HOUSING MARKET INFORMATION

# HOUSING NOW
## Ottawa[1]

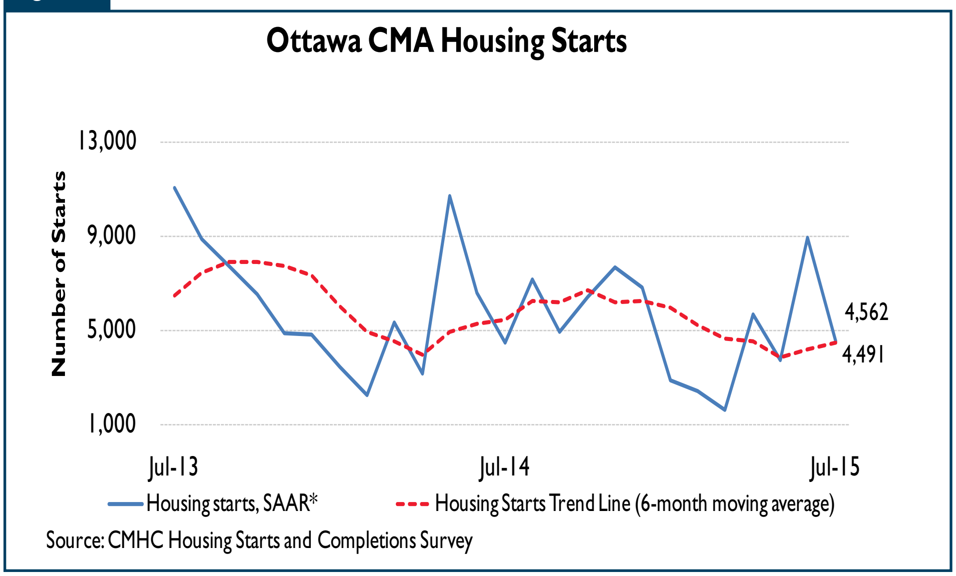
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2015

## Highlights

- July housing starts trended slightly up from a month earlier, but activity remained muted compared to a year earlier.
- Singles trended slightly up while multiples trended lower led by declining apartment starts due to inventory management.
- Resale activity trended higher due to a rise in 2-storey single-detached and condominium apartments sales.

Figure 1




* SAAR[2]: Seasonally Adjusted Annual Rate.

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

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## Housing Market Overview

Housing starts in the Ottawa Census Metropolitan Area (CMA) were trending at 4,491 units in July compared to 4,207 units in June. The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

Housing starts trended slightly up in July but continued on a moderating path from a year earlier across all dwelling types. Year-to-date single-detached and row starts have declined at a more modest pace than semi-detached and apartment starts. Inventory management in the high-rise segment of the market continues to limit new starts. However, starts in the low-rise segment have strengthened since 2014 on the heels of a scale-back in the 2012-2013 period. Demand for low-rise dwellings has also remained steady on the resale side despite weak employment and wage conditions so far this year.

Seasonally adjusted resale market transactions trended up once more in July. Sales activity has been slowly going up since the beginning of the year. On the freehold[3] side of the market, sales were down compared to June. By dwelling style however, 2-storey single-detached home sales went up from June, while sales of bungalows, semis and rows declined. In the condominium[4] segment of the market, seasonally adjusted sales for condominium apartments came in stronger than a month earlier, while row sales remained flat. Year-to-date overall MLS® sales activity was 4.0 per cent higher, or 365 more transactions, than over the same period last year.

The market continued to remain in balanced[5] market territory. Seasonally adjusted new listings were down in July relative to the previous month. However the overall trend in listings has been on an upward trajectory compared to a year earlier. Since total sales were up while total new listings declined, the ratio of sales to new listings (SNL) was pushed upward for July to 0.46 from 0.44 in June. The moderation in new listings occurred in both the freehold and condominium segments of the market. The overall average price grew by 3.1 per cent in July due to a rise in the average price for freeholds that outpaced the decline in the average price for condominiums. Sales by area followed the usual distribution with the majority of sales taking place in Orleans as the area's average price remained significantly lower than the overall MLS® average price and the urban average.

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

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

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

| UNIT TYPE | MLS® Sales | | | | | | MLS® Prices ($) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | July | | | YTD to July | | | July | | | YTD to July | | |
| | 2015 | 2014 | % Chg. | 2015 | 2014 | % Chg. | 2015 | 2014 | % Chg. | 2015 | 2014 | % Chg. |
| **SINGLE- DETACHED** | **837** | **850** | **-1.5** | **5,334** | **5,058** | **5.5** | **415,440** | **391,114** | **6.2** | **421,155** | **411,276** | **2.4** |
| *Bungalow* | *237* | *273* | -13.2 | *1,583* | *1,519* | 4.2 | *351,046* | *343,994* | 2.1 | *362,780* | *361,988* | 0.2 |
| *Two-Storey* | *430* | *409* | 5.1 | *2,743* | *2,551* | 7.5 | *470,769* | *447,631* | 5.2 | *470,057* | *461,817* | 1.8 |
| *Other Single-Detached* | *170* | *168* | 1.2 | *1,008* | *988* | 2.0 | *365,265* | *330,091* | 10.7 | *379,757* | *356,560* | 6.5 |
| **ROW** | **236** | **240** | **-1.7** | **1,645** | **1,636** | **0.6** | **329,978** | **329,336** | **0.2** | **323,825** | **324,274** | **-0.1** |
| **SEMI** | **92** | **93** | **-1.1** | **679** | **554** | **22.6** | **374,426** | **381,071** | **-1.7** | **391,747** | **380,701** | **2.9** |
| **CONDOMINIUM** | **271** | **262** | **3.4** | **1,655** | **1,706** | **-3.0** | **255,103** | **261,663** | **-2.5** | **262,350** | **262,700** | **-0.1** |
| *Apartment* | 147 | *123* | 19.5 | *880* | *869* | 1.3 | *267,650* | *281,163* | -4.8 | *285,977* | *288,055* | -0.7 |
| *Row* | 91 | *100* | -9.0 | *542* | *583* | -7.0 | *240,833* | *237,072* | 1.6 | *232,698* | *229,433* | 1.4 |
| *Other Condominiums* | *33* | *39* | -15.4 | *233* | *254* | -8.3 | *238,556* | *263,215* | -9.4 | *242,092* | *252,312* | -4.1 |
| **OTHERS** | **21** | **17** | - | **96** | **90** | - | - | - | - | - | - | - |
| **TOTAL** | **1,457** | **1,462** | **-0.3** | **9,409** | **9,044** | **4.0** | **369,718** | **358,600** | **3.1** | **374,764** | **366,181** | **2.3** |

