

# HOUSING NOW TABLES

## Ottawa<sup>1</sup>

Date Released: November 2017



<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.

### SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation). View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

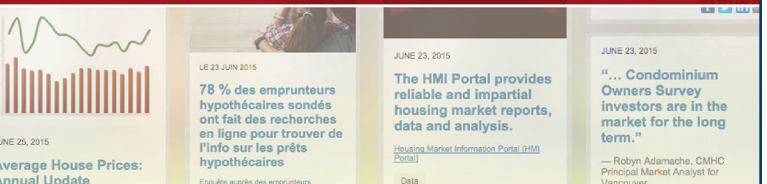
## Housing Observer Online

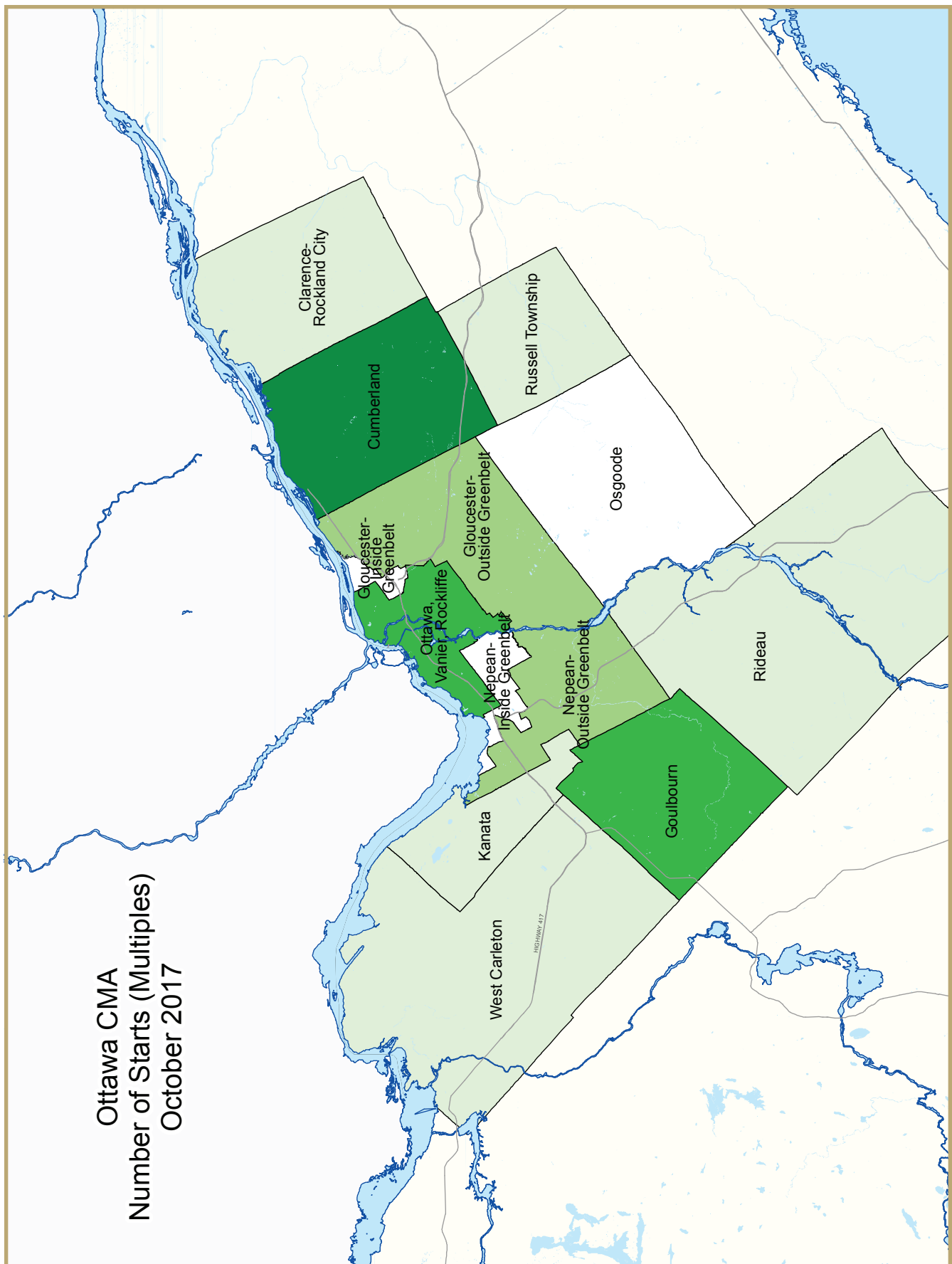
Featuring quick reads and videos on...

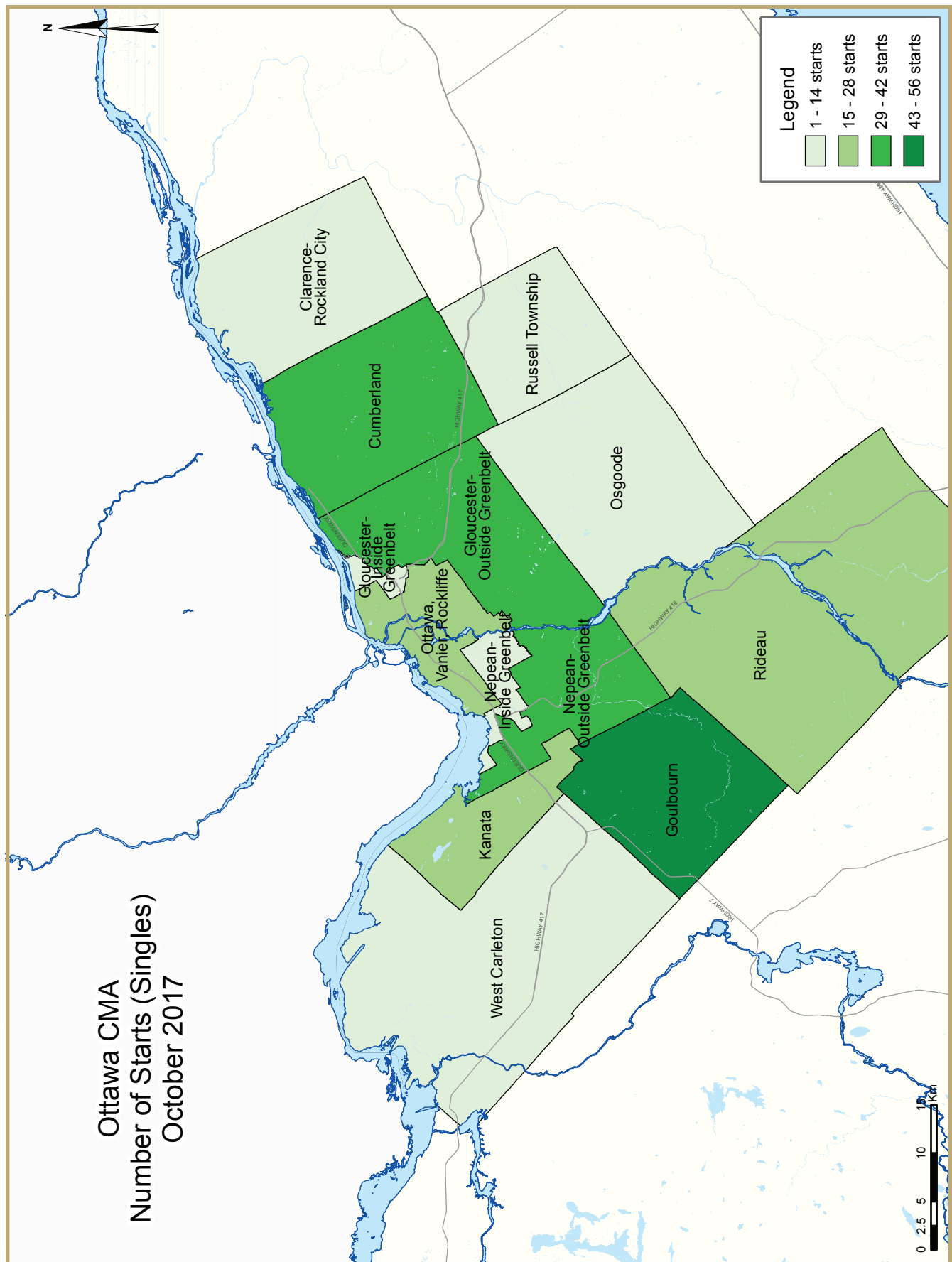
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

