

# HOUSING NOW TABLES

## Ottawa<sup>1</sup>

Date Released: December 2017



<sup>1</sup> Ontario part of Ottawa-Gatineau CMA

## Publication Update!

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

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

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

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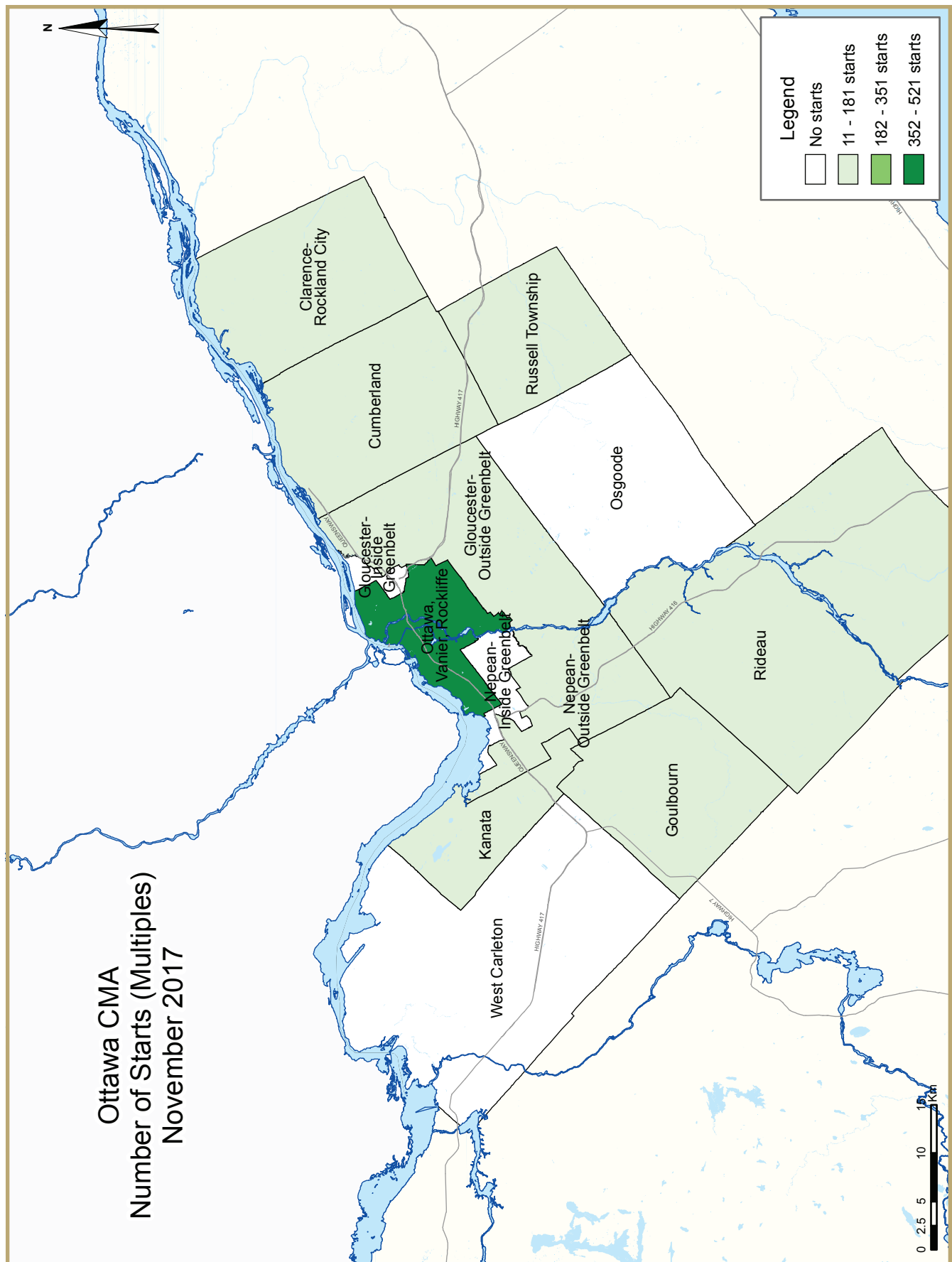
