HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Gatineau[1]

Date Released: Second Quarter 2017



Housing market intelligence you can count on

[1] Quebec part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

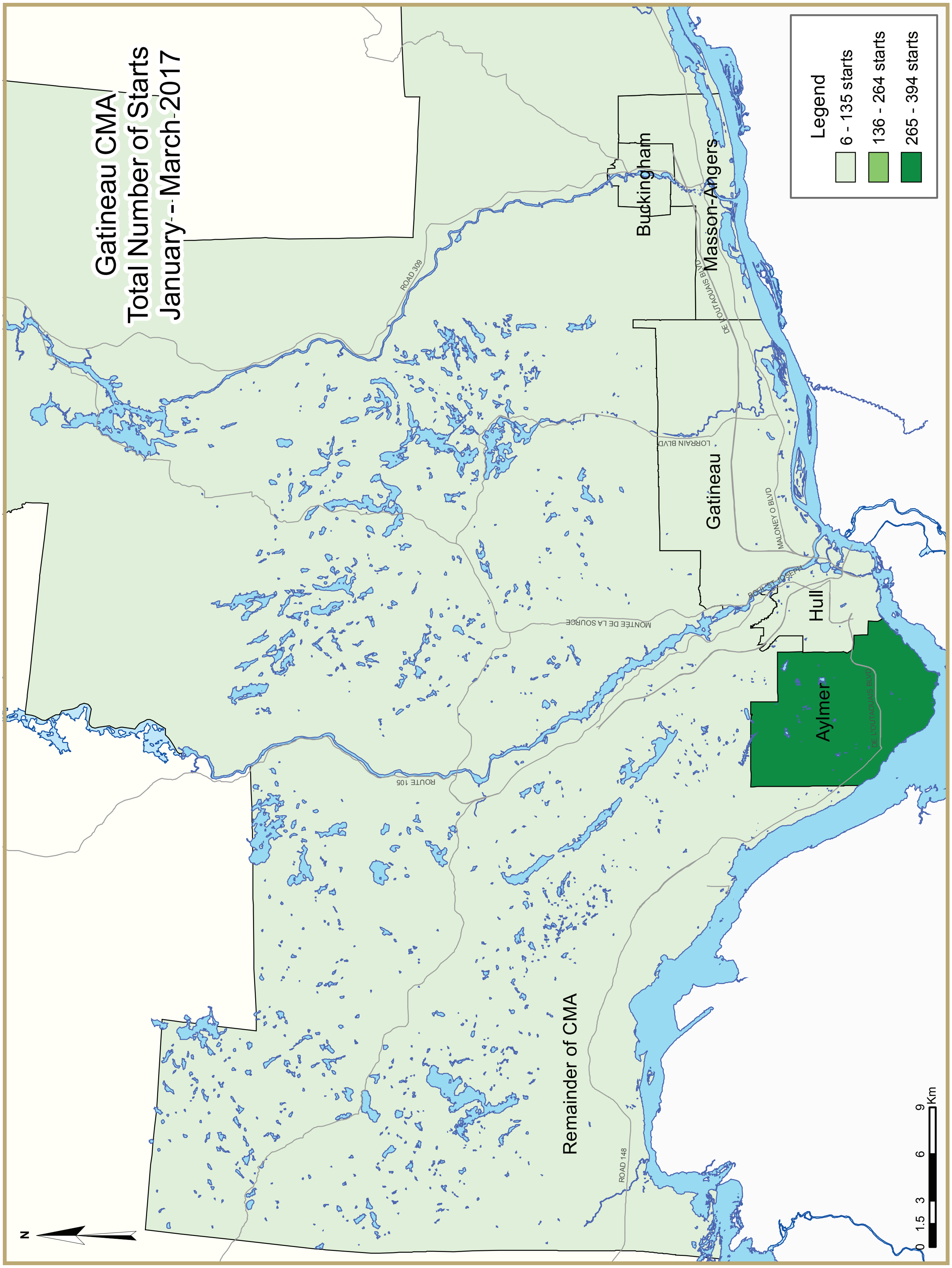
CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

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

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

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at 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.


