

# HOUSING NOW TABLES

## Ottawa<sup>1</sup>

Date Released: October 2017



*Housing market intelligence you can count on*

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

## 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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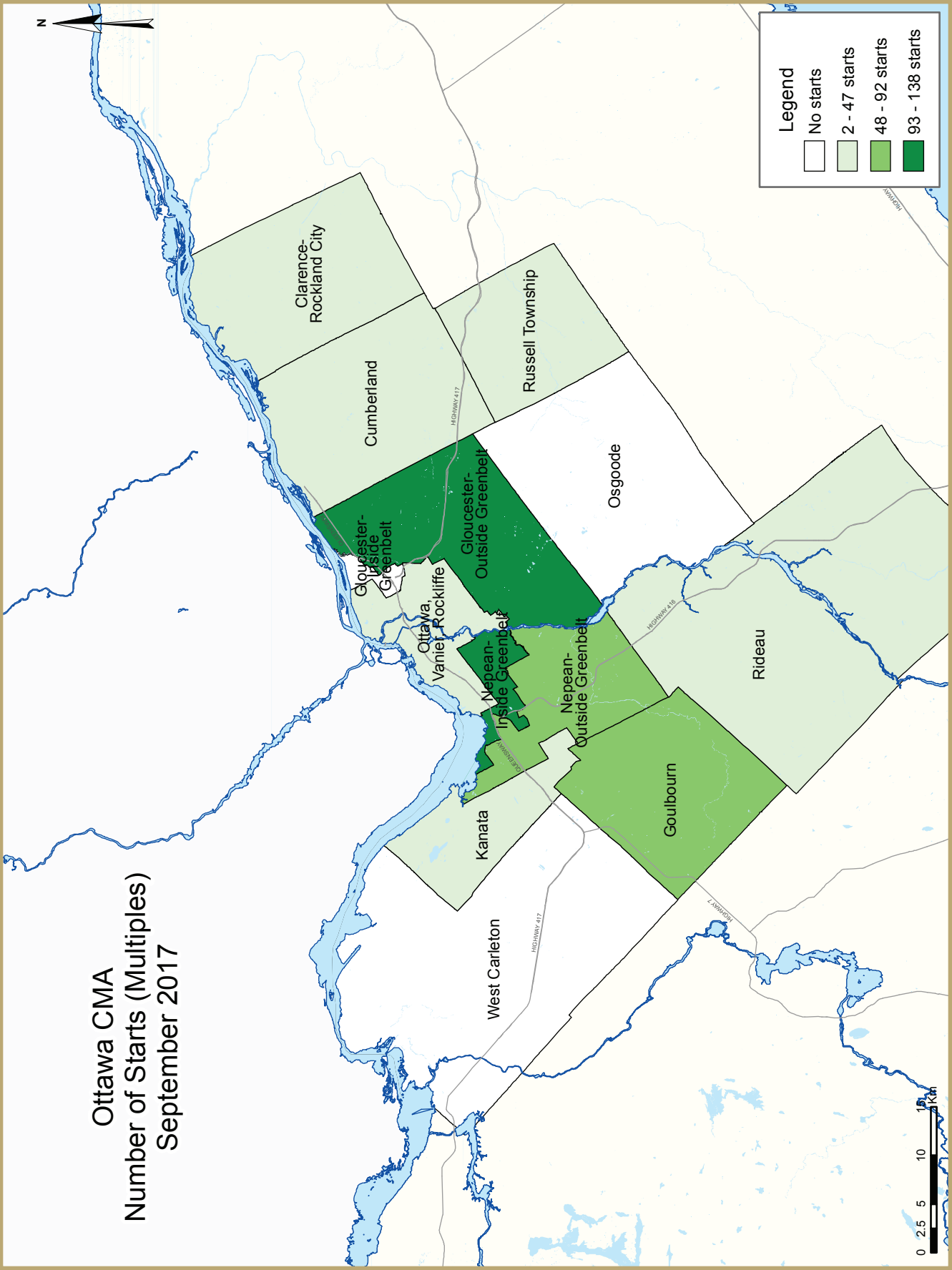