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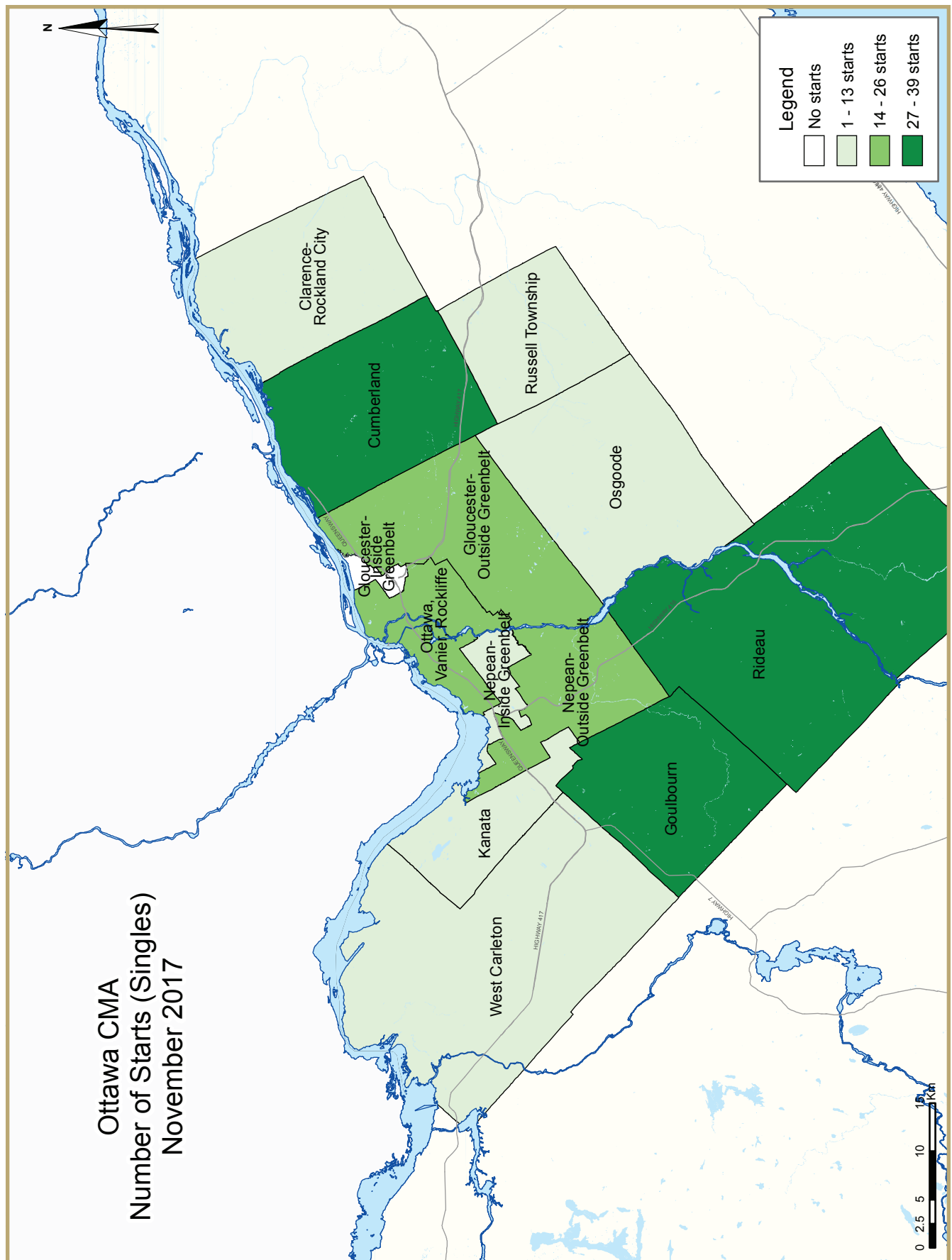
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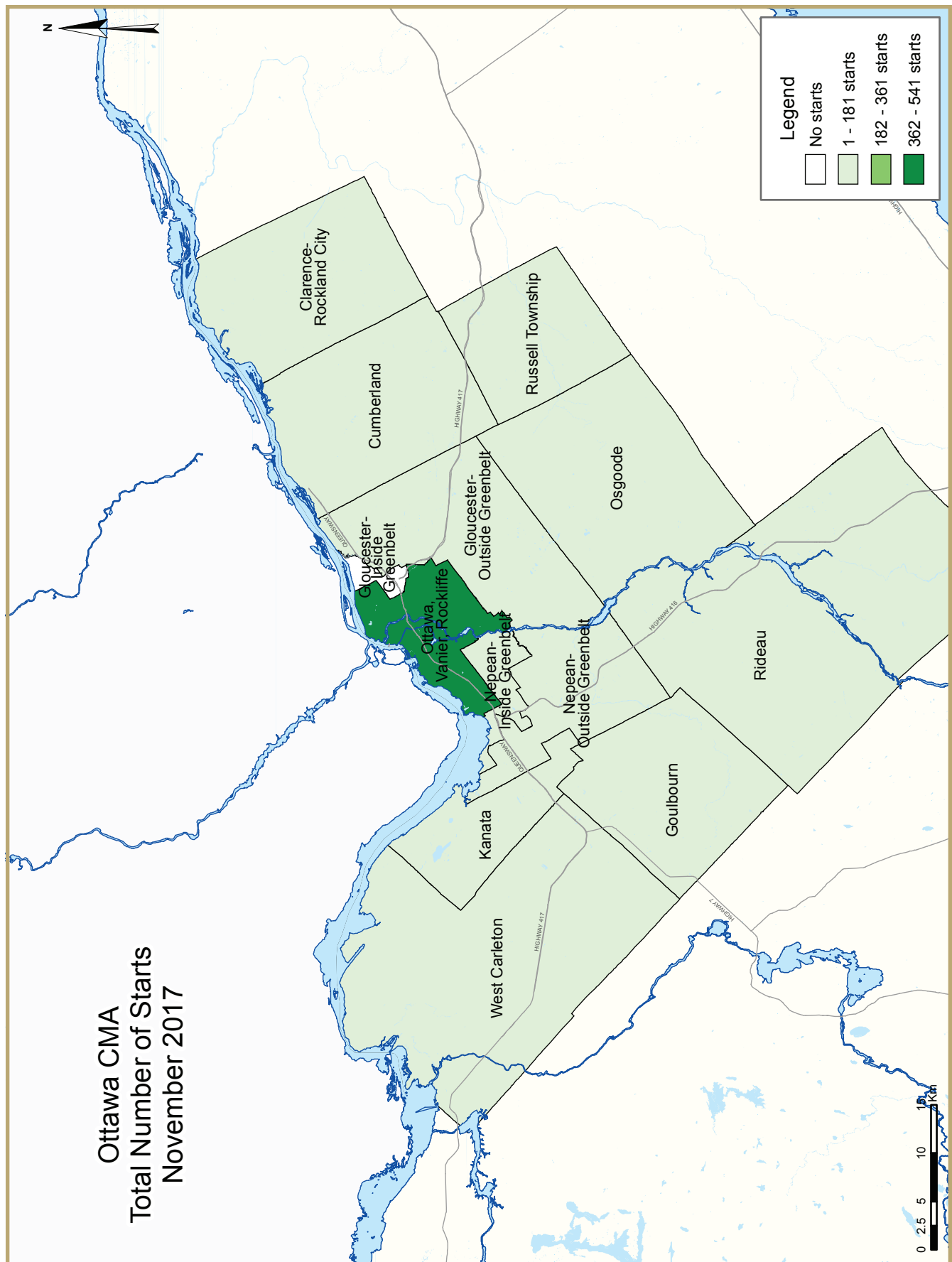
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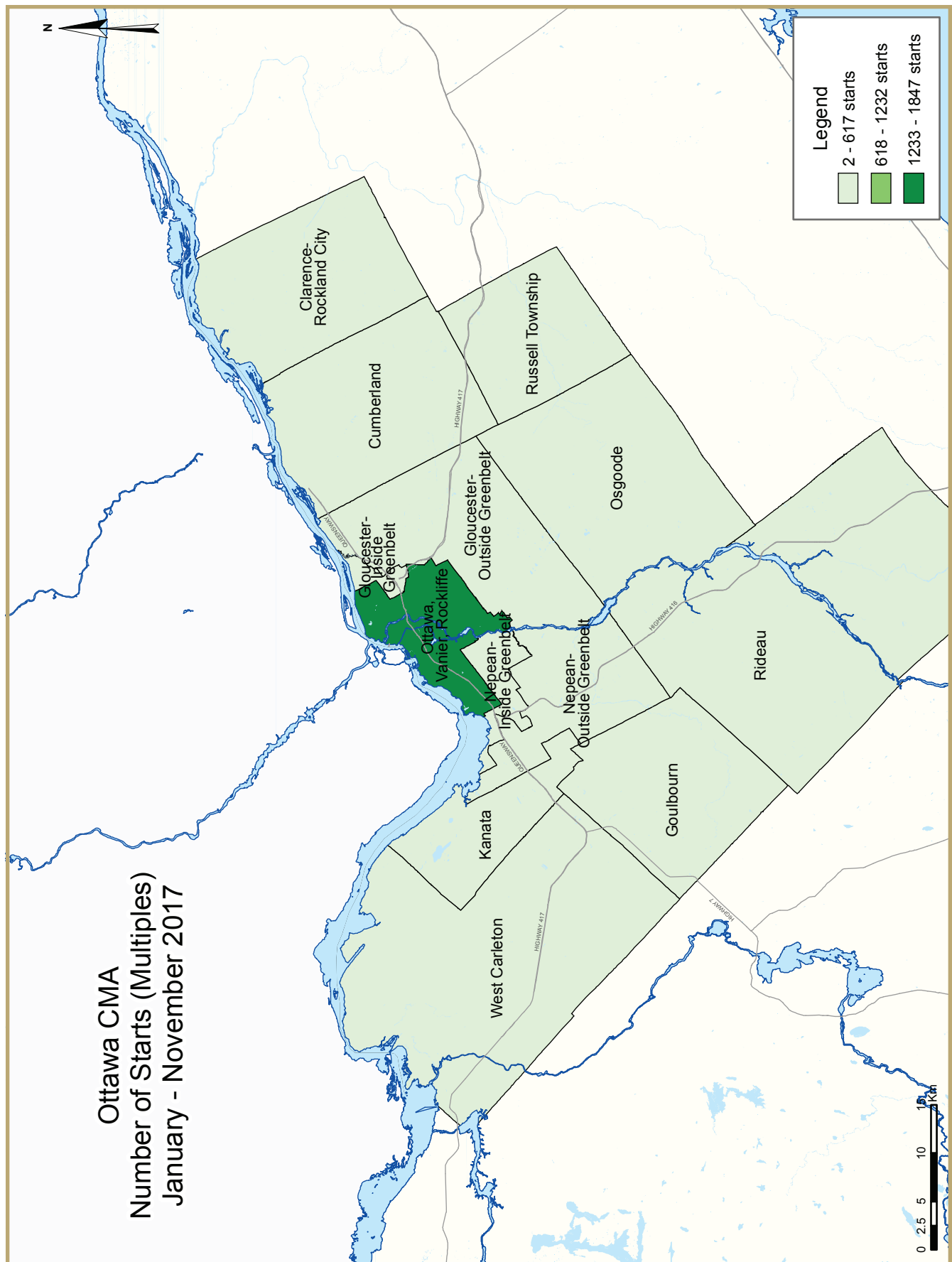
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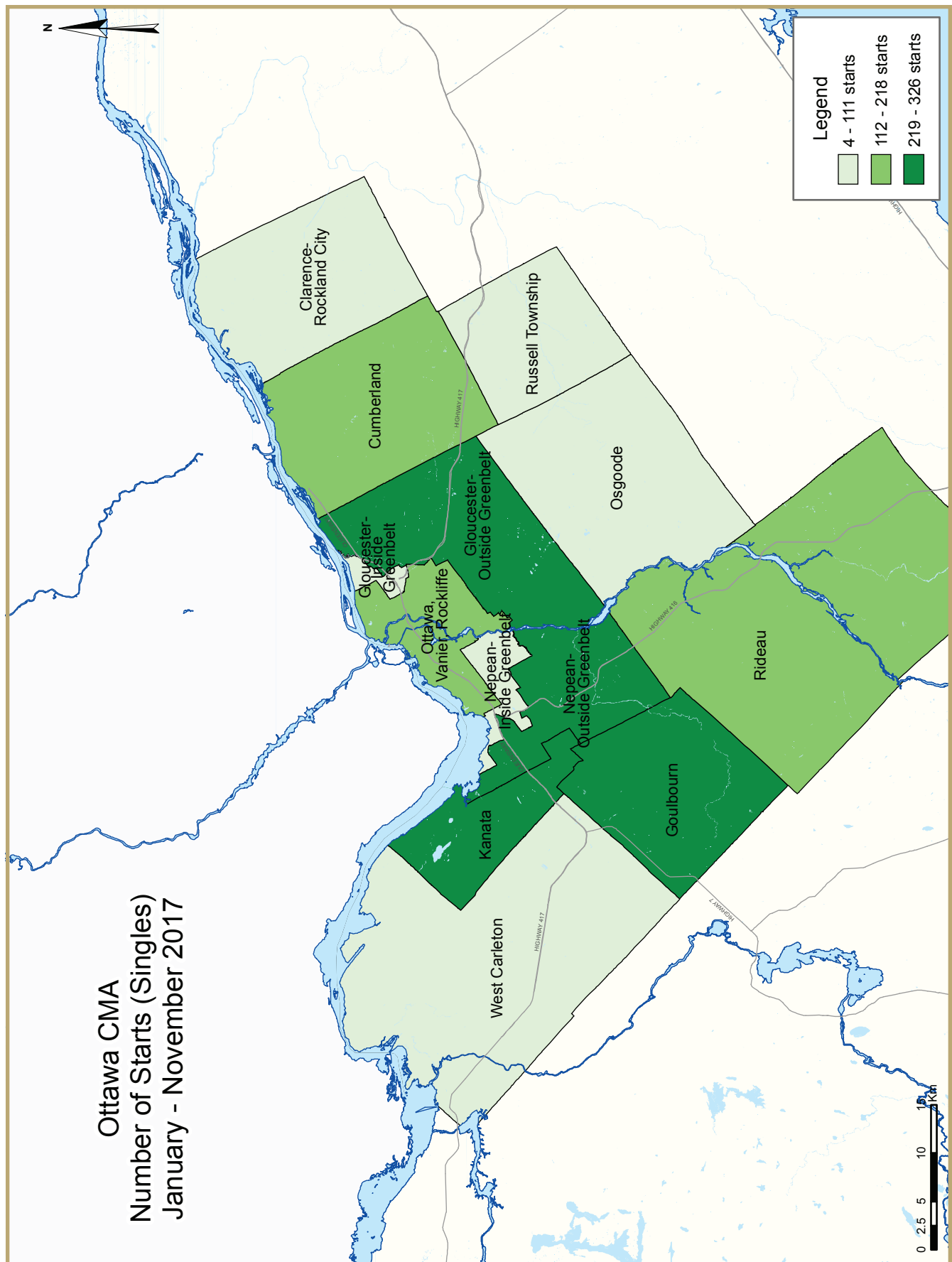


