HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Gatineau[1]

Date Released: Third Quarter 2016

Housing market intelligence you can count on

[1] Quebec part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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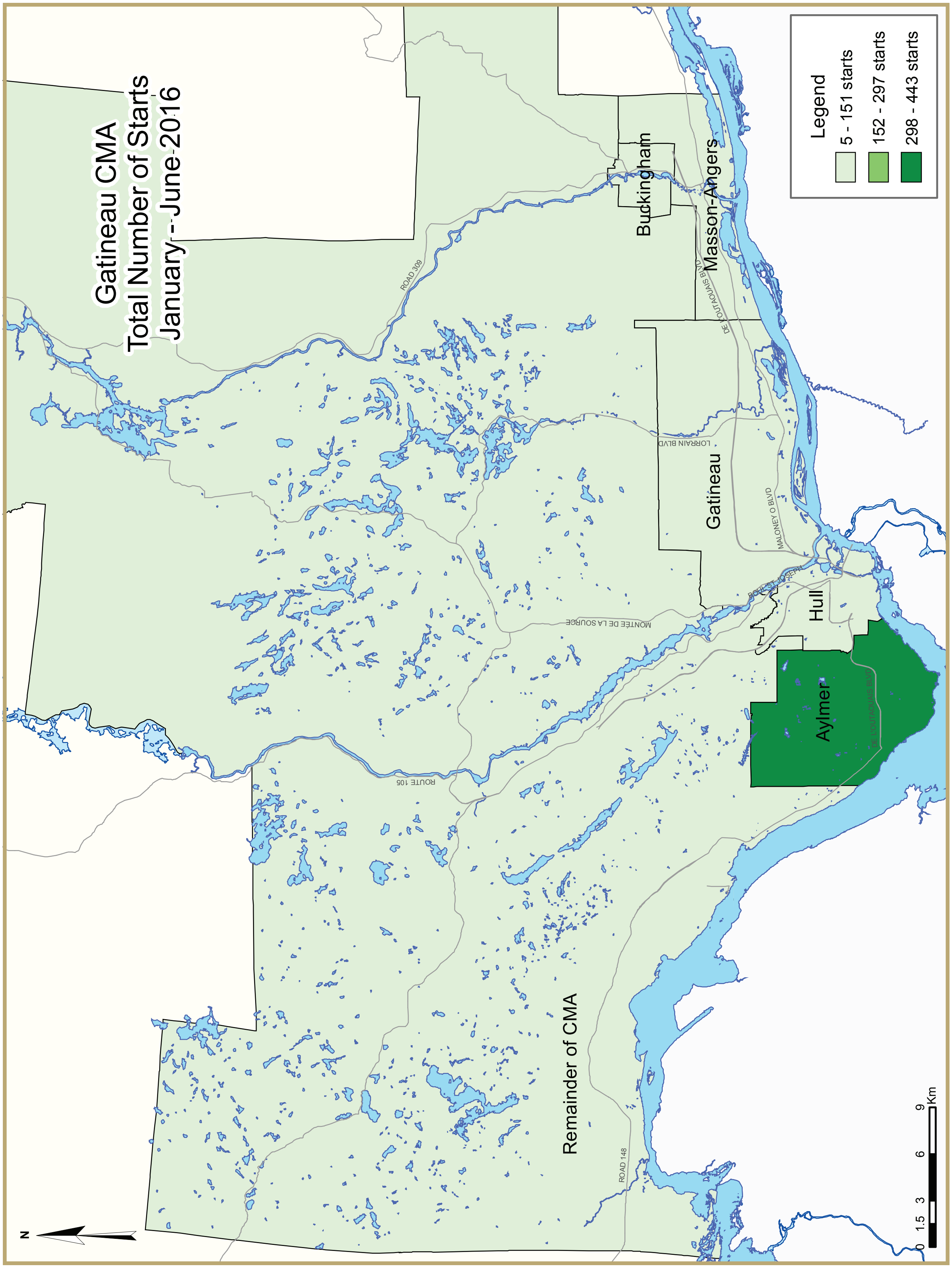
Gatineau CMA
Total Number of Starts
January - June 2016
Legend
5 - 151 starts
152 - 297 starts
298 - 443 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
DE L'OUTAOUAIS BLVD
LORRAIN BLVD
MALONEY O BLVD
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
N
0 1.5 3 6 9
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