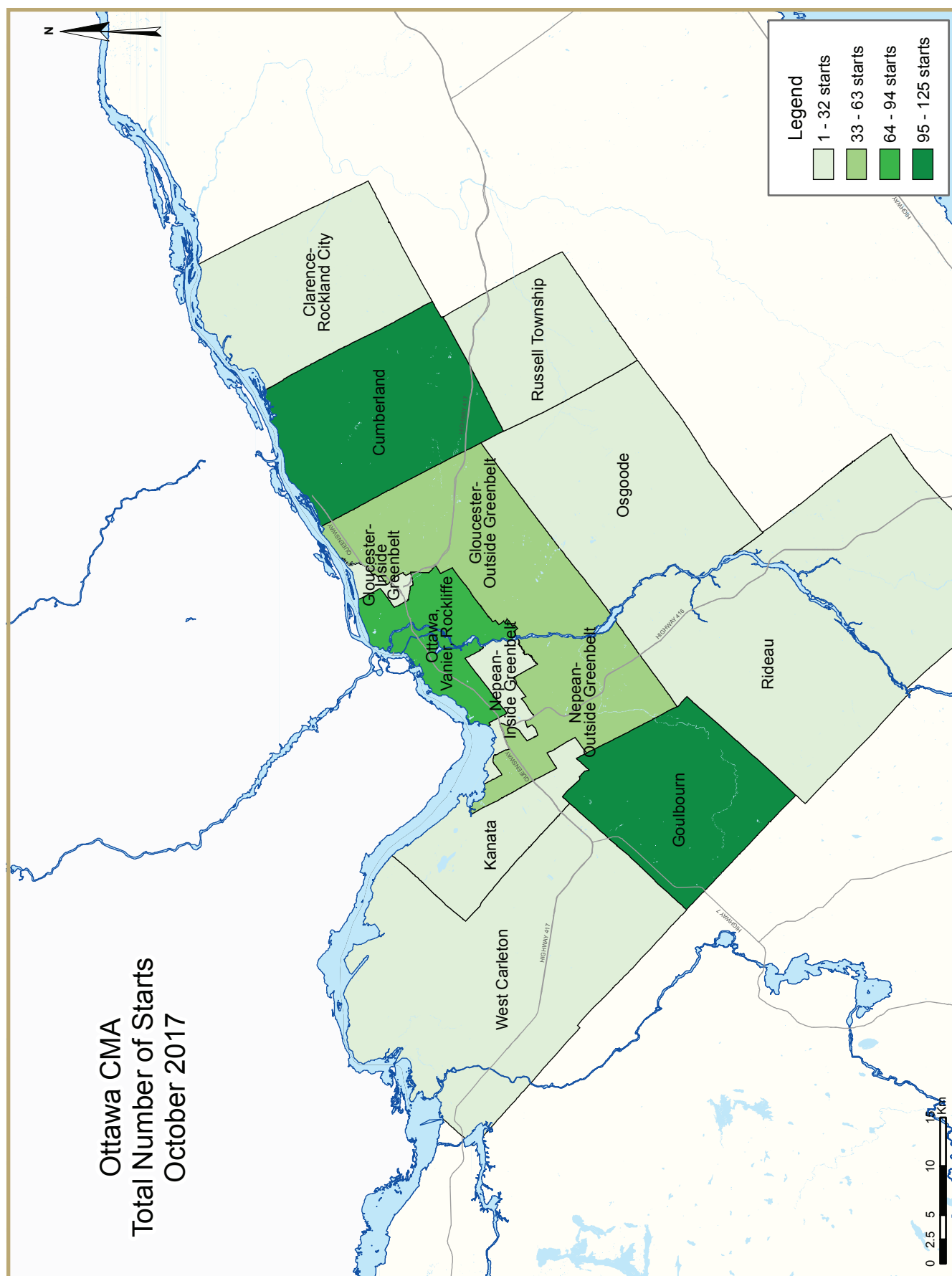
All links can be shared in social media friendly formats!

Subscribe today to stay in the know!  
[www.cmhc.ca/observer](http://www.cmhc.ca/observer)