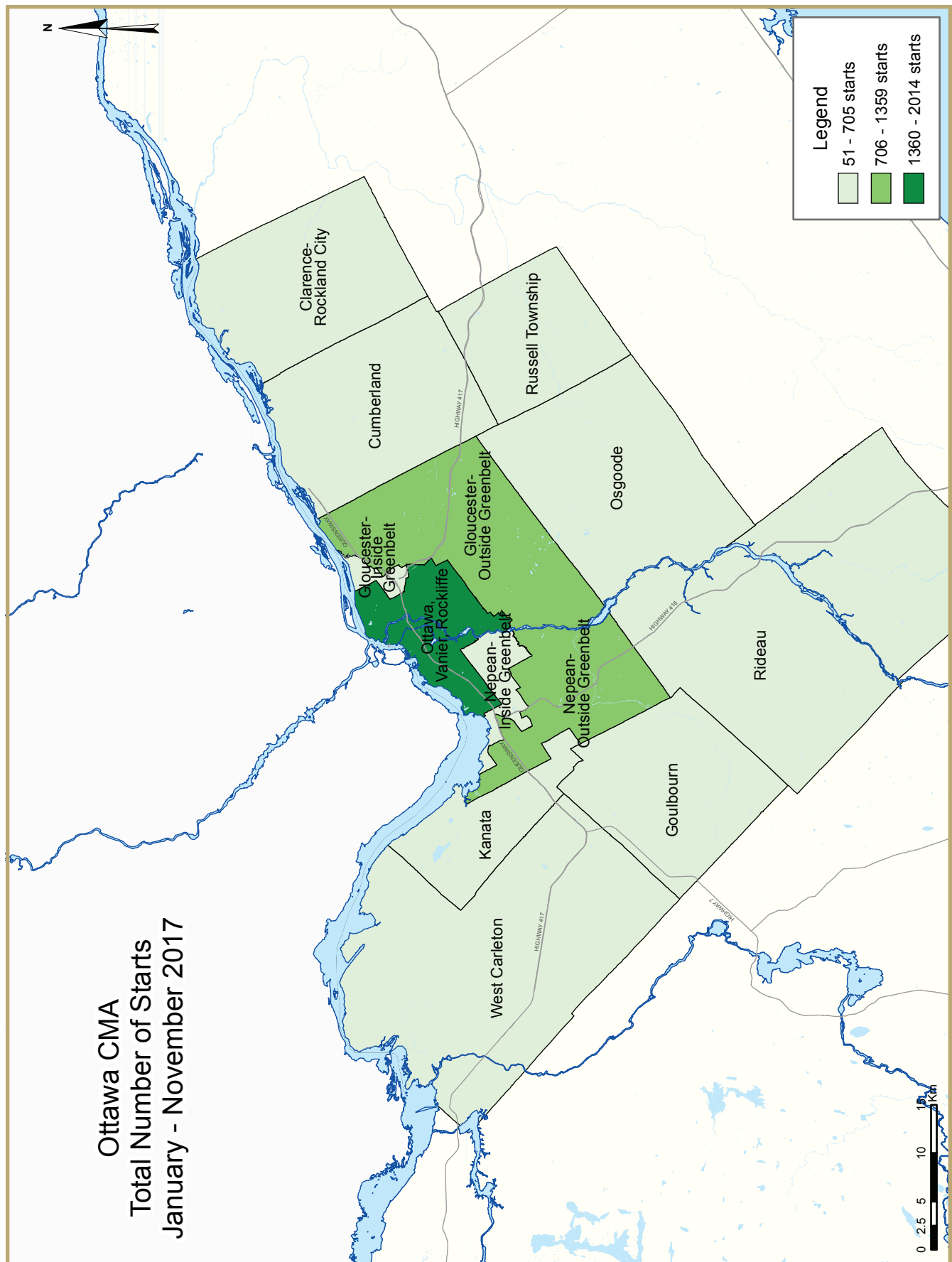














# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

## Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

## SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)		
November 2017		
Ottawa CMA <sup>1</sup>	October 2017	November 2017
Trend <sup>2</sup>	7,184	7,902
SAAR	5,893	11,246
	November 2016	November 2017
Actual		
November - Single-Detached	177	194
November - Multiples	190	754
November - Total	367	948
January to November - Single-Detached	1,776	2,023
January to November - Multiples	2,996	4,623
January to November - Total	4,772	6,646

