HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Gatineau[1]

Date Released: Third 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.

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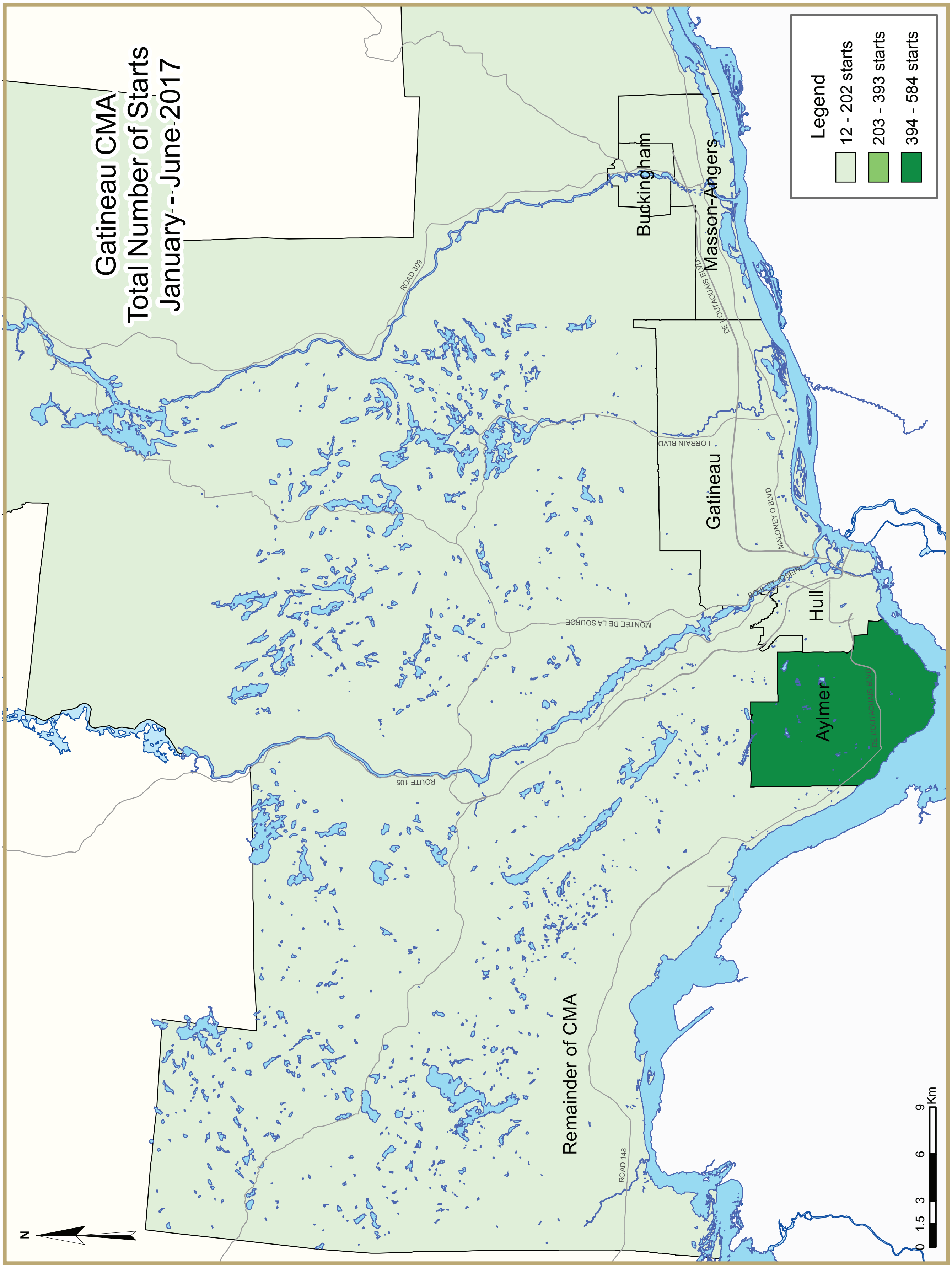
Gatineau CMA
Total Number of Starts
January - June 2017
Legend
12 - 202 starts
203 - 393 starts
394 - 584 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
DE L'OUTAOUAIS BLVD
LORRAIN BLVD
MALONEY O BLVD
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
0 1.5 3 6 9
Km
N

