

HOUSING NOW TABLES

Ottawa¹

Date Released: January 2018



¹ Ontario part of Ottawa-Gatineau CMA

Publication Update!

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

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

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

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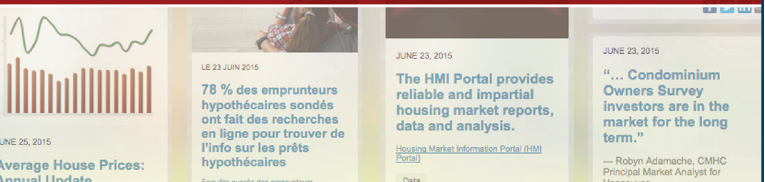
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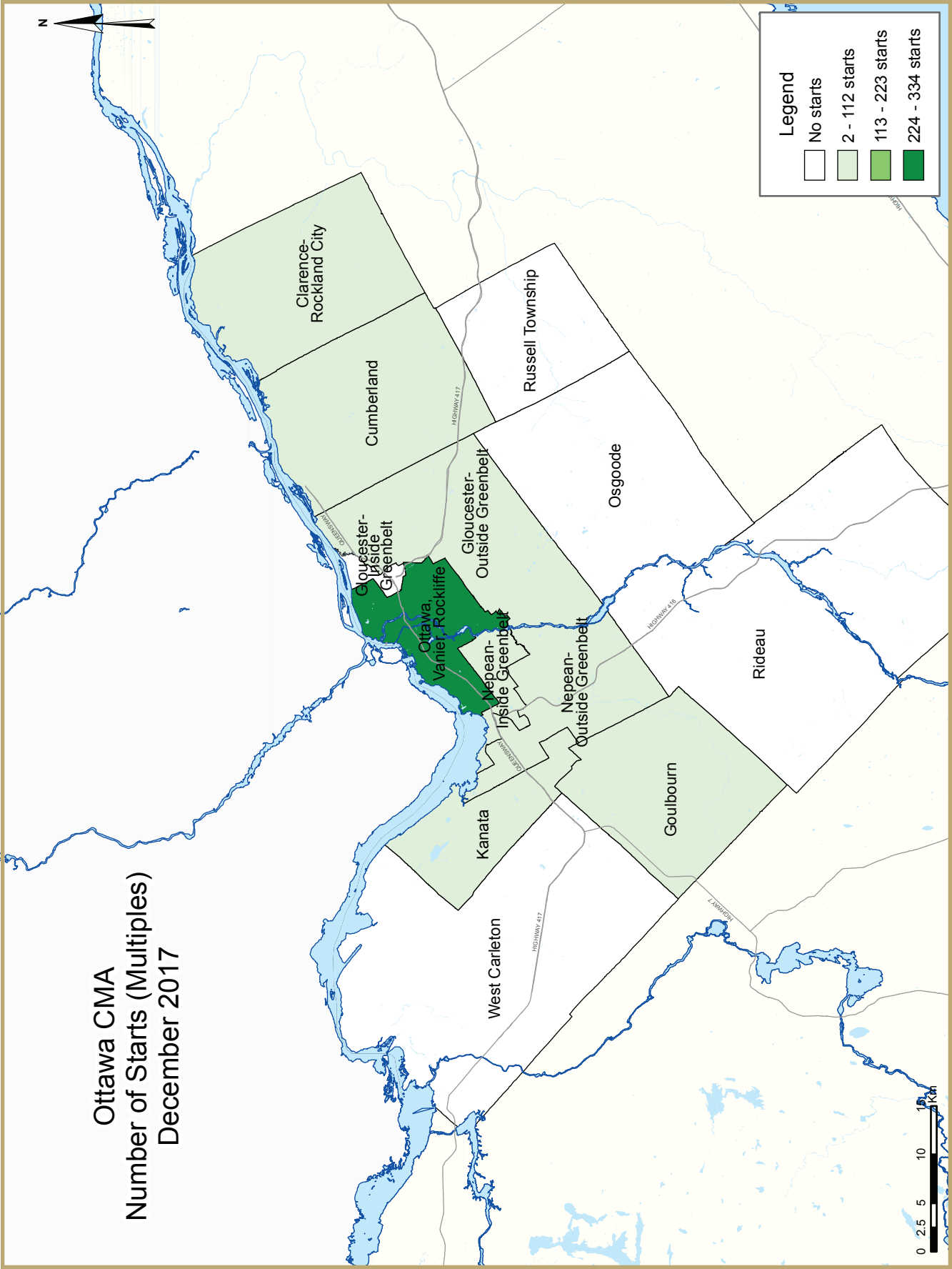
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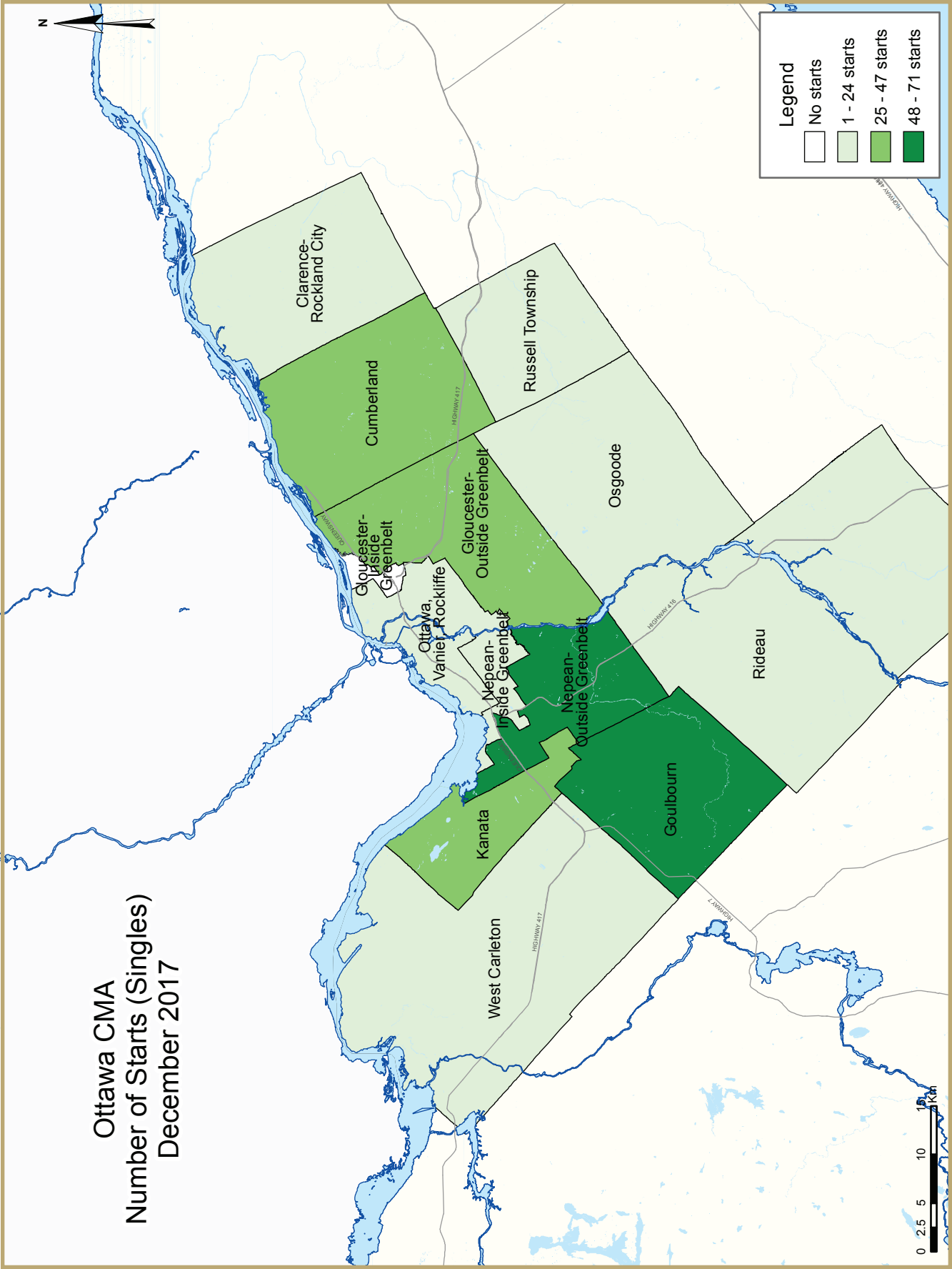
