HOUSING MARKET INFORMATION

HOUSING NOW

Ottawa[1]

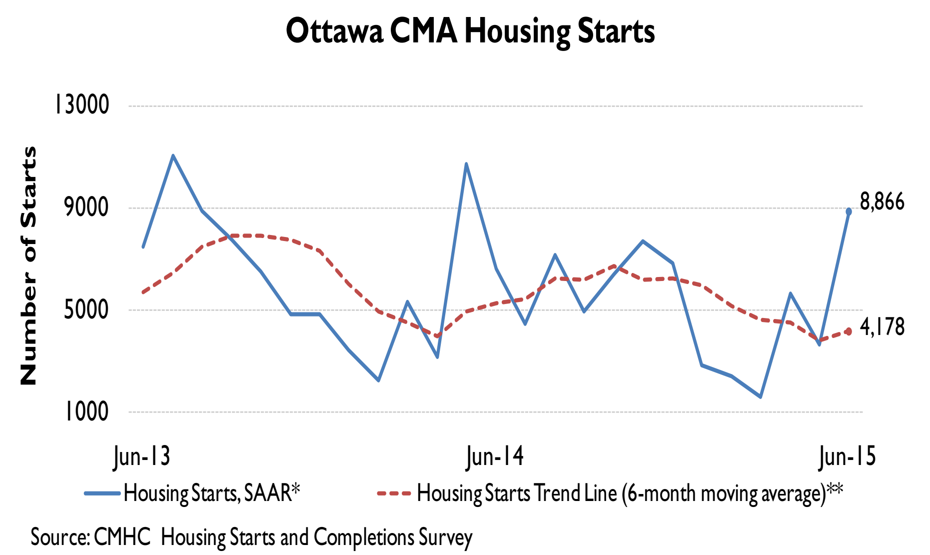
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: July 2015

Highlights

- Seasonally adjusted new home starts picked up in the second quarter
- MLS® sales trended higher due to stronger sales across most dwelling types
- The resale market remained balanced, and price growth surpassed inflation

Figure 1



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

[1] Ontario part of Ottawa-Gatineau CMA

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

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New Home Market

In June housing starts in the Ottawa Census Metropolitan Area (CMA) trended at 4,178 units up from 3,842 units in May. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

Second quarter seasonally adjusted[3] housing starts were up from the previous quarter ending March largely caused by a strong rebound in both apartment and row starts; singles rebounded as well but to a lesser extent. This rebound follows a large drop in the first quarter that was partially due to bad weather at the beginning of the year, as well as a substantial scale-back in condominium apartment starts. Notwithstanding the increases in apartment and row starts, total starts in the second quarter remain lower than in the same quarter of last year, and year-to-date to June levels are down by 20 per cent from the same period one year ago.

The number of condominium apartment units under construction is gradually trending down since condominium starts to June 2015 are down from the same period in 2014. Condominium starts so far this year are also down relative to peak levels over the same period in 2012 and 2013. The record number of starts in these two years meant that condominium completions peaked in 2014. It currently takes about 19 months to complete apartment units, so that we are still seeing units started at the end of 2013 being completed this summer. Condominium completions are expected to near 2,000 units this year, which while down from the 2014 peak, would be a high number relative to the average in the previous eight years. Two factors limited the demand for new and resale condominium apartments. First, employment was weak for the 25-44 age group, one of the key groups for condominium demand. Second, a high number of completed units translated into a higher number of unsold units on the market relative to historical averages on a per capita basis. There were 416 completed and unsold units at the end of June.

In the low-rise segment of the market, both seasonally adjusted single-detached and row home starts rose in the second quarter relative to the first. That being said, both dwellings types have trended down from their level in 2014. Weak employment conditions partly due to the continued scale-back[3] in public administration employment have meant that builders are more cautious to initiate new low-rise large-scale developments this year. Nevertheless, low-rise dwellings are mostly presold before they break ground, so that they have a higher absorption rate than high-rise dwelling which need only be 60 to 70 per cent presold.

During the second quarter, 22 per cent of starts occurred in Nepean outside the greenbelt (OTG), while Gloucester OTG and Kanata captured 13 per cent each. Those three areas took up over 70 per cent of total low-rise starts. However, the core still took up the highest share of total starts activity this quarter due to the concentration of apartment construction in that area. About nine per cent of single-detached home starts occurred in Russell; double the area's five-year average share. Single-detached starts are slowly moving into the outskirts of the CMA as construction costs are relatively cheaper further out from the core.

Resale Market

This quarter, seasonally adjusted sales of existing homes rose by 6.1 per cent relative to the first quarter of the year. Sales were buoyed by stronger activity both on the freehold and condominium side of the market following two consecutive quarters of declines. Sales for the first half of the year also edged five per cent higher over the same period in 2014 (or an additional 372 transactions). This sales level is just shy of the five-year average for the period and practically flat from the 10-year average.

Stronger single-detached 2-storey home sales propped up sales on the freehold[5] side this quarter relative to the previous quarter. In addition, row sales strengthened, and semi-detached sales saw a large jump raising their share in total freehold sales modestly to10 per cent from the typical seven to nine per cent share. Semi-detached homes represent a less expensive alternative to single-detached homes for some buyers,

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

[4] Public administration employment, which represents 20 per cent of total employment in Ottawa, has been trending down since September 2014. Year-to-date to June employment in this sector is about 4 per cent lower than the same period in 2014.

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

with an average price difference of $25K over the last five years. Bucking the trend were bungalow sales which weakened this quarter. Freehold homes offered on the resale market remain popular as there is a significant price difference between them and newly-built freeholds. In year-over-year terms freehold sales this quarter were up about 8 per cent compared to the same time last year, while condominium sales remained flat around 870 transactions.

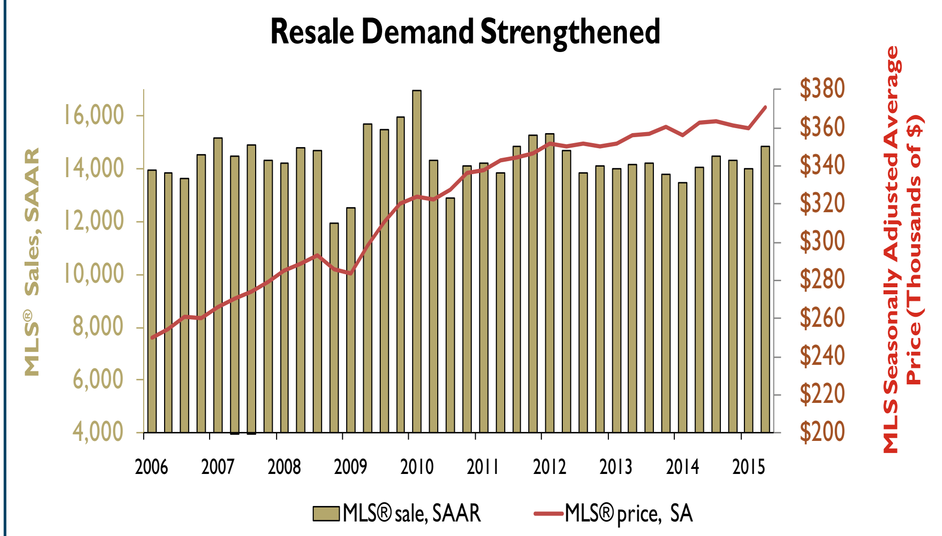
The rise in condominium[7] sales relative to the first quarter came largely on the back of a strong jump in condominium row sales, while condominium apartment sales weakened. The average price in the condominium segment of the market bounced back four per cent after a five percent decline in the previous quarter. A rebound in condominium apartment prices was the reason for the rise in prices as condominium row prices continued to weaken for the second quarter in a row. Condominium apartment prices are also higher compared to the same period last year. Newer condominium apartments have been entering the resale market pushing up the overall average price, while the stock of rows on the market is relatively older as little or no new condo rows have been started over the last six years averaging 10 per year. The general trend so far this year is that single-detached and apartment prices are rising, condominium row prices are moderating, and freehold row prices are flattening.

On the supply side of the market, freehold new listings[7] rose slightly from the first quarter, while condominium listings declined following double-digit growth in the first quarter. That being said, there remains an upward trend for listings in both market segments into the first half of the year. In year-over-year terms, freehold listings increased in this quarter at a much faster pace than the comparative rise in condominium listings.

As overall sales activity increased and new listings remained flat in the second quarter, MLS® activity remained in balanced[8] market territory with a seasonally adjusted sales-to-new-listings ratio (SNL) of 46 per cent up from 43 per cent. The overall average price this quarter climbed at a faster rate than inflation edging three per cent over the first quarter. This stronger price growth comes on the heels of two consecutive quarters of modest declines. Year-to-date to June prices were about two per cent higher compared to the same period last year. While income growth has been slower in recent quarters, on average affordability remains unchanged in Ottawa as price versus income growth are not the only two variables to look at when assessing affordability. A decrease in mortgage rates offset some of the erosion of affordability caused by rising prices and flat to falling incomes.