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
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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)
Second Quarter 2017

Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	422	375	188	355	84	440	462	293
Multiples	1,162	1,444	972	1,104	876	1,362	1,392	1,328
Total	1,584	1,819	1,160	1,459	960	1,803	1,854	1,621
	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	413	220	66	51	-22.7%	94	92	-2.1%
Multiples	1,787	899	330	246	-25.5%	627	664	5.9%
Total	2,200	1,119	396	297	-25.0%	721	756	4.9%

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)
Second 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									
Q2 2017	51	60	41	0	0	38	0	107	297
Q2 2016	66	80	23	0	0	107	0	120	396
% Change	-22.7	-25.0	78.3	n/a	n/a	-64.5	n/a	-10.8	-25.0
Year-to-date 2017	92	94	56	0	6	80	0	428	756
Year-to-date 2016	94	104	34	0	0	215	0	274	721
% Change	-2.1	-9.6	64.7	n/a	n/a	-62.8	n/a	56.2	4.9
UNDER CONSTRUCTION									
Q2 2017	166	62	91	0	6	280	0	678	1,353
Q2 2016	130	76	36	0	0	164	0	552	958
% Change	27.7	-18.4	152.8	n/a	n/a	70.7	n/a	22.8	41.2
COMPLETIONS									
Q2 2017	25	56	17	0	0	64	0	93	255
Q2 2016	74	48	16	0	0	112	0	67	317
% Change	-66.2	16.7	6.3	n/a	n/a	-42.9	n/a	38.8	-19.6
Year-to-date 2017	95	90	43	0	0	150	0	97	475
Year-to-date 2016	138	92	42	0	0	170	0	95	537
% Change	-31.2	-2.2	2.4	n/a	n/a	-11.8	n/a	2.1	-11.5
COMPLETED & NOT ABSORBED									
Q2 2017	53	60	23	0	0	180	n/a	n/a	316
Q2 2016	91	64	55	0	7	196	n/a	n/a	413
% Change	-41.8	-6.3	-58.2	n/a	-100.0	-8.2	n/a	n/a	-23.5
ABSORBED									
Q2 2017	31	35	21	0	0	73	n/a	n/a	160
Q2 2016	53	75	18	0	10	102	n/a	n/a	258
% Change	-41.5	-53.3	16.7	n/a	-100.0	-28.4	n/a	n/a	-38.0
Year-to-date 2017	129	83	42	0	0	131	n/a	n/a	385
Year-to-date 2016	105	112	42	0	13	154	n/a	n/a	426
% Change	22.9	-25.9	0.0	n/a	-100.0	-14.9	n/a	n/a	-9.6

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

Table 1.2: Housing Activity Summary by Submarket Second 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									
Q2 2017	22	60	38	0	0	38	0	106	264
Q2 2016	23	80	21	0	0	107	0	119	350
Aylmer									
Q2 2017	6	30	34	0	0	38	0	82	190
Q2 2016	15	8	21	0	0	60	0	100	204
Hull									
Q2 2017	1	0	0	0	0	0	0	10	11
Q2 2016	1	0	0	0	0	39	0	4	44
Gatineau									
Q2 2017	12	10	4	0	0	0	0	14	40
Q2 2016	5	56	0	0	0	8	0	15	84
Buckingham									
Q2 2017	2	4	0	0	0	0	0	0	6
Q2 2016	1	4	0	0	0	0	0	0	5
Masson-Angers									
Q2 2017	1	16	0	0	0	0	0	0	17
Q2 2016	1	12	0	0	0	0	0	0	13
Rest of the CMA (Quebec portion)									
Q2 2017	29	0	3	0	0	0	0	1	33
Q2 2016	43	0	2	0	0	0	0	1	46
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2017	51	60	41	0	0	38	0	107	297
Q2 2016	66	80	23	0	0	107	0	120	396

