

HOUSING NOW TABLES

Ottawa¹

Date Released: February 2017



Housing market intelligence you can count on

¹ 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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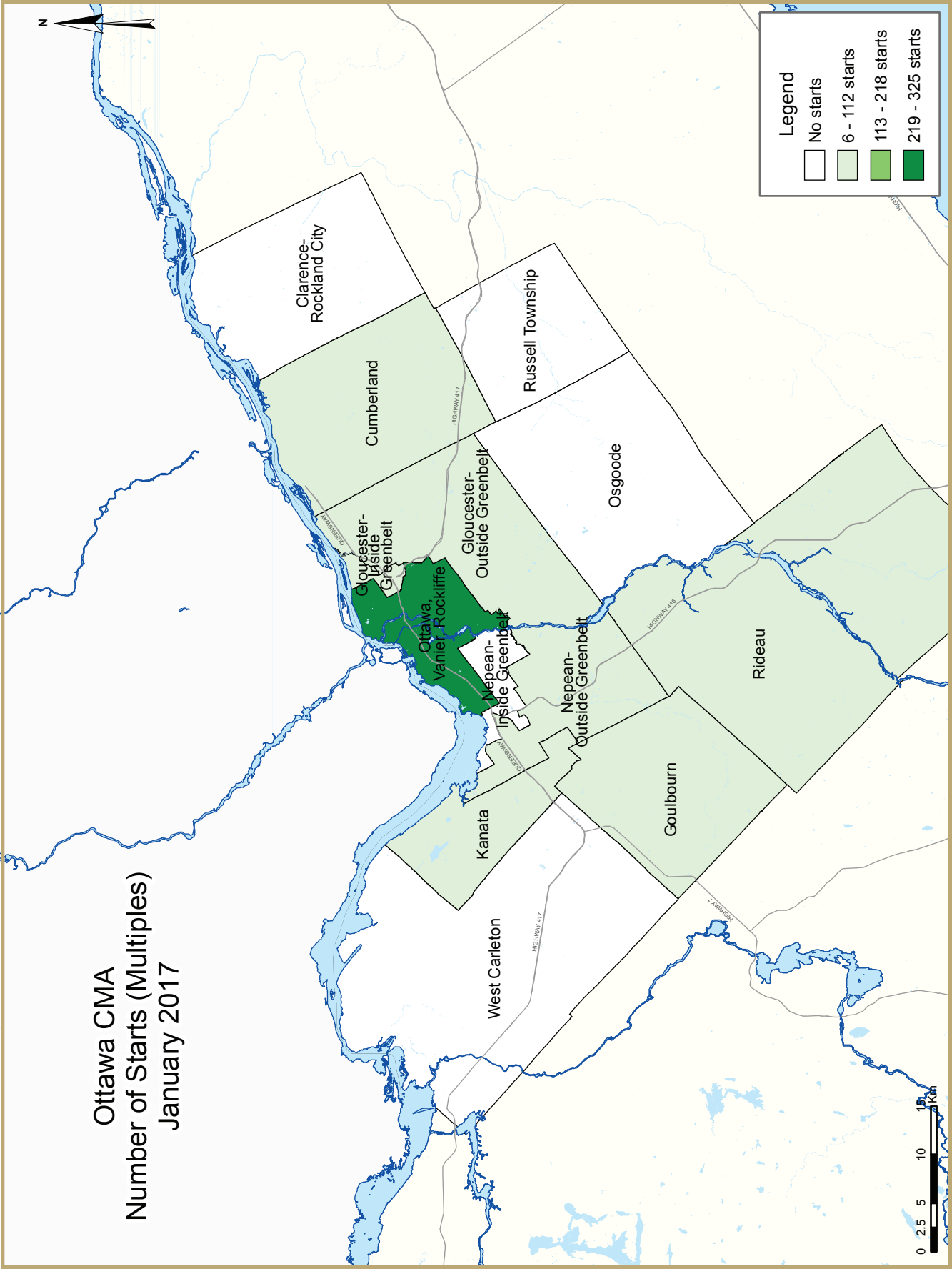
