HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

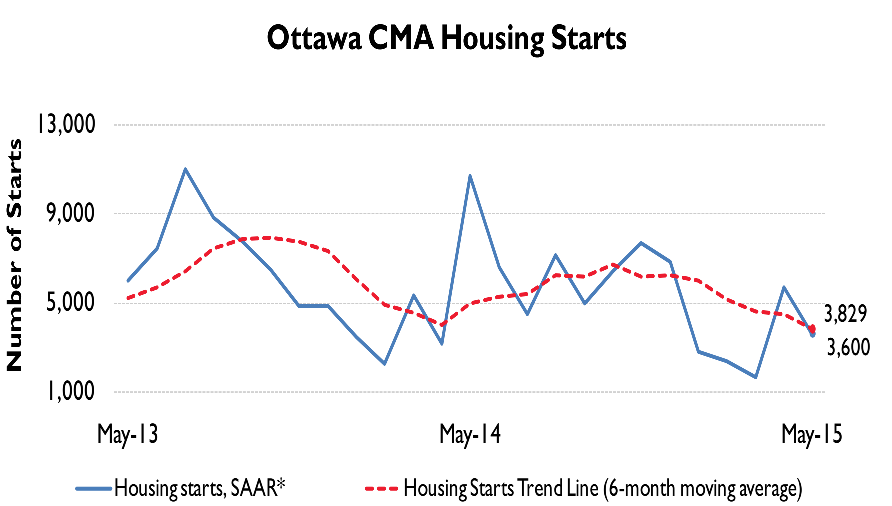
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2015

Highlights

- May housing starts trended lower for all dwelling types, particularly for apartments.
- The number of unabsorbed condominium apartments remains relatively high.
- Existing home sales trended higher due to a rise in sales for two-storey single-detached homes and condominium apartments.

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 3,829 units in May compared to 4,508 units in April. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

Starts activity trended lower in May driven by a significant drop in apartments as builders are scaling back on condominium apartment starts. Tepid demand conditions for new condominium apartments due to weak employment[3] in the CMA coupled with a high level of existing supply are causing this scale back. The number of completed and unsold condominiums[4] reached 435 in May, which is high relative to the 10-year average of about 155 units.

About one third of starts this month occurred in Gloucester outside the greenbelt (OTG), 27 per cent occurred in Nepean OTG and 17 per cent in Kanata. Half of all single-detached starts occurred in Kanata and Gloucester OTG with almost equal shares, while half of all row starts occurred in Nepean OTG. Notably this month, ten per cent of single-detached starts occurred in Russell. Year-to-date, Russell took up about seven per cent of starts compared to an average of about one per cent for the same period over the last five years.

Seasonally adjusted resale market transactions increased for the third consecutive month but at moderating rates. Sales movements were mixed by market segment. On the freehold[5] side, sales remained fairly flat compared to April. As for condominiums[6], sales for condo apartments came in stronger than a month earlier, while row sales were flat. Year-to-date overall MLS® sales activity was 7.7 per cent higher or just over 340 transactions more than over the same period last year.

Balanced market conditions[7] continued to prevail. Seasonally adjusted new listings were lower in May relative to the previous month. Since overall sales were up, the ratio of sales to new listings was pushed up. The decline in new listings occurred across the board for both freeholds and condominiums. Continued weak employment conditions coupled with a decline in average weekly earnings so far in 2015 is pressuring down housing demand. Worthy of note, 2-storey single-detached homes saw the strongest growth in sales despite the increase in their prices. There is a significant price difference between the price of single-detached homes on the resale market and newly-built singles making the former appealing to buyers looking for such dwellings. On the other hand, condominium apartment prices edged about 2.4 per cent lower than a month earlier while sales went up. While the price difference between a newly-built condo and one on the resale market is less pronounced than the difference for single-detached homes, an ample supply of newly completed condos is competing with resale market condos.

This month about 49 per cent of all sales occurred over $350K, an increase of one per cent from the April share. The share of existing homes sold over $500K held steady at 18 per cent. Growth in the overall MLS® price has been driven to a great extent in the last two years by homes at the higher end of the price spectrum ($450K+) capturing an increasing share of sales in the market.

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[3] Employment tends to affect resale market transactions within three months and starts within about six

[4] The number of completed and unsold condos includes condos that have been completed (not necessarily in the current month) but have never been sold.

[5] The freehold segment of the resale market includes single-detached, semi-detached and 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.

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

[7] Balanced market conditions are referred to when the sales-to-new-listings ratio lies between 40-60 per cent; that is approximately for every two houses listed, one is sold.

UNIT TYPE	MLS® Sales						MLS® Prices ($)					
	May			YTD to May			May			YTD to May		
	2015	2014	% Chg.	2015	2014	% Chg.	2015	2014	% Chg.	2015	2014	% Chg.
SINGLE- DETACHED	**1,098**	**1,054**	**4.2**	**3,518**	**3,262**	**7.8**	**439,005**	**425,963**	**3.1**	**419,895**	**416,099**	**0.9**
Bungalow	*285*	*296*	-3.7	*1,058*	*950*	11.4	*376,587*	*369,684*	1.9	*363,211*	*366,493*	-0.9
Two-Storey	*626*	*562*	11.4	*1,821*	*1,678*	8.5	*475,410*	*473,742*	0.4	*467,054*	*466,299*	0.2
Other Single-Detached	*187*	*196*	-4.6	*639*	*634*	0.8	*412,262*	*373,956*	10.2	*379,357*	*357,567*	6.1
ROW	**328**	**333**	**-1.5**	**1,107**	**1,101**	**0.5**	**333,332**	**326,515**	**2.1**	**322,725**	**323,466**	**-0.2**
SEMI	**158**	**102**	**54.9**	**449**	**358**	**25.4**	**385,545**	**395,359**	**-2.5**	**393,893**	**385,519**	**2.2**
CONDOMINIUM	**342**	**303**	**12.9**	**1,110**	**1,128**	**-1.6**	**266,940**	**279,551**	**-4.5**	**261,882**	**264,220**	**-0.9**
Apartment	179	*169*	5.9	*594*	*588*	1.0	*297,621*	*302,441*	-1.6	*285,189*	*288,427*	-1.1
Row	115	*86*	33.7	*356*	*373*	-4.6	*227,842*	*237,072*	-3.9	*232,868*	*228,669*	1.8
Other Condominiums	*48*	*48*	0.0	*160*	*167*	-4.2	*246,202*	*275,068*	-10.5	*239,911*	*258,389*	-7.2
OTHERS	**15**	**10**	-	**63**	**55**	-	-	-	-	-	-	-
TOTAL	**1,941**	**1,802**	**7.7**	**6,247**	**5,904**	**5.8**	**386,331**	**383,168**	**0.8**	**373,508**	**368,290**	**1.4**