So far this year, the highest share of sales transactions occurred in Orleans at 19 per cent of total urban sales followed by the Southeast at 15 per cent. The two areas have taken up a similar share of total

Figure 2



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

[6] The condominium segment of the market includes condo rows, condo apartments and stacked townhouses. Condominium apartments on the resale market represent almost half of all condominium offerings, while condo rows make up one-third sales, the remaining share is held by stacked townhouse units.
[7] Only the aggregate listings in for either the condo or freehold market segments are reported on.
[8] A market is considered balanced if the sales-to-new-listings (SNL) ratio is within the 0.40 and 0.60 range.

MLS® transactions in each year since 2010. In recent years, the western areas of Ottawa have seen more construction activity than eastern areas. Consequently, resale homes are the more viable option for people wishing to purchase in Orleans, which experienced the fastest growth rate at 9 per cent. Supporting resale activity in the area is the significant price difference between the area and the urban average price, averaging $43K less.

Employment has remained fairly flat with little movement compared to the same quarter last year and relative to the first quarter in 2015. Employment so far this year has trended lower than at the close of 2014. While full-time employment is slowly picking up, it is mostly part-time employment that has been trending up over the last few quarters. Local labour market observers indicate that a non-negligible share of full-time job growth is increasingly in short-term contract positions. This is negatively affecting home ownership demand as people with non-permanent positions, especially the younger age cohorts, are less likely to jump into home ownership, and may even have difficulty obtaining mortgage loans. In addition, the overall employment rate has trended down since February 2013. Average weekly earnings have also continued to trend lower this quarter, so that tight budgets could be an issue for home ownership demand.

	MLS® Sales						MLS® Prices ($)					
	Q2			January to June			Q2			January to June		
UNIT TYPE	2015	2014	% Chg.	2015	2014	% Chg.	2015	2014	% Chg.	2015	2014	% Chg.
SINGLE- DETACHED	**2,986**	**2,786**	**7.2**	**4,497**	**4,208**	**6.9**	**431,804**	**423,315**	**2.0**	**422,219**	**415,349**	**1.7**
Bungalow	*851*	*816*	4.3	*1,346*	*1,246*	8.0	*373,052*	*364,867*	2.2	*364,846*	*365,931*	-0.3
Two-Storey	*1,589*	*1,442*	10.2	*2,313*	*2,142*	8.0	*476,672*	*474,579*	0.4	*469,925*	*464,525*	1.2
Other Single-Detached	*546*	*528*	3.4	*838*	*820*	2.2	*392,795*	*373,637*	5.1	*382,697*	*361,983*	5.7
ROW	**917**	**913**	**0.4**	**1,409**	**1,396**	**0.9**	**327,500**	**322,900**	**1.4**	**322,795**	**323,403**	**-0.2**
SEMI	**412**	**297**	**38.7**	**587**	**461**	**27.3**	**401,509**	**376,384**	**6.7**	**394,462**	**380,626**	**3.6**
CONDOMINIUM	**874**	**876**	**-0.2**	**1,384**	**1,444**	**-4.2**	**267,880**	**265,650**	**0.8**	**263,769**	**262,888**	**0.3**
Apartment	440	453	-2.9	*733*	*746*	-1.7	*301,954*	*290,977*	3.8	*289,652*	*289,191*	0.2
Row	307	296	3.7	*451*	*483*	-6.6	*230,118*	*231,787*	-0.7	*231,057*	*228,104*	1.3
Other Condominiums	*127*	*127*	0.0	*200*	*215*	-7.0	*241,110*	*254,235*	-5.2	*242,676*	*249,766*	-2.8
OTHERS	**44**	**36**	-	*75*	**73**	-	-	-	-	-	-	-
TOTAL	**5,233**	**4,908**	**6.6**	**7,952**	**7,582**	**4.9**	**384,444**	**374,482**	**2.7**	**375,643**	**367,688**	**2.2**

Source: Ottawa Real Estate Board

* Properties under Row type refer to one dwelling unit of a group of three or more attached, self-contained dwelling units of similar design and size, each unit separately titled)
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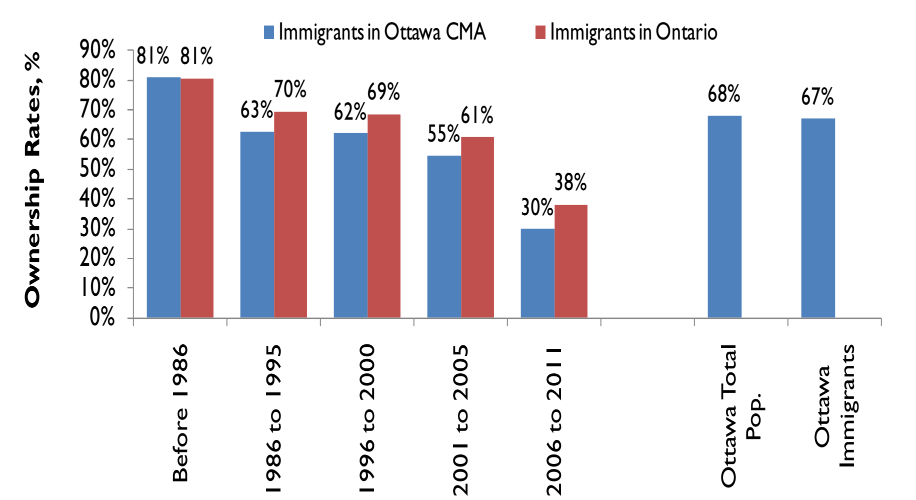
Profiling Immigrant Households Ownership Behaviour

According to research[9], newcomers to Canada are more likely to rent in the first four years since migration. According to the latest Statistics Canada Census, 2011, new immigrants[10] to Ottawa showed an ownership rate of 30 per cent compared to 74 per cent for non-immigrant households. The ownership rate among new immigrant households in Ottawa is also lower than the Ontario average of 38 per cent. In addition, the homeownership rate for immigrants in Ottawa is lower than the homeownership rate for all immigrants in Ontario regardless of the length of time since immigration as can been seen in the chart. On average, Ottawa immigrant households are slightly younger than in the province as a whole. In Ottawa, 48 per cent are between the ages of 15-44 compared to 42 per cent in Ontario explaining the higher rental rates in Ottawa. Furthermore, the homeownership rate among immigrants in the Ottawa CMA is also slightly lower than it is for the general population.