Available in SELECTED Reports:

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)
Second Quarter 2016

Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Apr. 2016	May 2016	June 2016	Apr. 2016	May 2016	June 2016
Single-Detached	479	422	166	170	341	295	257	263
Multiples	1,424	1,162	1,800	1,536	624	1,244	1,400	1,254
Total	1,903	1,584	1,966	1,706	965	1,539	1,657	1,517
	Quarterly SAAR		Actual			YTD		
	2016 Q1	2016 Q2	2015 Q2	2016 Q2	% change	2015 Q2	2016 Q2	% change
Single-Detached	298	215	107	66	-38.3%	148	94	-36.5%
Multiples	1,293	1,188	436	330	-24.3%	566	627	10.8%
Total	1,591	1,403	543	396	-27.1%	714	721	1.0%

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 (Quebec portion)
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2016	66	80	23	0	0	107	0	120	396
Q2 2015	107	150	39	0	10	69	0	168	543
% Change	-38.3	-46.7	-41.0	n/a	-100.0	55.1	n/a	-28.6	-27.1
Year-to-date 2016	94	104	34	0	0	215	0	274	721
Year-to-date 2015	148	204	47	0	16	123	0	176	714
% Change	-36.5	-49.0	-27.7	n/a	-100.0	74.8	n/a	55.7	1.0
UNDER CONSTRUCTION									
Q2 2016	130	76	36	0	0	164	0	552	958
Q2 2015	156	114	63	0	16	277	0	244	870
% Change	-16.7	-33.3	-42.9	n/a	-100.0	-40.8	n/a	126.2	10.1
COMPLETIONS									
Q2 2016	74	48	16	0	0	112	0	67	317
Q2 2015	87	108	16	0	12	167	0	31	421
% Change	-14.9	-55.6	0.0	n/a	-100.0	-32.9	n/a	116.1	-24.7
Year-to-date 2016	138	92	42	0	0	170	0	95	537
Year-to-date 2015	182	168	52	0	18	256	0	45	721
% Change	-24.2	-45.2	-19.2	n/a	-100.0	-33.6	n/a	111.1	-25.5
COMPLETED & NOT ABSORBED									
Q2 2016	91	64	55	0	7	196	n/a	n/a	413
Q2 2015	44	114	48	0	22	254	n/a	n/a	482
% Change	106.8	-43.9	14.6	n/a	-68.2	-22.8	n/a	n/a	-14.3
ABSORBED									
Q2 2016	53	75	18	0	10	102	n/a	n/a	258
Q2 2015	86	80	26	0	13	121	n/a	n/a	326
% Change	-38.4	-6.3	-30.8	n/a	-23.1	-15.7	n/a	n/a	-20.9
Year-to-date 2016	105	112	42	0	13	154	n/a	n/a	426
Year-to-date 2015	189	136	59	0	36	260	n/a	n/a	680
% Change	-44.4	-17.6	-28.8	n/a	-63.9	-40.8	n/a	n/a	-37.4

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

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q2 2016	23	80	21	0	0	107	0	119	350
Q2 2015	36	140	39	0	10	69	0	167	461
Aylmer									
Q2 2016	15	8	21	0	0	60	0	100	204
Q2 2015	18	50	22	0	10	30	0	63	193
Hull									
Q2 2016	1	0	0	0	0	39	0	4	44
Q2 2015	1	0	0	0	0	31	0	13	45
Gatineau									
Q2 2016	5	56	0	0	0	8	0	15	84
Q2 2015	13	74	17	0	0	8	0	91	203
Buckingham									
Q2 2016	1	4	0	0	0	0	0	0	5
Q2 2015	1	6	0	0	0	0	0	0	7
Masson-Angers									
Q2 2016	1	12	0	0	0	0	0	0	13
Q2 2015	3	10	0	0	0	0	0	0	13
Rest of the CMA (Quebec portion)									
Q2 2016	43	0	2	0	0	0	0	1	46
Q2 2015	71	10	0	0	0	0	0	1	82
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2016	66	80	23	0	0	107	0	120	396
Q2 2015	107	150	39	0	10	69	0	168	543