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

Table 1.2: Housing Activity Summary by Submarket Second 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									
Q2 2017	31	62	85	0	6	280	0	669	1,203
Q2 2016	33	76	34	0	0	164	0	550	857
Aylmer									
Q2 2017	9	30	73	0	6	178	0	420	716
Q2 2016	16	16	34	0	0	117	0	322	505
Hull									
Q2 2017	2	0	0	0	0	94	0	172	268
Q2 2016	6	0	0	0	0	39	0	86	131
Gatineau									
Q2 2017	16	14	4	0	0	8	0	27	139
Q2 2016	9	52	0	0	0	8	0	29	98
Buckingham									
Q2 2017	2	4	0	0	0	0	0	50	56
Q2 2016	1	4	0	0	0	0	0	109	114
Masson-Angers									
Q2 2017	2	14	8	0	0	0	0	0	24
Q2 2016	1	4	0	0	0	0	0	4	9
Rest of the CMA (Quebec portion)									
Q2 2017	135	0	6	0	0	0	0	9	150
Q2 2016	97	0	2	0	0	0	0	2	101
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2017	166	62	91	0	6	280	0	678	1,353
Q2 2016	130	76	36	0	0	164	0	552	958

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

Table 1.2: Housing Activity Summary by Submarket
Second 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									
Q2 2017	19	56	17	0	0	64	0	93	249
Q2 2016	47	48	16	0	0	112	0	65	288
Aylmer									
Q2 2017	11	32	13	0	0	64	0	69	189
Q2 2016	17	10	9	0	0	33	0	18	87
Hull									
Q2 2017	5	0	0	0	0	0	0	0	5
Q2 2016	24	0	0	0	0	31	0	10	65
Gatineau									
Q2 2017	3	8	4	0	0	0	0	24	39
Q2 2016	6	28	7	0	0	48	0	37	126
Buckingham									
Q2 2017	0	10	0	0	0	0	0	0	10
Q2 2016	0	2	0	0	0	0	0	0	2
Masson-Angers									
Q2 2017	0	6	0	0	0	0	0	0	6
Q2 2016	0	8	0	0	0	0	0	0	8
Rest of the CMA (Quebec portion)									
Q2 2017	6	0	0	0	0	0	0	0	6
Q2 2016	27	0	0	0	0	0	0	2	29
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2017	25	56	17	0	0	64	0	93	255
Q2 2016	74	48	16	0	0	112	0	67	317

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

Table 1.2: Housing Activity Summary by Submarket
Second 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									
Q2 2017	16	56	23	0	0	180	n/a	n/a	275
Q2 2016	73	63	55	0	7	196	n/a	n/a	394
Aylmer									
Q2 2017	5	32	19	0	0	133	n/a	n/a	189
Q2 2016	11	14	40	0	7	75	n/a	n/a	147
Hull									
Q2 2017	7	0	0	0	0	12	n/a	n/a	19
Q2 2016	54	2	0	0	0	47	n/a	n/a	103
Gatineau									
Q2 2017	4	10	4	0	0	35	n/a	n/a	53
Q2 2016	6	35	15	0	0	74	n/a	n/a	130
Buckingham									
Q2 2017	0	9	0	0	0	0	n/a	n/a	9
Q2 2016	0	1	0	0	0	0	n/a	n/a	1
Masson-Angers									
Q2 2017	0	5	0	0	0	0	n/a	n/a	5
Q2 2016	2	11	0	0	0	0	n/a	n/a	13
Rest of the CMA (Quebec portion)									
Q2 2017	37	4	0	0	0	0	n/a	n/a	41
Q2 2016	18	1	0	0	0	0	n/a	n/a	19
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2017	53	60	23	0	0	180	n/a	n/a	316
Q2 2016	91	64	55	0	7	196	n/a	n/a	413

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

Table 1.2: Housing Activity Summary by Submarket Second 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									
Q2 2017	29	35	21	0	0	73	n/a	n/a	158
Q2 2016	31	75	18	0	10	102	n/a	n/a	236
Aylmer									
Q2 2017	11	12	15	0	0	66	n/a	n/a	104
Q2 2016	18	21	17	0	10	51	n/a	n/a	117
Hull									
Q2 2017	14	0	0	0	0	2	n/a	n/a	16
Q2 2016	5	0	0	0	0	38	n/a	n/a	43
Gatineau									
Q2 2017	4	16	6	0	0	5	n/a	n/a	31
Q2 2016	7	47	1	0	0	6	n/a	n/a	61
Buckingham									
Q2 2017	0	1	0	0	0	0	n/a	n/a	1
Q2 2016	0	2	0	0	0	0	n/a	n/a	2
Masson-Angers									
Q2 2017	0	6	0	0	0	0	n/a	n/a	6
Q2 2016	1	5	0	0	0	7	n/a	n/a	13
Rest of the CMA (Quebec portion)									
Q2 2017	2	0	0	0	0	0	n/a	n/a	2
Q2 2016	22	0	0	0	0	0	n/a	n/a	22
Ottawa-Gatineau CMA (Quebec portion)									
Q2 2017	31	35	21	0	0	73	n/a	n/a	160
Q2 2016	53	75	18	0	10	102	n/a	n/a	258