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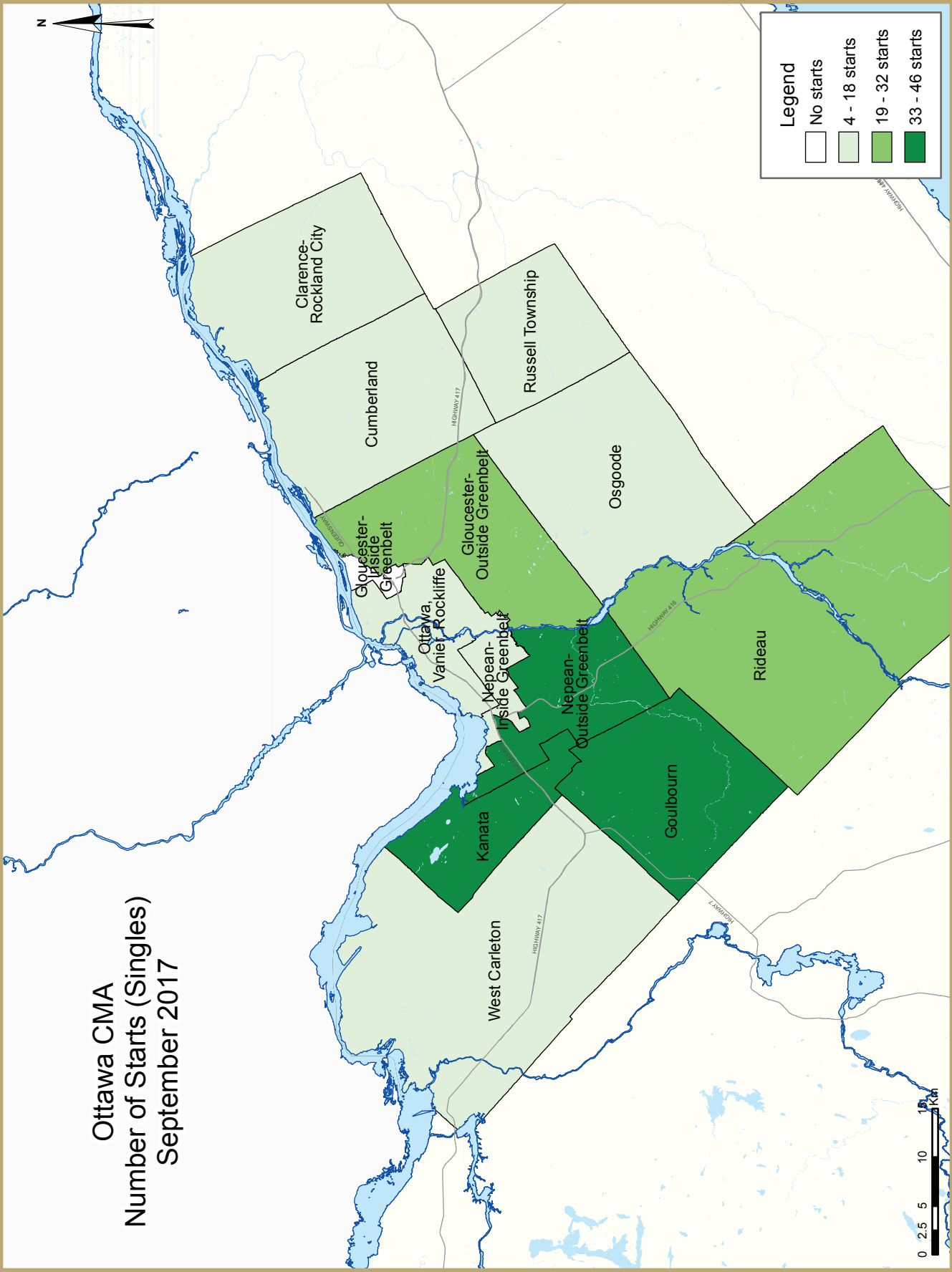
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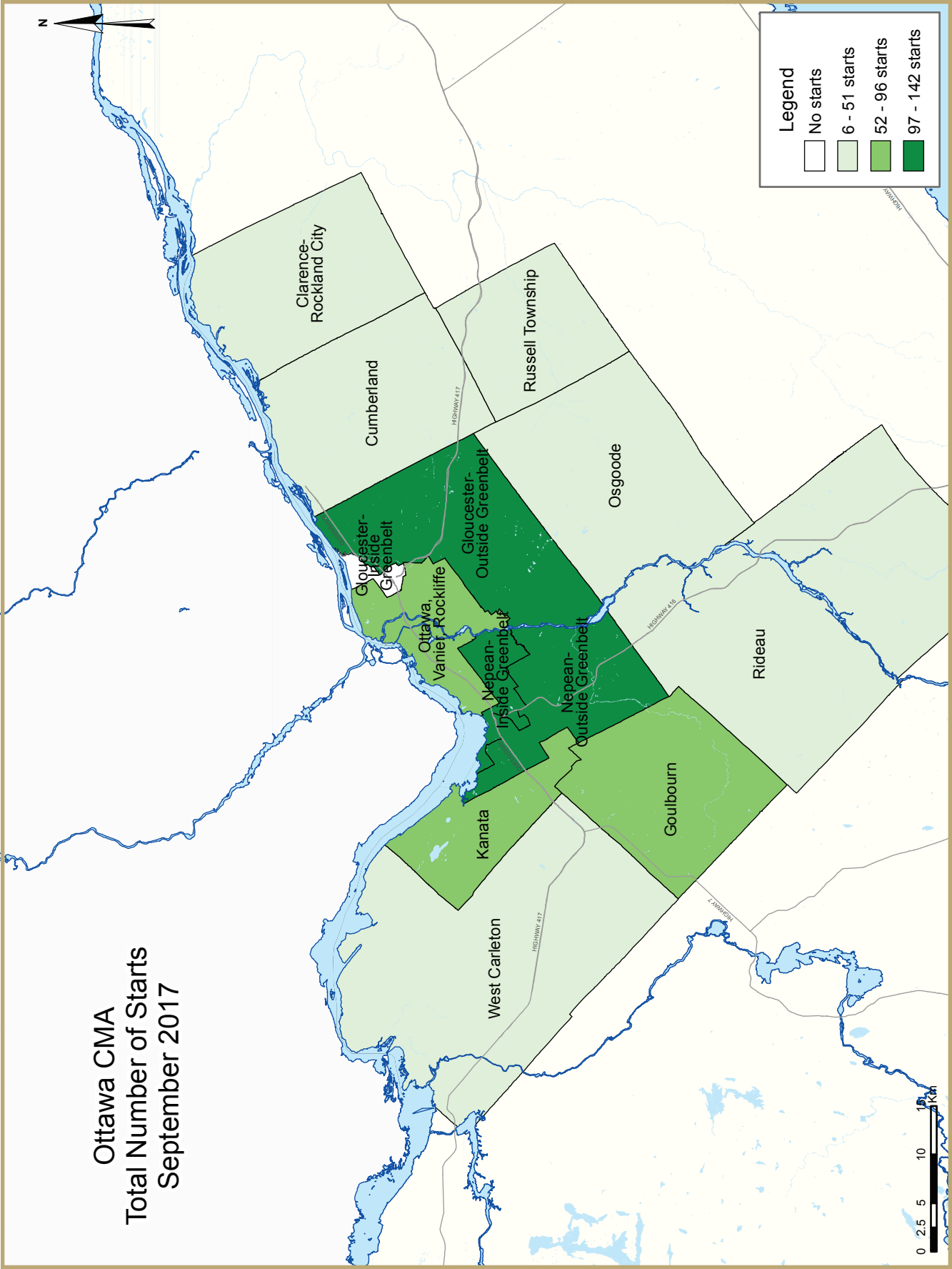
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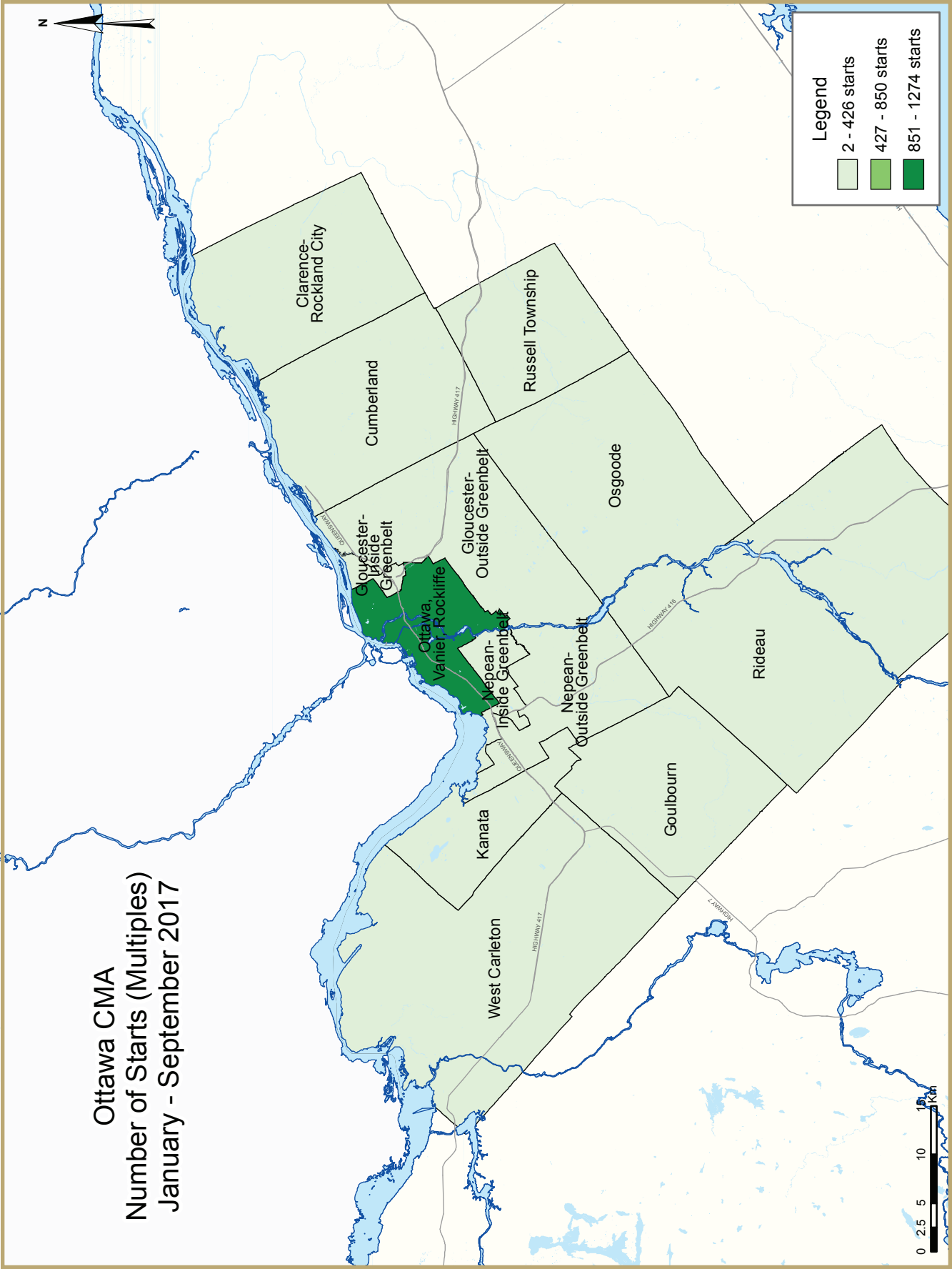
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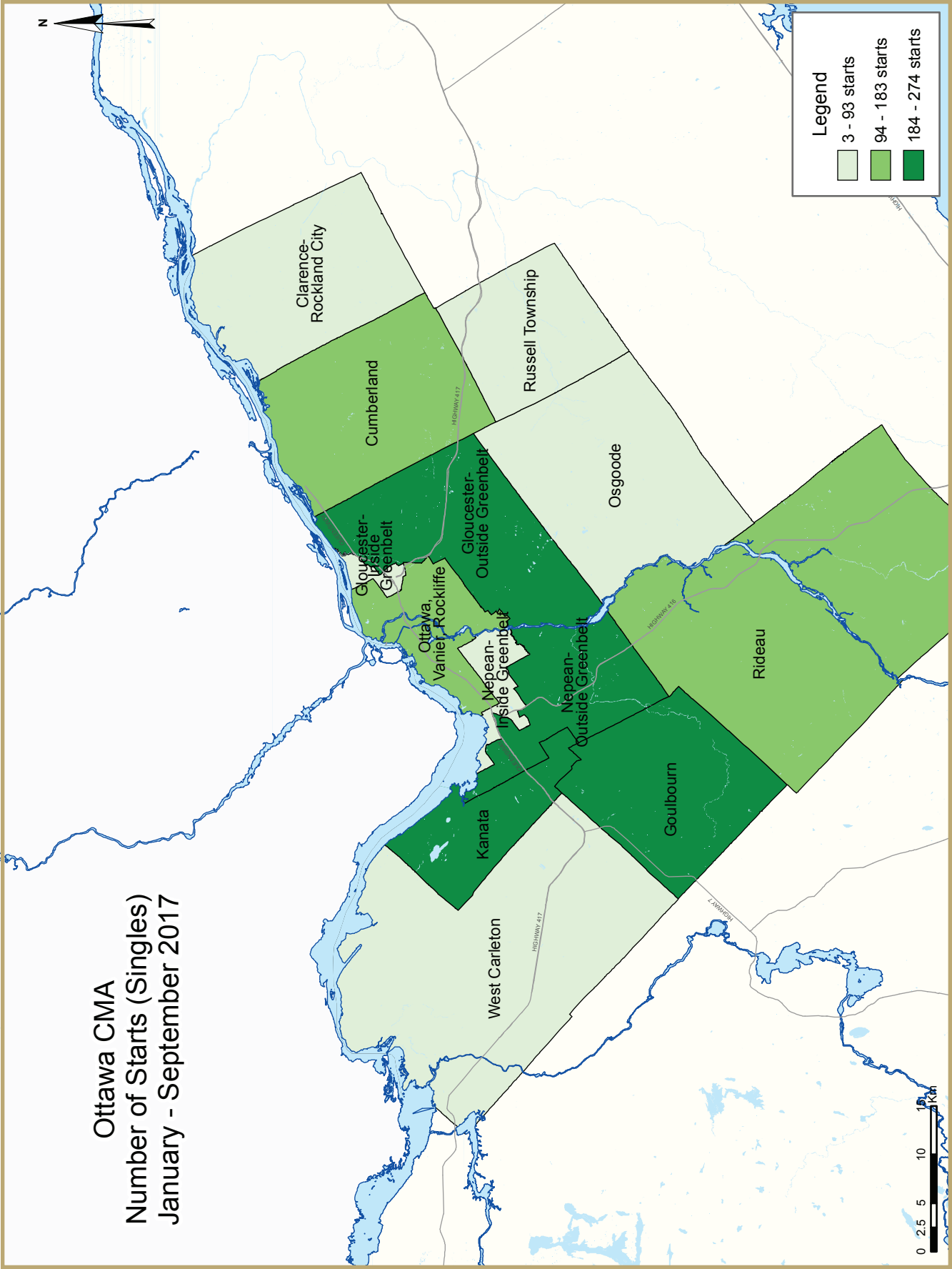