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

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q2 2016	33	76	34	0	0	164	0	550	857
Q2 2015	67	110	57	0	16	277	0	243	770
Aylmer									
Q2 2016	16	16	34	0	0	117	0	322	505
Q2 2015	24	54	34	0	16	64	0	85	277
Hull									
Q2 2016	6	0	0	0	0	39	0	86	131
Q2 2015	22	0	2	0	0	174	0	34	232
Gatineau									
Q2 2016	9	52	0	0	0	8	0	29	98
Q2 2015	16	40	21	0	0	39	0	124	240
Buckingham									
Q2 2016	1	4	0	0	0	0	0	109	114
Q2 2015	1	6	0	0	0	0	0	0	7
Masson-Angers									
Q2 2016	1	4	0	0	0	0	0	4	9
Q2 2015	4	10	0	0	0	0	0	0	14
Rest of the CMA (Quebec portion)									
Q2 2016	97	0	2	0	0	0	0	2	101
Q2 2015	89	4	6	0	0	0	0	1	100
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2016	130	76	36	0	0	164	0	552	958
Q2 2015	156	114	63	0	16	277	0	244	870

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

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q2 2016	47	48	16	0	0	112	0	65	288
Q2 2015	37	94	12	0	12	167	0	29	351
Aylmer									
Q2 2016	17	10	9	0	0	33	0	18	87
Q2 2015	22	16	10	0	12	151	0	3	214
Hull									
Q2 2016	24	0	0	0	0	31	0	10	65
Q2 2015	7	4	0	0	0	0	0	4	15
Gatineau									
Q2 2016	6	28	7	0	0	48	0	37	126
Q2 2015	7	64	2	0	0	16	0	22	111
Buckingham									
Q2 2016	0	2	0	0	0	0	0	0	2
Q2 2015	0	6	0	0	0	0	0	0	6
Masson-Angers									
Q2 2016	0	8	0	0	0	0	0	0	8
Q2 2015	1	4	0	0	0	0	0	0	5
Rest of the CMA (Quebec portion)									
Q2 2016	27	0	0	0	0	0	0	2	29
Q2 2015	50	14	4	0	0	0	0	2	70
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2016	74	48	16	0	0	112	0	67	317
Q2 2015	87	108	16	0	12	167	0	31	421

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

Table 1.2: Housing Activity Summary by Submarket Second Quarter 2016									
	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									
City of Gatineau									
Q2 2016	73	63	55	0	7	196	n/a	n/a	394
Q2 2015	37	110	46	0	22	254	n/a	n/a	469
Aylmer									
Q2 2016	11	14	40	0	7	75	n/a	n/a	147
Q2 2015	14	30	30	0	22	211	n/a	n/a	307
Hull									
Q2 2016	54	2	0	0	0	47	n/a	n/a	103
Q2 2015	11	2	0	0	0	25	n/a	n/a	38
Gatineau									
Q2 2016	6	35	15	0	0	74	n/a	n/a	130
Q2 2015	8	69	16	0	0	11	n/a	n/a	104
Buckingham									
Q2 2016	0	1	0	0	0	0	n/a	n/a	1
Q2 2015	1	6	0	0	0	7	n/a	n/a	14
Masson-Angers									
Q2 2016	2	11	0	0	0	0	n/a	n/a	13
Q2 2015	3	3	0	0	0	0	n/a	n/a	6
Rest of the CMA (Quebec portion)									
Q2 2016	18	1	0	0	0	0	n/a	n/a	19
Q2 2015	7	4	2	0	0	0	n/a	n/a	13
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2016	91	64	55	0	7	196	n/a	n/a	413
Q2 2015	44	114	48	0	22	254	n/a	n/a	482

