HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

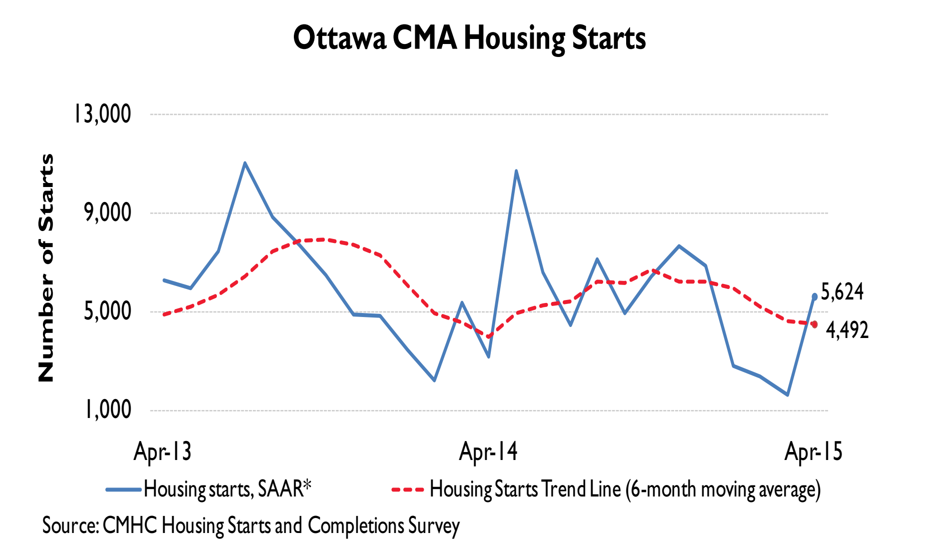
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2015

Highlights

- April starts trend moderated slightly from March due to lower activity for all dwellings except rows.
- Sales of existing homes grew at a robust rate led by strong growth in resale activity for homes over $350,000.
- Both full-time and part-time employment trended higher this April.

Figure 1



* SAAR[2]: Seasonally Adjusted Annual Rate.

[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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Housing Market Overview

Housing starts in the Ottawa Census Metropolitan Area (CMA) were trending at 4,492 units in April compared to 4,625 units in March. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

In April, housing starts continued to trend lower on the heels of muted activity for all dwelling types in the first quarter. Year-to-date starts also trail the 2014 numbers for the same period. Despite the rebound in the SAAR measure for starts, overall demand for new homes remains tepid due to weak employment. This month, all condominium apartment starts occurred in the city core giving the area about a 42 per cent share of the starts activity. About half of all rows started this month occurred in Nepean outside the greenbelt (OTG) leading the area to have 23 per cent of all starts. Year-to-date, about half of all starts occurred in the city core and Nepean OTG as the former leads in apartment construction and the latter in low-rise.

Seasonally adjusted resale market transactions trended higher this month compared to March boosted by robust growth in freehold[3] sales. In contrast condominium[4] sales remained flat compared to March as well as in year-over-year terms.

Seasonally adjusted listings trended lower in April, pushing the sales-to-new-listings (SNL) ratio up from the previous month. The higher SNL ratio was mainly a reflection of the strengthening in freehold sales while listings for such dwellings trended lower. Condominium listings also trended lower, while sales remained flat so that the SNL ratio edged slightly higher for such dwellings as well. The seasonally adjusted overall MLS® average price rose 1.5 per cent from March as a greater share of homes sold this month were above $350K. The average price was up in both the freehold and condominium segments.

Employment strengthened this month for both full-time and part-time jobs. If employment holds steady over the summer months, this should translate into stronger sales activity. Employment tends to affect resale market transactions within three months and starts within about six. As the rise in employment was stronger than the rise in the number of persons looking for work, the unemployment rate declined following three months of increases.

	MLS® Sales						MLS® Prices ($)					
	April			YTD to April			April			YTD to April		
UNIT TYPE	2015	2014	% Chg.	2015	2014	% Chg.	2015	2014	% Chg.	2015	2014	% Chg.
SINGLE- DETACHED	**909**	**786**	**15.6**	**2,420**	**2,208**	**9.6**	**424,435**	**432,464**	**-1.9**	**411,225**	**411,391**	**0.0**
Bungalow	*278*	*224*	24.1	*773*	*654*	18.2	*371,709*	*359,479*	3.4	358,279	365,049	-1.9
Two-Storey	*471*	*416*	13.2	*1,195*	*1,116*	7.1	*474,297*	*494,079*	-4.0	462,676	462,550	0.0
Other Single-Detached	*160*	*146*	9.6	452	438	3.2	369,264	368,882	0.1	365,743	350,233	4.4
ROW	**287**	**285**	**0.7**	**779**	**768**	**1.4**	**325,518**	**318,397**	**2.2**	**318,259**	**322,144**	**-1.2**
SEMI	**116**	**92**	**26.1**	**291**	**256**	**13.7**	**429,434**	**369,637**	**16.2**	**398,425**	**381,599**	**4.4**
CONDOMINIUM	**258**	**257**	**0.4**	**768**	**825**	**-6.9**	**265,371**	**258,500**	**2.7**	**259,630**	**258,589**	**0.4**
Apartment	122	126	-3.2	*415*	*419*	-1.0	*300,598*	*274,276*	9.6	279,827	282,775	-1.0
Row	97	*100*	-3.0	*241*	*287*	-16.0	*238,544*	*237,072*	0.6	235,267	222,268	5.8
Other Condominiums	*39*	*31*	25.8	*112*	*119*	-5.9	*221,895*	*263,503*	-15.8	*237,215*	*261,025*	-9.1
OTHERS	**17**	**8**	-	*48*	**45**	-	-	-	-	-	-	-
TOTAL	**1,587**	**1,428**	**11.1**	**4,306**	**4,102**	**5.0**	**382,960**	**374,232**	**2.3**	**367,728**	**361,754**	**1.7**

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, where each unit is separately titled