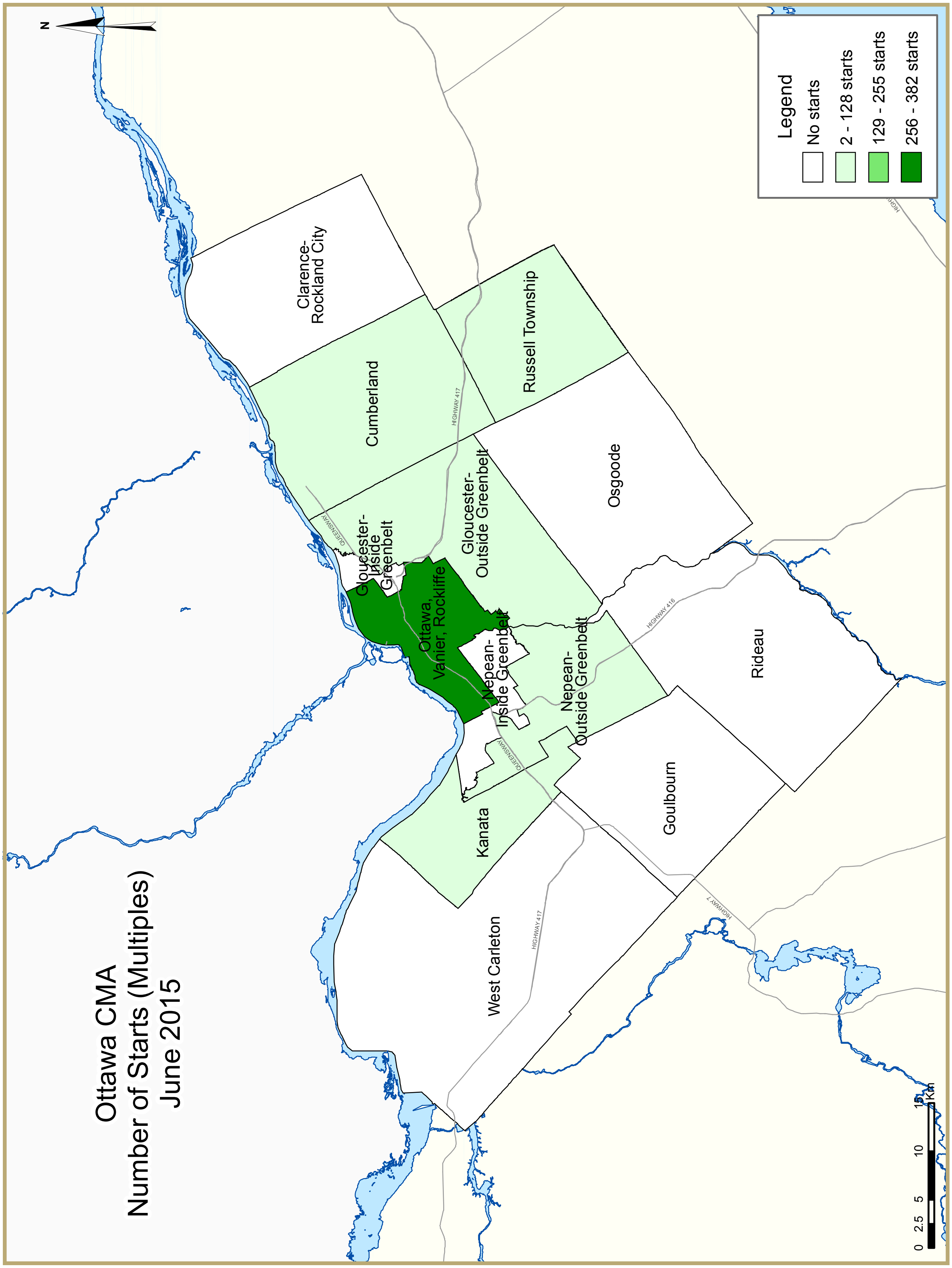
New immigrant households also tended to choose multi-unit dwellings rather than single-detached homes as the dwelling of choice. This is partially a reflection of the concentration of immigrants in rental accommodations. About 54 per cent of households resided in apartments, followed by 32 per cent in other multi-unit dwellings and the remainder in single-detached homes. New immigrant households tended to also be larger in size than all households in Ottawa with an average of 3.2 persons compared to 2.5 for all Ottawa households. Ottawa received an average 6,000 newcomers each year over the last five years, representing about 1,900 households. As 70 per cent of immigrant households are renters, this number would translate into a demand of 1,300 rental units each year.

