

# HOUSING NOW

## Ottawa<sup>1</sup>



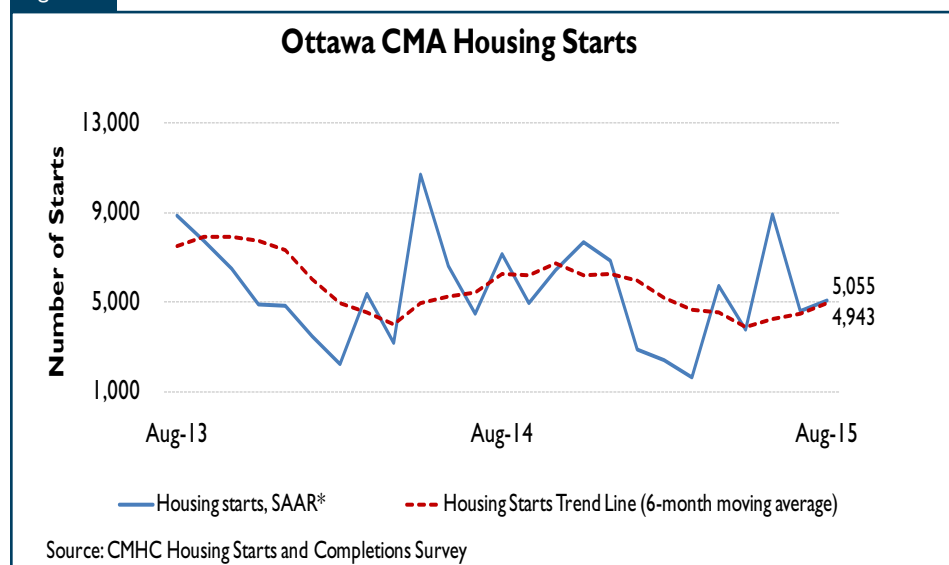
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2015

## Highlights

- August housing starts trended up from a month earlier for all dwelling types, particularly for single-detached and row starts.
- Seasonally adjusted resale market transactions were 3.3 per cent higher than the previous month.
- The MLS® seasonally adjusted average home price was down 3.3 per cent in August, compared to July.

Figure 1



\* SAAR<sup>2</sup>: Seasonally Adjusted Annual Rate.

<sup>1</sup> Ontario part of Ottawa-Gatineau CMA

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

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## Housing Market Overview

Housing starts in the Ottawa Census Metropolitan Area (CMA) were trending at 4,943 units in August compared to 4,501 units in July. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

Housing starts trended up in August compared to the previous month, driven by increases in single-detached and row starts. However, multiple starts have trended down this year, while single-detached starts have trended up. The greater demand for new single-detached homes is likely the result of strengthening full-time employment since the beginning of the year. Relatively high levels of unabsorbed condominium apartments

have allowed builders to respond to the increased demand by launching more single-detached projects.

This month, Nepean outside the greenbelt (OTG) took the lead with 20 per cent of total starts activity. Kanata and Gloucester (OTG) each claimed roughly 18 per cent of total starts. Cumberland captured the highest share of single-detached starts with 25 per cent, followed by Goulbourn with 20 per cent.

Seasonally adjusted existing home sales rose 3.3 per cent in the month of August to 1,276 units, because of a rise in row house sales. Row houses are rising in popularity since they are relatively more affordable than the pricier single-detached and semi-detached homes. While total

new listings declined, thus pushing up the sales-to-new-listings ratio to 48 per cent in August on a seasonally adjusted basis, the resale market remained balanced<sup>3</sup>.

The seasonally adjusted average MLS<sup>®</sup> price decreased 3.3 per cent in August to \$358,344 due to a drop in row prices. The August inventory of completed and unabsorbed new row units increased to its highest level since 2005, driving existing row prices lower. Nevertheless, year-to-date prices in 2015 saw a 1.8 per cent increase over the same period last year.

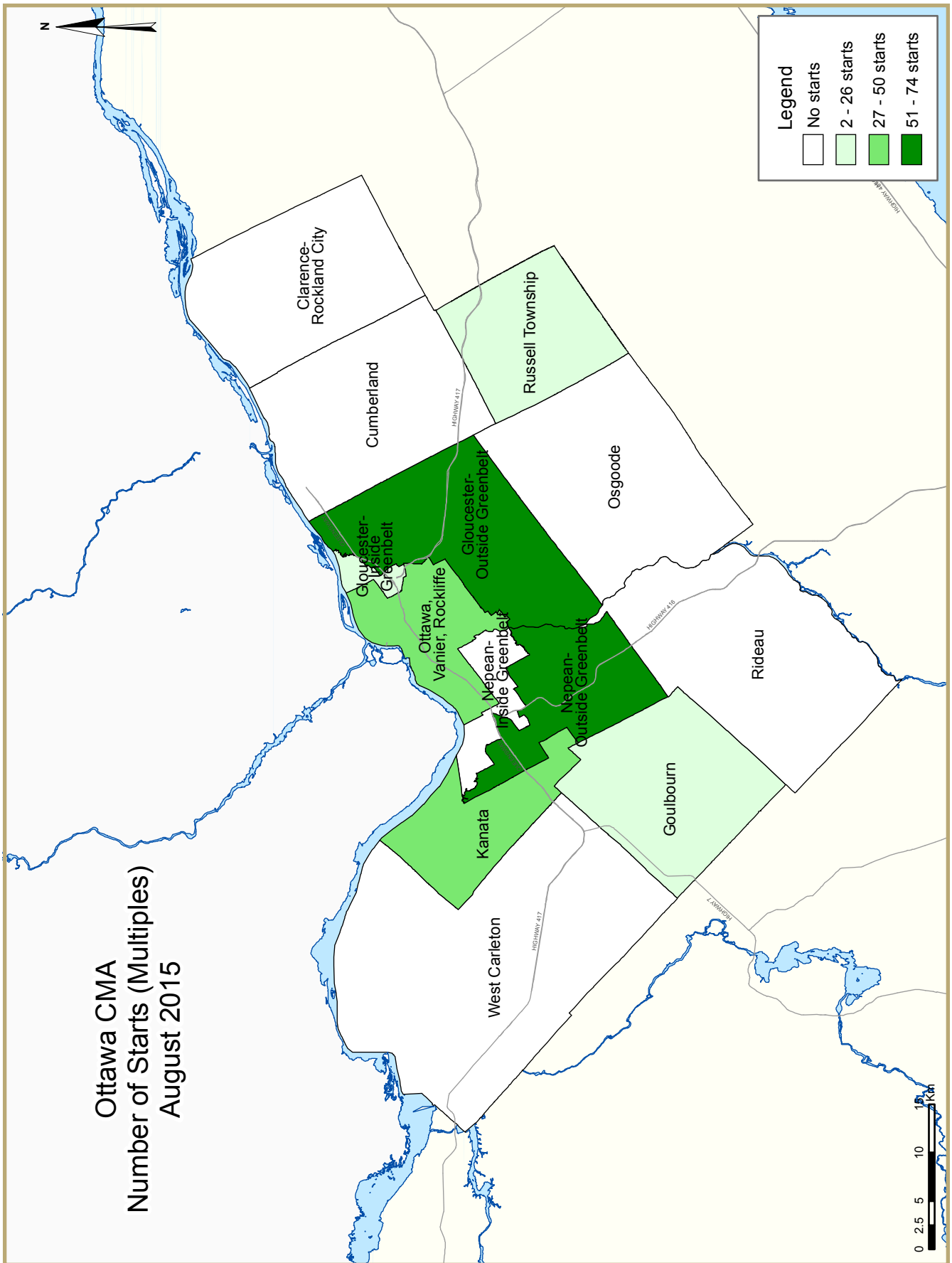
UNIT TYPE	MLS <sup>®</sup> Sales						MLS <sup>®</sup> Prices (\$)					
	August			YTD to August			August			YTD to August		
	2015	2014	% Chg.	2015	2014	% Chg.	2015	2014	% Chg.	2015	2014	% Chg.
<b>SINGLE- DETACHED</b>	<b>710</b>	<b>699</b>	<b>1.6</b>	<b>6,044</b>	<b>5,757</b>	<b>5.0</b>	<b>396,973</b>	<b>396,846</b>	<b>0.0</b>	<b>418,315</b>	<b>409,524</b>	<b>2.1</b>
<i>Bungalow</i>	226	233	-3.0	1,809	1,752	3.3	346,847	365,676	-5.1	360,789	362,479	-0.5
<i>Two-Storey</i>	339	310	9.4	3,082	2,861	7.7	461,751	457,817	0.9	469,144	461,383	1.7
<i>Other Single-Detached</i>	145	156	-7.1	1,153	1,144	0.8	323,656	322,243	0.4	372,702	351,880	5.9
<b>ROW</b>	<b>223</b>	<b>197</b>	<b>13.2</b>	<b>1,868</b>	<b>1,833</b>	<b>1.9</b>	<b>315,978</b>	<b>322,781</b>	<b>-2.1</b>	<b>322,889</b>	<b>324,113</b>	<b>-0.4</b>
<b>SEMI</b>	<b>87</b>	<b>88</b>	<b>-1.1</b>	<b>766</b>	<b>642</b>	<b>19.3</b>	<b>404,946</b>	<b>392,483</b>	<b>3.2</b>	<b>393,246</b>	<b>382,316</b>	<b>2.9</b>
<b>CONDOMINIUM</b>	<b>259</b>	<b>219</b>	<b>18.3</b>	<b>1,914</b>	<b>1,925</b>	<b>-0.6</b>	<b>244,801</b>	<b>263,996</b>	<b>-7.3</b>	<b>259,975</b>	<b>262,847</b>	<b>-1.1</b>
<i>Apartment</i>	129	107	20.6	1,009	976	3.4	272,189	292,944	-7.1	284,214	288,591	-1.5
<i>Row</i>	85	78	9.0	627	661	-5.1	217,922	247,296	-11.9	230,695	231,541	-0.4
<i>Other Condominiums</i>	45	34	32.4	278	288	-3.5	217,061	211,208	2.8	238,040	247,459	-3.8
<b>OTHERS</b>	<b>14</b>	<b>11</b>	<b>-</b>	<b>110</b>	<b>101</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL</b>	<b>1,293</b>	<b>1,214</b>	<b>6.5</b>	<b>10,702</b>	<b>10,258</b>	<b>4.3</b>	<b>354,035</b>	<b>361,730</b>	<b>-2.1</b>	<b>372,259</b>	<b>365,654</b>	<b>1.8</b>