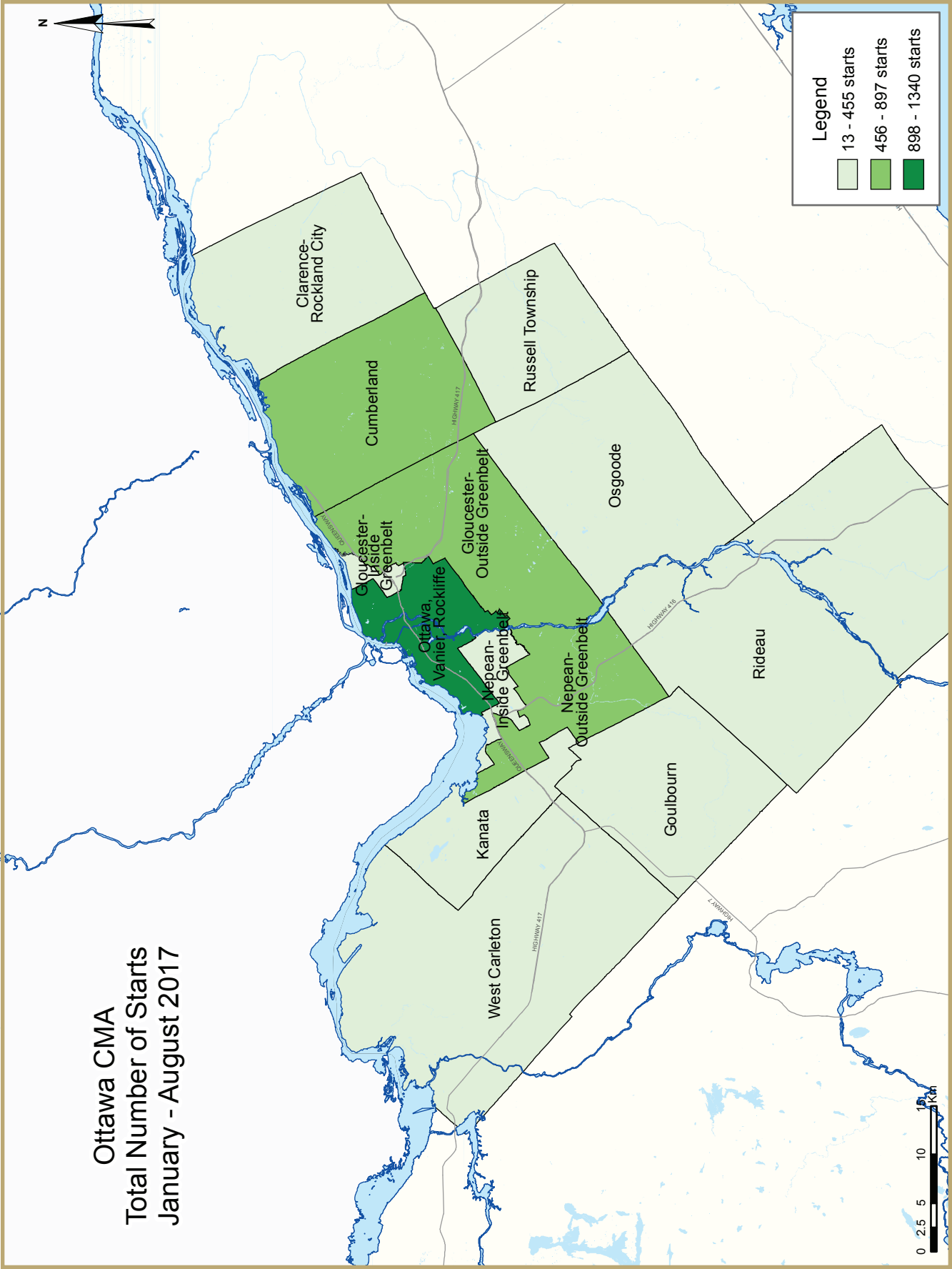














# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

## Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.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
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