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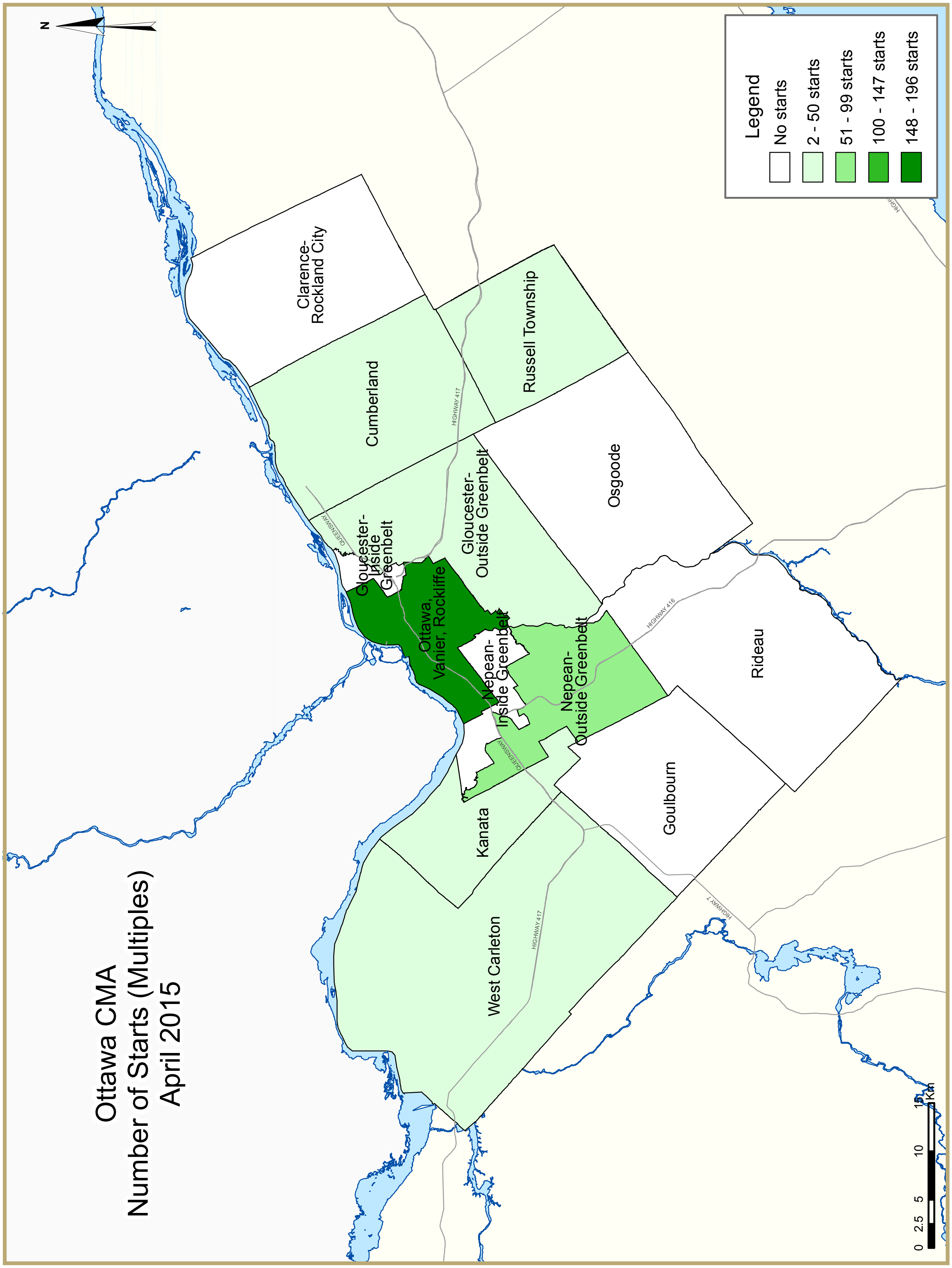
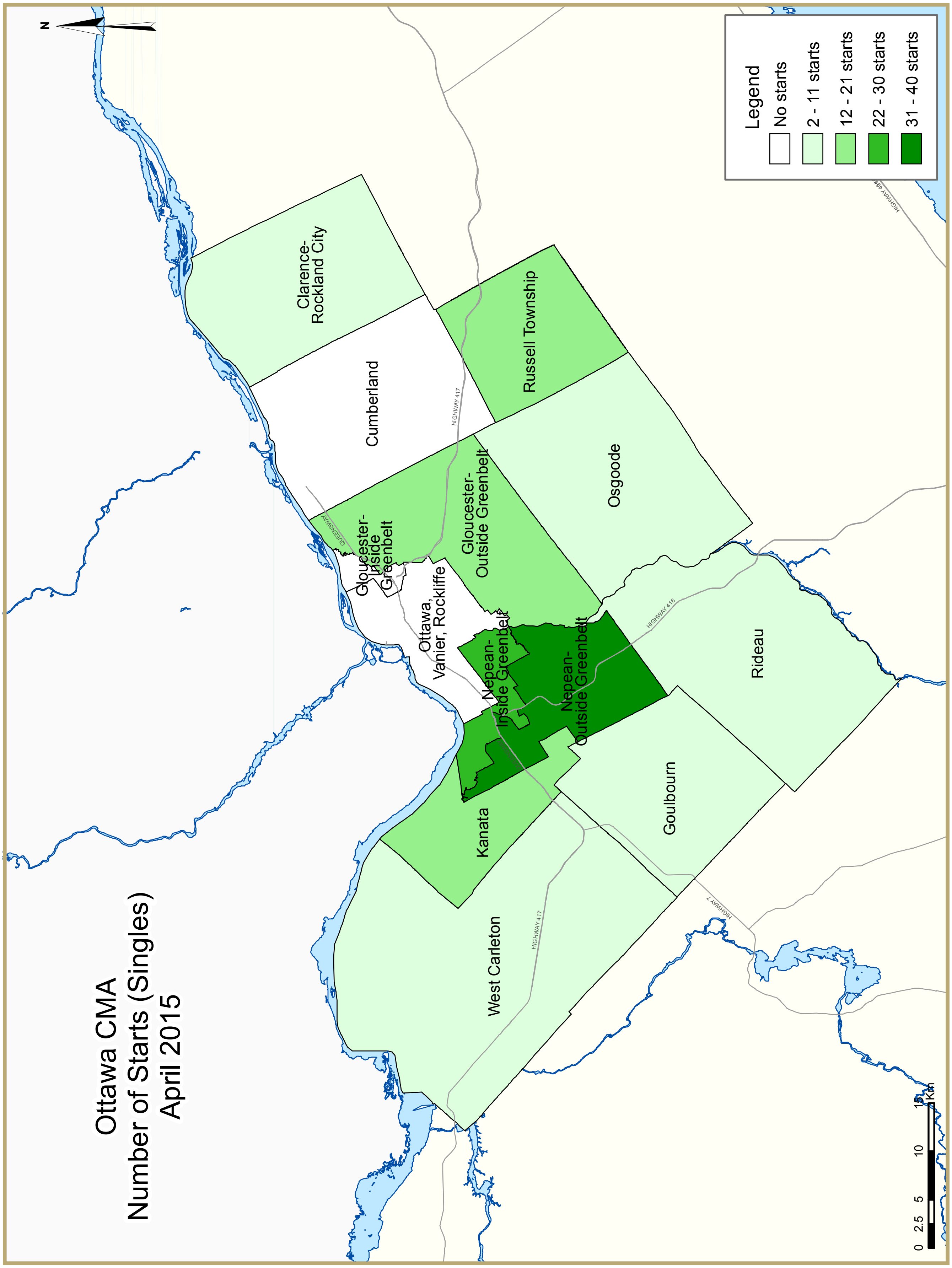
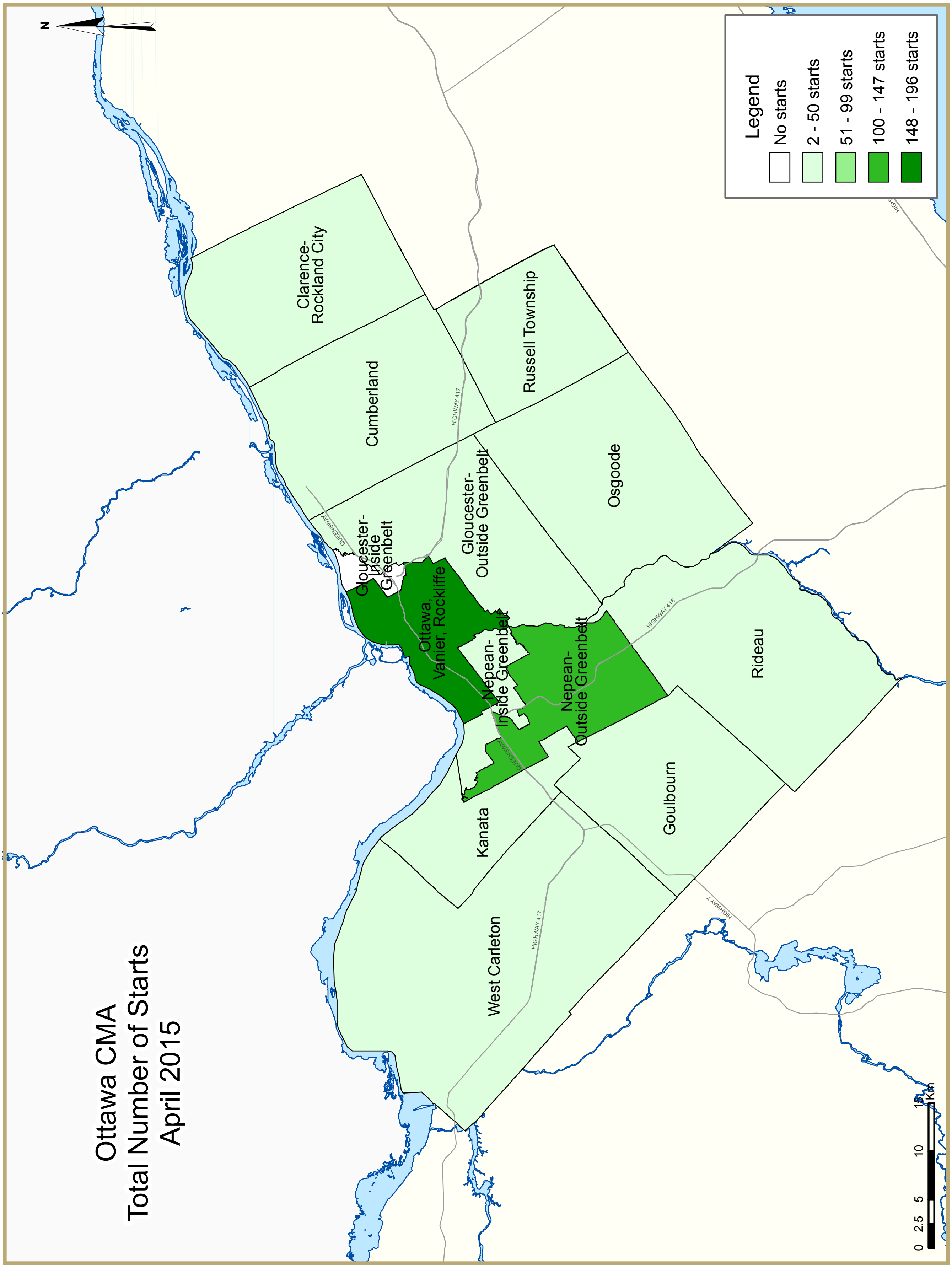
[3] The freehold segment of the resale market includes single-detached, semi-detached and row homes. Single-detached sales represent on average 70 per cent of total sales in the freehold segment, rows take up another 23 per cent, while semi-detached units have a small share at 7 per cent.