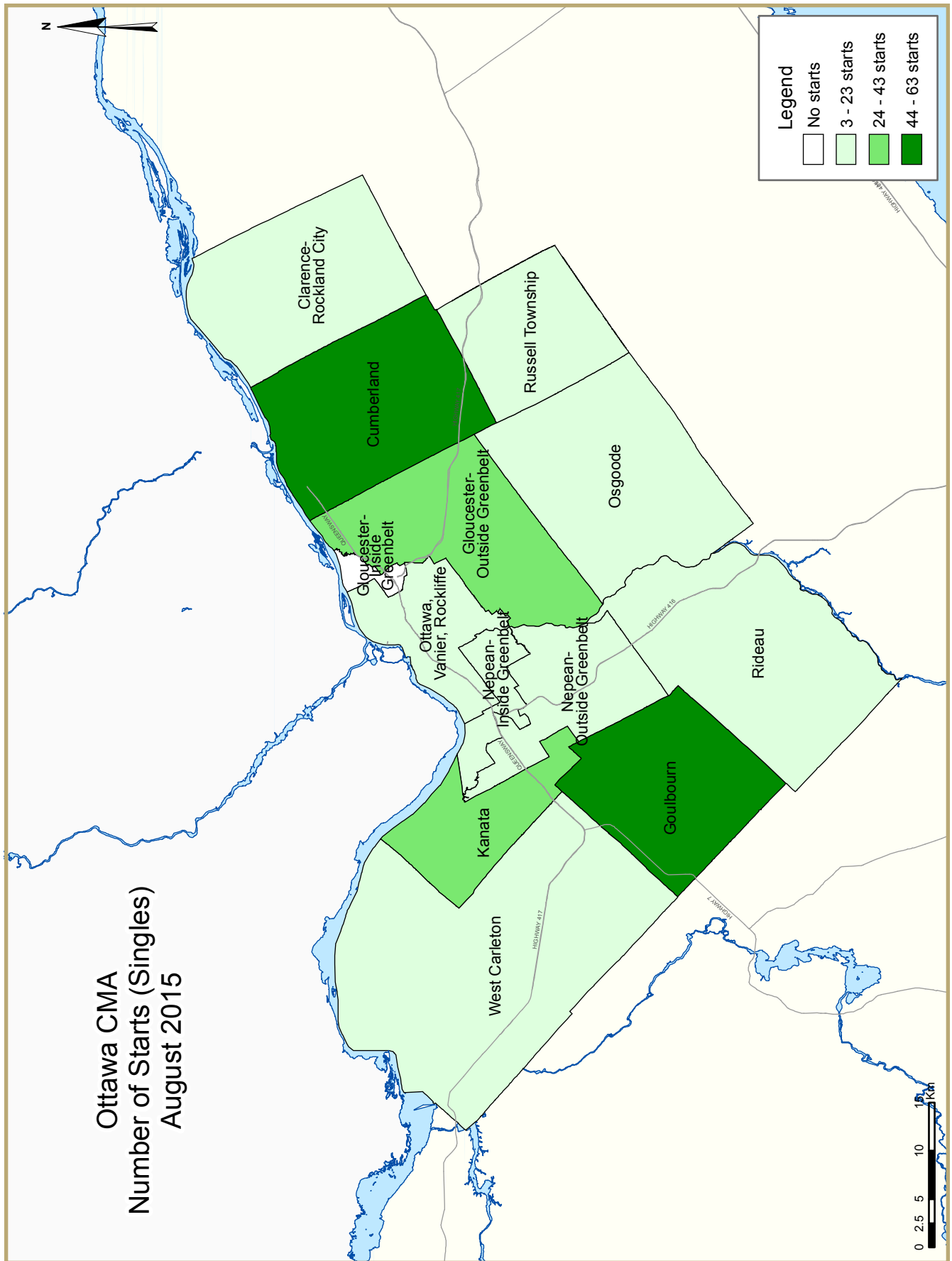
Source: Ottawa Real Estate Board

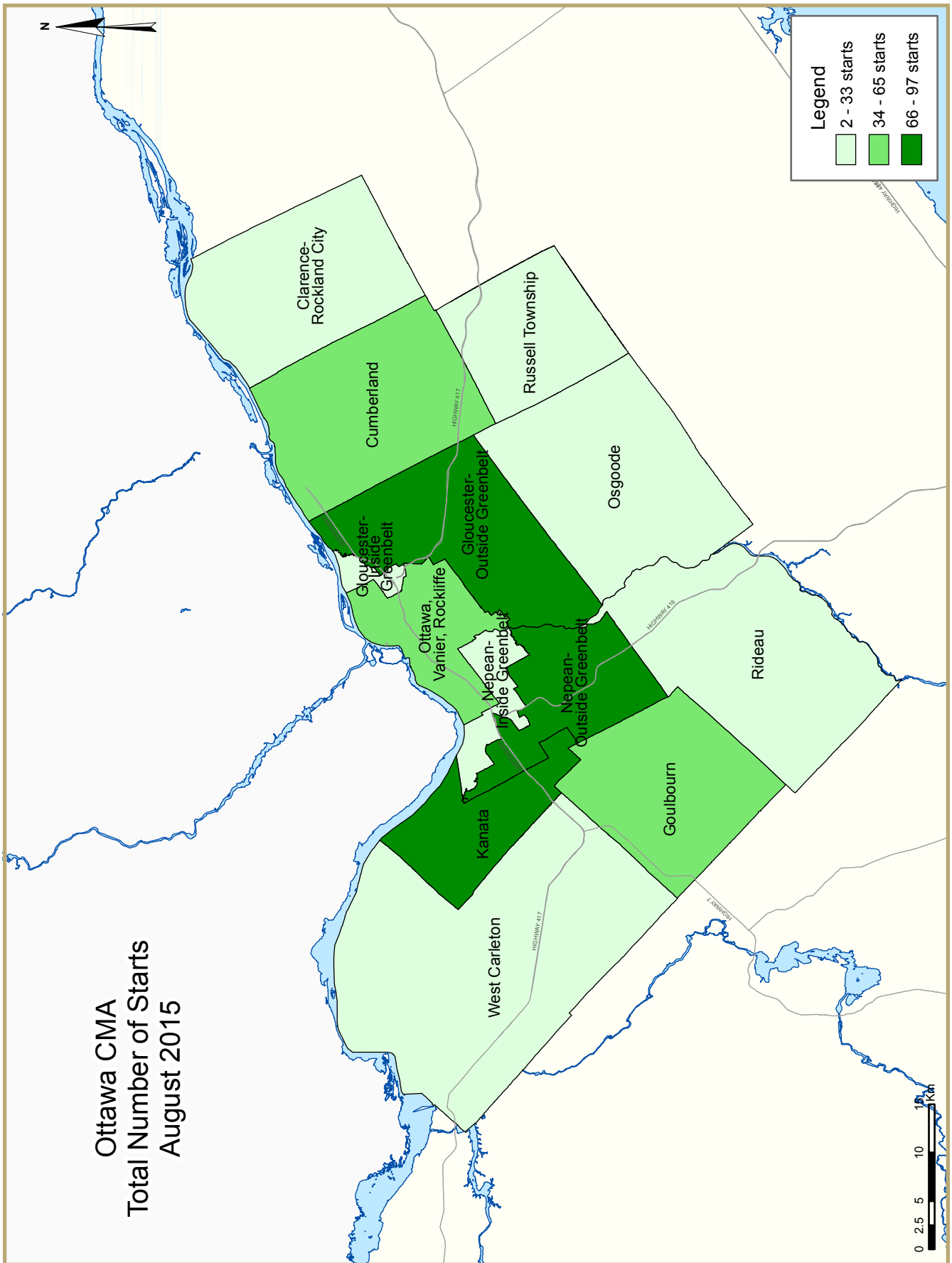
\* Properties under Row type refer to one dwelling unit of a group of three or more attached, self-contained dwelling units of similar design and size, where each unit is separately titled