Gatineau CMA
Total Number of Starts
January - March 2017
Legend
6 - 135 starts
136 - 264 starts
265 - 394 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
N
0 1.5 3 6 9 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

Available in SELECTED Reports:

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)
First Quarter 2017

Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	422	375	78	560	651	473	522	494
Multiples	1,162	1,444	72	1,080	3,864	1,364	1,356	1,782
Total	1,584	1,819	150	1,640	4,515	1,837	1,878	2,276
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	471	422	28	41	46.4%	28	41	46.4%
Multiples	1,923	1,801	297	418	40.7%	297	418	40.7%
Total	2,394	2,223	325	459	41.2%	325	459	41.2%

Source: CMHC

[1] Census Metropolitan Area

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

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Quebec portion) First Quarter 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	41	34	15	0	6	42	0	321	459
Q1 2016	28	24	11	0	0	108	0	154	325
% Change	46.4	41.7	36.4	n/a	n/a	-61.1	n/a	108.4	41.2
Year-to-date 2017	41	34	15	0	6	42	0	321	459
Year-to-date 2016	28	24	11	0	0	108	0	154	325
% Change	46.4	41.7	36.4	n/a	n/a	-61.1	n/a	108.4	41.2
UNDER CONSTRUCTION									
Q1 2017	140	46	81	0	6	292	0	667	1,302
Q1 2016	138	44	33	0	0	169	0	495	879
% Change	1.4	4.5	145.5	n/a	n/a	72.8	n/a	34.7	48.1
COMPLETIONS									
Q1 2017	70	34	26	0	0	86	0	4	220
Q1 2016	64	44	26	0	0	58	0	28	220
% Change	9.4	-22.7	0.0	n/a	n/a	48.3	n/a	-85.7	0.0
Year-to-date 2017	70	34	26	0	0	86	0	4	220
Year-to-date 2016	64	44	26	0	0	58	0	28	220
% Change	9.4	-22.7	0.0	n/a	n/a	48.3	n/a	-85.7	0.0
COMPLETED & NOT ABSORBED									
Q1 2017	59	39	27	0	0	189	n/a	n/a	314
Q1 2016	70	91	57	0	17	186	n/a	n/a	421
% Change	-15.7	-57.1	-52.6	n/a	-100.0	1.6	n/a	n/a	-25.4
ABSORBED									
Q1 2017	98	48	21	0	0	58	n/a	n/a	225
Q1 2016	52	37	24	0	3	52	n/a	n/a	168
% Change	88.5	29.7	-12.5	n/a	-100.0	11.5	n/a	n/a	33.9
Year-to-date 2017	98	48	21	0	0	58	n/a	n/a	225
Year-to-date 2016	52	37	24	0	3	52	n/a	n/a	168
% Change	88.5	29.7	-12.5	n/a	-100.0	11.5	n/a	n/a	33.9

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

Table 1.2: Housing Activity Summary by Submarket First Quarter 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q1 2017	15	34	12	0	6	42	0	320	429
Q1 2016	13	24	11	0	0	108	0	153	309
Aylmer									
Q1 2017	8	14	10	0	6	42	0	314	394
Q1 2016	11	4	8	0	0	108	0	108	239
Hull									
Q1 2017	2	0	0	0	0	0	0	6	8
Q1 2016	0	0	0	0	0	0	0	5	5
Gatineau									
Q1 2017	4	10	0	0	0	0	0	0	14
Q1 2016	2	20	3	0	0	0	0	36	61
Buckingham									
Q1 2017	0	6	0	0	0	0	0	0	6
Q1 2016	0	0	0	0	0	0	0	0	0
Masson-Angers									
Q1 2017	1	4	2	0	0	0	0	0	7
Q1 2016	0	0	0	0	0	0	0	4	4
Rest of the CMA (Quebec portion)									
Q1 2017	26	0	3	0	0	0	0	1	30
Q1 2016	15	0	0	0	0	0	0	1	16
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2017	41	34	15	0	6	42	0	321	459
Q1 2016	28	24	11	0	0	108	0	154	325