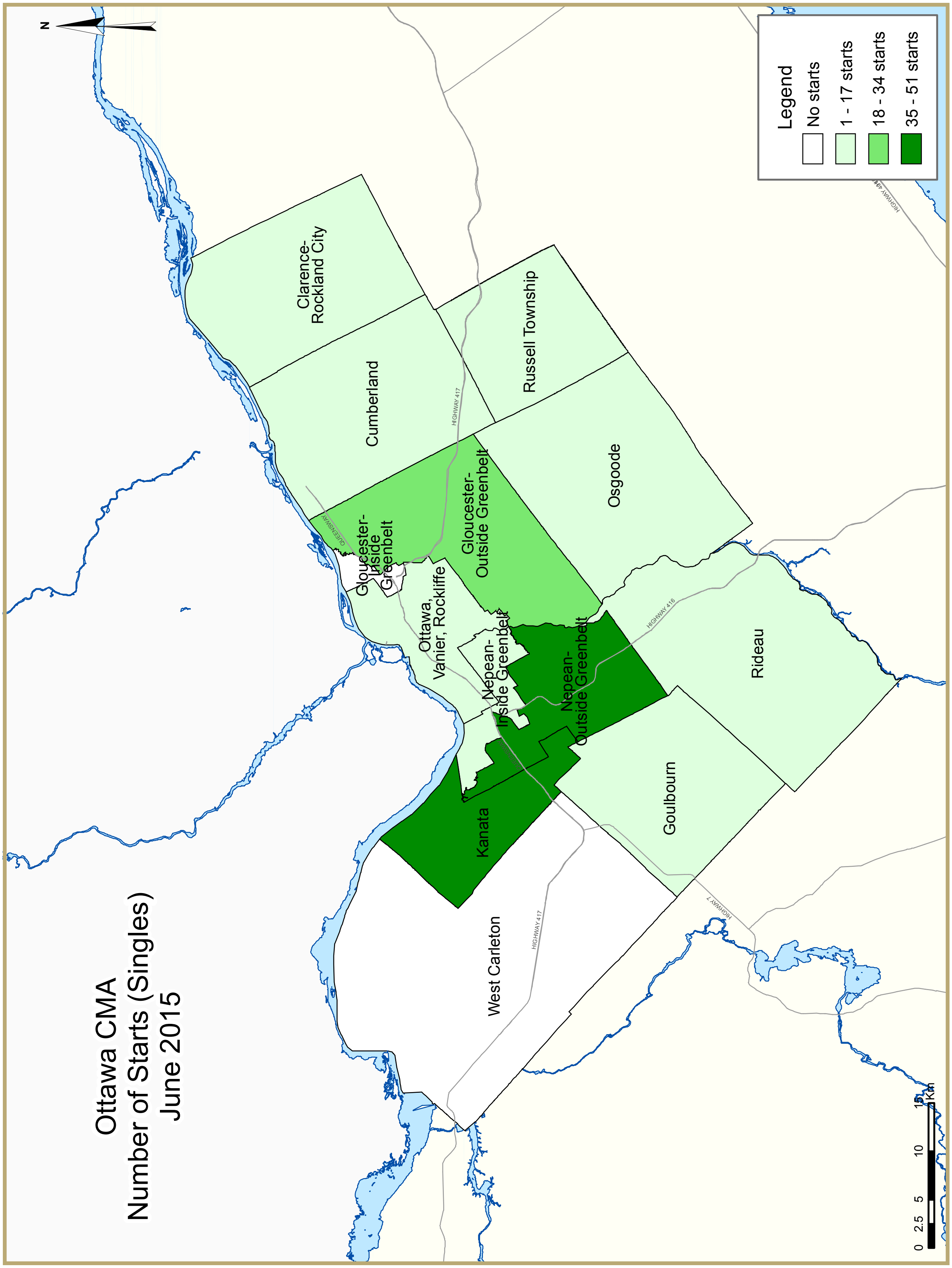
Figure 3

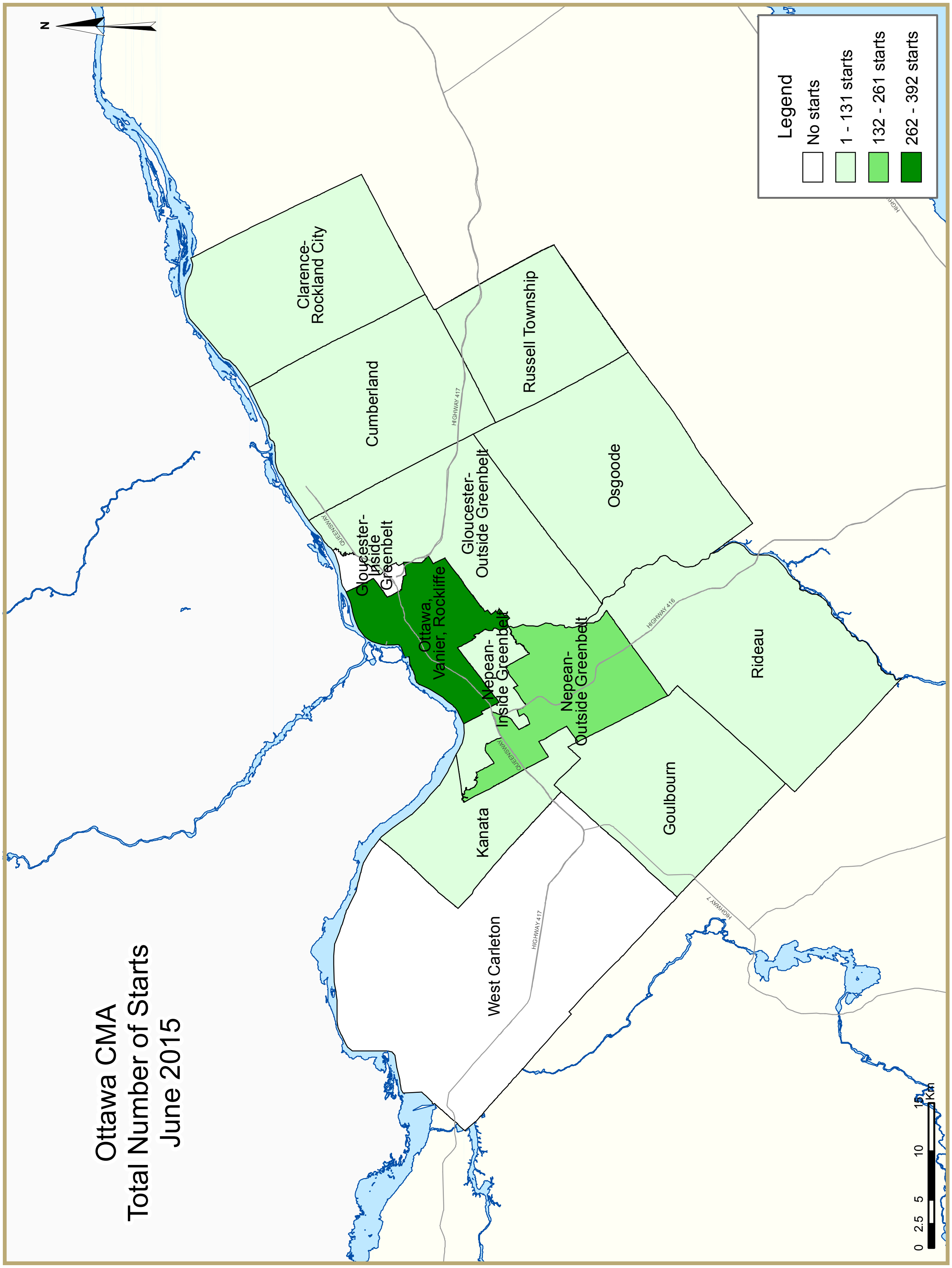


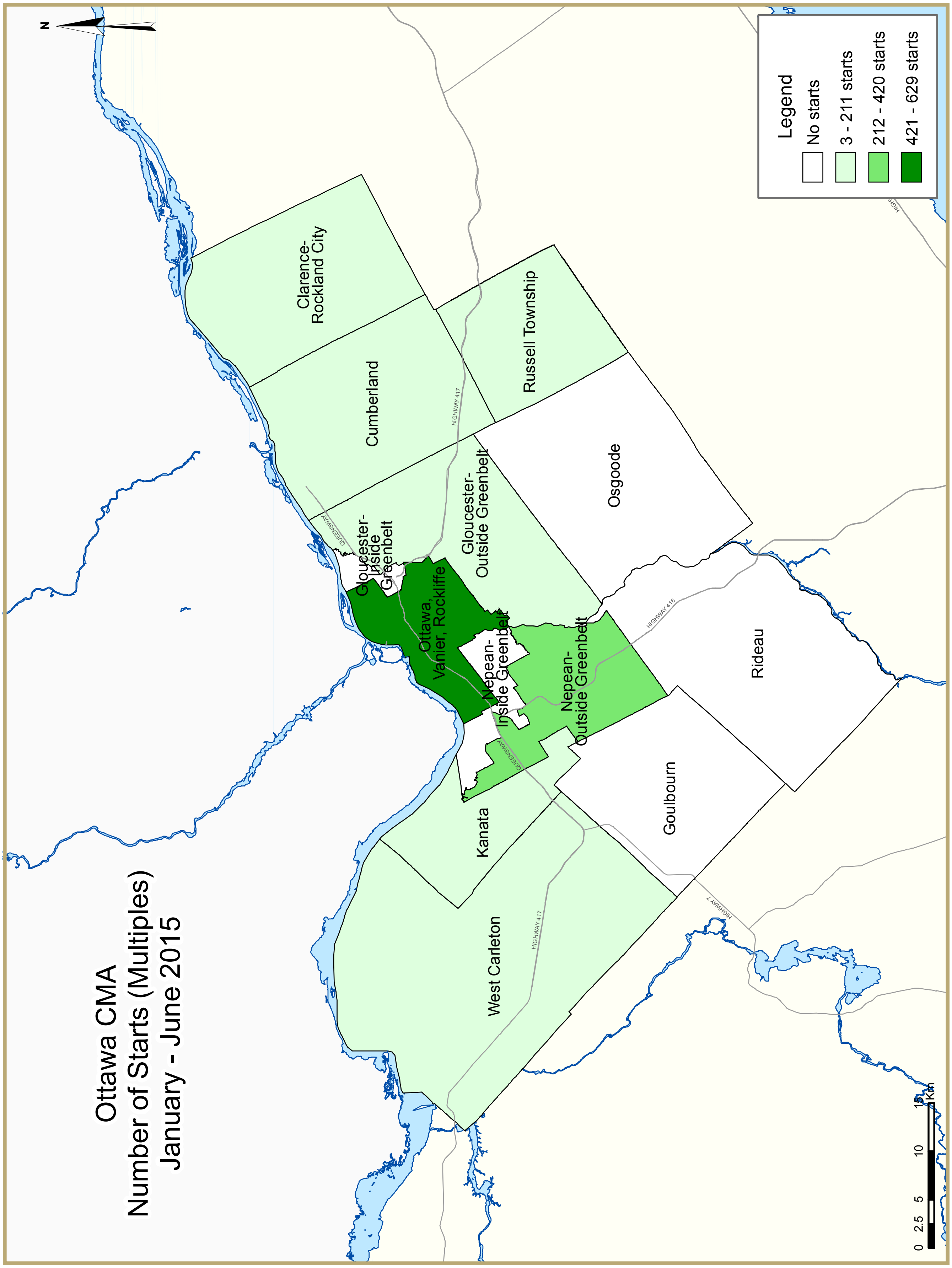
Source: Statistics Canada, National Household Survey 2011. Ownership rates calculated by CMHC.

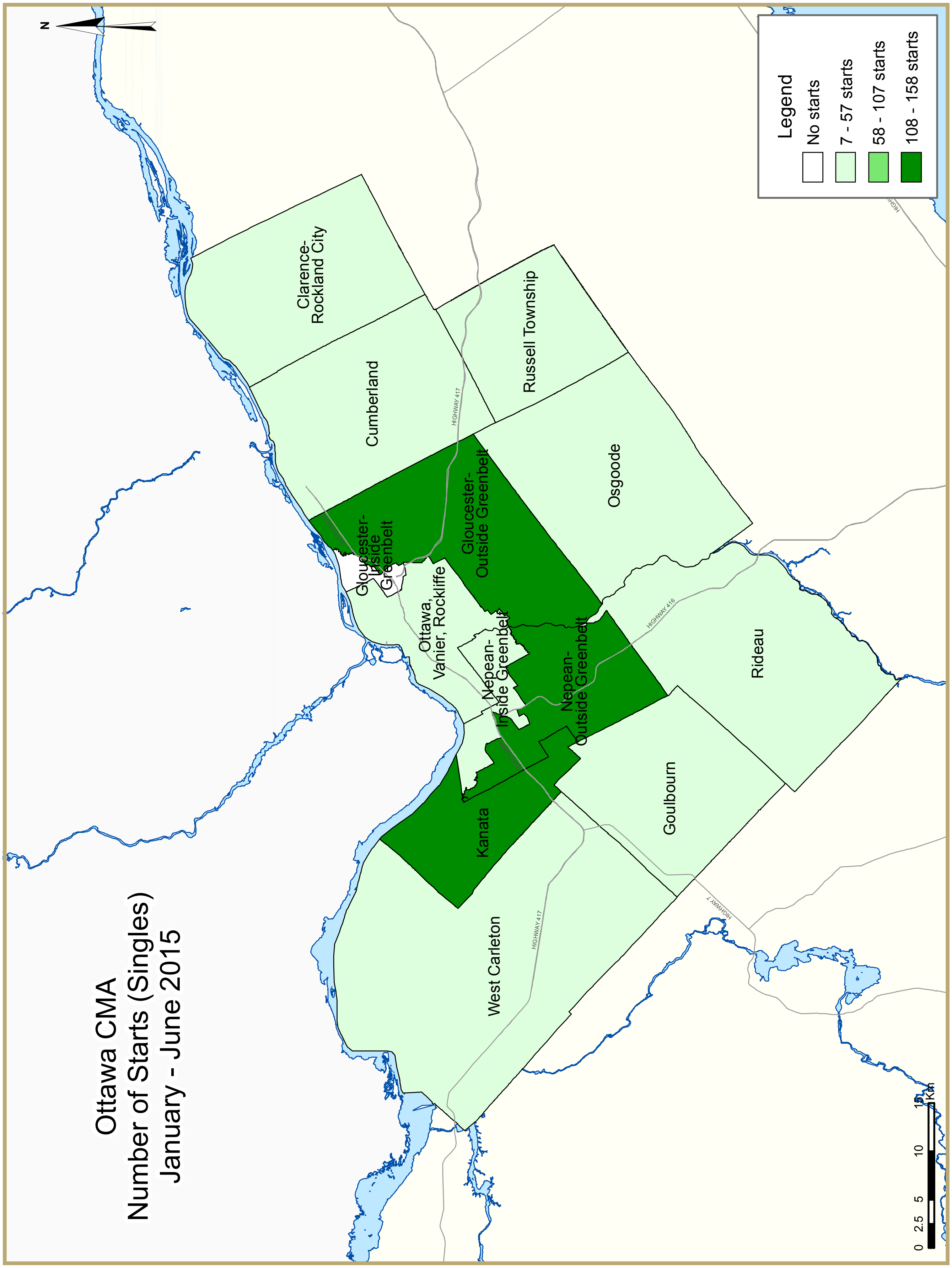
[9] Haan, Michael, The Housing Experience of New Canadians: Insights from the Longitudinal Survey of Immigrants to Canada (LSIC), March 2012
[10] Immigrants who immigrated between 2006-2011; that is, they had been in Ottawa for one to five years at the time of the Census in 2011.