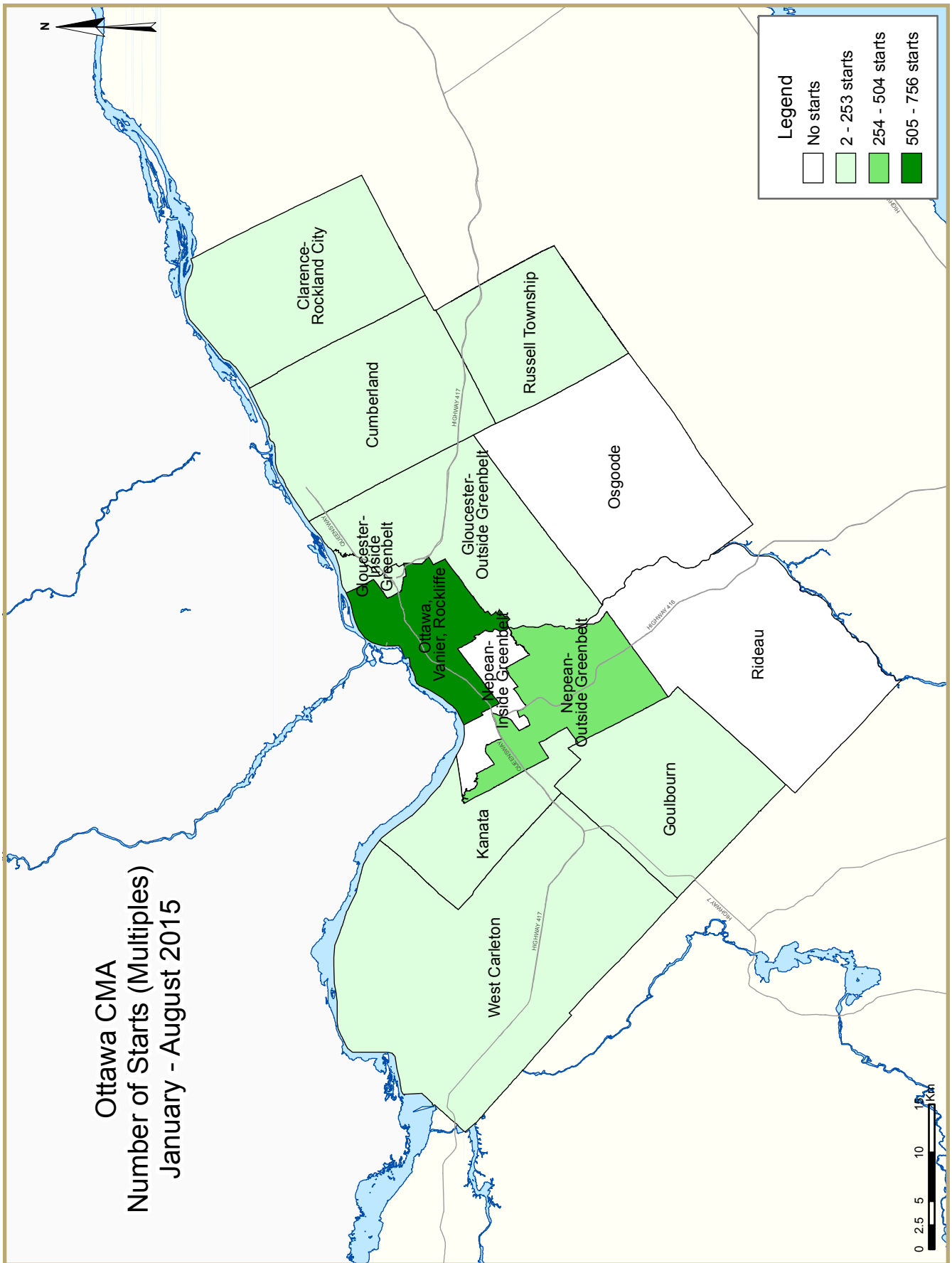
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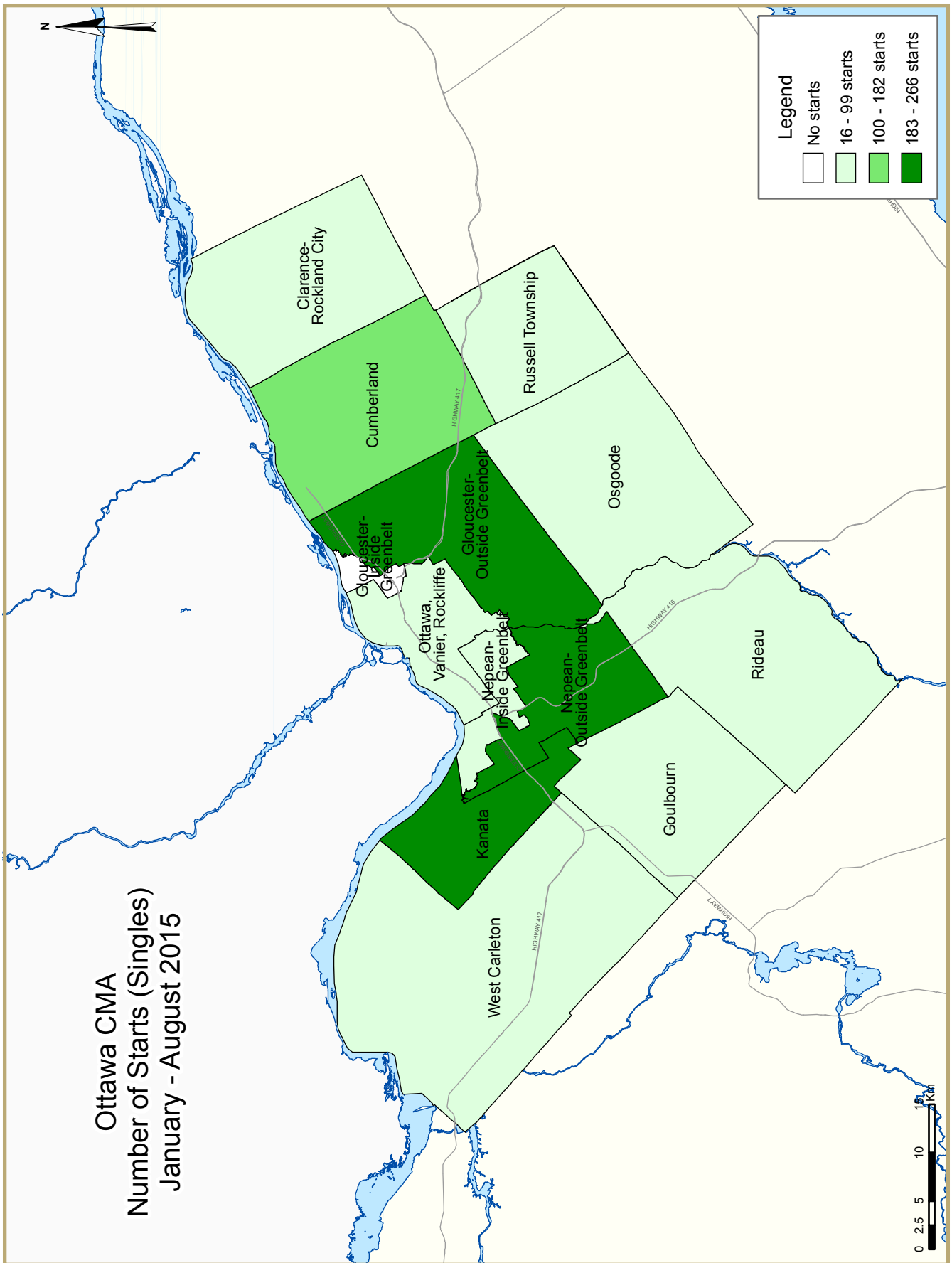
<sup>3</sup> Balanced market conditions are referred to when the sales-to-new-listings ratio lies between 40-60 per cent.

