | 111 | -59.5 |
| Goulbourn | 3 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 9 | -66.7 |
| West Carleton | 2 | 3 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 5 | -60.0 |
| Rideau | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 3 | -33.3 |
| Osgoode | 6 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 11 | -45.5 |
| Clarence-Rockland City | 10 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 9 | 11.1 |
| Russell Township | 3 | 3 | 2 | 0 | 0 | 0 | 30 | 0 | 35 | 3 | ** |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 182 | 235 | 28 | 22 | 135 | 205 | 102 | 312 | 447 | 774 | -42.2 |

Source: CMHC (Starts and Completions Survey)

| Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market March 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 |
| Ottawa City | 14 | 80 | 0 | 0 | 19 | 235 | 2 | 52 |
| Ottawa, Vanier, Rockcliffe | 0 | 8 | 0 | 0 | 19 | 187 | 2 | 24 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 3 | 14 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kanata | 4 | 9 | 0 | 0 | 0 | 0 | 0 | 28 |
| Cumberland | 7 | 29 | 0 | 0 | 0 | 48 | 0 | 0 |
| Goulbourn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 14 | 80 | 0 | 0 | 19 | 235 | 2 | 52 |

| Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - March 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Ottawa City | 135 | 205 | 0 | 0 | 70 | 243 | 2 | 69 |
| Ottawa, Vanier, Rockcliffe | 0 | 8 | 0 | 0 | 24 | 187 | 2 | 24 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 49 | 62 | 0 | 0 | 0 | 0 | 0 | 17 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 8 | 72 | 0 | 0 | 46 | 0 | 0 | 0 |
| Kanata | 44 | 23 | 0 | 0 | 0 | 0 | 0 | 28 |
| Cumberland | 34 | 40 | 0 | 0 | 0 | 56 | 0 | 0 |
| Goulbourn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 135 | 205 | 0 | 0 | 100 | 243 | 2 | 69 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**
**March 2015**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 |
| Ottawa City | 74 | 139 | 19 | 235 | 6 | 52 | 99 | 426 |
| Ottawa, Vanier, Rockcliffe | 6 | 12 | 19 | 187 | 6 | 24 | 31 | 223 |
| Nepean inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Nepean outside greenbelt | 16 | 33 | 0 | 0 | 0 | 0 | 16 | 33 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 20 | 20 | 0 | 0 | 0 | 0 | 20 | 20 |
| Kanata | 14 | 33 | 0 | 0 | 0 | 28 | 14 | 61 |
| Cumberland | 15 | 34 | 0 | 48 | 0 | 0 | 15 | 82 |
| Goulbourn | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| West Carleton | 1 | 3 | 0 | 0 | 0 | 0 | 1 | 3 |
| Rideau | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Osgoode | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Clarence-Rockland City | 2 | 1 | 0 | 0 | 0 | 0 | 2 | 1 |
| Russell Township | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 77 | 140 | 19 | 235 | 6 | 52 | 102 | 427 |

**Table 2.5: Starts by Submarket and by Intended Market**
**January - March 2015**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Ottawa City | 316 | 448 | 70 | 243 | 16 | 71 | 402 | 762 |
| Ottawa, Vanier, Rockcliffe | 23 | 21 | 24 | 187 | 12 | 26 | 59 | 234 |
| Nepean inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Nepean outside greenbelt | 102 | 142 | 0 | 0 | 0 | 17 | 102 | 159 |
| Gloucester inside greenbelt | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Gloucester outside greenbelt | 46 | 119 | 46 | 0 | 4 | 0 | 96 | 119 |
| Kanata | 86 | 82 | 0 | 0 | 0 | 28 | 86 | 110 |
| Cumberland | 45 | 55 | 0 | 56 | 0 | 0 | 45 | 111 |
| Goulbourn | 3 | 9 | 0 | 0 | 0 | 0 | 3 | 9 |
| West Carleton | 2 | 5 | 0 | 0 | 0 | 0 | 2 | 5 |
| Rideau | 2 | 3 | 0 | 0 | 0 | 0 | 2 | 3 |
| Osgoode | 6 | 11 | 0 | 0 | 0 | 0 | 6 | 11 |
| Clarence-Rockland City | 10 | 9 | 0 | 0 | 0 | 0 | 10 | 9 |
| Russell Township | 5 | 3 | 30 | 0 | 0 | 0 | 35 | 3 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 331 | 460 | 100 | 243 | 16 | 71 | 447 | 774 |

Source: CMHC (Starts and Completions Survey)