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 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									
City of Gatineau									
Q1 2017	28	46	78	0	6	292	0	659	1,179
Q1 2016	57	44	33	0	0	169	0	493	796
Aylmer									
Q1 2017	14	20	64	0	6	190	0	413	707
Q1 2016	18	18	26	0	0	90	0	262	414
Hull									
Q1 2017	6	0	0	0	0	94	0	162	262
Q1 2016	29	0	0	0	0	31	0	67	127
Gatineau									
Q1 2017	7	12	6	0	0	8	0	34	137
Q1 2016	10	24	7	0	0	48	0	51	140
Buckingham									
Q1 2017	0	10	0	0	0	0	0	50	60
Q1 2016	0	2	0	0	0	0	0	109	111
Masson-Angers									
Q1 2017	1	4	8	0	0	0	0	0	13
Q1 2016	0	0	0	0	0	0	0	4	4
Rest of the CMA (Quebec portion)									
Q1 2017	112	0	3	0	0	0	0	8	123
Q1 2016	81	0	0	0	0	0	0	2	83
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2017	140	46	81	0	6	292	0	667	1,302
Q1 2016	138	44	33	0	0	169	0	495	879

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q1 2017	14	32	24	0	0	86	0	3	159
Q1 2016	37	44	26	0	0	58	0	28	193
Aylmer									
Q1 2017	4	12	24	0	0	86	0	0	126
Q1 2016	16	16	24	0	0	38	0	10	104
Hull									
Q1 2017	0	0	0	0	0	0	0	3	3
Q1 2016	9	0	2	0	0	0	0	4	15
Gatineau									
Q1 2017	7	16	0	0	0	0	0	0	23
Q1 2016	11	28	0	0	0	12	0	14	65
Buckingham									
Q1 2017	0	2	0	0	0	0	0	0	2
Q1 2016	0	0	0	0	0	0	0	0	0
Masson-Angers									
Q1 2017	3	2	0	0	0	0	0	0	5
Q1 2016	1	0	0	0	0	8	0	0	9
Rest of the CMA (Quebec portion)									
Q1 2017	56	2	2	0	0	0	0	1	61
Q1 2016	27	0	0	0	0	0	0	0	27
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2017	70	34	26	0	0	86	0	4	220
Q1 2016	64	44	26	0	0	58	0	28	220

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 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									
City of Gatineau									
Q1 2017	26	35	27	0	0	189	n/a	n/a	277
Q1 2016	57	90	57	0	17	186	n/a	n/a	407
Aylmer									
Q1 2017	5	12	21	0	0	135	n/a	n/a	173
Q1 2016	12	25	48	0	17	93	n/a	n/a	195
Hull									
Q1 2017	16	0	0	0	0	14	n/a	n/a	30
Q1 2016	35	2	0	0	0	54	n/a	n/a	91
Gatineau									
Q1 2017	5	18	6	0	0	40	n/a	n/a	69
Q1 2016	7	54	9	0	0	32	n/a	n/a	102
Buckingham									
Q1 2017	0	0	0	0	0	0	n/a	n/a	0
Q1 2016	0	1	0	0	0	0	n/a	n/a	1
Masson-Angers									
Q1 2017	0	5	0	0	0	0	n/a	n/a	5
Q1 2016	3	8	0	0	0	7	n/a	n/a	18
Rest of the CMA (Quebec portion)									
Q1 2017	33	4	0	0	0	0	n/a	n/a	37
Q1 2016	13	1	0	0	0	0	n/a	n/a	14
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2017	59	39	27	0	0	189	n/a	n/a	314
Q1 2016	70	91	57	0	17	186	n/a	n/a	421