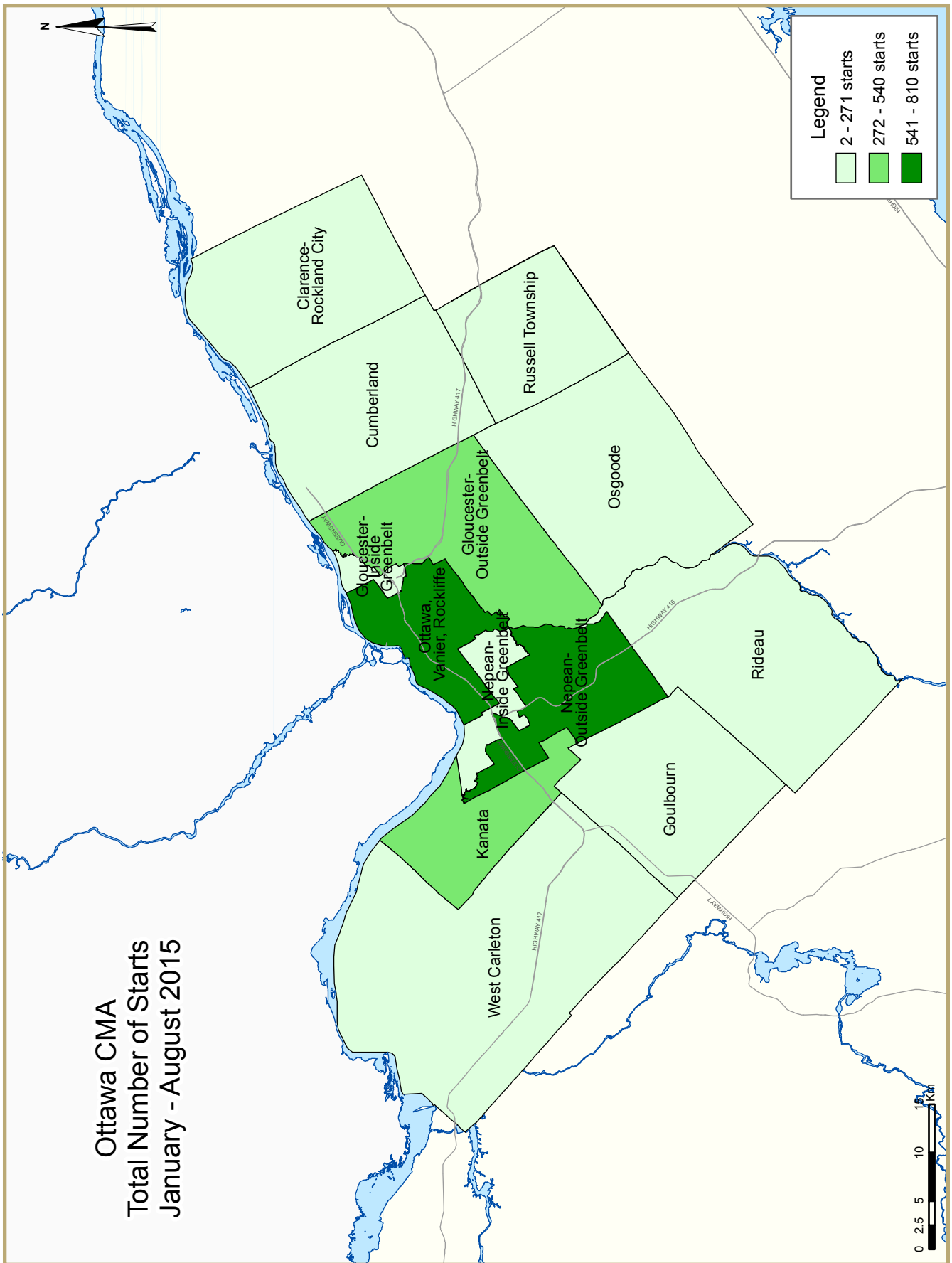














## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
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- 1.2 Housing Activity Summary by Submarket
- 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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- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

### SYMBOLS

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

<b>Table 1: Housing Starts (SAAR and Trend)</b>		
<b>August 2015</b>		
<b>Ottawa CMA<sup>1</sup></b>	July 2015	August 2015
Trend <sup>2</sup>	4,501	4,943
SAAR	4,590	5,055
	August 2014	August 2015
Actual		
August - Single-Detached	173	256
August - Multiples	456	224
August - Total	629	480
January to August - Single-Detached	1,202	1,147
January to August - Multiples	2,341	1,783
January to August - Total	3,543	2,930