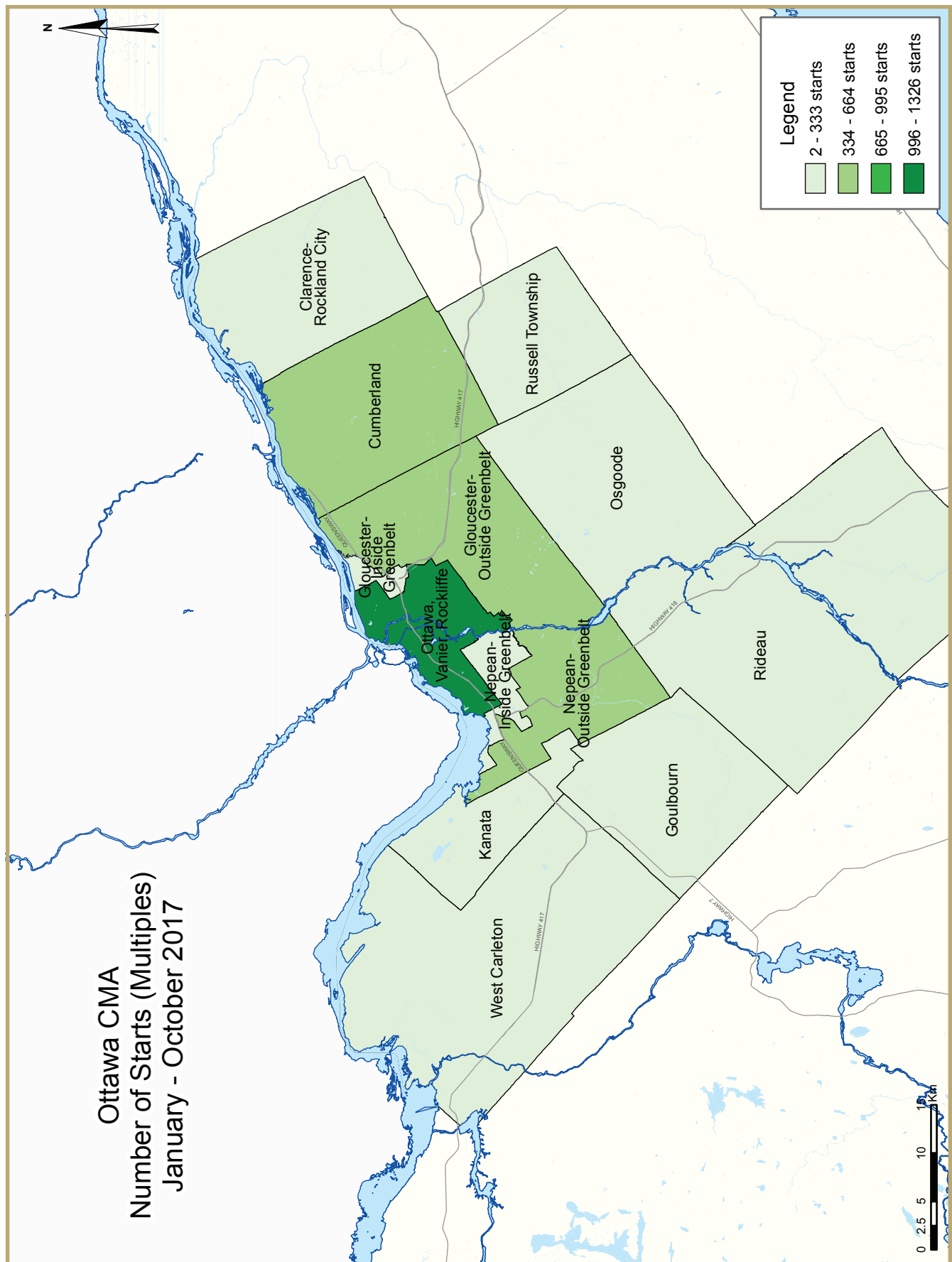


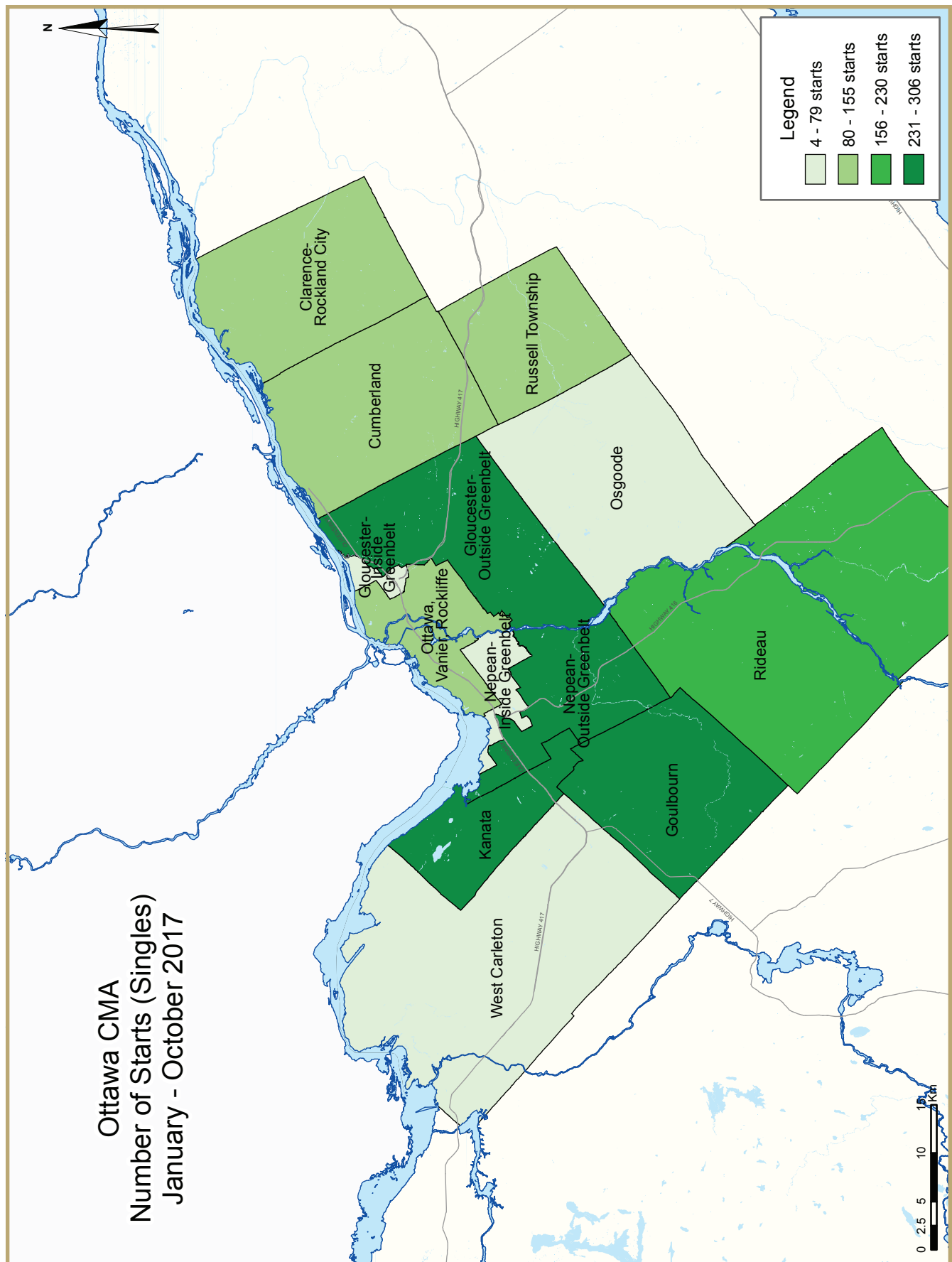


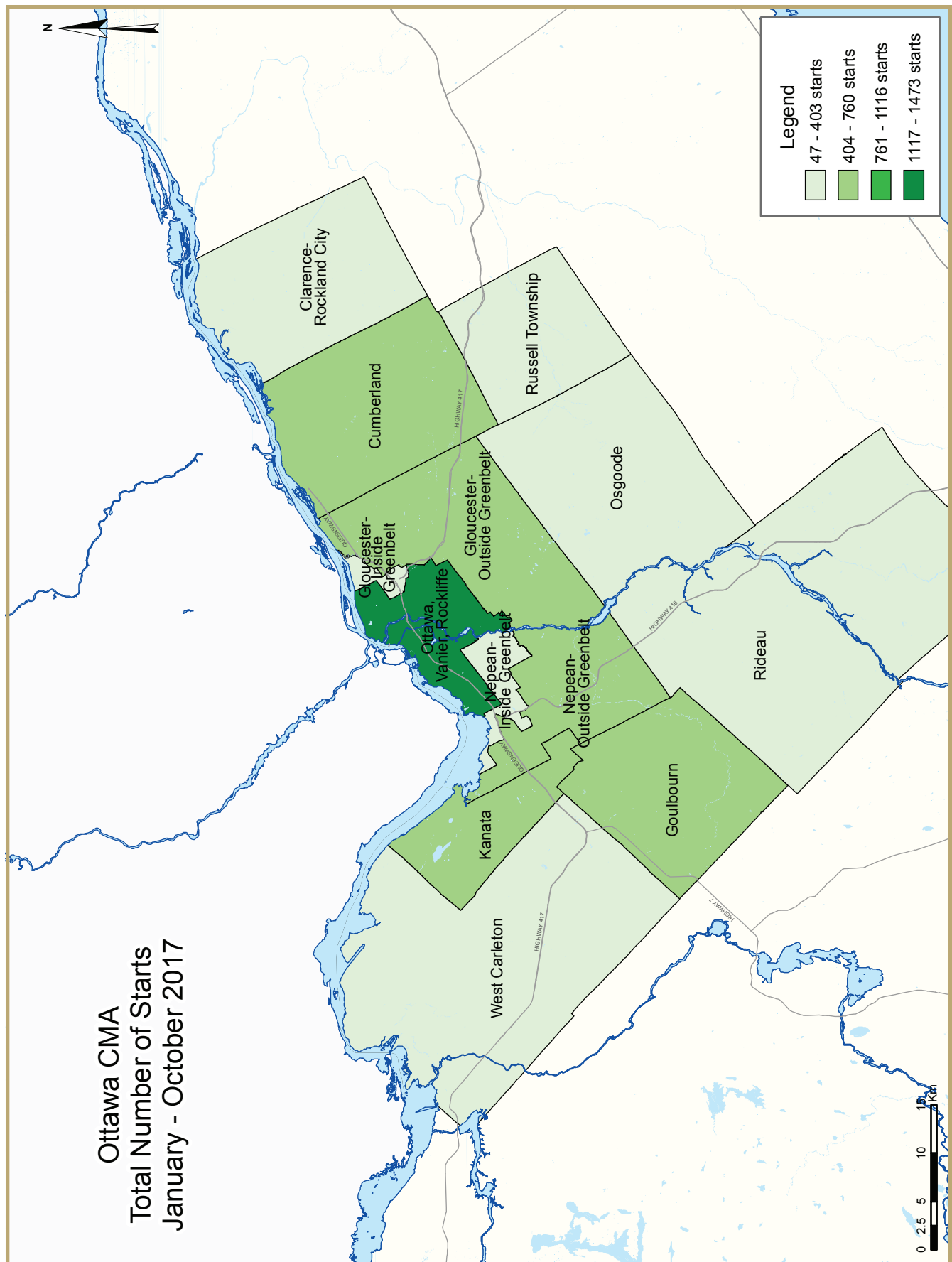














# HOUSING NOW REPORT TABLES

## 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
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 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
- 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 1: Housing Starts (SAAR and Trend) October 2017		
Ottawa CMA <sup>1</sup>	September 2017	October 2017
Trend <sup>2</sup>	7,194	7,210
SAAR	7,738	5,959
	October 2016	October 2017
Actual		
October - Single-Detached	204	253
October - Multiples	400	276
October - Total	604	529
January to October - Single-Detached	1,599	1,829
January to October - Multiples	2,806	3,869
January to October - Total	4,405	5,698