Source: CMHC

<sup>1</sup> Census Metropolitan Area

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

Detailed data available upon request

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2017	194	30	187	0	28	373	0	136	948
November 2016	177	20	129	0	8	19	4	10	367
% Change	9.6	50.0	45.0	n/a	**	**	-100.0	**	158.3
Year-to-date 2017	2,023	224	1,730	0	28	1,431	9	1,201	6,646
Year-to-date 2016	1,776	208	1,517	0	60	583	102	526	4,772
% Change	13.9	7.7	14.0	n/a	-53.3	145.5	-91.2	128.3	39.3
UNDER CONSTRUCTION									
November 2017	1,505	176	1,556	0	36	2,150	10	1,588	7,021
November 2016	1,199	190	1,354	0	36	1,342	91	795	5,007
% Change	25.5	-7.4	14.9	n/a	0.0	60.2	-89.0	99.7	40.2
COMPLETIONS									
November 2017	180	26	60	0	0	180	4	67	517
November 2016	216	14	139	0	12	22	0	3	406
% Change	-16.7	85.7	-56.8	n/a	-100.0	**	n/a	**	27.3
Year-to-date 2017	1,808	193	1,532	0	34	667	147	533	4,914
Year-to-date 2016	1,886	124	1,360	0	31	713	51	523	4,688
% Change	-4.1	55.6	12.6	n/a	9.7	-6.5	188.2	1.9	4.8
COMPLETED & NOT ABSORBED									
November 2017	112	30	122	0	5	398	n/a	n/a	667
November 2016	114	25	154	0	9	529	n/a	n/a	831
% Change	-1.8	20.0	-20.8	n/a	-44.4	-24.8	n/a	n/a	-19.7
ABSORBED									
November 2017	178	25	67	0	0	144	n/a	n/a	414
November 2016	212	13	137	0	11	29	n/a	n/a	402
% Change	-16.0	92.3	-51.1	n/a	-100.0	**	n/a	n/a	3.0
Year-to-date 2017	1,818	197	1,571	0	38	784	n/a	n/a	4,408
Year-to-date 2016	1,868	124	1,362	0	24	796	n/a	n/a	4,174
% Change	-2.7	58.9	15.3	n/a	58.3	-1.5	n/a	n/a	5.6

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
November 2017	183	24	175	0	20	373	0	136	911
November 2016	164	20	129	0	8	19	4	10	354
Ottawa, Vanier, Rockcliffe									
November 2017	20	6	6	0	0	373	0	136	541
November 2016	3	16	0	0	8	19	4	10	60
Nepean inside greenbelt									
November 2017	1	0	0	0	0	0	0	0	1
November 2016	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
November 2017	20	0	28	0	0	0	0	0	48
November 2016	51	4	30	0	0	0	0	0	85
Gloucester inside greenbelt									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
November 2017	21	0	37	0	20	0	0	0	78
November 2016	27	0	56	0	0	0	0	0	83
Kanata									
November 2017	2	2	22	0	0	0	0	0	26
November 2016	21	0	10	0	0	0	0	0	31
Cumberland									
November 2017	34	0	11	0	0	0	0	0	45
November 2016	23	0	16	0	0	0	0	0	39
Goulbourn									
November 2017	39	12	62	0	0	0	0	0	113
November 2016	20	0	17	0	0	0	0	0	37
West Carleton									
November 2017	6	0	0	0	0	0	0	0	6
November 2016	5	0	0	0	0	0	0	0	5
Rideau									
November 2017	37	4	9	0	0	0	0	0	50
November 2016	4	0	0	0	0	0	0	0	4
Osgoode									
November 2017	3	0	0	0	0	0	0	0	3
November 2016	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
November 2017	3	2	4	0	8	0	0	0	17
November 2016	7	0	0	0	0	0	0	0	7
Russell Township									
November 2017	8	4	8	0	0	0	0	0	20
November 2016	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
November 2017	194	30	187	0	28	373	0	136	948
November 2016	177	20	129	0	8	19	4	10	367

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

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	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
November 2017	1,407	156	1,518	0	28	2,106	8	1,503	6,726
November 2016	1,114	168	1,331	0	36	1,314	91	795	4,849
Ottawa, Vanier, Rockcliffe									
November 2017	155	76	100	0	8	1,535	8	1,019	2,901
November 2016	86	82	50	0	8	1,008	25	695	1,954
Nepean inside greenbelt									
November 2017	19	2	0	0	0	198	0	0	219
November 2016	20	0	0	0	0	60	0	0	80
Nepean outside greenbelt									
November 2017	239	20	314	0	0	104	0	24	701
November 2016	239	38	463	0	0	107	48	77	972
Gloucester inside greenbelt									
November 2017	4	0	0	0	0	0	0	248	252
November 2016	1	0	0	0	0	0	0	22	23
Gloucester outside greenbelt									
November 2017	181	16	338	0	20	40	0	26	621
November 2016	112	6	212	0	12	36	18	0	396
Kanata									
November 2017	194	8	191	0	0	28	0	184	605
November 2016	271	2	295	0	0	57	0	0	625
Cumberland									
November 2017	134	4	228	0	0	145	0	0	511
November 2016	129	10	170	0	16	22	0	0	347
Goulbourn									
November 2017	221	18	320	0	0	56	0	0	615
November 2016	113	26	134	0	0	12	0	0	285
West Carleton									
November 2017	44	4	4	0	0	0	0	1	53
November 2016	32	4	7	0	0	0	0	1	44
Rideau									
November 2017	177	8	23	0	0	0	0	1	209
November 2016	59	0	0	0	0	12	0	0	71
Osgoode									
November 2017	39	0	0	0	0	0	0	0	39
November 2016	52	0	0	0	0	0	0	0	52
Clarence-Rockland City									
November 2017	59	4	23	0	8	44	2	24	164
November 2016	48	2	10	0	0	0	0	0	60
Russell Township									
November 2017	39	16	15	0	0	0	0	61	131
November 2016	37	20	13	0	0	28	0	0	98
Ottawa-Gatineau CMA (Ontario portion)									
November 2017	1,505	176	1,556	0	36	2,150	10	1,588	7,021
November 2016	1,199	190	1,354	0	36	1,342	91	795	5,007

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



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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
November 2017	158	24	50	0	0	180	4	55	471
November 2016	198	10	131	0	12	22	0	3	376
Ottawa, Vanier, Rockcliffe									
November 2017	22	16	6	0	0	156	4	55	259
November 2016	2	2	0	0	0	0	0	0	4
Nepean inside greenbelt									
November 2017	3	0	0	0	0	0	0	0	3
November 2016	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
November 2017	18	0	18	0	0	0	0	0	36
November 2016	60	2	31	0	0	0	0	0	93
Gloucester inside greenbelt									
November 2017	1	0	0	0	0	0	0	0	1
November 2016	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
November 2017	18	0	7	0	0	24	0	0	49
November 2016	30	0	30	0	12	22	0	0	94
Kanata									
November 2017	28	0	0	0	0	0	0	0	28
November 2016	42	0	22	0	0	0	0	0	64
Cumberland									
November 2017	15	0	10	0	0	0	0	0	25
November 2016	37	0	19	0	0	0	0	0	56
Goulbourn									
November 2017	26	6	6	0	0	0	0	0	38
November 2016	11	6	29	0	0	0	0	3	49
West Carleton									
November 2017	2	0	0	0	0	0	0	0	2
November 2016	4	0	0	0	0	0	0	0	4
Rideau									
November 2017	19	2	3	0	0	0	0	0	24
November 2016	3	0	0	0	0	0	0	0	3
Osgoode									
November 2017	6	0	0	0	0	0	0	0	6
November 2016	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
November 2017	13	2	10	0	0	0	0	0	25
November 2016	8	0	0	0	0	0	0	0	8
Russell Township									
November 2017	9	0	0	0	0	0	0	12	21
November 2016	10	4	8	0	0	0	0	0	22
Ottawa-Gatineau CMA (Ontario portion)									
November 2017	180	26	60	0	0	180	4	67	517
November 2016	216	14	139	0	12	22	0	3	406