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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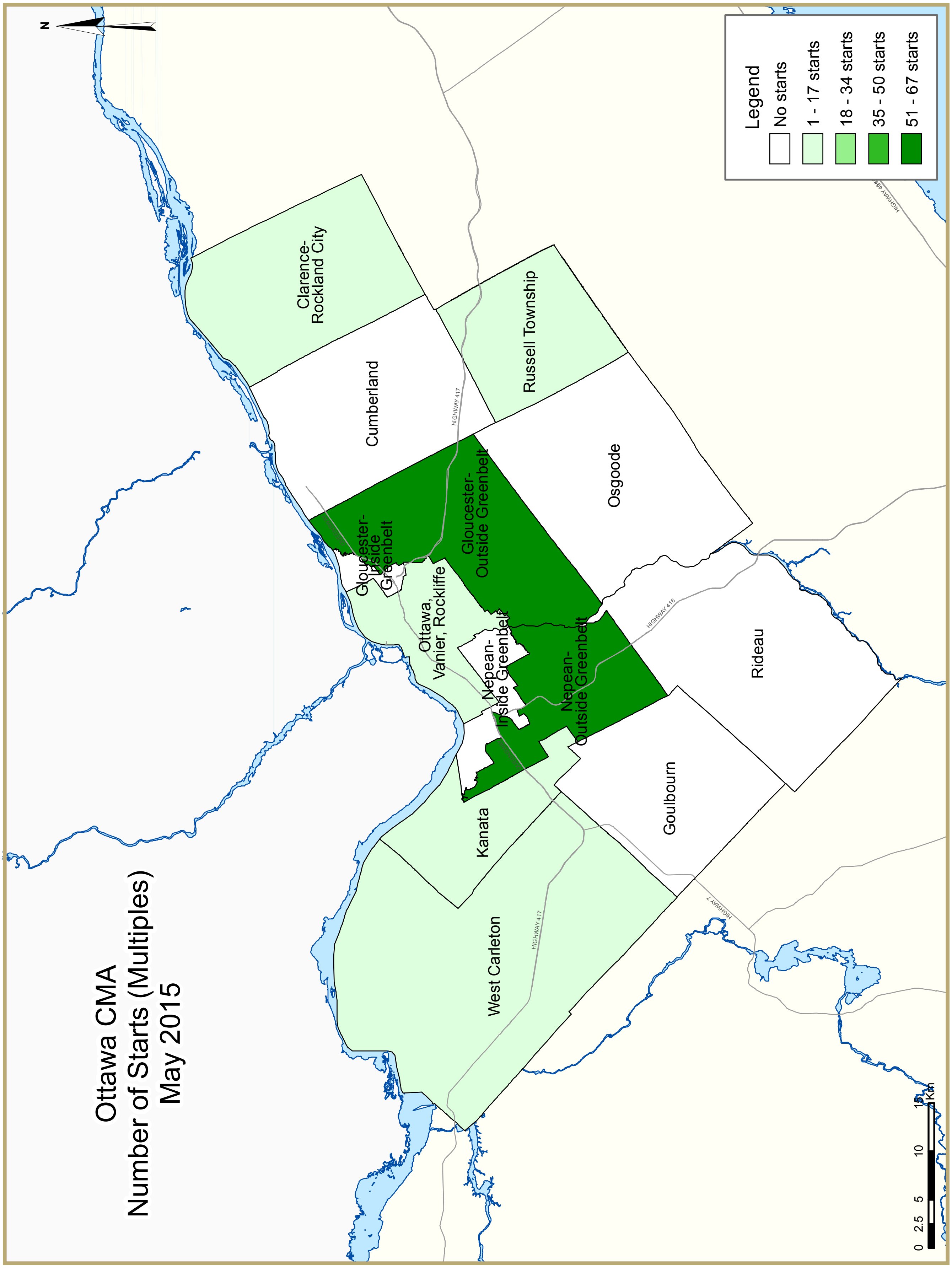