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)**  
**October 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2017	253	46	227	0	0	0	0	3	529
October 2016	204	30	162	0	12	135	18	43	604
% Change	24.0	53.3	40.1	n/a	-100.0	-100.0	-100.0	-93.0	-12.4
Year-to-date 2017	1,829	194	1,543	0	0	1,058	9	1,065	5,698
Year-to-date 2016	1,599	188	1,388	0	52	564	98	516	4,405
% Change	14.4	3.2	11.2	n/a	-100.0	87.6	-90.8	106.4	29.4
UNDER CONSTRUCTION									
October 2017	1,492	174	1,433	0	8	1,957	12	1,513	6,589
October 2016	1,238	184	1,340	0	48	1,357	87	788	5,042
% Change	20.5	-5.4	6.9	n/a	-83.3	44.2	-86.2	92.0	30.7
COMPLETIONS									
October 2017	177	26	132	0	0	16	11	21	383
October 2016	156	6	51	0	0	52	12	236	513
% Change	13.5	**	158.8	n/a	n/a	-69.2	-8.3	-91.1	-25.3
Year-to-date 2017	1,628	167	1,472	0	34	487	143	466	4,397
Year-to-date 2016	1,670	110	1,221	0	19	691	51	520	4,282
% Change	-2.5	51.8	20.6	n/a	78.9	-29.5	180.4	-10.4	2.7
COMPLETED & NOT ABSORBED									
October 2017	110	29	129	0	5	362	n/a	n/a	635
October 2016	110	24	152	0	8	536	n/a	n/a	830
% Change	0.0	20.8	-15.1	n/a	-37.5	-32.5	n/a	n/a	-23.5
ABSORBED									
October 2017	173	19	135	0	0	25	n/a	n/a	352
October 2016	166	12	72	0	0	51	n/a	n/a	301
% Change	4.2	58.3	87.5	n/a	n/a	-51.0	n/a	n/a	16.9
Year-to-date 2017	1,640	172	1,504	0	38	640	n/a	n/a	3,994
Year-to-date 2016	1,656	111	1,225	0	13	767	n/a	n/a	3,772
% Change	-1.0	55.0	22.8	n/a	192.3	-16.6	n/a	n/a	5.9

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
October 2017	233	44	214	0	0	0	0	3	494
October 2016	184	24	158	0	12	135	18	43	574
Ottawa, Vanier, Rockcliffe									
October 2017	22	22	27	0	0	0	0	3	74
October 2016	10	18	0	0	0	73	0	21	122
Nepean inside greenbelt									
October 2017	2	0	0	0	0	0	0	0	2
October 2016	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
October 2017	32	4	19	0	0	0	0	0	55
October 2016	22	6	33	0	0	36	0	0	97
Gloucester inside greenbelt									
October 2017	1	0	0	0	0	0	0	0	1
October 2016	0	0	0	0	0	0	0	22	22
Gloucester outside greenbelt									
October 2017	32	8	20	0	0	0	0	0	60
October 2016	25	0	38	0	0	0	18	0	81
Kanata									
October 2017	18	4	10	0	0	0	0	0	32
October 2016	56	0	31	0	12	14	0	0	113
Cumberland									
October 2017	40	0	85	0	0	0	0	0	125
October 2016	27	0	42	0	0	12	0	0	81
Goulbourn									
October 2017	56	2	53	0	0	0	0	0	111
October 2016	18	0	14	0	0	0	0	0	32
West Carleton									
October 2017	2	2	0	0	0	0	0	0	4
October 2016	5	0	0	0	0	0	0	0	5
Rideau									
October 2017	20	2	0	0	0	0	0	0	22
October 2016	9	0	0	0	0	0	0	0	9
Osgoode									
October 2017	8	0	0	0	0	0	0	0	8
October 2016	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
October 2017	9	0	13	0	0	0	0	0	22
October 2016	12	0	0	0	0	0	0	0	12
Russell Township									
October 2017	11	2	0	0	0	0	0	0	13
October 2016	8	6	4	0	0	0	0	0	18
Ottawa-Gatineau CMA (Ontario portion)									
October 2017	253	46	227	0	0	0	0	3	529
October 2016	204	30	162	0	12	135	18	43	604

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
October 2017	1,383	158	1,397	0	8	1,913	10	1,416	6,285
October 2016	1,148	158	1,309	0	48	1,329	87	788	4,867
Ottawa, Vanier, Rockcliffe									
October 2017	158	88	104	0	8	1,318	10	932	2,618
October 2016	85	68	50	0	0	989	21	685	1,898
Nepean inside greenbelt									
October 2017	21	2	0	0	0	198	0	0	221
October 2016	16	0	0	0	0	60	0	0	76
Nepean outside greenbelt									
October 2017	237	20	304	0	0	104	0	24	689
October 2016	248	36	452	0	0	119	48	77	980
Gloucester inside greenbelt									
October 2017	5	0	0	0	0	0	0	248	253
October 2016	3	0	0	0	0	0	0	22	25
Gloucester outside greenbelt									
October 2017	178	16	308	0	0	52	0	26	580
October 2016	115	6	186	0	20	58	18	0	403
Kanata									
October 2017	220	6	169	0	0	28	0	184	607
October 2016	292	2	295	0	12	57	0	0	658
Cumberland									
October 2017	115	4	227	0	0	145	0	0	491
October 2016	143	10	173	0	16	22	0	0	364
Goulbourn									
October 2017	208	12	264	0	0	56	0	0	540
October 2016	105	32	146	0	0	12	0	3	298
West Carleton									
October 2017	40	4	4	0	0	0	0	1	49
October 2016	31	4	7	0	0	0	0	1	43
Rideau									
October 2017	159	6	17	0	0	12	0	1	195
October 2016	58	0	0	0	0	12	0	0	70
Osgoode									
October 2017	42	0	0	0	0	0	0	0	42
October 2016	52	0	0	0	0	0	0	0	52
Clarence-Rockland City									
October 2017	69	4	29	0	0	44	2	24	172
October 2016	49	2	10	0	0	0	0	0	61
Russell Township									
October 2017	40	12	7	0	0	0	0	73	132
October 2016	41	24	21	0	0	28	0	0	114
Ottawa-Gatineau CMA (Ontario portion)									
October 2017	1,492	174	1,433	0	8	1,957	12	1,513	6,589
October 2016	1,238	184	1,340	0	48	1,357	87	788	5,042