Source: Ottawa Real Estate Board

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

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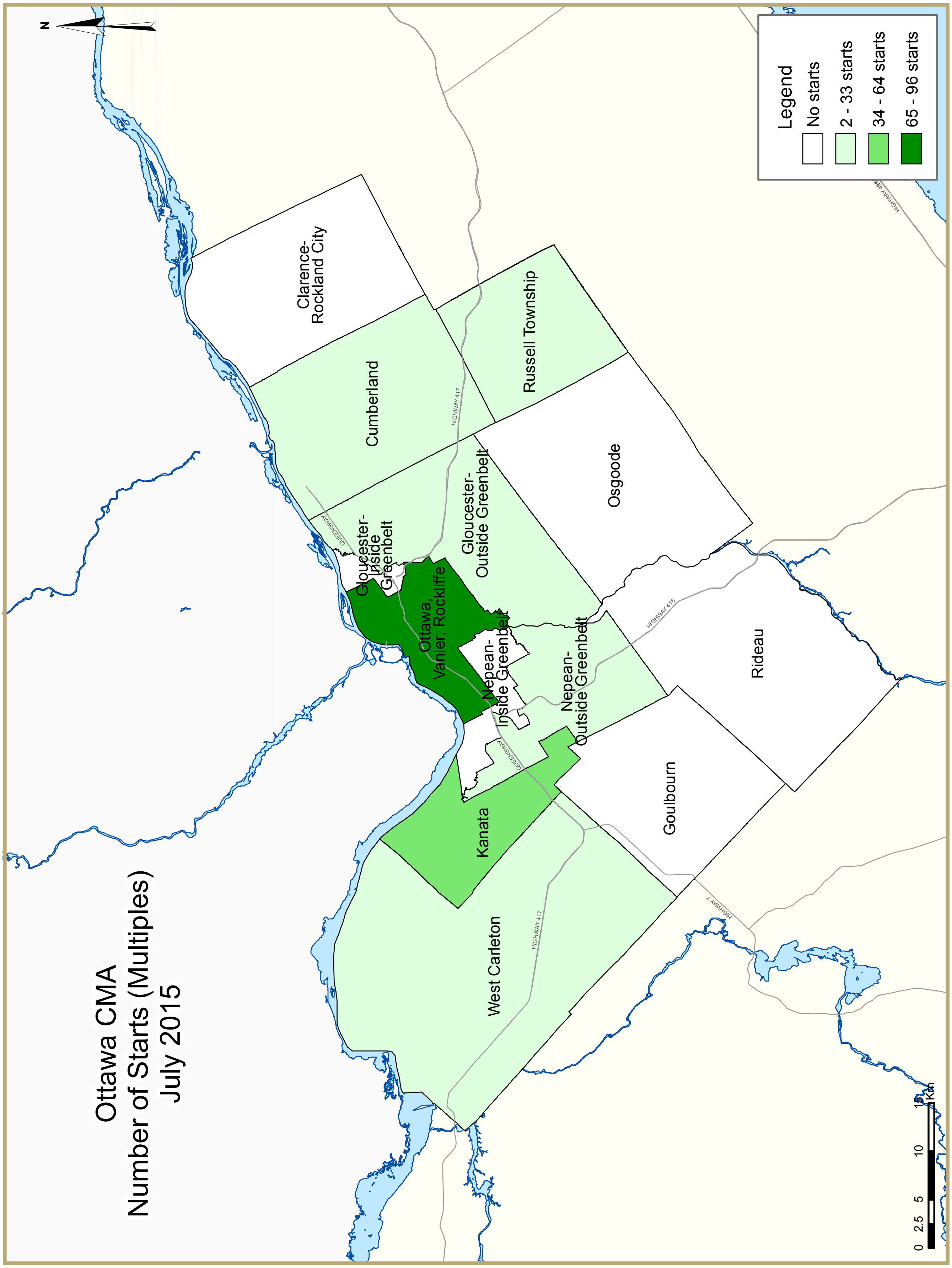
