HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Gatineau[1]

Date Released: Fourth 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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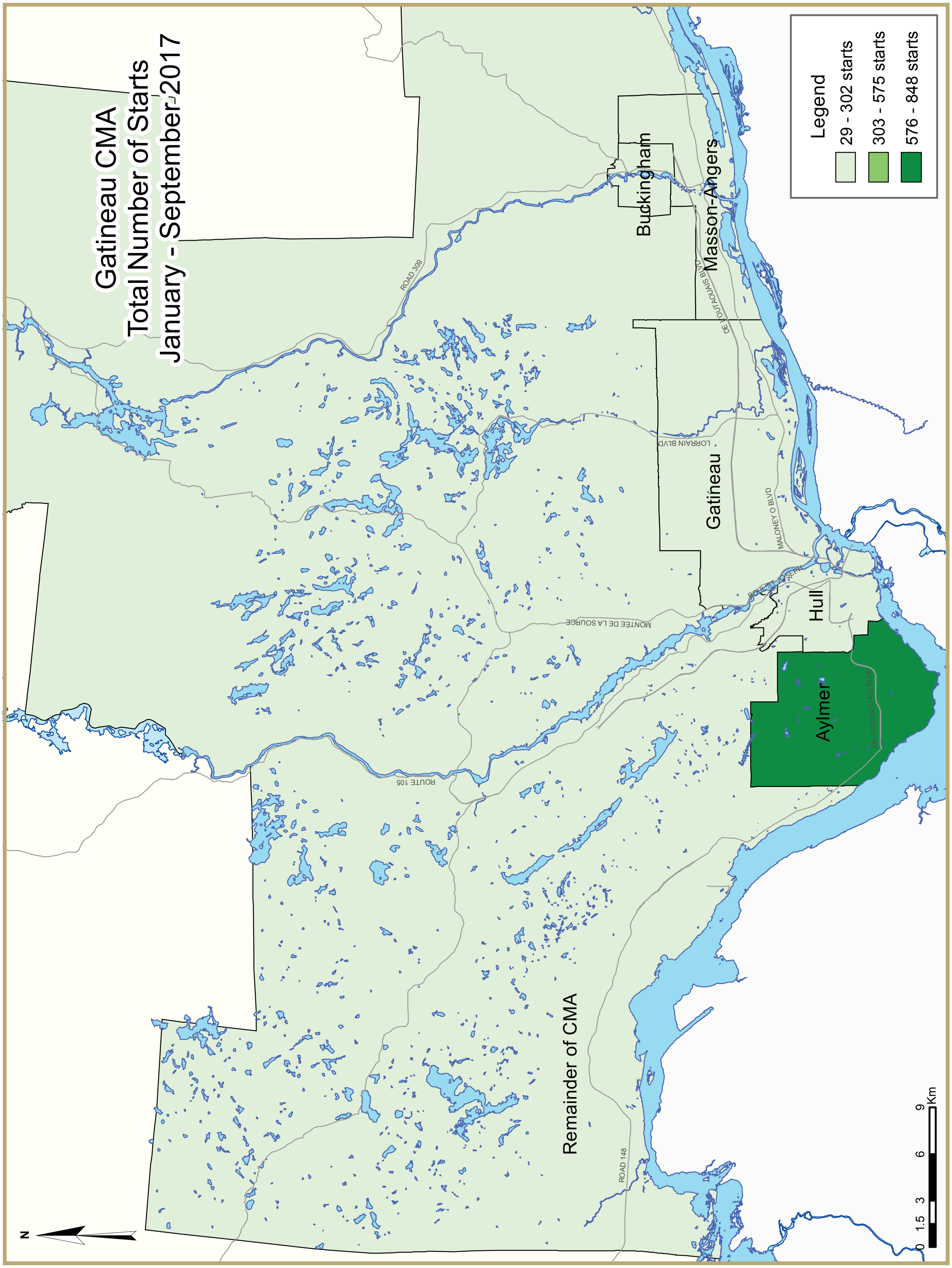
Gatineau CMA
Total Number of Starts
January - September 2017
Legend
29 - 302 starts
303 - 575 starts
576 - 848 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
LORRAIN BLVD
MALONEY O BLVD
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
DE L'OUTAOUAIS BLVD
0 1.5 3 6 9
Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	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
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1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