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



**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2017	161	20	132	0	0	16	11	21	361
October 2016	140	6	51	0	0	52	12	236	497
Ottawa, Vanier, Rockcliffe									
October 2017	16	4	6	0	0	0	9	15	50
October 2016	4	4	0	0	0	52	0	186	246
Nepean inside greenbelt									
October 2017	2	0	0	0	0	0	0	0	2
October 2016	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
October 2017	54	6	55	0	0	16	0	6	137
October 2016	20	2	6	0	0	0	0	0	28
Gloucester inside greenbelt									
October 2017	0	0	0	0	0	0	0	0	0
October 2016	0	0	0	0	0	0	0	22	22
Gloucester outside greenbelt									
October 2017	4	0	12	0	0	0	2	0	18
October 2016	22	0	36	0	0	0	12	28	98
Kanata									
October 2017	27	0	26	0	0	0	0	0	53
October 2016	15	0	0	0	0	0	0	0	15
Cumberland									
October 2017	2	0	12	0	0	0	0	0	14
October 2016	59	0	3	0	0	0	0	0	62
Goulbourn									
October 2017	23	8	21	0	0	0	0	0	52
October 2016	14	0	6	0	0	0	0	0	20
West Carleton									
October 2017	6	0	0	0	0	0	0	0	6
October 2016	1	0	0	0	0	0	0	0	1
Rideau									
October 2017	22	2	0	0	0	0	0	0	24
October 2016	2	0	0	0	0	0	0	0	2
Osgoode									
October 2017	5	0	0	0	0	0	0	0	5
October 2016	3	0	0	0	0	0	0	0	3
Clarence-Rockland City									
October 2017	1	0	0	0	0	0	0	0	1
October 2016	9	0	0	0	0	0	0	0	9
Russell Township									
October 2017	15	6	0	0	0	0	0	0	21
October 2016	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
October 2017	177	26	132	0	0	16	11	21	383
October 2016	156	6	51	0	0	52	12	236	513

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2017	96	26	123	0	5	355	n/a	n/a	605
October 2016	93	24	148	0	8	534	n/a	n/a	807
Ottawa, Vanier, Rockcliffe									
October 2017	3	14	9	0	2	267	n/a	n/a	295
October 2016	4	15	0	0	2	393	n/a	n/a	414
Nepean inside greenbelt									
October 2017	0	0	0	0	0	30	n/a	n/a	30
October 2016	0	0	0	0	0	48	n/a	n/a	48
Nepean outside greenbelt									
October 2017	11	3	22	0	0	27	n/a	n/a	63
October 2016	15	3	33	0	0	25	n/a	n/a	76
Gloucester inside greenbelt									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
October 2017	23	1	44	0	3	14	n/a	n/a	85
October 2016	24	0	65	0	6	39	n/a	n/a	134
Kanata									
October 2017	15	0	11	0	0	13	n/a	n/a	39
October 2016	20	0	18	0	0	2	n/a	n/a	40
Cumberland									
October 2017	11	1	13	0	0	3	n/a	n/a	28
October 2016	10	0	13	0	0	14	n/a	n/a	37
Goulbourn									
October 2017	20	6	17	0	0	1	n/a	n/a	44
October 2016	19	6	17	0	0	10	n/a	n/a	52
West Carleton									
October 2017	0	1	0	0	0	0	n/a	n/a	1
October 2016	0	0	2	0	0	0	n/a	n/a	2
Rideau									
October 2017	12	0	7	0	0	0	n/a	n/a	19
October 2016	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
October 2017	1	0	0	0	0	0	n/a	n/a	1
October 2016	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
October 2017	5	0	6	0	0	0	n/a	n/a	11
October 2016	5	0	3	0	0	0	n/a	n/a	8
Russell Township									
October 2017	9	3	0	0	0	7	n/a	n/a	19
October 2016	12	0	1	0	0	2	n/a	n/a	15
Ottawa-Gatineau CMA (Ontario portion)									
October 2017	110	29	129	0	5	362	n/a	n/a	635
October 2016	110	24	152	0	8	536	n/a	n/a	830

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
October 2017	155	15	134	0	0	25	n/a	n/a	329
October 2016	149	11	72	0	0	51	n/a	n/a	283
Ottawa, Vanier, Rockcliffe									
October 2017	14	0	9	0	0	9	n/a	n/a	32
October 2016	3	6	0	0	0	40	n/a	n/a	49
Nepean inside greenbelt									
October 2017	2	0	0	0	0	3	n/a	n/a	5
October 2016	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
October 2017	54	4	50	0	0	13	n/a	n/a	121
October 2016	20	4	23	0	0	11	n/a	n/a	58
Gloucester inside greenbelt									
October 2017	0	0	0	0	0	0	n/a	n/a	0
October 2016	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
October 2017	5	0	16	0	0	0	n/a	n/a	21
October 2016	28	0	36	0	0	0	n/a	n/a	64
Kanata									
October 2017	27	1	25	0	0	0	n/a	n/a	53
October 2016	17	0	4	0	0	0	n/a	n/a	21
Cumberland									
October 2017	2	0	12	0	0	0	n/a	n/a	14
October 2016	56	0	4	0	0	0	n/a	n/a	60
Goulbourn									
October 2017	23	8	20	0	0	0	n/a	n/a	51
October 2016	18	1	5	0	0	0	n/a	n/a	24
West Carleton									
October 2017	6	0	0	0	0	0	n/a	n/a	6
October 2016	2	0	0	0	0	0	n/a	n/a	2
Rideau									
October 2017	17	2	2	0	0	0	n/a	n/a	21
October 2016	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
October 2017	5	0	0	0	0	0	n/a	n/a	5
October 2016	3	0	0	0	0	0	n/a	n/a	3
Clarence-Rockland City									
October 2017	1	0	1	0	0	0	n/a	n/a	2
October 2016	10	0	0	0	0	0	n/a	n/a	10
Russell Township									
October 2017	17	4	0	0	0	0	n/a	n/a	21
October 2016	7	1	0	0	0	0	n/a	n/a	8
Ottawa-Gatineau CMA (Ontario portion)									
October 2017	173	19	135	0	0	25	n/a	n/a	352
October 2016	166	12	72	0	0	51	n/a	n/a	301