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
November 2017	100	27	113	0	5	391	n/a	n/a	636
November 2016	93	24	148	0	9	527	n/a	n/a	801
Ottawa, Vanier, Rockcliffe									
November 2017	5	16	12	0	2	306	n/a	n/a	341
November 2016	4	15	0	0	2	392	n/a	n/a	413
Nepean inside greenbelt									
November 2017	0	0	0	0	0	30	n/a	n/a	30
November 2016	0	0	0	0	0	46	n/a	n/a	46
Nepean outside greenbelt									
November 2017	7	1	15	0	0	24	n/a	n/a	47
November 2016	13	3	34	0	0	19	n/a	n/a	69
Gloucester inside greenbelt									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
November 2017	28	1	41	0	3	14	n/a	n/a	87
November 2016	26	0	64	0	7	42	n/a	n/a	139
Kanata									
November 2017	15	0	10	0	0	13	n/a	n/a	38
November 2016	20	0	17	0	0	2	n/a	n/a	39
Cumberland									
November 2017	10	1	12	0	0	3	n/a	n/a	26
November 2016	11	0	13	0	0	14	n/a	n/a	38
Goulbourn									
November 2017	22	7	16	0	0	1	n/a	n/a	46
November 2016	18	6	19	0	0	9	n/a	n/a	52
West Carleton									
November 2017	0	1	0	0	0	0	n/a	n/a	1
November 2016	0	0	1	0	0	0	n/a	n/a	1
Rideau									
November 2017	12	0	7	0	0	0	n/a	n/a	19
November 2016	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
November 2017	1	0	0	0	0	0	n/a	n/a	1
November 2016	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
November 2017	5	1	9	0	0	0	n/a	n/a	15
November 2016	8	0	3	0	0	0	n/a	n/a	11
Russell Township									
November 2017	7	2	0	0	0	7	n/a	n/a	16
November 2016	13	1	3	0	0	2	n/a	n/a	19
Ottawa-Gatineau CMA (Ontario portion)									
November 2017	112	30	122	0	5	398	n/a	n/a	667
November 2016	114	25	154	0	9	529	n/a	n/a	831

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

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

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
November 2017	154	23	60	0	0	144	n/a	n/a	381
November 2016	198	10	131	0	11	29	n/a	n/a	379
Ottawa, Vanier, Rockcliffe									
November 2017	20	14	3	0	0	117	n/a	n/a	154
November 2016	2	2	0	0	0	1	n/a	n/a	5
Nepean inside greenbelt									
November 2017	3	0	0	0	0	0	n/a	n/a	3
November 2016	0	0	0	0	0	2	n/a	n/a	2
Nepean outside greenbelt									
November 2017	22	2	25	0	0	3	n/a	n/a	52
November 2016	62	2	30	0	0	6	n/a	n/a	100
Gloucester inside greenbelt									
November 2017	1	0	0	0	0	0	n/a	n/a	1
November 2016	3	0	0	0	0	0	n/a	n/a	3
Gloucester outside greenbelt									
November 2017	13	0	10	0	0	24	n/a	n/a	47
November 2016	28	0	31	0	11	19	n/a	n/a	89
Kanata									
November 2017	28	0	1	0	0	0	n/a	n/a	29
November 2016	42	0	23	0	0	0	n/a	n/a	65
Cumberland									
November 2017	16	0	11	0	0	0	n/a	n/a	27
November 2016	36	0	19	0	0	0	n/a	n/a	55
Goulbourn									
November 2017	24	5	7	0	0	0	n/a	n/a	36
November 2016	12	6	27	0	0	1	n/a	n/a	46
West Carleton									
November 2017	2	0	0	0	0	0	n/a	n/a	2
November 2016	4	0	1	0	0	0	n/a	n/a	5
Rideau									
November 2017	19	2	3	0	0	0	n/a	n/a	24
November 2016	3	0	0	0	0	0	n/a	n/a	3
Osgoode									
November 2017	6	0	0	0	0	0	n/a	n/a	6
November 2016	6	0	0	0	0	0	n/a	n/a	6
Clarence-Rockland City									
November 2017	13	1	7	0	0	0	n/a	n/a	21
November 2016	5	0	0	0	0	0	n/a	n/a	5
Russell Township									
November 2017	11	1	0	0	0	0	n/a	n/a	12
November 2016	9	3	6	0	0	0	n/a	n/a	18
Ottawa-Gatineau CMA (Ontario portion)									
November 2017	178	25	67	0	0	144	n/a	n/a	414
November 2016	212	13	137	0	11	29	n/a	n/a	402

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

**Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)**  
**2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**November 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	% Change
Ottawa City	183	164	24	24	195	137	509	29	911	354	157.3
Ottawa, Vanier, Rockcliffe	20	3	6	20	6	8	509	29	541	60	**
Nepean inside greenbelt	1	4	0	0	0	0	0	0	1	4	-75.0
Nepean outside greenbelt	20	51	0	4	28	30	0	0	48	85	-43.5
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	21	27	0	0	57	56	0	0	78	83	-6.0
Kanata	2	21	2	0	22	10	0	0	26	31	-16.1
Cumberland	34	23	0	0	11	16	0	0	45	39	15.4
Goulbourn	39	20	12	0	62	17	0	0	113	37	**
West Carleton	6	5	0	0	0	0	0	0	6	5	20.0
Rideau	37	4	4	0	9	0	0	0	50	4	**
Osgoode	3	5	0	0	0	0	0	0	3	5	-40.0
Clarence-Rockland City	3	7	2	0	12	0	0	0	17	7	142.9
Russell Township	8	6	4	0	8	0	0	0	20	6	**
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>194</b>	<b>177</b>	<b>30</b>	<b>24</b>	<b>215</b>	<b>137</b>	<b>509</b>	<b>29</b>	<b>948</b>	<b>367</b>	<b>158.3</b>

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	1,841	1,608	195	192	1,682	1,617	2,501	1,091	6,219	4,508	38.0
Ottawa, Vanier, Rockcliffe	167	80	87	102	92	46	1,668	741	2,014	969	107.8
Nepean inside greenbelt	18	20	2	0	0	0	138	0	158	20	**
Nepean outside greenbelt	326	329	18	32	320	466	68	148	732	975	-24.9
Gloucester inside greenbelt	4	3	0	0	0	0	248	44	252	47	**
Gloucester outside greenbelt	277	217	20	6	398	370	66	24	761	617	23.3
Kanata	290	369	8	2	173	306	93	57	564	734	-23.2
Cumberland	174	255	12	14	352	285	157	22	695	576	20.7
Goulbourn	288	180	34	32	317	137	56	18	695	367	89.4
West Carleton	45	31	4	4	4	7	0	1	53	43	23.3
Rideau	203	63	8	0	26	0	7	36	244	99	146.5
Osgoode	49	61	2	0	0	0	0	0	51	61	-16.4
Clarence-Rockland City	91	89	10	2	47	13	68	0	216	104	107.7
Russell Township	91	79	28	28	19	22	73	31	211	160	31.9
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>2,023</b>	<b>1,776</b>	<b>233</b>	<b>222</b>	<b>1,748</b>	<b>1,652</b>	<b>2,642</b>	<b>1,122</b>	<b>6,646</b>	<b>4,772</b>	<b>39.3</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Ottawa City	195	137	0	0	373	19	136	10
Ottawa, Vanier, Rockcliffe	6	8	0	0	373	19	136	10
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	28	30	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	57	56	0	0	0	0	0	0
Kanata	22	10	0	0	0	0	0	0
Cumberland	11	16	0	0	0	0	0	0
Goulbourn	62	17	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	9	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	12	0	0	0	0	0	0	0
Russell Township	8	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>215</b>	<b>137</b>	<b>0</b>	<b>0</b>	<b>373</b>	<b>19</b>	<b>136</b>	<b>10</b>