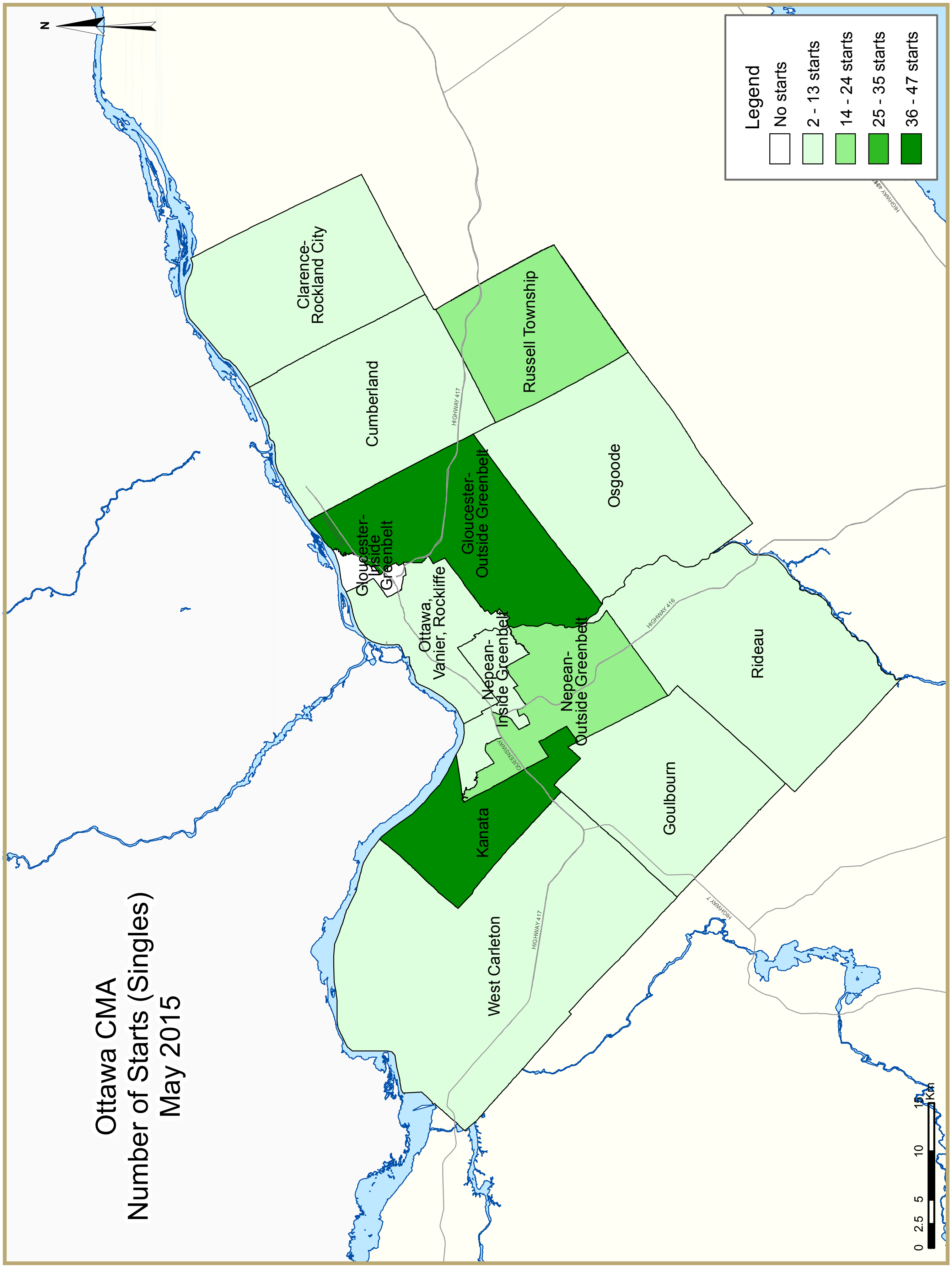
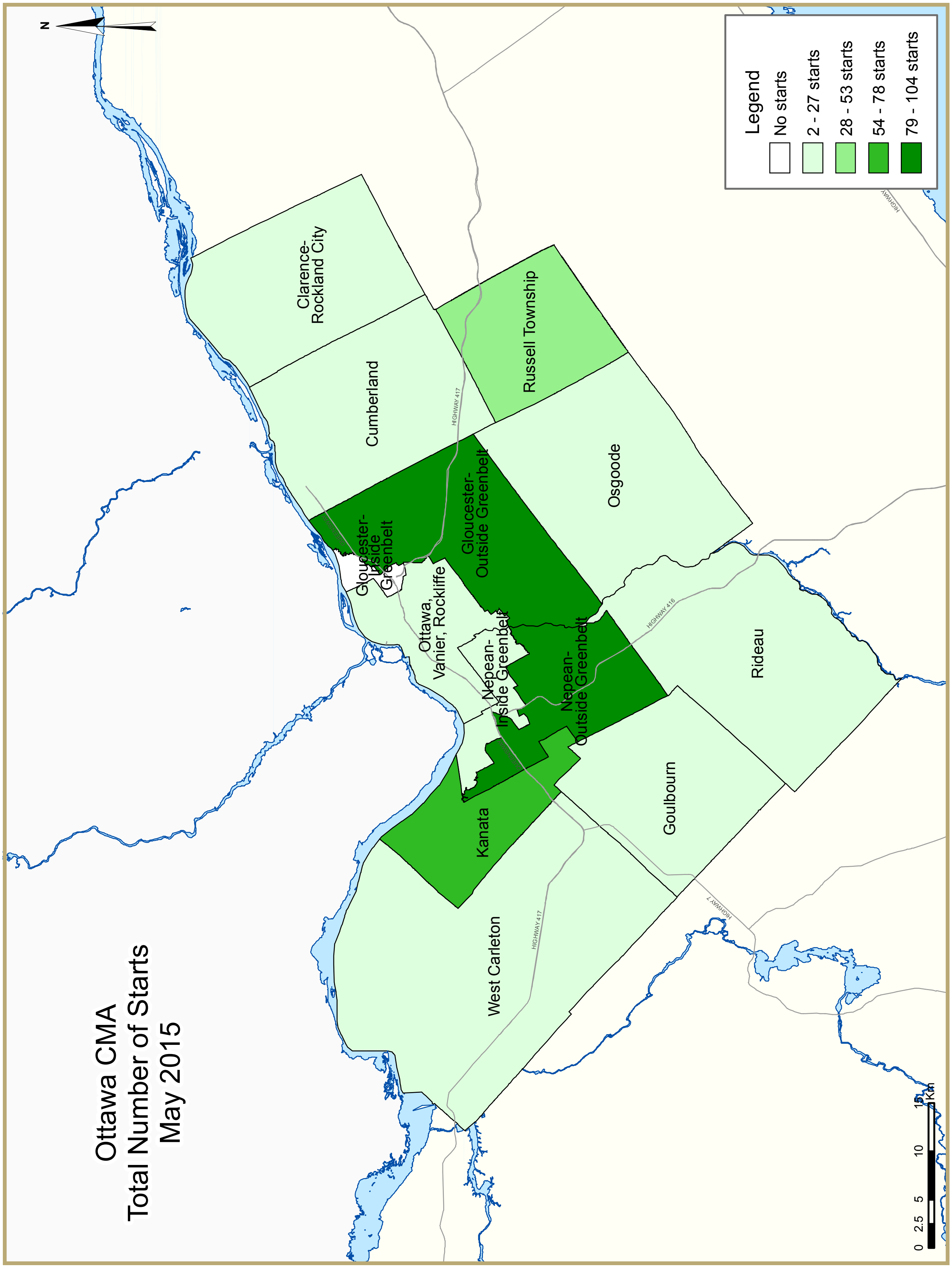
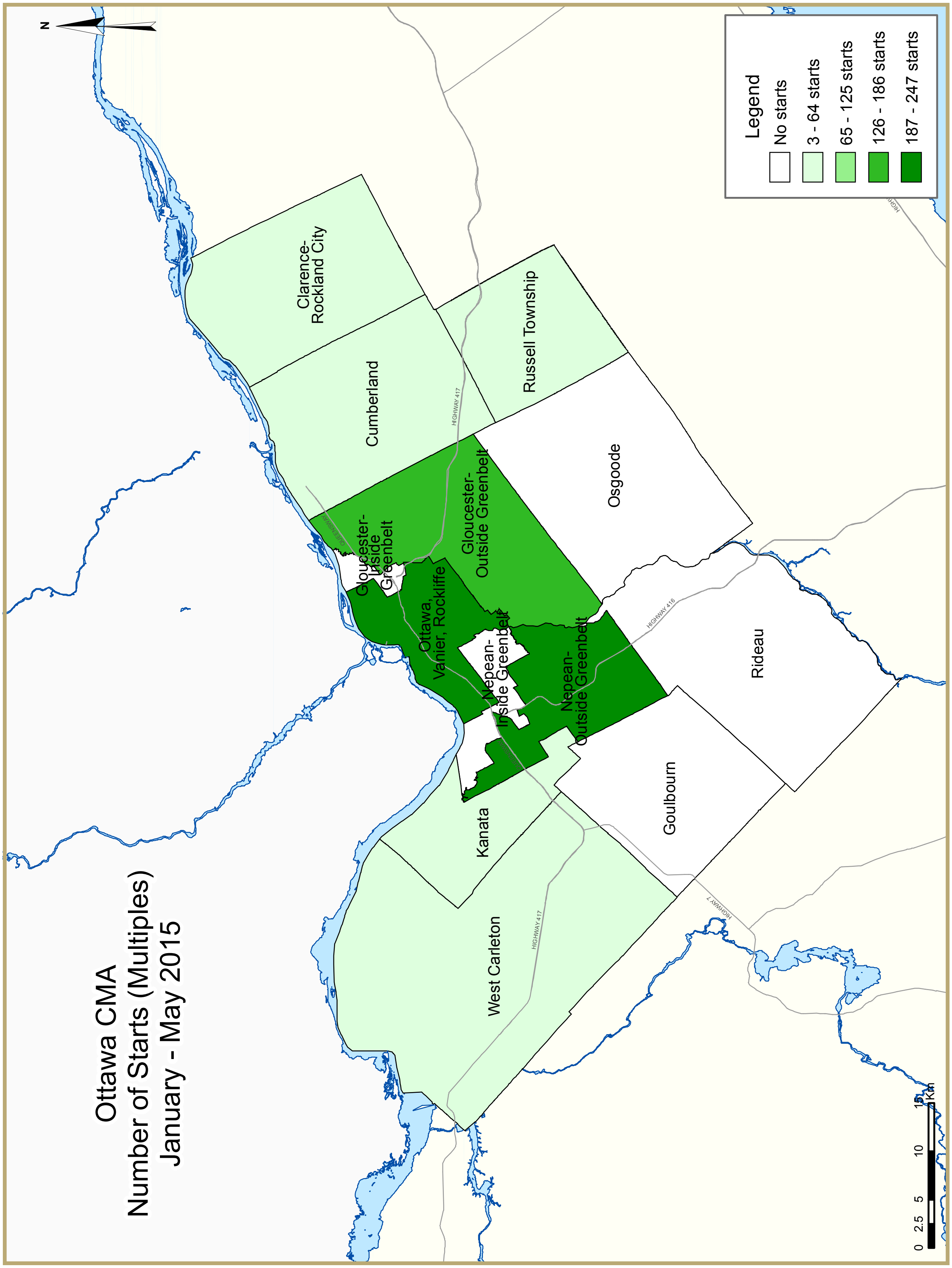
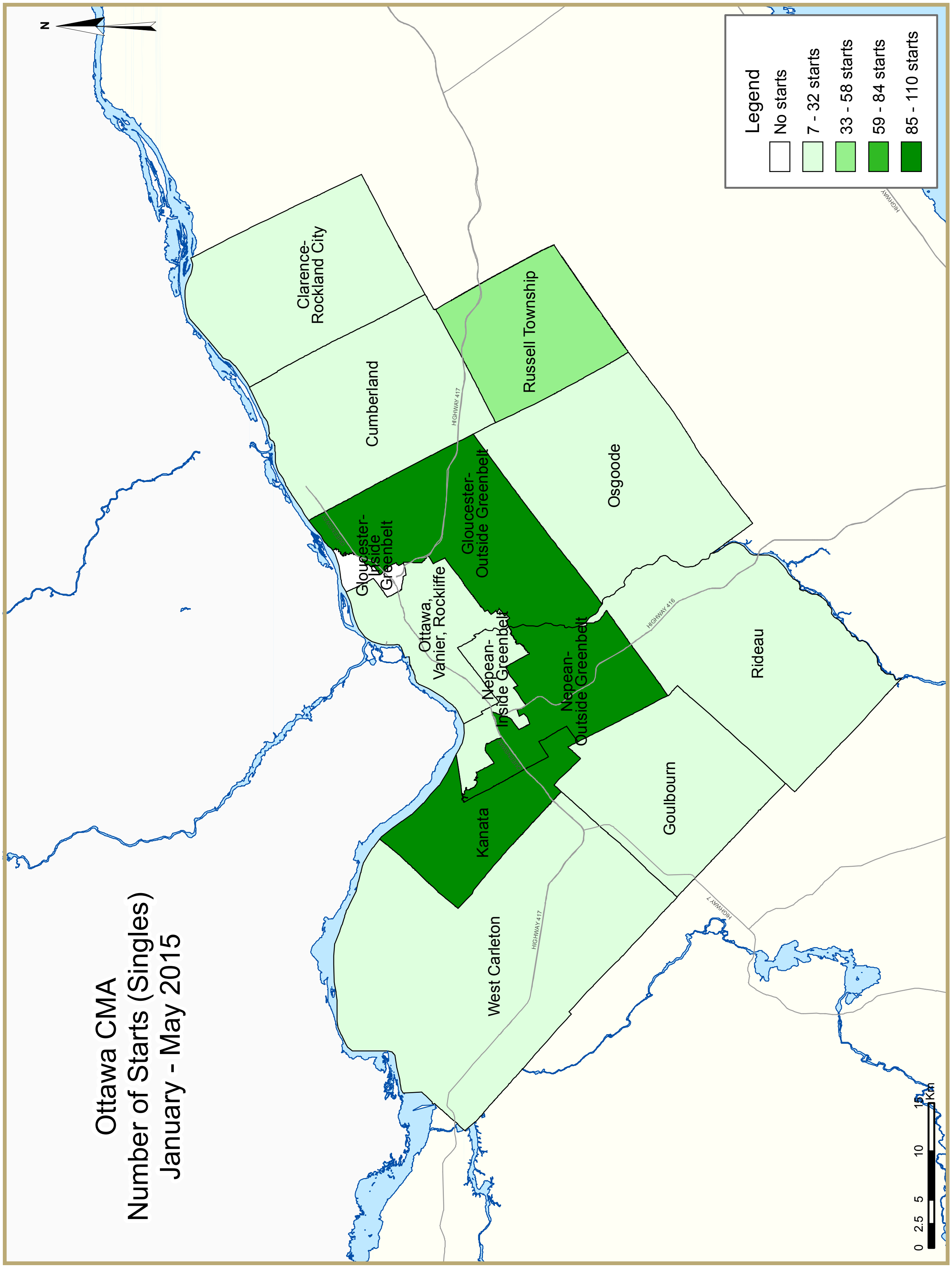