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

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
City of Gatineau	22	23	60	80	26	21	156	226	264	350	-24.6
Aylmer	6	15	30	8	22	21	132	160	190	204	-6.9
Hull	1	1	0	0	0	0	10	43	11	44	-75.0
Gatineau	12	5	10	56	4	0	14	23	40	84	-52.4
Buckingham	2	1	4	4	0	0	0	0	6	5	20.0
Masson-Angers	1	1	16	12	0	0	0	0	17	13	30.8
Rest of the CMA (Quebec portion)	29	43	0	0	3	0	1	3	33	46	-28.3
Ottawa-Gatineau CMA (Quebec portion)	51	66	60	80	29	21	157	229	297	396	-25.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 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	37	36	94	104	42	32	520	487	693	659	5.2
Aylmer	14	26	44	12	38	29	488	376	584	443	31.8
Hull	3	1	0	0	0	0	16	48	19	49	-61.2
Gatineau	16	7	20	76	4	3	14	59	54	145	-62.8
Buckingham	2	1	10	4	0	0	0	0	12	5	140.0
Masson-Angers	2	1	20	12	0	0	2	4	24	17	41.2
Rest of the CMA (Quebec portion)	55	58	0	0	6	0	2	4	63	62	1.6
Ottawa-Gatineau CMA (Quebec portion)	92	94	94	104	48	32	522	491	756	721	4.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
City of Gatineau	26	21	0	0	50	107	106	119
Aylmer	22	21	0	0	50	60	82	100
Hull	0	0	0	0	0	39	10	4
Gatineau	4	0	0	0	0	8	14	15
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	3	0	0	0	0	2	1	1
Ottawa-Gatineau CMA (Quebec portion)	29	21	0	0	50	109	107	120

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 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	42	32	0	0	94	215	426	272
Aylmer	38	29	0	0	92	168	396	208
Hull	0	0	0	0	0	39	16	9
Gatineau	4	3	0	0	0	8	14	51
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)	6	0	0	0	0	2	2	2
Ottawa-Gatineau CMA (Quebec portion)	48	32	0	0	94	217	428	274

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
City of Gatineau	120	124	38	107	106	119	264	350
Aylmer	70	44	38	60	82	100	190	204
Hull	1	1	0	39	10	4	11	44
Gatineau	26	61	0	8	14	15	40	84
Buckingham	6	5	0	0	0	0	6	5
Masson-Angers	17	13	0	0	0	0	17	13
Rest of the CMA (Quebec portion)	32	45	0	0	1	1	33	46
Ottawa-Gatineau CMA (Quebec portion)	152	169	38	107	107	120	297	396

Table 2.5: Starts by Submarket and by Intended Market January - June 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	181	172	86	215	426	272	693	659
Aylmer	102	67	86	168	396	208	584	443
Hull	3	1	0	39	16	9	19	49
Gatineau	40	86	0	8	14	51	54	145
Buckingham	12	5	0	0	0	0	12	5
Masson-Angers	24	13	0	0	0	4	24	17
Rest of the CMA (Quebec portion)	61	60	0	0	2	2	63	62
Ottawa-Gatineau CMA (Quebec portion)	242	232	86	215	428	274	756	721