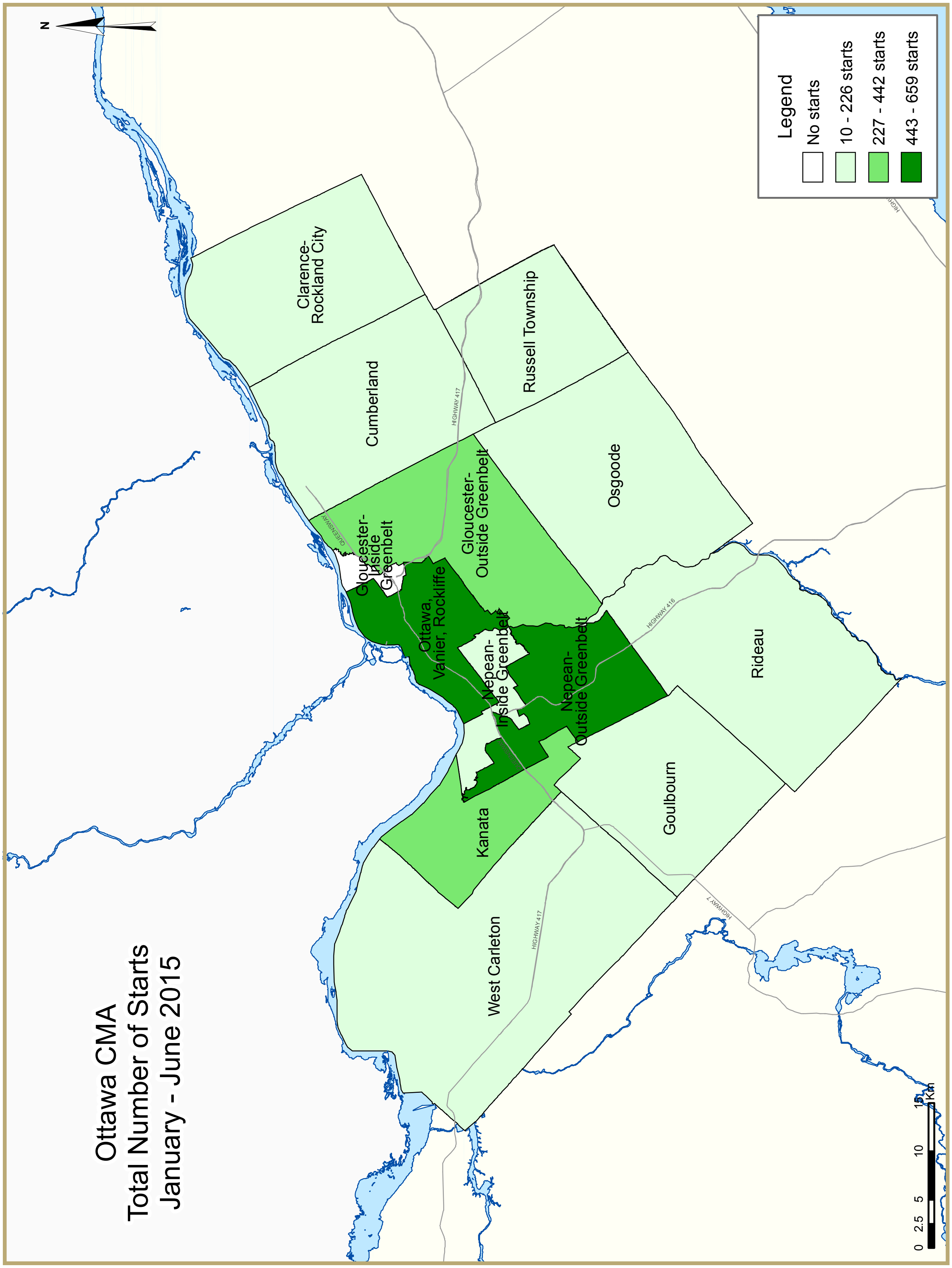

Ottawa CMA
Number of Starts (Multiples)
June 2015
Legend
No starts
2 - 128 starts
129 - 255 starts
256 - 382 starts
N
Clarence-
Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-
Outside Greenbelt
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
0 2.5 5 10 15 Km


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


Ottawa CMA
Total Number of Starts
June 2015
Legend
No starts
1 - 131 starts
132 - 261 starts
262 - 392 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - June 2015
Legend
No starts
3 - 211 starts
212 - 420 starts
421 - 629 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)
January - June 2015
Legend
No starts
7 - 57 starts
58 - 107 starts
108 - 158 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Rideau
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - June 2015
Legend
No starts
10 - 226 starts
227 - 442 starts
443 - 659 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15 Km
N

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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) June 2015		
Ottawa CMA[1]	May 2015	June 2015
Trend[2]	3,842	4,178
SAAR	3,636	8,866
	June 2014	June 2015
Actual		
June - Single-Detached	194	172
June - Multiples	391	600
June - Total	585	772
January to June - Single-Detached	806	655
January to June - Multiples	1,712	1,360
January to June - Total	2,518	2,015

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)
June 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
June 2015	172	24	150	0	0	306	6	114	772
June 2014	194	28	155	0	0	200	2	6	585
% Change	-11.3	-14.3	-3.2	n/a	n/a	53.0	200.0	**	32.0
Year-to-date 2015	655	64	528	0	0	620	27	121	2,015
Year-to-date 2014	806	88	637	0	4	868	16	99	2,518
% Change	-18.7	-27.3	-17.1	n/a	-100.0	-28.6	68.8	22.2	-20.0
UNDER CONSTRUCTION									
June 2015	842	104	1,174	0	0	2,263	31	577	4,991
June 2014	1,042	144	1,056	0	9	3,625	14	663	6,553
% Change	-19.2	-27.8	11.2	n/a	-100.0	-37.6	121.4	-13.0	-23.8
COMPLETIONS									
June 2015	195	20	141	0	4	189	2	213	764
June 2014	131	40	158	0	0	69	4	0	402
% Change	48.9	-50.0	-10.8	n/a	n/a	173.9	-50.0	n/a	90.0
Year-to-date 2015	786	86	761	0	4	1,002	29	244	2,912
Year-to-date 2014	840	160	770	0	0	848	14	257	2,889
% Change	-6.4	-46.3	-1.2	n/a	n/a	18.2	107.1	-5.1	0.8
COMPLETED & NOT ABSORBED									
June 2015	71	35	119	0	3	416	n/a	n/a	644
June 2014	64	38	87	0	0	107	n/a	n/a	296
% Change	10.9	-7.9	36.8	n/a	n/a	**	n/a	n/a	117.6
ABSORBED									
June 2015	193	13	139	0	4	202	n/a	n/a	551
June 2014	145	43	148	0	0	51	n/a	n/a	387
% Change	33.1	-69.8	-6.1	n/a	n/a	**	n/a	n/a	42.4
Year-to-date 2015	787	76	718	0	4	959	n/a	n/a	2,544
Year-to-date 2014	867	190	730	0	0	1,003	n/a	n/a	2,790
% Change	-9.2	-60.0	-1.6	n/a	n/a	-4.4	n/a	n/a	-8.8