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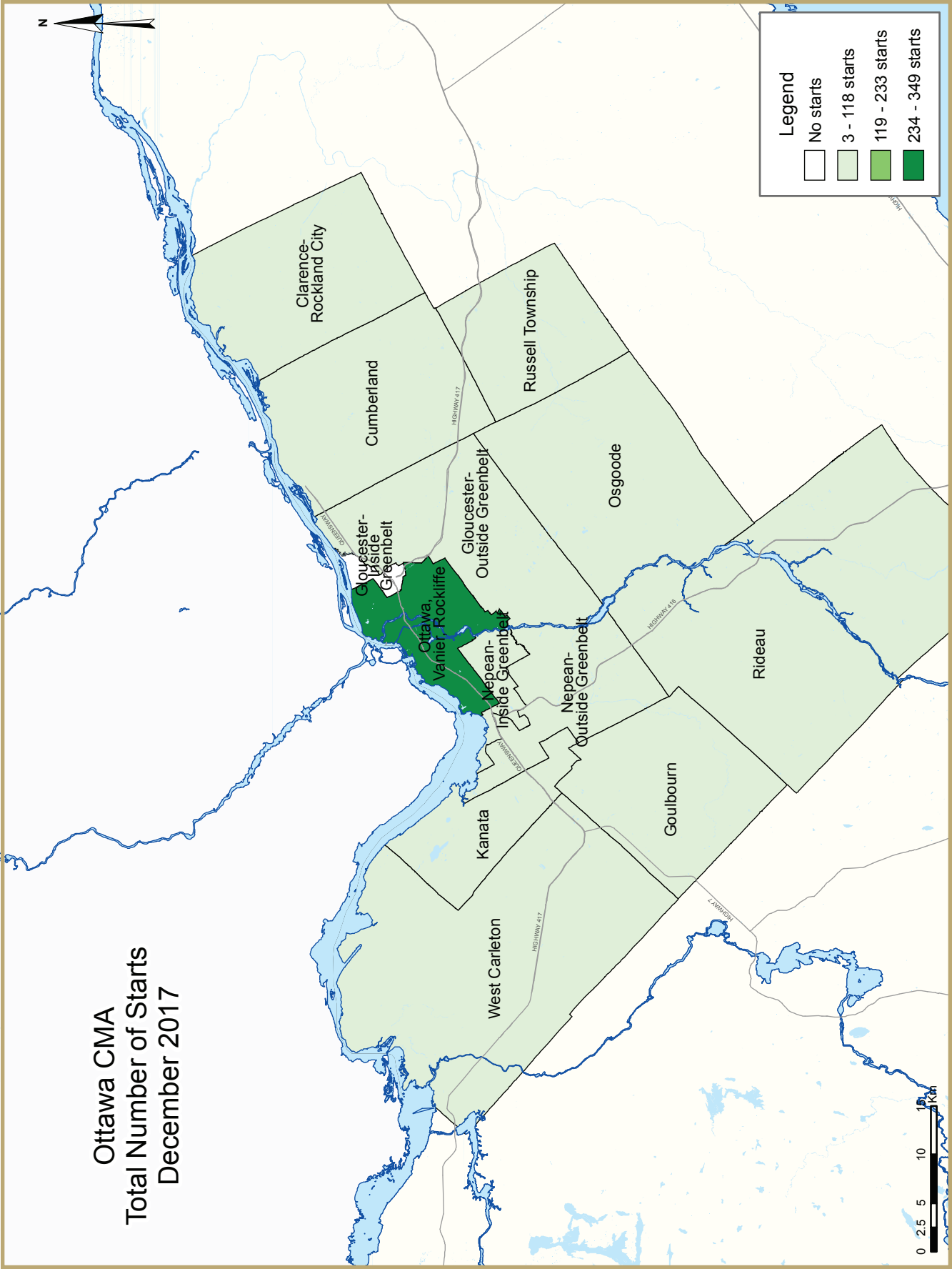
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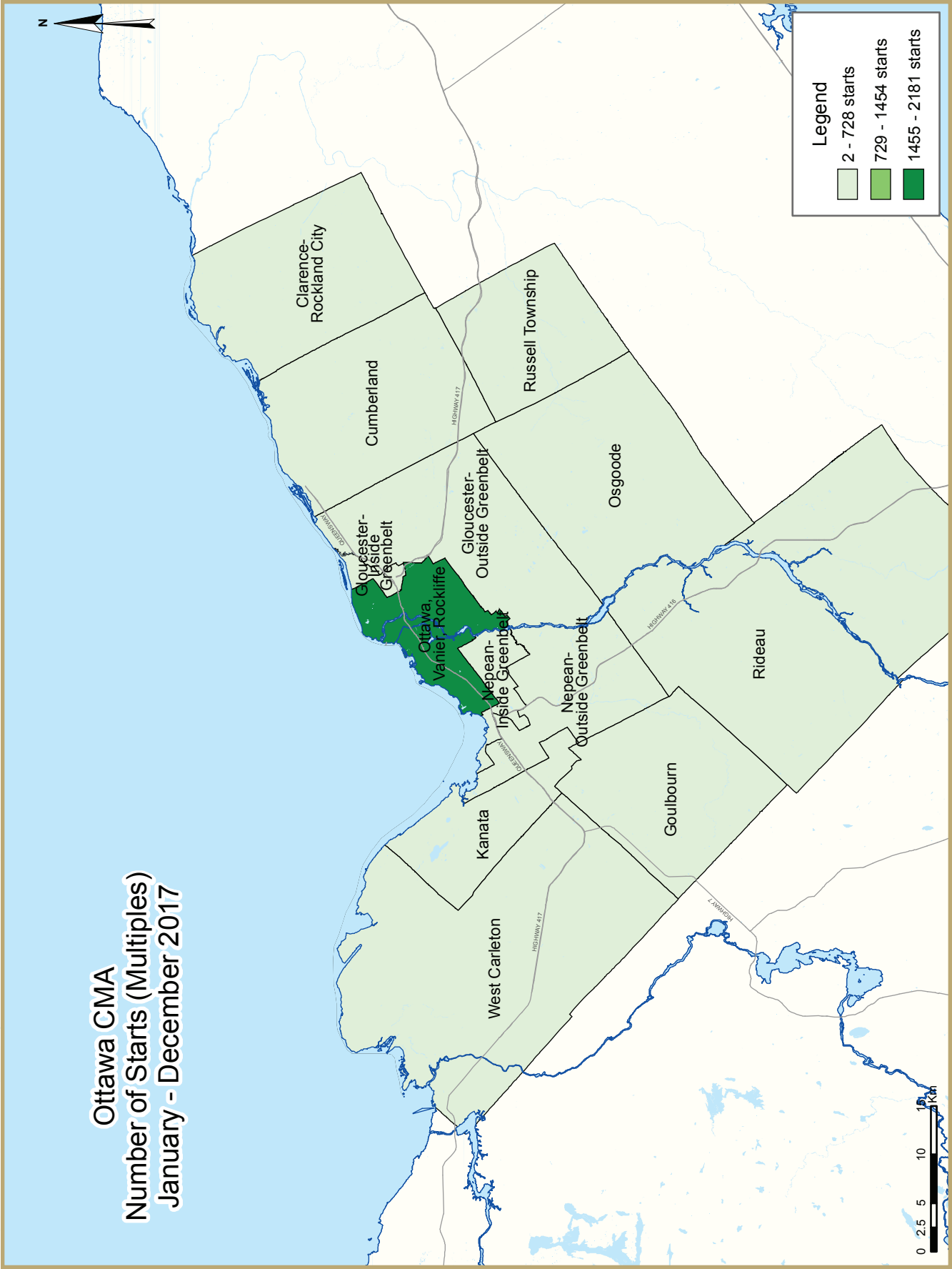
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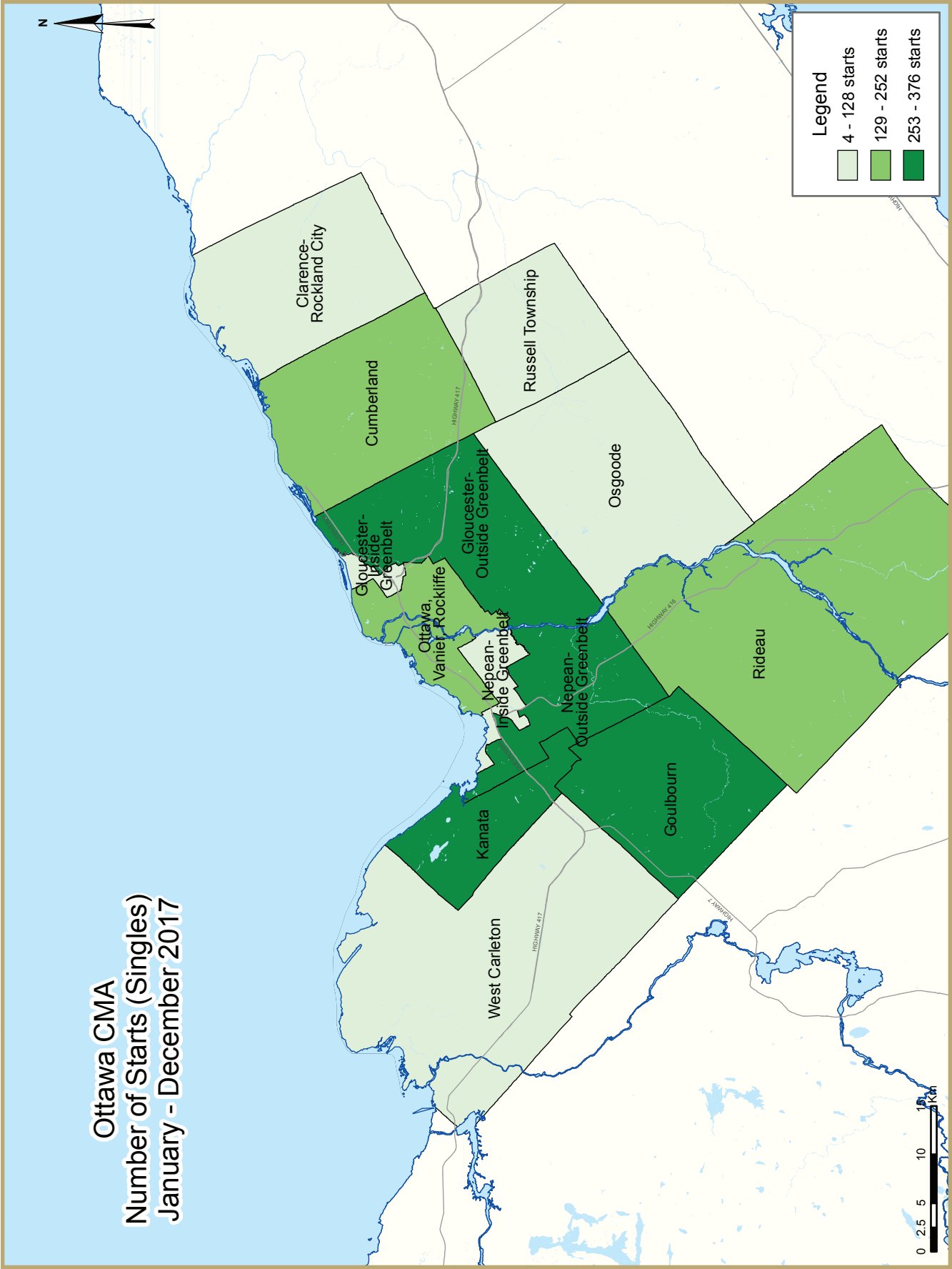