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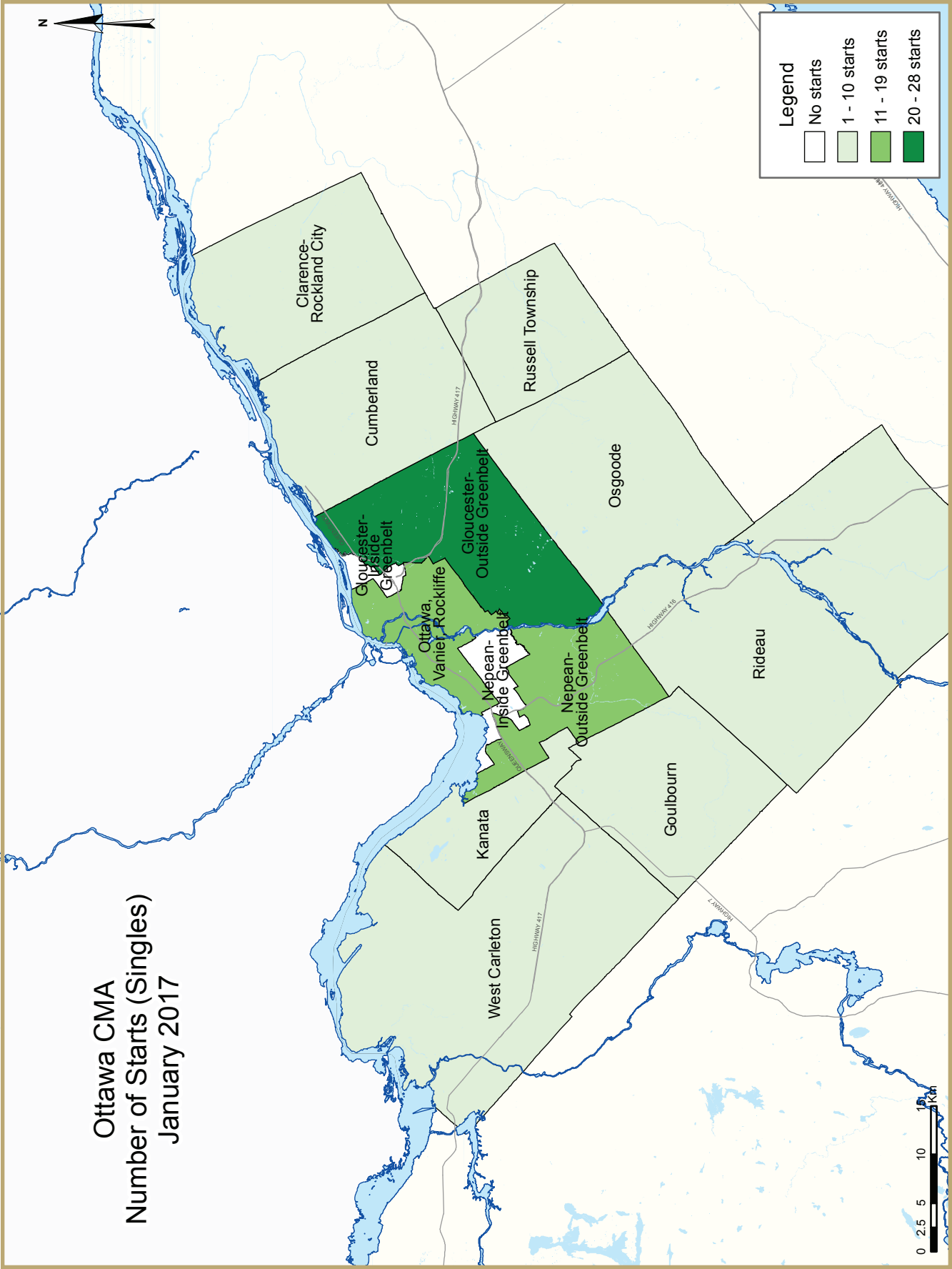
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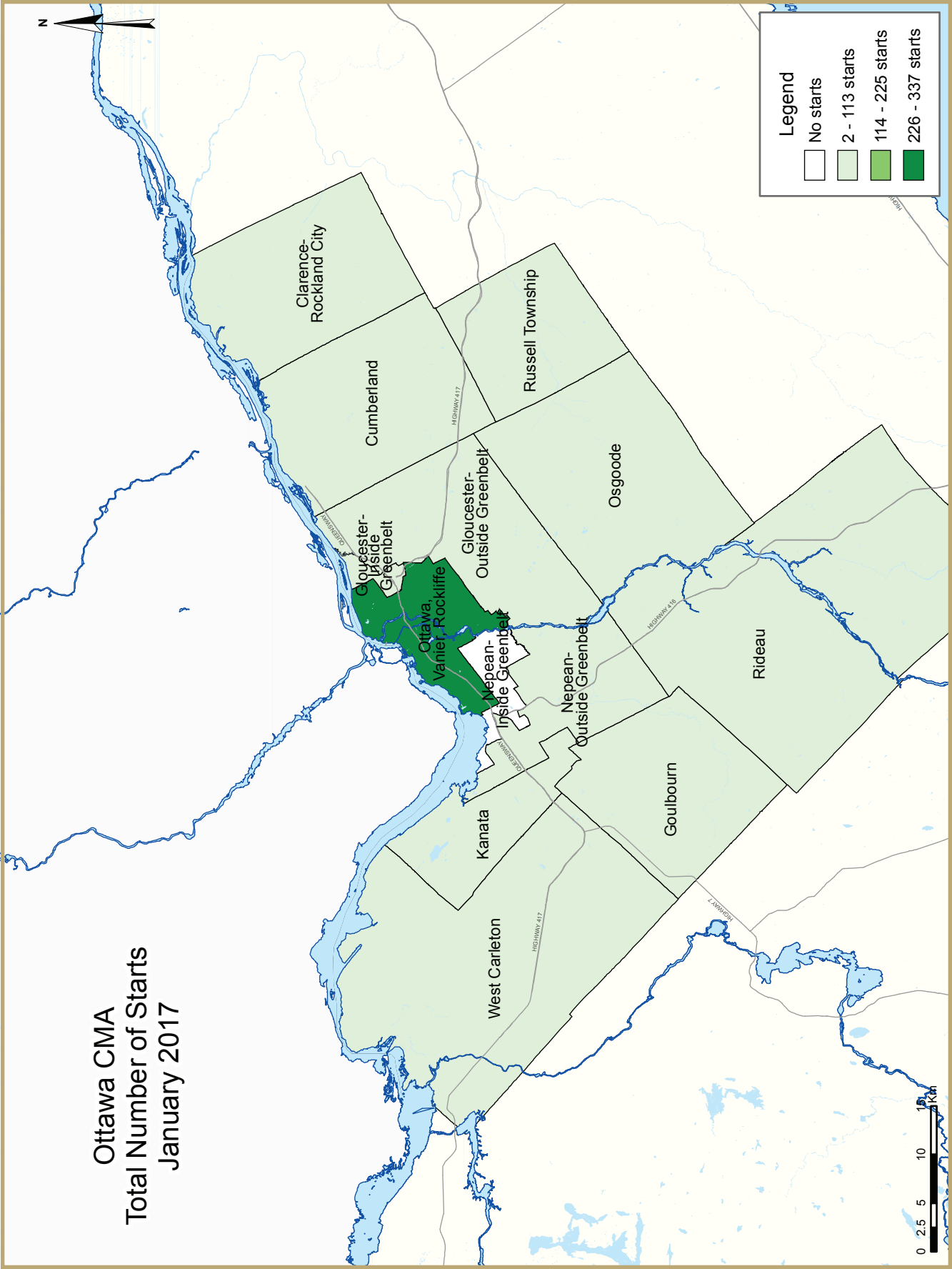
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