Ottawa CMA
Number of Starts (Multiples)
May 2015
Legend
No starts
1 - 17 starts
18 - 34 starts
35 - 50 starts
51 - 67 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
May 2015
Legend
No starts
2 - 13 starts
14 - 24 starts
25 - 35 starts
36 - 47 starts
N
Clarence-
Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-
Outside Greenbelt
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2.5 5 10 15 Km



Ottawa CMA
Total Number of Starts
May 2015
Legend
No starts
2 - 27 starts
28 - 53 starts
54 - 78 starts
79 - 104 starts
Clarence-
Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2.5 5 10 15
Km


Ottawa CMA
Number of Starts (Multiples)
January - May 2015
N
Legend
No starts
3 - 64 starts
65 - 125 starts
126 - 186 starts
187 - 247 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
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - May 2015
N
Legend
No starts
7 - 32 starts
33 - 58 starts
59 - 84 starts
85 - 110 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
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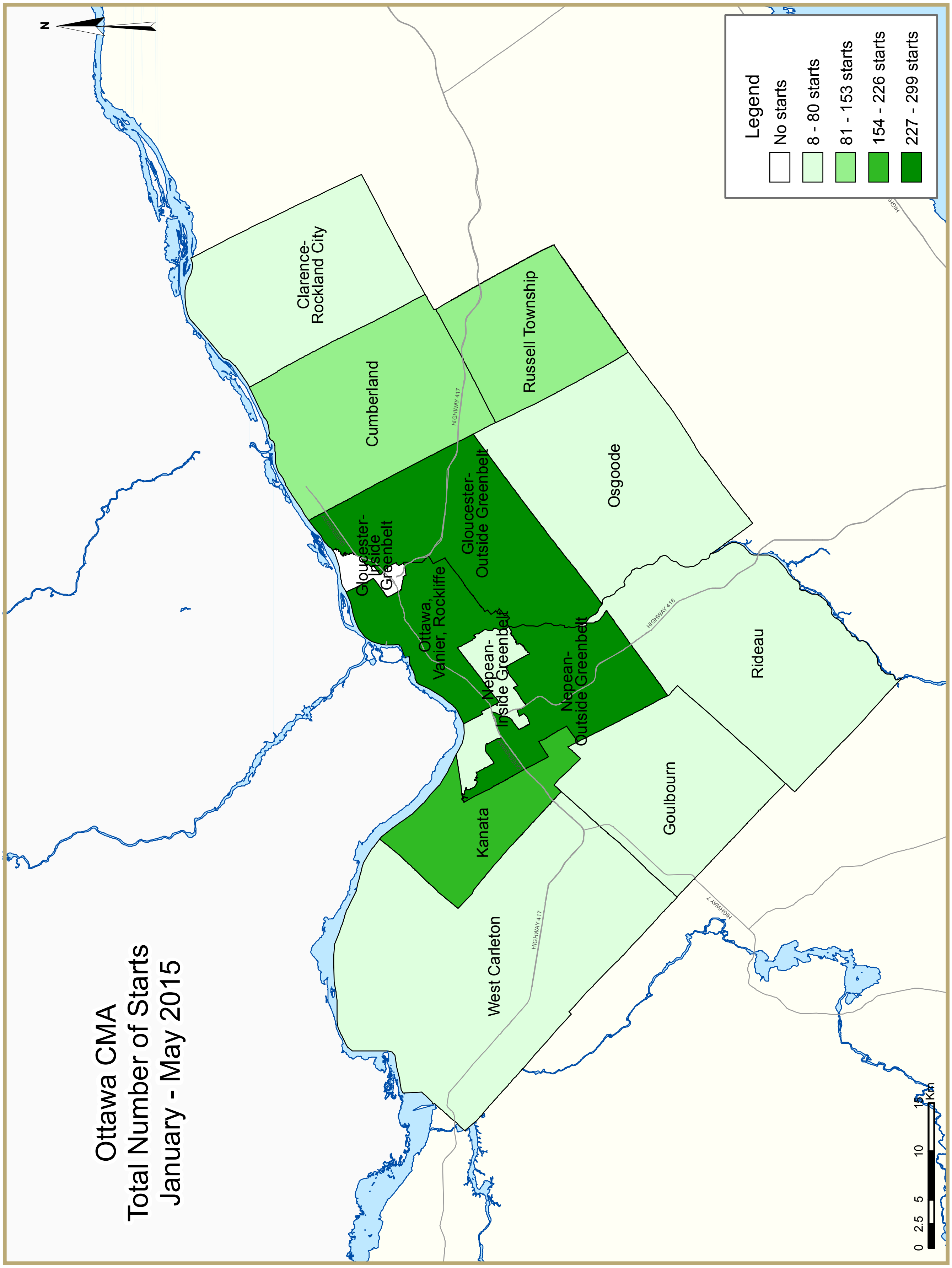
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - May 2015
Legend
No starts
8 - 80 starts
81 - 153 starts
154 - 226 starts
227 - 299 starts
Clarence-
Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
N
0 2.5 5 10 15
Km

