HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Gatineau[1]

Date Released: Fourth 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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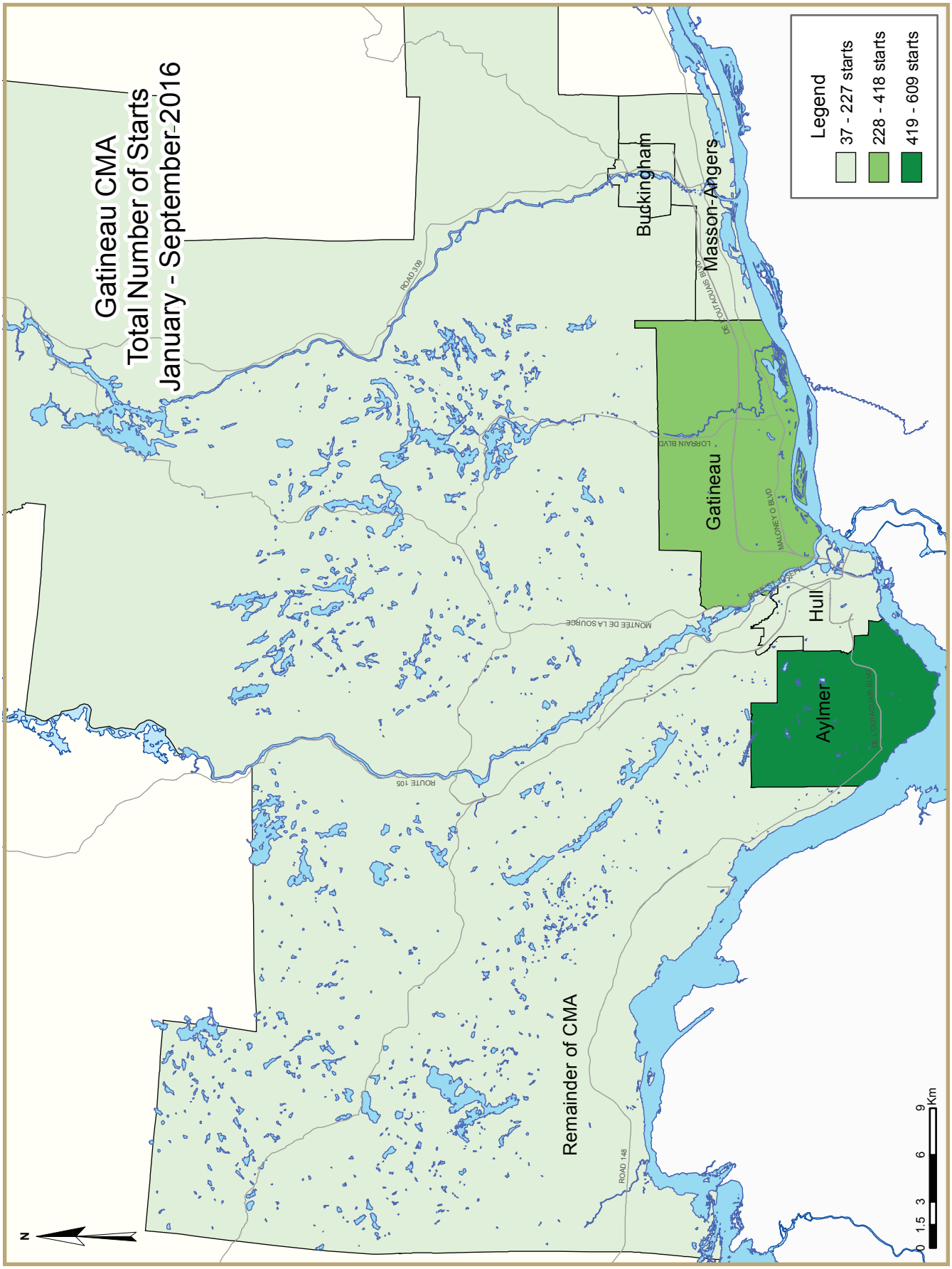
Gatineau CMA
Total Number of Starts
January - September-2016
Legend
37 - 227 starts
228 - 418 starts
419 - 609 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 308
DE LOUTAOUAIS BLVD
LORRAIN BLVD
MALONEY O BLVD
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
N
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)
Third Quarter 2016

Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	July 2016	Aug. 2016	Sept. 2016	July 2016	Aug. 2016	Sept. 2016
Single-Detached	479	422	152	253	783	283	275	314
Multiples	1,424	1,162	1,692	1,128	1,308	1,520	1,384	1,348
Total	1,903	1,584	1,844	1,381	2,091	1,803	1,659	1,662
	Quarterly SAAR		Actual			YTD		
	2016 Q2	2016 Q3	2015 Q3	2016 Q3	% change	2015 Q3	2016 Q3	% change
Single-Detached	230	404	165	145	-12.1%	313	239	-23.6%
Multiples	1,195	1,382	357	344	-3.6%	923	971	5.2%
Total	1,425	1,786	522	489	-6.3%	1,236	1,210	-2.1%

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)
Third 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									
Q3 2016	145	62	43	0	0	48	0	191	489
Q3 2015	165	56	34	0	7	102	0	158	522
% Change	-12.1	10.7	26.5	n/a	-100.0	-52.9	n/a	20.9	-6.3
Year-to-date 2016	239	166	77	0	0	263	0	465	1,210
Year-to-date 2015	313	260	81	0	23	225	0	334	1,236
% Change	-23.6	-36.2	-4.9	n/a	-100.0	16.9	n/a	39.2	-2.1
UNDER CONSTRUCTION									
Q3 2016	201	56	64	0	0	227	0	351	899
Q3 2015	207	72	73	0	7	148	0	318	825
% Change	-2.9	-22.2	-12.3	n/a	-100.0	53.4	n/a	10.4	9.0
COMPLETIONS									
Q3 2016	76	80	13	0	0	45	0	333	547
Q3 2015	114	96	22	0	16	219	0	102	569
% Change	-33.3	-16.7	-40.9	n/a	-100.0	-79.5	n/a	**	-3.9
Year-to-date 2016	214	172	55	0	0	215	0	428	1,084
Year-to-date 2015	296	264	74	0	34	475	0	147	1,290
% Change	-27.7	-34.8	-25.7	n/a	-100.0	-54.7	n/a	191.2	-16.0
COMPLETED & NOT ABSORBED									
Q3 2016	71	49	34	0	1	138	n/a	n/a	293
Q3 2015	52	107	37	0	28	230	n/a	n/a	454
% Change	36.5	-54.2	-8.1	n/a	-96.4	-40.0	n/a	n/a	-35.5
ABSORBED									
Q3 2016	96	95	34	0	6	103	n/a	n/a	334
Q3 2015	106	105	31	0	10	243	n/a	n/a	495
% Change	-9.4	-9.5	9.7	n/a	-40.0	-57.6	n/a	n/a	-32.5
Year-to-date 2016	201	207	76	0	19	257	n/a	n/a	760
Year-to-date 2015	295	241	90	0	46	503	n/a	n/a	1,175
% Change	-31.9	-14.1	-15.6	n/a	-58.7	-48.9	n/a	n/a	-35.3

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2016	23	46	41	0	0	48	0	190	348
Q3 2015	81	52	34	0	7	102	0	158	434
Aylmer									
Q3 2016	11	16	37	0	0	48	0	54	166
Q3 2015	22	6	34	0	7	42	0	15	126
Hull									
Q3 2016	0	0	0	0	0	0	0	9	9
Q3 2015	43	2	0	0	0	0	0	0	45
Gatineau									
Q3 2016	10	16	0	0	0	0	0	77	103
Q3 2015	12	38	0	0	0	60	0	26	136
Buckingham									
Q3 2016	0	0	0	0	0	0	0	50	50
Q3 2015	1	2	0	0	0	0	0	109	112
Masson-Angers									
Q3 2016	2	14	4	0	0	0	0	0	20
Q3 2015	3	4	0	0	0	0	0	8	15
Rest of the CMA (Quebec portion)									
Q3 2016	122	16	2	0	0	0	0	1	141
Q3 2015	84	4	0	0	0	0	0	0	88
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2016	145	62	43	0	0	48	0	191	489
Q3 2015	165	56	34	0	7	102	0	158	522