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
City of Gatineau	19	47	56	48	17	16	157	177	249	288	-13.5
Aylmer	11	17	32	10	13	9	133	51	189	87	117.2
Hull	5	24	0	0	0	0	0	41	5	65	-92.3
Gatineau	3	6	8	28	4	7	24	85	39	126	-69.0
Buckingham	0	0	10	2	0	0	0	0	10	2	**
Masson-Angers	0	0	6	8	0	0	0	0	6	8	-25.0
Rest of the CMA (Quebec portion)	6	27	0	0	0	0	0	2	6	29	-79.3
Ottawa-Gatineau CMA (Quebec portion)	25	74	56	48	17	16	157	179	255	317	-19.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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	33	84	88	92	41	38	246	267	408	481	-15.2
Aylmer	15	33	44	26	37	31	219	101	315	191	64.9
Hull	5	33	0	0	0	0	3	47	8	80	-90.0
Gatineau	10	17	24	56	4	7	24	111	62	191	-67.5
Buckingham	0	0	12	2	0	0	0	0	12	2	**
Masson-Angers	3	1	8	8	0	0	0	8	11	17	-35.3
Rest of the CMA (Quebec portion)	62	54	2	0	0	0	3	2	67	56	19.6
Ottawa-Gatineau CMA (Quebec portion)	95	138	90	92	41	38	249	269	475	537	-11.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
City of Gatineau	17	16	0	0	64	112	93	65
Aylmer	13	9	0	0	64	33	69	18
Hull	0	0	0	0	0	31	0	10
Gatineau	4	7	0	0	0	48	24	37
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Quebec portion)	17	16	0	0	64	112	93	67

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 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	41	38	0	0	150	174	96	93
Aylmer	37	31	0	0	150	73	69	28
Hull	0	0	0	0	0	33	3	14
Gatineau	4	7	0	0	0	60	24	51
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	2
Ottawa-Gatineau CMA (Quebec portion)	41	38	0	0	152	174	97	95

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
City of Gatineau	92	111	64	112	93	65	249	288
Aylmer	56	36	64	33	69	18	189	87
Hull	5	24	0	31	0	10	5	65
Gatineau	15	41	0	48	24	37	39	126
Buckingham	10	2	0	0	0	0	10	2
Masson-Angers	6	8	0	0	0	0	6	8
Rest of the CMA (Quebec portion)	6	27	0	0	0	2	6	29
Ottawa-Gatineau CMA (Quebec portion)	98	138	64	112	93	67	255	317

Table 3.5: Completions by Submarket and by Intended Market
January - June 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	162	218	150	170	96	93	408	481
Aylmer	96	92	150	71	69	28	315	191
Hull	5	35	0	31	3	14	8	80
Gatineau	38	80	0	60	24	51	62	191
Buckingham	12	2	0	0	0	0	12	2
Masson-Angers	11	9	0	8	0	0	11	17
Rest of the CMA (Quebec portion)	66	54	0	0	1	2	67	56
Ottawa-Gatineau CMA (Quebec portion)	228	272	150	170	97	95	475	537

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second 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													
Q2 2017	0	0.0	0	0.0	7	26.9	10	38.5	9	34.6	26	465,000	452,035
Q2 2016	0	0.0	2	7.4	7	25.9	10	37.0	8	29.6	27	-	463,467
Year-to-date 2017	0	0.0	3	5.9	18	35.3	14	27.5	16	31.4	51	425,000	432,752
Year-to-date 2016	0	0.0	3	6.8	13	29.5	15	34.1	13	29.5	44	-	457,740
Aylmer													
Q2 2017	0	0.0	0	0.0	0	0.0	4	40.0	6	60.0	10	-	-
Q2 2016	0	0.0	0	0.0	5	31.3	4	25.0	7	43.8	16	-	-
Year-to-date 2017	0	0.0	0	0.0	1	6.3	4	25.0	11	68.8	16	-	-
Year-to-date 2016	0	0.0	0	0.0	6	25.0	6	25.0	12	50.0	24	-	-
Hull													
Q2 2017	0	0.0	0	0.0	6	42.9	5	35.7	3	21.4	14	-	-
Q2 2016	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	13	52.0	9	36.0	3	12.0	25	-	377,133
Year-to-date 2016	0	0.0	0	0.0	3	42.9	4	57.1	0	0.0	7	-	-
Gatineau													
Q2 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q2 2016	0	0.0	1	16.7	1	16.7	3	50.0	1	16.7	6	-	-
Year-to-date 2017	0	0.0	0	0.0	3	50.0	1	16.7	2	33.3	6	-	-
Year-to-date 2016	0	0.0	1	9.1	4	36.4	5	45.5	1	9.1	11	-	-
Buckingham													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 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													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 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	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Rest of the CMA (Quebec portion)													
Q2 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q2 2016	0	0.0	2	28.6	1	14.3	1	14.3	3	42.9	7	-	-
Year-to-date 2017	0	0.0	10	27.8	10	27.8	9	25.0	7	19.4	36	-	415,551
Year-to-date 2016	0	0.0	4	26.7	5	33.3	3	20.0	3	20.0	15	-	-
Ottawa-Gatineau CMA (Quebec portion)													
Q2 2017	0	0.0	1	3.7	7	25.9	10	37.0	9	33.3	27	465,000	454,826
Q2 2016	0	0.0	4	11.8	8	23.5	11	32.4	11	32.4	34	450,000	451,467
Year-to-date 2017	0	0.0	13	14.9	28	32.2	23	26.4	23	26.4	87	402,500	419,391
Year-to-date 2016	0	0.0	7	11.9	18	30.5	18	30.5	16	27.1	59	400,000	436,007