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

Table 1.2: Housing Activity Summary by Submarket First Quarter 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q1 2017	28	45	19	0	0	54	n/a	n/a	146
Q1 2016	25	37	24	0	3	52	n/a	n/a	141
Aylmer									
Q1 2017	7	15	16	0	0	42	n/a	n/a	80
Q1 2016	12	12	20	0	3	33	n/a	n/a	80
Hull									
Q1 2017	11	0	0	0	0	2	n/a	n/a	13
Q1 2016	3	0	2	0	0	16	n/a	n/a	21
Gatineau									
Q1 2017	6	21	3	0	0	10	n/a	n/a	40
Q1 2016	9	23	2	0	0	2	n/a	n/a	36
Buckingham									
Q1 2017	0	2	0	0	0	0	n/a	n/a	2
Q1 2016	0	0	0	0	0	0	n/a	n/a	0
Masson-Angers									
Q1 2017	4	7	0	0	0	0	n/a	n/a	11
Q1 2016	1	2	0	0	0	1	n/a	n/a	4
Rest of the CMA (Quebec portion)									
Q1 2017	70	3	2	0	0	0	n/a	n/a	75
Q1 2016	27	0	0	0	0	0	n/a	n/a	27
Ottawa-Gatineau CMA (Quebec portion)									
Q1 2017	98	48	21	0	0	54	n/a	n/a	221
Q1 2016	52	37	24	0	3	52	n/a	n/a	168

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

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Quebec 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	375	218	119	0	0	491	0	616	1,819
% Change	-11.1	-33.9	17.8	n/a	-100.0	86.7	n/a	38.4	14.8
2015	422	330	101	0	23	263	0	445	1,584
% Change	-11.9	17.0	-46.6	n/a	-67.6	-51.7	n/a	31.7	-16.8
2014	479	282	189	0	71	544	0	338	1,903
% Change	0.8	36.9	-6.4	n/a	91.9	19.6	-100.0	-38.0	-1.1
2013	475	206	202	0	37	455	4	545	1,924
% Change	-31.0	-55.4	-25.5	n/a	19.4	-22.4	0.0	-24.0	-30.3
2012	688	462	271	0	31	586	4	717	2,759
% Change	-12.2	18.5	-4.9	n/a	**	6.0	n/a	161.7	14.0
2011	784	390	285	0	4	553	0	274	2,420
% Change	-13.8	-48.0	31.3	n/a	-69.2	31.0	-100.0	-17.5	-9.9
2010	910	750	217	0	13	422	7	332	2,687
% Change	-13.8	3.0	-12.9	n/a	n/a	-34.1	-79.4	-5.7	-13.8
2009	1,056	728	249	0	0	640	34	352	3,116
% Change	-5.7	4.3	19.1	n/a	-100.0	31.4	183.3	-46.3	-5.7
2008	1,120	698	209	0	45	487	12	656	3,304
% Change	8.0	56.5	-24.0	n/a	-31.8	54.1	-50.0	9.0	18.5
2007	1,037	446	275	0	66	316	24	602	2,788

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type First Quarter 2017													
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
City of Gatineau	15	13	34	24	16	11	364	261	429	309	38.8
Aylmer	8	11	14	4	16	8	356	216	394	239	64.9
Hull	2	0	0	0	0	0	6	5	8	5	60.0
Gatineau	4	2	10	20	0	3	0	36	14	61	-77.0
Buckingham	0	0	6	0	0	0	0	0	6	0	n/a
Masson-Angers	1	0	4	0	0	0	2	4	7	4	75.0
Rest of the CMA (Quebec portion)	26	15	0	0	3	0	1	1	30	16	87.5
Ottawa-Gatineau CMA (Quebec portion)	41	28	34	24	19	11	365	262	459	325	41.2

Table 2.1: Starts by Submarket and by Dwelling Type January - March 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
City of Gatineau	15	13	34	24	16	11	364	261	429	309	38.8
Aylmer	8	11	14	4	16	8	356	216	394	239	64.9
Hull	2	0	0	0	0	0	6	5	8	5	60.0
Gatineau	4	2	10	20	0	3	0	36	14	61	-77.0
Buckingham	0	0	6	0	0	0	0	0	6	0	n/a
Masson-Angers	1	0	4	0	0	0	2	4	7	4	75.0
Rest of the CMA (Quebec portion)	26	15	0	0	3	0	1	1	30	16	87.5
Ottawa-Gatineau CMA (Quebec portion)	41	28	34	24	19	11	365	262	459	325	41.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
City of Gatineau	16	11	0	0	44	108	320	153
Aylmer	16	8	0	0	42	108	314	108
Hull	0	0	0	0	0	0	6	5
Gatineau	0	3	0	0	0	0	0	36
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	2	0	0	4
Rest of the CMA (Quebec portion)	3	0	0	0	0	0	1	1
Ottawa-Gatineau CMA (Quebec portion)	19	11	0	0	44	108	321	154