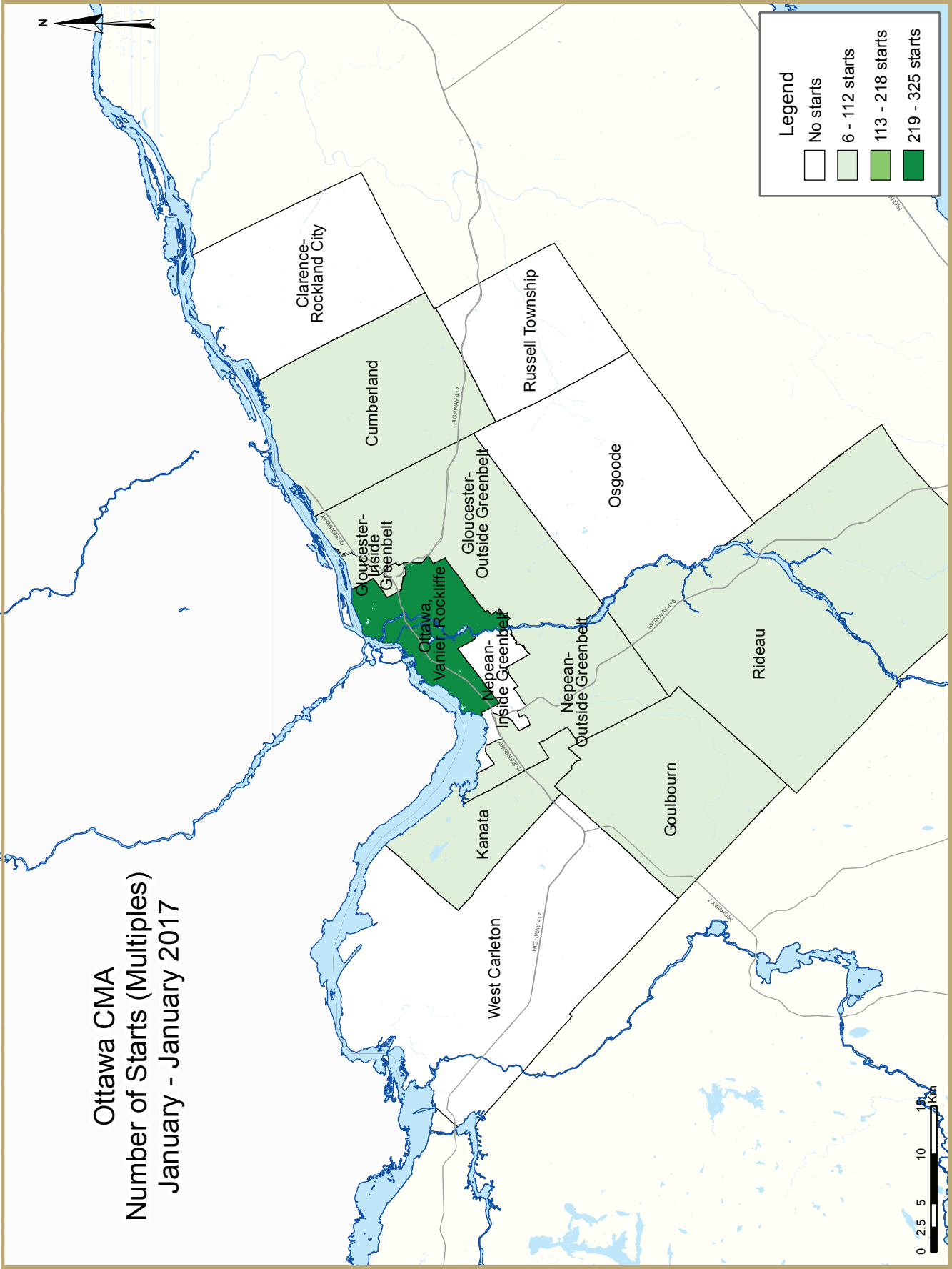
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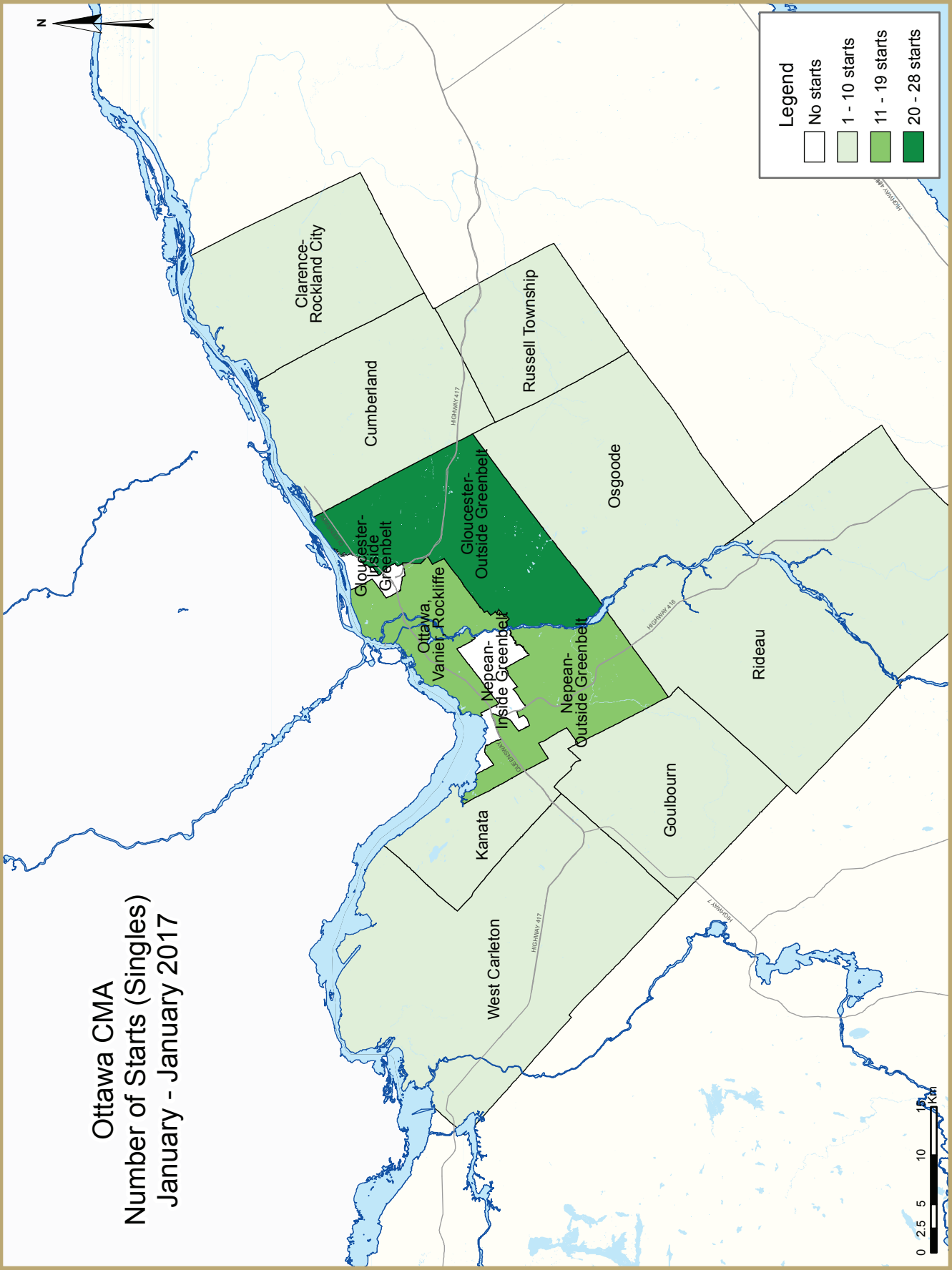
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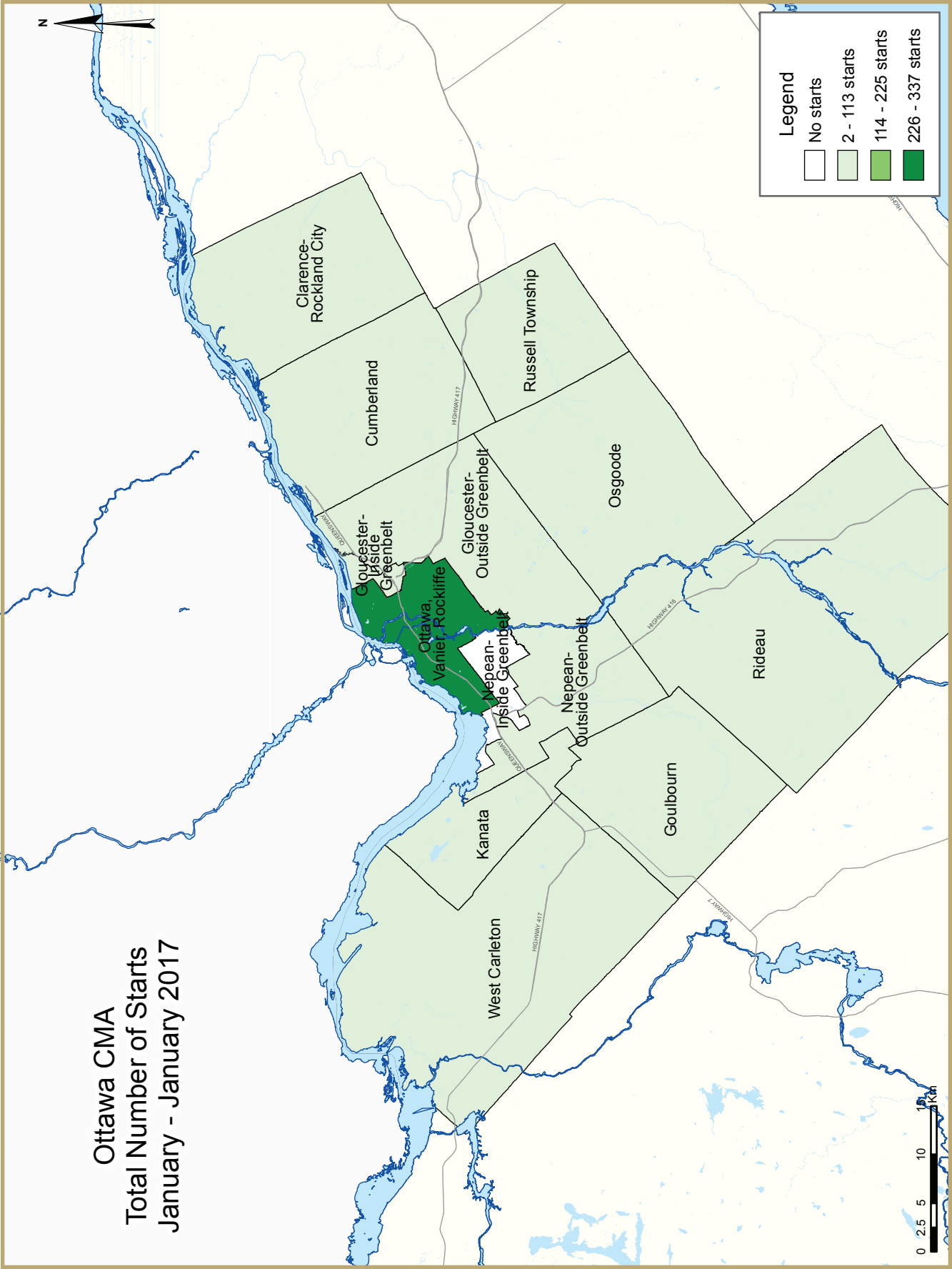