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> 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)****August 2015**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
August 2015	256	18	160	0	0	40	3	3	480
August 2014	173	28	308	0	0	85	4	31	629
% Change	48.0	-35.7	-48.1	n/a	n/a	-52.9	-25.0	-90.3	-23.7
Year-to-date 2015	1,147	92	790	0	0	728	32	141	2,930
Year-to-date 2014	1,202	144	1,021	0	4	1,013	29	130	3,543
% Change	-4.6	-36.1	-22.6	n/a	-100.0	-28.1	10.3	8.5	-17.3
<b>UNDER CONSTRUCTION</b>									
August 2015	1,118	98	1,160	0	0	2,065	28	579	5,048
August 2014	1,122	172	1,177	0	9	3,545	25	386	6,436
% Change	-0.4	-43.0	-1.4	n/a	-100.0	-41.7	12.0	50.0	-21.6
<b>COMPLETIONS</b>									
August 2015	96	16	180	0	0	318	11	0	621
August 2014	151	14	83	0	0	101	2	158	509
% Change	-36.4	14.3	116.9	n/a	n/a	**	**	-100.0	22.0
Year-to-date 2015	1,001	122	1,036	0	4	1,320	40	247	3,770
Year-to-date 2014	1,154	190	1,029	0	0	1,073	16	565	4,027
% Change	-13.3	-35.8	0.7	n/a	n/a	23.0	150.0	-56.3	-6.4
<b>COMPLETED &amp; NOT ABSORBED</b>									
August 2015	85	31	144	0	2	472	n/a	n/a	734
August 2014	64	38	92	0	0	191	n/a	n/a	385
% Change	32.8	-18.4	56.5	n/a	n/a	147.1	n/a	n/a	90.6
<b>ABSORBED</b>									
August 2015	84	27	166	0	1	228	n/a	n/a	506
August 2014	150	13	87	0	0	64	n/a	n/a	314
% Change	-44.0	107.7	90.8	n/a	n/a	**	n/a	n/a	61.1
Year-to-date 2015	988	116	968	0	5	1,221	n/a	n/a	3,298
Year-to-date 2014	1,181	220	984	0	0	1,144	n/a	n/a	3,529
% Change	-16.3	-47.3	-1.6	n/a	n/a	6.7	n/a	n/a	-6.5

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Ottawa City</b>									
August 2015	233	10	160	0	0	40	3	3	449
August 2014	159	22	308	0	0	61	4	31	585
<b>Ottawa, Vanier, Rockcliffe</b>									
August 2015	10	4	5	0	0	16	3	3	41
August 2014	9	8	3	0	0	26	4	23	73
<b>Nepean inside greenbelt</b>									
August 2015	3	0	0	0	0	0	0	0	3
August 2014	2	0	0	0	0	0	0	0	2
<b>Nepean outside greenbelt</b>									
August 2015	23	4	46	0	0	24	0	0	97
August 2014	22	6	128	0	0	35	0	0	191
<b>Gloucester inside greenbelt</b>									
August 2015	0	2	0	0	0	0	0	0	2
August 2014	0	0	0	0	0	0	0	0	0
<b>Gloucester outside greenbelt</b>									
August 2015	26	0	58	0	0	0	0	0	84
August 2014	20	4	45	0	0	0	0	0	69
<b>Kanata</b>									
August 2015	42	0	44	0	0	0	0	0	86
August 2014	68	0	42	0	0	0	0	0	110
<b>Cumberland</b>									
August 2015	63	0	0	0	0	0	0	0	63
August 2014	6	2	64	0	0	0	0	0	72
<b>Goulbourn</b>									
August 2015	51	0	7	0	0	0	0	0	58
August 2014	3	0	0	0	0	0	0	8	11
<b>West Carleton</b>									
August 2015	6	0	0	0	0	0	0	0	6
August 2014	6	0	26	0	0	0	0	0	32
<b>Rideau</b>									
August 2015	4	0	0	0	0	0	0	0	4
August 2014	6	0	0	0	0	0	0	0	6
<b>Osgoode</b>									
August 2015	5	0	0	0	0	0	0	0	5
August 2014	17	2	0	0	0	0	0	0	19
<b>Clarence-Rockland City</b>									
August 2015	13	0	0	0	0	0	0	0	13
August 2014	4	0	0	0	0	12	0	0	16
<b>Russell Township</b>									
August 2015	10	8	0	0	0	0	0	0	18
August 2014	10	6	0	0	0	12	0	0	28
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
August 2015	256	18	160	0	0	40	3	3	480
August 2014	173	28	308	0	0	85	4	31	629

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Ottawa City</b>									
August 2015	1,029	82	1,151	0	0	2,035	28	579	4,904
August 2014	1,033	156	1,170	0	9	3,514	25	386	6,293
<b>Ottawa, Vanier, Rockcliffe</b>									
August 2015	59	32	37	0	0	1,408	27	303	1,866
August 2014	54	68	30	0	9	3,101	20	151	3,433
<b>Nepean inside greenbelt</b>									
August 2015	33	0	0	0	0	199	0	0	232
August 2014	13	0	0	0	0	139	0	0	152
<b>Nepean outside greenbelt</b>									
August 2015	183	36	381	0	0	138	0	0	738
August 2014	319	38	466	0	0	105	0	25	953
<b>Gloucester inside greenbelt</b>									
August 2015	0	2	0	0	0	22	0	0	24
August 2014	4	0	0	0	0	0	0	0	4
<b>Gloucester outside greenbelt</b>									
August 2015	181	2	161	0	0	144	0	0	488
August 2014	77	28	150	0	0	85	2	0	342
<b>Kanata</b>									
August 2015	291	6	405	0	0	48	0	268	1,018
August 2014	349	0	192	0	0	0	1	201	743
<b>Cumberland</b>									
August 2015	98	0	135	0	0	76	0	0	309
August 2014	74	6	120	0	0	84	0	0	284
<b>Goulbourn</b>									
August 2015	95	0	11	0	0	0	0	8	114
August 2014	31	2	37	0	0	0	0	8	78
<b>West Carleton</b>									
August 2015	19	4	21	0	0	0	1	0	45
August 2014	27	8	175	0	0	0	2	1	213
<b>Rideau</b>									
August 2015	28	0	0	0	0	0	0	0	28
August 2014	20	0	0	0	0	0	0	0	20
<b>Osgoode</b>									
August 2015	42	0	0	0	0	0	0	0	42
August 2014	65	6	0	0	0	0	0	0	71
<b>Clarence-Rockland City</b>									
August 2015	36	0	0	0	0	0	0	0	36
August 2014	43	0	7	0	0	12	0	0	62
<b>Russell Township</b>									
August 2015	53	16	9	0	0	30	0	0	108
August 2014	46	16	0	0	0	19	0	0	81
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
August 2015	1,118	98	1,160	0	0	2,065	28	579	5,048
August 2014	1,122	172	1,177	0	9	3,545	25	386	6,436

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Ottawa City</b>									
August 2015	77	16	177	0	0	318	11	0	599
August 2014	141	12	83	0	0	101	2	158	497
<b>Ottawa, Vanier, Rockcliffe</b>									
August 2015	10	8	3	0	0	306	11	0	338
August 2014	8	6	3	0	0	8	2	6	33
<b>Nepean inside greenbelt</b>									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	1	0	0	0	0	0	0	0	1
<b>Nepean outside greenbelt</b>									
August 2015	16	2	91	0	0	0	0	0	109
August 2014	37	4	20	0	0	28	0	0	89
<b>Gloucester inside greenbelt</b>									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	0	0	0	0	0	0	0	0	0
<b>Gloucester outside greenbelt</b>									
August 2015	17	0	40	0	0	0	0	0	57
August 2014	12	0	18	0	0	17	0	0	47
<b>Kanata</b>									
August 2015	13	4	16	0	0	12	0	0	45
August 2014	43	2	18	0	0	12	0	152	227
<b>Cumberland</b>									
August 2015	11	0	21	0	0	0	0	0	32
August 2014	17	0	17	0	0	36	0	0	70
<b>Goulbourn</b>									
August 2015	0	0	0	0	0	0	0	0	0
August 2014	5	0	0	0	0	0	0	0	5
<b>West Carleton</b>									
August 2015	2	2	6	0	0	0	0	0	10
August 2014	5	0	7	0	0	0	0	0	12
<b>Rideau</b>									
August 2015	2	0	0	0	0	0	0	0	2
August 2014	3	0	0	0	0	0	0	0	3
<b>Osgoode</b>									
August 2015	6	0	0	0	0	0	0	0	6
August 2014	10	0	0	0	0	0	0	0	10
<b>Clarence-Rockland City</b>									
August 2015	7	0	3	0	0	0	0	0	10
August 2014	5	0	0	0	0	0	0	0	5
<b>Russell Township</b>									
August 2015	12	0	0	0	0	0	0	0	12
August 2014	5	2	0	0	0	0	0	0	7
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
August 2015	96	16	180	0	0	318	11	0	621
August 2014	151	14	83	0	0	101	2	158	509