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

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q2 2016	31	75	18	0	10	102	n/a	n/a	236
Q2 2015	35	69	24	0	13	121	n/a	n/a	262
Aylmer									
Q2 2016	18	21	17	0	10	51	n/a	n/a	117
Q2 2015	25	19	18	0	13	94	n/a	n/a	169
Hull									
Q2 2016	5	0	0	0	0	38	n/a	n/a	43
Q2 2015	0	3	1	0	0	8	n/a	n/a	12
Gatineau									
Q2 2016	7	47	1	0	0	6	n/a	n/a	61
Q2 2015	9	43	5	0	0	15	n/a	n/a	72
Buckingham									
Q2 2016	0	2	0	0	0	0	n/a	n/a	2
Q2 2015	0	2	0	0	0	4	n/a	n/a	6
Masson-Angers									
Q2 2016	1	5	0	0	0	7	n/a	n/a	13
Q2 2015	1	2	0	0	0	0	n/a	n/a	3
Rest of the CMA (Quebec portion)									
Q2 2016	22	0	0	0	0	0	n/a	n/a	22
Q2 2015	51	11	2	0	0	0	n/a	n/a	64
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2016	53	75	18	0	10	102	n/a	n/a	258
Q2 2015	86	80	26	0	13	121	n/a	n/a	326

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

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Quebec portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	422	330	101	0	23	263	0	445	1,584
% Change	-11.9	17.0	-46.6	n/a	-67.6	-51.7	n/a	31.7	-16.8
2014	479	282	189	0	71	544	0	338	1,903
% Change	0.8	36.9	-6.4	n/a	91.9	19.6	-100.0	-38.0	-1.1
2013	475	206	202	0	37	455	4	545	1,924
% Change	-31.0	-55.4	-25.5	n/a	19.4	-22.4	0.0	-24.0	-30.3
2012	688	462	271	0	31	586	4	717	2,759
% Change	-12.2	18.5	-4.9	n/a	**	6.0	n/a	161.7	14.0
2011	784	390	285	0	4	553	0	274	2,420
% Change	-13.8	-48.0	31.3	n/a	-69.2	31.0	-100.0	-17.5	-9.9
2010	910	750	217	0	13	422	7	332	2,687
% Change	-13.8	3.0	-12.9	n/a	n/a	-34.1	-79.4	-5.7	-13.8
2009	1,056	728	249	0	0	640	34	352	3,116
% Change	-5.7	4.3	19.1	n/a	-100.0	31.4	183.3	-46.3	-5.7
2008	1,120	698	209	0	45	487	12	656	3,304
% Change	8.0	56.5	-24.0	n/a	-31.8	54.1	-50.0	9.0	18.5
2007	1,037	446	275	0	66	316	24	602	2,788
% Change	-11.4	-14.9	65.7	n/a	**	-2.5	n/a	-16.4	-4.9
2006	1,171	524	166	0	16	324	0	720	2,933

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
City of Gatineau	23	36	80	140	21	39	226	246	350	461	-24.1
Aylmer	15	18	8	50	21	30	160	95	204	193	5.7
Hull	1	1	0	0	0	0	43	44	44	45	-2.2
Gatineau	5	13	56	74	0	9	23	107	84	203	-58.6
Buckingham	1	1	4	6	0	0	0	0	5	7	-28.6
Masson-Angers	1	3	12	10	0	0	0	0	13	13	0.0
Rest of the CMA (Quebec portion)	43	71	0	10	0	0	3	1	46	82	-43.9
Ottawa-Gatineau CMA (Quebec portion)	66	107	80	150	21	39	229	247	396	543	-27.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
City of Gatineau	36	58	104	192	32	49	487	308	659	607	8.6
Aylmer	26	29	12	62	29	36	376	153	443	280	58.2
Hull	1	3	0	2	0	0	48	44	49	49	0.0
Gatineau	7	21	76	104	3	13	59	111	145	249	-41.8
Buckingham	1	1	4	12	0	0	0	0	5	13	-61.5
Masson-Angers	1	4	12	12	0	0	4	0	17	16	6.3
Rest of the CMA (Quebec portion)	58	90	0	12	0	0	4	5	62	107	-42.1
Ottawa-Gatineau CMA (Quebec portion)	94	148	104	204	32	49	491	313	721	714	1.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
City of Gatineau	21	39	0	0	107	79	119	167
Aylmer	21	30	0	0	60	32	100	63
Hull	0	0	0	0	39	31	4	13
Gatineau	0	9	0	0	8	16	15	91
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	0	1	1
Ottawa-Gatineau CMA (Quebec portion)	21	39	0	0	109	79	120	168