HOUSING NOW REPORT TABLES

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
- 5 MLS® Residential Activity
- 6 Economic Indicators

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

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) January 2017		
Ottawa CMA ¹	December 2016	January 2017
Trend ²	5,991	6,565
SAAR	6,220	7,904
	January 2016	January 2017
Actual		
January - Single-Detached	64	95
January - Multiples	281	466
January - Total	345	561
January to January - Single-Detached	64	95
January to January - Multiples	281	466
January to January - Total	345	561

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2017	95	20	87	0	0	332	2	25	561
January 2016	64	12	38	0	12	184	0	35	345
% Change	48.4	66.7	128.9	n/a	-100.0	80.4	n/a	-28.6	62.6
Year-to-date 2017	95	20	87	0	0	332	2	25	561
Year-to-date 2016	64	12	38	0	12	184	0	35	345
% Change	48.4	66.7	128.9	n/a	-100.0	80.4	n/a	-28.6	62.6
UNDER CONSTRUCTION									
January 2017	1,264	174	1,273	0	36	1,682	93	923	5,445
January 2016	1,159	114	1,152	0	20	1,307	19	825	4,596
% Change	9.1	52.6	10.5	n/a	80.0	28.7	**	11.9	18.5
COMPLETIONS									
January 2017	125	22	206	0	0	24	10	14	401
January 2016	222	6	72	0	0	365	4	6	675
% Change	-43.7	**	186.1	n/a	n/a	-93.4	150.0	133.3	-40.6
Year-to-date 2017	125	22	206	0	0	24	10	14	401
Year-to-date 2016	222	6	72	0	0	365	4	6	675
% Change	-43.7	**	186.1	n/a	n/a	-93.4	150.0	133.3	-40.6
COMPLETED & NOT ABSORBED									
January 2017	122	40	158	0	9	491	n/a	n/a	820
January 2016	115	26	158	0	2	692	n/a	n/a	993
% Change	6.1	53.8	0.0	n/a	**	-29.0	n/a	n/a	-17.4
ABSORBED									
January 2017	126	18	209	0	0	52	n/a	n/a	405
January 2016	204	7	70	0	0	287	n/a	n/a	568
% Change	-38.2	157.1	198.6	n/a	n/a	-81.9	n/a	n/a	-28.7
Year-to-date 2017	126	18	209	0	0	52	n/a	n/a	405
Year-to-date 2016	204	7	70	0	0	287	n/a	n/a	568
% Change	-38.2	157.1	198.6	n/a	n/a	-81.9	n/a	n/a	-28.7

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2017	85	20	87	0	0	332	2	25	551
January 2016	61	12	35	0	12	184	0	35	339
Ottawa, Vanier, Rockcliffe									
January 2017	12	2	0	0	0	320	0	3	337
January 2016	7	12	0	0	0	129	0	10	158
Nepean inside greenbelt									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
January 2017	15	0	22	0	0	0	0	0	37
January 2016	8	0	0	0	0	0	0	0	8
Gloucester inside greenbelt									
January 2017	0	0	0	0	0	0	0	22	22
January 2016	0	0	0	0	0	0	0	22	22
Gloucester outside greenbelt									
January 2017	28	4	14	0	0	12	2	0	60
January 2016	8	0	15	0	12	12	0	0	47
Kanata									
January 2017	9	2	6	0	0	0	0	0	17
January 2016	14	0	0	0	0	43	0	0	57
Cumberland									
January 2017	1	8	36	0	0	0	0	0	45
January 2016	10	0	20	0	0	0	0	0	30
Goulbourn									
January 2017	8	4	3	0	0	0	0	0	15
January 2016	5	0	0	0	0	0	0	3	8
West Carleton									
January 2017	3	0	0	0	0	0	0	0	3
January 2016	0	0	0	0	0	0	0	0	0
Rideau									
January 2017	7	0	6	0	0	0	0	0	13
January 2016	5	0	0	0	0	0	0	0	5
Osgoode									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
January 2017	8	0	0	0	0	0	0	0	8
January 2016	2	0	3	0	0	0	0	0	5
Russell Township									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
January 2017	95	20	87	0	0	332	2	25	561
January 2016	64	12	38	0	12	184	0	35	345

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2017	1,193	158	1,259	0	36	1,654	93	923	5,316
January 2016	1,113	106	1,143	0	20	1,307	19	805	4,513
Ottawa, Vanier, Rockcliffe									
January 2017	71	66	53	0	8	1,312	25	684	2,219
January 2016	77	54	42	0	0	856	19	752	1,800
Nepean inside greenbelt									
January 2017	21	0	0	0	0	60	0	0	81
January 2016	8	0	0	0	0	60	0	0	68
Nepean outside greenbelt									
January 2017	257	28	387	0	0	107	48	89	916
January 2016	214	28	320	0	0	150	0	0	712
Gloucester inside greenbelt									
January 2017	2	0	0	0	0	0	0	44	46
January 2016	3	0	0	0	0	0	0	22	25
Gloucester outside greenbelt									
January 2017	135	8	219	0	12	60	20	0	454
January 2016	125	6	239	0	20	74	0	28	492
Kanata									
January 2017	282	4	256	0	0	57	0	105	704
January 2016	362	2	315	0	0	91	0	0	770
Cumberland									
January 2017	121	10	191	0	16	22	0	0	360
January 2016	66	0	138	0	0	76	0	0	280
Goulbourn									
January 2017	111	20	117	0	0	24	0	0	272
January 2016	158	16	81	0	0	0	0	3	258
West Carleton									
January 2017	31	2	8	0	0	0	0	1	42
January 2016	25	0	8	0	0	0	0	0	33
Rideau									
January 2017	113	20	28	0	0	12	0	0	173
January 2016	33	0	0	0	0	0	0	0	33
Osgoode									
January 2017	49	0	0	0	0	0	0	0	49
January 2016	42	0	0	0	0	0	0	0	42
Clarence-Rockland City									
January 2017	46	2	4	0	0	0	0	0	52
January 2016	24	0	3	0	0	0	0	20	47
Russell Township									
January 2017	25	14	10	0	0	28	0	0	77
January 2016	22	8	6	0	0	0	0	0	36
Ottawa-Gatineau CMA (Ontario portion)									
January 2017	1,264	174	1,273	0	36	1,682	93	923	5,445
January 2016	1,159	114	1,152	0	20	1,307	19	825	4,596