## 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 I: Housing Starts (SAAR and Trend)		
September 2017		
Ottawa CMA <sup>1</sup>	August 2017	September 2017
Trend <sup>2</sup>	6,539	7,187
SAAR	7,097	7,622
	September 2016	September 2017
Actual		
September - Single-Detached	231	245
September - Multiples	482	433
September - Total	713	678
January to September - Single-Detached	1,395	1,576
January to September - Multiples	2,406	3,593
January to September - Total	3,801	5,169

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

**Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)**  
**September 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2017	245	20	210	0	0	160	2	41	678
September 2016	231	26	141	0	0	24	8	283	713
% Change	6.1	-23.1	48.9	n/a	n/a	**	-75.0	-85.5	-4.9
Year-to-date 2017	1,576	148	1,316	0	0	1,058	9	1,062	5,169
Year-to-date 2016	1,395	158	1,226	0	40	429	80	473	3,801
% Change	13.0	-6.3	7.3	n/a	-100.0	146.6	-88.8	124.5	36.0
UNDER CONSTRUCTION									
September 2017	1,415	162	1,326	0	8	1,985	17	1,531	6,444
September 2016	1,190	160	1,243	0	36	1,264	77	981	4,951
% Change	18.9	1.3	6.7	n/a	-77.8	57.0	-77.9	56.1	30.2
COMPLETIONS									
September 2017	100	4	113	0	0	12	14	32	275
September 2016	235	14	166	0	4	55	12	161	647
% Change	-57.4	-71.4	-31.9	n/a	-100.0	-78.2	16.7	-80.1	-57.5
Year-to-date 2017	1,451	141	1,340	0	34	471	132	445	4,014
Year-to-date 2016	1,514	104	1,170	0	19	639	39	284	3,769
% Change	-4.2	35.6	14.5	n/a	78.9	-26.3	**	56.7	6.5
COMPLETED & NOT ABSORBED									
September 2017	106	22	132	0	5	371	n/a	n/a	636
September 2016	120	30	173	0	8	535	n/a	n/a	866
% Change	-11.7	-26.7	-23.7	n/a	-37.5	-30.7	n/a	n/a	-26.6
ABSORBED									
September 2017	102	9	114	0	1	30	n/a	n/a	256
September 2016	232	10	151	0	3	54	n/a	n/a	450
% Change	-56.0	-10.0	-24.5	n/a	-66.7	-44.4	n/a	n/a	-43.1
Year-to-date 2017	1,467	153	1,369	0	38	615	n/a	n/a	3,642
Year-to-date 2016	1,490	99	1,153	0	13	716	n/a	n/a	3,471
% Change	-1.5	54.5	18.7	n/a	192.3	-14.1	n/a	n/a	4.9

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 2017**

	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									
September 2017	222	18	210	0	0	160	0	41	651
September 2016	211	20	137	0	0	24	8	283	683
Ottawa, Vanier, Rockcliffe									
September 2017	17	14	13	0	0	0	0	15	59
September 2016	10	6	6	0	0	0	0	282	304
Nepean inside greenbelt									
September 2017	4	0	0	0	0	138	0	0	142
September 2016	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
September 2017	46	2	45	0	0	12	0	0	105
September 2016	20	2	45	0	0	0	0	0	67
Gloucester inside greenbelt									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2017	30	0	81	0	0	0	0	26	137
September 2016	15	2	12	0	0	12	8	0	49
Kanata									
September 2017	40	0	20	0	0	0	0	0	60
September 2016	84	0	32	0	0	0	0	0	116
Cumberland									
September 2017	12	0	4	0	0	0	0	0	16
September 2016	41	2	31	0	0	0	0	0	74
Goulbourn									
September 2017	37	2	43	0	0	10	0	0	92
September 2016	10	6	11	0	0	0	0	0	27
West Carleton									
September 2017	6	0	0	0	0	0	0	0	6
September 2016	4	2	0	0	0	0	0	1	7
Rideau									
September 2017	24	0	4	0	0	0	0	0	28
September 2016	18	0	0	0	0	12	0	0	30
Osgoode									
September 2017	6	0	0	0	0	0	0	0	6
September 2016	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
September 2017	13	0	0	0	0	0	2	0	15
September 2016	9	2	4	0	0	0	0	0	15
Russell Township									
September 2017	10	2	0	0	0	0	0	0	12
September 2016	11	4	0	0	0	0	0	0	15
Ottawa-Gatineau CMA (Ontario portion)									
September 2017	245	20	210	0	0	160	2	41	678
September 2016	231	26	141	0	0	24	8	283	713

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

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**September 2017**

	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									
September 2017	1,310	142	1,303	0	8	1,941	15	1,434	6,153
September 2016	1,104	140	1,216	0	36	1,236	77	981	4,790
Ottawa, Vanier, Rockcliffe									
September 2017	151	76	83	0	8	1,318	15	944	2,595
September 2016	79	54	50	0	0	968	21	850	2,022
Nepean inside greenbelt									
September 2017	21	2	0	0	0	198	0	0	221
September 2016	15	0	0	0	0	60	0	0	75
Nepean outside greenbelt									
September 2017	259	22	340	0	0	120	0	30	771
September 2016	246	32	425	0	0	83	48	77	911
Gloucester inside greenbelt									
September 2017	4	0	0	0	0	0	0	248	252
September 2016	3	0	0	0	0	0	0	22	25
Gloucester outside greenbelt									
September 2017	150	10	300	0	0	52	0	26	538
September 2016	112	6	188	0	20	58	8	28	420
Kanata									
September 2017	229	2	185	0	0	28	0	184	628
September 2016	252	2	264	0	0	43	0	0	561
Cumberland									
September 2017	77	4	154	0	0	145	0	0	380
September 2016	175	10	144	0	16	0	0	0	345
Goulbourn									
September 2017	175	18	220	0	0	68	0	0	481
September 2016	100	32	138	0	0	12	0	3	285
West Carleton									
September 2017	44	2	4	0	0	0	0	1	51
September 2016	27	4	7	0	0	0	0	1	39
Rideau									
September 2017	161	6	17	0	0	12	0	1	197
September 2016	51	0	0	0	0	12	0	0	63
Osgoode									
September 2017	39	0	0	0	0	0	0	0	39
September 2016	44	0	0	0	0	0	0	0	44
Clarence-Rockland City									
September 2017	61	4	16	0	0	44	2	24	151
September 2016	46	2	10	0	0	0	0	0	58
Russell Township									
September 2017	44	16	7	0	0	0	0	73	140
September 2016	40	18	17	0	0	28	0	0	103
Ottawa-Gatineau CMA (Ontario portion)									
September 2017	1,415	162	1,326	0	8	1,985	17	1,531	6,444
September 2016	1,190	160	1,243	0	36	1,264	77	981	4,951

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



**Table 1.2: Housing Activity Summary by Submarket**  
**September 2017**

	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									
September 2017	79	2	109	0	0	12	12	32	246
September 2016	226	14	162	0	4	55	12	161	634
Ottawa, Vanier, Rockcliffe									
September 2017	0	0	14	0	0	0	4	10	28
September 2016	15	12	0	0	0	0	12	158	197
Nepean inside greenbelt									
September 2017	3	0	0	0	0	0	0	0	3
September 2016	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
September 2017	14	0	21	0	0	0	0	0	35
September 2016	47	0	31	0	0	55	0	0	133
Gloucester inside greenbelt									
September 2017	0	0	0	0	0	0	0	22	22
September 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
September 2017	25	0	43	0	0	0	8	0	76
September 2016	31	0	63	0	4	0	0	0	98
Kanata									
September 2017	7	0	3	0	0	0	0	0	10
September 2016	74	0	6	0	0	0	0	0	80
Cumberland									
September 2017	21	0	24	0	0	0	0	0	45
September 2016	13	0	46	0	0	0	0	0	59
Goulbourn									
September 2017	5	2	0	0	0	12	0	0	19
September 2016	33	2	16	0	0	0	0	3	54
West Carleton									
September 2017	0	0	0	0	0	0	0	0	0
September 2016	1	0	0	0	0	0	0	0	1
Rideau									
September 2017	3	0	4	0	0	0	0	0	7
September 2016	5	0	0	0	0	0	0	0	5
Osgoode									
September 2017	1	0	0	0	0	0	0	0	1
September 2016	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
September 2017	5	0	0	0	0	0	2	0	7
September 2016	5	0	0	0	0	0	0	0	5
Russell Township									
September 2017	16	2	4	0	0	0	0	0	22
September 2016	4	0	4	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
September 2017	100	4	113	0	0	12	14	32	275
September 2016	235	14	166	0	4	55	12	161	647