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


Ottawa CMA
Number of Starts (Multiples)
April 2015
Legend
No starts
2 - 50 starts
51 - 99 starts
100 - 147 starts
148 - 196 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
April 2015
Legend
No starts
2 - 11 starts
12 - 21 starts
22 - 30 starts
31 - 40 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
April 2015
Legend
No starts
2 - 50 starts
51 - 99 starts
100 - 147 starts
148 - 196 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
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Ottawa, Vanier, Rockliffe
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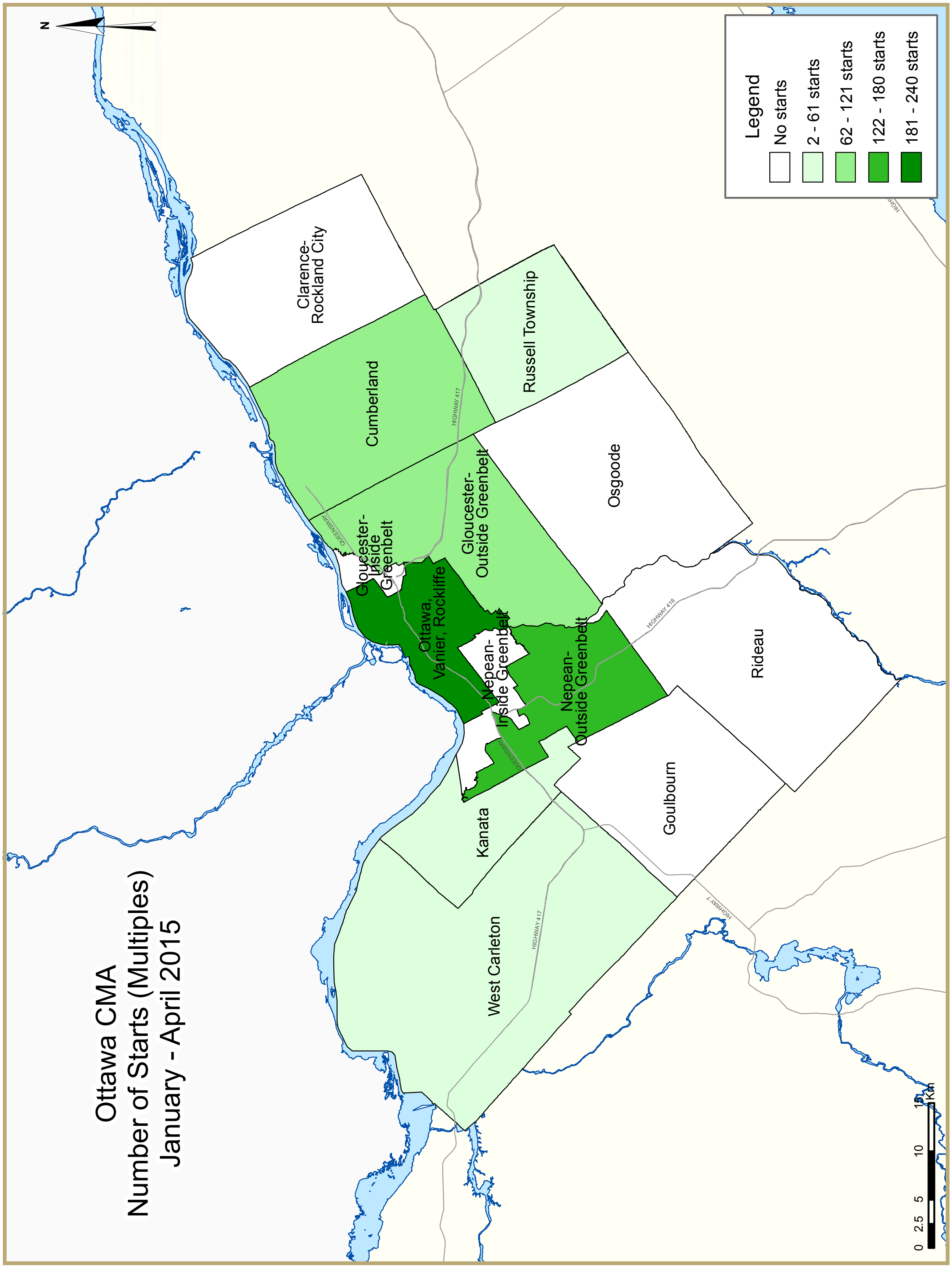
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - April 2015