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	1,682	1,529	0	88	1,397	565	1,104	526
Ottawa, Vanier, Rockcliffe	92	32	0	14	930	343	738	398
Nepean inside greenbelt	0	0	0	0	138	0	0	0
Nepean outside greenbelt	320	418	0	48	56	71	12	77
Gloucester inside greenbelt	0	0	0	0	0	0	248	44
Gloucester outside greenbelt	398	344	0	26	40	24	26	0
Kanata	173	306	0	0	14	57	79	0
Cumberland	352	285	0	0	157	22	0	0
Goulbourn	317	137	0	0	56	12	0	6
West Carleton	4	7	0	0	0	0	0	1
Rideau	26	0	0	0	6	36	1	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	47	13	0	0	44	0	24	0
Russell Township	19	22	0	0	0	31	73	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,748</b>	<b>1,564</b>	<b>0</b>	<b>88</b>	<b>1,441</b>	<b>596</b>	<b>1,201</b>	<b>526</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Ottawa City	382	313	393	27	136	14	911	354
Ottawa, Vanier, Rockcliffe	32	19	373	27	136	14	541	60
Nepean inside greenbelt	1	4	0	0	0	0	1	4
Nepean outside greenbelt	48	85	0	0	0	0	48	85
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	58	83	20	0	0	0	78	83
Kanata	26	31	0	0	0	0	26	31
Cumberland	45	39	0	0	0	0	45	39
Goulbourn	113	37	0	0	0	0	113	37
West Carleton	6	5	0	0	0	0	6	5
Rideau	50	4	0	0	0	0	50	4
Osgoode	3	5	0	0	0	0	3	5
Clarence-Rockland City	9	7	8	0	0	0	17	7
Russell Township	20	6	0	0	0	0	20	6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>411</b>	<b>326</b>	<b>401</b>	<b>27</b>	<b>136</b>	<b>14</b>	<b>948</b>	<b>367</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	3,701	3,265	1,407	615	1,111	628	6,219	4,508
Ottawa, Vanier, Rockcliffe	345	192	926	351	743	426	2,014	969
Nepean inside greenbelt	20	20	138	0	0	0	158	20
Nepean outside greenbelt	664	779	56	71	12	125	732	975
Gloucester inside greenbelt	4	3	0	0	248	44	252	47
Gloucester outside greenbelt	673	543	60	48	28	26	761	617
Kanata	471	665	14	69	79	0	564	734
Cumberland	538	548	157	28	0	0	695	576
Goulbourn	639	349	56	12	0	6	695	367
West Carleton	53	42	0	0	0	1	53	43
Rideau	243	63	0	36	1	0	244	99
Osgoode	51	61	0	0	0	0	51	61
Clarence-Rockland City	138	104	52	0	26	0	216	104
Russell Township	138	132	0	28	73	0	211	160
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>3,977</b>	<b>3,501</b>	<b>1,459</b>	<b>643</b>	<b>1,210</b>	<b>628</b>	<b>6,646</b>	<b>4,772</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total <sup>1</sup> *		
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	% Change
Ottawa City	158	198	28	10	50	143	235	25	471	376	25.3
Ottawa, Vanier, Rockcliffe	22	2	20	2	6	0	211	0	259	4	**
Nepean inside greenbelt	3	0	0	0	0	0	0	0	3	0	n/a
Nepean outside greenbelt	18	60	0	2	18	31	0	0	36	93	-61.3
Gloucester inside greenbelt	1	3	0	0	0	0	0	0	1	3	-66.7
Gloucester outside greenbelt	18	30	0	0	7	42	24	22	49	94	-47.9
Kanata	28	42	0	0	0	22	0	0	28	64	-56.3
Cumberland	15	37	0	0	10	19	0	0	25	56	-55.4
Goulbourn	26	11	6	6	6	29	0	3	38	49	-22.4
West Carleton	2	4	0	0	0	0	0	0	2	4	-50.0
Rideau	19	3	2	0	3	0	0	0	24	3	**
Osgoode	6	6	0	0	0	0	0	0	6	6	0.0
Clarence-Rockland City	13	8	2	0	10	0	0	0	25	8	**
Russell Township	9	10	0	4	0	8	12	0	21	22	-4.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>180</b>	<b>216</b>	<b>30</b>	<b>14</b>	<b>60</b>	<b>151</b>	<b>247</b>	<b>25</b>	<b>517</b>	<b>406</b>	<b>27.3</b>

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

Submarket	Single		Semi		Row		Apt. & Other		Total <sup>1</sup> *		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	1,652	1,745	222	136	1,616	1,388	1,160	1,216	4,650	4,485	3.7
Ottawa, Vanier, Rockcliffe	87	73	101	76	52	22	812	872	1,052	1,043	0.9
Nepean inside greenbelt	22	9	2	0	0	0	0	0	24	9	166.7
Nepean outside greenbelt	350	320	33	26	478	332	172	102	1,033	780	32.4
Gloucester inside greenbelt	2	5	0	0	0	0	22	22	24	27	-11.1
Gloucester outside greenbelt	210	271	10	6	307	374	60	102	587	753	-22.0
Kanata	390	459	2	0	297	323	42	12	731	794	-7.9
Cumberland	169	222	14	4	298	217	34	76	515	519	-0.8
Goulbourn	187	269	42	24	144	112	12	30	385	435	-11.5
West Carleton	33	26	4	0	12	8	0	0	49	34	44.1
Rideau	136	35	12	0	28	0	6	0	182	35	**
Osgoode	66	56	2	0	0	0	0	0	68	56	21.4
Clarence-Rockland City	72	69	6	0	20	3	0	20	98	92	6.5
Russell Township	84	73	28	20	14	18	40	0	166	111	49.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,808</b>	<b>1,887</b>	<b>256</b>	<b>156</b>	<b>1,650</b>	<b>1,409</b>	<b>1,200</b>	<b>1,236</b>	<b>4,914</b>	<b>4,688</b>	<b>4.8</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Ottawa City	50	143	0	0	180	22	55	3
Ottawa, Vanier, Rockcliffe	6	0	0	0	156	0	55	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	18	31	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	7	42	0	0	24	22	0	0
Kanata	0	22	0	0	0	0	0	0
Cumberland	10	19	0	0	0	0	0	0
Goulbourn	6	29	0	0	0	0	0	3
West Carleton	0	0	0	0	0	0	0	0
Rideau	3	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	10	0	0	0	0	0	0	0
Russell Township	0	8	0	0	0	0	12	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>60</b>	<b>151</b>	<b>0</b>	<b>0</b>	<b>180</b>	<b>22</b>	<b>67</b>	<b>3</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - November 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	1,532	1,370	84	18	639	713	521	503
Ottawa, Vanier, Rockcliffe	42	16	10	6	396	425	416	447
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	430	332	48	0	95	102	77	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	281	362	26	12	60	74	0	28
Kanata	297	323	0	0	42	12	0	0
Cumberland	298	217	0	0	34	76	0	0
Goulbourn	144	112	0	0	12	24	0	6
West Carleton	12	8	0	0	0	0	0	0
Rideau	28	0	0	0	0	0	6	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	20	3	0	0	0	0	0	20
Russell Township	14	18	0	0	28	0	12	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,566</b>	<b>1,391</b>	<b>84</b>	<b>18</b>	<b>667</b>	<b>713</b>	<b>533</b>	<b>523</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Ottawa City	232	339	180	34	59	3	471	376
Ottawa, Vanier, Rockcliffe	44	4	156	0	59	0	259	4
Nepean inside greenbelt	3	0	0	0	0	0	3	0
Nepean outside greenbelt	36	93	0	0	0	0	36	93
Gloucester inside greenbelt	1	3	0	0	0	0	1	3
Gloucester outside greenbelt	25	60	24	34	0	0	49	94
Kanata	28	64	0	0	0	0	28	64
Cumberland	25	56	0	0	0	0	25	56
Goulbourn	38	46	0	0	0	3	38	49
West Carleton	2	4	0	0	0	0	2	4
Rideau	24	3	0	0	0	0	24	3
Osgoode	6	6	0	0	0	0	6	6
Clarence-Rockland City	25	8	0	0	0	0	25	8
Russell Township	9	22	0	0	12	0	21	22
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>266</b>	<b>369</b>	<b>180</b>	<b>34</b>	<b>71</b>	<b>3</b>	<b>517</b>	<b>406</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	3,317	3,187	667	744	666	554	4,650	4,485
Ottawa, Vanier, Rockcliffe	173	132	396	425	483	486	1,052	1,043
Nepean inside greenbelt	22	9	0	0	2	0	24	9
Nepean outside greenbelt	813	678	95	102	125	0	1,033	780
Gloucester inside greenbelt	2	5	0	0	22	22	24	27
Gloucester outside greenbelt	487	608	72	105	28	40	587	753
Kanata	689	782	42	12	0	0	731	794
Cumberland	465	443	50	76	0	0	515	519
Goulbourn	373	405	12	24	0	6	385	435
West Carleton	49	34	0	0	0	0	49	34
Rideau	176	35	0	0	6	0	182	35
Osgoode	68	56	0	0	0	0	68	56
Clarence-Rockland City	96	72	0	0	2	20	98	92
Russell Township	120	111	34	0	12	0	166	111
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>3,533</b>	<b>3,370</b>	<b>701</b>	<b>744</b>	<b>680</b>	<b>574</b>	<b>4,914</b>	<b>4,688</b>