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

Table 1.2: Housing Activity Summary by Submarket
January 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
January 2017	114	20	206	0	0	24	10	14	388
January 2016	204	4	72	0	0	365	4	6	655
Ottawa, Vanier, Rockcliffe									
January 2017	19	0	0	0	0	12	10	14	55
January 2016	13	0	0	0	0	365	4	6	388
Nepean inside greenbelt									
January 2017	3	0	0	0	0	0	0	0	3
January 2016	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
January 2017	24	2	81	0	0	12	0	0	119
January 2016	24	4	45	0	0	0	0	0	73
Gloucester inside greenbelt									
January 2017	0	0	0	0	0	0	0	0	0
January 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
January 2017	7	2	32	0	0	0	0	0	41
January 2016	49	0	14	0	0	0	0	0	63
Kanata									
January 2017	21	0	60	0	0	0	0	0	81
January 2016	25	0	13	0	0	0	0	0	38
Cumberland									
January 2017	9	4	3	0	0	0	0	0	16
January 2016	40	0	0	0	0	0	0	0	40
Goulbourn									
January 2017	17	10	26	0	0	0	0	0	53
January 2016	39	0	0	0	0	0	0	0	39
West Carleton									
January 2017	4	2	4	0	0	0	0	0	10
January 2016	2	0	0	0	0	0	0	0	2
Rideau									
January 2017	1	0	0	0	0	0	0	0	1
January 2016	3	0	0	0	0	0	0	0	3
Osgoode									
January 2017	9	0	0	0	0	0	0	0	9
January 2016	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
January 2017	2	0	0	0	0	0	0	0	2
January 2016	7	0	0	0	0	0	0	0	7
Russell Township									
January 2017	9	2	0	0	0	0	0	0	11
January 2016	11	2	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
January 2017	125	22	206	0	0	24	10	14	401
January 2016	222	6	72	0	0	365	4	6	675

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2017	97	38	154	0	9	489	n/a	n/a	787
January 2016	94	19	154	0	2	687	n/a	n/a	956
Ottawa, Vanier, Rockcliffe									
January 2017	7	22	0	0	2	366	n/a	n/a	397
January 2016	3	3	2	0	2	557	n/a	n/a	567
Nepean inside greenbelt									
January 2017	0	0	0	0	0	46	n/a	n/a	46
January 2016	0	0	0	0	0	62	n/a	n/a	62
Nepean outside greenbelt									
January 2017	13	4	33	0	0	18	n/a	n/a	68
January 2016	17	9	54	0	0	19	n/a	n/a	99
Gloucester inside greenbelt									
January 2017	0	0	0	0	0	3	n/a	n/a	3
January 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
January 2017	26	1	69	0	7	35	n/a	n/a	138
January 2016	29	0	62	0	0	37	n/a	n/a	128
Kanata									
January 2017	20	0	17	0	0	2	n/a	n/a	39
January 2016	28	1	20	0	0	6	n/a	n/a	55
Cumberland									
January 2017	11	3	10	0	0	12	n/a	n/a	36
January 2016	9	0	12	0	0	1	n/a	n/a	22
Goulbourn									
January 2017	18	8	24	0	0	7	n/a	n/a	57
January 2016	8	3	4	0	0	2	n/a	n/a	17
West Carleton									
January 2017	0	0	1	0	0	0	n/a	n/a	1
January 2016	0	2	0	0	0	0	n/a	n/a	2
Rideau									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
January 2017	1	0	0	0	0	0	n/a	n/a	1
January 2016	0	1	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
January 2017	11	0	3	0	0	0	n/a	n/a	14
January 2016	6	0	0	0	0	0	n/a	n/a	6
Russell Township									
January 2017	14	2	1	0	0	2	n/a	n/a	19
January 2016	15	7	4	0	0	5	n/a	n/a	31
Ottawa-Gatineau CMA (Ontario portion)									
January 2017	122	40	158	0	9	491	n/a	n/a	820
January 2016	115	26	158	0	2	692	n/a	n/a	993

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2017	116	15	209	0	0	52	n/a	n/a	392
January 2016	192	7	70	0	0	287	n/a	n/a	556
Ottawa, Vanier, Rockcliffe									
January 2017	19	0	0	0	0	34	n/a	n/a	53
January 2016	12	3	0	0	0	279	n/a	n/a	294
Nepean inside greenbelt									
January 2017	3	0	0	0	0	0	n/a	n/a	3
January 2016	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
January 2017	25	3	88	0	0	13	n/a	n/a	129
January 2016	22	4	44	0	0	0	n/a	n/a	70
Gloucester inside greenbelt									
January 2017	0	0	0	0	0	0	n/a	n/a	0
January 2016	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
January 2017	8	1	26	0	0	3	n/a	n/a	38
January 2016	39	0	9	0	0	7	n/a	n/a	55
Kanata									
January 2017	21	0	59	0	0	0	n/a	n/a	80
January 2016	28	0	17	0	0	1	n/a	n/a	46
Cumberland									
January 2017	9	1	3	0	0	0	n/a	n/a	13
January 2016	38	0	0	0	0	0	n/a	n/a	38
Goulbourn									
January 2017	18	8	19	0	0	2	n/a	n/a	47
January 2016	39	0	0	0	0	0	n/a	n/a	39
West Carleton									
January 2017	4	2	4	0	0	0	n/a	n/a	10
January 2016	2	0	0	0	0	0	n/a	n/a	2
Rideau									
January 2017	1	0	10	0	0	0	n/a	n/a	11
January 2016	3	0	0	0	0	0	n/a	n/a	3
Osgoode									
January 2017	8	0	0	0	0	0	n/a	n/a	8
January 2016	8	0	0	0	0	0	n/a	n/a	8
Clarence-Rockland City									
January 2017	2	0	0	0	0	0	n/a	n/a	2
January 2016	5	0	0	0	0	0	n/a	n/a	5
Russell Township									
January 2017	8	3	0	0	0	0	n/a	n/a	11
January 2016	7	0	0	0	0	0	n/a	n/a	7
Ottawa-Gatineau CMA (Ontario portion)									
January 2017	126	18	209	0	0	52	n/a	n/a	405
January 2016	204	7	70	0	0	287	n/a	n/a	568