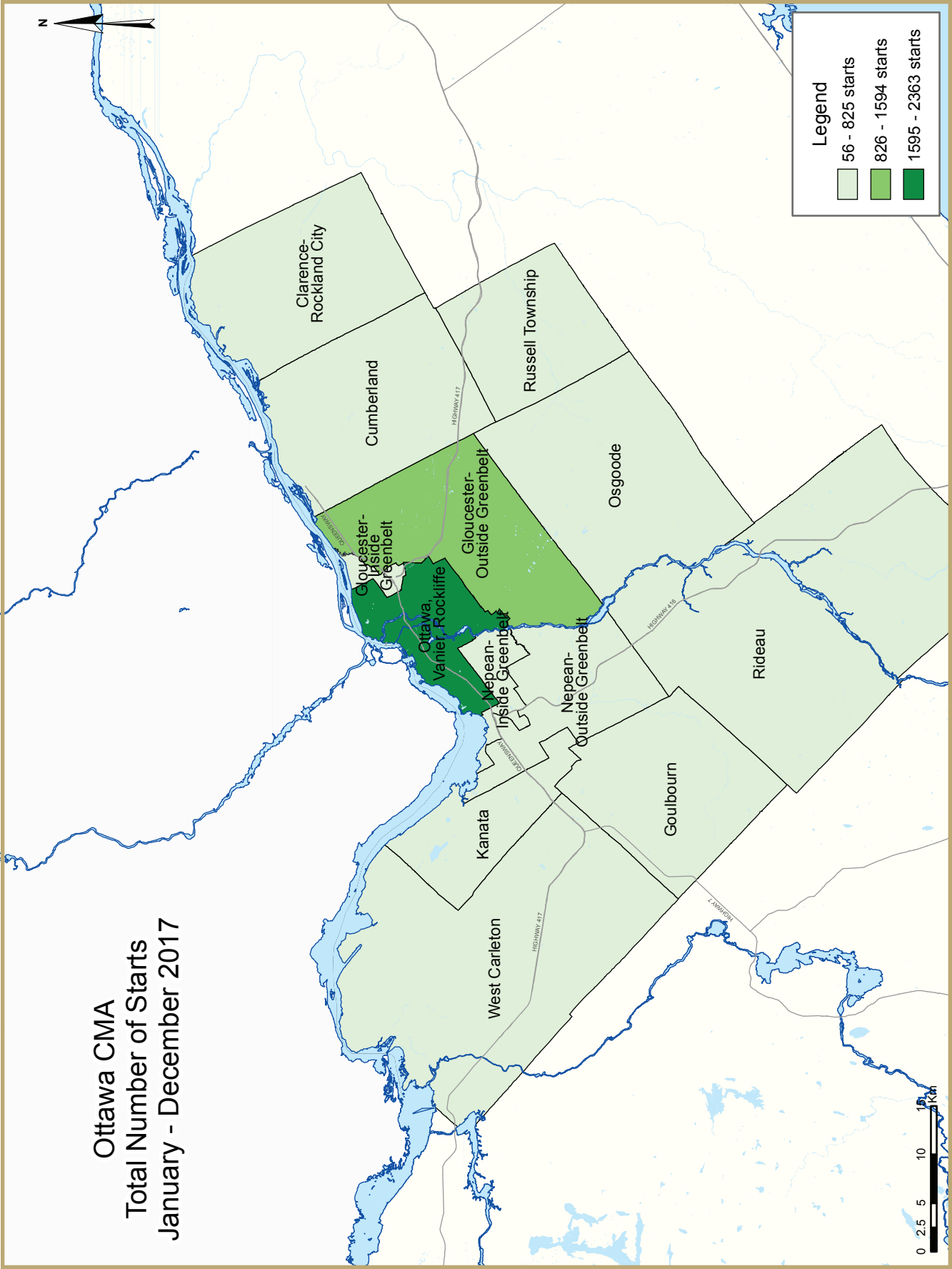












HOUSING NOW REPORT TABLES

Available in ALL reports:

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

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- 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
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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)		
December 2017		
Ottawa CMA ¹	November 2017	December 2017
Trend ²	7,931	8,414
SAAR	11,314	9,372
	December 2016	December 2017
Actual		
December - Single-Detached	214	260
December - Multiples	312	551
December - Total	526	811
January to December - Single-Detached	1,990	2,283
January to December - Multiples	3,308	5,174
January to December - Total	5,298	7,457

Source: CMHC

¹ Census Metropolitan Area

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

Detailed data available upon request

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2017	260	38	191	0	22	0	0	300	811
December 2016	214	12	147	0	0	36	0	117	526
% Change	21.5	**	29.9	n/a	n/a	-100.0	n/a	156.4	54.2
Year-to-date 2017	2,283	262	1,921	0	50	1,431	9	1,501	7,457
Year-to-date 2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	14.7	19.1	15.4	n/a	-16.7	131.2	-91.2	133.4	40.8
UNDER CONSTRUCTION									
December 2017	1,572	190	1,549	0	58	2,126	10	1,846	7,351
December 2016	1,246	164	1,369	0	36	1,374	91	912	5,192
% Change	26.2	15.9	13.1	n/a	61.1	54.7	-89.0	102.4	41.6
COMPLETIONS									
December 2017	192	22	198	0	0	24	2	42	480
December 2016	167	34	132	0	0	4	4	0	341
% Change	15.0	-35.3	50.0	n/a	n/a	**	-50.0	n/a	40.8
Year-to-date 2017	2,000	215	1,730	0	34	691	149	575	5,394
Year-to-date 2016	2,053	158	1,492	0	31	717	55	523	5,029
% Change	-2.6	36.1	16.0	n/a	9.7	-3.6	170.9	9.9	7.3
COMPLETED & NOT ABSORBED									
December 2017	115	27	148	0	5	389	n/a	n/a	684
December 2016	123	36	151	0	9	519	n/a	n/a	838
% Change	-6.5	-25.0	-2.0	n/a	-44.4	-25.0	n/a	n/a	-18.4
ABSORBED									
December 2017	189	25	172	0	0	33	n/a	n/a	419
December 2016	158	23	135	0	0	14	n/a	n/a	330
% Change	19.6	8.7	27.4	n/a	n/a	135.7	n/a	n/a	27.0
Year-to-date 2017	2,007	222	1,743	0	38	817	n/a	n/a	4,827
Year-to-date 2016	2,026	147	1,497	0	24	810	n/a	n/a	4,504
% Change	-0.9	51.0	16.4	n/a	58.3	0.9	n/a	n/a	7.2