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2016	36	46	62	0	0	227	0	348	719
Q3 2015	98	68	71	0	7	148	0	318	710
Aylmer									
Q3 2016	17	20	58	0	0	180	0	202	477
Q3 2015	30	12	54	0	7	42	0	78	223
Hull									
Q3 2016	5	0	0	0	0	39	0	13	57
Q3 2015	44	2	2	0	0	31	0	13	92
Gatineau									
Q3 2016	13	20	0	0	0	8	0	83	124
Q3 2015	19	46	15	0	0	75	0	109	264
Buckingham									
Q3 2016	0	0	0	0	0	0	0	50	50
Q3 2015	1	2	0	0	0	0	0	110	113
Masson-Angers									
Q3 2016	1	6	4	0	0	0	0	0	11
Q3 2015	4	6	0	0	0	0	0	8	18
Rest of the CMA (Quebec portion)									
Q3 2016	165	10	2	0	0	0	0	3	180
Q3 2015	109	4	2	0	0	0	0	0	115
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2016	201	56	64	0	0	227	0	351	899
Q3 2015	207	72	73	0	7	148	0	318	825

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2016	20	76	13	0	0	45	0	332	486
Q3 2015	51	92	18	0	16	219	0	101	497
Aylmer									
Q3 2016	10	12	13	0	0	45	0	114	194
Q3 2015	17	48	12	0	16	52	0	34	179
Hull									
Q3 2016	1	0	0	0	0	0	0	82	83
Q3 2015	21	0	0	0	0	143	0	21	185
Gatineau									
Q3 2016	6	48	0	0	0	0	0	23	77
Q3 2015	9	30	6	0	0	24	0	46	115
Buckingham									
Q3 2016	1	4	0	0	0	0	0	109	114
Q3 2015	1	6	0	0	0	0	0	0	7
Masson-Angers									
Q3 2016	2	12	0	0	0	0	0	4	18
Q3 2015	3	8	0	0	0	0	0	0	11
Rest of the CMA (Quebec portion)									
Q3 2016	56	4	0	0	0	0	0	1	61
Q3 2015	63	4	4	0	0	0	0	1	72
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2016	76	80	13	0	0	45	0	333	547
Q3 2015	114	96	22	0	16	219	0	102	569

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2016	54	49	34	0	1	138	n/a	n/a	276
Q3 2015	38	105	35	0	28	230	n/a	n/a	436
Aylmer									
Q3 2016	6	8	23	0	1	62	n/a	n/a	100
Q3 2015	9	46	28	0	28	131	n/a	n/a	242
Hull									
Q3 2016	43	0	0	0	0	23	n/a	n/a	66
Q3 2015	19	2	0	0	0	84	n/a	n/a	105
Gatineau									
Q3 2016	3	30	11	0	0	53	n/a	n/a	97
Q3 2015	6	44	7	0	0	12	n/a	n/a	69
Buckingham									
Q3 2016	0	2	0	0	0	0	n/a	n/a	2
Q3 2015	1	8	0	0	0	3	n/a	n/a	12
Masson-Angers									
Q3 2016	2	9	0	0	0	0	n/a	n/a	11
Q3 2015	3	5	0	0	0	0	n/a	n/a	8
Rest of the CMA (Quebec portion)									
Q3 2016	17	0	0	0	0	0	n/a	n/a	17
Q3 2015	14	2	2	0	0	0	n/a	n/a	18
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2016	71	49	34	0	1	138	n/a	n/a	293
Q3 2015	52	107	37	0	28	230	n/a	n/a	454

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2016	39	90	34	0	6	103	n/a	n/a	272
Q3 2015	50	99	27	0	10	243	n/a	n/a	429
Aylmer									
Q3 2016	15	18	30	0	6	58	n/a	n/a	127
Q3 2015	22	32	14	0	10	132	n/a	n/a	210
Hull									
Q3 2016	12	2	0	0	0	24	n/a	n/a	38
Q3 2015	13	0	0	0	0	84	n/a	n/a	97
Gatineau									
Q3 2016	9	53	4	0	0	21	n/a	n/a	87
Q3 2015	11	57	13	0	0	23	n/a	n/a	104
Buckingham									
Q3 2016	1	3	0	0	0	0	n/a	n/a	4
Q3 2015	1	4	0	0	0	4	n/a	n/a	9
Masson-Angers									
Q3 2016	2	14	0	0	0	0	n/a	n/a	16
Q3 2015	3	6	0	0	0	0	n/a	n/a	9
Rest of the CMA (Quebec portion)									
Q3 2016	57	5	0	0	0	0	n/a	n/a	62
Q3 2015	56	6	4	0	0	0	n/a	n/a	66
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2016	96	95	34	0	6	103	n/a	n/a	334
Q3 2015	106	105	31	0	10	243	n/a	n/a	495