Legend
No starts
2 - 61 starts
62 - 121 starts
122 - 180 starts
181 - 240 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
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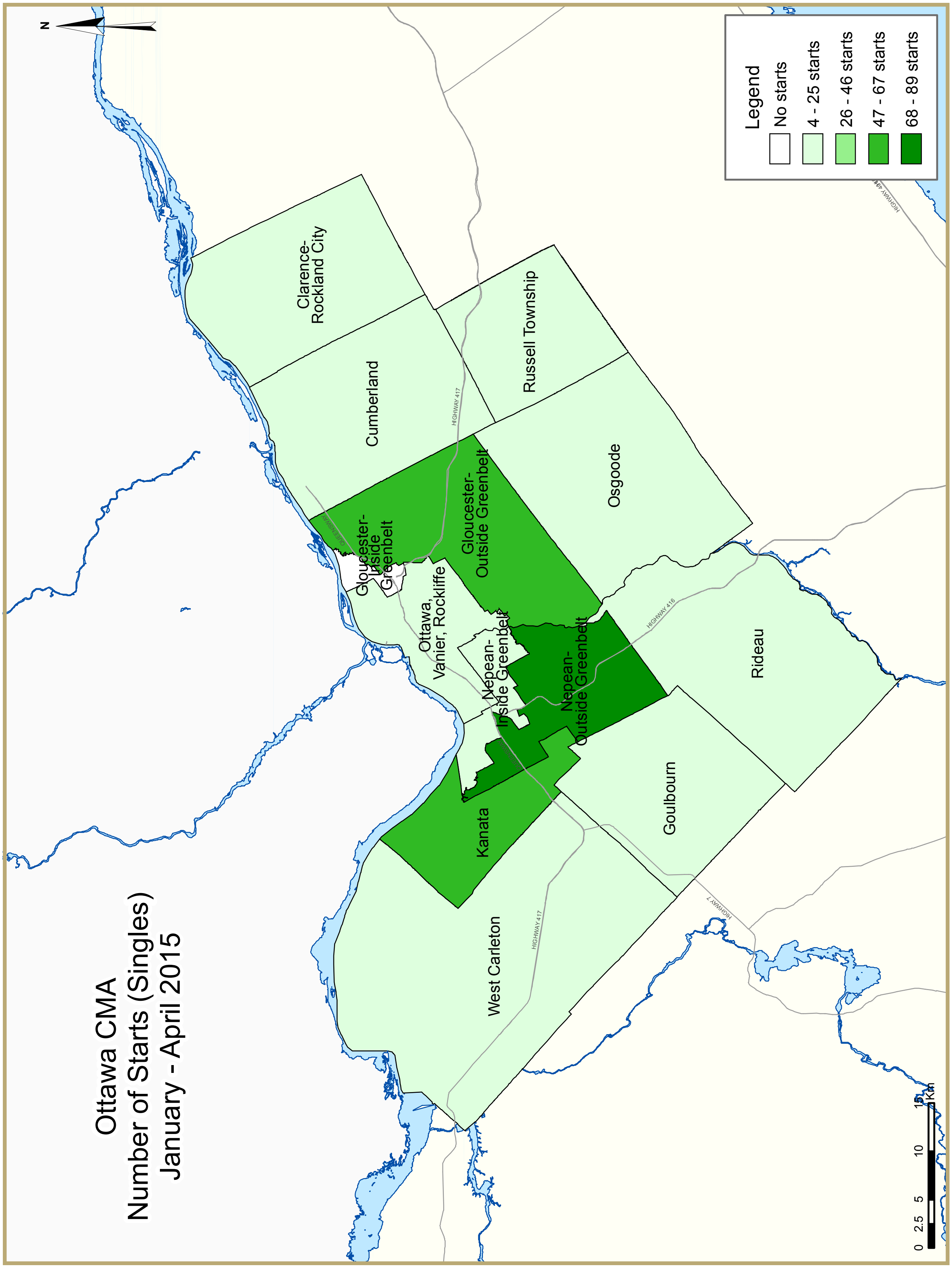
Ottawa CMA
Number of Starts (Singles)
January - April 2015
Legend
No starts
4 - 25 starts
26 - 46 starts
47 - 67 starts
68 - 89 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
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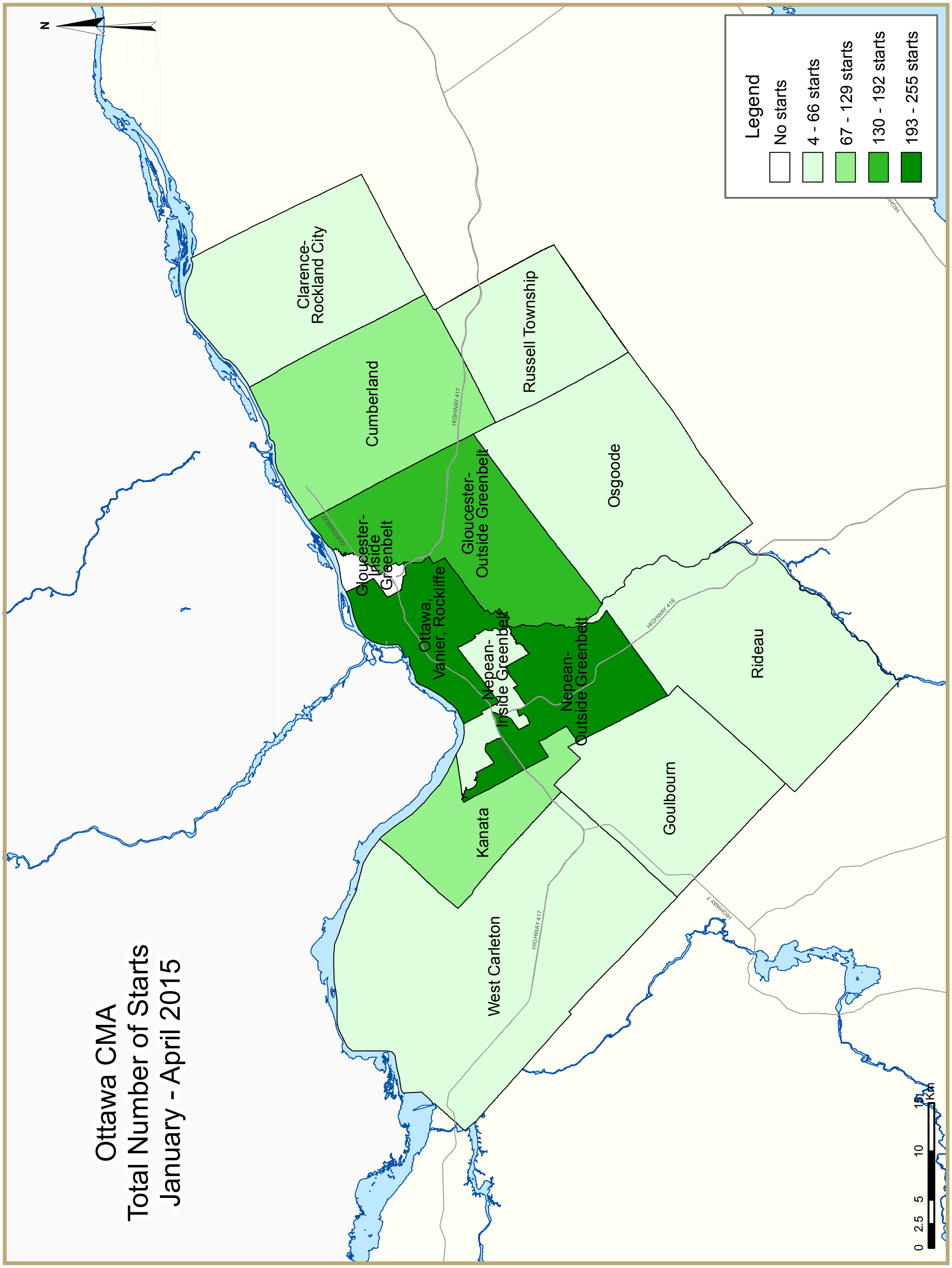
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - April 2015
Legend
No starts
4 - 66 starts
67 - 129 starts
130 - 192 starts
193 - 255 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
N
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