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

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

Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	422	375	552	375	541	378	347	355
Multiples	1,162	1,444	5,124	2,160	672	2,170	2,350	1,818
Total	1,584	1,819	5,676	2,535	1,213	2,548	2,697	2,173
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	229	521	145	177	22.1%	239	269	12.6%
Multiples	902	3,631	344	663	92.7%	971	1,327	36.7%
Total	1,131	4,152	489	840	71.8%	1,210	1,596	31.9%

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)
Third 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									
Q3 2017	177	70	34	0	5	24	0	530	840
Q3 2016	145	62	43	0	0	48	0	191	489
% Change	22.1	12.9	-20.9	n/a	n/a	-50.0	n/a	177.5	71.8
Year-to-date 2017	269	164	90	0	11	104	0	958	1,596
Year-to-date 2016	239	166	77	0	0	263	0	465	1,210
% Change	12.6	-1.2	16.9	n/a	n/a	-60.5	n/a	106.0	31.9
UNDER CONSTRUCTION									
Q3 2017	315	76	101	0	5	154	0	1,021	1,742
Q3 2016	201	56	64	0	0	227	0	351	899
% Change	56.7	35.7	57.8	n/a	n/a	-32.2	n/a	190.9	93.8
COMPLETIONS									
Q3 2017	28	46	30	0	6	58	2	286	456
Q3 2016	76	80	13	0	0	45	0	333	547
% Change	-63.2	-42.5	130.8	n/a	n/a	28.9	n/a	-14.1	-16.6
Year-to-date 2017	123	136	73	0	6	208	2	383	931
Year-to-date 2016	214	172	55	0	0	215	0	428	1,084
% Change	-42.5	-20.9	32.7	n/a	n/a	-3.3	n/a	-10.5	-14.1
COMPLETED & NOT ABSORBED									
Q3 2017	50	41	21	0	2	166	n/a	n/a	280
Q3 2016	71	49	34	0	1	138	n/a	n/a	293
% Change	-29.6	-16.3	-38.2	n/a	100.0	20.3	n/a	n/a	-4.4
ABSORBED									
Q3 2017	31	65	32	0	4	72	n/a	n/a	204
Q3 2016	96	95	34	0	6	103	n/a	n/a	334
% Change	-67.7	-31.6	-5.9	n/a	-33.3	-30.1	n/a	n/a	-38.9
Year-to-date 2017	160	148	74	0	4	203	n/a	n/a	589
Year-to-date 2016	201	207	76	0	19	257	n/a	n/a	760
% Change	-20.4	-28.5	-2.6	n/a	-78.9	-21.0	n/a	n/a	-22.5

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2017	51	58	12	0	5	16	0	529	671
Q3 2016	23	46	41	0	0	48	0	190	348
Aylmer									
Q3 2017	25	36	10	0	5	16	0	172	264
Q3 2016	11	16	37	0	0	48	0	54	166
Hull									
Q3 2017	1	0	0	0	0	0	0	195	196
Q3 2016	0	0	0	0	0	0	0	9	9
Gatineau									
Q3 2017	19	2	0	0	0	0	0	154	175
Q3 2016	10	16	0	0	0	0	0	77	103
Buckingham									
Q3 2017	1	12	0	0	0	0	0	4	17
Q3 2016	0	0	0	0	0	0	0	50	50
Masson-Angers									
Q3 2017	5	8	2	0	0	0	0	4	19
Q3 2016	2	14	4	0	0	0	0	0	20
Rest of the CMA (Quebec portion)									
Q3 2017	126	12	22	0	0	8	0	1	169
Q3 2016	122	16	2	0	0	0	0	1	141
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2017	177	70	34	0	5	24	0	530	840
Q3 2016	145	62	43	0	0	48	0	191	489