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
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Ottawa City	85	61	22	12	81	47	363	219	551	339	62.5
Ottawa, Vanier, Rockcliffe	12	7	2	12	0	0	323	139	337	158	113.3
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	15	8	0	0	22	0	0	0	37	8	**
Gloucester inside greenbelt	0	0	0	0	0	0	22	22	22	22	0.0
Gloucester outside greenbelt	28	8	6	0	14	27	12	12	60	47	27.7
Kanata	9	14	2	0	6	0	0	43	17	57	-70.2
Cumberland	1	10	8	0	36	20	0	0	45	30	50.0
Goulbourn	8	5	4	0	3	0	0	3	15	8	87.5
West Carleton	3	0	0	0	0	0	0	0	3	0	n/a
Rideau	7	5	0	0	0	0	6	0	13	5	160.0
Osgoode	2	4	0	0	0	0	0	0	2	4	-50.0
Clarence-Rockland City	8	2	0	0	0	3	0	0	8	5	60.0
Russell Township	2	1	0	0	0	0	0	0	2	1	100.0
Ottawa-Gatineau CMA (Ontario Portion)	95	64	22	12	81	50	363	219	561	345	62.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 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	85	61	22	12	81	47	363	219	551	339	62.5
Ottawa, Vanier, Rockcliffe	12	7	2	12	0	0	323	139	337	158	113.3
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	15	8	0	0	22	0	0	0	37	8	**
Gloucester inside greenbelt	0	0	0	0	0	0	22	22	22	22	0.0
Gloucester outside greenbelt	28	8	6	0	14	27	12	12	60	47	27.7
Kanata	9	14	2	0	6	0	0	43	17	57	-70.2
Cumberland	1	10	8	0	36	20	0	0	45	30	50.0
Goulbourn	8	5	4	0	3	0	0	3	15	8	87.5
West Carleton	3	0	0	0	0	0	0	0	3	0	n/a
Rideau	7	5	0	0	0	0	6	0	13	5	160.0
Osgoode	2	4	0	0	0	0	0	0	2	4	-50.0
Clarence-Rockland City	8	2	0	0	0	3	0	0	8	5	60.0
Russell Township	2	1	0	0	0	0	0	0	2	1	100.0
Ottawa-Gatineau CMA (Ontario Portion)	95	64	22	12	81	50	363	219	561	345	62.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Ottawa City	81	47	0	0	338	184	25	35
Ottawa, Vanier, Rockcliffe	0	0	0	0	320	129	3	10
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	22	0	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	14	27	0	0	12	12	0	0
Kanata	6	0	0	0	0	43	0	0
Cumberland	36	20	0	0	0	0	0	0
Goulbourn	3	0	0	0	0	0	0	3
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	6	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	3	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	81	50	0	0	338	184	25	35

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 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	81	47	0	0	338	184	25	35
Ottawa, Vanier, Rockcliffe	0	0	0	0	320	129	3	10
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	22	0	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	14	27	0	0	12	12	0	0
Kanata	6	0	0	0	0	43	0	0
Cumberland	36	20	0	0	0	0	0	0
Goulbourn	3	0	0	0	0	0	0	3
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	6	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	3	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	81	50	0	0	338	184	25	35

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Ottawa City	192	108	332	196	27	35	551	339
Ottawa, Vanier, Rockcliffe	14	19	320	129	3	10	337	158
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	37	8	0	0	0	0	37	8
Gloucester inside greenbelt	0	0	0	0	22	22	22	22
Gloucester outside greenbelt	46	23	12	24	2	0	60	47
Kanata	17	14	0	43	0	0	17	57
Cumberland	45	30	0	0	0	0	45	30
Goulbourn	15	5	0	0	0	3	15	8
West Carleton	3	0	0	0	0	0	3	0
Rideau	13	5	0	0	0	0	13	5
Osgoode	2	4	0	0	0	0	2	4
Clarence-Rockland City	8	5	0	0	0	0	8	5
Russell Township	2	1	0	0	0	0	2	1
Ottawa-Gatineau CMA (Ontario Portion)	202	114	332	196	27	35	561	345

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	192	108	332	196	27	35	551	339
Ottawa, Vanier, Rockcliffe	14	19	320	129	3	10	337	158
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	37	8	0	0	0	0	37	8
Gloucester inside greenbelt	0	0	0	0	22	22	22	22
Gloucester outside greenbelt	46	23	12	24	2	0	60	47
Kanata	17	14	0	43	0	0	17	57
Cumberland	45	30	0	0	0	0	45	30
Goulbourn	15	5	0	0	0	3	15	8
West Carleton	3	0	0	0	0	0	3	0
Rideau	13	5	0	0	0	0	13	5
Osgoode	2	4	0	0	0	0	2	4
Clarence-Rockland City	8	5	0	0	0	0	8	5
Russell Township	2	1	0	0	0	0	2	1
Ottawa-Gatineau CMA (Ontario Portion)	202	114	332	196	27	35	561	345

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2017

Submarket	Single		Semi		Row		Apt. & Other		Total ^{1*}		
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	% Change
Ottawa City	114	204	30	8	206	72	38	371	388	655	-40.8
Ottawa, Vanier, Rockcliffe	19	13	10	4	0	0	26	371	55	388	-85.8
Nepean inside greenbelt	3	1	0	0	0	0	0	0	3	1	200.0
Nepean outside greenbelt	24	24	2	4	81	45	12	0	119	73	63.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	7	49	2	0	32	14	0	0	41	63	-34.9
Kanata	21	25	0	0	60	13	0	0	81	38	113.2
Cumberland	9	40	4	0	3	0	0	0	16	40	-60.0
Goulbourn	17	39	10	0	26	0	0	0	53	39	35.9
West Carleton	4	2	2	0	4	0	0	0	10	2	**
Rideau	1	3	0	0	0	0	0	0	1	3	-66.7
Osgoode	9	8	0	0	0	0	0	0	9	8	12.5
Clarence-Rockland City	2	7	0	0	0	0	0	0	2	7	-71.4
Russell Township	9	11	2	2	0	0	0	0	11	13	-15.4
Ottawa-Gatineau CMA (Ontario Portion)	125	222	32	10	206	72	38	371	401	675	-40.6

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

Submarket	Single		Semi		Row		Apt. & Other		Total ^{1*}		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	114	204	30	8	206	72	38	371	388	655	-40.8
Ottawa, Vanier, Rockcliffe	19	13	10	4	0	0	26	371	55	388	-85.8
Nepean inside greenbelt	3	1	0	0	0	0	0	0	3	1	200.0
Nepean outside greenbelt	24	24	2	4	81	45	12	0	119	73	63.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	7	49	2	0	32	14	0	0	41	63	-34.9
Kanata	21	25	0	0	60	13	0	0	81	38	113.2
Cumberland	9	40	4	0	3	0	0	0	16	40	-60.0
Goulbourn	17	39	10	0	26	0	0	0	53	39	35.9
West Carleton	4	2	2	0	4	0	0	0	10	2	**
Rideau	1	3	0	0	0	0	0	0	1	3	-66.7
Osgoode	9	8	0	0	0	0	0	0	9	8	12.5
Clarence-Rockland City	2	7	0	0	0	0	0	0	2	7	-71.4
Russell Township	9	11	2	2	0	0	0	0	11	13	-15.4
Ottawa-Gatineau CMA (Ontario Portion)	125	222	32	10	206	72	38	371	401	675	-40.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Ottawa City	206	72	0	0	24	365	14	6
Ottawa, Vanier, Rockcliffe	0	0	0	0	12	365	14	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	81	45	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	32	14	0	0	0	0	0	0
Kanata	60	13	0	0	0	0	0	0
Cumberland	3	0	0	0	0	0	0	0
Goulbourn	26	0	0	0	0	0	0	0
West Carleton	4	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
Ottawa-Gatineau CMA (Ontario Portion)	206	72	0	0	24	365	14	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 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	206	72	0	0	24	365	14	6
Ottawa, Vanier, Rockcliffe	0	0	0	0	12	365	14	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	81	45	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	32	14	0	0	0	0	0	0
Kanata	60	13	0	0	0	0	0	0
Cumberland	3	0	0	0	0	0	0	0
Goulbourn	26	0	0	0	0	0	0	0
West Carleton	4	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
Ottawa-Gatineau CMA (Ontario Portion)	206	72	0	0	24	365	14	6