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 2017**

	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									
September 2017	90	21	125	0	5	364	n/a	n/a	605
September 2016	102	29	169	0	8	533	n/a	n/a	841
Ottawa, Vanier, Rockcliffe									
September 2017	1	10	12	0	2	276	n/a	n/a	301
September 2016	3	17	0	0	2	381	n/a	n/a	403
Nepean inside greenbelt									
September 2017	0	0	0	0	0	33	n/a	n/a	33
September 2016	0	0	0	0	0	48	n/a	n/a	48
Nepean outside greenbelt									
September 2017	11	1	17	0	0	24	n/a	n/a	53
September 2016	15	5	50	0	0	36	n/a	n/a	106
Gloucester inside greenbelt									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
September 2017	24	1	48	0	3	14	n/a	n/a	90
September 2016	30	0	65	0	6	39	n/a	n/a	140
Kanata									
September 2017	15	1	10	0	0	13	n/a	n/a	39
September 2016	22	0	22	0	0	2	n/a	n/a	46
Cumberland									
September 2017	11	1	13	0	0	3	n/a	n/a	28
September 2016	7	0	14	0	0	14	n/a	n/a	35
Goulbourn									
September 2017	20	6	16	0	0	1	n/a	n/a	43
September 2016	23	7	16	0	0	10	n/a	n/a	56
West Carleton									
September 2017	0	1	0	0	0	0	n/a	n/a	1
September 2016	1	0	2	0	0	0	n/a	n/a	3
Rideau									
September 2017	7	0	9	0	0	0	n/a	n/a	16
September 2016	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
September 2017	1	0	0	0	0	0	n/a	n/a	1
September 2016	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
September 2017	5	0	7	0	0	0	n/a	n/a	12
September 2016	6	0	3	0	0	0	n/a	n/a	9
Russell Township									
September 2017	11	1	0	0	0	7	n/a	n/a	19
September 2016	12	1	1	0	0	2	n/a	n/a	16
Ottawa-Gatineau CMA (Ontario portion)									
September 2017	106	22	132	0	5	371	n/a	n/a	636
September 2016	120	30	173	0	8	535	n/a	n/a	866

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 2017**

	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									
September 2017	81	6	110	0	1	30	n/a	n/a	228
September 2016	224	9	147	0	3	54	n/a	n/a	437
Ottawa, Vanier, Rockcliffe									
September 2017	0	1	7	0	0	5	n/a	n/a	13
September 2016	15	8	0	0	0	6	n/a	n/a	29
Nepean inside greenbelt									
September 2017	3	0	0	0	0	2	n/a	n/a	5
September 2016	1	0	0	0	0	2	n/a	n/a	3
Nepean outside greenbelt									
September 2017	15	2	23	0	0	4	n/a	n/a	44
September 2016	47	0	29	0	0	41	n/a	n/a	117
Gloucester inside greenbelt									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
September 2017	26	1	43	0	1	2	n/a	n/a	73
September 2016	29	0	55	0	3	2	n/a	n/a	89
Kanata									
September 2017	7	0	5	0	0	2	n/a	n/a	14
September 2016	74	0	6	0	0	0	n/a	n/a	80
Cumberland									
September 2017	20	0	24	0	0	3	n/a	n/a	47
September 2016	13	0	44	0	0	2	n/a	n/a	59
Goulbourn									
September 2017	5	1	6	0	0	12	n/a	n/a	24
September 2016	33	1	13	0	0	1	n/a	n/a	48
West Carleton									
September 2017	0	0	0	0	0	0	n/a	n/a	0
September 2016	1	0	0	0	0	0	n/a	n/a	1
Rideau									
September 2017	4	1	2	0	0	0	n/a	n/a	7
September 2016	5	0	0	0	0	0	n/a	n/a	5
Osgoode									
September 2017	1	0	0	0	0	0	n/a	n/a	1
September 2016	6	0	0	0	0	0	n/a	n/a	6
Clarence-Rockland City									
September 2017	5	0	0	0	0	0	n/a	n/a	5
September 2016	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
September 2017	16	3	4	0	0	0	n/a	n/a	23
September 2016	4	1	4	0	0	0	n/a	n/a	9
Ottawa-Gatineau CMA (Ontario portion)									
September 2017	102	9	114	0	1	30	n/a	n/a	256
September 2016	232	10	151	0	3	54	n/a	n/a	450

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

**Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)**  
**2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Ottawa City	222	211	18	20	210	135	201	317	651	683	-4.7
Ottawa, Vanier, Rockcliffe	17	10	14	6	13	6	15	282	59	304	-80.6
Nepean inside greenbelt	4	2	0	0	0	0	138	0	142	2	**
Nepean outside greenbelt	46	20	2	2	45	45	12	0	105	67	56.7
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	30	15	0	2	81	20	26	12	137	49	179.6
Kanata	40	84	0	0	20	32	0	0	60	116	-48.3
Cumberland	12	41	0	2	4	21	0	10	16	74	-78.4
Goulbourn	37	10	2	6	43	11	10	0	92	27	**
West Carleton	6	4	0	2	0	0	0	1	6	7	-14.3
Rideau	24	18	0	0	4	0	0	12	28	30	-6.7
Osgoode	6	7	0	0	0	0	0	0	6	7	-14.3
Clarence-Rockland City	13	9	2	2	0	4	0	0	15	15	0.0
Russell Township	10	11	2	4	0	0	0	0	12	15	-20.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>245</b>	<b>231</b>	<b>22</b>	<b>26</b>	<b>210</b>	<b>139</b>	<b>201</b>	<b>317</b>	<b>678</b>	<b>713</b>	<b>-4.9</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	1,425	1,260	127	144	1,277	1,292	1,985	884	4,814	3,580	34.5
Ottawa, Vanier, Rockcliffe	125	67	59	64	63	38	1,152	618	1,399	787	77.8
Nepean inside greenbelt	15	15	2	0	0	0	138	0	155	15	**
Nepean outside greenbelt	274	256	14	22	273	403	68	112	629	793	-20.7
Gloucester inside greenbelt	3	2	0	0	0	0	248	22	251	24	**
Gloucester outside greenbelt	224	165	12	6	321	258	66	24	623	453	37.5
Kanata	270	292	2	2	141	253	93	43	506	590	-14.2
Cumberland	100	205	12	14	256	227	157	10	525	456	15.1
Goulbourn	193	142	20	32	202	106	56	18	471	298	58.1
West Carleton	37	21	2	4	4	7	0	1	43	33	30.3
Rideau	146	50	2	0	17	0	7	36	172	86	100.0
Osgoode	38	45	2	0	0	0	0	0	40	45	-11.1
Clarence-Rockland City	79	70	8	2	22	13	68	0	177	85	108.2
Russell Township	72	65	22	22	11	18	73	31	178	136	30.9
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,576</b>	<b>1,395</b>	<b>157</b>	<b>168</b>	<b>1,310</b>	<b>1,323</b>	<b>2,126</b>	<b>915</b>	<b>5,169</b>	<b>3,801</b>	<b>36.0</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Ottawa City	210	127	0	8	160	34	41	283
Ottawa, Vanier, Rockcliffe	13	6	0	0	0	0	15	282
Nepean inside greenbelt	0	0	0	0	138	0	0	0
Nepean outside greenbelt	45	45	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	81	12	0	8	0	12	26	0
Kanata	20	32	0	0	0	0	0	0
Cumberland	4	21	0	0	0	10	0	0
Goulbourn	43	11	0	0	10	0	0	0
West Carleton	0	0	0	0	0	0	0	1
Rideau	4	0	0	0	0	12	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	4	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>210</b>	<b>131</b>	<b>0</b>	<b>8</b>	<b>160</b>	<b>34</b>	<b>41</b>	<b>283</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	1,277	1,222	0	70	1,020	411	965	473
Ottawa, Vanier, Rockcliffe	63	24	0	14	553	251	599	367
Nepean inside greenbelt	0	0	0	0	138	0	0	0
Nepean outside greenbelt	273	355	0	48	56	35	12	77
Gloucester inside greenbelt	0	0	0	0	0	0	248	22
Gloucester outside greenbelt	321	250	0	8	40	24	26	0
Kanata	141	253	0	0	14	43	79	0
Cumberland	256	227	0	0	157	10	0	0
Goulbourn	202	106	0	0	56	12	0	6
West Carleton	4	7	0	0	0	0	0	1
Rideau	17	0	0	0	6	36	1	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	22	13	0	0	44	0	24	0
Russell Township	11	18	0	0	0	31	73	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,310</b>	<b>1,253</b>	<b>0</b>	<b>70</b>	<b>1,064</b>	<b>442</b>	<b>1,062</b>	<b>473</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Ottawa City	450	368	160	24	41	291	651	683
Ottawa, Vanier, Rockcliffe	44	22	0	0	15	282	59	304
Nepean inside greenbelt	4	2	138	0	0	0	142	2
Nepean outside greenbelt	93	67	12	0	0	0	105	67
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	111	29	0	12	26	8	137	49
Kanata	60	116	0	0	0	0	60	116
Cumberland	16	74	0	0	0	0	16	74
Goulbourn	82	27	10	0	0	0	92	27
West Carleton	6	6	0	0	0	1	6	7
Rideau	28	18	0	12	0	0	28	30
Osgoode	6	7	0	0	0	0	6	7
Clarence-Rockland City	13	15	0	0	2	0	15	15
Russell Township	12	15	0	0	0	0	12	15
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>475</b>	<b>398</b>	<b>160</b>	<b>24</b>	<b>43</b>	<b>291</b>	<b>678</b>	<b>713</b>