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2017	249	38	191	0	12	0	0	300	790
December 2016	201	10	147	0	0	36	0	117	511
Ottawa, Vanier, Rockcliffe									
December 2017	15	22	8	0	4	0	0	300	349
December 2016	3	4	3	0	0	0	0	0	10
Nepean inside greenbelt									
December 2017	1	2	0	0	0	0	0	0	3
December 2016	5	0	0	0	0	0	0	0	5
Nepean outside greenbelt									
December 2017	50	0	15	0	0	0	0	0	65
December 2016	51	4	37	0	0	12	0	12	116
Gloucester inside greenbelt									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
December 2017	30	0	45	0	4	0	0	0	79
December 2016	26	0	33	0	0	12	0	0	71
Kanata									
December 2017	25	0	60	0	0	0	0	0	85
December 2016	59	0	46	0	0	0	0	105	210
Cumberland									
December 2017	29	4	32	0	0	0	0	0	65
December 2016	21	0	14	0	0	0	0	0	35
Goulbourn									
December 2017	71	10	31	0	4	0	0	0	116
December 2016	22	2	10	0	0	12	0	0	46
West Carleton									
December 2017	3	0	0	0	0	0	0	0	3
December 2016	2	0	4	0	0	0	0	0	6
Rideau									
December 2017	19	0	0	0	0	0	0	0	19
December 2016	3	0	0	0	0	0	0	0	3
Osgoode									
December 2017	6	0	0	0	0	0	0	0	6
December 2016	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
December 2017	4	0	0	0	10	0	0	0	14
December 2016	8	0	0	0	0	0	0	0	8
Russell Township									
December 2017	7	0	0	0	0	0	0	0	7
December 2016	5	2	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
December 2017	260	38	191	0	22	0	0	300	811
December 2016	214	12	147	0	0	36	0	117	526

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

Table 1.2: Housing Activity Summary by Submarket
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
December 2017	1,479	172	1,511	0	40	2,082	8	1,789	7,081
December 2016	1,174	146	1,355	0	36	1,346	91	912	5,060
Ottawa, Vanier, Rockcliffe									
December 2017	144	88	105	0	12	1,523	8	1,319	3,199
December 2016	81	72	53	0	8	1,004	25	695	1,938
Nepean inside greenbelt									
December 2017	16	4	0	0	0	198	0	0	218
December 2016	24	0	0	0	0	60	0	0	84
Nepean outside greenbelt									
December 2017	255	16	306	0	0	104	0	12	693
December 2016	266	30	446	0	0	119	48	89	998
Gloucester inside greenbelt									
December 2017	3	0	0	0	0	0	0	248	251
December 2016	2	0	0	0	0	0	0	22	24
Gloucester outside greenbelt									
December 2017	194	10	293	0	24	28	0	26	575
December 2016	114	6	237	0	12	48	18	0	435
Kanata									
December 2017	197	8	251	0	0	28	0	184	668
December 2016	294	2	310	0	0	57	0	105	768
Cumberland									
December 2017	149	8	192	0	0	145	0	0	494
December 2016	129	6	158	0	16	22	0	0	331
Goulbourn									
December 2017	266	28	337	0	4	56	0	0	691
December 2016	120	26	140	0	0	24	0	0	310
West Carleton									
December 2017	41	2	4	0	0	0	0	0	47
December 2016	32	4	11	0	0	0	0	1	48
Rideau									
December 2017	175	8	23	0	0	0	0	0	206
December 2016	56	0	0	0	0	12	0	0	68
Osgoode									
December 2017	39	0	0	0	0	0	0	0	39
December 2016	56	0	0	0	0	0	0	0	56
Clarence-Rockland City									
December 2017	53	4	23	0	18	44	2	0	144
December 2016	40	2	4	0	0	0	0	0	46
Russell Township									
December 2017	40	14	15	0	0	0	0	57	126
December 2016	32	16	10	0	0	28	0	0	86
Ottawa-Gatineau CMA (Ontario portion)									
December 2017	1,572	190	1,549	0	58	2,126	10	1,846	7,351
December 2016	1,246	164	1,369	0	36	1,374	91	912	5,192

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2017	176	20	198	0	0	24	2	14	434
December 2016	141	28	123	0	0	4	4	0	300
Ottawa, Vanier, Rockcliffe									
December 2017	25	8	3	0	0	12	2	0	50
December 2016	8	10	0	0	0	4	4	0	26
Nepean inside greenbelt									
December 2017	4	0	0	0	0	0	0	0	4
December 2016	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
December 2017	34	4	23	0	0	0	0	12	73
December 2016	24	12	54	0	0	0	0	0	90
Gloucester inside greenbelt									
December 2017	1	0	0	0	0	0	0	0	1
December 2016	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
December 2017	17	6	90	0	0	12	0	0	125
December 2016	24	0	8	0	0	0	0	0	32
Kanata									
December 2017	22	0	0	0	0	0	0	0	22
December 2016	36	0	31	0	0	0	0	0	67
Cumberland									
December 2017	14	0	68	0	0	0	0	0	82
December 2016	21	4	26	0	0	0	0	0	51
Goulbourn									
December 2017	26	0	14	0	0	0	0	0	40
December 2016	15	2	4	0	0	0	0	0	21
West Carleton									
December 2017	6	2	0	0	0	0	0	1	9
December 2016	2	0	0	0	0	0	0	0	2
Rideau									
December 2017	21	0	0	0	0	0	0	1	22
December 2016	6	0	0	0	0	0	0	0	6
Osgoode									
December 2017	6	0	0	0	0	0	0	0	6
December 2016	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
December 2017	10	0	0	0	0	0	0	24	34
December 2016	16	0	6	0	0	0	0	0	22
Russell Township									
December 2017	6	2	0	0	0	0	0	4	12
December 2016	10	6	3	0	0	0	0	0	19
Ottawa-Gatineau CMA (Ontario portion)									
December 2017	192	22	198	0	0	24	2	42	480
December 2016	167	34	132	0	0	4	4	0	341