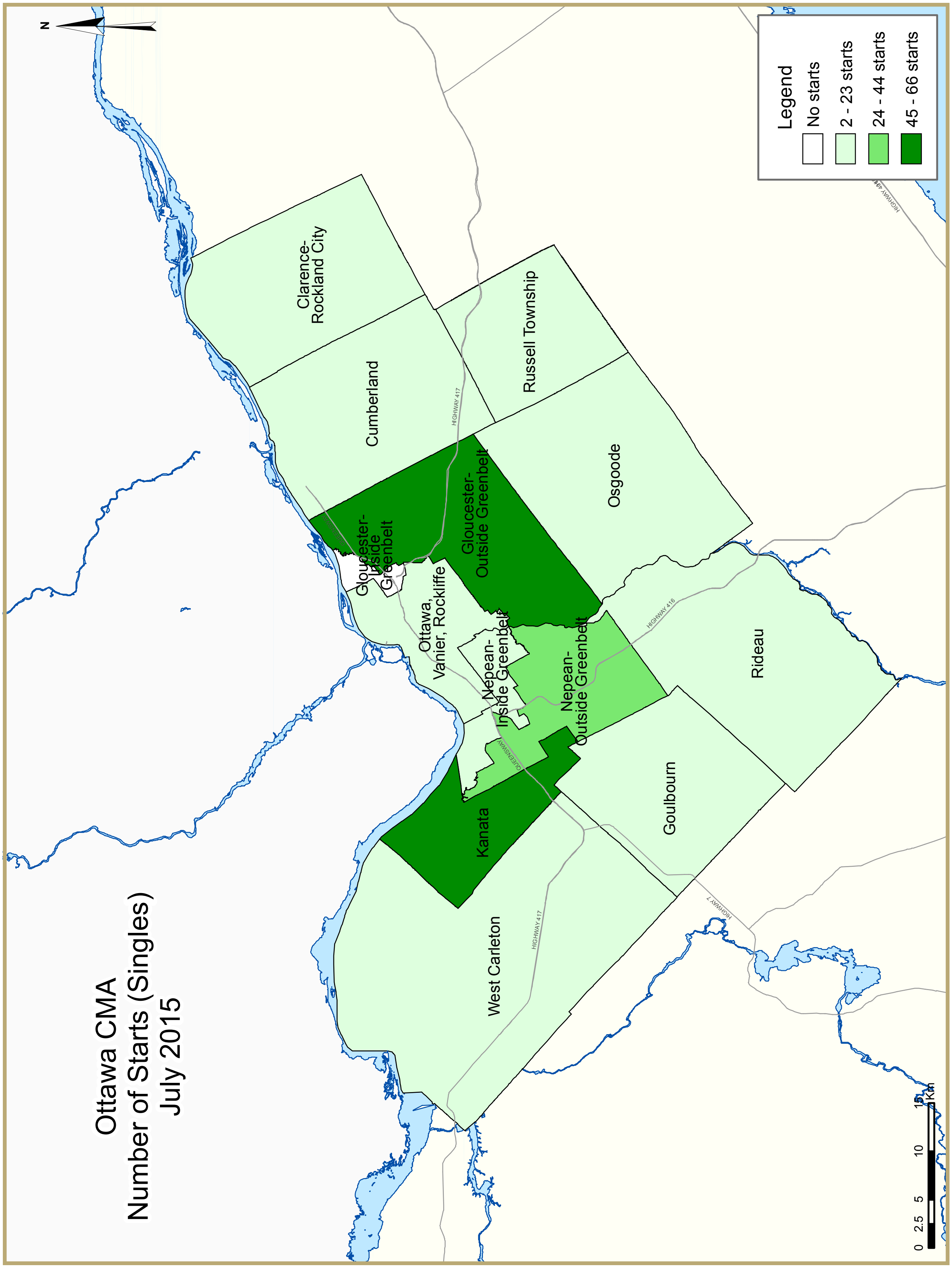
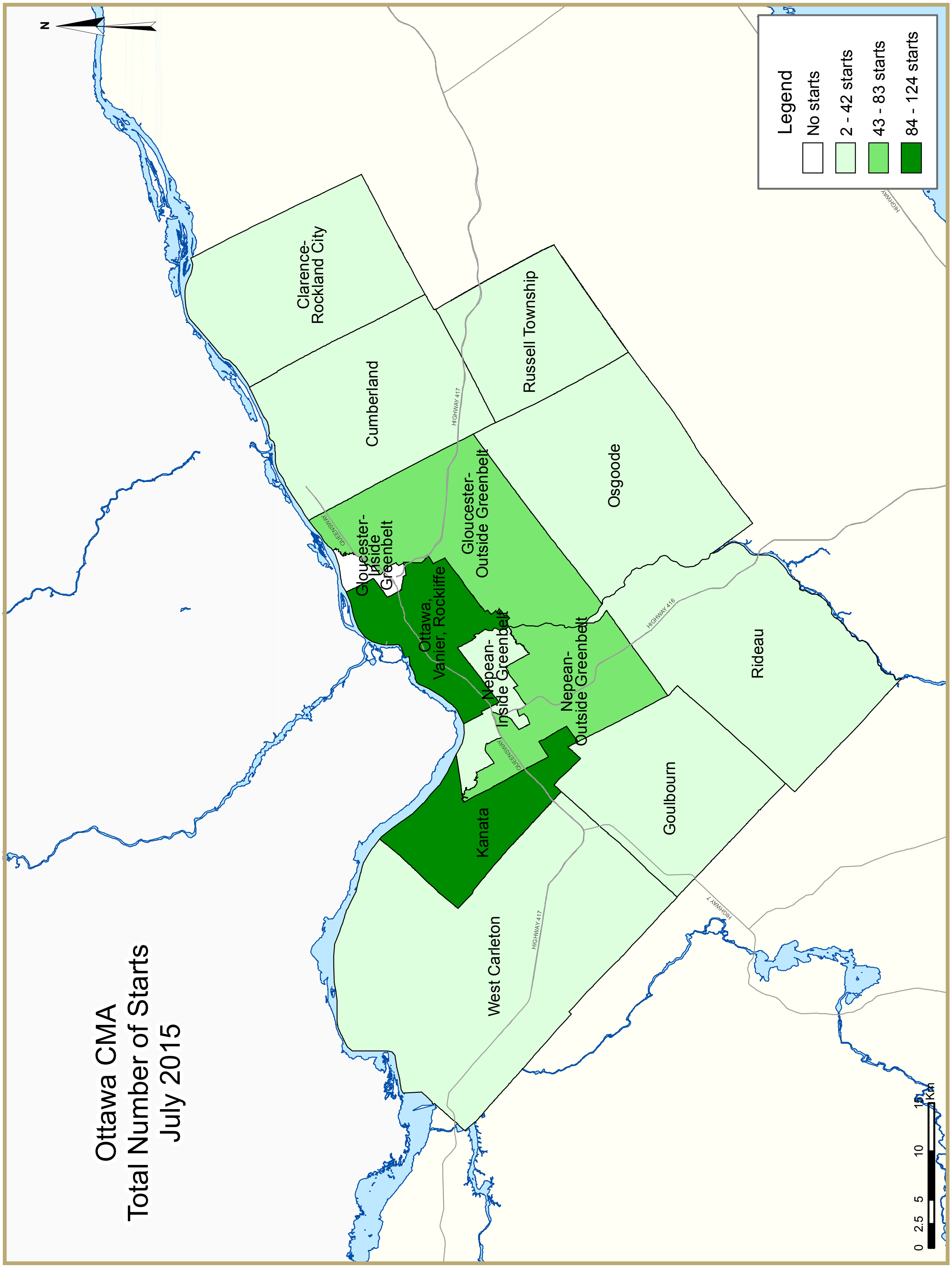
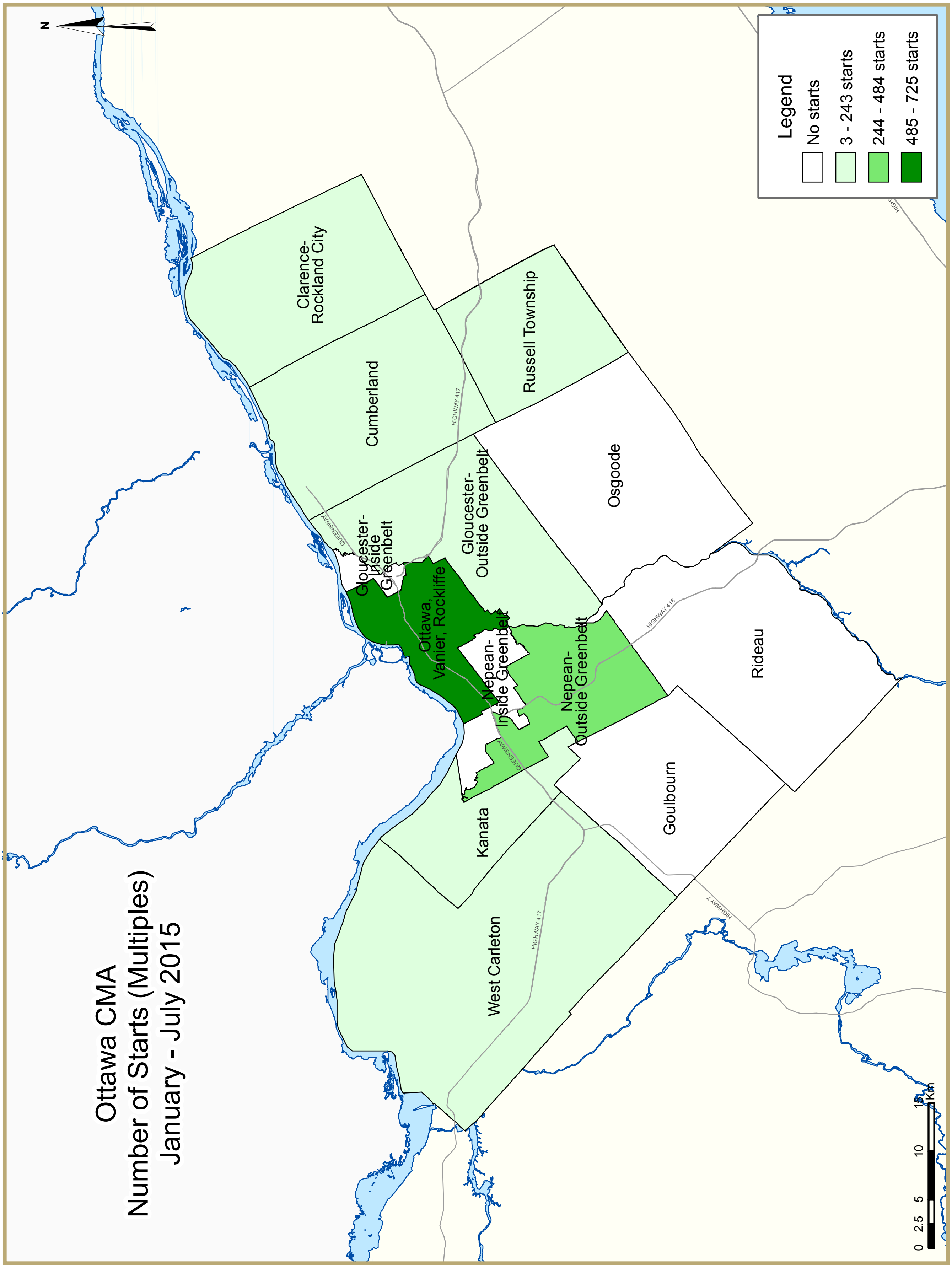
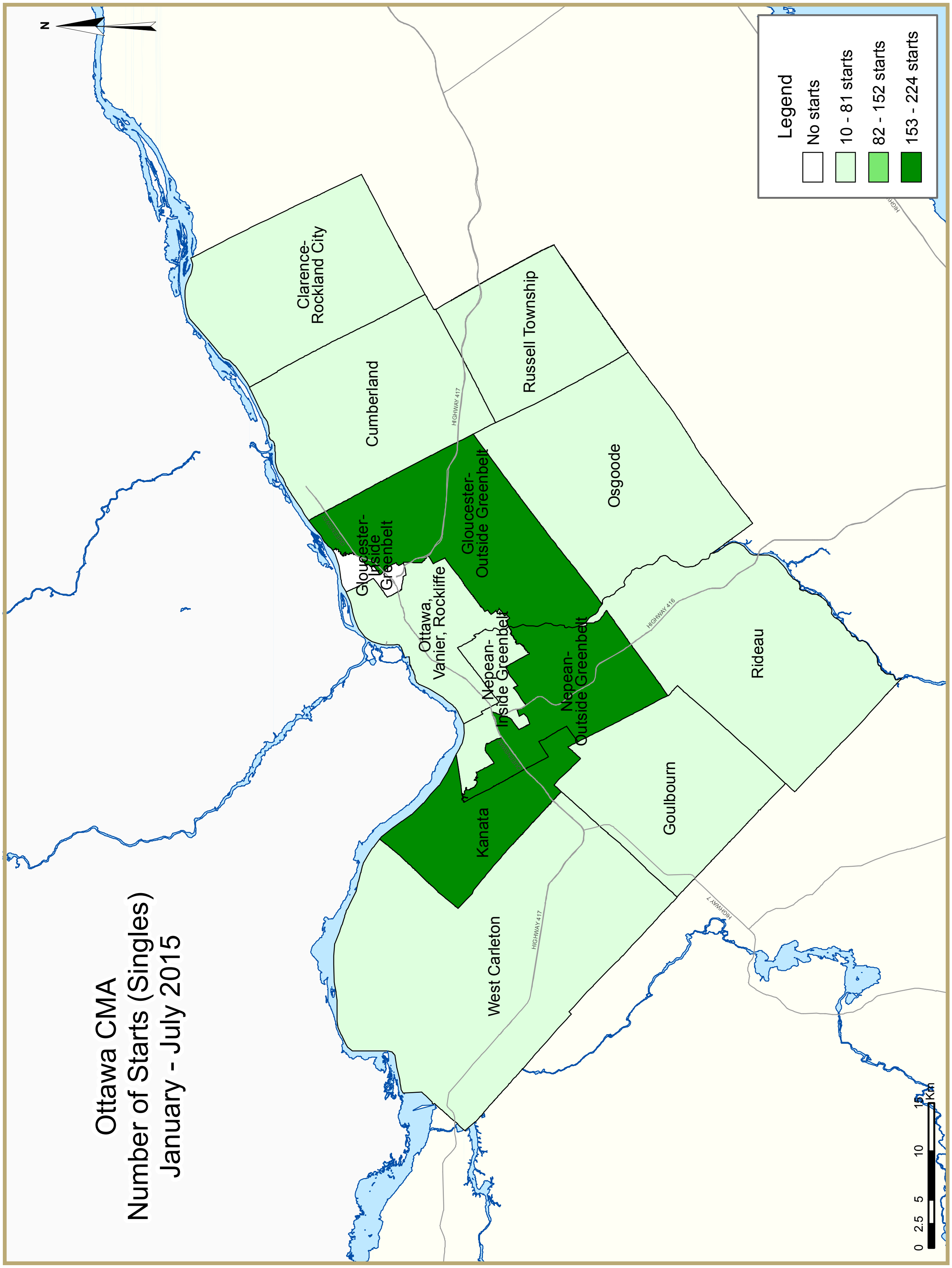