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 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
City of Gatineau	16	11	0	0	44	108	320	153
Aylmer	16	8	0	0	42	108	314	108
Hull	0	0	0	0	0	0	6	5
Gatineau	0	3	0	0	0	0	0	36
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	2	0	0	4
Rest of the CMA (Quebec portion)	3	0	0	0	0	0	1	1
Ottawa-Gatineau CMA (Quebec portion)	19	11	0	0	44	108	321	154

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
City of Gatineau	61	48	48	108	320	153	429	309
Aylmer	32	23	48	108	314	108	394	239
Hull	2	0	0	0	6	5	8	5
Gatineau	14	25	0	0	0	36	14	61
Buckingham	6	0	0	0	0	0	6	0
Masson-Angers	7	0	0	0	0	4	7	4
Rest of the CMA (Quebec portion)	29	15	0	0	1	1	30	16
Ottawa-Gatineau CMA (Quebec portion)	90	63	48	108	321	154	459	325

Table 2.5: Starts by Submarket and by Intended Market January - March 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
City of Gatineau	61	48	48	108	320	153	429	309
Aylmer	32	23	48	108	314	108	394	239
Hull	2	0	0	0	6	5	8	5
Gatineau	14	25	0	0	0	36	14	61
Buckingham	6	0	0	0	0	0	6	0
Masson-Angers	7	0	0	0	0	4	7	4
Rest of the CMA (Quebec portion)	29	15	0	0	1	1	30	16
Ottawa-Gatineau CMA (Quebec portion)	90	63	48	108	321	154	459	325

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type First Quarter 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
City of Gatineau	14	37	32	44	24	22	89	90	159	193	-17.6
Aylmer	4	16	12	16	24	22	86	50	126	104	21.2
Hull	0	9	0	0	0	0	3	6	3	15	-80.0
Gatineau	7	11	16	28	0	0	0	26	23	65	-64.6
Buckingham	0	0	2	0	0	0	0	0	2	0	n/a
Masson-Angers	3	1	2	0	0	0	0	8	5	9	-44.4
Rest of the CMA (Quebec portion)	56	27	2	0	0	0	3	0	61	27	125.9
Ottawa-Gatineau CMA (Quebec portion)	70	64	34	44	24	22	92	90	220	220	0.0

Table 3.1: Completions by Submarket and by Dwelling Type January - March 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
City of Gatineau	14	37	32	44	24	22	89	90	159	193	-17.6
Aylmer	4	16	12	16	24	22	86	50	126	104	21.2
Hull	0	9	0	0	0	0	3	6	3	15	-80.0
Gatineau	7	11	16	28	0	0	0	26	23	65	-64.6
Buckingham	0	0	2	0	0	0	0	0	2	0	n/a
Masson-Angers	3	1	2	0	0	0	0	8	5	9	-44.4
Rest of the CMA (Quebec portion)	56	27	2	0	0	0	3	0	61	27	125.9
Ottawa-Gatineau CMA (Quebec portion)	70	64	34	44	24	22	92	90	220	220	0.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2017								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
City of Gatineau	24	22	0	0	86	62	3	28
Aylmer	24	22	0	0	86	40	0	10
Hull	0	0	0	0	0	2	3	4
Gatineau	0	0	0	0	0	12	0	14
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	8	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	0	1	0
Ottawa-Gatineau CMA (Quebec portion)	24	22	0	0	88	62	4	28