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Ottawa City</b>									
August 2015	74	30	144	0	2	471	n/a	n/a	721
August 2014	58	37	87	0	0	191	n/a	n/a	373
<b>Ottawa, Vanier, Rockcliffe</b>									
August 2015	4	11	2	0	2	418	n/a	n/a	437
August 2014	7	30	3	0	0	33	n/a	n/a	73
<b>Nepean inside greenbelt</b>									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
<b>Nepean outside greenbelt</b>									
August 2015	13	11	54	0	0	21	n/a	n/a	99
August 2014	13	2	29	0	0	26	n/a	n/a	70
<b>Gloucester inside greenbelt</b>									
August 2015	0	0	0	0	0	8	n/a	n/a	8
August 2014	0	0	0	0	0	18	n/a	n/a	18
<b>Gloucester outside greenbelt</b>									
August 2015	14	0	46	0	0	13	n/a	n/a	73
August 2014	10	1	39	0	0	14	n/a	n/a	64
<b>Kanata</b>									
August 2015	25	3	22	0	0	5	n/a	n/a	55
August 2014	21	3	10	0	0	0	n/a	n/a	34
<b>Cumberland</b>									
August 2015	9	0	14	0	0	4	n/a	n/a	27
August 2014	1	0	4	0	0	94	n/a	n/a	99
<b>Goulbourn</b>									
August 2015	9	3	6	0	0	2	n/a	n/a	20
August 2014	4	0	0	0	0	6	n/a	n/a	10
<b>West Carleton</b>									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	1	2	0	0	0	n/a	n/a	3
<b>Rideau</b>									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	1	0	0	0	0	0	n/a	n/a	1
<b>Osgoode</b>									
August 2015	0	2	0	0	0	0	n/a	n/a	2
August 2014	1	0	0	0	0	0	n/a	n/a	1
<b>Clarence-Rockland City</b>									
August 2015	3	0	0	0	0	0	n/a	n/a	3
August 2014	3	0	5	0	0	0	n/a	n/a	8
<b>Russell Township</b>									
August 2015	8	1	0	0	0	1	n/a	n/a	10
August 2014	3	1	0	0	0	0	n/a	n/a	4
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
August 2015	85	31	144	0	2	472	n/a	n/a	734
August 2014	64	38	92	0	0	191	n/a	n/a	385

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Ottawa City</b>									
August 2015	68	25	163	0	1	226	n/a	n/a	483
August 2014	140	9	87	0	0	64	n/a	n/a	300
<b>Ottawa, Vanier, Rockcliffe</b>									
August 2015	10	18	3	0	1	207	n/a	n/a	239
August 2014	9	4	3	0	0	9	n/a	n/a	25
<b>Nepean inside greenbelt</b>									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	1	0	0	0	0	0	n/a	n/a	1
<b>Nepean outside greenbelt</b>									
August 2015	14	2	89	0	0	2	n/a	n/a	107
August 2014	35	4	29	0	0	21	n/a	n/a	89
<b>Gloucester inside greenbelt</b>									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	0	0	0	0	0	0	n/a	n/a	0
<b>Gloucester outside greenbelt</b>									
August 2015	16	0	35	0	0	0	n/a	n/a	51
August 2014	13	0	13	0	0	9	n/a	n/a	35
<b>Kanata</b>									
August 2015	13	3	11	0	0	7	n/a	n/a	34
August 2014	43	1	16	0	0	12	n/a	n/a	72
<b>Cumberland</b>									
August 2015	5	0	15	0	0	10	n/a	n/a	30
August 2014	17	0	17	0	0	13	n/a	n/a	47
<b>Goulbourn</b>									
August 2015	0	0	0	0	0	0	n/a	n/a	0
August 2014	4	0	2	0	0	0	n/a	n/a	6
<b>West Carleton</b>									
August 2015	2	2	10	0	0	0	n/a	n/a	14
August 2014	5	0	7	0	0	0	n/a	n/a	12
<b>Rideau</b>									
August 2015	2	0	0	0	0	0	n/a	n/a	2
August 2014	4	0	0	0	0	0	n/a	n/a	4
<b>Osgoode</b>									
August 2015	6	0	0	0	0	0	n/a	n/a	6
August 2014	9	0	0	0	0	0	n/a	n/a	9
<b>Clarence-Rockland City</b>									
August 2015	7	0	3	0	0	0	n/a	n/a	10
August 2014	5	0	0	0	0	0	n/a	n/a	5
<b>Russell Township</b>									
August 2015	9	2	0	0	0	2	n/a	n/a	13
August 2014	5	4	0	0	0	0	n/a	n/a	9
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
August 2015	84	27	166	0	1	228	n/a	n/a	506
August 2014	150	13	87	0	0	64	n/a	n/a	314

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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****August 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Ottawa City	233	159	10	26	163	308	43	92	449	585	-23.2
Ottawa, Vanier, Rockcliffe	10	9	4	12	8	3	19	49	41	73	-43.8
Nepean inside greenbelt	3	2	0	0	0	0	0	0	3	2	50.0
Nepean outside greenbelt	23	22	4	6	46	128	24	35	97	191	-49.2
Gloucester inside greenbelt	0	0	2	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	26	20	0	4	58	45	0	0	84	69	21.7
Kanata	42	68	0	0	44	42	0	0	86	110	-21.8
Cumberland	63	6	0	2	0	64	0	0	63	72	-12.5
Goulbourn	51	3	0	0	7	0	0	8	58	11	**
West Carleton	6	6	0	0	0	26	0	0	6	32	-81.3
Rideau	4	6	0	0	0	0	0	0	4	6	-33.3
Osgoode	5	17	0	2	0	0	0	0	5	19	-73.7
Clarence-Rockland City	13	4	0	0	0	0	0	12	13	16	-18.8
Russell Township	10	10	8	6	0	0	0	12	18	28	-35.7
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>256</b>	<b>173</b>	<b>18</b>	<b>32</b>	<b>163</b>	<b>308</b>	<b>43</b>	<b>116</b>	<b>480</b>	<b>629</b>	<b>-23.7</b>