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2017	101	24	143	0	5	382	n/a	n/a	655
December 2016	99	33	147	0	9	517	n/a	n/a	805
Ottawa, Vanier, Rockcliffe									
December 2017	4	11	15	0	2	295	n/a	n/a	327
December 2016	7	22	0	0	2	388	n/a	n/a	419
Nepean inside greenbelt									
December 2017	0	0	0	0	0	30	n/a	n/a	30
December 2016	0	0	0	0	0	46	n/a	n/a	46
Nepean outside greenbelt									
December 2017	7	2	18	0	0	22	n/a	n/a	49
December 2016	14	5	40	0	0	19	n/a	n/a	78
Gloucester inside greenbelt									
December 2017	0	0	0	0	0	0	n/a	n/a	0
December 2016	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
December 2017	29	2	56	0	3	20	n/a	n/a	110
December 2016	27	0	63	0	7	38	n/a	n/a	135
Kanata									
December 2017	15	0	9	0	0	11	n/a	n/a	35
December 2016	20	0	16	0	0	2	n/a	n/a	38
Cumberland									
December 2017	10	1	24	0	0	3	n/a	n/a	38
December 2016	11	0	10	0	0	12	n/a	n/a	33
Goulbourn									
December 2017	23	7	15	0	0	1	n/a	n/a	46
December 2016	19	6	17	0	0	9	n/a	n/a	51
West Carleton									
December 2017	0	1	0	0	0	0	n/a	n/a	1
December 2016	0	0	1	0	0	0	n/a	n/a	1
Rideau									
December 2017	12	0	6	0	0	0	n/a	n/a	18
December 2016	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
December 2017	1	0	0	0	0	0	n/a	n/a	1
December 2016	0	0	0	0	0	0	n/a	n/a	0
Clarence-Rockland City									
December 2017	6	1	5	0	0	0	n/a	n/a	12
December 2016	11	0	3	0	0	0	n/a	n/a	14
Russell Township									
December 2017	8	2	0	0	0	7	n/a	n/a	17
December 2016	13	3	1	0	0	2	n/a	n/a	19
Ottawa-Gatineau CMA (Ontario portion)									
December 2017	115	27	148	0	5	389	n/a	n/a	684
December 2016	123	36	151	0	9	519	n/a	n/a	838

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2017	175	23	168	0	0	33	n/a	n/a	399
December 2016	135	19	124	0	0	14	n/a	n/a	292
Ottawa, Vanier, Rockcliffe									
December 2017	26	13	0	0	0	23	n/a	n/a	62
December 2016	5	3	0	0	0	8	n/a	n/a	16
Nepean inside greenbelt									
December 2017	4	0	0	0	0	0	n/a	n/a	4
December 2016	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
December 2017	34	3	20	0	0	2	n/a	n/a	59
December 2016	23	10	48	0	0	0	n/a	n/a	81
Gloucester inside greenbelt									
December 2017	1	0	0	0	0	0	n/a	n/a	1
December 2016	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
December 2017	16	5	75	0	0	6	n/a	n/a	102
December 2016	23	0	9	0	0	4	n/a	n/a	36
Kanata									
December 2017	22	0	1	0	0	2	n/a	n/a	25
December 2016	36	0	32	0	0	0	n/a	n/a	68
Cumberland									
December 2017	14	0	56	0	0	0	n/a	n/a	70
December 2016	21	4	29	0	0	2	n/a	n/a	56
Goulbourn									
December 2017	25	0	15	0	0	0	n/a	n/a	40
December 2016	14	2	6	0	0	0	n/a	n/a	22
West Carleton									
December 2017	6	2	0	0	0	0	n/a	n/a	8
December 2016	2	0	0	0	0	0	n/a	n/a	2
Rideau									
December 2017	21	0	1	0	0	0	n/a	n/a	22
December 2016	6	0	0	0	0	0	n/a	n/a	6
Osgoode									
December 2017	6	0	0	0	0	0	n/a	n/a	6
December 2016	4	0	0	0	0	0	n/a	n/a	4
Clarence-Rockland City									
December 2017	9	0	4	0	0	0	n/a	n/a	13
December 2016	13	0	6	0	0	0	n/a	n/a	19
Russell Township									
December 2017	5	2	0	0	0	0	n/a	n/a	7
December 2016	10	4	5	0	0	0	n/a	n/a	19
Ottawa-Gatineau CMA (Ontario portion)									
December 2017	189	25	172	0	0	33	n/a	n/a	419
December 2016	158	23	135	0	0	14	n/a	n/a	330

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

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,283	262	1,921	0	50	1,431	9	1,501	7,457
% Change	14.7	19.1	15.4	n/a	-16.7	131.2	-91.2	133.4	40.8
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	% Change
Ottawa City	249	201	38	10	203	147	300	153	790	511	54.6
Ottawa, Vanier, Rockcliffe	15	3	22	4	12	3	300	0	349	10	**
Nepean inside greenbelt	1	5	2	0	0	0	0	0	3	5	-40.0
Nepean outside greenbelt	50	51	0	4	15	37	0	24	65	116	-44.0
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	30	26	0	0	49	33	0	12	79	71	11.3
Kanata	25	59	0	0	60	46	0	105	85	210	-59.5
Cumberland	29	21	4	0	32	14	0	0	65	35	85.7
Goulbourn	71	22	10	2	35	10	0	12	116	46	152.2
West Carleton	3	2	0	0	0	4	0	0	3	6	-50.0
Rideau	19	3	0	0	0	0	0	0	19	3	**
Osgoode	6	8	0	0	0	0	0	0	6	8	-25.0
Clarence-Rockland City	4	8	0	0	10	0	0	0	14	8	75.0
Russell Township	7	5	0	2	0	0	0	0	7	7	0.0
Ottawa-Gatineau CMA (Ontario Portion)	260	214	38	12	213	147	300	153	811	526	54.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	2,090	1,809	233	202	1,885	1,764	2,801	1,244	7,009	5,019	39.6
Ottawa, Vanier, Rockcliffe	182	83	109	106	104	49	1,968	741	2,363	979	141.4
Nepean inside greenbelt	19	25	4	0	0	0	138	0	161	25	**
Nepean outside greenbelt	376	380	18	36	335	503	68	172	797	1,091	-26.9
Gloucester inside greenbelt	4	4	0	0	0	0	248	44	252	48	**
Gloucester outside greenbelt	307	243	20	6	447	403	66	36	840	688	22.1
Kanata	315	428	8	2	233	352	93	162	649	944	-31.3
Cumberland	203	276	16	14	384	299	157	22	760	611	24.4
Goulbourn	359	202	44	34	352	147	56	30	811	413	96.4
West Carleton	48	33	4	4	4	11	0	1	56	49	14.3
Rideau	222	66	8	0	26	0	7	36	263	102	157.8
Osgoode	55	69	2	0	0	0	0	0	57	69	-17.4
Clarence-Rockland City	95	97	10	2	57	13	68	0	230	112	105.4
Russell Township	98	84	28	30	19	22	73	31	218	167	30.5
Ottawa-Gatineau CMA (Ontario Portion)	2,283	1,990	271	234	1,961	1,799	2,942	1,275	7,457	5,298	40.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Ottawa City	203	147	0	0	0	36	300	117
Ottawa, Vanier, Rockcliffe	12	3	0	0	0	0	300	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	15	37	0	0	0	12	0	12
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	49	33	0	0	0	12	0	0
Kanata	60	46	0	0	0	0	0	105
Cumberland	32	14	0	0	0	0	0	0
Goulbourn	35	10	0	0	0	12	0	0
West Carleton	0	4	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	10	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	213	147	0	0	0	36	300	117