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	32	49	0	0	215	133	272	175
Aylmer	29	36	0	0	168	86	208	67
Hull	0	0	0	0	39	31	9	13
Gatineau	3	13	0	0	8	16	51	95
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	4	2	1
Ottawa-Gatineau CMA (Quebec portion)	32	49	0	0	217	137	274	176

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
City of Gatineau	124	215	107	79	119	167	350	461
Aylmer	44	90	60	40	100	63	204	193
Hull	1	1	39	31	4	13	44	45
Gatineau	61	104	8	8	15	91	84	203
Buckingham	5	7	0	0	0	0	5	7
Masson-Angers	13	13	0	0	0	0	13	13
Rest of the CMA (Quebec portion)	45	81	0	0	1	1	46	82
Ottawa-Gatineau CMA (Quebec portion)	169	296	107	79	120	168	396	543

Table 2.5: Starts by Submarket and by Intended Market January - June 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	172	293	215	139	272	175	659	607
Aylmer	67	113	168	100	208	67	443	280
Hull	1	5	39	31	9	13	49	49
Gatineau	86	146	8	8	51	95	145	249
Buckingham	5	13	0	0	0	0	5	13
Masson-Angers	13	16	0	0	4	0	17	16
Rest of the CMA (Quebec portion)	60	106	0	0	2	1	62	107
Ottawa-Gatineau CMA (Quebec portion)	232	399	215	139	274	176	721	714

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	% Change
City of Gatineau	47	37	48	94	16	20	177	200	288	351	-17.9
Aylmer	17	22	10	16	9	20	51	156	87	214	-59.3
Hull	24	7	0	4	0	0	41	4	65	15	**
Gatineau	6	7	28	64	7	0	85	40	126	111	13.5
Buckingham	0	0	2	6	0	0	0	0	2	6	-66.7
Masson-Angers	0	1	8	4	0	0	0	0	8	5	60.0
Rest of the CMA (Quebec portion)	27	50	0	14	0	0	2	6	29	70	-58.6
Ottawa-Gatineau CMA (Quebec portion)	74	87	48	108	16	20	179	206	317	421	-24.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
City of Gatineau	84	62	92	152	38	58	267	306	481	578	-16.8
Aylmer	33	33	26	32	31	48	101	245	191	358	-46.6
Hull	33	8	0	8	0	0	47	10	80	26	**
Gatineau	17	19	56	100	7	10	111	51	191	180	6.1
Buckingham	0	1	2	6	0	0	0	0	2	7	-71.4
Masson-Angers	1	1	8	6	0	0	8	0	17	7	142.9
Rest of the CMA (Quebec portion)	54	120	0	16	0	0	2	7	56	143	-60.8
Ottawa-Gatineau CMA (Quebec portion)	138	182	92	168	38	58	269	313	537	721	-25.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
City of Gatineau	16	20	0	0	112	171	65	29
Aylmer	9	20	0	0	33	153	18	3
Hull	0	0	0	0	31	0	10	4
Gatineau	7	0	0	0	48	18	37	22
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	4	2	2
Ottawa-Gatineau CMA (Quebec portion)	16	20	0	0	112	175	67	31

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2016								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	38	58	0	0	174	264	93	42
Aylmer	31	48	0	0	73	242	28	3
Hull	0	0	0	0	33	0	14	10
Gatineau	7	10	0	0	60	22	51	29
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	8	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	4	2	3
Ottawa-Gatineau CMA (Quebec portion)	38	58	0	0	174	268	95	45