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2017	67	64	73	0	5	146	0	1,011	1,436
Q3 2016	36	46	62	0	0	227	0	348	719
Aylmer									
Q3 2017	29	30	65	0	5	52	0	514	695
Q3 2016	17	20	58	0	0	180	0	202	477
Hull									
Q3 2017	2	0	2	0	0	94	0	321	419
Q3 2016	5	0	0	0	0	39	0	13	57
Gatineau									
Q3 2017	29	14	4	0	0	0	0	172	289
Q3 2016	13	20	0	0	0	8	0	83	124
Buckingham									
Q3 2017	2	12	0	0	0	0	0	0	14
Q3 2016	0	0	0	0	0	0	0	50	50
Masson-Angers									
Q3 2017	5	8	2	0	0	0	0	4	19
Q3 2016	1	6	4	0	0	0	0	0	11
Rest of the CMA (Quebec portion)									
Q3 2017	248	12	28	0	0	8	0	10	306
Q3 2016	165	10	2	0	0	0	0	3	180
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2017	315	76	101	0	5	154	0	1,021	1,742
Q3 2016	201	56	64	0	0	227	0	351	899

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2017	15	46	30	0	6	58	2	286	443
Q3 2016	20	76	13	0	0	45	0	332	486
Aylmer									
Q3 2017	5	32	22	0	6	58	0	130	253
Q3 2016	10	12	13	0	0	45	0	114	194
Hull									
Q3 2017	0	0	0	0	0	0	0	81	81
Q3 2016	1	0	0	0	0	0	0	82	83
Gatineau									
Q3 2017	7	0	0	0	0	0	0	17	24
Q3 2016	6	48	0	0	0	0	0	23	77
Buckingham									
Q3 2017	1	2	0	0	0	0	0	58	61
Q3 2016	1	4	0	0	0	0	0	109	114
Masson-Angers									
Q3 2017	2	12	8	0	0	0	2	0	24
Q3 2016	2	12	0	0	0	0	0	4	18
Rest of the CMA (Quebec portion)									
Q3 2017	13	0	0	0	0	0	0	0	13
Q3 2016	56	4	0	0	0	0	0	1	61
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2017	28	46	30	0	6	58	2	286	456
Q3 2016	76	80	13	0	0	45	0	333	547

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

Table 1.2: Housing Activity Summary by Submarket Third 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									
Q3 2017	16	38	21	0	2	166	n/a	n/a	243
Q3 2016	54	49	34	0	1	138	n/a	n/a	276
Aylmer									
Q3 2017	4	15	19	0	2	124	n/a	n/a	164
Q3 2016	6	8	23	0	1	62	n/a	n/a	100
Hull									
Q3 2017	6	0	0	0	0	12	n/a	n/a	18
Q3 2016	43	0	0	0	0	23	n/a	n/a	66
Gatineau									
Q3 2017	6	9	0	0	0	30	n/a	n/a	45
Q3 2016	3	30	11	0	0	53	n/a	n/a	97
Buckingham									
Q3 2017	0	7	0	0	0	0	n/a	n/a	7
Q3 2016	0	2	0	0	0	0	n/a	n/a	2
Masson-Angers									
Q3 2017	0	7	2	0	0	0	n/a	n/a	9
Q3 2016	2	9	0	0	0	0	n/a	n/a	11
Rest of the CMA (Quebec portion)									
Q3 2017	34	3	0	0	0	0	n/a	n/a	37
Q3 2016	17	0	0	0	0	0	n/a	n/a	17
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2017	50	41	21	0	2	166	n/a	n/a	280
Q3 2016	71	49	34	0	1	138	n/a	n/a	293

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2017	15	64	32	0	4	72	n/a	n/a	187
Q3 2016	39	90	34	0	6	103	n/a	n/a	272
Aylmer									
Q3 2017	6	49	22	0	4	67	n/a	n/a	148
Q3 2016	15	18	30	0	6	58	n/a	n/a	127
Hull									
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Q3 2016	12	2	0	0	0	24	n/a	n/a	38
Gatineau									
Q3 2017	5	1	4	0	0	5	n/a	n/a	15
Q3 2016	9	53	4	0	0	21	n/a	n/a	87
Buckingham									
Q3 2017	1	4	0	0	0	0	n/a	n/a	5
Q3 2016	1	3	0	0	0	0	n/a	n/a	4
Masson-Angers									
Q3 2017	2	10	6	0	0	0	n/a	n/a	18
Q3 2016	2	14	0	0	0	0	n/a	n/a	16
Rest of the CMA (Quebec portion)									
Q3 2017	16	1	0	0	0	0	n/a	n/a	17
Q3 2016	57	5	0	0	0	0	n/a	n/a	62
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2017	31	65	32	0	4	72	n/a	n/a	204
Q3 2016	96	95	34	0	6	103	n/a	n/a	334