Source: CMHC (Market Absorption Survey)

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

Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
City of Gatineau	452,035	463,467	-2.5	432,752	457,740	-5.5
Aylmer	-	-	n/a	-	-	n/a
Hull	-	-	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)	-	-	n/a	415,551	-	n/a
Ottawa-Gatineau CMA (Quebec portion)	454,826	451,467	0.7	419,391	436,007	-3.8

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*							
Q2 2017	1,091	1,773	2,397	275,092	6.6	263,707	8.4
Q2 2016	1,080	2,013	2,727	256,714	7.6	253,216	10.2
% Change	1.0	-11.9	-12.1	7.2	n/a	4.1	n/a
YTD 2017	1,890	3,592	2,329	271,531	7.4	n/a	n/a
YTD 2016	1,735	3,760	2,594	253,599	9.0	n/a	n/a
% Change	8.9	-4.5	-10.2	7.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2017	160	346	637	172,978	11.9	171,700	14.3
Q2 2016	141	402	694	168,286	14.8	174,398	15.8
% Change	13.5	-13.9	-8.3	2.8	n/a	-1.5	n/a
YTD 2017	279	755	606	173,537	13.0	n/a	n/a
YTD 2016	260	795	648	170,730	15.0	n/a	n/a
% Change	7.3	-5.0	-6.5	1.6	n/a	n/a	n/a
PLEX*							
Q2 2017	76	143	265	296,239	10.5	295,684	12.1
Q2 2016	72	196	316	280,129	13.2	290,240	13.7
% Change	5.6	-27.0	-15.9	5.8	n/a	1.9	n/a
YTD 2017	139	312	260	297,434	11.2	n/a	n/a
YTD 2016	125	340	288	288,104	13.8	n/a	n/a
% Change	11.2	-8.2	-9.6	3.2	n/a	n/a	n/a
TOTAL							
Q2 2017	1,329	2,270	3,314	263,388	7.5	253,910	9.4
Q2 2016	1,294	2,618	3,749	246,720	8.7	245,269	11.2
% Change	2.7	-13.3	-11.6	6.8	n/a	3.5	n/a
YTD 2017	2,311	4,672	3,208	260,575	8.3	n/a	n/a
YTD 2016	2,122	4,906	3,541	244,899	10.0	n/a	n/a
% Change	8.9	-4.8	-9.4	6.4	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
Second 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 $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.0	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	100.8	126.7	176.2	5.6	67.9	1,018
	April	561	3.14	4.64	101.1	127.0	177.1	5.7	68.3	1,006
	May	561	3.14	4.64	101.5	127.1	179.9	5.6	69.2	997
	June	561	3.14	4.64		126.7	182.1	5.5	69.9	997
	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.

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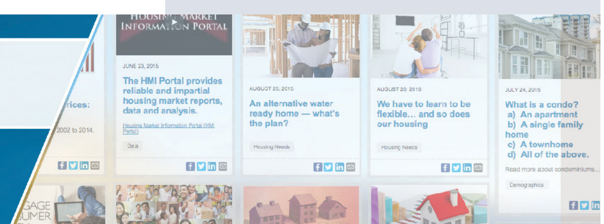

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