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - March 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
City of Gatineau	24	22	0	0	86	62	3	28
Aylmer	24	22	0	0	86	40	0	10
Hull	0	0	0	0	0	2	3	4
Gatineau	0	0	0	0	0	12	0	14
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	8	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	0	1	0
Ottawa-Gatineau CMA (Quebec portion)	24	22	0	0	88	62	4	28

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
City of Gatineau	70	107	86	58	3	28	159	193
Aylmer	40	56	86	38	0	10	126	104
Hull	0	11	0	0	3	4	3	15
Gatineau	23	39	0	12	0	14	23	65
Buckingham	2	0	0	0	0	0	2	0
Masson-Angers	5	1	0	8	0	0	5	9
Rest of the CMA (Quebec portion)	60	27	0	0	1	0	61	27
Ottawa-Gatineau CMA (Quebec portion)	130	134	86	58	4	28	220	220

Table 3.5: Completions by Submarket and by Intended Market January - March 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
City of Gatineau	70	107	86	58	3	28	159	193
Aylmer	40	56	86	38	0	10	126	104
Hull	0	11	0	0	3	4	3	15
Gatineau	23	39	0	12	0	14	23	65
Buckingham	2	0	0	0	0	0	2	0
Masson-Angers	5	1	0	8	0	0	5	9
Rest of the CMA (Quebec portion)	60	27	0	0	1	0	61	27
Ottawa-Gatineau CMA (Quebec portion)	130	134	86	58	4	28	220	220

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range First Quarter 2017													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q1 2017	0	0.0	3	12.0	11	44.0	4	16.0	7	28.0	25	370,000	418,097
Q1 2016	0	0.0	1	5.9	6	35.3	5	29.4	5	29.4	17	-	447,431
Year-to-date 2017	0	0.0	3	12.0	11	44.0	4	16.0	7	28.0	25	370,000	418,097
Year-to-date 2016	0	0.0	1	5.9	6	35.3	5	29.4	5	29.4	17	-	447,431
Aylmer													
Q1 2017	0	0.0	0	0.0	1	16.7	0	0.0	5	83.3	6	-	-
Q1 2016	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	-	-
Year-to-date 2017	0	0.0	0	0.0	1	16.7	0	0.0	5	83.3	6	-	-
Year-to-date 2016	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	-	-
Hull													
Q1 2017	0	0.0	0	0.0	7	63.6	4	36.4	0	0.0	11	-	377,133
Q1 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	7	63.6	4	36.4	0	0.0	11	-	377,133
Year-to-date 2016	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Gatineau													
Q1 2017	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	-	-
Q1 2016	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	3	60.0	2	40.0	0	0.0	5	-	-
Buckingham													
Q1 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q1 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	-	-
Masson-Angers													
Q1 2017	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
Q1 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Rest of the CMA (Quebec portion)													
Q1 2017	0	0.0	9	25.7	10	28.6	9	25.7	7	20.0	35	-	415,551
Q1 2016	0	0.0	2	25.0	4	50.0	2	25.0	0	0.0	8	-	-
Year-to-date 2017	0	0.0	9	25.7	10	28.6	9	25.7	7	20.0	35	-	415,551
Year-to-date 2016	0	0.0	2	25.0	4	50.0	2	25.0	0	0.0	8	-	-
Ottawa-Gatineau CMA (Quebec portion)													
Q1 2017	0	0.0	12	20.0	21	35.0	13	21.7	14	23.3	60	380,000	403,446
Q1 2016	0	0.0	3	12.0	10	40.0	7	28.0	5	20.0	25	382,500	414,982
Year-to-date 2017	0	0.0	12	20.0	21	35.0	13	21.7	14	23.3	60	380,000	403,446
Year-to-date 2016	0	0.0	3	12.0	10	40.0	7	28.0	5	20.0	25	382,500	414,982

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
First Quarter 2017

Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
City of Gatineau	418,097	447,431	-6.6	418,097	447,431	-6.6
Aylmer	-	-	n/a	-	-	n/a
Hull	377,133	-	n/a	377,133	-	n/a
Gatineau	-	-	n/a	-	-	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	415,551	-	n/a	415,551	-	n/a
Ottawa-Gatineau CMA (Quebec portion)	403,446	414,982	-2.8	403,446	414,982	-2.8