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total* | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 | % Change |
| **Table 3: Completions by Submarket and by Dwelling Type March 2015** | | | | | | | | | | | |
| Ottawa City | 97 | 83 | 26 | 16 | 99 | 82 | 194 | 213 | 416 | 394 | 5.6 |
| Ottawa, Vanier, Rockcliffe | 7 | 7 | 16 | 2 | 3 | 0 | 194 | 133 | 220 | 142 | 54.9 |
| Nepean inside greenbelt | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Nepean outside greenbelt | 7 | 19 | 6 | 6 | 42 | 24 | 0 | 0 | 55 | 49 | 12.2 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Gloucester outside greenbelt | 35 | 20 | 2 | 2 | 18 | 16 | 0 | 0 | 55 | 38 | 44.7 |
| Kanata | 22 | 11 | 0 | 0 | 22 | 26 | 0 | 24 | 44 | 61 | -27.9 |
| Cumberland | 10 | 8 | 0 | 6 | 4 | 16 | 0 | 56 | 14 | 86 | -83.7 |
| Goulbourn | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| West Carleton | 3 | 1 | 0 | 0 | 10 | 0 | 0 | 0 | 13 | 1 | ** |
| Rideau | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | -85.7 |
| Osgoode | 8 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 10 | 7 | 42.9 |
| Clarence-Rockland City | 4 | 9 | 0 | 0 | 0 | 8 | 0 | 0 | 4 | 17 | -76.5 |
| Russell Township | 0 | 11 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 23 | -100.0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 101 | 103 | 26 | 28 | 99 | 90 | 194 | 213 | 420 | 434 | -3.2 |

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total* | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | % Change |
| **Table 3.1: Completions by Submarket and by Dwelling Type January - March 2015** | | | | | | | | | | | |
| Ottawa City | 307 | 334 | 47 | 70 | 332 | 274 | 678 | 847 | 1,364 | 1,525 | -10.6 |
| Ottawa, Vanier, Rockcliffe | 18 | 23 | 26 | 22 | 28 | 3 | 666 | 612 | 738 | 660 | 11.8 |
| Nepean inside greenbelt | 10 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 4 | 150.0 |
| Nepean outside greenbelt | 53 | 52 | 12 | 24 | 100 | 53 | 0 | 46 | 165 | 175 | -5.7 |
| Gloucester inside greenbelt | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| Gloucester outside greenbelt | 57 | 80 | 2 | 12 | 32 | 74 | 12 | 45 | 103 | 211 | -51.2 |
| Kanata | 98 | 95 | 1 | 6 | 108 | 88 | 0 | 60 | 207 | 249 | -16.9 |
| Cumberland | 21 | 18 | 0 | 6 | 4 | 56 | 0 | 84 | 25 | 164 | -84.8 |
| Goulbourn | 3 | 18 | 0 | 0 | 14 | 0 | 0 | 0 | 17 | 18 | -5.6 |
| West Carleton | 9 | 9 | 2 | 0 | 46 | 0 | 0 | 0 | 57 | 9 | ** |
| Rideau | 7 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 16 | -56.3 |
| Osgoode | 29 | 19 | 4 | 0 | 0 | 0 | 0 | 0 | 33 | 19 | 73.7 |
| Clarence-Rockland City | 16 | 12 | 0 | 0 | 0 | 16 | 12 | 0 | 28 | 28 | 0.0 |
| Russell Township | 13 | 13 | 0 | 16 | 0 | 0 | 12 | 0 | 25 | 29 | -13.8 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 336 | 359 | 47 | 86 | 332 | 290 | 702 | 847 | 1,417 | 1,582 | -10.4 |

Source: CMHC (Starts and Completions Survey)

| Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market March 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 |
| Ottawa City | 99 | 82 | 0 | 0 | 191 | 199 | 3 | 14 |
| Ottawa, Vanier, Rockcliffe | 3 | 0 | 0 | 0 | 191 | 119 | 3 | 14 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 42 | 24 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 18 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| Kanata | 22 | 26 | 0 | 0 | 0 | 24 | 0 | 0 |
| Cumberland | 4 | 16 | 0 | 0 | 0 | 56 | 0 | 0 |
| Goulbourn | 0 | 0 | 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 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 99 | 90 | 0 | 0 | 191 | 199 | 3 | 14 |

| Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Ottawa City | 332 | 274 | 0 | 0 | 664 | 673 | 14 | 174 |
| Ottawa, Vanier, Rockcliffe | 28 | 3 | 0 | 0 | 652 | 450 | 14 | 162 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 100 | 53 | 0 | 0 | 0 | 46 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 32 | 74 | 0 | 0 | 12 | 33 | 0 | 12 |
| Kanata | 108 | 88 | 0 | 0 | 0 | 60 | 0 | 0 |
| Cumberland | 4 | 56 | 0 | 0 | 0 | 84 | 0 | 0 |
| Goulbourn | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 46 | 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 | 16 | 0 | 0 | 12 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 332 | 290 | 0 | 0 | 688 | 673 | 14 | 174 |