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
Third Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
City of Gatineau	23	81	46	52	41	39	238	262	348	434	-19.8
Aylmer	11	22	16	6	37	39	102	59	166	126	31.7
Hull	0	43	0	2	0	0	9	0	9	45	-80.0
Gatineau	10	12	16	38	0	0	77	86	103	136	-24.3
Buckingham	0	1	0	2	0	0	50	109	50	112	-55.4
Masson-Angers	2	3	14	4	4	0	0	8	20	15	33.3
Rest of the CMA (Quebec portion)	122	84	16	4	0	0	3	0	141	88	60.2
Ottawa-Gatineau CMA (Quebec portion)	145	165	62	56	41	39	241	262	489	522	-6.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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	59	139	150	244	73	88	725	570	1007	1041	-3.3
Aylmer	37	51	28	68	66	75	478	212	609	406	50.0
Hull	1	46	0	4	0	0	57	44	58	94	-38.3
Gatineau	17	33	92	142	3	13	136	197	248	385	-35.6
Buckingham	1	2	4	14	0	0	50	109	55	125	-56.0
Masson-Angers	3	7	26	16	4	0	4	8	37	31	19.4
Rest of the CMA (Quebec portion)	180	174	16	16	0	0	7	5	203	195	4.1
Ottawa-Gatineau CMA (Quebec portion)	239	313	166	260	73	88	732	575	1,210	1,236	-2.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
City of Gatineau	41	39	0	0	48	104	190	158
Aylmer	37	39	0	0	48	44	54	15
Hull	0	0	0	0	0	0	9	0
Gatineau	0	0	0	0	0	60	77	26
Buckingham	0	0	0	0	0	0	50	109
Masson-Angers	4	0	0	0	0	0	0	8
Rest of the CMA (Quebec portion)	0	0	0	0	2	0	1	0
Ottawa-Gatineau CMA (Quebec portion)	41	39	0	0	50	104	191	158

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 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	73	88	0	0	263	237	462	333
Aylmer	66	75	0	0	216	130	262	82
Hull	0	0	0	0	39	31	18	13
Gatineau	3	13	0	0	8	76	128	121
Buckingham	0	0	0	0	0	0	50	109
Masson-Angers	4	0	0	0	0	0	4	8
Rest of the CMA (Quebec portion)	0	0	0	0	4	4	3	1
Ottawa-Gatineau CMA (Quebec portion)	73	88	0	0	267	241	465	334

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
City of Gatineau	110	167	48	109	190	158	348	434
Aylmer	64	62	48	49	54	15	166	126
Hull	0	45	0	0	9	0	9	45
Gatineau	26	50	0	60	77	26	103	136
Buckingham	0	3	0	0	50	109	50	112
Masson-Angers	20	7	0	0	0	8	20	15
Rest of the CMA (Quebec portion)	140	88	0	0	1	0	141	88
Ottawa-Gatineau CMA (Quebec portion)	250	255	48	109	191	158	489	522

Table 2.5: Starts by Submarket and by Intended Market
January - September 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	282	460	263	248	462	333	1,007	1,041
Aylmer	131	175	216	149	262	82	609	406
Hull	1	50	39	31	18	13	58	94
Gatineau	112	196	8	68	128	121	248	385
Buckingham	5	16	0	0	50	109	55	125
Masson-Angers	33	23	0	0	4	8	37	31
Rest of the CMA (Quebec portion)	200	194	0	0	3	1	203	195
Ottawa-Gatineau CMA (Quebec portion)	482	654	263	248	465	334	1,210	1,236