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) April 2015		
Ottawa CMA[1]	March 2015	April 2015
Trend[2]	4,625	4,492
SAAR	1,600	5,624
	April 2014	April 2015
Actual		
April - Single-Detached	136	135
April - Multiples	117	331
April - Total	253	466
January to April - Single-Detached	371	317
January to April - Multiples	656	596
January to April - Total	1,027	913

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)
April 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2015	135	16	121	0	0	190	4	0	466
April 2014	136	18	55	0	0	18	10	16	253
% Change	-0.7	-11.1	120.0	n/a	n/a	**	-60.0	-100.0	84.2
Year-to-date 2015	317	30	256	0	0	290	18	2	913
Year-to-date 2014	371	38	260	0	0	261	12	85	1,027
% Change	-14.6	-21.1	-1.5	n/a	n/a	11.1	50.0	-97.6	-11.1
UNDER CONSTRUCTION									
April 2015	847	106	1,248	0	4	2,187	28	677	5,097
April 2014	922	154	1,037	0	5	3,101	12	709	5,940
% Change	-8.1	-31.2	20.3	n/a	-20.0	-29.5	133.3	-4.5	-14.2
COMPLETIONS									
April 2015	107	16	103	0	0	40	10	11	287
April 2014	165	28	120	0	0	106	0	8	427
% Change	-35.2	-42.9	-14.2	n/a	n/a	-62.3	n/a	37.5	-32.8
Year-to-date 2015	443	50	435	0	0	728	23	25	1,704
Year-to-date 2014	524	106	410	0	0	779	8	182	2,009
% Change	-15.5	-52.8	6.1	n/a	n/a	-6.5	187.5	-86.3	-15.2
COMPLETED & NOT ABSORBED									
April 2015	74	26	97	0	3	451	n/a	n/a	651
April 2014	82	53	69	0	0	99	n/a	n/a	303
% Change	-9.8	-50.9	40.6	n/a	n/a	**	n/a	n/a	114.9
ABSORBED									
April 2015	101	17	105	0	0	32	n/a	n/a	255
April 2014	176	34	117	0	0	131	n/a	n/a	458
% Change	-42.6	-50.0	-10.3	n/a	n/a	-75.6	n/a	n/a	-44.3
Year-to-date 2015	441	49	414	0	0	656	n/a	n/a	1,560
Year-to-date 2014	533	121	388	0	0	942	n/a	n/a	1,984
% Change	-17.3	-59.5	6.7	n/a	n/a	-30.4	n/a	n/a	-21.4

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

Table 1.2: Housing Activity Summary by Submarket April 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									
April 2015	118	12	121	0	0	190	2	0	443
April 2014	129	14	55	0	0	18	10	16	242
Ottawa, Vanier, Rockcliffe									
April 2015	0	4	0	0	0	190	2	0	196
April 2014	5	2	0	0	0	0	8	16	31
Nepean inside greenbelt									
April 2015	22	0	0	0	0	0	0	0	22
April 2014	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
April 2015	40	6	63	0	0	0	0	0	109
April 2014	37	8	4	0	0	0	0	0	49
Gloucester inside greenbelt									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2015	21	0	21	0	0	0	0	0	42
April 2014	9	4	13	0	0	18	0	0	44
Kanata									
April 2015	18	0	8	0	0	0	0	0	26
April 2014	54	0	14	0	0	0	0	0	68
Cumberland									
April 2015	0	0	29	0	0	0	0	0	29
April 2014	14	0	0	0	0	0	0	0	14
Goulbourn									
April 2015	7	0	0	0	0	0	0	0	7
April 2014	2	0	10	0	0	0	0	0	12
West Carleton									
April 2015	3	2	0	0	0	0	0	0	5
April 2014	1	0	14	0	0	0	2	0	17
Rideau									
April 2015	2	0	0	0	0	0	0	0	2
April 2014	2	0	0	0	0	0	0	0	2
Osgoode									
April 2015	5	0	0	0	0	0	0	0	5
April 2014	3	0	0	0	0	0	0	0	3
Clarence-Rockland City									
April 2015	3	0	0	0	0	0	0	0	3
April 2014	2	0	0	0	0	0	0	0	2
Russell Township									
April 2015	14	4	0	0	0	0	2	0	20
April 2014	5	4	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
April 2015	135	16	121	0	0	190	4	0	466
April 2014	136	18	55	0	0	18	10	16	253

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

Table 1.2: Housing Activity Summary by Submarket April 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									
April 2015	787	100	1,240	0	4	2,157	26	677	4,991
April 2014	881	144	1,023	0	5	3,101	12	709	5,875
Ottawa, Vanier, Rockcliffe									
April 2015	46	36	25	0	4	1,612	24	183	1,930
April 2014	60	78	43	0	5	2,639	10	142	2,977
Nepean inside greenbelt									
April 2015	27	0	0	0	0	199	2	0	228
April 2014	8	4	0	0	0	0	0	0	12
Nepean outside greenbelt									
April 2015	207	26	408	0	0	66	0	17	724
April 2014	297	30	356	0	0	134	0	141	958
Gloucester inside greenbelt									
April 2015	0	0	0	0	0	22	0	0	22
April 2014	6	0	0	0	0	22	0	0	28
Gloucester outside greenbelt									
April 2015	116	2	222	0	0	134	0	0	474
April 2014	66	14	198	0	0	102	0	12	392
Kanata									
April 2015	239	8	281	0	0	48	0	469	1,045
April 2014	255	12	247	0	0	36	0	353	903
Cumberland									
April 2015	49	18	194	0	0	76	0	0	337
April 2014	57	0	63	0	0	168	0	41	329
Goulbourn									
April 2015	25	6	4	0	0	0	0	8	43
April 2014	42	0	54	0	0	0	0	20	116
West Carleton									
April 2015	14	4	106	0	0	0	0	0	124
April 2014	28	6	62	0	0	0	2	0	98
Rideau									
April 2015	22	0	0	0	0	0	0	0	22
April 2014	13	0	0	0	0	0	0	0	13
Osgoode									
April 2015	42	0	0	0	0	0	0	0	42
April 2014	49	0	0	0	0	0	0	0	49
Clarence-Rockland City									
April 2015	34	2	8	0	0	0	0	0	44
April 2014	26	4	14	0	0	0	0	0	44
Russell Township									
April 2015	26	4	0	0	0	30	2	0	62
April 2014	15	6	0	0	0	0	0	0	21
Ottawa-Gatineau CMA (Ontario portion)									
April 2015	847	106	1,248	0	4	2,187	28	677	5,097
April 2014	922	154	1,037	0	5	3,101	12	709	5,940