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**
**March 2015**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 | March 2015 | March 2014 |
| Ottawa City | 214 | 181 | 191 | 199 | 11 | 14 | 416 | 394 |
| Ottawa, Vanier, Rockcliffe | 18 | 9 | 191 | 119 | 11 | 14 | 220 | 142 |
| Nepean inside greenbelt | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 1 |
| Nepean outside greenbelt | 55 | 49 | 0 | 0 | 0 | 0 | 55 | 49 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 55 | 38 | 0 | 0 | 0 | 0 | 55 | 38 |
| Kanata | 44 | 37 | 0 | 24 | 0 | 0 | 44 | 61 |
| Cumberland | 14 | 30 | 0 | 56 | 0 | 0 | 14 | 86 |
| Goulbourn | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| West Carleton | 13 | 1 | 0 | 0 | 0 | 0 | 13 | 1 |
| Rideau | 1 | 7 | 0 | 0 | 0 | 0 | 1 | 7 |
| Osgoode | 10 | 7 | 0 | 0 | 0 | 0 | 10 | 7 |
| Clarence-Rockland City | 4 | 17 | 0 | 0 | 0 | 0 | 4 | 17 |
| Russell Township | 0 | 23 | 0 | 0 | 0 | 0 | 0 | 23 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 218 | 221 | 191 | 199 | 11 | 14 | 420 | 434 |

**Table 3.5: Completions by Submarket and by Intended Market**
**January - March 2015**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Ottawa City | 673 | 674 | 664 | 673 | 27 | 178 | 1,364 | 1,525 |
| Ottawa, Vanier, Rockcliffe | 60 | 44 | 652 | 450 | 26 | 166 | 738 | 660 |
| Nepean inside greenbelt | 10 | 4 | 0 | 0 | 0 | 0 | 10 | 4 |
| Nepean outside greenbelt | 165 | 129 | 0 | 46 | 0 | 0 | 165 | 175 |
| Gloucester inside greenbelt | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Gloucester outside greenbelt | 91 | 166 | 12 | 33 | 0 | 12 | 103 | 211 |
| Kanata | 206 | 189 | 0 | 60 | 1 | 0 | 207 | 249 |
| Cumberland | 25 | 80 | 0 | 84 | 0 | 0 | 25 | 164 |
| Goulbourn | 17 | 18 | 0 | 0 | 0 | 0 | 17 | 18 |
| West Carleton | 57 | 9 | 0 | 0 | 0 | 0 | 57 | 9 |
| Rideau | 7 | 16 | 0 | 0 | 0 | 0 | 7 | 16 |
| Osgoode | 33 | 19 | 0 | 0 | 0 | 0 | 33 | 19 |
| Clarence-Rockland City | 16 | 28 | 12 | 0 | 0 | 0 | 28 | 28 |
| Russell Township | 13 | 25 | 12 | 0 | 0 | 4 | 25 | 29 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 702 | 727 | 688 | 673 | 27 | 182 | 1,417 | 1,582 |

Source: CMHC (Starts and Completions Survey)