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016	Jan 2017	Jan 2016
Ottawa City	340	280	24	365	24	10	388	655
Ottawa, Vanier, Rockcliffe	19	13	12	365	24	10	55	388
Nepean inside greenbelt	3	1	0	0	0	0	3	1
Nepean outside greenbelt	107	73	12	0	0	0	119	73
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	41	63	0	0	0	0	41	63
Kanata	81	38	0	0	0	0	81	38
Cumberland	16	40	0	0	0	0	16	40
Goulbourn	53	39	0	0	0	0	53	39
West Carleton	10	2	0	0	0	0	10	2
Rideau	1	3	0	0	0	0	1	3
Osgoode	9	8	0	0	0	0	9	8
Clarence-Rockland City	2	7	0	0	0	0	2	7
Russell Township	11	13	0	0	0	0	11	13
Ottawa-Gatineau CMA (Ontario Portion)	353	300	24	365	24	10	401	675

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	340	280	24	365	24	10	388	655
Ottawa, Vanier, Rockcliffe	19	13	12	365	24	10	55	388
Nepean inside greenbelt	3	1	0	0	0	0	3	1
Nepean outside greenbelt	107	73	12	0	0	0	119	73
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	41	63	0	0	0	0	41	63
Kanata	81	38	0	0	0	0	81	38
Cumberland	16	40	0	0	0	0	16	40
Goulbourn	53	39	0	0	0	0	53	39
West Carleton	10	2	0	0	0	0	10	2
Rideau	1	3	0	0	0	0	1	3
Osgoode	9	8	0	0	0	0	9	8
Clarence-Rockland City	2	7	0	0	0	0	2	7
Russell Township	11	13	0	0	0	0	11	13
Ottawa-Gatineau CMA (Ontario Portion)	353	300	24	365	24	10	401	675

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 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													
January 2017	0	0.0	30	37.0	21	25.9	13	16.0	17	21.0	81	485,000	529,041
January 2016	0	0.0	77	47.0	59	36.0	13	7.9	15	9.1	164	457,500	488,309
Year-to-date 2017	0	0.0	30	37.0	21	25.9	13	16.0	17	21.0	81	485,000	529,041
Year-to-date 2016	0	0.0	77	47.0	59	36.0	13	7.9	15	9.1	164	457,500	488,309
Ottawa, Vanier, Rockcliffe													
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Nepean inside greenbelt													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 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													
January 2017	0	0.0	10	40.0	9	36.0	1	4.0	5	20.0	25	540,000	547,782
January 2016	0	0.0	7	33.3	7	33.3	5	23.8	2	9.5	21	-	-
Year-to-date 2017	0	0.0	10	40.0	9	36.0	1	4.0	5	20.0	25	540,000	547,782
Year-to-date 2016	0	0.0	7	33.3	7	33.3	5	23.8	2	9.5	21	-	-
Gloucester inside greenbelt													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 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													
January 2017	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	-	-
January 2016	0	0.0	24	63.2	8	21.1	3	7.9	3	7.9	38	-	468,570
Year-to-date 2017	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	-	-
Year-to-date 2016	0	0.0	24	63.2	8	21.1	3	7.9	3	7.9	38	-	468,570
Kanata													
January 2017	0	0.0	7	35.0	2	10.0	5	25.0	6	30.0	20	445,000	547,646
January 2016	0	0.0	13	46.4	8	28.6	3	10.7	4	14.3	28	-	-
Year-to-date 2017	0	0.0	7	35.0	2	10.0	5	25.0	6	30.0	20	445,000	547,646
Year-to-date 2016	0	0.0	13	46.4	8	28.6	3	10.7	4	14.3	28	-	-
Cumberland													
January 2017	0	0.0	6	66.7	3	33.3	0	0.0	0	0.0	9	-	-
January 2016	0	0.0	23	63.9	13	36.1	0	0.0	0	0.0	36	-	-
Year-to-date 2017	0	0.0	6	66.7	3	33.3	0	0.0	0	0.0	9	-	-
Year-to-date 2016	0	0.0	23	63.9	13	36.1	0	0.0	0	0.0	36	-	-
Goulbourn													
January 2017	0	0.0	7	43.8	2	12.5	4	25.0	3	18.8	16	545,000	514,634
January 2016	0	0.0	10	28.6	22	62.9	2	5.7	1	2.9	35	-	-
Year-to-date 2017	0	0.0	7	43.8	2	12.5	4	25.0	3	18.8	16	545,000	514,634
Year-to-date 2016	0	0.0	10	28.6	22	62.9	2	5.7	1	2.9	35	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 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													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
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	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Rideau													
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
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	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Osgoode													
January 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
January 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	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Clarence-Rockland City													
January 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
January 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Russell Township													
January 2017	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	-	-
January 2016	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	-	-
Year-to-date 2017	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	-	-
Year-to-date 2016	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	-	-
Ottawa-Gatineau CMA (Ontario portion)													
January 2017	1	1.1	36	39.6	24	26.4	13	14.3	17	18.7	91	475,000	515,273
January 2016	2	1.1	84	48.3	60	34.5	13	7.5	15	8.6	174	450,000	481,744
Year-to-date 2017	1	1.1	36	39.6	24	26.4	13	14.3	17	18.7	91	475,000	515,273
Year-to-date 2016	2	1.1	84	48.3	60	34.5	13	7.5	15	8.6	174	450,000	481,744

Source: CMHC (Market Absorption Survey)

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

Submarket	Jan 2017	Jan 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	529,041	488,309	8.3	529,041	488,309	8.3
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	547,782	-	n/a	547,782	-	n/a
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	-	468,570	n/a	-	468,570	n/a
Kanata	547,646	-	n/a	547,646	-	n/a
Cumberland	-	-	n/a	-	-	n/a
Goulbourn	514,634	-	n/a	514,634	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	-	-	n/a	-	-	n/a
Russell Township	-	-	n/a	-	-	n/a
Ottawa-Gatineau CMA (Ontario Portion)	515,273	481,744	7.0	515,273	481,744	7.0

Source: CMHC (Market Absorption Survey)