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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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:

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

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend) May 2015		
Ottawa CMA[1]	April 2015	May 2015
Trend[2]	4,508	3,829
SAAR	5,673	3,600
	May 2014	May 2015
Actual		
May - Single-Detached	241	166
May - Multiples	665	164
May - Total	906	330
January to May - Single-Detached	612	483
January to May - Multiples	1,321	760
January to May - Total	1,933	1,243

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) May 2015									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2015	166	10	122	0	0	24	3	5	330
May 2014	241	22	222	0	4	407	2	8	906
% Change	-31.1	-54.5	-45.0	n/a	-100.0	-94.1	50.0	-37.5	-63.6
Year-to-date 2015	483	40	378	0	0	314	21	7	1,243
Year-to-date 2014	612	60	482	0	4	668	14	93	1,933
% Change	-21.1	-33.3	-21.6	n/a	-100.0	-53.0	50.0	-92.5	-35.7
UNDER CONSTRUCTION									
May 2015	865	100	1,173	0	4	2,138	27	676	4,983
May 2014	979	158	1,059	0	9	3,494	14	656	6,369
% Change	-11.6	-36.7	10.8	n/a	-55.6	-38.8	92.9	3.0	-21.8
COMPLETIONS									
May 2015	148	16	185	0	0	85	4	6	444
May 2014	185	14	202	0	0	0	2	75	478
% Change	-20.0	14.3	-8.4	n/a	n/a	n/a	100.0	-92.0	-7.1
Year-to-date 2015	591	66	620	0	0	813	27	31	2,148
Year-to-date 2014	709	120	612	0	0	779	10	257	2,487
% Change	-16.6	-45.0	1.3	n/a	n/a	4.4	170.0	-87.9	-13.6
COMPLETED & NOT ABSORBED									
May 2015	69	28	117	0	3	435	n/a	n/a	652
May 2014	78	41	77	0	0	89	n/a	n/a	285
% Change	-11.5	-31.7	51.9	n/a	n/a	**	n/a	n/a	128.8
ABSORBED									
May 2015	153	14	165	0	0	101	n/a	n/a	433
May 2014	189	26	194	0	0	10	n/a	n/a	419
% Change	-19.0	-46.2	-14.9	n/a	n/a	**	n/a	n/a	3.3
Year-to-date 2015	594	63	579	0	0	757	n/a	n/a	1,993
Year-to-date 2014	722	147	582	0	0	952	n/a	n/a	2,403
% Change	-17.7	-57.1	-0.5	n/a	n/a	-20.5	n/a	n/a	-17.1

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2015	144	6	110	0	0	24	3	5	292
May 2014	219	22	222	0	4	407	2	8	884
Ottawa, Vanier, Rockcliffe									
May 2015	5	0	0	0	0	0	2	5	12
May 2014	4	6	0	0	4	268	2	0	284
Nepean inside greenbelt									
May 2015	2	0	0	0	0	0	0	0	2
May 2014	1	0	0	0	0	139	0	0	140
Nepean outside greenbelt									
May 2015	21	6	61	0	0	0	0	0	88
May 2014	85	8	51	0	0	0	0	8	152
Gloucester inside greenbelt									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2015	40	0	40	0	0	24	0	0	104
May 2014	21	8	14	0	0	0	0	0	43
Kanata									
May 2015	47	0	9	0	0	0	0	0	56
May 2014	60	0	46	0	0	0	0	0	106
Cumberland									
May 2015	7	0	0	0	0	0	0	0	7
May 2014	28	0	15	0	0	0	0	0	43
Goulbourn									
May 2015	11	0	0	0	0	0	0	0	11
May 2014	5	0	0	0	0	0	0	0	5
West Carleton									
May 2015	2	0	0	0	0	0	1	0	3
May 2014	4	0	96	0	0	0	0	0	100
Rideau									
May 2015	4	0	0	0	0	0	0	0	4
May 2014	4	0	0	0	0	0	0	0	4
Osgoode									
May 2015	5	0	0	0	0	0	0	0	5
May 2014	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
May 2015	5	0	3	0	0	0	0	0	8
May 2014	9	0	0	0	0	0	0	0	9
Russell Township									
May 2015	17	4	9	0	0	0	0	0	30
May 2014	13	0	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
May 2015	166	10	122	0	0	24	3	5	330
May 2014	241	22	222	0	4	407	2	8	906

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2015	809	90	1,161	0	4	2,108	25	676	4,873
May 2014	925	150	1,045	0	9	3,494	14	656	6,293
Ottawa, Vanier, Rockcliffe									
May 2015	45	32	25	0	4	1,551	24	182	1,863
May 2014	57	82	43	0	9	2,907	12	142	3,252
Nepean inside greenbelt									
May 2015	28	0	0	0	0	199	0	0	227
May 2014	7	4	0	0	0	139	0	0	150
Nepean outside greenbelt									
May 2015	202	30	425	0	0	66	0	17	740
May 2014	320	32	362	0	0	134	0	149	997
Gloucester inside greenbelt									
May 2015	0	0	0	0	0	22	0	0	22
May 2014	6	0	0	0	0	22	0	0	28
Gloucester outside greenbelt									
May 2015	138	2	160	0	0	146	0	0	446
May 2014	74	22	198	0	0	88	0	12	394
Kanata									
May 2015	245	8	266	0	0	48	0	469	1,036
May 2014	257	4	187	0	0	36	0	353	837
Cumberland									
May 2015	40	8	190	0	0	76	0	0	314
May 2014	79	0	60	0	0	168	0	0	307
Goulbourn									
May 2015	32	6	4	0	0	0	0	8	50
May 2014	31	0	37	0	0	0	0	0	68
West Carleton									
May 2015	16	4	91	0	0	0	1	0	112
May 2014	27	6	158	0	0	0	2	0	193
Rideau									
May 2015	22	0	0	0	0	0	0	0	22
May 2014	15	0	0	0	0	0	0	0	15
Osgoode									
May 2015	41	0	0	0	0	0	0	0	41
May 2014	52	0	0	0	0	0	0	0	52
Clarence-Rockland City									
May 2015	26	2	3	0	0	0	0	0	31
May 2014	26	2	14	0	0	0	0	0	42
Russell Township									
May 2015	30	8	9	0	0	30	2	0	79
May 2014	28	6	0	0	0	0	0	0	34
Ottawa-Gatineau CMA (Ontario portion)									
May 2015	865	100	1,173	0	4	2,138	27	676	4,983
May 2014	979	158	1,059	0	9	3,494	14	656	6,369