| Table 4: Absorbed Single-Detached Units by Price Range<br>March 2015 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **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** | | | | | | | | | | | | | |
| March 2015 | 0 | 0.0 | 4 | 5.8 | 20 | 29.0 | 25 | 36.2 | 20 | 29.0 | 69 | 453,900 | 496,552 |
| March 2014 | 0 | 0.0 | 1 | 1.5 | 1 | 1.5 | 25 | 38.5 | 38 | 58.5 | 65 | 528,500 | 560,878 |
| Year-to-date 2015 | 0 | 0.0 | 17 | 6.9 | 49 | 20.0 | 100 | 40.8 | 79 | 32.2 | 245 | 460,900 | 495,986 |
| Year-to-date 2014 | 0 | 0.0 | 8 | 3.0 | 27 | 10.2 | 78 | 29.3 | 153 | 57.5 | 266 | 525,700 | 560,332 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | | | | | |
| March 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| March 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 3 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 10 | 100.0 | 10 | 849,900 | 860,420 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 11 | 100.0 | 11 | 899,900 | 999,127 |
| **Nepean inside greenbelt** | | | | | | | | | | | | | |
| March 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| March 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| **Nepean outside greenbelt** | | | | | | | | | | | | | |
| March 2015 | 0 | 0.0 | 0 | 0.0 | 2 | 28.6 | 2 | 28.6 | 3 | 42.9 | 7 | -- | -- |
| March 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 7 | 38.9 | 11 | 61.1 | 18 | 545,400 | 544,572 |
| Year-to-date 2015 | 0 | 0.0 | 8 | 14.5 | 6 | 10.9 | 16 | 29.1 | 25 | 45.5 | 55 | 466,900 | 481,338 |
| Year-to-date 2014 | 0 | 0.0 | 1 | 2.0 | 9 | 18.4 | 14 | 28.6 | 25 | 51.0 | 49 | 507,900 | 529,484 |
| **Gloucester inside greenbelt** | | | | | | | | | | | | | |
| March 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| March 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2015 | 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 | -- | -- |
| **Gloucester outside greenbelt** | | | | | | | | | | | | | |
| March 2015 | 0 | 0.0 | 2 | 8.3 | 3 | 12.5 | 14 | 58.3 | 5 | 20.8 | 24 | 453,900 | 465,133 |
| March 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 12 | 63.2 | 7 | 36.8 | 19 | 483,900 | 508,379 |
| Year-to-date 2015 | 0 | 0.0 | 2 | 4.3 | 5 | 10.9 | 26 | 56.5 | 13 | 28.3 | 46 | 482,440 | 476,952 |
| Year-to-date 2014 | 0 | 0.0 | 1 | 1.4 | 1 | 1.4 | 39 | 53.4 | 32 | 43.8 | 73 | 495,000 | 506,026 |
| **Kanata** | | | | | | | | | | | | | |
| March 2015 | 0 | 0.0 | 0 | 0.0 | 10 | 47.6 | 7 | 33.3 | 4 | 19.0 | 21 | 426,500 | 476,779 |
| March 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 10.0 | 2 | 20.0 | 7 | 70.0 | 10 | 537,950 | 526,097 |
| Year-to-date 2015 | 0 | 0.0 | 4 | 4.2 | 27 | 28.4 | 47 | 49.5 | 17 | 17.9 | 95 | 442,990 | 467,229 |
| Year-to-date 2014 | 0 | 0.0 | 4 | 4.5 | 15 | 16.9 | 16 | 18.0 | 54 | 60.7 | 89 | 545,900 | 537,597 |
| **Cumberland** | | | | | | | | | | | | | |
| March 2015 | 0 | 0.0 | 2 | 20.0 | 5 | 50.0 | 2 | 20.0 | 1 | 10.0 | 10 | 403,400 | 439,050 |
| March 2014 | 0 | 0.0 | 1 | 14.3 | 0 | 0.0 | 3 | 42.9 | 3 | 42.9 | 7 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 2 | 9.5 | 11 | 52.4 | 5 | 23.8 | 3 | 14.3 | 21 | 422,900 | 444,305 |
| Year-to-date 2014 | 0 | 0.0 | 2 | 12.5 | 0 | 0.0 | 7 | 43.8 | 7 | 43.8 | 16 | 461,150 | 493,688 |
| **Goulbourn** | | | | | | | | | | | | | |
| March 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| March 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 2 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 2 | 20.0 | 1 | 10.0 | 7 | 70.0 | 10 | 647,950 | 616,439 |

Source: CMHC (Market Absorption Survey)