Ottawa CMA
Number of Starts (Multiples)
July 2015
N
Legend
No starts
2 - 33 starts
34 - 64 starts
65 - 96 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
QUEENSWAY
HIGHWAY 416
HIGHWAY 7
0 2.5 5 10 15 Km

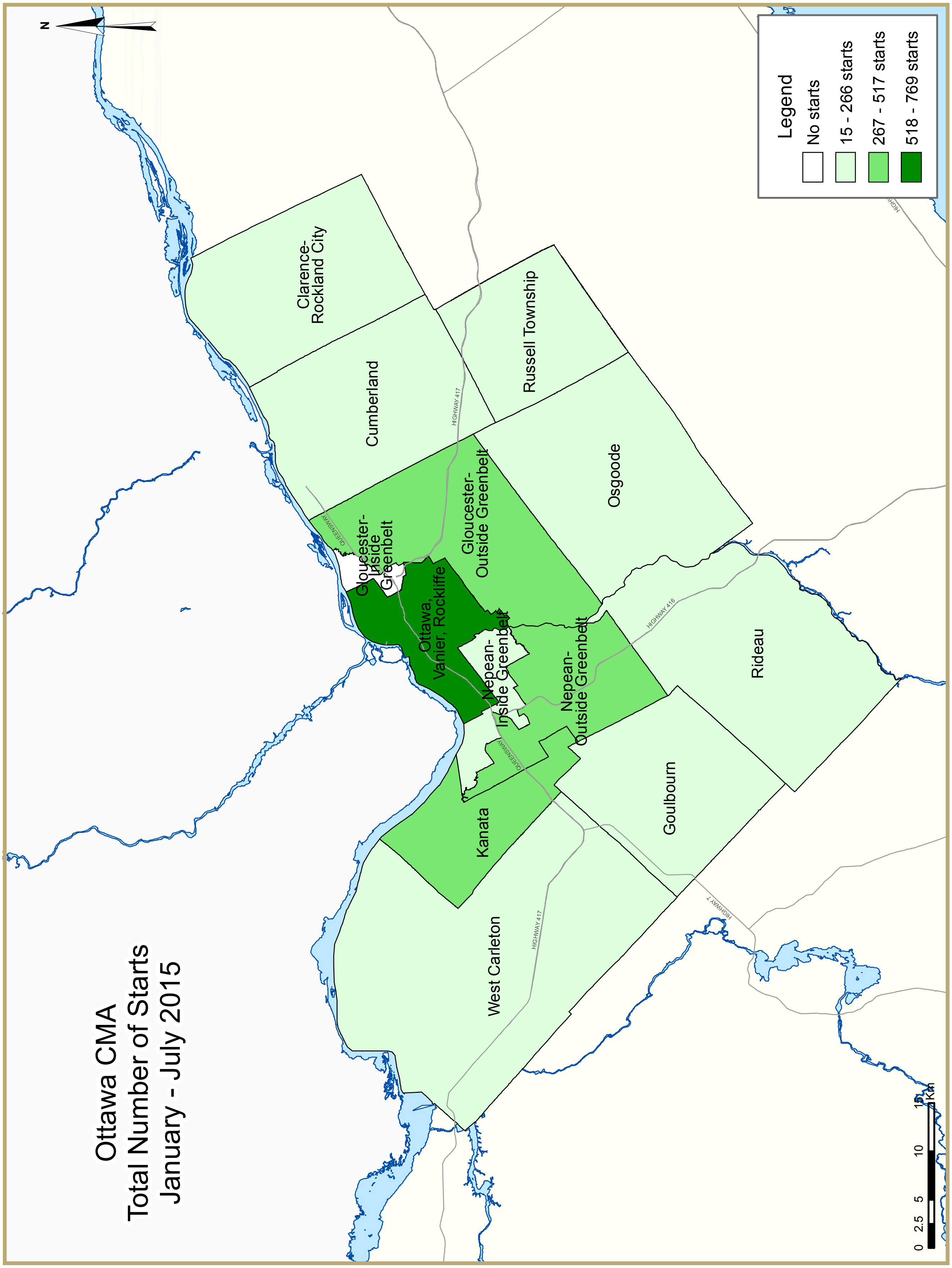

Ottawa CMA
Number of Starts (Singles)
July 2015
Legend
No starts
2 - 23 starts
24 - 44 starts
45 - 66 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
0
2.5
5
10
15
Km


Ottawa CMA
Total Number of Starts
July 2015
Legend
No starts
2 - 42 starts
43 - 83 starts
84 - 124 starts
Clarence-
Rockland City
Cumberland
Russell Township
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Osgoode
Ottawa,
Vanier, Rockliffe
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - July 2015
Legend
No starts
3 - 243 starts
244 - 484 starts
485 - 725 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
HIGHWAY 417
HIGHWAY 416
HIGHWAY 7
QUEENSWAY
N
0 2.5 5 10 15 Km



Ottawa CMA
Number of Starts (Singles)
January - July 2015
Legend
No starts
10 - 81 starts
82 - 152 starts
153 - 224 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
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - July 2015
Legend
No starts
15 - 266 starts
267 - 517 starts
518 - 769 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

# HOUSING NOW REPORT TABLES

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| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
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| 5 | MLS® Residential Activity |
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**Available in SELECTED Reports:**

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| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
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| 3.5 | 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)<br>July 2015** | | |
|---|---|---|
| **Ottawa CMA**[1] | June 2015 | July 2015 |
| Trend[2] | 4,207 | 4,491 |
| SAAR | 8,918 | 4,562 |
| | July 2014 | July 2015 |
| Actual | | |
| July - Single-Detached | 223 | 236 |
| July - Multiples | 173 | 199 |
| July - Total | 396 | 435 |
| January to July - Single-Detached | 1,029 | 891 |
| January to July - Multiples | 1,885 | 1,559 |
| January to July - Total | 2,914 | 2,450 |
| | | |

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) July 2015** | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| July 2015 | 236 | 10 | 102 | 0 | 0 | 68 | 2 | 17 | 435 |
| July 2014 | 223 | 28 | 76 | 0 | 0 | 60 | 9 | 0 | 396 |
| % Change | 5.8 | -64.3 | 34.2 | n/a | n/a | 13.3 | -77.8 | n/a | 9.8 |
| Year-to-date 2015 | 891 | 74 | 630 | 0 | 0 | 688 | 29 | 138 | 2,450 |
| Year-to-date 2014 | 1,029 | 116 | 713 | 0 | 4 | 928 | 25 | 99 | 2,914 |
| % Change | -13.4 | -36.2 | -11.6 | n/a | -100.0 | -25.9 | 16.0 | 39.4 | -15.9 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| July 2015 | 959 | 94 | 1,181 | 0 | 0 | 2,331 | 33 | 591 | 5,189 |
| July 2014 | 1,101 | 156 | 952 | 0 | 9 | 3,561 | 23 | 513 | 6,315 |
| % Change | -12.9 | -39.7 | 24.1 | n/a | -100.0 | -34.5 | 43.5 | 15.2 | -17.8 |
| **COMPLETIONS** | | | | | | | | | |
| July 2015 | 119 | 20 | 95 | 0 | 0 | 0 | 0 | 3 | 237 |
| July 2014 | 163 | 16 | 176 | 0 | 0 | 124 | 0 | 150 | 629 |
| % Change | -27.0 | 25.0 | -46.0 | n/a | n/a | -100.0 | n/a | -98.0 | -62.3 |
| Year-to-date 2015 | 905 | 106 | 856 | 0 | 4 | 1,002 | 29 | 247 | 3,149 |
| Year-to-date 2014 | 1,003 | 176 | 946 | 0 | 0 | 972 | 14 | 407 | 3,518 |
| % Change | -9.8 | -39.8 | -9.5 | n/a | n/a | 3.1 | 107.1 | -39.3 | -10.5 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| July 2015 | 73 | 42 | 130 | 0 | 3 | 382 | n/a | n/a | 630 |
| July 2014 | 63 | 37 | 96 | 0 | 0 | 154 | n/a | n/a | 350 |
| % Change | 15.9 | 13.5 | 35.4 | n/a | n/a | 148.1 | n/a | n/a | 80.0 |
| **ABSORBED** | | | | | | | | | |
| July 2015 | 117 | 13 | 84 | 0 | 0 | 34 | n/a | n/a | 248 |
| July 2014 | 164 | 17 | 167 | 0 | 0 | 77 | n/a | n/a | 425 |
| % Change | -28.7 | -23.5 | -49.7 | n/a | n/a | -55.8 | n/a | n/a | -41.6 |
| Year-to-date 2015 | 904 | 89 | 802 | 0 | 4 | 993 | n/a | n/a | 2,792 |
| Year-to-date 2014 | 1,031 | 207 | 897 | 0 | 0 | 1,080 | n/a | n/a | 3,215 |
| % Change | -12.3 | -57.0 | -10.6 | n/a | n/a | -8.1 | n/a | n/a | -13.2 |

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

**Table 1.2: Housing Activity Summary by Submarket**
**July 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** | | | | | | | | | |
| July 2015 | 207 | 8 | 102 | 0 | 0 | 68 | 2 | 17 | 404 |
| July 2014 | 191 | 20 | 76 | 0 | 0 | 53 | 9 | 0 | 349 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| July 2015 | 14 | 6 | 3 | 0 | 0 | 68 | 2 | 17 | 110 |
| July 2014 | 8 | 6 | 0 | 0 | 0 | 0 | 6 | 0 | 20 |
| **Nepean inside greenbelt** | | | | | | | | | |
| July 2015 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| July 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Nepean outside greenbelt** | | | | | | | | | |
| July 2015 | 24 | 2 | 21 | 0 | 0 | 0 | 0 | 0 | 47 |
| July 2014 | 39 | 2 | 10 | 0 | 0 | 31 | 0 | 0 | 82 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| July 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| July 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| July 2015 | 53 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 58 |
| July 2014 | 19 | 6 | 21 | 0 | 0 | 14 | 2 | 0 | 62 |
| **Kanata** | | | | | | | | | |
| July 2015 | 66 | 0 | 58 | 0 | 0 | 0 | 0 | 0 | 124 |
| July 2014 | 69 | 0 | 10 | 0 | 0 | 0 | 1 | 0 | 80 |
| **Cumberland** | | | | | | | | | |
| July 2015 | 16 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 27 |
| July 2014 | 21 | 0 | 18 | 0 | 0 | 8 | 0 | 0 | 47 |
| **Goulbourn** | | | | | | | | | |
| July 2015 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| July 2014 | 5 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **West Carleton** | | | | | | | | | |
| July 2015 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 7 |
| July 2014 | 6 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | 23 |
| **Rideau** | | | | | | | | | |
| July 2015 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| July 2014 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| **Osgoode** | | | | | | | | | |
| July 2015 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| July 2014 | 13 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| **Clarence-Rockland City** | | | | | | | | | |
| July 2015 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| July 2014 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| **Russell Township** | | | | | | | | | |
| July 2015 | 19 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 21 |
| July 2014 | 10 | 8 | 0 | 0 | 0 | 7 | 0 | 0 | 25 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| July 2015 | 236 | 10 | 102 | 0 | 0 | 68 | 2 | 17 | 435 |
| July 2014 | 223 | 28 | 76 | 0 | 0 | 60 | 9 | 0 | 396 |