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2015	122	16	177	0	0	85	4	6	410
May 2014	176	12	202	0	0	0	2	75	467
Ottawa, Vanier, Rockcliffe									
May 2015	6	4	0	0	0	61	2	6	79
May 2014	7	0	0	0	0	0	2	0	9
Nepean inside greenbelt									
May 2015	1	0	0	0	0	0	2	0	3
May 2014	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
May 2015	26	2	44	0	0	0	0	0	72
May 2014	62	6	45	0	0	0	0	0	113
Gloucester inside greenbelt									
May 2015	0	0	0	0	0	0	0	0	0
May 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
May 2015	18	0	90	0	0	24	0	0	132
May 2014	13	0	14	0	0	0	0	14	41
Kanata									
May 2015	41	0	24	0	0	0	0	0	65
May 2014	59	6	108	0	0	0	0	0	173
Cumberland									
May 2015	16	10	4	0	0	0	0	0	30
May 2014	6	0	18	0	0	0	0	41	65
Goulbourn									
May 2015	4	0	0	0	0	0	0	0	4
May 2014	16	0	17	0	0	0	0	20	53
West Carleton									
May 2015	0	0	15	0	0	0	0	0	15
May 2014	5	0	0	0	0	0	0	0	5
Rideau									
May 2015	4	0	0	0	0	0	0	0	4
May 2014	2	0	0	0	0	0	0	0	2
Osgoode									
May 2015	6	0	0	0	0	0	0	0	6
May 2014	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
May 2015	13	0	8	0	0	0	0	0	21
May 2014	9	2	0	0	0	0	0	0	11
Russell Township									
May 2015	13	0	0	0	0	0	0	0	13
May 2014	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
May 2015	148	16	185	0	0	85	4	6	444
May 2014	185	14	202	0	0	0	2	75	478

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

Table 1.2: Housing Activity Summary by Submarket
May 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									
May 2015	62	27	117	0	3	426	n/a	n/a	635
May 2014	71	39	75	0	0	89	n/a	n/a	274
Ottawa, Vanier, Rockcliffe									
May 2015	4	18	2	0	3	358	n/a	n/a	385
May 2014	6	28	1	0	0	23	n/a	n/a	58
Nepean inside greenbelt									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
May 2015	12	6	42	0	0	24	n/a	n/a	84
May 2014	11	5	30	0	0	0	n/a	n/a	46
Gloucester inside greenbelt									
May 2015	0	0	0	0	0	8	n/a	n/a	8
May 2014	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
May 2015	10	0	39	0	0	10	n/a	n/a	59
May 2014	25	2	23	0	0	6	n/a	n/a	56
Kanata									
May 2015	24	1	17	0	0	0	n/a	n/a	42
May 2014	20	3	13	0	0	0	n/a	n/a	36
Cumberland									
May 2015	4	0	8	0	0	23	n/a	n/a	35
May 2014	1	0	6	0	0	54	n/a	n/a	61
Goulbourn									
May 2015	8	0	7	0	0	3	n/a	n/a	18
May 2014	4	0	2	0	0	6	n/a	n/a	12
West Carleton									
May 2015	0	0	2	0	0	0	n/a	n/a	2
May 2014	1	1	0	0	0	0	n/a	n/a	2
Rideau									
May 2015	0	0	0	0	0	0	n/a	n/a	0
May 2014	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
May 2015	0	2	0	0	0	0	n/a	n/a	2
May 2014	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
May 2015	3	0	0	0	0	0	n/a	n/a	3
May 2014	4	1	2	0	0	0	n/a	n/a	7
Russell Township									
May 2015	4	1	0	0	0	9	n/a	n/a	14
May 2014	3	1	0	0	0	0	n/a	n/a	4
Ottawa-Gatineau CMA (Ontario portion)									
May 2015	69	28	117	0	3	435	n/a	n/a	652
May 2014	78	41	77	0	0	89	n/a	n/a	285

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

Table 1.2: Housing Activity Summary by Submarket May 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									
May 2015	127	14	157	0	0	101	n/a	n/a	399
May 2014	181	25	194	0	0	10	n/a	n/a	410
Ottawa, Vanier, Rockcliffe									
May 2015	6	2	0	0	0	73	n/a	n/a	81
May 2014	8	9	0	0	0	9	n/a	n/a	26
Nepean inside greenbelt									
May 2015	3	0	0	0	0	0	n/a	n/a	3
May 2014	2	0	0	0	0	0	n/a	n/a	2
Nepean outside greenbelt									
May 2015	27	1	35	0	0	1	n/a	n/a	64
May 2014	64	7	41	0	0	0	n/a	n/a	112
Gloucester inside greenbelt									
May 2015	0	0	0	0	0	1	n/a	n/a	1
May 2014	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
May 2015	19	1	82	0	0	20	n/a	n/a	122
May 2014	13	0	21	0	0	0	n/a	n/a	34
Kanata									
May 2015	42	0	21	0	0	0	n/a	n/a	63
May 2014	61	9	101	0	0	1	n/a	n/a	172
Cumberland									
May 2015	16	10	4	0	0	6	n/a	n/a	36
May 2014	6	0	16	0	0	0	n/a	n/a	22
Goulbourn									
May 2015	4	0	0	0	0	0	n/a	n/a	4
May 2014	16	0	15	0	0	0	n/a	n/a	31
West Carleton									
May 2015	0	0	15	0	0	0	n/a	n/a	15
May 2014	5	0	0	0	0	0	n/a	n/a	5
Rideau									
May 2015	4	0	0	0	0	0	n/a	n/a	4
May 2014	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
May 2015	6	0	0	0	0	0	n/a	n/a	6
May 2014	4	0	0	0	0	0	n/a	n/a	4
Clarence-Rockland City									
May 2015	13	0	8	0	0	0	n/a	n/a	21
May 2014	8	1	0	0	0	0	n/a	n/a	9
Russell Township									
May 2015	13	0	0	0	0	0	n/a	n/a	13
May 2014	0	0	0	0	0	0	n/a	n/a	0
Ottawa-Gatineau CMA (Ontario portion)									
May 2015	153	14	165	0	0	101	n/a	n/a	433
May 2014	189	26	194	0	0	10	n/a	n/a	419

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 May 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Ottawa City	144	219	9	24	110	226	29	415	292	884	-67.0
Ottawa, Vanier, Rockcliffe	5	4	2	8	0	4	5	268	12	284	-95.8
Nepean inside greenbelt	2	1	0	0	0	0	0	139	2	140	-98.6
Nepean outside greenbelt	21	85	6	8	61	51	0	8	88	152	-42.1
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	40	21	0	8	40	14	24	0	104	43	141.9
Kanata	47	60	0	0	9	46	0	0	56	106	-47.2
Cumberland	7	28	0	0	0	15	0	0	7	43	-83.7
Goulbourn	11	5	0	0	0	0	0	0	11	5	120.0
West Carleton	2	4	1	0	0	96	0	0	3	100	-97.0
Rideau	4	4	0	0	0	0	0	0	4	4	0.0
Osgoode	5	7	0	0	0	0	0	0	5	7	-28.6
Clarence-Rockland City	5	9	0	0	3	0	0	0	8	9	-11.1
Russell Township	17	13	4	0	9	0	0	0	30	13	130.8
Ottawa-Gatineau CMA (Ontario Portion)	166	241	13	24	122	226	29	415	330	906	-63.6