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

Table 1.2: Housing Activity Summary by Submarket
April 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									
April 2015	97	14	103	0	0	33	10	11	268
April 2014	139	24	114	0	0	106	0	8	391
Ottawa, Vanier, Rockcliffe									
April 2015	2	14	0	0	0	0	4	3	23
April 2014	6	0	0	0	0	76	0	0	82
Nepean inside greenbelt									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
April 2015	25	0	55	0	0	19	0	8	107
April 2014	44	2	52	0	0	0	0	0	98
Gloucester inside greenbelt									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2015	14	0	25	0	0	14	4	0	57
April 2014	7	6	22	0	0	0	0	0	35
Kanata									
April 2015	34	0	6	0	0	0	0	0	40
April 2014	68	14	28	0	0	0	0	0	110
Cumberland									
April 2015	8	0	12	0	0	0	0	0	20
April 2014	5	2	12	0	0	16	0	0	35
Goulbourn									
April 2015	7	0	0	0	0	0	0	0	7
April 2014	3	0	0	0	0	14	0	8	25
West Carleton									
April 2015	2	0	5	0	0	0	2	0	9
April 2014	4	0	0	0	0	0	0	0	4
Rideau									
April 2015	0	0	0	0	0	0	0	0	0
April 2014	0	0	0	0	0	0	0	0	0
Osgoode									
April 2015	5	0	0	0	0	0	0	0	5
April 2014	0	0	0	0	0	0	0	0	0
Clarence-Rockland City									
April 2015	5	0	0	0	0	0	0	0	5
April 2014	16	0	6	0	0	0	0	0	22
Russell Township									
April 2015	5	2	0	0	0	7	0	0	14
April 2014	10	4	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
April 2015	107	16	103	0	0	40	10	11	287
April 2014	165	28	120	0	0	106	0	8	427

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

Table 1.2: Housing Activity Summary by Submarket April 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									
April 2015	67	25	97	0	3	442	n/a	n/a	634
April 2014	76	52	67	0	0	99	n/a	n/a	294
Ottawa, Vanier, Rockcliffe									
April 2015	4	16	2	0	3	370	n/a	n/a	395
April 2014	7	37	1	0	0	32	n/a	n/a	77
Nepean inside greenbelt									
April 2015	2	0	0	0	0	0	n/a	n/a	2
April 2014	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
April 2015	13	5	33	0	0	25	n/a	n/a	76
April 2014	13	6	26	0	0	0	n/a	n/a	45
Gloucester inside greenbelt									
April 2015	0	0	0	0	0	9	n/a	n/a	9
April 2014	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
April 2015	11	1	31	0	0	6	n/a	n/a	49
April 2014	25	2	30	0	0	6	n/a	n/a	63
Kanata									
April 2015	25	1	14	0	0	0	n/a	n/a	40
April 2014	22	6	6	0	0	1	n/a	n/a	35
Cumberland									
April 2015	4	0	8	0	0	29	n/a	n/a	41
April 2014	1	0	4	0	0	54	n/a	n/a	59
Goulbourn									
April 2015	8	0	7	0	0	3	n/a	n/a	18
April 2014	4	0	0	0	0	6	n/a	n/a	10
West Carleton									
April 2015	0	0	2	0	0	0	n/a	n/a	2
April 2014	1	1	0	0	0	0	n/a	n/a	2
Rideau									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
April 2015	0	2	0	0	0	0	n/a	n/a	2
April 2014	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
April 2015	3	0	0	0	0	0	n/a	n/a	3
April 2014	3	0	2	0	0	0	n/a	n/a	5
Russell Township									
April 2015	4	1	0	0	0	9	n/a	n/a	14
April 2014	3	1	0	0	0	0	n/a	n/a	4
Ottawa-Gatineau CMA (Ontario portion)									
April 2015	74	26	97	0	3	451	n/a	n/a	651
April 2014	82	53	69	0	0	99	n/a	n/a	303

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

Table 1.2: Housing Activity Summary by Submarket
April 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									
April 2015	92	15	105	0	0	28	n/a	n/a	240
April 2014	150	31	111	0	0	130	n/a	n/a	422
Ottawa, Vanier, Rockcliffe									
April 2015	2	13	0	0	0	4	n/a	n/a	19
April 2014	16	3	3	0	0	82	n/a	n/a	104
Nepean inside greenbelt									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	2	0	2	0	0	0	n/a	n/a	4
Nepean outside greenbelt									
April 2015	24	1	59	0	0	14	n/a	n/a	98
April 2014	46	3	46	0	0	22	n/a	n/a	117
Gloucester inside greenbelt									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
April 2015	14	0	23	0	0	10	n/a	n/a	47
April 2014	7	6	22	0	0	0	n/a	n/a	35
Kanata									
April 2015	33	0	7	0	0	0	n/a	n/a	40
April 2014	65	16	26	0	0	0	n/a	n/a	107
Cumberland									
April 2015	5	0	12	0	0	0	n/a	n/a	17
April 2014	5	2	12	0	0	16	n/a	n/a	35
Goulbourn									
April 2015	7	0	0	0	0	0	n/a	n/a	7
April 2014	4	1	0	0	0	10	n/a	n/a	15
West Carleton									
April 2015	2	1	4	0	0	0	n/a	n/a	7
April 2014	4	0	0	0	0	0	n/a	n/a	4
Rideau									
April 2015	0	0	0	0	0	0	n/a	n/a	0
April 2014	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
April 2015	5	0	0	0	0	0	n/a	n/a	5
April 2014	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
April 2015	4	0	0	0	0	0	n/a	n/a	4
April 2014	16	0	6	0	0	1	n/a	n/a	23
Russell Township									
April 2015	5	2	0	0	0	4	n/a	n/a	11
April 2014	10	3	0	0	0	0	n/a	n/a	13
Ottawa-Gatineau CMA (Ontario portion)									
April 2015	101	17	105	0	0	32	n/a	n/a	255
April 2014	176	34	117	0	0	131	n/a	n/a	458

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
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Ottawa City	118	129	14	16	121	63	190	34	443	242	83.1
Ottawa, Vanier, Rockcliffe	0	5	6	2	0	8	190	16	196	31	**
Nepean inside greenbelt	22	2	0	0	0	0	0	0	22	2	**
Nepean outside greenbelt	40	37	6	8	63	4	0	0	109	49	122.4
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	21	9	0	4	21	13	0	18	42	44	-4.5
Kanata	18	54	0	0	8	14	0	0	26	68	-61.8
Cumberland	0	14	0	0	29	0	0	0	29	14	107.1
Goulbourn	7	2	0	0	0	10	0	0	7	12	-41.7
West Carleton	3	1	2	2	0	14	0	0	5	17	-70.6
Rideau	2	2	0	0	0	0	0	0	2	2	0.0
Osgoode	5	3	0	0	0	0	0	0	5	3	66.7
Clarence-Rockland City	3	2	0	0	0	0	0	0	3	2	50.0
Russell Township	14	5	6	4	0	0	0	0	20	9	122.2
Ottawa-Gatineau CMA (Ontario Portion)	135	136	20	20	121	63	190	34	466	253	84.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 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	287	352	40	38	256	268	262	346	845	1,004	-15.8
Ottawa, Vanier, Rockcliffe	15	10	24	12	0	16	216	227	255	265	-3.8
Nepean inside greenbelt	23	2	0	0	0	0	0	0	23	2	**
Nepean outside greenbelt	89	115	10	10	112	66	0	17	211	208	1.4
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	59	48	4	12	29	85	46	18	138	163	-15.3
Kanata	60	113	0	0	52	37	0	28	112	178	-37.1
Cumberland	11	29	0	0	63	40	0	56	74	125	-40.8
Goulbourn	10	11	0	0	0	10	0	0	10	21	-52.4
West Carleton	5	4	2	4	0	14	0	0	7	22	-68.2
Rideau	4	5	0	0	0	0	0	0	4	5	-20.0
Osgoode	11	14	0	0	0	0	0	0	11	14	-21.4
Clarence-Rockland City	13	11	0	0	0	0	0	0	13	11	18.2
Russell Township	17	8	8	4	0	0	30	0	55	12	**
Ottawa-Gatineau CMA (Ontario Portion)	317	371	48	42	256	268	292	346	913	1,027	-11.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Ottawa City	121	55	0	8	190	18	0	16
Ottawa, Vanier, Rockcliffe	0	0	0	8	190	0	0	16
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	63	4	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	21	13	0	0	0	18	0	0
Kanata	8	14	0	0	0	0	0	0
Cumberland	29	0	0	0	0	0	0	0
Goulbourn	0	10	0	0	0	0	0	0
West Carleton	0	14	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)	121	55	0	8	190	18	0	16