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

Table 1.2: Housing Activity Summary by Submarket
June 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									
June 2015	155	22	150	0	0	306	6	114	753
June 2014	171	28	148	0	0	200	2	6	555
Ottawa, Vanier, Rockcliffe									
June 2015	10	4	10	0	0	248	6	114	392
June 2014	4	6	0	0	0	200	2	6	218
Nepean inside greenbelt									
June 2015	1	0	0	0	0	0	0	0	1
June 2014	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
June 2015	39	14	44	0	0	48	0	0	145
June 2014	62	10	74	0	0	0	0	0	146
Gloucester inside greenbelt									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
June 2015	28	0	19	0	0	10	0	0	57
June 2014	10	6	26	0	0	0	0	0	42
Kanata									
June 2015	51	4	73	0	0	0	0	0	128
June 2014	61	0	32	0	0	0	0	0	93
Cumberland									
June 2015	11	0	4	0	0	0	0	0	15
June 2014	9	4	0	0	0	0	0	0	13
Goulbourn									
June 2015	4	0	0	0	0	0	0	0	4
June 2014	8	0	0	0	0	0	0	0	8
West Carleton									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	5	2	16	0	0	0	0	0	23
Rideau									
June 2015	3	0	0	0	0	0	0	0	3
June 2014	0	0	0	0	0	0	0	0	0
Osgoode									
June 2015	8	0	0	0	0	0	0	0	8
June 2014	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
June 2015	7	0	0	0	0	0	0	0	7
June 2014	10	0	7	0	0	0	0	0	17
Russell Township									
June 2015	10	2	0	0	0	0	0	0	12
June 2014	13	0	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
June 2015	172	24	150	0	0	306	6	114	772
June 2014	194	28	155	0	0	200	2	6	585

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	782	96	1,162	0	0	2,233	31	577	4,881
June 2014	977	140	1,049	0	9	3,625	14	663	6,477
Ottawa, Vanier, Rockcliffe									
June 2015	46	34	32	0	0	1,630	30	289	2,061
June 2014	54	70	40	0	9	3,107	12	148	3,440
Nepean inside greenbelt									
June 2015	29	0	0	0	0	199	0	0	228
June 2014	8	0	0	0	0	139	0	0	147
Nepean outside greenbelt									
June 2015	189	40	461	0	0	114	0	0	804
June 2014	359	36	391	0	0	77	0	149	1,012
Gloucester inside greenbelt									
June 2015	0	0	0	0	0	22	0	0	22
June 2014	4	0	0	0	0	22	0	0	26
Gloucester outside greenbelt									
June 2015	140	2	154	0	0	144	0	0	440
June 2014	69	18	173	0	0	88	0	12	360
Kanata									
June 2015	234	12	336	0	0	48	0	280	910
June 2014	287	4	199	0	0	24	0	353	867
Cumberland									
June 2015	35	4	147	0	0	76	0	0	262
June 2014	68	4	60	0	0	168	0	0	300
Goulbourn									
June 2015	31	0	4	0	0	0	0	8	43
June 2014	36	0	37	0	0	0	0	0	73
West Carleton									
June 2015	15	4	28	0	0	0	1	0	48
June 2014	26	8	149	0	0	0	2	1	186
Rideau									
June 2015	22	0	0	0	0	0	0	0	22
June 2014	13	0	0	0	0	0	0	0	13
Osgoode									
June 2015	41	0	0	0	0	0	0	0	41
June 2014	53	0	0	0	0	0	0	0	53
Clarence-Rockland City									
June 2015	21	0	3	0	0	0	0	0	24
June 2014	29	0	7	0	0	0	0	0	36
Russell Township									
June 2015	39	8	9	0	0	30	0	0	86
June 2014	36	4	0	0	0	0	0	0	40
Ottawa-Gatineau CMA (Ontario portion)									
June 2015	842	104	1,174	0	0	2,263	31	577	4,991
June 2014	1,042	144	1,056	0	9	3,625	14	663	6,553

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	182	16	141	0	4	189	0	213	745
June 2014	119	36	144	0	0	69	4	0	372
Ottawa, Vanier, Rockcliffe									
June 2015	9	2	3	0	4	169	0	7	194
June 2014	6	18	3	0	0	0	2	0	29
Nepean inside greenbelt									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	3	2	0	0	0	0	2	0	7
Nepean outside greenbelt									
June 2015	52	4	8	0	0	0	0	17	81
June 2014	23	6	45	0	0	57	0	0	131
Gloucester inside greenbelt									
June 2015	0	0	0	0	0	0	0	0	0
June 2014	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
June 2015	26	0	17	0	0	20	0	0	63
June 2014	16	10	51	0	0	0	0	0	77
Kanata									
June 2015	62	0	3	0	0	0	0	189	254
June 2014	31	0	20	0	0	12	0	0	63
Cumberland									
June 2015	16	4	47	0	0	0	0	0	67
June 2014	20	0	0	0	0	0	0	0	20
Goulbourn									
June 2015	5	6	0	0	0	0	0	0	11
June 2014	3	0	0	0	0	0	0	0	3
West Carleton									
June 2015	1	0	63	0	0	0	0	0	64
June 2014	6	0	25	0	0	0	0	0	31
Rideau									
June 2015	3	0	0	0	0	0	0	0	3
June 2014	2	0	0	0	0	0	0	0	2
Osgoode									
June 2015	8	0	0	0	0	0	0	0	8
June 2014	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
June 2015	12	2	0	0	0	0	0	0	14
June 2014	7	2	14	0	0	0	0	0	23
Russell Township									
June 2015	1	2	0	0	0	0	2	0	5
June 2014	5	2	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
June 2015	195	20	141	0	4	189	2	213	764
June 2014	131	40	158	0	0	69	4	0	402

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

Table 1.2: Housing Activity Summary by Submarket June 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									
June 2015	63	32	119	0	3	413	n/a	n/a	630
June 2014	57	36	82	0	0	107	n/a	n/a	282
Ottawa, Vanier, Rockcliffe									
June 2015	4	19	2	0	3	349	n/a	n/a	377
June 2014	7	27	0	0	0	23	n/a	n/a	57
Nepean inside greenbelt									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
June 2015	12	7	42	0	0	24	n/a	n/a	85
June 2014	11	4	37	0	0	18	n/a	n/a	70
Gloucester inside greenbelt									
June 2015	0	0	0	0	0	8	n/a	n/a	8
June 2014	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
June 2015	10	0	39	0	0	13	n/a	n/a	62
June 2014	14	1	25	0	0	6	n/a	n/a	46
Kanata									
June 2015	25	1	16	0	0	0	n/a	n/a	42
June 2014	19	3	10	0	0	0	n/a	n/a	32
Cumberland									
June 2015	4	0	8	0	0	16	n/a	n/a	28
June 2014	1	0	5	0	0	54	n/a	n/a	60
Goulbourn									
June 2015	8	3	6	0	0	3	n/a	n/a	20
June 2014	3	0	2	0	0	6	n/a	n/a	11
West Carleton									
June 2015	0	0	6	0	0	0	n/a	n/a	6
June 2014	0	1	3	0	0	0	n/a	n/a	4
Rideau									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
June 2015	0	2	0	0	0	0	n/a	n/a	2
June 2014	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
June 2015	3	0	0	0	0	0	n/a	n/a	3
June 2014	4	1	5	0	0	0	n/a	n/a	10
Russell Township									
June 2015	5	3	0	0	0	3	n/a	n/a	11
June 2014	3	1	0	0	0	0	n/a	n/a	4
Ottawa-Gatineau CMA (Ontario portion)									
June 2015	71	35	119	0	3	416	n/a	n/a	644
June 2014	64	38	87	0	0	107	n/a	n/a	296

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

Table 1.2: Housing Activity Summary by Submarket
June 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									
June 2015	181	11	139	0	4	202	n/a	n/a	537
June 2014	133	39	137	0	0	51	n/a	n/a	360
Ottawa, Vanier, Rockcliffe									
June 2015	9	1	3	0	4	178	n/a	n/a	195
June 2014	5	19	4	0	0	0	n/a	n/a	28
Nepean inside greenbelt									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	4	2	0	0	0	0	n/a	n/a	6
Nepean outside greenbelt									
June 2015	52	3	8	0	0	0	n/a	n/a	63
June 2014	23	7	38	0	0	39	n/a	n/a	107
Gloucester inside greenbelt									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	2	0	0	0	0	0	n/a	n/a	2
Gloucester outside greenbelt									
June 2015	26	0	17	0	0	17	n/a	n/a	60
June 2014	27	11	49	0	0	0	n/a	n/a	87
Kanata									
June 2015	61	0	4	0	0	0	n/a	n/a	65
June 2014	32	0	23	0	0	12	n/a	n/a	67
Cumberland									
June 2015	16	4	47	0	0	7	n/a	n/a	74
June 2014	20	0	1	0	0	0	n/a	n/a	21
Goulbourn									
June 2015	5	3	1	0	0	0	n/a	n/a	9
June 2014	4	0	0	0	0	0	n/a	n/a	4
West Carleton									
June 2015	1	0	59	0	0	0	n/a	n/a	60
June 2014	7	0	22	0	0	0	n/a	n/a	29
Rideau									
June 2015	3	0	0	0	0	0	n/a	n/a	3
June 2014	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
June 2015	8	0	0	0	0	0	n/a	n/a	8
June 2014	7	0	0	0	0	0	n/a	n/a	7
Clarence-Rockland City									
June 2015	12	2	0	0	0	0	n/a	n/a	14
June 2014	7	2	11	0	0	0	n/a	n/a	20
Russell Township									
June 2015	0	0	0	0	0	0	n/a	n/a	0
June 2014	5	2	0	0	0	0	n/a	n/a	7
Ottawa-Gatineau CMA (Ontario portion)									
June 2015	193	13	139	0	4	202	n/a	n/a	551
June 2014	145	43	148	0	0	51	n/a	n/a	387