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

## Table 1.2: Housing Activity Summary by Submarket
## July 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** | | | | | | | | | |
| July 2015 | 874 | 86 | 1,169 | 0 | 0 | 2,301 | 33 | 591 | 5,054 |
| July 2014 | 1,015 | 146 | 945 | 0 | 9 | 3,554 | 23 | 513 | 6,205 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| July 2015 | 59 | 36 | 35 | 0 | 0 | 1,698 | 32 | 303 | 2,163 |
| July 2014 | 53 | 66 | 30 | 0 | 9 | 3,083 | 18 | 134 | 3,393 |
| **Nepean inside greenbelt** | | | | | | | | | |
| July 2015 | 30 | 0 | 0 | 0 | 0 | 199 | 0 | 0 | 229 |
| July 2014 | 12 | 0 | 0 | 0 | 0 | 139 | 0 | 0 | 151 |
| **Nepean outside greenbelt** | | | | | | | | | |
| July 2015 | 176 | 34 | 425 | 0 | 0 | 114 | 0 | 0 | 749 |
| July 2014 | 334 | 36 | 358 | 0 | 0 | 98 | 0 | 25 | 851 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| July 2015 | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 22 |
| July 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| July 2015 | 172 | 2 | 143 | 0 | 0 | 144 | 0 | 0 | 461 |
| July 2014 | 69 | 24 | 123 | 0 | 0 | 102 | 2 | 0 | 320 |
| **Kanata** | | | | | | | | | |
| July 2015 | 262 | 10 | 377 | 0 | 0 | 48 | 0 | 280 | 977 |
| July 2014 | 324 | 2 | 168 | 0 | 0 | 12 | 1 | 353 | 860 |
| **Cumberland** | | | | | | | | | |
| July 2015 | 46 | 0 | 158 | 0 | 0 | 76 | 0 | 0 | 280 |
| July 2014 | 85 | 4 | 73 | 0 | 0 | 120 | 0 | 0 | 282 |
| **Goulbourn** | | | | | | | | | |
| July 2015 | 44 | 0 | 4 | 0 | 0 | 0 | 0 | 8 | 56 |
| July 2014 | 33 | 2 | 37 | 0 | 0 | 0 | 0 | 0 | 72 |
| **West Carleton** | | | | | | | | | |
| July 2015 | 16 | 4 | 27 | 0 | 0 | 0 | 1 | 0 | 48 |
| July 2014 | 26 | 8 | 156 | 0 | 0 | 0 | 2 | 1 | 193 |
| **Rideau** | | | | | | | | | |
| July 2015 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 26 |
| July 2014 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| **Osgoode** | | | | | | | | | |
| July 2015 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 43 |
| July 2014 | 58 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 62 |
| **Clarence-Rockland City** | | | | | | | | | |
| July 2015 | 30 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 33 |
| July 2014 | 44 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 51 |
| **Russell Township** | | | | | | | | | |
| July 2015 | 55 | 8 | 9 | 0 | 0 | 30 | 0 | 0 | 102 |
| July 2014 | 42 | 10 | 0 | 0 | 0 | 7 | 0 | 0 | 59 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| July 2015 | 959 | 94 | 1,181 | 0 | 0 | 2,331 | 33 | 591 | 5,189 |
| July 2014 | 1,101 | 156 | 952 | 0 | 9 | 3,561 | 23 | 513 | 6,315 |

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

## Table 1.2: Housing Activity Summary by Submarket
## July 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** | | | | | | | | | |
| July 2015 | 115 | 18 | 95 | 0 | 0 | 0 | 0 | 3 | 231 |
| July 2014 | 152 | 14 | 176 | 0 | 0 | 124 | 0 | 150 | 616 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| July 2015 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 3 | 8 |
| July 2014 | 9 | 10 | 10 | 0 | 0 | 24 | 0 | 14 | 67 |
| **Nepean inside greenbelt** | | | | | | | | | |
| July 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| July 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Nepean outside greenbelt** | | | | | | | | | |
| July 2015 | 37 | 8 | 57 | 0 | 0 | 0 | 0 | 0 | 102 |
| July 2014 | 64 | 2 | 43 | 0 | 0 | 10 | 0 | 124 | 243 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| July 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| July 2014 | 2 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 24 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| July 2015 | 21 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 37 |
| July 2014 | 19 | 0 | 71 | 0 | 0 | 0 | 0 | 12 | 102 |
| **Kanata** | | | | | | | | | |
| July 2015 | 38 | 2 | 17 | 0 | 0 | 0 | 0 | 0 | 57 |
| July 2014 | 31 | 2 | 37 | 0 | 0 | 12 | 0 | 0 | 82 |
| **Cumberland** | | | | | | | | | |
| July 2015 | 5 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| July 2014 | 4 | 0 | 5 | 0 | 0 | 56 | 0 | 0 | 65 |
| **Goulbourn** | | | | | | | | | |
| July 2015 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| July 2014 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **West Carleton** | | | | | | | | | |
| July 2015 | 2 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 7 |
| July 2014 | 6 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Rideau** | | | | | | | | | |
| July 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| July 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Osgoode** | | | | | | | | | |
| July 2015 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| July 2014 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| **Clarence-Rockland City** | | | | | | | | | |
| July 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| July 2014 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Russell Township** | | | | | | | | | |
| July 2015 | 3 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| July 2014 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| July 2015 | 119 | 20 | 95 | 0 | 0 | 0 | 0 | 3 | 237 |
| July 2014 | 163 | 16 | 176 | 0 | 0 | 124 | 0 | 150 | 629 |

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

| Table 1.2: Housing Activity Summary by Submarket July 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** | | | | | | | | | |
| July 2015 | 65 | 39 | 130 | 0 | 3 | 379 | n/a | n/a | 616 |
| July 2014 | 57 | 34 | 91 | 0 | 0 | 154 | n/a | n/a | 336 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| July 2015 | 4 | 21 | 2 | 0 | 3 | 319 | n/a | n/a | 349 |
| July 2014 | 8 | 28 | 3 | 0 | 0 | 34 | n/a | n/a | 73 |
| **Nepean inside greenbelt** | | | | | | | | | |
| July 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| July 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Nepean outside greenbelt** | | | | | | | | | |
| July 2015 | 11 | 11 | 52 | 0 | 0 | 23 | n/a | n/a | 97 |
| July 2014 | 11 | 2 | 38 | 0 | 0 | 19 | n/a | n/a | 70 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| July 2015 | 0 | 0 | 0 | 0 | 0 | 8 | n/a | n/a | 8 |
| July 2014 | 0 | 0 | 0 | 0 | 0 | 18 | n/a | n/a | 18 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| July 2015 | 13 | 0 | 41 | 0 | 0 | 13 | n/a | n/a | 67 |
| July 2014 | 11 | 1 | 34 | 0 | 0 | 6 | n/a | n/a | 52 |
| **Kanata** | | | | | | | | | |
| July 2015 | 25 | 2 | 17 | 0 | 0 | 0 | n/a | n/a | 44 |
| July 2014 | 21 | 2 | 8 | 0 | 0 | 0 | n/a | n/a | 31 |
| **Cumberland** | | | | | | | | | |
| July 2015 | 3 | 0 | 8 | 0 | 0 | 14 | n/a | n/a | 25 |
| July 2014 | 1 | 0 | 4 | 0 | 0 | 71 | n/a | n/a | 76 |
| **Goulbourn** | | | | | | | | | |
| July 2015 | 9 | 3 | 6 | 0 | 0 | 2 | n/a | n/a | 20 |
| July 2014 | 3 | 0 | 2 | 0 | 0 | 6 | n/a | n/a | 11 |
| **West Carleton** | | | | | | | | | |
| July 2015 | 0 | 0 | 4 | 0 | 0 | 0 | n/a | n/a | 4 |
| July 2014 | 0 | 1 | 2 | 0 | 0 | 0 | n/a | n/a | 3 |
| **Rideau** | | | | | | | | | |
| July 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| July 2014 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| **Osgoode** | | | | | | | | | |
| July 2015 | 0 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| July 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Clarence-Rockland City** | | | | | | | | | |
| July 2015 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| July 2014 | 3 | 0 | 5 | 0 | 0 | 0 | n/a | n/a | 8 |
| **Russell Township** | | | | | | | | | |
| July 2015 | 5 | 3 | 0 | 0 | 0 | 3 | n/a | n/a | 11 |
| July 2014 | 3 | 3 | 0 | 0 | 0 | 0 | n/a | n/a | 6 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| July 2015 | 73 | 42 | 130 | 0 | 3 | 382 | n/a | n/a | 630 |
| July 2014 | 63 | 37 | 96 | 0 | 0 | 154 | n/a | n/a | 350 |