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	2,828	2,586	1,014	441	972	553	4,814	3,580
Ottawa, Vanier, Rockcliffe	242	145	553	251	604	391	1,399	787
Nepean inside greenbelt	17	15	138	0	0	0	155	15
Nepean outside greenbelt	561	633	56	35	12	125	629	793
Gloucester inside greenbelt	3	2	0	0	248	22	251	24
Gloucester outside greenbelt	555	397	40	48	28	8	623	453
Kanata	413	547	14	43	79	0	506	590
Cumberland	368	440	157	16	0	0	525	456
Goulbourn	415	280	56	12	0	6	471	298
West Carleton	43	32	0	0	0	1	43	33
Rideau	171	50	0	36	1	0	172	86
Osgoode	40	45	0	0	0	0	40	45
Clarence-Rockland City	107	85	44	0	26	0	177	85
Russell Township	105	108	0	28	73	0	178	136
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>3,040</b>	<b>2,779</b>	<b>1,058</b>	<b>469</b>	<b>1,071</b>	<b>553</b>	<b>5,169</b>	<b>3,801</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total <sup>1*</sup>		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Ottawa City	79	226	6	26	117	166	44	216	246	634	-61.2
Ottawa, Vanier, Rockcliffe	0	15	4	24	14	0	10	158	28	197	-85.8
Nepean inside greenbelt	3	1	0	0	0	0	0	0	3	1	200.0
Nepean outside greenbelt	14	47	0	0	21	31	0	55	35	133	-73.7
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	25	31	0	0	51	67	0	0	76	98	-22.4
Kanata	7	74	0	0	3	6	0	0	10	80	-87.5
Cumberland	21	13	0	0	24	46	0	0	45	59	-23.7
Goulbourn	5	33	2	2	0	16	12	3	19	54	-64.8
West Carleton	0	1	0	0	0	0	0	0	0	1	-100.0
Rideau	3	5	0	0	4	0	0	0	7	5	40.0
Osgoode	1	6	0	0	0	0	0	0	1	6	-83.3
Clarence-Rockland City	5	5	2	0	0	0	0	0	7	5	40.0
Russell Township	16	4	2	0	4	4	0	0	22	8	175.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>100</b>	<b>235</b>	<b>10</b>	<b>26</b>	<b>121</b>	<b>170</b>	<b>44</b>	<b>216</b>	<b>275</b>	<b>647</b>	<b>-57.5</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total <sup>1*</sup>		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	1,333	1,407	163	120	1,434	1,182	888	903	3,818	3,612	5.7
Ottawa, Vanier, Rockcliffe	49	67	68	70	40	22	586	634	743	793	-6.3
Nepean inside greenbelt	17	9	2	0	0	0	0	0	19	9	111.1
Nepean outside greenbelt	278	240	27	22	405	295	150	102	860	659	30.5
Gloucester inside greenbelt	1	2	0	0	0	0	22	0	23	2	**
Gloucester outside greenbelt	188	219	8	6	288	284	36	52	520	561	-7.3
Kanata	335	402	2	0	271	301	42	12	650	715	-9.1
Cumberland	152	126	14	4	276	195	34	76	476	401	18.7
Goulbourn	138	244	28	18	117	77	12	27	295	366	-19.4
West Carleton	25	21	4	0	12	8	0	0	41	29	41.4
Rideau	95	30	8	0	25	0	6	0	134	30	**
Osgoode	55	47	2	0	0	0	0	0	57	47	21.3
Clarence-Rockland City	58	52	4	0	10	3	0	20	72	75	-4.0
Russell Township	60	56	22	16	14	10	28	0	124	82	51.2
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,451</b>	<b>1,515</b>	<b>189</b>	<b>136</b>	<b>1,458</b>	<b>1,195</b>	<b>916</b>	<b>923</b>	<b>4,014</b>	<b>3,769</b>	<b>6.5</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Ottawa City	109	166	8	0	12	55	32	161
Ottawa, Vanier, Rockcliffe	14	0	0	0	0	0	10	158
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	21	31	0	0	0	55	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	43	67	8	0	0	0	0	0
Kanata	3	6	0	0	0	0	0	0
Cumberland	24	46	0	0	0	0	0	0
Goulbourn	0	16	0	0	12	0	0	3
West Carleton	0	0	0	0	0	0	0	0
Rideau	4	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	4	4	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>113</b>	<b>170</b>	<b>8</b>	<b>0</b>	<b>12</b>	<b>55</b>	<b>32</b>	<b>161</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	1,350	1,176	84	6	443	639	445	264
Ottawa, Vanier, Rockcliffe	30	16	10	6	240	373	346	261
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	357	295	48	0	79	102	71	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	262	284	26	0	36	52	0	0
Kanata	271	301	0	0	42	12	0	0
Cumberland	276	195	0	0	34	76	0	0
Goulbourn	117	77	0	0	12	24	0	3
West Carleton	12	8	0	0	0	0	0	0
Rideau	25	0	0	0	0	0	6	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	10	3	0	0	0	0	0	20
Russell Township	14	10	0	0	28	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,374</b>	<b>1,189</b>	<b>84</b>	<b>6</b>	<b>471</b>	<b>639</b>	<b>445</b>	<b>284</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Ottawa City	190	402	12	59	44	173	246	634
Ottawa, Vanier, Rockcliffe	14	27	0	0	14	170	28	197
Nepean inside greenbelt	3	1	0	0	0	0	3	1
Nepean outside greenbelt	35	78	0	55	0	0	35	133
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	68	94	0	4	8	0	76	98
Kanata	10	80	0	0	0	0	10	80
Cumberland	45	59	0	0	0	0	45	59
Goulbourn	7	51	12	0	0	3	19	54
West Carleton	0	1	0	0	0	0	0	1
Rideau	7	5	0	0	0	0	7	5
Osgoode	1	6	0	0	0	0	1	6
Clarence-Rockland City	5	5	0	0	2	0	7	5
Russell Township	22	8	0	0	0	0	22	8
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>217</b>	<b>415</b>	<b>12</b>	<b>59</b>	<b>46</b>	<b>173</b>	<b>275</b>	<b>647</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	2,772	2,651	471	658	575	303	3,818	3,612
Ottawa, Vanier, Rockcliffe	103	120	240	373	400	300	743	793
Nepean inside greenbelt	17	9	0	0	2	0	19	9
Nepean outside greenbelt	662	557	79	102	119	0	860	659
Gloucester inside greenbelt	1	2	0	0	22	0	23	2
Gloucester outside greenbelt	446	490	48	71	26	0	520	561
Kanata	608	703	42	12	0	0	650	715
Cumberland	426	325	50	76	0	0	476	401
Goulbourn	283	339	12	24	0	3	295	366
West Carleton	41	29	0	0	0	0	41	29
Rideau	128	30	0	0	6	0	134	30
Osgoode	57	47	0	0	0	0	57	47
Clarence-Rockland City	70	55	0	0	2	20	72	75
Russell Township	90	82	34	0	0	0	124	82
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>2,932</b>	<b>2,788</b>	<b>505</b>	<b>658</b>	<b>577</b>	<b>323</b>	<b>4,014</b>	<b>3,769</b>