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 June 2015											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Ottawa City	155	171	28	30	150	148	420	206	753	555	35.7
Ottawa, Vanier, Rockcliffe	10	4	10	8	10	0	362	206	392	218	79.8
Nepean inside greenbelt	1	4	0	0	0	0	0	0	1	4	-75.0
Nepean outside greenbelt	39	62	14	10	44	74	48	0	145	146	-0.7
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	28	10	0	6	19	26	10	0	57	42	35.7
Kanata	51	61	4	0	73	32	0	0	128	93	37.6
Cumberland	11	9	0	4	4	0	0	0	15	13	15.4
Goulbourn	4	8	0	0	0	0	0	0	4	8	-50.0
West Carleton	0	5	0	2	0	16	0	0	0	23	-100.0
Rideau	3	0	0	0	0	0	0	0	3	0	n/a
Osgoode	8	8	0	0	0	0	0	0	8	8	0.0
Clarence-Rockland City	7	10	0	0	0	7	0	0	7	17	-58.8
Russell Township	10	13	2	0	0	0	0	0	12	13	-7.7
Ottawa-Gatineau CMA (Ontario Portion)	172	194	30	30	150	155	420	206	772	585	32.0

Table 2.1: Starts by Submarket and by Dwelling Type January - June 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	586	742	77	92	516	642	711	967	1,890	2,443	-22.6
Ottawa, Vanier, Rockcliffe	30	18	36	28	10	20	583	701	659	767	-14.1
Nepean inside greenbelt	26	7	0	0	0	0	0	139	26	146	-82.2
Nepean outside greenbelt	149	262	30	28	217	191	48	25	444	506	-12.3
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	127	79	4	26	88	125	80	18	299	248	20.6
Kanata	158	234	4	0	134	115	0	28	296	377	-21.5
Cumberland	29	66	0	4	67	55	0	56	96	181	-47.0
Goulbourn	25	24	0	0	0	10	0	0	25	34	-26.5
West Carleton	7	13	3	6	0	126	0	0	10	145	-93.1
Rideau	11	9	0	0	0	0	0	0	11	9	22.2
Osgoode	24	29	0	0	0	0	0	0	24	29	-17.2
Clarence-Rockland City	25	30	0	0	3	7	0	0	28	37	-24.3
Russell Township	44	34	14	4	9	0	30	0	97	38	155.3
Ottawa-Gatineau CMA (Ontario Portion)	655	806	91	96	528	649	741	967	2,015	2,518	-20.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market June 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Ottawa City	150	148	0	0	306	200	114	6
Ottawa, Vanier, Rockcliffe	10	0	0	0	248	200	114	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	44	74	0	0	48	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	19	26	0	0	10	0	0	0
Kanata	73	32	0	0	0	0	0	0
Cumberland	4	0	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	16	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	7	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	150	155	0	0	306	200	114	6

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 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	516	634	0	8	590	868	121	99
Ottawa, Vanier, Rockcliffe	10	12	0	8	462	655	121	46
Nepean inside greenbelt	0	0	0	0	0	139	0	0
Nepean outside greenbelt	217	191	0	0	48	0	0	25
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	88	125	0	0	80	18	0	0
Kanata	134	115	0	0	0	0	0	28
Cumberland	67	55	0	0	0	56	0	0
Goulbourn	0	10	0	0	0	0	0	0
West Carleton	0	126	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	7	0	0	0	0	0	0
Russell Township	9	0	0	0	30	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	528	641	0	8	620	868	121	99

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Ottawa City	327	347	306	200	120	8	753	555
Ottawa, Vanier, Rockcliffe	24	10	248	200	120	8	392	218
Nepean inside greenbelt	1	4	0	0	0	0	1	4
Nepean outside greenbelt	97	146	48	0	0	0	145	146
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	47	42	10	0	0	0	57	42
Kanata	128	93	0	0	0	0	128	93
Cumberland	15	13	0	0	0	0	15	13
Goulbourn	4	8	0	0	0	0	4	8
West Carleton	0	23	0	0	0	0	0	23
Rideau	3	0	0	0	0	0	3	0
Osgoode	8	8	0	0	0	0	8	8
Clarence-Rockland City	7	17	0	0	0	0	7	17
Russell Township	12	13	0	0	0	0	12	13
Ottawa-Gatineau CMA (Ontario Portion)	346	377	306	200	120	8	772	585

Table 2.5: Starts by Submarket and by Intended Market January - June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	1,154	1,456	590	872	146	115	1,890	2,443
Ottawa, Vanier, Rockcliffe	56	48	462	659	141	60	659	767
Nepean inside greenbelt	26	7	0	139	0	0	26	146
Nepean outside greenbelt	396	481	48	0	0	25	444	506
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	215	230	80	18	4	0	299	248
Kanata	296	349	0	0	0	28	296	377
Cumberland	96	125	0	56	0	0	96	181
Goulbourn	25	34	0	0	0	0	25	34
West Carleton	9	143	0	0	1	2	10	145
Rideau	11	9	0	0	0	0	11	9
Osgoode	24	29	0	0	0	0	24	29
Clarence-Rockland City	28	37	0	0	0	0	28	37
Russell Township	65	38	30	0	2	0	97	38
Ottawa-Gatineau CMA (Ontario Portion)	1,247	1,531	620	872	148	115	2,015	2,518

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	% Change
Ottawa City	182	119	16	40	145	144	402	69	745	372	100.3
Ottawa, Vanier, Rockcliffe	9	6	2	20	7	3	176	0	194	29	**
Nepean inside greenbelt	0	3	0	4	0	0	0	0	0	7	-100.0
Nepean outside greenbelt	52	23	4	6	8	45	17	57	81	131	-38.2
Gloucester inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	26	16	0	10	17	51	20	0	63	77	-18.2
Kanata	62	31	0	0	3	20	189	12	254	63	**
Cumberland	16	20	4	0	47	0	0	0	67	20	**
Goulbourn	5	3	6	0	0	0	0	0	11	3	**
West Carleton	1	6	0	0	63	25	0	0	64	31	106.5
Rideau	3	2	0	0	0	0	0	0	3	2	50.0
Osgoode	8	7	0	0	0	0	0	0	8	7	14.3
Clarence-Rockland City	12	7	2	2	0	14	0	0	14	23	-39.1
Russell Township	1	5	4	2	0	0	0	0	5	7	-28.6
Ottawa-Gatineau CMA (Ontario Portion)	195	131	22	44	145	158	402	69	764	402	90.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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	708	768	107	148	757	734	1,215	1,105	2,787	2,755	1.2
Ottawa, Vanier, Rockcliffe	35	42	52	44	35	6	912	688	1,034	780	32.6
Nepean inside greenbelt	11	11	2	4	0	0	0	0	13	15	-13.3
Nepean outside greenbelt	156	181	18	38	207	195	44	103	425	517	-17.8
Gloucester inside greenbelt	2	2	0	0	0	0	0	0	2	2	0.0
Gloucester outside greenbelt	115	116	6	28	164	161	70	59	355	364	-2.5
Kanata	235	253	1	26	141	244	189	72	566	595	-4.9
Cumberland	61	49	14	8	67	86	0	141	142	284	-50.0
Goulbourn	19	40	6	0	14	17	0	42	39	99	-60.6
West Carleton	12	24	4	0	129	25	0	0	145	49	195.9
Rideau	14	20	0	0	0	0	0	0	14	20	-30.0
Osgoode	48	30	4	0	0	0	0	0	52	30	73.3
Clarence-Rockland City	46	44	2	4	8	36	12	0	68	84	-19.0
Russell Township	32	28	6	22	0	0	19	0	57	50	14.0
Ottawa-Gatineau CMA (Ontario Portion)	786	840	115	174	765	770	1,246	1,105	2,912	2,889	0.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market June 2015								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Ottawa City	145	144	0	0	189	69	213	0
Ottawa, Vanier, Rockcliffe	7	3	0	0	169	0	7	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	8	45	0	0	0	57	17	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	17	51	0	0	20	0	0	0
Kanata	3	20	0	0	0	12	189	0
Cumberland	47	0	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	63	25	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	14	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	145	158	0	0	189	69	213	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 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	757	734	0	0	971	848	244	257
Ottawa, Vanier, Rockcliffe	35	6	0	0	882	526	30	162
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	207	195	0	0	19	103	25	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	164	161	0	0	70	33	0	26
Kanata	141	244	0	0	0	72	189	0
Cumberland	67	86	0	0	0	100	0	41
Goulbourn	14	17	0	0	0	14	0	28
West Carleton	129	25	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	36	0	0	12	0	0	0
Russell Township	0	0	0	0	19	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	765	770	0	0	1,002	848	244	257