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**November 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
November 2017	0	0.0	37	29.4	42	33.3	17	13.5	30	23.8	126	515,000	546,954
November 2016	0	0.0	46	26.1	63	35.8	27	15.3	40	22.7	176	530,000	533,508
Year-to-date 2017	24	1.7	423	30.3	423	30.3	164	11.8	360	25.8	1,394	517,500	531,439
Year-to-date 2016	12	0.8	468	31.0	558	37.0	155	10.3	315	20.9	1,508	510,000	526,472
Ottawa, Vanier, Rockcliffe													
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	-
Year-to-date 2016	1	4.5	0	0.0	1	4.5	0	0.0	20	90.9	22	-	-
Nepean inside greenbelt													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
November 2017	0	0.0	9	40.9	8	36.4	1	4.5	4	18.2	22	482,500	503,792
November 2016	0	0.0	16	25.8	24	38.7	11	17.7	11	17.7	62	-	-
Year-to-date 2017	2	0.6	121	34.7	109	31.2	43	12.3	74	21.2	349	515,000	511,646
Year-to-date 2016	6	1.9	99	31.6	114	36.4	38	12.1	56	17.9	313	-	519,069
Gloucester inside greenbelt													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
November 2017	0	0.0	0	0.0	3	23.1	7	53.8	3	23.1	13	-	571,650
November 2016	0	0.0	8	29.6	13	48.1	1	3.7	5	18.5	27	460,000	514,683
Year-to-date 2017	1	0.5	12	6.2	69	35.4	43	22.1	70	35.9	195	605,000	557,636
Year-to-date 2016	1	0.4	55	22.4	116	47.2	25	10.2	49	19.9	246	500,000	518,951
Kanata													
November 2017	0	0.0	14	50.0	11	39.3	0	0.0	3	10.7	28	445,000	448,390
November 2016	0	0.0	12	29.3	10	24.4	3	7.3	16	39.0	41	-	558,343
Year-to-date 2017	1	0.3	136	34.9	112	28.7	34	8.7	107	27.4	390	485,000	529,307
Year-to-date 2016	1	0.2	146	32.4	117	25.9	49	10.9	138	30.6	451	-	560,626
Cumberland													
November 2017	0	0.0	4	26.7	9	60.0	2	13.3	0	0.0	15	-	484,341
November 2016	0	0.0	6	18.8	12	37.5	10	31.3	4	12.5	32	-	-
Year-to-date 2017	1	0.7	82	53.6	53	34.6	7	4.6	10	6.5	153	415,000	448,793
Year-to-date 2016	2	1.0	78	39.2	92	46.2	20	10.1	7	3.5	199	-	459,652
Goulbourn													
November 2017	0	0.0	5	23.8	6	28.6	5	23.8	5	23.8	21	520,000	513,391
November 2016	0	0.0	2	20.0	4	40.0	1	10.0	3	30.0	10	-	-
Year-to-date 2017	1	0.6	42	25.8	57	35.0	29	17.8	34	20.9	163	475,000	514,490
Year-to-date 2016	1	0.4	87	35.8	112	46.1	17	7.0	26	10.7	243	-	519,266

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**November 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$350,000		\$350,000 - \$449,999		\$450,000 - \$549,999		\$550,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2016	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	-	-
Rideau													
November 2017	0	0.0	4	25.0	5	31.3	2	12.5	5	31.3	16	-	558,052
November 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	18	17.8	25	24.8	18	17.8	7	6.9	33	32.7	101	-	515,858
Year-to-date 2016	0	0.0	0	0.0	4	26.7	4	26.7	7	46.7	15	-	-
Osgoode													
November 2017	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	-	-
November 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	5	25.0	5	25.0	1	5.0	9	45.0	20	-	-
Year-to-date 2016	0	0.0	3	21.4	1	7.1	1	7.1	9	64.3	14	-	-
Clarence-Rockland City													
November 2017	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	-	367,188
November 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	22	45.8	26	54.2	0	0.0	0	0.0	0	0.0	48	365,000	358,078
Year-to-date 2016	8	26.7	20	66.7	2	6.7	0	0.0	0	0.0	30	-	374,136
Russell Township													
November 2017	0	0.0	7	77.8	2	22.2	0	0.0	0	0.0	9	-	428,600
November 2016	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	-	-
Year-to-date 2017	7	8.4	64	77.1	12	14.5	0	0.0	0	0.0	83	410,000	403,635
Year-to-date 2016	15	22.1	50	73.5	3	4.4	0	0.0	0	0.0	68	-	375,043
Ottawa-Gatineau CMA (Ontario portion)													
November 2017	4	2.8	48	33.6	44	30.8	17	11.9	30	21.0	143	490,000	529,448
November 2016	2	1.1	53	28.5	64	34.4	27	14.5	40	21.5	186	525,000	525,052
Year-to-date 2017	53	3.5	513	33.6	435	28.5	164	10.8	360	23.6	1,525	490,000	516,946
Year-to-date 2016	35	2.2	538	33.5	563	35.1	155	9.7	315	19.6	1,606	485,000	512,116

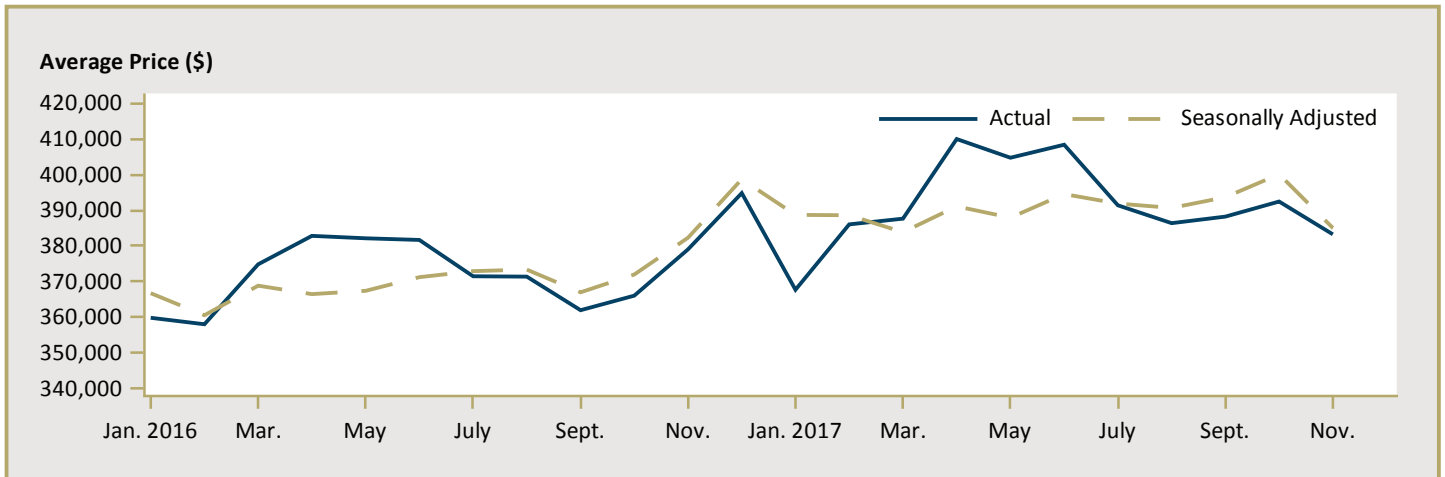
Source: CMHC (Market Absorption Survey)