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**  
**October 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Ottawa City	233	184	44	24	210	188	7	178	494	574	-13.9
Ottawa, Vanier, Rockcliffe	22	10	22	18	23	0	7	94	74	122	-39.3
Nepean inside greenbelt	2	1	0	0	0	0	0	0	2	1	100.0
Nepean outside greenbelt	32	22	4	6	19	33	0	36	55	97	-43.3
Gloucester inside greenbelt	1	0	0	0	0	0	0	22	1	22	-95.5
Gloucester outside greenbelt	32	25	8	0	20	56	0	0	60	81	-25.9
Kanata	18	56	4	0	10	43	0	14	32	113	-71.7
Cumberland	40	27	0	0	85	42	0	12	125	81	54.3
Goulbourn	56	18	2	0	53	14	0	0	111	32	**
West Carleton	2	5	2	0	0	0	0	0	4	5	-20.0
Rideau	20	9	2	0	0	0	0	0	22	9	144.4
Osgoode	8	11	0	0	0	0	0	0	8	11	-27.3
Clarence-Rockland City	9	12	0	0	13	0	0	0	22	12	83.3
Russell Township	11	8	2	6	0	4	0	0	13	18	-27.8
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>253</b>	<b>204</b>	<b>46</b>	<b>30</b>	<b>223</b>	<b>192</b>	<b>7</b>	<b>178</b>	<b>529</b>	<b>604</b>	<b>-12.4</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - October 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	1,658	1,444	171	168	1,487	1,480	1,992	1,062	5,308	4,154	27.8
Ottawa, Vanier, Rockcliffe	147	77	81	82	86	38	1,159	712	1,473	909	62.0
Nepean inside greenbelt	17	16	2	0	0	0	138	0	157	16	**
Nepean outside greenbelt	306	278	18	28	292	436	68	148	684	890	-23.1
Gloucester inside greenbelt	4	2	0	0	0	0	248	44	252	46	**
Gloucester outside greenbelt	256	190	20	6	341	314	66	24	683	534	27.9
Kanata	288	348	6	2	151	296	93	57	538	703	-23.5
Cumberland	140	232	12	14	341	269	157	22	650	537	21.0
Goulbourn	249	160	22	32	255	120	56	18	582	330	76.4
West Carleton	39	26	4	4	4	7	0	1	47	38	23.7
Rideau	166	59	4	0	17	0	7	36	194	95	104.2
Osgoode	46	56	2	0	0	0	0	0	48	56	-14.3
Clarence-Rockland City	88	82	8	2	35	13	68	0	199	97	105.2
Russell Township	83	73	24	28	11	22	73	31	191	154	24.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,829</b>	<b>1,599</b>	<b>203</b>	<b>198</b>	<b>1,533</b>	<b>1,515</b>	<b>2,133</b>	<b>1,093</b>	<b>5,698</b>	<b>4,405</b>	<b>29.4</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Ottawa City	210	170	0	18	4	135	3	43
Ottawa, Vanier, Rockcliffe	23	0	0	0	4	73	3	21
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	19	33	0	0	0	36	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	22
Gloucester outside greenbelt	20	38	0	18	0	0	0	0
Kanata	10	43	0	0	0	14	0	0
Cumberland	85	42	0	0	0	12	0	0
Goulbourn	53	14	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	13	0	0	0	0	0	0	0
Russell Township	0	4	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>223</b>	<b>174</b>	<b>0</b>	<b>18</b>	<b>4</b>	<b>135</b>	<b>3</b>	<b>43</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - October 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	1,487	1,392	0	88	1,024	546	968	516
Ottawa, Vanier, Rockcliffe	86	24	0	14	557	324	602	388
Nepean inside greenbelt	0	0	0	0	138	0	0	0
Nepean outside greenbelt	292	388	0	48	56	71	12	77
Gloucester inside greenbelt	0	0	0	0	0	0	248	44
Gloucester outside greenbelt	341	288	0	26	40	24	26	0
Kanata	151	296	0	0	14	57	79	0
Cumberland	341	269	0	0	157	22	0	0
Goulbourn	255	120	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	35	13	0	0	44	0	24	0
Russell Township	11	22	0	0	0	31	73	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,533</b>	<b>1,427</b>	<b>0</b>	<b>88</b>	<b>1,068</b>	<b>577</b>	<b>1,065</b>	<b>516</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Ottawa City	491	366	0	147	3	61	494	574
Ottawa, Vanier, Rockcliffe	71	28	0	73	3	21	74	122
Nepean inside greenbelt	2	1	0	0	0	0	2	1
Nepean outside greenbelt	55	61	0	36	0	0	55	97
Gloucester inside greenbelt	1	0	0	0	0	22	1	22
Gloucester outside greenbelt	60	63	0	0	0	18	60	81
Kanata	32	87	0	26	0	0	32	113
Cumberland	125	69	0	12	0	0	125	81
Goulbourn	111	32	0	0	0	0	111	32
West Carleton	4	5	0	0	0	0	4	5
Rideau	22	9	0	0	0	0	22	9
Osgoode	8	11	0	0	0	0	8	11
Clarence-Rockland City	22	12	0	0	0	0	22	12
Russell Township	13	18	0	0	0	0	13	18
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>526</b>	<b>396</b>	<b>0</b>	<b>147</b>	<b>3</b>	<b>61</b>	<b>529</b>	<b>604</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	3,319	2,952	1,014	588	975	614	5,308	4,154
Ottawa, Vanier, Rockcliffe	313	173	553	324	607	412	1,473	909
Nepean inside greenbelt	19	16	138	0	0	0	157	16
Nepean outside greenbelt	616	694	56	71	12	125	684	890
Gloucester inside greenbelt	4	2	0	0	248	44	252	46
Gloucester outside greenbelt	615	460	40	48	28	26	683	534
Kanata	445	634	14	69	79	0	538	703
Cumberland	493	509	157	28	0	0	650	537
Goulbourn	526	312	56	12	0	6	582	330
West Carleton	47	37	0	0	0	1	47	38
Rideau	193	59	0	36	1	0	194	95
Osgoode	48	56	0	0	0	0	48	56
Clarence-Rockland City	129	97	44	0	26	0	199	97
Russell Township	118	126	0	28	73	0	191	154
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>3,566</b>	<b>3,175</b>	<b>1,058</b>	<b>616</b>	<b>1,074</b>	<b>614</b>	<b>5,698</b>	<b>4,405</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total <sup>1</sup> *		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Ottawa City	161	140	31	6	132	63	37	288	361	497	-27.4
Ottawa, Vanier, Rockcliffe	16	4	13	4	6	0	15	238	50	246	-79.7
Nepean inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Nepean outside greenbelt	54	20	6	2	55	6	22	0	137	28	**
Gloucester inside greenbelt	0	0	0	0	0	0	0	22	0	22	-100.0
Gloucester outside greenbelt	4	22	2	0	12	48	0	28	18	98	-81.6
Kanata	27	15	0	0	26	0	0	0	53	15	**
Cumberland	2	59	0	0	12	3	0	0	14	62	-77.4
Goulbourn	23	14	8	0	21	6	0	0	52	20	160.0
West Carleton	6	1	0	0	0	0	0	0	6	1	**
Rideau	22	2	2	0	0	0	0	0	24	2	**
Osgoode	5	3	0	0	0	0	0	0	5	3	66.7
Clarence-Rockland City	1	9	0	0	0	0	0	0	1	9	-88.9
Russell Township	15	7	6	0	0	0	0	0	21	7	200.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>177</b>	<b>156</b>	<b>37</b>	<b>6</b>	<b>132</b>	<b>63</b>	<b>37</b>	<b>288</b>	<b>383</b>	<b>513</b>	<b>-25.3</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - October 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	1,494	1,547	194	126	1,566	1,245	925	1,191	4,179	4,109	1.7
Ottawa, Vanier, Rockcliffe	65	71	81	74	46	22	601	872	793	1,039	-23.7
Nepean inside greenbelt	19	9	2	0	0	0	0	0	21	9	133.3
Nepean outside greenbelt	332	260	33	24	460	301	172	102	997	687	45.1
Gloucester inside greenbelt	1	2	0	0	0	0	22	22	23	24	-4.2
Gloucester outside greenbelt	192	241	10	6	300	332	36	80	538	659	-18.4
Kanata	362	417	2	0	297	301	42	12	703	730	-3.7
Cumberland	154	185	14	4	288	198	34	76	490	463	5.8
Goulbourn	161	258	36	18	138	83	12	27	347	386	-10.1
West Carleton	31	22	4	0	12	8	0	0	47	30	56.7
Rideau	117	32	10	0	25	0	6	0	158	32	**
Osgoode	60	50	2	0	0	0	0	0	62	50	24.0
Clarence-Rockland City	59	61	4	0	10	3	0	20	73	84	-13.1
Russell Township	75	63	28	16	14	10	28	0	145	89	62.9
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,628</b>	<b>1,671</b>	<b>226</b>	<b>142</b>	<b>1,590</b>	<b>1,258</b>	<b>953</b>	<b>1,211</b>	<b>4,397</b>	<b>4,282</b>	<b>2.7</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Ottawa City	132	51	0	12	16	52	21	236
Ottawa, Vanier, Rockcliffe	6	0	0	0	0	52	15	186
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	55	6	0	0	16	0	6	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	22
Gloucester outside greenbelt	12	36	0	12	0	0	0	28
Kanata	26	0	0	0	0	0	0	0
Cumberland	12	3	0	0	0	0	0	0
Goulbourn	21	6	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>132</b>	<b>51</b>	<b>0</b>	<b>12</b>	<b>16</b>	<b>52</b>	<b>21</b>	<b>236</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - October 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	1,482	1,227	84	18	459	691	466	500
Ottawa, Vanier, Rockcliffe	36	16	10	6	240	425	361	447
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	412	301	48	0	95	102	77	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	274	320	26	12	36	52	0	28
Kanata	297	301	0	0	42	12	0	0
Cumberland	288	198	0	0	34	76	0	0
Goulbourn	138	83	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>1,506</b>	<b>1,240</b>	<b>84</b>	<b>18</b>	<b>487</b>	<b>691</b>	<b>466</b>	<b>520</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Ottawa City	313	197	16	52	32	248	361	497
Ottawa, Vanier, Rockcliffe	26	8	0	52	24	186	50	246
Nepean inside greenbelt	2	0	0	0	0	0	2	0
Nepean outside greenbelt	115	28	16	0	6	0	137	28
Gloucester inside greenbelt	0	0	0	0	0	22	0	22
Gloucester outside greenbelt	16	58	0	0	2	40	18	98
Kanata	53	15	0	0	0	0	53	15
Cumberland	14	62	0	0	0	0	14	62
Goulbourn	52	20	0	0	0	0	52	20
West Carleton	6	1	0	0	0	0	6	1
Rideau	24	2	0	0	0	0	24	2
Osgoode	5	3	0	0	0	0	5	3
Clarence-Rockland City	1	9	0	0	0	0	1	9
Russell Township	21	7	0	0	0	0	21	7
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>335</b>	<b>213</b>	<b>16</b>	<b>52</b>	<b>32</b>	<b>248</b>	<b>383</b>	<b>513</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	3,085	2,848	487	710	607	551	4,179	4,109
Ottawa, Vanier, Rockcliffe	129	128	240	425	424	486	793	1,039
Nepean inside greenbelt	19	9	0	0	2	0	21	9
Nepean outside greenbelt	777	585	95	102	125	0	997	687
Gloucester inside greenbelt	1	2	0	0	22	22	23	24
Gloucester outside greenbelt	462	548	48	71	28	40	538	659
Kanata	661	718	42	12	0	0	703	730
Cumberland	440	387	50	76	0	0	490	463
Goulbourn	335	359	12	24	0	3	347	386
West Carleton	47	30	0	0	0	0	47	30
Rideau	152	32	0	0	6	0	158	32
Osgoode	62	50	0	0	0	0	62	50
Clarence-Rockland City	71	64	0	0	2	20	73	84
Russell Township	111	89	34	0	0	0	145	89
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>3,267</b>	<b>3,001</b>	<b>521</b>	<b>710</b>	<b>609</b>	<b>571</b>	<b>4,397</b>	<b>4,282</b>