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	1,885	1,676	0	88	1,397	601	1,404	643
Ottawa, Vanier, Rockcliffe	104	35	0	14	930	343	1,038	398
Nepean inside greenbelt	0	0	0	0	138	0	0	0
Nepean outside greenbelt	335	455	0	48	56	83	12	89
Gloucester inside greenbelt	0	0	0	0	0	0	248	44
Gloucester outside greenbelt	447	377	0	26	40	36	26	0
Kanata	233	352	0	0	14	57	79	105
Cumberland	384	299	0	0	157	22	0	0
Goulbourn	352	147	0	0	56	24	0	6
West Carleton	4	11	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	57	13	0	0	44	0	24	0
Russell Township	19	22	0	0	0	31	73	0
Ottawa-Gatineau CMA (Ontario Portion)	1,961	1,711	0	88	1,441	632	1,501	643

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Ottawa City	478	358	12	36	300	117	790	511
Ottawa, Vanier, Rockcliffe	45	10	4	0	300	0	349	10
Nepean inside greenbelt	3	5	0	0	0	0	3	5
Nepean outside greenbelt	65	92	0	12	0	12	65	116
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	75	59	4	12	0	0	79	71
Kanata	85	105	0	0	0	105	85	210
Cumberland	65	35	0	0	0	0	65	35
Goulbourn	112	34	4	12	0	0	116	46
West Carleton	3	6	0	0	0	0	3	6
Rideau	19	3	0	0	0	0	19	3
Osgoode	6	8	0	0	0	0	6	8
Clarence-Rockland City	4	8	10	0	0	0	14	8
Russell Township	7	7	0	0	0	0	7	7
Ottawa-Gatineau CMA (Ontario Portion)	489	373	22	36	300	117	811	526

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	4,179	3,623	1,419	651	1,411	745	7,009	5,019
Ottawa, Vanier, Rockcliffe	390	202	930	351	1,043	426	2,363	979
Nepean inside greenbelt	23	25	138	0	0	0	161	25
Nepean outside greenbelt	729	871	56	83	12	137	797	1,091
Gloucester inside greenbelt	4	4	0	0	248	44	252	48
Gloucester outside greenbelt	748	602	64	60	28	26	840	688
Kanata	556	770	14	69	79	105	649	944
Cumberland	603	583	157	28	0	0	760	611
Goulbourn	751	383	60	24	0	6	811	413
West Carleton	56	48	0	0	0	1	56	49
Rideau	262	66	0	36	1	0	263	102
Osgoode	57	69	0	0	0	0	57	69
Clarence-Rockland City	142	112	62	0	26	0	230	112
Russell Township	145	139	0	28	73	0	218	167
Ottawa-Gatineau CMA (Ontario Portion)	4,466	3,874	1,481	679	1,510	745	7,457	5,298

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total ¹ *		
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	% Change
Ottawa City	176	141	22	32	198	123	38	4	434	300	44.7
Ottawa, Vanier, Rockcliffe	25	8	10	14	3	0	12	4	50	26	92.3
Nepean inside greenbelt	4	1	0	0	0	0	0	0	4	1	**
Nepean outside greenbelt	34	24	4	12	23	54	12	0	73	90	-18.9
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	17	24	6	0	90	8	12	0	125	32	**
Kanata	22	36	0	0	0	31	0	0	22	67	-67.2
Cumberland	14	21	0	4	68	26	0	0	82	51	60.8
Goulbourn	26	15	0	2	14	4	0	0	40	21	90.5
West Carleton	6	2	2	0	0	0	1	0	9	2	**
Rideau	21	6	0	0	0	0	1	0	22	6	**
Osgoode	6	4	0	0	0	0	0	0	6	4	50.0
Clarence-Rockland City	10	16	0	0	0	6	24	0	34	22	54.5
Russell Township	6	10	2	6	0	3	4	0	12	19	-36.8
Ottawa-Gatineau CMA (Ontario Portion)	192	167	24	38	198	132	66	4	480	341	40.8