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

| Table 1.2: Housing Activity Summary by Submarket<br>July 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** | | | | | | | | | |
| July 2015 | 113 | 11 | 84 | 0 | 0 | 34 | n/a | n/a | 242 |
| July 2014 | 152 | 16 | 167 | 0 | 0 | 77 | n/a | n/a | 412 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | |
| July 2015 | 1 | 2 | 0 | 0 | 0 | 30 | n/a | n/a | 33 |
| July 2014 | 8 | 9 | 7 | 0 | 0 | 13 | n/a | n/a | 37 |
| **Nepean inside greenbelt** | | | | | | | | | |
| July 2015 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| July 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Nepean outside greenbelt** | | | | | | | | | |
| July 2015 | 38 | 4 | 47 | 0 | 0 | 1 | n/a | n/a | 90 |
| July 2014 | 64 | 4 | 42 | 0 | 0 | 9 | n/a | n/a | 119 |
| **Gloucester inside greenbelt** | | | | | | | | | |
| July 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| July 2014 | 2 | 0 | 0 | 0 | 0 | 4 | n/a | n/a | 6 |
| **Gloucester outside greenbelt** | | | | | | | | | |
| July 2015 | 18 | 0 | 14 | 0 | 0 | 0 | n/a | n/a | 32 |
| July 2014 | 22 | 0 | 62 | 0 | 0 | 0 | n/a | n/a | 84 |
| **Kanata** | | | | | | | | | |
| July 2015 | 38 | 1 | 16 | 0 | 0 | 0 | n/a | n/a | 55 |
| July 2014 | 29 | 3 | 39 | 0 | 0 | 12 | n/a | n/a | 83 |
| **Cumberland** | | | | | | | | | |
| July 2015 | 6 | 4 | 0 | 0 | 0 | 2 | n/a | n/a | 12 |
| July 2014 | 4 | 0 | 6 | 0 | 0 | 39 | n/a | n/a | 49 |
| **Goulbourn** | | | | | | | | | |
| July 2015 | 4 | 0 | 0 | 0 | 0 | 1 | n/a | n/a | 5 |
| July 2014 | 8 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 8 |
| **West Carleton** | | | | | | | | | |
| July 2015 | 2 | 0 | 7 | 0 | 0 | 0 | n/a | n/a | 9 |
| July 2014 | 6 | 0 | 11 | 0 | 0 | 0 | n/a | n/a | 17 |
| **Rideau** | | | | | | | | | |
| July 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| July 2014 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| **Osgoode** | | | | | | | | | |
| July 2015 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| July 2014 | 8 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 8 |
| **Clarence-Rockland City** | | | | | | | | | |
| July 2015 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| July 2014 | 8 | 1 | 0 | 0 | 0 | 0 | n/a | n/a | 9 |
| **Russell Township** | | | | | | | | | |
| July 2015 | 3 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| July 2014 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | |
| July 2015 | 117 | 13 | 84 | 0 | 0 | 34 | n/a | n/a | 248 |
| July 2014 | 164 | 17 | 167 | 0 | 0 | 77 | n/a | n/a | 425 |

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 July 2015 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 | % Change |
| Ottawa City | 207 | 191 | 10 | 29 | 102 | 76 | 85 | 53 | 404 | 349 | 15.8 |
| Ottawa, Vanier, Rockcliffe | 14 | 8 | 8 | 12 | 3 | 0 | 85 | 0 | 110 | 20 | ** |
| Nepean inside greenbelt | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 4 | -50.0 |
| Nepean outside greenbelt | 24 | 39 | 2 | 2 | 21 | 10 | 0 | 31 | 47 | 82 | -42.7 |
| Gloucester inside greenbelt | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Gloucester outside greenbelt | 53 | 19 | 0 | 8 | 5 | 21 | 0 | 14 | 58 | 62 | -6.5 |
| Kanata | 66 | 69 | 0 | 1 | 58 | 10 | 0 | 0 | 124 | 80 | 55.0 |
| Cumberland | 16 | 21 | 0 | 0 | 11 | 18 | 0 | 8 | 27 | 47 | -42.6 |
| Goulbourn | 18 | 5 | 0 | 2 | 0 | 0 | 0 | 0 | 18 | 7 | 157.1 |
| West Carleton | 3 | 6 | 0 | 0 | 4 | 17 | 0 | 0 | 7 | 23 | -69.6 |
| Rideau | 4 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 5 | -20.0 |
| Osgoode | 7 | 13 | 0 | 4 | 0 | 0 | 0 | 0 | 7 | 17 | -58.8 |
| Clarence-Rockland City | 10 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 22 | -54.5 |
| Russell Township | 19 | 10 | 2 | 8 | 0 | 0 | 0 | 7 | 21 | 25 | -16.0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 236 | 223 | 12 | 37 | 102 | 76 | 85 | 60 | 435 | 396 | 9.8 |

| Table 2.1: Starts by Submarket and by Dwelling Type January - July 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 | 793 | 933 | 87 | 121 | 618 | 718 | 796 | 1,020 | 2,294 | 2,792 | -17.8 |
| Ottawa, Vanier, Rockcliffe | 44 | 26 | 44 | 40 | 13 | 20 | 668 | 701 | 769 | 787 | -2.3 |
| Nepean inside greenbelt | 28 | 11 | 0 | 0 | 0 | 0 | 0 | 139 | 28 | 150 | -81.3 |
| Nepean outside greenbelt | 173 | 301 | 32 | 30 | 238 | 201 | 48 | 56 | 491 | 588 | -16.5 |
| Gloucester inside greenbelt | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Gloucester outside greenbelt | 180 | 98 | 4 | 34 | 93 | 146 | 80 | 32 | 357 | 310 | 15.2 |
| Kanata | 224 | 303 | 4 | 1 | 192 | 125 | 0 | 28 | 420 | 457 | -8.1 |
| Cumberland | 45 | 87 | 0 | 4 | 78 | 73 | 0 | 64 | 123 | 228 | -46.1 |
| Goulbourn | 43 | 29 | 0 | 2 | 0 | 10 | 0 | 0 | 43 | 41 | 4.9 |
| West Carleton | 10 | 19 | 3 | 6 | 4 | 143 | 0 | 0 | 17 | 168 | -89.9 |
| Rideau | 15 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 14 | 7.1 |
| Osgoode | 31 | 42 | 0 | 4 | 0 | 0 | 0 | 0 | 31 | 46 | -32.6 |
| Clarence-Rockland City | 35 | 52 | 0 | 0 | 3 | 7 | 0 | 0 | 38 | 59 | -35.6 |
| Russell Township | 63 | 44 | 16 | 12 | 9 | 0 | 30 | 7 | 118 | 63 | 87.3 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 891 | 1,029 | 103 | 133 | 630 | 725 | 826 | 1,027 | 2,450 | 2,914 | -15.9 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 |
| Ottawa City | 102 | 76 | 0 | 0 | 68 | 53 | 17 | 0 |
| Ottawa, Vanier, Rockcliffe | 3 | 0 | 0 | 0 | 68 | 0 | 17 | 0 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 21 | 10 | 0 | 0 | 0 | 31 | 0 | 0 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 5 | 21 | 0 | 0 | 0 | 14 | 0 | 0 |
| Kanata | 58 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Cumberland | 11 | 18 | 0 | 0 | 0 | 8 | 0 | 0 |
| Goulbourn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 4 | 17 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 102 | 76 | 0 | 0 | 68 | 60 | 17 | 0 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - July 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 | 618 | 710 | 0 | 8 | 658 | 921 | 138 | 99 |
| Ottawa, Vanier, Rockcliffe | 13 | 12 | 0 | 8 | 530 | 655 | 138 | 46 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 139 | 0 | 0 |
| Nepean outside greenbelt | 238 | 201 | 0 | 0 | 48 | 31 | 0 | 25 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gloucester outside greenbelt | 93 | 146 | 0 | 0 | 80 | 32 | 0 | 0 |
| Kanata | 192 | 125 | 0 | 0 | 0 | 0 | 0 | 28 |
| Cumberland | 78 | 73 | 0 | 0 | 0 | 64 | 0 | 0 |
| Goulbourn | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 4 | 143 | 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 | 7 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 630 | 717 | 0 | 8 | 688 | 928 | 138 | 99 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market<br>July 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 |
| Ottawa City | 317 | 287 | 68 | 53 | 19 | 9 | 404 | 349 |
| Ottawa, Vanier, Rockcliffe | 23 | 14 | 68 | 0 | 19 | 6 | 110 | 20 |
| Nepean inside greenbelt | 2 | 4 | 0 | 0 | 0 | 0 | 2 | 4 |
| Nepean outside greenbelt | 47 | 51 | 0 | 31 | 0 | 0 | 47 | 82 |
| Gloucester inside greenbelt | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Gloucester outside greenbelt | 58 | 46 | 0 | 14 | 0 | 2 | 58 | 62 |
| Kanata | 124 | 79 | 0 | 0 | 0 | 1 | 124 | 80 |
| Cumberland | 27 | 39 | 0 | 8 | 0 | 0 | 27 | 47 |
| Goulbourn | 18 | 7 | 0 | 0 | 0 | 0 | 18 | 7 |
| West Carleton | 7 | 23 | 0 | 0 | 0 | 0 | 7 | 23 |
| Rideau | 4 | 5 | 0 | 0 | 0 | 0 | 4 | 5 |
| Osgoode | 7 | 17 | 0 | 0 | 0 | 0 | 7 | 17 |
| Clarence-Rockland City | 10 | 22 | 0 | 0 | 0 | 0 | 10 | 22 |
| Russell Township | 21 | 18 | 0 | 7 | 0 | 0 | 21 | 25 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 348 | 327 | 68 | 60 | 19 | 9 | 435 | 396 |