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 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	256	260	0	8	260	261	2	85
Ottawa, Vanier, Rockcliffe	0	8	0	8	214	187	2	40
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	112	66	0	0	0	0	0	17
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	29	85	0	0	46	18	0	0
Kanata	52	37	0	0	0	0	0	28
Cumberland	63	40	0	0	0	56	0	0
Goulbourn	0	10	0	0	0	0	0	0
West Carleton	0	14	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)	256	260	0	8	290	261	2	85

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Ottawa City	251	198	190	18	2	26	443	242
Ottawa, Vanier, Rockcliffe	4	7	190	0	2	24	196	31
Nepean inside greenbelt	22	2	0	0	0	0	22	2
Nepean outside greenbelt	109	49	0	0	0	0	109	49
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	26	0	18	0	0	42	44
Kanata	26	68	0	0	0	0	26	68
Cumberland	29	14	0	0	0	0	29	14
Goulbourn	7	12	0	0	0	0	7	12
West Carleton	5	15	0	0	0	2	5	17
Rideau	2	2	0	0	0	0	2	2
Osgoode	5	3	0	0	0	0	5	3
Clarence-Rockland City	3	2	0	0	0	0	3	2
Russell Township	18	9	0	0	2	0	20	9
Ottawa-Gatineau CMA (Ontario Portion)	272	209	190	18	4	26	466	253

Table 2.5: Starts by Submarket and by Intended Market January - April 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	567	646	260	261	18	97	845	1,004
Ottawa, Vanier, Rockcliffe	27	28	214	187	14	50	255	265
Nepean inside greenbelt	23	2	0	0	0	0	23	2
Nepean outside greenbelt	211	191	0	0	0	17	211	208
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	88	145	46	18	4	0	138	163
Kanata	112	150	0	0	0	28	112	178
Cumberland	74	69	0	56	0	0	74	125
Goulbourn	10	21	0	0	0	0	10	21
West Carleton	7	20	0	0	0	2	7	22
Rideau	4	5	0	0	0	0	4	5
Osgoode	11	14	0	0	0	0	11	14
Clarence-Rockland City	13	11	0	0	0	0	13	11
Russell Township	23	12	30	0	2	0	55	12
Ottawa-Gatineau CMA (Ontario Portion)	603	669	290	261	20	97	913	1,027

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2015

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	% Change
Ottawa City	97	139	24	24	103	114	44	114	268	391	-31.5
Ottawa, Vanier, Rockcliffe	2	6	18	0	0	0	3	76	23	82	-72.0
Nepean inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Nepean outside greenbelt	25	44	0	2	55	52	27	0	107	98	9.2
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	14	7	4	6	25	22	14	0	57	35	62.9
Kanata	34	68	0	14	6	28	0	0	40	110	-63.6
Cumberland	8	5	0	2	12	12	0	16	20	35	-42.9
Goulbourn	7	3	0	0	0	0	0	22	7	25	-72.0
West Carleton	2	4	2	0	5	0	0	0	9	4	125.0
Rideau	0	0	0	0	0	0	0	0	0	0	n/a
Osgoode	5	0	0	0	0	0	0	0	5	0	n/a
Clarence-Rockland City	5	16	0	0	0	6	0	0	5	22	-77.3
Russell Township	5	10	2	4	0	0	7	0	14	14	0.0
Ottawa-Gatineau CMA (Ontario Portion)	107	165	26	28	103	120	51	114	287	427	-32.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 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	404	473	71	94	435	388	722	961	1,632	1,916	-14.8
Ottawa, Vanier, Rockcliffe	20	29	44	22	28	3	669	688	761	742	2.6
Nepean inside greenbelt	10	6	0	0	0	0	0	0	10	6	66.7
Nepean outside greenbelt	78	96	12	26	155	105	27	46	272	273	-0.4
Gloucester inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	71	87	6	18	57	96	26	45	160	246	-35.0
Kanata	132	163	1	20	114	116	0	60	247	359	-31.2
Cumberland	29	23	0	8	16	68	0	100	45	199	-77.4
Goulbourn	10	21	0	0	14	0	0	22	24	43	-44.2
West Carleton	11	13	4	0	51	0	0	0	66	13	**
Rideau	7	16	0	0	0	0	0	0	7	16	-56.3
Osgoode	34	19	4	0	0	0	0	0	38	19	100.0
Clarence-Rockland City	21	28	0	0	0	22	12	0	33	50	-34.0
Russell Township	18	23	2	20	0	0	19	0	39	43	-9.3
Ottawa-Gatineau CMA (Ontario Portion)	443	524	73	114	435	410	753	961	1,704	2,009	-15.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Ottawa City	103	114	0	0	33	106	11	8
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	76	3	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	55	52	0	0	19	0	8	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	25	22	0	0	14	0	0	0
Kanata	6	28	0	0	0	0	0	0
Cumberland	12	12	0	0	0	16	0	0
Goulbourn	0	0	0	0	0	14	0	8
West Carleton	5	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	6	0	0	0	0	0	0
Russell Township	0	0	0	0	7	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	103	120	0	0	40	106	11	8

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 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	435	388	0	0	697	779	25	182
Ottawa, Vanier, Rockcliffe	28	3	0	0	652	526	17	162
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	155	105	0	0	19	46	8	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	57	96	0	0	26	33	0	12
Kanata	114	116	0	0	0	60	0	0
Cumberland	16	68	0	0	0	100	0	0
Goulbourn	14	0	0	0	0	14	0	8
West Carleton	51	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	22	0	0	12	0	0	0
Russell Township	0	0	0	0	19	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	435	410	0	0	728	779	25	182

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2015

Submarket	Freehold		Condominium		Rental		Total*	
	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014	April 2015	April 2014
Ottawa City	214	277	33	106	21	8	268	391
Ottawa, Vanier, Rockcliffe	16	6	0	76	7	0	23	82
Nepean inside greenbelt	0	2	0	0	0	0	0	2
Nepean outside greenbelt	80	98	19	0	8	0	107	98
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	39	35	14	0	4	0	57	35
Kanata	40	110	0	0	0	0	40	110
Cumberland	20	19	0	16	0	0	20	35
Goulbourn	7	3	0	14	0	8	7	25
West Carleton	7	4	0	0	2	0	9	4
Rideau	0	0	0	0	0	0	0	0
Osgoode	5	0	0	0	0	0	5	0
Clarence-Rockland City	5	22	0	0	0	0	5	22
Russell Township	7	14	7	0	0	0	14	14
Ottawa-Gatineau CMA (Ontario Portion)	226	313	40	106	21	8	287	427