Table 2.1: Starts by Submarket and by Dwelling Type January - May 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	431	571	49	62	366	494	291	761	1,137	1,888	-39.8
Ottawa, Vanier, Rockcliffe	20	14	26	20	0	20	221	495	267	549	-51.4
Nepean inside greenbelt	25	3	0	0	0	0	0	139	25	142	-82.4
Nepean outside greenbelt	110	200	16	18	173	117	0	25	299	360	-16.9
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	99	69	4	20	69	99	70	18	242	206	17.5
Kanata	107	173	0	0	61	83	0	28	168	284	-40.8
Cumberland	18	57	0	0	63	55	0	56	81	168	-51.8
Goulbourn	21	16	0	0	0	10	0	0	21	26	-19.2
West Carleton	7	8	3	4	0	110	0	0	10	122	-91.8
Rideau	8	9	0	0	0	0	0	0	8	9	-11.1
Osgoode	16	21	0	0	0	0	0	0	16	21	-23.8
Clarence-Rockland City	18	20	0	0	3	0	0	0	21	20	5.0
Russell Township	34	21	12	4	9	0	30	0	85	25	**
Ottawa-Gatineau CMA (Ontario Portion)	483	612	61	66	378	494	321	761	1,243	1,933	-35.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Ottawa City	110	226	0	0	24	407	5	8
Ottawa, Vanier, Rockcliffe	0	4	0	0	0	268	5	0
Nepean inside greenbelt	0	0	0	0	0	139	0	0
Nepean outside greenbelt	61	51	0	0	0	0	0	8
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	40	14	0	0	24	0	0	0
Kanata	9	46	0	0	0	0	0	0
Cumberland	0	15	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	96	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	3	0	0	0	0	0	0	0
Russell Township	9	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	122	226	0	0	24	407	5	8

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 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	366	486	0	8	284	668	7	93
Ottawa, Vanier, Rockcliffe	0	12	0	8	214	455	7	40
Nepean inside greenbelt	0	0	0	0	0	139	0	0
Nepean outside greenbelt	173	117	0	0	0	0	0	25
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	69	99	0	0	70	18	0	0
Kanata	61	83	0	0	0	0	0	28
Cumberland	63	55	0	0	0	56	0	0
Goulbourn	0	10	0	0	0	0	0	0
West Carleton	0	110	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	3	0	0	0	0	0	0	0
Russell Township	9	0	0	0	30	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	378	486	0	8	314	668	7	93

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Ottawa City	260	463	24	411	8	10	292	884
Ottawa, Vanier, Rockcliffe	5	10	0	272	7	2	12	284
Nepean inside greenbelt	2	1	0	139	0	0	2	140
Nepean outside greenbelt	88	144	0	0	0	8	88	152
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	80	43	24	0	0	0	104	43
Kanata	56	106	0	0	0	0	56	106
Cumberland	7	43	0	0	0	0	7	43
Goulbourn	11	5	0	0	0	0	11	5
West Carleton	2	100	0	0	1	0	3	100
Rideau	4	4	0	0	0	0	4	4
Osgoode	5	7	0	0	0	0	5	7
Clarence-Rockland City	8	9	0	0	0	0	8	9
Russell Township	30	13	0	0	0	0	30	13
Ottawa-Gatineau CMA (Ontario Portion)	298	485	24	411	8	10	330	906

Table 2.5: Starts by Submarket and by Intended Market January - May 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	827	1,109	284	672	26	107	1,137	1,888
Ottawa, Vanier, Rockcliffe	32	38	214	459	21	52	267	549
Nepean inside greenbelt	25	3	0	139	0	0	25	142
Nepean outside greenbelt	299	335	0	0	0	25	299	360
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	168	188	70	18	4	0	242	206
Kanata	168	256	0	0	0	28	168	284
Cumberland	81	112	0	56	0	0	81	168
Goulbourn	21	26	0	0	0	0	21	26
West Carleton	9	120	0	0	1	2	10	122
Rideau	8	9	0	0	0	0	8	9
Osgoode	16	21	0	0	0	0	16	21
Clarence-Rockland City	21	20	0	0	0	0	21	20
Russell Township	53	25	30	0	2	0	85	25
Ottawa-Gatineau CMA (Ontario Portion)	901	1,154	314	672	28	107	1,243	1,933

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type May 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	% Change
Ottawa City	122	176	20	14	177	202	91	75	410	467	-12.2
Ottawa, Vanier, Rockcliffe	6	7	6	2	0	0	67	0	79	9	**
Nepean inside greenbelt	1	2	2	0	0	0	0	0	3	2	50.0
Nepean outside greenbelt	26	62	2	6	44	45	0	0	72	113	-36.3
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	18	13	0	0	90	14	24	14	132	41	**
Kanata	41	59	0	6	24	108	0	0	65	173	-62.4
Cumberland	16	6	10	0	4	18	0	41	30	65	-53.8
Goulbourn	4	16	0	0	0	17	0	20	4	53	-92.5
West Carleton	0	5	0	0	15	0	0	0	15	5	200.0
Rideau	4	2	0	0	0	0	0	0	4	2	100.0
Osgoode	6	4	0	0	0	0	0	0	6	4	50.0
Clarence-Rockland City	13	9	0	2	8	0	0	0	21	11	90.9
Russell Township	13	0	0	0	0	0	0	0	13	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	148	185	20	16	185	202	91	75	444	478	-7.1

Table 3.1: Completions by Submarket and by Dwelling Type January - May 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	526	649	91	108	612	590	813	1,036	2,042	2,383	-14.3
Ottawa, Vanier, Rockcliffe	26	36	50	24	28	3	736	688	840	751	11.9
Nepean inside greenbelt	11	8	2	0	0	0	0	0	13	8	62.5
Nepean outside greenbelt	104	158	14	32	199	150	27	46	344	386	-10.9
Gloucester inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	89	100	6	18	147	110	50	59	292	287	1.7
Kanata	173	222	1	26	138	224	0	60	312	532	-41.4
Cumberland	45	29	10	8	20	86	0	141	75	264	-71.6
Goulbourn	14	37	0	0	14	17	0	42	28	96	-70.8
West Carleton	11	18	4	0	66	0	0	0	81	18	**
Rideau	11	18	0	0	0	0	0	0	11	18	-38.9
Osgoode	40	23	4	0	0	0	0	0	44	23	91.3
Clarence-Rockland City	34	37	0	2	8	22	12	0	54	61	-11.5
Russell Township	31	23	2	20	0	0	19	0	52	43	20.9
Ottawa-Gatineau CMA (Ontario Portion)	591	709	93	130	620	612	844	1,036	2,148	2,487	-13.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Ottawa City	177	202	0	0	85	0	6	75
Ottawa, Vanier, Rockcliffe	0	0	0	0	61	0	6	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	44	45	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	90	14	0	0	24	0	0	14
Kanata	24	108	0	0	0	0	0	0
Cumberland	4	18	0	0	0	0	0	41
Goulbourn	0	17	0	0	0	0	0	20
West Carleton	15	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	8	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	185	202	0	0	85	0	6	75

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - May 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	612	590	0	0	782	779	31	257
Ottawa, Vanier, Rockcliffe	28	3	0	0	713	526	23	162
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	199	150	0	0	19	46	8	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	147	110	0	0	50	33	0	26
Kanata	138	224	0	0	0	60	0	0
Cumberland	20	86	0	0	0	100	0	41
Goulbourn	14	17	0	0	0	14	0	28
West Carleton	66	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	8	22	0	0	12	0	0	0
Russell Township	0	0	0	0	19	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	620	612	0	0	813	779	31	257

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market May 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014	May 2015	May 2014
Ottawa City	315	390	85	0	10	77	410	467
Ottawa, Vanier, Rockcliffe	10	7	61	0	8	2	79	9
Nepean inside greenbelt	1	2	0	0	2	0	3	2
Nepean outside greenbelt	72	113	0	0	0	0	72	113
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	108	27	24	0	0	14	132	41
Kanata	65	173	0	0	0	0	65	173
Cumberland	30	24	0	0	0	41	30	65
Goulbourn	4	33	0	0	0	20	4	53
West Carleton	15	5	0	0	0	0	15	5
Rideau	4	2	0	0	0	0	4	2
Osgoode	6	4	0	0	0	0	6	4
Clarence-Rockland City	21	11	0	0	0	0	21	11
Russell Township	13	0	0	0	0	0	13	0
Ottawa-Gatineau CMA (Ontario Portion)	349	401	85	0	10	77	444	478