| Table 4: Absorbed Single-Detached Units by Price Range March 2015 | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
| | < $300,000 | | $300,000 - $374,999 | | $375,000 - $424,999 | | $425,000 - $499,999 | | $500,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **West Carleton** | | | | | | | | | | | | | |
| March 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| March 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| Year-to-date 2015 | 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 | 4 | 100.0 | 4 | -- | -- |
| **Rideau** | | | | | | | | | | | | | |
| March 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| March 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | 100.0 | 4 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 8 | 100.0 | 8 | -- | -- |
| **Osgoode** | | | | | | | | | | | | | |
| March 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| March 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 2 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 1 | 7.7 | 0 | 0.0 | 4 | 30.8 | 8 | 61.5 | 13 | 562,900 | 579,869 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 16.7 | 5 | 83.3 | 6 | -- | -- |
| **Clarence-Rockland City** | | | | | | | | | | | | | |
| March 2015 | 0 | 0.0 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| March 2014 | 0 | 0.0 | 2 | 66.7 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 10 | 83.3 | 1 | 8.3 | 1 | 8.3 | 0 | 0.0 | 12 | 352,950 | 350,875 |
| Year-to-date 2014 | 1 | 20.0 | 3 | 60.0 | 0 | 0.0 | 1 | 20.0 | 0 | 0.0 | 5 | -- | -- |
| **Russell Township** | | | | | | | | | | | | | |
| March 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| March 2014 | 0 | 0.0 | 7 | 70.0 | 3 | 30.0 | 0 | 0.0 | 0 | 0.0 | 10 | 360,950 | 366,630 |
| Year-to-date 2015 | 0 | 0.0 | 8 | 72.7 | 1 | 9.1 | 1 | 9.1 | 1 | 9.1 | 11 | 369,000 | 402,945 |
| Year-to-date 2014 | 0 | 0.0 | 7 | 63.6 | 3 | 27.3 | 1 | 9.1 | 0 | 0.0 | 11 | 361,000 | 377,109 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | | | | | |
| March 2015 | 0 | 0.0 | 7 | 9.7 | 20 | 27.8 | 25 | 34.7 | 20 | 27.8 | 72 | 449,900 | 489,464 |
| March 2014 | 0 | 0.0 | 10 | 12.8 | 4 | 5.1 | 26 | 33.3 | 38 | 48.7 | 78 | 497,495 | 527,983 |
| Year-to-date 2015 | 0 | 0.0 | 35 | 13.1 | 51 | 19.0 | 102 | 38.1 | 80 | 29.9 | 268 | 453,900 | 485,670 |
| Year-to-date 2014 | 1 | 0.4 | 18 | 6.4 | 30 | 10.6 | 80 | 28.4 | 153 | 54.3 | 282 | 517,900 | 549,141 |

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price ($) of Absorbed Single-detached Units**
**March 2015**

| Submarket | March 2015 | March 2014 | % Change | YTD 2015 | YTD 2014 | % Change |
|---|---|---|---|---|---|---|
| Ottawa City | 496,552 | 560,878 | -11.5 | 495,986 | 560,332 | -11.5 |
| Ottawa, Vanier, Rockcliffe | -- | -- | n/a | 860,420 | 999,127 | -13.9 |
| Nepean inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Nepean outside greenbelt | 496,951 | 544,572 | -8.7 | 481,338 | 529,484 | -9.1 |
| Gloucester inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Gloucester outside greenbelt | 465,133 | 508,379 | -8.5 | 476,952 | 506,026 | -5.7 |
| Kanata | 476,779 | 526,097 | -9.4 | 467,229 | 537,597 | -13.1 |
| Cumberland | 439,050 | 475,486 | -7.7 | 444,305 | 493,688 | -10.0 |
| Goulbourn | -- | -- | n/a | -- | 616,439 | n/a |
| West Carleton | -- | -- | n/a | -- | -- | n/a |
| Rideau | -- | -- | n/a | -- | 750,650 | n/a |
| Osgoode | -- | -- | n/a | 579,869 | 736,617 | -21.3 |
| Clarence-Rockland City | -- | -- | n/a | 350,875 | -- | n/a |
| Russell Township | -- | 366,630 | n/a | 402,945 | 377,109 | 6.9 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 489,464 | 527,983 | -7.3 | 485,670 | 549,141 | -11.6 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
## March 2015