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**September 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
September 2017	1	1.4	13	18.3	22	31.0	10	14.1	25	35.2	71	550,000	546,722
September 2016	3	1.5	44	21.6	73	35.8	24	11.8	60	29.4	204	-	542,216
Year-to-date 2017	23	2.0	357	31.2	347	30.3	126	11.0	292	25.5	1,145	515,000	529,212
Year-to-date 2016	8	0.7	387	32.4	430	36.0	121	10.1	250	20.9	1,196	500,000	526,996
Ottawa, Vanier, Rockcliffe													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	-
Year-to-date 2016	1	5.0	0	0.0	0	0.0	0	0.0	19	95.0	20	-	-
Nepean inside greenbelt													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	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	-	-
Nepean outside greenbelt													
September 2017	0	0.0	4	26.7	2	13.3	2	13.3	7	46.7	15	595,000	556,197
September 2016	1	2.2	11	23.9	21	45.7	1	2.2	12	26.1	46	-	-
Year-to-date 2017	2	0.7	94	34.1	93	33.7	33	12.0	54	19.6	276	517,500	512,778
Year-to-date 2016	3	1.3	76	32.9	83	35.9	27	11.7	42	18.2	231	-	519,069
Gloucester inside greenbelt													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	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	-	-
Gloucester outside greenbelt													
September 2017	0	0.0	1	4.3	8	34.8	4	17.4	10	43.5	23	620,000	578,275
September 2016	0	0.0	2	7.1	17	60.7	3	10.7	6	21.4	28	-	515,578
Year-to-date 2017	1	0.6	12	6.8	64	36.2	36	20.3	64	36.2	177	605,000	556,732
Year-to-date 2016	1	0.5	47	24.5	83	43.2	23	12.0	38	19.8	192	560,000	517,451
Kanata													
September 2017	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	-	-
September 2016	1	1.4	18	24.7	17	23.3	12	16.4	25	34.2	73	-	550,133
Year-to-date 2017	1	0.3	118	35.2	92	27.5	29	8.7	95	28.4	335	495,000	532,364
Year-to-date 2016	1	0.3	132	33.4	104	26.3	44	11.1	114	28.9	395	-	558,376
Cumberland													
September 2017	0	0.0	7	38.9	8	44.4	1	5.6	2	11.1	18	-	-
September 2016	1	7.7	6	46.2	5	38.5	1	7.7	0	0.0	13	-	418,500
Year-to-date 2017	1	0.7	78	56.9	44	32.1	4	2.9	10	7.3	137	415,000	442,068
Year-to-date 2016	2	1.7	50	43.1	52	44.8	9	7.8	3	2.6	116	-	459,652
Goulbourn													
September 2017	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
September 2016	0	0.0	7	21.9	12	37.5	5	15.6	8	25.0	32	-	536,136
Year-to-date 2017	1	0.8	35	28.9	41	33.9	20	16.5	24	19.8	121	545,000	511,900
Year-to-date 2016	0	0.0	81	37.7	102	47.4	13	6.0	19	8.8	215	-	528,127

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**September 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
Rideau													
September 2017	1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	4	-	-
September 2016	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
Year-to-date 2017	17	25.0	16	23.5	8	11.8	3	4.4	24	35.3	68	-	500,759
Year-to-date 2016	0	0.0	0	0.0	4	33.3	3	25.0	5	41.7	12	-	-
Osgoode													
September 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	4	25.0	5	31.3	1	6.3	6	37.5	16	-	-
Year-to-date 2016	0	0.0	1	8.3	1	8.3	1	8.3	9	75.0	12	-	-
Clarence-Rockland City													
September 2017	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
September 2016	2	50.0	2	50.0	0	0.0	0	0.0	0	0.0	4	-	351,300
Year-to-date 2017	18	45.0	22	55.0	0	0.0	0	0.0	0	0.0	40	365,000	355,162
Year-to-date 2016	6	23.1	18	69.2	2	7.7	0	0.0	0	0.0	26	-	374,136
Russell Township													
September 2017	0	0.0	13	81.3	3	18.8	0	0.0	0	0.0	16	-	414,171
September 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	373,000
Year-to-date 2017	7	12.3	40	70.2	10	17.5	0	0.0	0	0.0	57	-	398,704
Year-to-date 2016	11	20.8	41	77.4	1	1.9	0	0.0	0	0.0	53	-	375,043
Ottawa-Gatineau CMA (Ontario portion)													
September 2017	2	2.2	28	31.1	25	27.8	10	11.1	25	27.8	90	517,500	515,490
September 2016	5	2.4	50	23.6	73	34.4	24	11.3	60	28.3	212	522,500	535,421
Year-to-date 2017	48	3.9	419	33.7	357	28.7	126	10.1	292	23.5	1,242	490,000	515,190
Year-to-date 2016	25	2.0	446	35.0	433	34.0	121	9.5	250	19.6	1,275	485,000	511,130

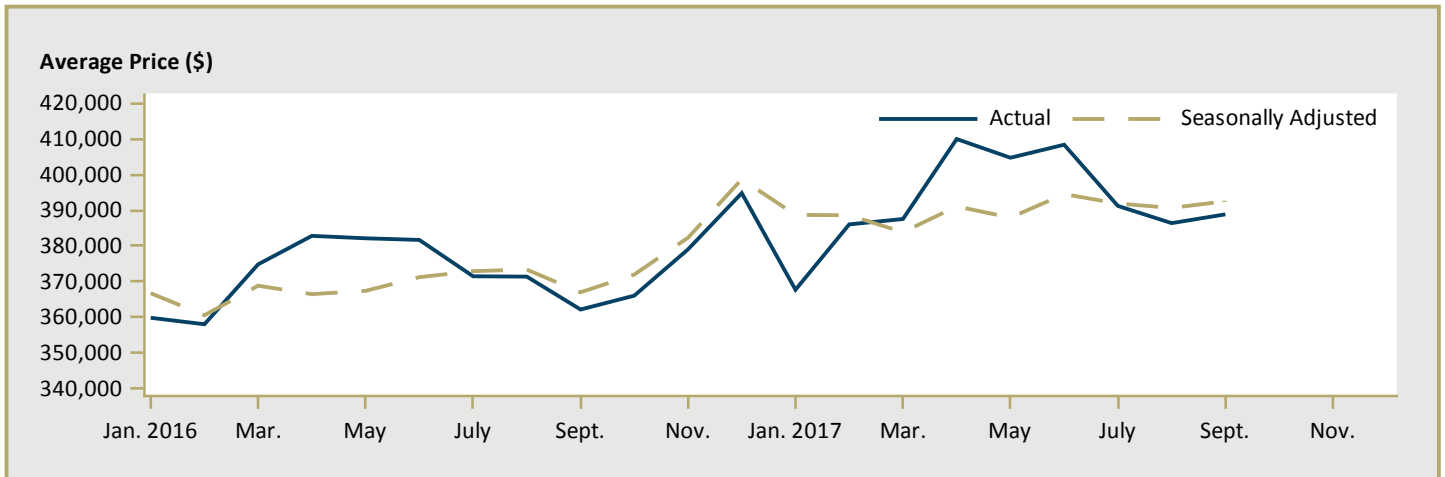
Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**September 2017**