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
Third Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
City of Gatineau	51	23	58	46	13	41	549	238	671	348	92.8
Aylmer	25	11	36	16	13	37	190	102	264	166	59.0
Hull	1	0	0	0	0	0	195	9	196	9	**
Gatineau	19	10	2	16	0	0	154	77	175	103	69.9
Buckingham	1	0	12	0	0	0	4	50	17	50	-66.0
Masson-Angers	5	2	8	14	0	4	6	0	19	20	-5.0
Rest of the CMA (Quebec portion)	126	122	12	16	12	0	19	3	169	141	19.9
Ottawa-Gatineau CMA (Quebec portion)	177	145	70	62	25	41	568	241	840	489	71.8

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
City of Gatineau	88	59	152	150	55	73	1069	725	1364	1007	35.5
Aylmer	39	37	80	28	51	66	678	478	848	609	39.2
Hull	4	1	0	0	0	0	211	57	215	58	**
Gatineau	35	17	22	92	4	3	168	136	229	248	-7.7
Buckingham	3	1	22	4	0	0	4	50	29	55	-47.3
Masson-Angers	7	3	28	26	0	4	8	4	43	37	16.2
Rest of the CMA (Quebec portion)	181	180	12	16	18	0	21	7	232	203	14.3
Ottawa-Gatineau CMA (Quebec portion)	269	239	164	166	73	73	1,090	732	1,596	1,210	31.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
City of Gatineau	13	41	0	0	20	48	529	190
Aylmer	13	37	0	0	18	48	172	54
Hull	0	0	0	0	0	0	195	9
Gatineau	0	0	0	0	0	0	154	77
Buckingham	0	0	0	0	0	0	4	50
Masson-Angers	0	4	0	0	2	0	4	0
Rest of the CMA (Quebec portion)	12	0	0	0	18	2	1	1
Ottawa-Gatineau CMA (Quebec portion)	25	41	0	0	38	50	530	191

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
City of Gatineau	55	73	0	0	114	263	955	462
Aylmer	51	66	0	0	110	216	568	262
Hull	0	0	0	0	0	39	211	18
Gatineau	4	3	0	0	0	8	168	128
Buckingham	0	0	0	0	0	0	4	50
Masson-Angers	0	4	0	0	4	0	4	4
Rest of the CMA (Quebec portion)	18	0	0	0	18	4	3	3
Ottawa-Gatineau CMA (Quebec portion)	73	73	0	0	132	267	958	465

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
City of Gatineau	121	110	21	48	529	190	671	348
Aylmer	71	64	21	48	172	54	264	166
Hull	1	0	0	0	195	9	196	9
Gatineau	21	26	0	0	154	77	175	103
Buckingham	13	0	0	0	4	50	17	50
Masson-Angers	15	20	0	0	4	0	19	20
Rest of the CMA (Quebec portion)	160	140	8	0	1	1	169	141
Ottawa-Gatineau CMA (Quebec portion)	281	250	29	48	530	191	840	489

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
City of Gatineau	302	282	107	263	955	462	1,364	1,007
Aylmer	173	131	107	216	568	262	848	609
Hull	4	1	0	39	211	18	215	58
Gatineau	61	112	0	8	168	128	229	248
Buckingham	25	5	0	0	4	50	29	55
Masson-Angers	39	33	0	0	4	4	43	37
Rest of the CMA (Quebec portion)	221	200	8	0	3	3	232	203
Ottawa-Gatineau CMA (Quebec portion)	523	482	115	263	958	465	1,596	1,210

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
City of Gatineau	15	20	48	76	28	13	352	377	443	486	-8.8
Aylmer	5	10	32	12	24	13	192	159	253	194	30.4
Hull	0	1	0	0	0	0	81	82	81	83	-2.4
Gatineau	7	6	0	48	0	0	17	23	24	77	-68.8
Buckingham	1	1	2	4	0	0	58	109	61	114	-46.5
Masson-Angers	2	2	14	12	4	0	4	4	24	18	33.3
Rest of the CMA (Quebec portion)	13	56	0	4	0	0	0	1	13	61	-78.7
Ottawa-Gatineau CMA (Quebec portion)	28	76	48	80	28	13	352	378	456	547	-16.6