| | | 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 |
|---|---|---|---|---|---|---|---|---|---|---|
| 2014 | January | 596 | -2.3 | 1,112 | 2,047 | 2,605 | 42.7 | 348,001 | 1.3 | 355,541 |
| | February | 881 | -4.7 | 1,126 | 2,273 | 2,563 | 43.9 | 354,619 | 1.8 | 357,096 |
| | March | 1,197 | 1.3 | 1,134 | 2,942 | 2,412 | 47.0 | 358,966 | -0.1 | 354,984 |
| | April | 1,428 | -10.0 | 1,133 | 3,488 | 2,617 | 43.3 | 374,232 | 0.5 | 359,276 |
| | May | 1,802 | -0.6 | 1,187 | 3,987 | 2,660 | 44.6 | 383,168 | 3.4 | 368,235 |
| | June | 1,678 | 4.4 | 1,197 | 3,177 | 2,593 | 46.2 | 365,366 | 1.7 | 360,098 |
| | July | 1,462 | 8.1 | 1,234 | 3,078 | 2,735 | 45.1 | 358,600 | -1.0 | 361,236 |
| | August | 1,214 | -1.0 | 1,220 | 2,444 | 2,613 | 46.7 | 361,730 | 3.7 | 364,880 |
| | September | 1,144 | 1.4 | 1,172 | 2,723 | 2,492 | 47.0 | 357,753 | 2.6 | 363,585 |
| | October | 1,136 | 2.9 | 1,208 | 2,399 | 2,565 | 47.1 | 357,887 | -1.5 | 360,804 |
| | November | 905 | 0.3 | 1,203 | 1,578 | 2,521 | 47.7 | 358,196 | -0.2 | 359,102 |
| | December | 651 | 5.9 | 1,167 | 983 | 2,743 | 42.5 | 349,479 | 2.2 | 363,162 |
| 2015 | January | 632 | 6.0 | 1,208 | 2,043 | 2,632 | 45.9 | 349,672 | 0.5 | 357,892 |
| | February | 862 | -2.2 | 1,117 | 2,396 | 2,727 | 41.0 | 359,759 | 1.4 | 361,966 |
| | March | 1,225 | 2.3 | 1,158 | 3,441 | 2,821 | 41.0 | 362,918 | 1.1 | 359,747 |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | | | | | | | | | | |
| | Q1 2014 | 2,674 | -1.5 | | 7,262 | | | 355,090 | 0.9 | |
| | Q1 2015 | 2,719 | 1.7 | | 7,880 | | | 358,837 | 1.1 | |
| | | | | | | | | | | |
| | YTD 2014 | 2,674 | -1.5 | | 7,262 | | | 355,090 | 0.9 | |
| | YTD 2015 | 2,719 | 1.7 | | 7,880 | | | 358,837 | 1.1 | |



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

| Table 6: Economic Indicators March 2015 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Interest Rates | | | NHPI, Total, Ottawa-Gatineau CMA 2007=100 | CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion)) | Ottawa-Gatineau CMA (Ontario Portion) Labour Market | | | |
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2014 | January | 595 | 3.14 | 5.24 | 115.3 | 123.0 | 529 | 6.6 | 70.0 | 1,049 |
| | February | 595 | 3.14 | 5.24 | 115.4 | 124.2 | 527 | 6.6 | 69.6 | 1,047 |
| | March | 581 | 3.14 | 4.99 | 115.3 | 124.7 | 528 | 6.7 | 69.9 | 1,055 |
| | April | 570 | 3.14 | 4.79 | 115.1 | 125.3 | 528 | 7.0 | 70.0 | 1,065 |
| | May | 570 | 3.14 | 4.79 | 114.9 | 125.9 | 533 | 6.8 | 70.4 | 1,069 |
| | June | 570 | 3.14 | 4.79 | 114.8 | 126.3 | 531 | 6.9 | 70.1 | 1,071 |
| | July | 570 | 3.14 | 4.79 | 114.6 | 125.9 | 534 | 6.4 | 70.1 | 1,058 |
| | August | 570 | 3.14 | 4.79 | 114.7 | 125.9 | 533 | 6.7 | 70.1 | 1,051 |
| | September | 570 | 3.14 | 4.79 | 114.6 | 126.1 | 536 | 6.7 | 70.4 | 1,034 |
| | October | 570 | 3.14 | 4.79 | 114.4 | 126.1 | 539 | 6.3 | 70.4 | 1,024 |
| | November | 570 | 3.14 | 4.79 | 114.3 | 125.5 | 540 | 6.1 | 70.3 | 1,018 |
| | December | 570 | 3.14 | 4.79 | 114.1 | 124.7 | 541 | 5.9 | 70.2 | 1,024 |
| 2015 | January | 570 | 3.14 | 4.79 | 113.8 | 124.5 | 534 | 6.6 | 69.8 | 1,038 |
| | February | 567 | 2.89 | 4.74 | 113.8 | 125.4 | 534 | 7.0 | 69.9 | 1,041 |
| | March | 567 | 2.89 | 4.74 | | 126.2 | 533 | 7.1 | 69.8 | 1,043 |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

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

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

# METHODOLOGY

**Starts & Completions Survey Methodology**

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

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

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

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

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

**Market Absorption Survey Methodology**

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

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

## DWELLING TYPES:

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

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

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

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

## INTENDED MARKET:

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

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

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

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

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree 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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