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	% Change
City of Gatineau	20	51	76	92	13	28	377	326	486	497	-2.2
Aylmer	10	17	12	48	13	28	159	86	194	179	8.4
Hull	1	21	0	0	0	0	82	164	83	185	-55.1
Gatineau	6	9	48	30	0	0	23	76	77	115	-33.0
Buckingham	1	1	4	6	0	0	109	0	114	7	**
Masson-Angers	2	3	12	8	0	0	4	0	18	11	63.6
Rest of the CMA (Quebec portion)	56	63	4	4	0	0	1	5	61	72	-15.3
Ottawa-Gatineau CMA (Quebec portion)	76	114	80	96	13	28	378	331	547	569	-3.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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	104	113	168	244	51	86	644	632	967	1075	-10.0
Aylmer	43	50	38	80	44	76	260	331	385	537	-28.3
Hull	34	29	0	8	0	0	129	174	163	211	-22.7
Gatineau	23	28	104	130	7	10	134	127	268	295	-9.2
Buckingham	1	2	6	12	0	0	109	0	116	14	**
Masson-Angers	3	4	20	14	0	0	12	0	35	18	94.4
Rest of the CMA (Quebec portion)	110	183	4	20	0	0	3	12	117	215	-45.6
Ottawa-Gatineau CMA (Quebec portion)	214	296	172	264	51	86	647	644	1,084	1,290	-16.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
City of Gatineau	13	28	0	0	45	225	332	101
Aylmer	13	28	0	0	45	52	114	34
Hull	0	0	0	0	0	143	82	21
Gatineau	0	0	0	0	0	30	23	46
Buckingham	0	0	0	0	0	0	109	0
Masson-Angers	0	0	0	0	0	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	4	1	1
Ottawa-Gatineau CMA (Quebec portion)	13	28	0	0	45	229	333	102

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 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	51	86	0	0	219	489	425	143
Aylmer	44	76	0	0	118	294	142	37
Hull	0	0	0	0	33	143	96	31
Gatineau	7	10	0	0	60	52	74	75
Buckingham	0	0	0	0	0	0	109	0
Masson-Angers	0	0	0	0	8	0	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	8	3	4
Ottawa-Gatineau CMA (Quebec portion)	51	86	0	0	219	497	428	147

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015	Q3 2016	Q3 2015
City of Gatineau	109	161	45	235	332	101	486	497
Aylmer	35	77	45	68	114	34	194	179
Hull	1	21	0	143	82	21	83	185
Gatineau	54	45	0	24	23	46	77	115
Buckingham	5	7	0	0	109	0	114	7
Masson-Angers	14	11	0	0	4	0	18	11
Rest of the CMA (Quebec portion)	60	71	0	0	1	1	61	72
Ottawa-Gatineau CMA (Quebec portion)	169	232	45	235	333	102	547	569

Table 3.5: Completions by Submarket and by Intended Market
January - September 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	327	423	215	509	425	143	967	1,075
Aylmer	127	174	116	326	142	37	385	537
Hull	36	37	31	143	96	31	163	211
Gatineau	134	180	60	40	74	75	268	295
Buckingham	7	14	0	0	109	0	116	14
Masson-Angers	23	18	8	0	4	0	35	18
Rest of the CMA (Quebec portion)	114	211	0	0	3	4	117	215
Ottawa-Gatineau CMA (Quebec portion)	441	634	215	509	428	147	1,084	1,290

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third 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													
Q3 2016	0	0.0	4	12.1	10	30.3	9	27.3	10	30.3	33	-	396,603
Q3 2015	0	0.0	3	7.1	11	26.2	11	26.2	17	40.5	42	-	454,735
Year-to-date 2016	0	0.0	7	9.1	23	29.9	24	31.2	23	29.9	77	-	421,058
Year-to-date 2015	0	0.0	5	4.7	30	28.0	32	29.9	40	37.4	107	450,000	485,204
Aylmer													
Q3 2016	0	0.0	0	0.0	2	14.3	3	21.4	9	64.3	14	-	-
Q3 2015	0	0.0	0	0.0	0	0.0	3	17.6	14	82.4	17	-	-
Year-to-date 2016	0	0.0	0	0.0	8	21.1	9	23.7	21	55.3	38	-	-
Year-to-date 2015	0	0.0	1	1.9	7	13.5	13	25.0	31	59.6	52	-	-
Hull													
Q3 2016	0	0.0	0	0.0	8	66.7	4	33.3	0	0.0	12	-	380,268
Q3 2015	0	0.0	0	0.0	6	46.2	7	53.8	0	0.0	13	-	371,320
Year-to-date 2016	0	0.0	0	0.0	11	57.9	8	42.1	0	0.0	19	-	380,268
Year-to-date 2015	0	0.0	0	0.0	8	44.4	9	50.0	1	5.6	18	-	371,320
Gatineau													
Q3 2016	0	0.0	1	25.0	0	0.0	2	50.0	1	25.0	4	-	-
Q3 2015	0	0.0	2	25.0	2	25.0	1	12.5	3	37.5	8	-	-
Year-to-date 2016	0	0.0	2	13.3	4	26.7	7	46.7	2	13.3	15	-	-
Year-to-date 2015	0	0.0	3	9.7	12	38.7	9	29.0	7	22.6	31	-	-
Buckingham													
Q3 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q3 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2015	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Masson-Angers													
Q3 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Q3 2015	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	-	-
Rest of the CMA (Quebec portion)													
Q3 2016	0	0.0	5	25.0	8	40.0	2	10.0	5	25.0	20	-	-
Q3 2015	1	5.6	8	44.4	4	22.2	3	16.7	2	11.1	18	-	-
Year-to-date 2016	0	0.0	9	25.7	13	37.1	5	14.3	8	22.9	35	-	-
Year-to-date 2015	5	3.6	28	20.3	44	31.9	28	20.3	33	23.9	138	450,000	383,240
Ottawa-Gatineau CMA (Quebec portion)													
Q3 2016	0	0.0	9	17.0	18	34.0	11	20.8	15	28.3	53	400,000	421,253
Q3 2015	1	1.7	11	18.3	15	25.0	14	23.3	19	31.7	60	422,500	427,594
Year-to-date 2016	0	0.0	16	14.3	36	32.1	29	25.9	31	27.7	112	400,000	429,025
Year-to-date 2015	5	2.0	33	13.5	74	30.2	60	24.5	73	29.8	245	400,000	433,885