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

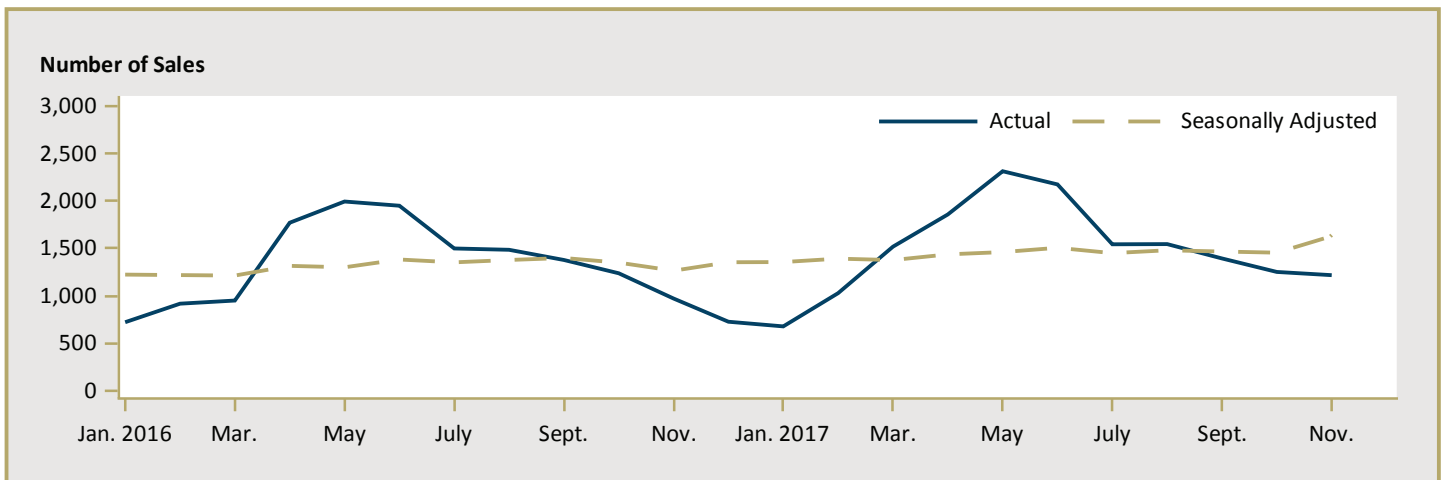
Submarket	Nov 2017	Nov 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	546,954	533,508	2.5	531,439	526,472	0.9
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	503,792	-	n/a	511,646	519,069	-1.4
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	571,650	514,683	11.1	557,636	518,951	7.5
Kanata	448,390	558,343	-19.7	529,307	560,626	-5.6
Cumberland	484,341	-	n/a	448,793	459,652	-2.4
Goulbourn	513,391	-	n/a	514,490	519,266	-0.9
West Carleton	-	-	n/a	-	-	n/a
Rideau	558,052	-	n/a	515,858	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	367,188	-	n/a	358,078	374,136	-4.3
Russell Township	428,600	-	n/a	403,635	375,043	7.6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>529,448</b>	<b>525,052</b>	<b>0.8</b>	<b>516,946</b>	<b>512,116</b>	<b>0.9</b>

Source: CMHC (Market Absorption Survey)

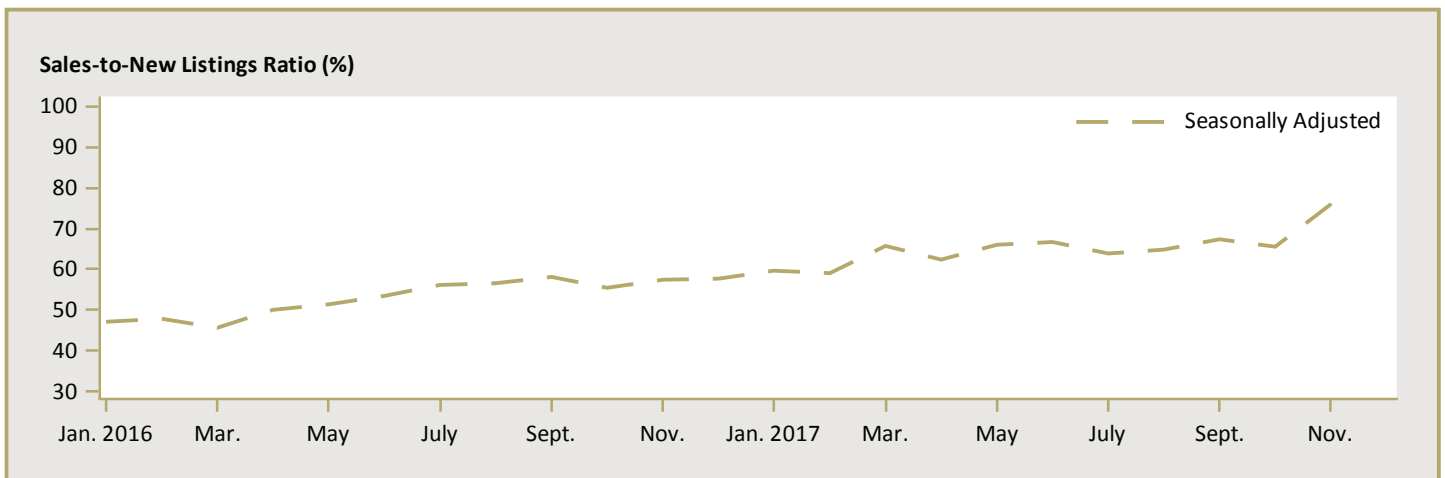
**Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)**



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



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



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

Source: CREA / Haver Analytics

**Table 6: Economic Indicators**  
**November 2017**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa- Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.0	126.5	531	6.5	68.4	1,028
	February	561	3.14	4.64	99.0	126.8	537	6.6	69.1	1,048
	March	561	3.14	4.64	98.8	127.5	540	6.8	69.6	1,057
	April	561	3.14	4.64	98.8	128.1	540	6.9	69.6	1,077
	May	561	3.14	4.64	99.0	128.7	542	6.7	69.7	1,090
	June	561	3.14	4.64	99.2	128.8	543	6.6	69.6	1,095
	July	567	3.14	4.74	99.2	128.7	546	6.3	69.6	1,094
	August	567	3.14	4.74	99.2	128.2	545	6.1	69.3	1,094
	September	561	3.14	4.64	99.3	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	99.5	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64	99.7	128.3	546	6.0	69.1	1,086
	December	561	3.14	4.64	100.0	128.1	546	6.1	69.1	1,094
2017	January	561	3.14	4.64	100.1	128.9	550	5.7	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	553	5.1	69.1	1,084
	March	561	3.14	4.64	100.8	129.5	553	5.0	68.9	1,080
	April	561	3.14	4.64	101.1	130.2	550	5.1	68.5	1,090
	May	561	3.14	4.64	101.5	130.0	546	5.8	68.5	1,106
	June	561	3.14	4.64	102.4	130.1	546	6.1	68.6	1,114
	July	573	3.14	4.84	102.7	130.0	542	6.5	68.2	1,120
	August	573	3.14	4.84	103.1	129.9	541	5.9	67.5	1,129
	September	575	3.09	4.89	103.1	130.3	541	5.8	67.3	1,139
	October	581	3.24	4.99	104.1	130.3	540	5.8	67.1	1,142
	November	581	3.24	4.99		130.7	543	5.9	67.5	1,138
	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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