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 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													
October 2017	1	0.8	29	23.6	34	27.6	21	17.1	38	30.9	123	555,000	535,901
October 2016	4	2.9	35	25.7	65	47.8	7	5.1	25	18.4	136	-	513,382
Year-to-date 2017	24	1.9	386	30.4	381	30.0	147	11.6	330	26.0	1,268	520,000	529,871
Year-to-date 2016	12	0.9	422	31.7	495	37.2	128	9.6	275	20.6	1,332	500,000	525,415
Ottawa, Vanier, Rockcliffe													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
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	4.5	0	0.0	1	4.5	0	0.0	20	90.9	22	-	-
Nepean inside greenbelt													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2017	0	0.0	18	35.3	8	15.7	9	17.6	16	31.4	51	-	512,275
October 2016	3	15.0	7	35.0	7	35.0	0	0.0	3	15.0	20	-	-
Year-to-date 2017	2	0.6	112	34.3	101	30.9	42	12.8	70	21.4	327	517,500	512,644
Year-to-date 2016	6	2.4	83	33.1	90	35.9	27	10.8	45	17.9	251	-	519,069
Gloucester inside greenbelt													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 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													
October 2017	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	-	-
October 2016	0	0.0	0	0.0	20	74.1	1	3.7	6	22.2	27	-	536,897
Year-to-date 2017	1	0.5	12	6.6	66	36.3	36	19.8	67	36.8	182	605,000	556,732
Year-to-date 2016	1	0.5	47	21.5	103	47.0	24	11.0	44	20.1	219	560,000	519,584
Kanata													
October 2017	0	0.0	4	14.8	9	33.3	5	18.5	9	33.3	27	537,500	593,318
October 2016	0	0.0	2	13.3	3	20.0	2	13.3	8	53.3	15	-	601,288
Year-to-date 2017	1	0.3	122	33.7	101	27.9	34	9.4	104	28.7	362	495,000	537,632
Year-to-date 2016	1	0.2	134	32.7	107	26.1	46	11.2	122	29.8	410	-	561,469
Cumberland													
October 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
October 2016	0	0.0	22	43.1	28	54.9	1	2.0	0	0.0	51	-	-
Year-to-date 2017	1	0.7	78	56.5	44	31.9	5	3.6	10	7.2	138	415,000	442,068
Year-to-date 2016	2	1.2	72	43.1	80	47.9	10	6.0	3	1.8	167	-	459,652
Goulbourn													
October 2017	0	0.0	2	9.5	10	47.6	4	19.0	5	23.8	21	465,000	524,142
October 2016	1	5.6	4	22.2	6	33.3	3	16.7	4	22.2	18	-	492,092
Year-to-date 2017	1	0.7	37	26.1	51	35.9	24	16.9	29	20.4	142	470,000	514,655
Year-to-date 2016	1	0.4	85	36.5	108	46.4	16	6.9	23	9.9	233	-	519,266

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 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													
October 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
Rideau													
October 2017	1	5.9	5	29.4	5	29.4	2	11.8	4	23.5	17	-	506,502
October 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	18	21.2	21	24.7	13	15.3	5	5.9	28	32.9	85	-	502,673
Year-to-date 2016	0	0.0	0	0.0	4	28.6	3	21.4	7	50.0	14	-	-
Osgoode													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
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													
October 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
October 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
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	8	28.6	18	64.3	2	7.1	0	0.0	0	0.0	28	-	374,136
Russell Township													
October 2017	0	0.0	17	100.0	0	0.0	0	0.0	0	0.0	17	410,000	402,888
October 2016	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	-	-
Year-to-date 2017	7	9.5	57	77.0	10	13.5	0	0.0	0	0.0	74	410,000	399,890
Year-to-date 2016	13	21.7	45	75.0	2	3.3	0	0.0	0	0.0	60	-	375,043
Ottawa-Gatineau CMA (Ontario portion)													
October 2017	1	0.7	46	32.9	34	24.3	21	15.0	38	27.1	140	497,500	519,749
October 2016	8	5.5	39	26.9	66	45.5	7	4.8	25	17.2	145	475,000	504,194
Year-to-date 2017	49	3.5	465	33.6	391	28.3	147	10.6	330	23.9	1,382	495,000	515,652
Year-to-date 2016	33	2.3	485	34.2	499	35.1	128	9.0	275	19.4	1,420	480,000	510,421