Source: CMHC (Market Absorption Survey)

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

Submarket	Q3 2016	Q3 2015	% Change	YTD 2016	YTD 2015	% Change
City of Gatineau	396,603	454,735	-12.8	421,058	485,204	-13.2
Aylmer	-	-	n/a	-	-	n/a
Hull	380,268	371,320	2.4	380,268	371,320	2.4
Gatineau	-	-	n/a	-	-	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	-	-	n/a	-	383,240	n/a
Ottawa-Gatineau CMA (Quebec portion)	421,253	427,594	-1.5	429,025	433,885	-1.1

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*							
Q3 2016	826	1,586	2,529	256,127	9.2	253,383	9.7
Q3 2015	712	1,536	2,706	255,856	11.4	248,166	11.2
% Change	16.0	3.3	-6.6	0.1	n/a	2.1	n/a
YTD 2016	2,561	5,348	2,572	254,412	9.0	n/a	n/a
YTD 2015	2,260	5,458	2,701	250,875	10.8	n/a	n/a
% Change	13.3	-2.0	-4.8	1.4	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2016	135	312	641	167,948	14.2	171,773	15.6
Q3 2015	134	361	674	177,498	15.1	182,420	17.0
% Change	0.7	-13.6	-4.9	-5.4	n/a	-5.8	n/a
YTD 2016	395	1,107	646	169,779	14.7	n/a	n/a
YTD 2015	376	1,160	666	181,779	15.9	n/a	n/a
% Change	5.1	-4.6	-3.1	-6.6	n/a	n/a	n/a
PLEX*							
Q3 2016	65	155	289	285,429	13.3	287,587	13.5
Q3 2015	58	146	268	296,332	13.9	296,421	14.1
% Change	12.1	6.2	7.7	-3.7	n/a	-3.0	n/a
YTD 2016	190	496	288	287,189	13.6	n/a	n/a
YTD 2015	157	458	259	292,772	14.9	n/a	n/a
% Change	21.0	8.3	11.0	-1.9	n/a	n/a	n/a
TOTAL							
Q3 2016	1,028	2,061	3,474	246,620	10.1	244,938	10.7
Q3 2015	906	2,049	3,665	248,218	12.1	242,867	12.1
% Change	13.5	0.6	-5.2	-0.6	n/a	0.9	n/a
YTD 2016	3,150	6,971	3,518	244,047	10.1	n/a	n/a
YTD 2015	2,797	7,094	3,641	239,974	11.7	n/a	n/a
% Change	12.6	-1.7	-3.4	1.7	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
Third 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 $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			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	114.0	126.0	175.2	7.3	69.0	988
	July	567	3.14	4.74	114.0	125.6	176.2	7.5	69.5	979
	August	567	3.14	4.74	114.0	125.3	174.9	7.5	68.9	991
	September	561	3.14	4.64		125.8	175.3	7.5	69.1	1,002
	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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