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	887	951	697	779	48	186	1,632	1,916
Ottawa, Vanier, Rockcliffe	76	50	652	526	33	166	761	742
Nepean inside greenbelt	10	6	0	0	0	0	10	6
Nepean outside greenbelt	245	227	19	46	8	0	272	273
Gloucester inside greenbelt	2	0	0	0	0	0	2	0
Gloucester outside greenbelt	130	201	26	33	4	12	160	246
Kanata	246	299	0	60	1	0	247	359
Cumberland	45	99	0	100	0	0	45	199
Goulbourn	24	21	0	14	0	8	24	43
West Carleton	64	13	0	0	2	0	66	13
Rideau	7	16	0	0	0	0	7	16
Osgoode	38	19	0	0	0	0	38	19
Clarence-Rockland City	21	50	12	0	0	0	33	50
Russell Township	20	39	19	0	0	4	39	43
Ottawa-Gatineau CMA (Ontario Portion)	928	1,040	728	779	48	190	1,704	2,009

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range April 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													
April 2015	0	0.0	2	2.5	10	12.5	28	35.0	40	50.0	80	499,900	525,861
April 2014	1	0.7	10	7.4	23	17.0	29	21.5	72	53.3	135	511,900	534,728
Year-to-date 2015	0	0.0	19	5.8	59	18.2	128	39.4	119	36.6	325	468,900	503,340
Year-to-date 2014	1	0.2	18	4.5	50	12.5	107	26.7	225	56.1	401	519,900	551,712
Ottawa, Vanier, Rockcliffe													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2014	0	0.0	0	0.0	0	0.0	3	23.1	10	76.9	13	700,000	815,623
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	3	12.5	21	87.5	24	824,450	899,729
Nepean inside greenbelt													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2015	0	0.0	0	0.0	3	13.0	4	17.4	16	69.6	23	522,900	528,310
April 2014	0	0.0	2	4.5	3	6.8	10	22.7	29	65.9	44	520,990	515,278
Year-to-date 2015	0	0.0	8	10.3	9	11.5	20	25.6	41	52.6	78	503,900	495,188
Year-to-date 2014	0	0.0	3	3.2	12	12.9	24	25.8	54	58.1	93	520,990	522,763
Gloucester inside greenbelt													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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													
April 2015	0	0.0	0	0.0	0	0.0	6	42.9	8	57.1	14	521,400	551,329
April 2014	0	0.0	0	0.0	1	25.0	2	50.0	1	25.0	4	--	--
Year-to-date 2015	0	0.0	2	3.3	5	8.3	32	53.3	21	35.0	60	493,400	494,306
Year-to-date 2014	0	0.0	1	1.3	2	2.6	41	53.2	33	42.9	77	495,900	504,916
Kanata													
April 2015	0	0.0	2	6.1	7	21.2	14	42.4	10	30.3	33	457,990	494,581
April 2014	0	0.0	7	10.8	15	23.1	14	21.5	29	44.6	65	461,900	509,440
Year-to-date 2015	0	0.0	6	4.7	34	26.6	61	47.7	27	21.1	128	446,990	474,280
Year-to-date 2014	0	0.0	11	7.1	30	19.5	30	19.5	83	53.9	154	529,245	525,713
Cumberland													
April 2015	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	--	--
April 2014	0	0.0	1	20.0	3	60.0	0	0.0	1	20.0	5	--	--
Year-to-date 2015	0	0.0	2	8.0	11	44.0	8	32.0	4	16.0	25	422,900	454,160
Year-to-date 2014	0	0.0	3	14.3	3	14.3	7	33.3	8	38.1	21	456,900	477,214
Goulbourn													
April 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
April 2014	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2014	0	0.0	0	0.0	3	23.1	1	7.7	9	69.2	13	596,900	589,052

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range April 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													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Rideau													
April 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 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	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													
April 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
April 2014	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2015	0	0.0	1	6.7	0	0.0	5	33.3	9	60.0	15	562,900	579,607
Year-to-date 2014	1	14.3	0	0.0	0	0.0	1	14.3	5	71.4	7	--	--
Clarence-Rockland City													
April 2015	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
April 2014	1	7.1	10	71.4	3	21.4	0	0.0	0	0.0	14	330,650	336,650
Year-to-date 2015	0	0.0	11	78.6	1	7.1	2	14.3	0	0.0	14	358,400	357,386
Year-to-date 2014	2	10.5	13	68.4	3	15.8	1	5.3	0	0.0	19	320,900	335,500
Russell Township													
April 2015	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
April 2014	0	0.0	2	22.2	6	66.7	1	11.1	0	0.0	9	--	--
Year-to-date 2015	0	0.0	13	81.3	1	6.3	1	6.3	1	6.3	16	364,450	387,631
Year-to-date 2014	0	0.0	9	45.0	9	45.0	2	10.0	0	0.0	20	383,600	381,960
Ottawa-Gatineau CMA (Ontario portion)													
April 2015	0	0.0	8	9.2	10	11.5	29	33.3	40	46.0	87	478,900	513,006
April 2014	2	1.3	22	13.9	32	20.3	30	19.0	72	45.6	158	484,990	508,813
Year-to-date 2015	0	0.0	43	12.1	61	17.2	131	36.9	120	33.8	355	460,900	492,369
Year-to-date 2014	3	0.7	40	9.1	62	14.1	110	25.0	225	51.1	440	507,650	534,660

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units April 2015						
Submarket	April 2015	April 2014	% Change	YTD 2015	YTD 2014	% Change
Ottawa City	525,861	534,728	-1.7	503,340	551,712	-8.8
Ottawa, Vanier, Rockcliffe	--	815,623	n/a	860,420	899,729	-4.4
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	528,310	515,278	2.5	495,188	522,763	-5.3
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	551,329	--	n/a	494,306	504,916	-2.1
Kanata	494,581	509,440	-2.9	474,280	525,713	-9.8
Cumberland	--	424,500	n/a	454,160	477,214	-4.8
Goulbourn	--	--	n/a	625,733	589,052	6.2
West Carleton	--	--	n/a	--	--	n/a
Rideau	--	--	n/a	--	750,650	n/a
Osgoode	--	--	n/a	579,607	666,386	-13.0
Clarence-Rockland City	--	336,650	n/a	357,386	335,500	6.5
Russell Township	--	--	n/a	387,631	381,960	1.5
Ottawa-Gatineau CMA (Ontario Portion)	513,006	508,813	0.8	492,369	534,660	-7.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) April 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	1,174	3,441	2,805	41.9	362,918	1.1	360,326
	April	1,587	11.1	1,222	3,801	2,758	44.3	382,960	2.3	365,897
	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	4,102	-4.6		10,750			361,754	0.6	
	YTD 2015	4,306	5.0		11,681			367,728	1.7	

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

[1]Source: CREA

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

Table 6: Economic Indicators April 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	113.7	126.2	533	7.1	69.8	1,043
	April	561	2.89	4.64		126.0	536	6.6	69.8	1,036
	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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