Table 3.5: Completions by Submarket and by Intended Market January - May 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	1,202	1,341	782	779	58	263	2,042	2,383
Ottawa, Vanier, Rockcliffe	86	57	713	526	41	168	840	751
Nepean inside greenbelt	11	8	0	0	2	0	13	8
Nepean outside greenbelt	317	340	19	46	8	0	344	386
Gloucester inside greenbelt	2	0	0	0	0	0	2	0
Gloucester outside greenbelt	238	228	50	33	4	26	292	287
Kanata	311	472	0	60	1	0	312	532
Cumberland	75	123	0	100	0	41	75	264
Goulbourn	28	54	0	14	0	28	28	96
West Carleton	79	18	0	0	2	0	81	18
Rideau	11	18	0	0	0	0	11	18
Osgoode	44	23	0	0	0	0	44	23
Clarence-Rockland City	42	61	12	0	0	0	54	61
Russell Township	33	39	19	0	0	4	52	43
Ottawa-Gatineau CMA (Ontario Portion)	1,277	1,441	813	779	58	267	2,148	2,487

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range May 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													
May 2015	0	0.0	2	1.8	16	14.7	39	35.8	52	47.7	109	499,900	519,756
May 2014	0	0.0	7	4.4	45	28.5	52	32.9	54	34.2	158	470,900	481,011
Year-to-date 2015	0	0.0	21	4.8	75	17.3	167	38.5	171	39.4	434	471,900	507,463
Year-to-date 2014	1	0.2	25	4.5	95	17.0	159	28.4	279	49.9	559	499,990	531,729
Ottawa, Vanier, Rockcliffe													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2014	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	849,900	859,464
Year-to-date 2014	0	0.0	0	0.0	1	3.8	3	11.5	22	84.6	26	824,450	881,092
Nepean inside greenbelt													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 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	4	100.0	4	--	--
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
May 2015	0	0.0	0	0.0	3	11.1	8	29.6	16	59.3	27	526,900	532,752
May 2014	0	0.0	0	0.0	25	39.1	19	29.7	20	31.3	64	464,195	465,907
Year-to-date 2015	0	0.0	8	7.6	12	11.4	28	26.7	57	54.3	105	504,990	504,848
Year-to-date 2014	0	0.0	3	1.9	37	23.6	43	27.4	74	47.1	157	491,900	499,586
Gloucester inside greenbelt													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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													
May 2015	0	0.0	0	0.0	3	18.8	7	43.8	6	37.5	16	452,700	484,000
May 2014	0	0.0	0	0.0	0	0.0	7	53.8	6	46.2	13	496,900	518,753
Year-to-date 2015	0	0.0	2	2.6	8	10.5	39	51.3	27	35.5	76	491,440	492,137
Year-to-date 2014	0	0.0	1	1.1	2	2.2	48	53.3	39	43.3	90	496,400	506,914
Kanata													
May 2015	0	0.0	1	2.4	4	9.5	17	40.5	20	47.6	42	487,945	514,484
May 2014	0	0.0	4	6.8	16	27.1	23	39.0	16	27.1	59	457,990	466,912
Year-to-date 2015	0	0.0	7	4.1	38	22.4	78	45.9	47	27.6	170	456,990	484,213
Year-to-date 2014	0	0.0	15	7.0	46	21.6	53	24.9	99	46.5	213	483,900	509,425
Cumberland													
May 2015	0	0.0	1	7.7	6	46.2	6	46.2	0	0.0	13	407,900	425,054
May 2014	0	0.0	3	50.0	3	50.0	0	0.0	0	0.0	6	--	--
Year-to-date 2015	0	0.0	3	7.9	17	44.7	14	36.8	4	10.5	38	422,900	444,203
Year-to-date 2014	0	0.0	6	22.2	6	22.2	7	25.9	8	29.6	27	444,900	453,607
Goulbourn													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
May 2014	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	553,950	562,919
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	11.1	8	88.9	9	--	--
Year-to-date 2014	0	0.0	0	0.0	3	13.0	4	17.4	16	69.6	23	558,900	577,690

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2015

Submarket	< $300,000 Units	< $300,000 Share (%)	$300,000 - $374,999 Units	$300,000 - $374,999 Share (%)	$375,000 - $424,999 Units	$375,000 - $424,999 Share (%)	$425,000 - $499,999 Units	$425,000 - $499,999 Share (%)	$500,000 + Units	$500,000 + Share (%)	Total	Median Price ($)	Average Price ($)
West Carleton													
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 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	5	100.0	5	--	--
Rideau													
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
May 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	25.0	3	75.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Osgoode													
May 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
May 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	0	0.0	1	5.9	0	0.0	6	35.3	10	58.8	17	562,900	574,935
Year-to-date 2014	1	11.1	0	0.0	0	0.0	1	11.1	7	77.8	9	--	--
Clarence-Rockland City													
May 2015	0	0.0	8	88.9	1	11.1	0	0.0	0	0.0	9	--	--
May 2014	1	14.3	3	42.9	3	42.9	0	0.0	0	0.0	7	--	--
Year-to-date 2015	0	0.0	19	82.6	2	8.7	2	8.7	0	0.0	23	356,900	352,994
Year-to-date 2014	3	11.5	16	61.5	6	23.1	1	3.8	0	0.0	26	340,650	339,669
Russell Township													
May 2015	0	0.0	9	69.2	0	0.0	4	30.8	0	0.0	13	359,900	384,385
May 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	0.0	22	75.9	1	3.4	5	17.2	1	3.4	29	359,900	386,176
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)													
May 2015	0	0.0	19	14.5	17	13.0	43	32.8	52	39.7	131	469,900	494,396
May 2014	1	0.6	10	6.1	48	29.1	52	31.5	54	32.7	165	466,900	475,495
Year-to-date 2015	0	0.0	62	12.8	78	16.0	174	35.8	172	35.4	486	462,990	492,915
Year-to-date 2014	4	0.7	50	8.3	110	18.2	162	26.8	279	46.1	605	489,900	518,524

Source: CMHC (Market Absorption Survey)

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

Submarket	May 2015	May 2014	% Change	YTD 2015	YTD 2014	% Change
Ottawa City	519,756	481,011	8.1	507,463	531,729	-4.6
Ottawa, Vanier, Rockcliffe	--	--	n/a	859,464	881,092	-2.5
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	532,752	465,907	14.3	504,848	499,586	1.1
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	484,000	518,753	-6.7	492,137	506,914	-2.9
Kanata	514,484	466,912	10.2	484,213	509,425	-4.9
Cumberland	425,054	370,983	14.6	444,203	453,607	-2.1
Goulbourn	--	562,919	n/a	608,678	577,690	5.4
West Carleton	--	--	n/a	--	689,040	n/a
Rideau	--	--	n/a	--	755,900	n/a
Osgoode	--	--	n/a	574,935	664,511	-13.5
Clarence-Rockland City	--	--	n/a	352,994	339,669	3.9
Russell Township	384,385	--	n/a	386,176	381,960	1.1
Ottawa-Gatineau CMA (Ontario Portion)	494,396	475,495	4.0	492,915	518,524	-4.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion) May 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	1,245	3,801	2,742	45.4	382,960	2.3	366,413
	May	1,941	7.7	1,327	3,841	2,667	49.8	386,331	0.8	368,499
	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	5,904	-3.4		14,737			368,290	1.5	
	YTD 2015	6,247	5.8		15,522			373,508	1.4	

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 May 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	113.6	126.0	536	6.6	69.8	1,036
	May	561	2.89	4.64		126.9	534	6.3	69.2	1,041
	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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