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2017	799	1,819	2,257	266,652	8.5	257,735	8.7
Q1 2016	655	1,747	2,460	248,463	11.3	252,101	10.9
% Change	22.0	4.1	-8.3	7.3	n/a	2.2	n/a
YTD 2017	799	1,819	2,257	266,652	8.5	n/a	n/a
YTD 2016	655	1,747	2,460	248,463	11.3	n/a	n/a
% Change	22.0	4.1	-8.3	7.3	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2017	120	409	575	174,628	14.4	170,381	15.2
Q1 2016	119	393	601	173,629	15.2	180,445	15.7
% Change	0.8	4.1	-4.4	0.6	n/a	-5.6	n/a
YTD 2017	120	409	575	174,628	14.4	n/a	n/a
YTD 2016	119	393	601	173,629	15.2	n/a	n/a
% Change	0.8	4.1	-4.4	0.6	n/a	n/a	n/a
PLEX*							
Q1 2017	64	169	256	297,956	12.0	291,018	12.9
Q1 2016	53	144	260	298,938	14.7	299,759	13.7
% Change	20.8	17.4	-1.4	-0.3	n/a	-2.9	n/a
YTD 2017	64	169	256	297,956	12.0	n/a	n/a
YTD 2016	53	144	260	298,938	14.7	n/a	n/a
% Change	20.8	17.4	-1.4	-0.3	n/a	n/a	n/a
TOTAL							
Q1 2017	984	2,402	3,100	256,739	9.5	248,559	9.8
Q1 2016	828	2,288	3,333	242,052	12.1	246,115	11.8
% Change	18.8	5.0	-7.0	6.1	n/a	1.0	n/a
YTD 2017	984	2,402	3,100	256,739	9.5	n/a	n/a
YTD 2016	828	2,288	3,333	242,052	12.1	n/a	n/a
% Change	18.8	5.0	-7.0	6.1	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2016	January	561	3.14	4.64	99.0	124.6	178.5	6.3	69.8	966
	February	561	3.14	4.64	99.0	125.1	177.1	6.5	69.3	966
	March	561	3.14	4.64	98.8	125.6	174.7	6.7	68.5	963
	April	561	3.14	4.64	98.8	126.0	173.3	6.8	67.9	980
	May	561	3.14	4.64	99.0	126.2	174.2	7.2	68.6	983
	June	561	3.14	4.64	99.2	126.0	175.1	7.4	69.0	988
	July	567	3.14	4.74	99.2	125.6	176.2	7.5	69.5	979
	August	567	3.14	4.74	99.2	125.3	174.9	7.5	68.9	991
	September	561	3.14	4.64	99.3	125.8	175.3	7.5	69.1	1,002
	October	561	3.14	4.64	99.5	125.9	176.0	7.2	69.1	1,010
	November	561	3.14	4.64	99.7	125.6	176.4	6.6	68.7	1,020
	December	561	3.14	4.64	100.0	125.2	175.7	6.0	68.0	1,027
2017	January	561	3.14	4.64	100.1	126.2	176	5.5	67.6	1,032
	February	561	3.14	4.64	100.2	126.6	175.6	5.5	67.7	1,026
	March	561	3.14	4.64		126.7	176.2	5.6	67.9	1,018
	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 on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

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

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

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. 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 objective housing research and information 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 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

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

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

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

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

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.

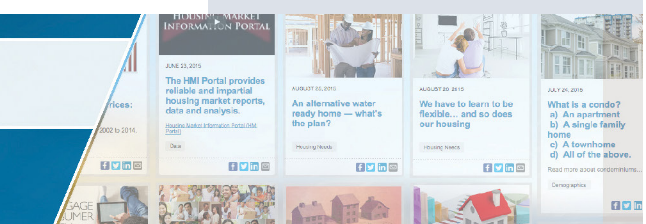
- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

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

64215_2017_Q02