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015	Q2 2016	Q2 2015
City of Gatineau	111	143	112	179	65	29	288	351
Aylmer	36	48	33	163	18	3	87	214
Hull	24	11	31	0	10	4	65	15
Gatineau	41	73	48	16	37	22	126	111
Buckingham	2	6	0	0	0	0	2	6
Masson-Angers	8	5	0	0	0	0	8	5
Rest of the CMA (Quebec portion)	27	68	0	0	2	2	29	70
Ottawa-Gatineau CMA (Quebec portion)	138	211	112	179	67	31	317	421

Table 3.5: Completions by Submarket and by Intended Market
January - June 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
City of Gatineau	218	262	170	274	93	42	481	578
Aylmer	92	97	71	258	28	3	191	358
Hull	35	16	31	0	14	10	80	26
Gatineau	80	135	60	16	51	29	191	180
Buckingham	2	7	0	0	0	0	2	7
Masson-Angers	9	7	8	0	0	0	17	7
Rest of the CMA (Quebec portion)	54	140	0	0	2	3	56	143
Ottawa-Gatineau CMA (Quebec portion)	272	402	170	274	95	45	537	721

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2016													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q2 2016	0	0.0	2	7.4	7	25.9	10	37.0	8	29.6	27	-	463,467
Q2 2015	0	0.0	1	2.9	8	22.9	12	34.3	14	40.0	35	460,000	526,137
Year-to-date 2016	0	0.0	3	6.8	13	29.5	15	34.1	13	29.5	44	-	457,740
Year-to-date 2015	0	0.0	2	3.1	19	29.2	21	32.3	23	35.4	65	450,000	498,329
Aylmer													
Q2 2016	0	0.0	0	0.0	5	31.3	4	25.0	7	43.8	16	-	-
Q2 2015	0	0.0	1	4.0	5	20.0	7	28.0	12	48.0	25	-	-
Year-to-date 2016	0	0.0	0	0.0	6	25.0	6	25.0	12	50.0	24	-	-
Year-to-date 2015	0	0.0	1	2.9	7	20.0	10	28.6	17	48.6	35	-	-
Hull													
Q2 2016	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	-	-
Q2 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	3	42.9	4	57.1	0	0.0	7	-	-
Year-to-date 2015	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	-	-
Gatineau													
Q2 2016	0	0.0	1	16.7	1	16.7	3	50.0	1	16.7	6	-	-
Q2 2015	0	0.0	0	0.0	3	33.3	5	55.6	1	11.1	9	-	-
Year-to-date 2016	0	0.0	1	9.1	4	36.4	5	45.5	1	9.1	11	-	-
Year-to-date 2015	0	0.0	1	4.3	10	43.5	8	34.8	4	17.4	23	-	-
Buckingham													
Q2 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Masson-Angers													
Q2 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q2 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Rest of the CMA (Quebec portion)													
Q2 2016	0	0.0	2	28.6	1	14.3	1	14.3	3	42.9	7	-	-
Q2 2015	0	0.0	8	17.0	17	36.2	12	25.5	10	21.3	47	-	377,801
Year-to-date 2016	0	0.0	4	26.7	5	33.3	3	20.0	3	20.0	15	-	-
Year-to-date 2015	4	3.3	20	16.7	40	33.3	25	20.8	31	25.8	120	450,000	383,240
Ottawa-Gatineau CMA (Quebec portion)													
Q2 2016	0	0.0	4	11.8	8	23.5	11	32.4	11	32.4	34	450,000	451,467
Q2 2015	0	0.0	9	11.0	25	30.5	24	29.3	24	29.3	82	400,000	460,569
Year-to-date 2016	0	0.0	7	11.9	18	30.5	18	30.5	16	27.1	59	400,000	436,007
Year-to-date 2015	4	2.2	22	11.9	59	31.9	46	24.9	54	29.2	185	400,000	435,925