**Table 2.1: Starts by Submarket and by Dwelling Type****January - August 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	1,026	1,092	97	147	781	1,026	839	1,112	2,743	3,377	-18.8
Ottawa, Vanier, Rockcliffe	54	35	48	52	21	23	687	750	810	860	-5.8
Nepean inside greenbelt	31	13	0	0	0	0	0	139	31	152	-79.6
Nepean outside greenbelt	196	323	36	36	284	329	72	91	588	779	-24.5
Gloucester inside greenbelt	0	3	2	0	0	0	0	0	2	3	-33.3
Gloucester outside greenbelt	206	118	4	38	151	191	80	32	441	379	16.4
Kanata	266	371	4	1	236	167	0	28	506	567	-10.8
Cumberland	108	93	0	6	78	137	0	64	186	300	-38.0
Goulbourn	94	32	0	2	7	10	0	8	101	52	94.2
West Carleton	16	25	3	6	4	169	0	0	23	200	-88.5
Rideau	19	20	0	0	0	0	0	0	19	20	-5.0
Osgoode	36	59	0	6	0	0	0	0	36	65	-44.6
Clarence-Rockland City	48	56	0	0	3	7	0	12	51	75	-32.0
Russell Township	73	54	24	18	9	0	30	19	136	91	49.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,147</b>	<b>1,202</b>	<b>121</b>	<b>165</b>	<b>793</b>	<b>1,033</b>	<b>869</b>	<b>1,143</b>	<b>2,930</b>	<b>3,543</b>	<b>-17.3</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Ottawa City	160	308	3	0	40	61	3	31
Ottawa, Vanier, Rockcliffe	5	3	3	0	16	26	3	23
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	46	128	0	0	24	35	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	58	45	0	0	0	0	0	0
Kanata	44	42	0	0	0	0	0	0
Cumberland	0	64	0	0	0	0	0	0
Goulbourn	7	0	0	0	0	0	0	8
West Carleton	0	26	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	12	0	0
Russell Township	0	0	0	0	0	12	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>160</b>	<b>308</b>	<b>3</b>	<b>0</b>	<b>40</b>	<b>85</b>	<b>3</b>	<b>31</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - August 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	778	1,018	3	8	698	982	141	130
Ottawa, Vanier, Rockcliffe	18	15	3	8	546	681	141	69
Nepean inside greenbelt	0	0	0	0	0	139	0	0
Nepean outside greenbelt	284	329	0	0	72	66	0	25
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	151	191	0	0	80	32	0	0
Kanata	236	167	0	0	0	0	0	28
Cumberland	78	137	0	0	0	64	0	0
Goulbourn	7	10	0	0	0	0	0	8
West Carleton	4	169	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	12	0	0
Russell Township	9	0	0	0	30	19	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>790</b>	<b>1,025</b>	<b>3</b>	<b>8</b>	<b>728</b>	<b>1,013</b>	<b>141</b>	<b>130</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Ottawa City	403	489	40	61	6	35	449	585
Ottawa, Vanier, Rockcliffe	19	20	16	26	6	27	41	73
Nepean inside greenbelt	3	2	0	0	0	0	3	2
Nepean outside greenbelt	73	156	24	35	0	0	97	191
Gloucester inside greenbelt	2	0	0	0	0	0	2	0
Gloucester outside greenbelt	84	69	0	0	0	0	84	69
Kanata	86	110	0	0	0	0	86	110
Cumberland	63	72	0	0	0	0	63	72
Goulbourn	58	3	0	0	0	8	58	11
West Carleton	6	32	0	0	0	0	6	32
Rideau	4	6	0	0	0	0	4	6
Osgoode	5	19	0	0	0	0	5	19
Clarence-Rockland City	13	4	0	12	0	0	13	16
Russell Township	18	16	0	12	0	0	18	28
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>434</b>	<b>509</b>	<b>40</b>	<b>85</b>	<b>6</b>	<b>35</b>	<b>480</b>	<b>629</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	1,874	2,232	698	986	171	159	2,743	3,377
Ottawa, Vanier, Rockcliffe	98	82	546	685	166	93	810	860
Nepean inside greenbelt	31	13	0	139	0	0	31	152
Nepean outside greenbelt	516	688	72	66	0	25	588	779
Gloucester inside greenbelt	2	3	0	0	0	0	2	3
Gloucester outside greenbelt	357	345	80	32	4	2	441	379
Kanata	506	538	0	0	0	29	506	567
Cumberland	186	236	0	64	0	0	186	300
Goulbourn	101	44	0	0	0	8	101	52
West Carleton	22	198	0	0	1	2	23	200
Rideau	19	20	0	0	0	0	19	20
Osgoode	36	65	0	0	0	0	36	65
Clarence-Rockland City	51	63	0	12	0	0	51	75
Russell Township	104	72	30	19	2	0	136	91
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>2,029</b>	<b>2,367</b>	<b>728</b>	<b>1,017</b>	<b>173</b>	<b>159</b>	<b>2,930</b>	<b>3,543</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**
**August 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	% Change
Ottawa City	77	141	24	14	177	83	321	259	599	497	20.5
Ottawa, Vanier, Rockcliffe	10	8	16	8	3	3	309	14	338	33	**
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	16	37	2	4	91	20	0	28	109	89	22.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	17	12	0	0	40	18	0	17	57	47	21.3
Kanata	13	43	4	2	16	18	12	164	45	227	-80.2
Cumberland	11	17	0	0	21	17	0	36	32	70	-54.3
Goulbourn	0	5	0	0	0	0	0	0	0	5	-100.0
West Carleton	2	5	2	0	6	7	0	0	10	12	-16.7
Rideau	2	3	0	0	0	0	0	0	2	3	-33.3
Osgoode	6	10	0	0	0	0	0	0	6	10	-40.0
Clarence-Rockland City	7	5	0	0	3	0	0	0	10	5	100.0
Russell Township	12	5	0	2	0	0	0	0	12	7	71.4
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>96</b>	<b>151</b>	<b>24</b>	<b>16</b>	<b>180</b>	<b>83</b>	<b>321</b>	<b>259</b>	<b>621</b>	<b>509</b>	<b>22.0</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**
**January - August 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	900	1,061	149	176	1,029	993	1,539	1,638	3,617	3,868	-6.5
Ottawa, Vanier, Rockcliffe	46	59	72	62	38	19	1,224	740	1,380	880	56.8
Nepean inside greenbelt	12	12	2	4	0	0	0	0	14	16	-12.5
Nepean outside greenbelt	209	282	28	44	355	258	44	265	636	849	-25.1
Gloucester inside greenbelt	2	4	0	0	0	0	0	22	2	26	-92.3
Gloucester outside greenbelt	153	147	6	28	220	250	70	88	449	513	-12.5
Kanata	286	327	7	30	174	299	201	248	668	904	-26.1
Cumberland	77	70	18	8	88	108	0	233	183	419	-56.3
Goulbourn	24	53	6	0	14	17	0	42	44	112	-60.7
West Carleton	16	35	6	0	140	42	0	0	162	77	110.4
Rideau	16	24	0	0	0	0	0	0	16	24	-33.3
Osgoode	59	48	4	0	0	0	0	0	63	48	31.3
Clarence-Rockland City	54	56	2	4	11	36	12	0	79	96	-17.7
Russell Township	47	37	8	26	0	0	19	0	74	63	17.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,001</b>	<b>1,154</b>	<b>159</b>	<b>206</b>	<b>1,040</b>	<b>1,029</b>	<b>1,570</b>	<b>1,638</b>	<b>3,770</b>	<b>4,027</b>	<b>-6.4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Ottawa City	174	83	3	0	321	101	0	158
Ottawa, Vanier, Rockcliffe	0	3	3	0	309	8	0	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	91	20	0	0	0	28	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	40	18	0	0	0	17	0	0
Kanata	16	18	0	0	12	12	0	152
Cumberland	21	17	0	0	0	36	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	6	7	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	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>177</b>	<b>83</b>	<b>3</b>	<b>0</b>	<b>321</b>	<b>101</b>	<b>0</b>	<b>158</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - August 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	1,026	993	3	0	1,292	1,073	247	565
Ottawa, Vanier, Rockcliffe	35	19	3	0	1,191	558	33	182
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	355	258	0	0	19	141	25	124
Gloucester inside greenbelt	0	0	0	0	0	22	0	0
Gloucester outside greenbelt	220	250	0	0	70	50	0	38
Kanata	174	299	0	0	12	96	189	152
Cumberland	88	108	0	0	0	192	0	41
Goulbourn	14	17	0	0	0	14	0	28
West Carleton	140	42	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	11	36	0	0	12	0	0	0
Russell Township	0	0	0	0	19	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,037</b>	<b>1,029</b>	<b>3</b>	<b>0</b>	<b>1,323</b>	<b>1,073</b>	<b>247</b>	<b>565</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014	Aug 2015	Aug 2014
Ottawa City	270	236	318	101	11	160	599	497
Ottawa, Vanier, Rockcliffe	21	17	306	8	11	8	338	33
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	109	61	0	28	0	0	109	89
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	57	30	0	17	0	0	57	47
Kanata	33	63	12	12	0	152	45	227
Cumberland	32	34	0	36	0	0	32	70
Goulbourn	0	5	0	0	0	0	0	5
West Carleton	10	12	0	0	0	0	10	12
Rideau	2	3	0	0	0	0	2	3
Osgoode	6	10	0	0	0	0	6	10
Clarence-Rockland City	10	5	0	0	0	0	10	5
Russell Township	12	7	0	0	0	0	12	7
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>292</b>	<b>248</b>	<b>318</b>	<b>101</b>	<b>11</b>	<b>160</b>	<b>621</b>	<b>509</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	2,039	2,218	1,293	1,073	285	577	3,617	3,868
Ottawa, Vanier, Rockcliffe	126	130	1,192	558	62	192	1,380	880
Nepean inside greenbelt	12	14	0	0	2	2	14	16
Nepean outside greenbelt	592	584	19	141	25	124	636	849
Gloucester inside greenbelt	2	4	0	22	0	0	2	26
Gloucester outside greenbelt	375	425	70	50	4	38	449	513
Kanata	466	656	12	96	190	152	668	904
Cumberland	183	186	0	192	0	41	183	419
Goulbourn	44	70	0	14	0	28	44	112
West Carleton	160	77	0	0	2	0	162	77
Rideau	16	24	0	0	0	0	16	24
Osgoode	63	48	0	0	0	0	63	48
Clarence-Rockland City	67	96	12	0	0	0	79	96
Russell Township	53	59	19	0	2	4	74	63
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>2,159</b>	<b>2,373</b>	<b>1,324</b>	<b>1,073</b>	<b>287</b>	<b>581</b>	<b>3,770</b>	<b>4,027</b>