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

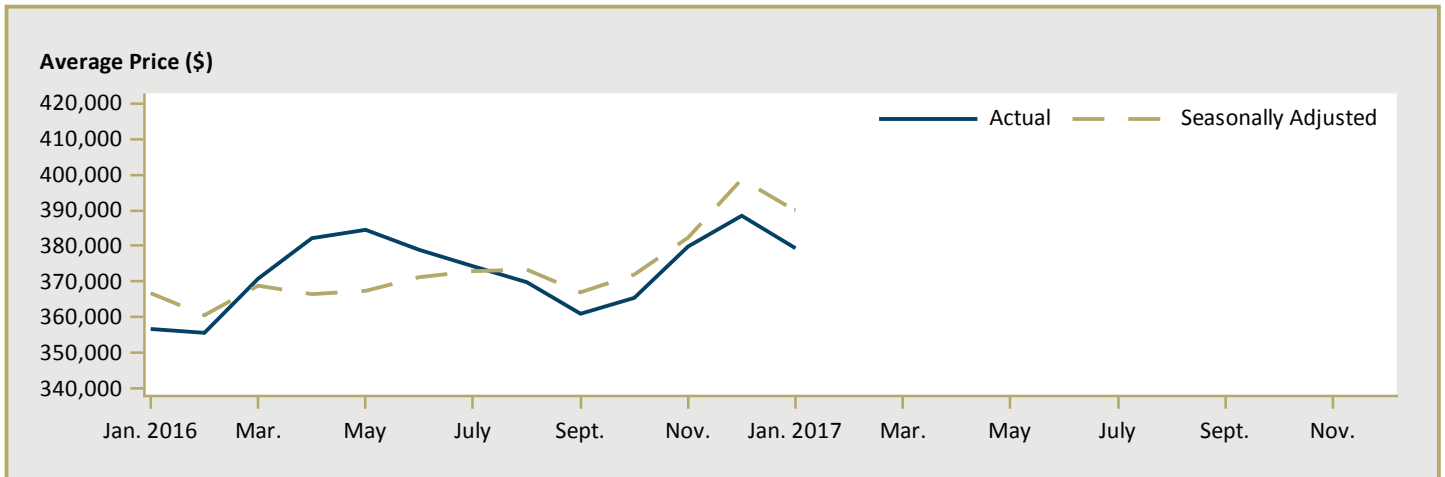


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

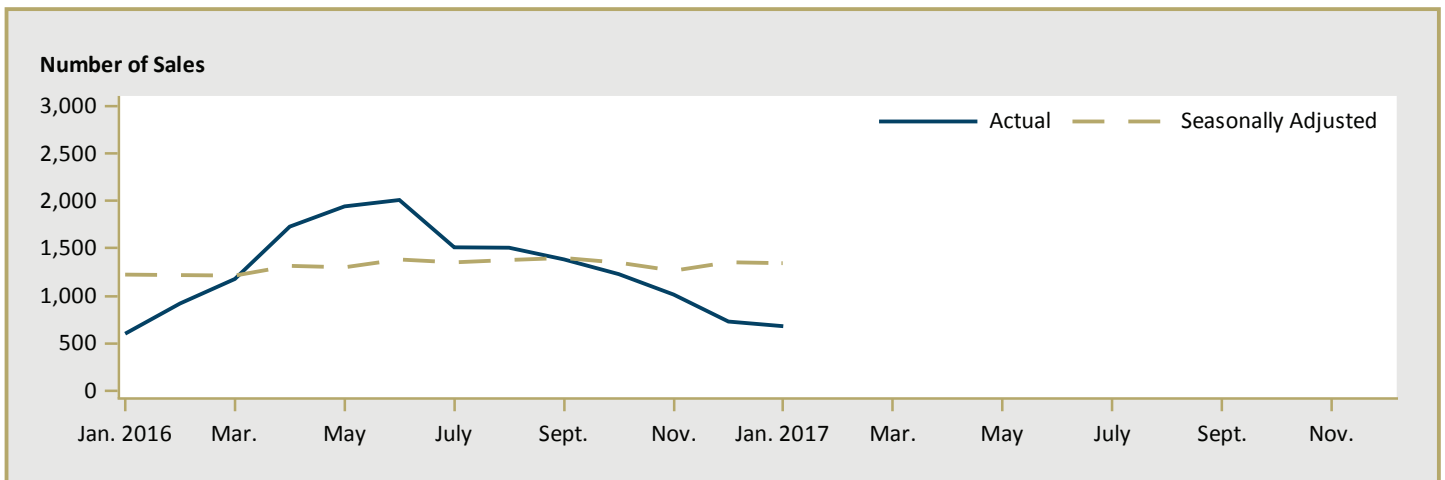
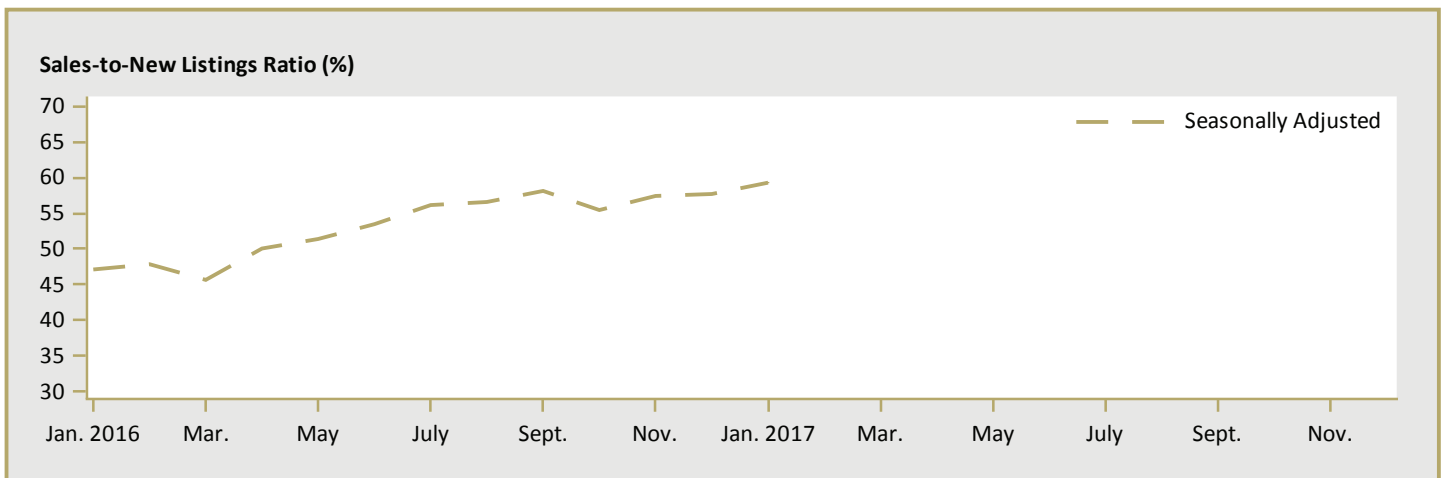


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators**January 2017**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				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	113.7	126.5	531	6.5	68.4	1,028
	February	561	3.14	4.64	113.7	126.8	537	6.6	69.1	1,048
	March	561	3.14	4.64	113.6	127.5	540	6.8	69.6	1,057
	April	561	3.14	4.64	113.5	128.1	540	6.9	69.6	1,077
	May	561	3.14	4.64	113.8	128.7	542	6.7	69.7	1,090
	June	561	3.14	4.64	114.0	128.8	543	6.6	69.6	1,095
	July	567	3.14	4.74	114.0	128.7	546	6.3	69.6	1,094
	August	567	3.14	4.74	114.0	128.2	545	6.1	69.3	1,094
	September	561	3.14	4.64	114.0	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	114.3	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64	114.6	128.3	546	6.0	69.1	1,086
	December	561	3.14	4.64	114.9	128.1	546	6.1	69.1	1,094
2017	January	561	3.14	4.64		128.9	550	5.7	69.2	1,094
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 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 large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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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