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Second Quarter 2016

Submarket	Q2 2016	Q2 2015	% Change	YTD 2016	YTD 2015	% Change
City of Gatineau	463,467	526,137	-11.9	457,740	498,329	-8.1
Aylmer	-	-	n/a	-	-	n/a
Hull	-	-	n/a	-	-	n/a
Gatineau	-	-	n/a	-	-	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	-	377,801	n/a	-	383,240	n/a
Ottawa-Gatineau CMA (Quebec portion)	451,467	460,569	-2.0	436,007	435,925	0.0

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau							
	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2016	1,083	2,019	2,729	256,589	7.6	253,178	10.2
Q2 2015	948	2,078	2,907	253,804	9.2	246,677	11.1
% Change	14.2	-2.8	-6.1	1.1	n/a	2.6	n/a
YTD 2016	1,738	3,769	2,597	253,533	9.0	n/a	n/a
YTD 2015	1,548	3,922	2,699	248,580	10.5	n/a	n/a
% Change	12.3	-3.9	-3.8	2.0	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2016	141	404	697	168,286	14.8	174,398	15.8
Q2 2015	144	410	692	189,075	14.4	181,540	17.3
% Change	-2.1	-1.5	0.7	-11.0	n/a	-3.9	n/a
YTD 2016	260	798	650	170,730	15.0	n/a	n/a
YTD 2015	242	799	663	184,150	16.4	n/a	n/a
% Change	7.4	-0.1	-1.9	-7.3	n/a	n/a	n/a
PLEX*							
Q2 2016	72	198	318	280,129	13.2	290,240	13.7
Q2 2015	62	163	274	314,423	13.3	297,194	13.3
% Change	16.1	21.5	15.9	-10.9	n/a	-2.3	n/a
YTD 2016	125	343	289	288,104	13.9	n/a	n/a
YTD 2015	99	312	255	290,722	15.5	n/a	n/a
% Change	26.3	9.9	13.2	-0.9	n/a	n/a	n/a
TOTAL							
Q2 2016	1,297	2,630	3,757	246,620	8.7	245,238	11.2
Q2 2015	1,154	2,659	3,887	249,551	10.1	241,529	12.0
% Change	12.4	-1.1	-3.4	-1.2	n/a	1.5	n/a
YTD 2016	2,125	4,923	3,548	244,845	10.0	n/a	n/a
YTD 2015	1,891	5,045	3,629	243,045	11.5	n/a	n/a
% Change	12.4	-2.4	-2.3	0.7	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Second Quarter 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	122.6	173.3	7.7	69.1	943
	February	567	2.89	4.74	113.8	123.9	174.5	7.9	69.7	944
	March	567	2.89	4.74	113.7	124.7	175.1	7.7	69.8	950
	April	561	2.89	4.64	113.6	124.7	175.4	7.8	69.9	946
	May	561	2.89	4.64	113.6	125.3	176.5	7.7	70.3	944
	June	561	2.89	4.64	113.6	125.2	177.8	7.6	70.7	931
	July	561	2.89	4.64	113.6	125.3	180.3	7.2	71.3	933
	August	561	2.89	4.64	113.6	125.2	182.5	6.8	71.8	936
	September	561	2.89	4.64	113.8	125.1	184.5	6.7	72.5	947
	October	561	2.89	4.64	113.9	125.2	184.4	6.5	72.4	955
	November	561	3.14	4.64	113.7	124.9	182.5	6.4	71.4	959
	December	561	3.14	4.64	113.7	124.4	181.3	6.0	70.6	965
2016	January	561	3.14	4.64	113.7	124.6	179	6.1	69.7	966
	February	561	3.14	4.64	113.7	125.1	177.1	6.3	69.2	966
	March	561	3.14	4.64	113.6	125.6	174.5	6.6	68.3	963
	April	561	3.14	4.64	113.5	126.0	173.2	6.6	67.8	980
	May	561	3.14	4.64	113.8	126.2	174.1	7.1	68.5	983
	June	561	3.14	4.64		126.0	175.2	7.3	69.0	988
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2006 Census area definitions.

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