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

August 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 (%)			
<b>Ottawa City</b>													
August 2015	0	0.0	4	7.8	3	5.9	13	25.5	31	60.8	51	527,900	546,481
August 2014	0	0.0	1	0.8	23	18.9	44	36.1	54	44.3	122	489,990	529,626
Year-to-date 2015	0	0.0	34	4.6	113	15.3	258	34.9	335	45.3	740	488,400	514,286
Year-to-date 2014	1	0.1	40	4.4	155	17.0	274	30.0	443	48.5	913	499,500	529,440
<b>Ottawa, Vanier, Rockcliffe</b>													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	17	100.0	17	849,900	879,571
Year-to-date 2014	0	0.0	0	0.0	1	2.6	3	7.9	34	89.5	38	799,900	890,621
<b>Nepean inside greenbelt</b>													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
<b>Nepean outside greenbelt</b>													
August 2015	0	0.0	0	0.0	1	7.1	5	35.7	8	57.1	14	512,900	518,956
August 2014	0	0.0	1	2.9	4	11.4	19	54.3	11	31.4	35	479,990	486,468
Year-to-date 2015	0	0.0	13	6.2	24	11.5	57	27.3	115	55.0	209	514,900	505,599
Year-to-date 2014	0	0.0	10	3.6	54	19.5	91	32.9	122	44.0	277	486,990	496,013
<b>Gloucester inside greenbelt</b>													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
<b>Gloucester outside greenbelt</b>													
August 2015	0	0.0	0	0.0	0	0.0	5	33.3	10	66.7	15	537,900	557,500
August 2014	0	0.0	0	0.0	1	8.3	5	41.7	6	50.0	12	505,400	496,825
Year-to-date 2015	0	0.0	2	1.5	11	8.5	61	46.9	56	43.1	130	497,900	504,905
Year-to-date 2014	0	0.0	4	2.7	12	8.1	73	49.0	60	40.3	149	492,900	503,393
<b>Kanata</b>													
August 2015	0	0.0	2	15.4	2	15.4	1	7.7	8	61.5	13	539,990	523,565
August 2014	0	0.0	0	0.0	12	28.6	11	26.2	19	45.2	42	496,700	515,070
Year-to-date 2015	0	0.0	13	4.6	60	21.4	109	38.8	99	35.2	281	458,990	496,908
Year-to-date 2014	0	0.0	18	5.8	67	21.4	74	23.6	154	49.2	313	499,500	516,489
<b>Cumberland</b>													
August 2015	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	--	--
August 2014	0	0.0	0	0.0	6	46.2	6	46.2	1	7.7	13	426,900	443,738
Year-to-date 2015	0	0.0	5	8.5	18	30.5	20	33.9	16	27.1	59	468,900	468,741
Year-to-date 2014	0	0.0	7	12.3	16	28.1	24	42.1	10	17.5	57	441,400	449,053
<b>Goulbourn</b>													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	3	21.4	11	78.6	14	572,900	582,150
Year-to-date 2014	0	0.0	1	2.8	5	13.9	5	13.9	25	69.4	36	588,445	575,158

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**August 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 (%)			
<b>West Carleton</b>													
August 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
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	11	100.0	11	624,900	679,300
<b>Rideau</b>													
August 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	735,900	747,250
<b>Osgoode</b>													
August 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
August 2014	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
Year-to-date 2015	0	0.0	1	5.0	0	0.0	7	35.0	12	60.0	20	605,400	584,385
Year-to-date 2014	1	5.6	0	0.0	0	0.0	4	22.2	13	72.2	18	607,900	615,961
<b>Clarence-Rockland City</b>													
August 2015	0	0.0	4	80.0	0	0.0	1	20.0	0	0.0	5	--	--
August 2014	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
Year-to-date 2015	0	0.0	28	77.8	5	13.9	3	8.3	0	0.0	36	360,400	361,938
Year-to-date 2014	4	8.9	26	57.8	11	24.4	4	8.9	0	0.0	45	342,900	349,931
<b>Russell Township</b>													
August 2015	0	0.0	4	44.4	3	33.3	2	22.2	0	0.0	9	--	--
August 2014	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
Year-to-date 2015	0	0.0	28	68.3	4	9.8	8	19.5	1	2.4	41	369,000	387,015
Year-to-date 2014	0	0.0	17	53.1	12	37.5	3	9.4	0	0.0	32	369,900	377,353
<b>Ottawa-Gatineau CMA (Ontario portion)</b>													
August 2015	0	0.0	12	18.5	6	9.2	16	24.6	31	47.7	65	486,900	511,688
August 2014	1	0.8	6	4.6	26	19.8	44	33.6	54	41.2	131	479,990	517,707
Year-to-date 2015	0	0.0	90	11.0	122	14.9	269	32.9	336	41.1	817	471,900	501,186
Year-to-date 2014	5	0.5	83	8.4	178	18.0	281	28.4	443	44.7	990	489,150	516,365

Source: CMHC (Market Absorption Survey)

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

Submarket	Aug 2015	Aug 2014	% Change	YTD 2015	YTD 2014	% Change
Ottawa City	546,481	529,626	3.2	514,286	529,440	-2.9
Ottawa, Vanier, Rockcliffe	--	870,357	n/a	879,571	890,621	-1.2
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	518,956	486,468	6.7	505,599	496,013	1.9
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	557,500	496,825	12.2	504,905	503,393	0.3
Kanata	523,565	515,070	1.6	496,908	516,489	-3.8
Cumberland	--	443,738	n/a	468,741	449,053	4.4
Goulbourn	--	--	n/a	582,150	575,158	1.2
West Carleton	--	--	n/a	--	679,300	n/a
Rideau	--	--	n/a	623,400	747,250	-16.6
Osgoode	--	512,700	n/a	584,385	615,961	-5.1
Clarence-Rockland City	--	--	n/a	361,938	349,931	3.4
Russell Township	--	--	n/a	387,015	377,353	2.6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>511,688</b>	<b>517,707</b>	<b>-1.2</b>	<b>501,186</b>	<b>516,365</b>	<b>-2.9</b>

Source: CMHC (Market Absorption Survey)

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

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to-New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) 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	1,165	3,434	2,670	43.6	383,676	5.0	377,302
	July	1,457	-0.3	1,235	3,013	2,696	45.8	369,718	3.1	370,413
	August	1,293	6.5	1,276	2,484	2,658	48.0	354,035	-2.1	358,344
	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	10,258	-0.4		23,436			365,654	1.4	
	YTD 2015	10,702	4.3		24,453			372,259	1.8	

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

<sup>1</sup>Source: CREA

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA

**Table 6: Economic Indicators**  
**August 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	113.6	127.4	533	6.1	68.9	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.5	1,037
	August	561	2.89	4.64		127.1	529	6.4	68.4	1,035
	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 of 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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