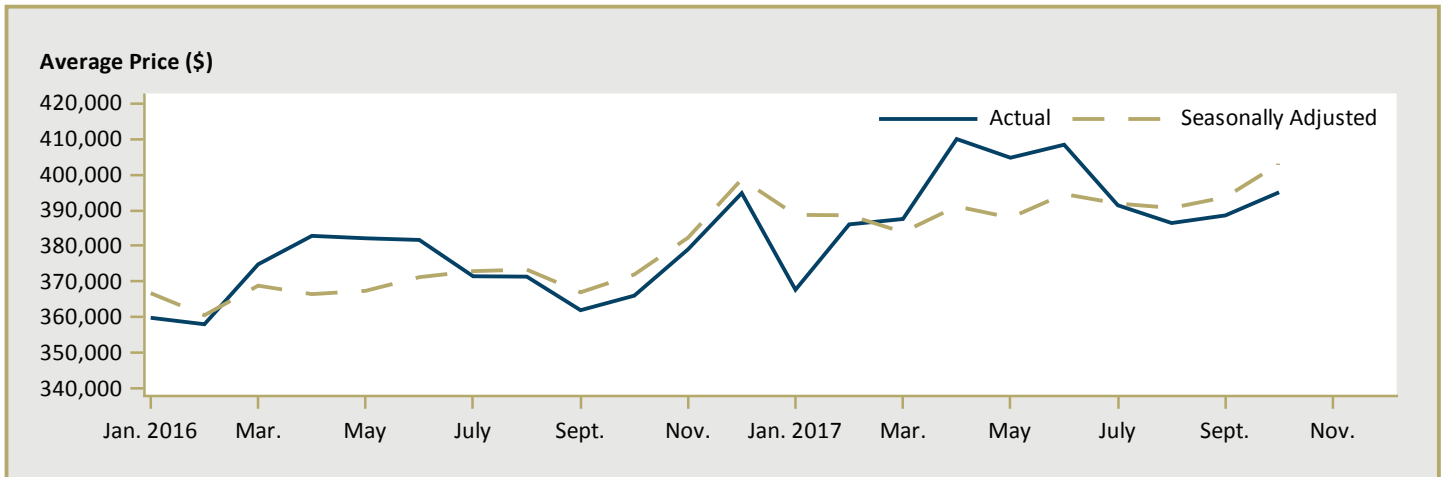
Source: CMHC (Market Absorption Survey)

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

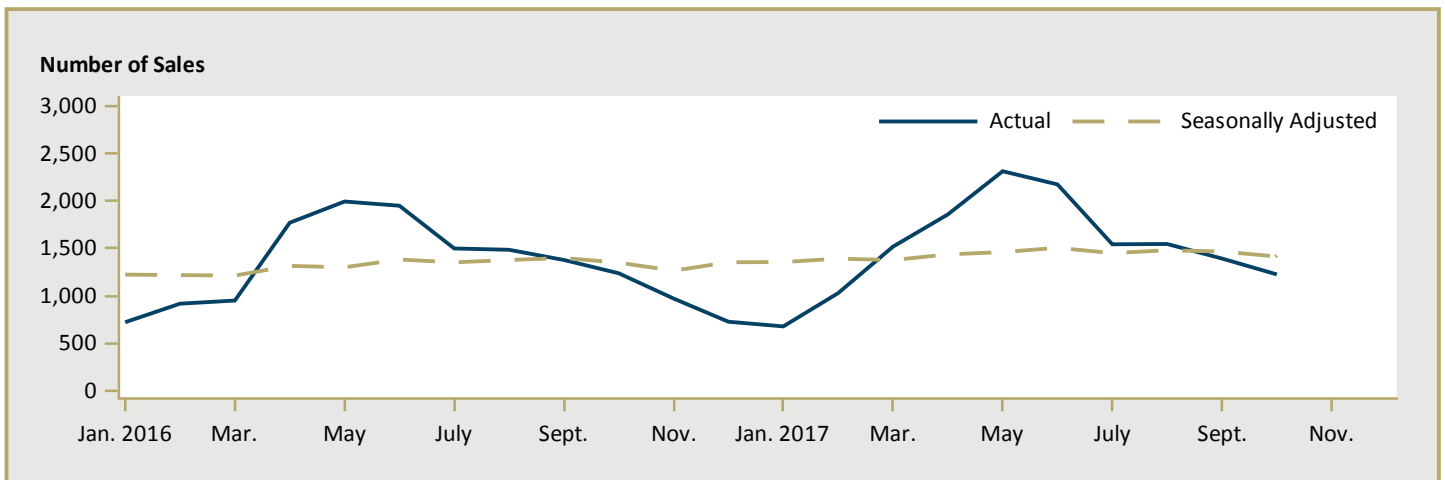
Submarket	Oct 2017	Oct 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	535,901	513,382	4.4	529,871	525,415	0.8
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	512,275	-	n/a	512,644	519,069	-1.2
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	-	536,897	n/a	556,732	519,584	7.1
Kanata	593,318	601,288	-1.3	537,632	561,469	-4.2
Cumberland	-	-	n/a	442,068	459,652	-3.8
Goulbourn	524,142	492,092	6.5	514,655	519,266	-0.9
West Carleton	-	-	n/a	-	-	n/a
Rideau	506,502	-	n/a	502,673	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	-	-	n/a	355,162	374,136	-5.1
Russell Township	402,888	-	n/a	399,890	375,043	6.6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>519,749</b>	<b>504,194</b>	<b>3.1</b>	<b>515,652</b>	<b>510,421</b>	<b>1.0</b>

Source: CMHC (Market Absorption Survey)

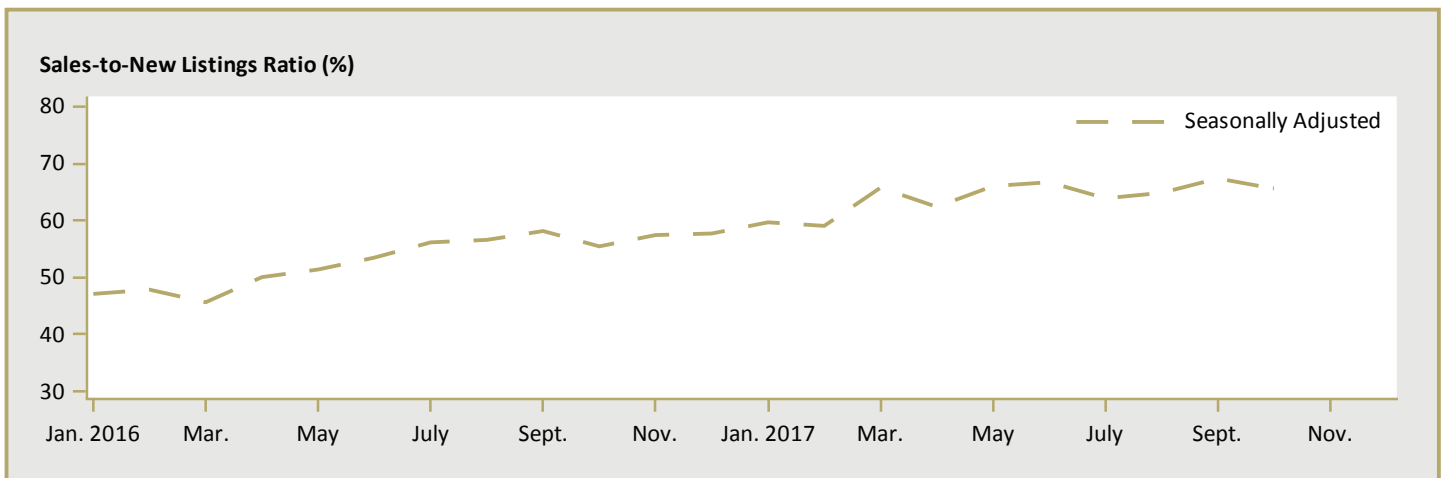
**Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)**



**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**
**October 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	103.1	130.3	541	5.8	67.3	1,139
	October	581	3.24	4.99		130.3	540	5.8	67.1	1,142
	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.

## CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca) or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to [www.cmhc.ca/en/hoficlincl/homain](http://www.cmhc.ca/en/hoficlincl/homain)

For more information on MAC and the wealth of housing market information available to you, visit us today at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at [chic@cmhc.ca](mailto:chic@cmhc.ca). For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

# Housing market intelligence you can count on

## FREE REPORTS AVAILABLE ON-LINE

*Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.*

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

## FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

## HOUSING MARKET INFORMATION PORTAL!

*The housing data you want, the way you want it.*

- Information in one central location
- Quick and easy access
- Neighbourhood level data

[cmhc.ca/hmiportal](http://cmhc.ca/hmiportal)

**Get the market intelligence you need today!**

**Click [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation) to view, download or subscribe.**

## Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

**Subscribe today to stay in the know!**  
**[www.cmhc.ca/observer](http://www.cmhc.ca/observer)**