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
City of Gatineau	48	104	136	168	69	51	598	644	851	967	-12.0
Aylmer	20	43	76	38	61	44	411	260	568	385	47.5
Hull	5	34	0	0	0	0	84	129	89	163	-45.4
Gatineau	17	23	24	104	4	7	41	134	86	268	-67.9
Buckingham	1	1	14	6	0	0	58	109	73	116	-37.1
Masson-Angers	5	3	22	20	4	0	4	12	35	35	0.0
Rest of the CMA (Quebec portion)	75	110	2	4	0	0	3	3	80	117	-31.6
Ottawa-Gatineau CMA (Quebec portion)	123	214	138	172	69	51	601	647	931	1,084	-14.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2017								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
City of Gatineau	28	13	0	0	66	45	286	332
Aylmer	24	13	0	0	62	45	130	114
Hull	0	0	0	0	0	0	81	82
Gatineau	0	0	0	0	0	0	17	23
Buckingham	0	0	0	0	0	0	58	109
Masson-Angers	4	0	0	0	4	0	0	4
Rest of the CMA (Quebec portion)	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Quebec portion)	28	13	0	0	66	45	286	333

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 2017								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
City of Gatineau	69	51	0	0	216	219	382	425
Aylmer	61	44	0	0	212	118	199	142
Hull	0	0	0	0	0	33	84	96
Gatineau	4	7	0	0	0	60	41	74
Buckingham	0	0	0	0	0	0	58	109
Masson-Angers	4	0	0	0	4	8	0	4
Rest of the CMA (Quebec portion)	0	0	0	0	2	0	1	3
Ottawa-Gatineau CMA (Quebec portion)	69	51	0	0	218	219	383	428

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Third Quarter 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
City of Gatineau	91	109	64	45	288	332	443	486
Aylmer	59	35	64	45	130	114	253	194
Hull	0	1	0	0	81	82	81	83
Gatineau	7	54	0	0	17	23	24	77
Buckingham	3	5	0	0	58	109	61	114
Masson-Angers	22	14	0	0	2	4	24	18
Rest of the CMA (Quebec portion)	13	60	0	0	0	1	13	61
Ottawa-Gatineau CMA (Quebec portion)	104	169	64	45	288	333	456	547

Table 3.5: Completions by Submarket and by Intended Market January - September 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
City of Gatineau	253	327	214	215	384	425	851	967
Aylmer	155	127	214	116	199	142	568	385
Hull	5	36	0	31	84	96	89	163
Gatineau	45	134	0	60	41	74	86	268
Buckingham	15	7	0	0	58	109	73	116
Masson-Angers	33	23	0	8	2	4	35	35
Rest of the CMA (Quebec portion)	79	114	0	0	1	3	80	117
Ottawa-Gatineau CMA (Quebec portion)	332	441	214	215	385	428	931	1,084

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third 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													
Q3 2017	0	0.0	2	15.4	3	23.1	5	38.5	3	23.1	13	-	-
Q3 2016	0	0.0	4	12.1	10	30.3	9	27.3	10	30.3	33	-	396,603
Year-to-date 2017	0	0.0	5	7.8	21	32.8	19	29.7	19	29.7	64	425,000	432,752
Year-to-date 2016	0	0.0	7	9.1	23	29.9	24	31.2	23	29.9	77	-	421,058
Aylmer													
Q3 2017	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	-	-
Q3 2016	0	0.0	0	0.0	2	14.3	3	21.4	9	64.3	14	-	-
Year-to-date 2017	0	0.0	0	0.0	3	13.6	5	22.7	14	63.6	22	-	-
Year-to-date 2016	0	0.0	0	0.0	8	21.1	9	23.7	21	55.3	38	-	-
Hull													
Q3 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Q3 2016	0	0.0	0	0.0	8	66.7	4	33.3	0	0.0	12	-	380,268
Year-to-date 2017	0	0.0	0	0.0	13	50.0	10	38.5	3	11.5	26	-	377,133
Year-to-date 2016	0	0.0	0	0.0	11	57.9	8	42.1	0	0.0	19	-	380,268
Gatineau													
Q3 2017	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Q3 2016	0	0.0	1	25.0	0	0.0	2	50.0	1	25.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	4	44.4	3	33.3	2	22.2	9	-	-
Year-to-date 2016	0	0.0	2	13.3	4	26.7	7	46.7	2	13.3	15	-	-
Buckingham													
Q3 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q3 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Masson-Angers													
Q3 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Q3 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	4	66.7	1	16.7	1	16.7	0	0.0	6	-	-
Year-to-date 2016	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Rest of the CMA (Quebec portion)													
Q3 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q3 2016	0	0.0	5	25.0	8	40.0	2	10.0	5	25.0	20	-	-
Year-to-date 2017	0	0.0	10	26.3	11	28.9	10	26.3	7	18.4	38	-	415,551
Year-to-date 2016	0	0.0	9	25.7	13	37.1	5	14.3	8	22.9	35	-	-
Ottawa-Gatineau CMA (Quebec portion)													
Q3 2017	0	0.0	2	13.3	4	26.7	6	40.0	3	20.0	15	-	-
Q3 2016	0	0.0	9	17.0	18	34.0	11	20.8	15	28.3	53	400,000	421,253
Year-to-date 2017	0	0.0	15	14.7	32	31.4	29	28.4	26	25.5	102	402,500	419,391
Year-to-date 2016	0	0.0	16	14.3	36	32.1	29	25.9	31	27.7	112	400,000	429,025