| Table 2.5: Starts by Submarket and by Intended Market<br>January - July 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Ottawa City | 1,471 | 1,743 | 658 | 925 | 165 | 124 | 2,294 | 2,792 |
| Ottawa, Vanier, Rockcliffe | 79 | 62 | 530 | 659 | 160 | 66 | 769 | 787 |
| Nepean inside greenbelt | 28 | 11 | 0 | 139 | 0 | 0 | 28 | 150 |
| Nepean outside greenbelt | 443 | 532 | 48 | 31 | 0 | 25 | 491 | 588 |
| Gloucester inside greenbelt | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Gloucester outside greenbelt | 273 | 276 | 80 | 32 | 4 | 2 | 357 | 310 |
| Kanata | 420 | 428 | 0 | 0 | 0 | 29 | 420 | 457 |
| Cumberland | 123 | 164 | 0 | 64 | 0 | 0 | 123 | 228 |
| Goulbourn | 43 | 41 | 0 | 0 | 0 | 0 | 43 | 41 |
| West Carleton | 16 | 166 | 0 | 0 | 1 | 2 | 17 | 168 |
| Rideau | 15 | 14 | 0 | 0 | 0 | 0 | 15 | 14 |
| Osgoode | 31 | 46 | 0 | 0 | 0 | 0 | 31 | 46 |
| Clarence-Rockland City | 38 | 59 | 0 | 0 | 0 | 0 | 38 | 59 |
| Russell Township | 86 | 56 | 30 | 7 | 2 | 0 | 118 | 63 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 1,595 | 1,858 | 688 | 932 | 167 | 124 | 2,450 | 2,914 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total* | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 | % Change |
| Ottawa City | 115 | 152 | 18 | 14 | 95 | 176 | 3 | 274 | 231 | 616 | -62.5 |
| Ottawa, Vanier, Rockcliffe | 1 | 9 | 4 | 10 | 0 | 10 | 3 | 38 | 8 | 67 | -88.1 |
| Nepean inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Nepean outside greenbelt | 37 | 64 | 8 | 2 | 57 | 43 | 0 | 134 | 102 | 243 | -58.0 |
| Gloucester inside greenbelt | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 24 | -100.0 |
| Gloucester outside greenbelt | 21 | 19 | 0 | 0 | 16 | 71 | 0 | 12 | 37 | 102 | -63.7 |
| Kanata | 38 | 31 | 2 | 2 | 17 | 37 | 0 | 12 | 57 | 82 | -30.5 |
| Cumberland | 5 | 4 | 4 | 0 | 0 | 5 | 0 | 56 | 9 | 65 | -86.2 |
| Goulbourn | 5 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 8 | -37.5 |
| West Carleton | 2 | 6 | 0 | 0 | 5 | 10 | 0 | 0 | 7 | 16 | -56.3 |
| Rideau | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Osgoode | 5 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 8 | -37.5 |
| Clarence-Rockland City | 1 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 7 | -85.7 |
| Russell Township | 3 | 4 | 2 | 2 | 0 | 0 | 0 | 0 | 5 | 6 | -16.7 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 119 | 163 | 20 | 16 | 95 | 176 | 3 | 274 | 237 | 629 | -62.3 |

**Table 3.1: Completions by Submarket and by Dwelling Type**
**January - July 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 | 823 | 920 | 125 | 162 | 852 | 910 | 1,218 | 1,379 | 3,018 | 3,371 | -10.5 |
| Ottawa, Vanier, Rockcliffe | 36 | 51 | 56 | 54 | 35 | 16 | 915 | 726 | 1,042 | 847 | 23.0 |
| Nepean inside greenbelt | 12 | 11 | 2 | 4 | 0 | 0 | 0 | 0 | 14 | 15 | -6.7 |
| Nepean outside greenbelt | 193 | 245 | 26 | 40 | 264 | 238 | 44 | 237 | 527 | 760 | -30.7 |
| Gloucester inside greenbelt | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 22 | 2 | 26 | -92.3 |
| Gloucester outside greenbelt | 136 | 135 | 6 | 28 | 180 | 232 | 70 | 71 | 392 | 466 | -15.9 |
| Kanata | 273 | 284 | 3 | 28 | 158 | 281 | 189 | 84 | 623 | 677 | -8.0 |
| Cumberland | 66 | 53 | 18 | 8 | 67 | 91 | 0 | 197 | 151 | 349 | -56.7 |
| Goulbourn | 24 | 48 | 6 | 0 | 14 | 17 | 0 | 42 | 44 | 107 | -58.9 |
| West Carleton | 14 | 30 | 4 | 0 | 134 | 35 | 0 | 0 | 152 | 65 | 133.8 |
| Rideau | 14 | 21 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 21 | -33.3 |
| Osgoode | 53 | 38 | 4 | 0 | 0 | 0 | 0 | 0 | 57 | 38 | 50.0 |
| Clarence-Rockland City | 47 | 51 | 2 | 4 | 8 | 36 | 12 | 0 | 69 | 91 | -24.2 |
| Russell Township | 35 | 32 | 8 | 24 | 0 | 0 | 19 | 0 | 62 | 56 | 10.7 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 905 | 1,003 | 135 | 190 | 860 | 946 | 1,249 | 1,379 | 3,149 | 3,518 | -10.5 |

Source: CMHC (Starts and Completions Survey)

| Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market July 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 |
| Ottawa City | 95 | 176 | 0 | 0 | 0 | 124 | 3 | 150 |
| Ottawa, Vanier, Rockcliffe | 0 | 10 | 0 | 0 | 0 | 24 | 3 | 14 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 57 | 43 | 0 | 0 | 0 | 10 | 0 | 124 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 0 |
| Gloucester outside greenbelt | 16 | 71 | 0 | 0 | 0 | 0 | 0 | 12 |
| Kanata | 17 | 37 | 0 | 0 | 0 | 12 | 0 | 0 |
| Cumberland | 0 | 5 | 0 | 0 | 0 | 56 | 0 | 0 |
| Goulbourn | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| West Carleton | 5 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rideau | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Osgoode | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Clarence-Rockland City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Russell Township | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 95 | 176 | 0 | 0 | 0 | 124 | 3 | 150 |

| Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - July 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 | 852 | 910 | 0 | 0 | 971 | 972 | 247 | 407 |
| Ottawa, Vanier, Rockcliffe | 35 | 16 | 0 | 0 | 882 | 550 | 33 | 176 |
| Nepean inside greenbelt | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Nepean outside greenbelt | 264 | 238 | 0 | 0 | 19 | 113 | 25 | 124 |
| Gloucester inside greenbelt | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 0 |
| Gloucester outside greenbelt | 180 | 232 | 0 | 0 | 70 | 33 | 0 | 38 |
| Kanata | 158 | 281 | 0 | 0 | 0 | 84 | 189 | 0 |
| Cumberland | 67 | 91 | 0 | 0 | 0 | 156 | 0 | 41 |
| Goulbourn | 14 | 17 | 0 | 0 | 0 | 14 | 0 | 28 |
| West Carleton | 134 | 35 | 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)** | 860 | 946 | 0 | 0 | 1,002 | 972 | 247 | 407 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 | July 2015 | July 2014 |
| Ottawa City | 228 | 342 | 0 | 124 | 3 | 150 | 231 | 616 |
| Ottawa, Vanier, Rockcliffe | 5 | 29 | 0 | 24 | 3 | 14 | 8 | 67 |
| Nepean inside greenbelt | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Nepean outside greenbelt | 102 | 109 | 0 | 10 | 0 | 124 | 102 | 243 |
| Gloucester inside greenbelt | 0 | 2 | 0 | 22 | 0 | 0 | 0 | 24 |
| Gloucester outside greenbelt | 37 | 90 | 0 | 0 | 0 | 12 | 37 | 102 |
| Kanata | 57 | 70 | 0 | 12 | 0 | 0 | 57 | 82 |
| Cumberland | 9 | 9 | 0 | 56 | 0 | 0 | 9 | 65 |
| Goulbourn | 5 | 8 | 0 | 0 | 0 | 0 | 5 | 8 |
| West Carleton | 7 | 16 | 0 | 0 | 0 | 0 | 7 | 16 |
| Rideau | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Osgoode | 5 | 8 | 0 | 0 | 0 | 0 | 5 | 8 |
| Clarence-Rockland City | 1 | 7 | 0 | 0 | 0 | 0 | 1 | 7 |
| Russell Township | 5 | 6 | 0 | 0 | 0 | 0 | 5 | 6 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 234 | 355 | 0 | 124 | 3 | 150 | 237 | 629 |

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

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Ottawa City | 1,769 | 1,982 | 975 | 972 | 274 | 417 | 3,018 | 3,371 |
| Ottawa, Vanier, Rockcliffe | 105 | 113 | 886 | 550 | 51 | 184 | 1,042 | 847 |
| Nepean inside greenbelt | 12 | 13 | 0 | 0 | 2 | 2 | 14 | 15 |
| Nepean outside greenbelt | 483 | 523 | 19 | 113 | 25 | 124 | 527 | 760 |
| Gloucester inside greenbelt | 2 | 4 | 0 | 22 | 0 | 0 | 2 | 26 |
| Gloucester outside greenbelt | 318 | 395 | 70 | 33 | 4 | 38 | 392 | 466 |
| Kanata | 433 | 593 | 0 | 84 | 190 | 0 | 623 | 677 |
| Cumberland | 151 | 152 | 0 | 156 | 0 | 41 | 151 | 349 |
| Goulbourn | 44 | 65 | 0 | 14 | 0 | 28 | 44 | 107 |
| West Carleton | 150 | 65 | 0 | 0 | 2 | 0 | 152 | 65 |
| Rideau | 14 | 21 | 0 | 0 | 0 | 0 | 14 | 21 |
| Osgoode | 57 | 38 | 0 | 0 | 0 | 0 | 57 | 38 |
| Clarence-Rockland City | 57 | 91 | 12 | 0 | 0 | 0 | 69 | 91 |
| Russell Township | 41 | 52 | 19 | 0 | 2 | 4 | 62 | 56 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 1,867 | 2,125 | 1,006 | 972 | 276 | 421 | 3,149 | 3,518 |