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014	June 2015	June 2014
Ottawa City	339	299	193	69	213	4	745	372
Ottawa, Vanier, Rockcliffe	14	27	173	0	7	2	194	29
Nepean inside greenbelt	0	5	0	0	0	2	0	7
Nepean outside greenbelt	64	74	0	57	17	0	81	131
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	43	77	20	0	0	0	63	77
Kanata	65	51	0	12	189	0	254	63
Cumberland	67	20	0	0	0	0	67	20
Goulbourn	11	3	0	0	0	0	11	3
West Carleton	64	31	0	0	0	0	64	31
Rideau	3	2	0	0	0	0	3	2
Osgoode	8	7	0	0	0	0	8	7
Clarence-Rockland City	14	23	0	0	0	0	14	23
Russell Township	3	7	0	0	2	0	5	7
Ottawa-Gatineau CMA (Ontario Portion)	356	329	193	69	215	4	764	402

Table 3.5: Completions by Submarket and by Intended Market January - June 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	1,541	1,640	975	848	271	267	2,787	2,755
Ottawa, Vanier, Rockcliffe	100	84	886	526	48	170	1,034	780
Nepean inside greenbelt	11	13	0	0	2	2	13	15
Nepean outside greenbelt	381	414	19	103	25	0	425	517
Gloucester inside greenbelt	2	2	0	0	0	0	2	2
Gloucester outside greenbelt	281	305	70	33	4	26	355	364
Kanata	376	523	0	72	190	0	566	595
Cumberland	142	143	0	100	0	41	142	284
Goulbourn	39	57	0	14	0	28	39	99
West Carleton	143	49	0	0	2	0	145	49
Rideau	14	20	0	0	0	0	14	20
Osgoode	52	30	0	0	0	0	52	30
Clarence-Rockland City	56	84	12	0	0	0	68	84
Russell Township	36	46	19	0	2	4	57	50
Ottawa-Gatineau CMA (Ontario Portion)	1,633	1,770	1,006	848	273	271	2,912	2,889

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
June 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													
June 2015	0	0.0	5	3.2	20	13.0	61	39.6	68	44.2	154	486,900	511,341
June 2014	0	0.0	5	4.8	23	22.1	31	29.8	45	43.3	104	486,600	518,719
Year-to-date 2015	0	0.0	26	4.4	95	16.2	228	38.8	239	40.6	588	474,400	508,479
Year-to-date 2014	1	0.2	30	4.5	118	17.8	190	28.7	324	48.9	663	499,900	529,688
Ottawa, Vanier, Rockcliffe													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	849,900	873,587
Year-to-date 2014	0	0.0	0	0.0	1	3.6	3	10.7	24	85.7	28	824,450	896,546
Nepean inside greenbelt													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	0	0.0	4	100.0	4	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Nepean outside greenbelt													
June 2015	0	0.0	1	1.9	4	7.7	18	34.6	29	55.8	52	526,400	509,508
June 2014	0	0.0	0	0.0	2	9.1	7	31.8	13	59.1	22	521,650	520,030
Year-to-date 2015	0	0.0	9	5.7	16	10.2	46	29.3	86	54.8	157	512,990	506,391
Year-to-date 2014	0	0.0	3	1.7	39	21.8	50	27.9	87	48.6	179	493,990	502,098
Gloucester inside greenbelt													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 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	1	100.0	1	--	--
Gloucester outside greenbelt													
June 2015	0	0.0	0	0.0	2	9.1	13	59.1	7	31.8	22	494,700	495,977
June 2014	0	0.0	3	12.0	8	32.0	9	36.0	5	20.0	25	425,900	451,724
Year-to-date 2015	0	0.0	2	2.0	10	10.2	52	53.1	34	34.7	98	492,900	492,999
Year-to-date 2014	0	0.0	4	3.5	10	8.7	57	49.6	44	38.3	115	491,900	494,916
Kanata													
June 2015	0	0.0	4	6.7	14	23.3	24	40.0	18	30.0	60	448,990	483,623
June 2014	0	0.0	1	3.3	8	26.7	6	20.0	15	50.0	30	493,645	514,415
Year-to-date 2015	0	0.0	11	4.8	52	22.6	102	44.3	65	28.3	230	452,490	484,059
Year-to-date 2014	0	0.0	16	6.6	54	22.2	59	24.3	114	46.9	243	483,900	510,041
Cumberland													
June 2015	0	0.0	0	0.0	0	0.0	5	45.5	6	54.5	11	535,900	522,182
June 2014	0	0.0	1	7.7	3	23.1	9	69.2	0	0.0	13	426,900	443,762
Year-to-date 2015	0	0.0	3	6.1	17	34.7	19	38.8	10	20.4	49	468,900	461,708
Year-to-date 2014	0	0.0	7	17.5	9	22.5	16	40.0	8	20.0	40	443,150	450,408
Goulbourn													
June 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
June 2014	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	16.7	10	83.3	12	585,900	594,067
Year-to-date 2014	0	0.0	0	0.0	5	18.5	4	14.8	18	66.7	27	558,900	575,795

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range June 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													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
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	8	100.0	8	--	--
Rideau													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 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	20.0	4	80.0	5	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
Osgoode													
June 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
June 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2015	0	0.0	1	5.6	0	0.0	6	33.3	11	61.1	18	605,400	581,267
Year-to-date 2014	1	8.3	0	0.0	0	0.0	1	8.3	10	83.3	12	644,950	656,050
Clarence-Rockland City													
June 2015	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	--	--
June 2014	0	0.0	2	28.6	2	28.6	3	42.9	0	0.0	7	--	--
Year-to-date 2015	0	0.0	24	77.4	5	16.1	2	6.5	0	0.0	31	359,900	358,686
Year-to-date 2014	3	9.1	18	54.5	8	24.2	4	12.1	0	0.0	33	342,400	351,088
Russell Township													
June 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
June 2014	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	--	--
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	10	43.5	10	43.5	3	13.0	0	0.0	23	386,200	382,648
Ottawa-Gatineau CMA (Ontario portion)													
June 2015	0	0.0	10	6.2	23	14.2	61	37.7	68	42.0	162	476,900	504,611
June 2014	0	0.0	8	7.0	26	22.8	35	30.7	45	39.5	114	475,600	507,570
Year-to-date 2015	0	0.0	72	11.1	101	15.6	235	36.3	240	37.0	648	467,490	495,839
Year-to-date 2014	4	0.6	58	8.1	136	18.9	197	27.4	324	45.1	719	486,990	516,787

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units June 2015						
Submarket	June 2015	June 2014	% Change	YTD 2015	YTD 2014	% Change
Ottawa City	511,341	518,719	-1.4	508,479	529,688	-4.0
Ottawa, Vanier, Rockcliffe	--	--	n/a	873,587	896,546	-2.6
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	509,508	520,030	-2.0	506,391	502,098	0.9
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	495,977	451,724	9.8	492,999	494,916	-0.4
Kanata	483,623	514,415	-6.0	484,059	510,041	-5.1
Cumberland	522,182	443,762	17.7	461,708	450,408	2.5
Goulbourn	--	--	n/a	594,067	575,795	3.2
West Carleton	--	--	n/a	--	683,188	n/a
Rideau	--	--	n/a	613,900	755,900	-18.8
Osgoode	--	--	n/a	581,267	656,050	-11.4
Clarence-Rockland City	--	--	n/a	358,686	351,088	2.2
Russell Township	--	--	n/a	386,176	382,648	0.9
Ottawa-Gatineau CMA (Ontario Portion)	504,611	507,570	-0.6	495,839	516,787	-4.1

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
June 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	1,308	3,841	2,652	49.3	386,331	0.8	369,664
	June	1,705	1.6	1,160	3,434	2,670	43.4	383,676	5.0	377,189
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2014	4,908	-2.0		10,652			374,482	1.9	
	Q2 2015	5,233	6.6		11,076			384,444	2.7	
	YTD 2014	7,582	-1.8		17,914			367,643	1.5	
	YTD 2015	7,952	4.9		18,956			375,688	2.2	

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

Table 6: Economic Indicators
June 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	113.6	126.9	534	6.3	69.2	1,041
	June	561	2.89	4.64		127.4	533	6.1	68.9	1,040
	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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