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2017						
Submarket	Q3 2017	Q3 2016	% Change	YTD 2017	YTD 2016	% Change
City of Gatineau	-	396,603	n/a	432,752	421,058	2.8
Aylmer	-	-	n/a	-	-	n/a
Hull	-	380,268	n/a	377,133	380,268	-0.8
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)	-	421,253	n/a	419,391	429,025	-2.2

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*							
Q3 2017	823	1,468	2,262	256,865	8.2	263,821	8.2
Q3 2016	826	1,584	2,534	256,127	9.2	253,383	9.7
% Change	-0.4	-7.3	-10.7	0.3	n/a	4.1	n/a
YTD 2017	2,711	5,058	2,307	267,030	7.7	n/a	n/a
YTD 2016	2,561	5,344	2,575	254,412	9.0	n/a	n/a
% Change	5.9	-5.4	-10.4	5.0	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2017	142	301	589	173,176	12.4	173,099	13.8
Q3 2016	135	311	641	167,948	14.2	171,773	15.6
% Change	5.2	-3.2	-8.1	3.1	n/a	0.8	n/a
YTD 2017	421	1,056	600	173,416	12.8	n/a	n/a
YTD 2016	395	1,106	645	169,779	14.7	n/a	n/a
% Change	6.6	-4.5	-7.0	2.1	n/a	n/a	n/a
PLEX*							
Q3 2017	72	161	257	313,996	10.7	301,790	11.5
Q3 2016	65	155	288	285,429	13.3	287,587	13.5
% Change	10.8	3.9	-10.9	10.0	n/a	4.9	n/a
YTD 2017	209	472	258	301,517	11.1	n/a	n/a
YTD 2016	190	495	288	287,189	13.6	n/a	n/a
% Change	10.0	-4.6	-10.3	5.0	n/a	n/a	n/a
TOTAL							
Q3 2017	1,038	1,938	3,124	249,649	9.0	254,502	9.1
Q3 2016	1,028	2,057	3,477	246,620	10.1	244,938	10.7
% Change	1.0	-5.8	-10.1	1.2	n/a	3.9	n/a
YTD 2017	3,345	6,607	3,181	257,006	8.6	n/a	n/a
YTD 2016	3,150	6,963	3,520	245,460	10.1	n/a	n/a
% Change	6.2	-5.1	-9.7	4.7	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
Third 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	102.4	126.7	182.1	5.5	69.9	997
	July	573	3.14	4.84	102.7	126.7	182.6	5.5	70.1	1,008
	August	573	3.14	4.84	103.1	126.7	181.1	5.8	69.7	1,021
	September	575	3.09	4.89		127.1	179.8	6.0	69.2	1,028
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

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

METHODOLOGY

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

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

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

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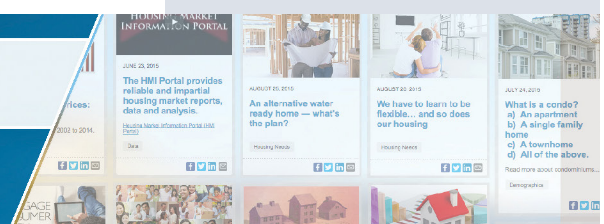

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