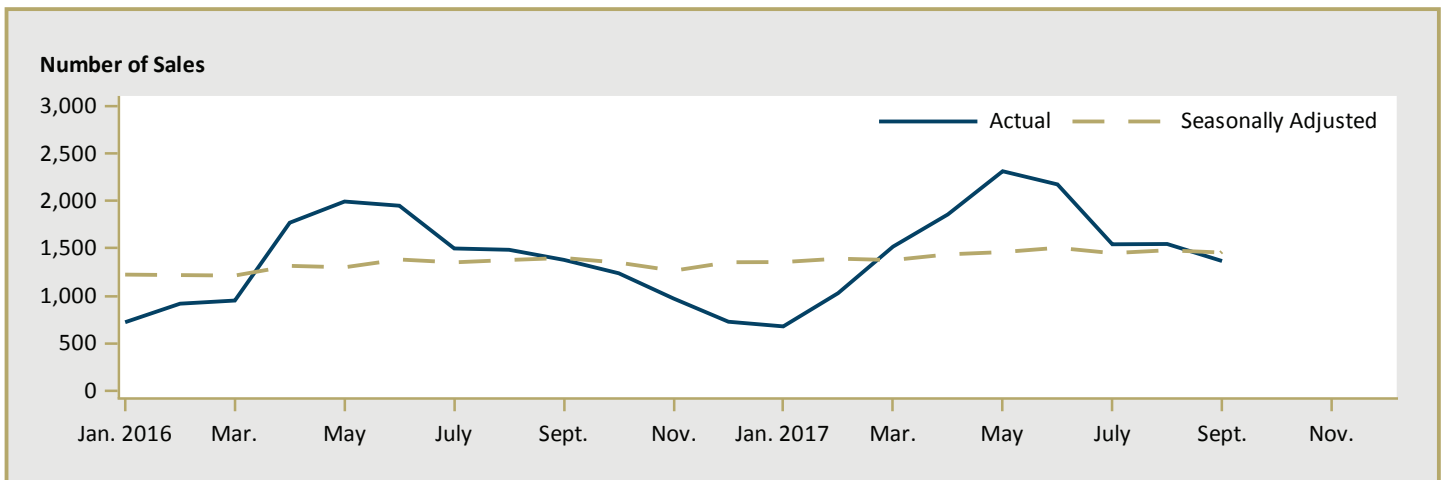
Submarket	Sept 2017	Sept 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	546,722	542,216	0.8	529,212	526,996	0.4
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	556,197	-	n/a	512,778	519,069	-1.2
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	578,275	515,578	12.2	556,732	517,451	7.6
Kanata	-	550,133	n/a	532,364	558,376	-4.7
Cumberland	-	418,500	n/a	442,068	459,652	-3.8
Goulbourn	-	536,136	n/a	511,900	528,127	-3.1
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	500,759	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	-	351,300	n/a	355,162	374,136	-5.1
Russell Township	414,171	373,000	11.0	398,704	375,043	6.3
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>515,490</b>	<b>535,421</b>	<b>-3.7</b>	<b>515,190</b>	<b>511,130</b>	<b>0.8</b>

Source: CMHC (Market Absorption Survey)

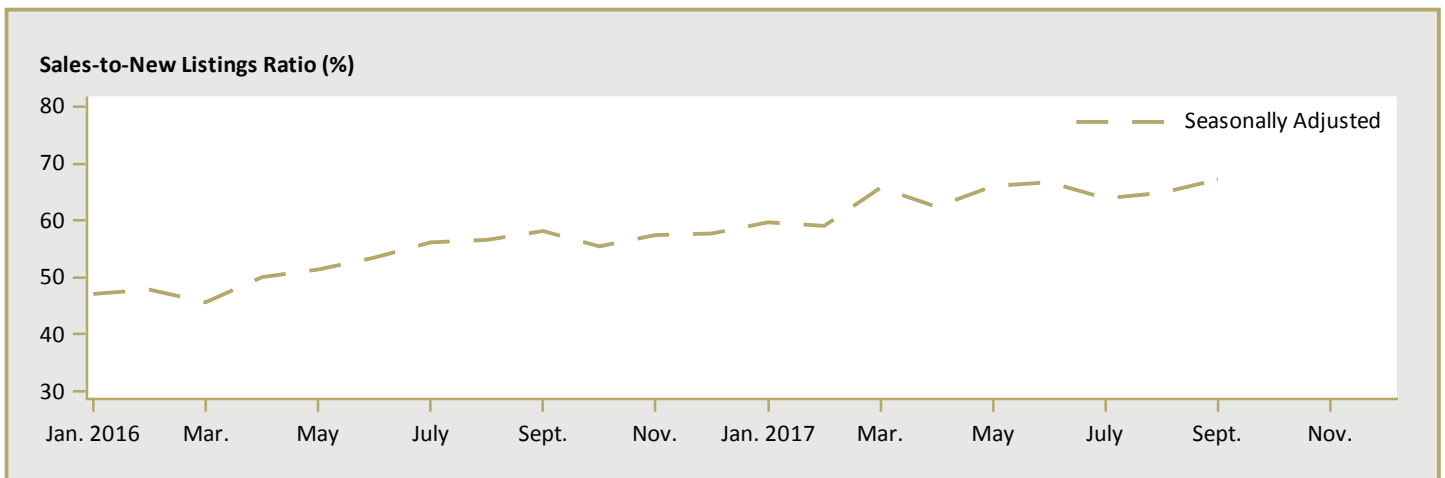
**Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)**



**Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)**



**Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)**



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

Source: CREA / Haver Analytics

**Table 6: Economic Indicators**  
**September 2017**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.0	126.5	531	6.5	68.4	1,028
	February	561	3.14	4.64	99.0	126.8	537	6.6	69.1	1,048
	March	561	3.14	4.64	98.8	127.5	540	6.8	69.6	1,057
	April	561	3.14	4.64	98.8	128.1	540	6.9	69.6	1,077
	May	561	3.14	4.64	99.0	128.7	542	6.7	69.7	1,090
	June	561	3.14	4.64	99.2	128.8	543	6.6	69.6	1,095
	July	567	3.14	4.74	99.2	128.7	546	6.3	69.6	1,094
	August	567	3.14	4.74	99.2	128.2	545	6.1	69.3	1,094
	September	561	3.14	4.64	99.3	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	99.5	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64	99.7	128.3	546	6.0	69.1	1,086
	December	561	3.14	4.64	100.0	128.1	546	6.1	69.1	1,094
2017	January	561	3.14	4.64	100.1	128.9	550	5.7	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	553	5.1	69.1	1,084
	March	561	3.14	4.64	100.8	129.5	553	5.0	68.9	1,080
	April	561	3.14	4.64	101.1	130.2	550	5.1	68.5	1,090
	May	561	3.14	4.64	101.5	130.0	546	5.8	68.5	1,106
	June	561	3.14	4.64	102.4	130.1	546	6.1	68.6	1,114
	July	573	3.14	4.84	102.7	130.0	542	6.5	68.2	1,120
	August	573	3.14	4.84	103.1	129.9	541	5.9	67.5	1,129
	September	575	3.09	4.89		130.3	541	5.8	67.3	1,139
	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 2016 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 population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

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

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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