Source: CMHC (Starts and Completions Survey)

| Table 4: Absorbed Single-Detached Units by Price Range<br>July 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** | | | | | | | | | | | | | |
| July 2015 | 0 | 0.0 | 4 | 4.0 | 15 | 14.9 | 17 | 16.8 | 65 | 64.4 | 101 | 529,990 | 531,836 |
| July 2014 | 0 | 0.0 | 9 | 7.0 | 14 | 10.9 | 40 | 31.3 | 65 | 50.8 | 128 | 501,150 | 527,980 |
| Year-to-date 2015 | 0 | 0.0 | 30 | 4.4 | 110 | 16.0 | 245 | 35.6 | 304 | 44.1 | 689 | 481,900 | 511,903 |
| Year-to-date 2014 | 1 | 0.1 | 39 | 4.9 | 132 | 16.7 | 230 | 29.1 | 389 | 49.2 | 791 | 499,900 | 529,412 |
| **Ottawa, Vanier, Rockcliffe** | | | | | | | | | | | | | |
| July 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | 100.0 | 3 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 15 | 100.0 | 15 | 849,900 | 873,587 |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 3.2 | 3 | 9.7 | 27 | 87.1 | 31 | 849,000 | 895,197 |
| **Nepean inside greenbelt** | | | | | | | | | | | | | |
| July 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 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 | -- | -- |
| **Nepean outside greenbelt** | | | | | | | | | | | | | |
| July 2015 | 0 | 0.0 | 4 | 10.5 | 7 | 18.4 | 6 | 15.8 | 21 | 55.3 | 38 | 522,650 | 497,403 |
| July 2014 | 0 | 0.0 | 6 | 9.5 | 11 | 17.5 | 22 | 34.9 | 24 | 38.1 | 63 | 470,900 | 484,024 |
| Year-to-date 2015 | 0 | 0.0 | 13 | 6.7 | 23 | 11.8 | 52 | 26.7 | 107 | 54.9 | 195 | 515,900 | 504,640 |
| Year-to-date 2014 | 0 | 0.0 | 9 | 3.7 | 50 | 20.7 | 72 | 29.8 | 111 | 45.9 | 242 | 491,400 | 497,393 |
| **Gloucester inside greenbelt** | | | | | | | | | | | | | |
| July 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 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 | -- | -- |
| **Gloucester outside greenbelt** | | | | | | | | | | | | | |
| July 2015 | 0 | 0.0 | 0 | 0.0 | 1 | 5.9 | 4 | 23.5 | 12 | 70.6 | 17 | 517,900 | 527,135 |
| July 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 4.5 | 11 | 50.0 | 10 | 45.5 | 22 | 499,500 | 551,286 |
| Year-to-date 2015 | 0 | 0.0 | 2 | 1.7 | 11 | 9.6 | 56 | 48.7 | 46 | 40.0 | 115 | 496,500 | 498,045 |
| Year-to-date 2014 | 0 | 0.0 | 4 | 2.9 | 11 | 8.0 | 68 | 49.6 | 54 | 39.4 | 137 | 491,900 | 503,969 |
| **Kanata** | | | | | | | | | | | | | |
| July 2015 | 0 | 0.0 | 0 | 0.0 | 6 | 15.8 | 6 | 15.8 | 26 | 68.4 | 38 | 562,450 | 565,554 |
| July 2014 | 0 | 0.0 | 2 | 7.1 | 1 | 3.6 | 4 | 14.3 | 21 | 75.0 | 28 | 574,990 | 574,579 |
| Year-to-date 2015 | 0 | 0.0 | 11 | 4.1 | 58 | 21.6 | 108 | 40.3 | 91 | 34.0 | 268 | 457,990 | 495,614 |
| Year-to-date 2014 | 0 | 0.0 | 18 | 6.6 | 55 | 20.3 | 63 | 23.2 | 135 | 49.8 | 271 | 499,990 | 516,709 |
| **Cumberland** | | | | | | | | | | | | | |
| July 2015 | 0 | 0.0 | 0 | 0.0 | 1 | 16.7 | 0 | 0.0 | 5 | 83.3 | 6 | -- | -- |
| July 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 2 | 50.0 | 1 | 25.0 | 4 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 3 | 5.5 | 18 | 32.7 | 19 | 34.5 | 15 | 27.3 | 55 | 468,900 | 472,075 |
| Year-to-date 2014 | 0 | 0.0 | 7 | 15.9 | 10 | 22.7 | 18 | 40.9 | 9 | 20.5 | 44 | 445,900 | 450,623 |
| **Goulbourn** | | | | | | | | | | | | | |
| July 2015 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 50.0 | 1 | 50.0 | 2 | -- | -- |
| July 2014 | 0 | 0.0 | 1 | 16.7 | 0 | 0.0 | 1 | 16.7 | 4 | 66.7 | 6 | -- | -- |
| 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 | 3.0 | 5 | 15.2 | 5 | 15.2 | 22 | 66.7 | 33 | 558,900 | 567,299 |

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**
**July 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** | | | | | | | | | | | | | |
| July 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 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 | 9 | 100.0 | 9 | -- | -- |
| **Rideau** | | | | | | | | | | | | | |
| July 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 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** | | | | | | | | | | | | | |
| July 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 2014 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 1 | -- | -- |
| 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 | 7.7 | 0 | 0.0 | 0 | 0.0 | 1 | 7.7 | 11 | 84.6 | 13 | 650,000 | 655,677 |
| **Clarence-Rockland City** | | | | | | | | | | | | | |
| July 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| July 2014 | 0 | 0.0 | 6 | 75.0 | 2 | 25.0 | 0 | 0.0 | 0 | 0.0 | 8 | -- | -- |
| 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 | 7.3 | 24 | 58.5 | 10 | 24.4 | 4 | 9.8 | 0 | 0.0 | 41 | 342,900 | 350,959 |
| **Russell Township** | | | | | | | | | | | | | |
| July 2015 | 0 | 0.0 | 2 | 66.7 | 0 | 0.0 | 1 | 33.3 | 0 | 0.0 | 3 | -- | -- |
| July 2014 | 0 | 0.0 | 4 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2015 | 0 | 0.0 | 24 | 75.0 | 1 | 3.1 | 6 | 18.8 | 1 | 3.1 | 32 | 359,900 | 387,153 |
| Year-to-date 2014 | 0 | 0.0 | 14 | 51.9 | 10 | 37.0 | 3 | 11.1 | 0 | 0.0 | 27 | 369,900 | 378,804 |
| **Ottawa-Gatineau CMA (Ontario portion)** | | | | | | | | | | | | | |
| July 2015 | 0 | 0.0 | 6 | 5.8 | 15 | 14.4 | 18 | 17.3 | 65 | 62.5 | 104 | 526,695 | 527,935 |
| July 2014 | 0 | 0.0 | 19 | 13.6 | 16 | 11.4 | 40 | 28.6 | 65 | 46.4 | 140 | 497,400 | 512,940 |
| Year-to-date 2015 | 0 | 0.0 | 78 | 10.4 | 116 | 15.4 | 253 | 33.6 | 305 | 40.6 | 752 | 471,900 | 500,278 |
| Year-to-date 2014 | 4 | 0.5 | 77 | 9.0 | 152 | 17.7 | 237 | 27.6 | 389 | 45.3 | 859 | 489,900 | 516,160 |

Source: CMHC (Market Absorption Survey)

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

| Submarket | July 2015 | July 2014 | % Change | YTD 2015 | YTD 2014 | % Change |
|---|---|---|---|---|---|---|
| Ottawa City | 531,836 | 527,980 | 0.7 | 511,903 | 529,412 | -3.3 |
| Ottawa, Vanier, Rockcliffe | -- | -- | n/a | 873,587 | 895,197 | -2.4 |
| Nepean inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Nepean outside greenbelt | 497,403 | 484,024 | 2.8 | 504,640 | 497,393 | 1.5 |
| Gloucester inside greenbelt | -- | -- | n/a | -- | -- | n/a |
| Gloucester outside greenbelt | 527,135 | 551,286 | -4.4 | 498,045 | 503,969 | -1.2 |
| Kanata | 565,554 | 574,579 | -1.6 | 495,614 | 516,709 | -4.1 |
| Cumberland | 556,733 | -- | n/a | 472,075 | 450,623 | 4.8 |
| Goulbourn | -- | 529,067 | n/a | 582,150 | 567,299 | 2.6 |
| West Carleton | -- | -- | n/a | -- | 672,489 | n/a |
| Rideau | -- | -- | n/a | 613,900 | 755,900 | -18.8 |
| Osgoode | -- | -- | n/a | 581,267 | 655,677 | -11.3 |
| Clarence-Rockland City | -- | -- | n/a | 358,686 | 350,959 | 2.2 |
| Russell Township | -- | -- | n/a | 387,153 | 378,804 | 2.2 |
| **Ottawa-Gatineau CMA (Ontario Portion)** | 527,935 | 512,940 | 2.9 | 500,278 | 516,160 | -3.1 |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)**
**July 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 | 1,165 | 3,434 | 2,670 | 43.6 | 383,676 | 5.0 | 377,302 |
| | July | 1,457 | -0.3 | 1,228 | 3,013 | 2,671 | 46.0 | 369,718 | 3.1 | 371,802 |
| | 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 | 9,044 | -0.3 | | 20,992 | | | 366,181 | 1.1 | |
| | YTD 2015 | 9,409 | 4.0 | | 21,969 | | | 374,764 | 2.3 | |

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

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

## Table 6: Economic Indicators
## July 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 $100,000 | Mortgage Rates (%) 1 Yr. Term | Mortgage Rates (%) 5 Yr. Term | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| 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 | | 127.6 | 530 | 6.1 | 68.5 | 1,037 |
| | 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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