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

Submarket	Single		Semi		Row		Apt. & Other		Total ¹ *		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Ottawa City	1,828	1,886	244	168	1,814	1,511	1,198	1,220	5,084	4,785	6.2
Ottawa, Vanier, Rockcliffe	112	81	111	90	55	22	824	876	1,102	1,069	3.1
Nepean inside greenbelt	26	10	2	0	0	0	0	0	28	10	180.0
Nepean outside greenbelt	384	344	37	38	501	386	184	102	1,106	870	27.1
Gloucester inside greenbelt	3	5	0	0	0	0	22	22	25	27	-7.4
Gloucester outside greenbelt	227	295	16	6	397	382	72	102	712	785	-9.3
Kanata	412	495	2	0	297	354	42	12	753	861	-12.5
Cumberland	183	243	14	8	366	243	34	76	597	570	4.7
Goulbourn	213	284	42	26	158	116	12	30	425	456	-6.8
West Carleton	39	28	6	0	12	8	1	0	58	36	61.1
Rideau	157	41	12	0	28	0	7	0	204	41	**
Osgoode	72	60	2	0	0	0	0	0	74	60	23.3
Clarence-Rockland City	82	85	6	0	20	9	24	20	132	114	15.8
Russell Township	90	83	30	26	14	21	44	0	178	130	36.9
Ottawa-Gatineau CMA (Ontario Portion)	2,000	2,054	280	194	1,848	1,541	1,266	1,240	5,394	5,029	7.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Ottawa City	198	123	0	0	24	4	14	0
Ottawa, Vanier, Rockcliffe	3	0	0	0	12	4	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	23	54	0	0	0	0	12	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	90	8	0	0	12	0	0	0
Kanata	0	31	0	0	0	0	0	0
Cumberland	68	26	0	0	0	0	0	0
Goulbourn	14	4	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	1	0
Rideau	0	0	0	0	0	0	1	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	6	0	0	0	0	24	0
Russell Township	0	3	0	0	0	0	4	0
Ottawa-Gatineau CMA (Ontario Portion)	198	132	0	0	24	4	42	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	1,730	1,493	84	18	663	717	535	503
Ottawa, Vanier, Rockcliffe	45	16	10	6	408	429	416	447
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	453	386	48	0	95	102	89	0
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	371	370	26	12	72	74	0	28
Kanata	297	354	0	0	42	12	0	0
Cumberland	366	243	0	0	34	76	0	0
Goulbourn	158	116	0	0	12	24	0	6
West Carleton	12	8	0	0	0	0	1	0
Rideau	28	0	0	0	0	0	7	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	20	9	0	0	0	0	24	20
Russell Township	14	21	0	0	28	0	16	0
Ottawa-Gatineau CMA (Ontario Portion)	1,764	1,523	84	18	691	717	575	523

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Ottawa City	394	292	24	4	16	4	434	300
Ottawa, Vanier, Rockcliffe	36	18	12	4	2	4	50	26
Nepean inside greenbelt	4	1	0	0	0	0	4	1
Nepean outside greenbelt	61	90	0	0	12	0	73	90
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	113	32	12	0	0	0	125	32
Kanata	22	67	0	0	0	0	22	67
Cumberland	82	51	0	0	0	0	82	51
Goulbourn	40	21	0	0	0	0	40	21
West Carleton	8	2	0	0	1	0	9	2
Rideau	21	6	0	0	1	0	22	6
Osgoode	6	4	0	0	0	0	6	4
Clarence-Rockland City	10	22	0	0	24	0	34	22
Russell Township	8	19	0	0	4	0	12	19
Ottawa-Gatineau CMA (Ontario Portion)	412	333	24	4	44	4	480	341

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Ottawa City	3,711	3,479	691	748	682	558	5,084	4,785
Ottawa, Vanier, Rockcliffe	209	150	408	429	485	490	1,102	1,069
Nepean inside greenbelt	26	10	0	0	2	0	28	10
Nepean outside greenbelt	874	768	95	102	137	0	1,106	870
Gloucester inside greenbelt	3	5	0	0	22	22	25	27
Gloucester outside greenbelt	600	640	84	105	28	40	712	785
Kanata	711	849	42	12	0	0	753	861
Cumberland	547	494	50	76	0	0	597	570
Goulbourn	413	426	12	24	0	6	425	456
West Carleton	57	36	0	0	1	0	58	36
Rideau	197	41	0	0	7	0	204	41
Osgoode	74	60	0	0	0	0	74	60
Clarence-Rockland City	106	94	0	0	26	20	132	114
Russell Township	128	130	34	0	16	0	178	130
Ottawa-Gatineau CMA (Ontario Portion)	3,945	3,703	725	748	724	578	5,394	5,029

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2017	2	1.5	29	21.5	38	28.1	15	11.1	51	37.8	135	555,000	582,387
December 2016	1	0.9	35	30.7	35	30.7	9	7.9	34	29.8	114	490,000	541,045
Year-to-date 2017	26	1.7	452	29.6	461	30.2	179	11.7	411	26.9	1,529	520,000	536,000
Year-to-date 2016	13	0.8	503	31.0	593	36.6	164	10.1	349	21.5	1,622	505,000	527,609
Ottawa, Vanier, Rockcliffe													
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	950,000	941,182
December 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	35	100.0	35	950,000	941,182
Year-to-date 2016	1	4.5	0	0.0	1	4.5	0	0.0	20	90.9	22	-	-
Nepean inside greenbelt													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 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													
December 2017	0	0.0	14	41.2	10	29.4	5	14.7	5	14.7	34	-	481,427
December 2016	0	0.0	9	39.1	5	21.7	0	0.0	9	39.1	23	-	-
Year-to-date 2017	2	0.5	135	35.2	119	31.1	48	12.5	79	20.6	383	515,000	507,617
Year-to-date 2016	6	1.8	108	32.1	119	35.4	38	11.3	65	19.3	336	-	519,069
Gloucester inside greenbelt													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 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													
December 2017	0	0.0	0	0.0	7	43.8	2	12.5	7	43.8	16	-	583,250
December 2016	0	0.0	1	5.0	12	60.0	3	15.0	4	20.0	20	-	509,607
Year-to-date 2017	1	0.5	12	5.7	76	36.0	45	21.3	77	36.5	211	605,000	559,440
Year-to-date 2016	1	0.4	56	21.1	128	48.1	28	10.5	53	19.9	266	500,000	518,225
Kanata													
December 2017	0	0.0	6	27.3	7	31.8	3	13.6	6	27.3	22	485,000	526,723
December 2016	0	0.0	11	31.4	10	28.6	2	5.7	12	34.3	35	-	537,242
Year-to-date 2017	1	0.2	142	34.5	119	28.9	37	9.0	113	27.4	412	485,000	529,127
Year-to-date 2016	1	0.2	157	32.3	127	26.1	51	10.5	150	30.9	486	-	556,455
Cumberland													
December 2017	0	0.0	5	45.5	2	18.2	1	9.1	3	27.3	11	-	-
December 2016	0	0.0	12	57.1	5	23.8	3	14.3	1	4.8	21	-	438,125
Year-to-date 2017	1	0.6	87	53.0	55	33.5	8	4.9	13	7.9	164	415,000	448,793
Year-to-date 2016	2	0.9	90	40.9	97	44.1	23	10.5	8	3.6	220	-	452,183
Goulbourn													
December 2017	0	0.0	3	13.6	7	31.8	2	9.1	10	45.5	22	565,000	550,523
December 2016	1	9.1	2	18.2	3	27.3	1	9.1	4	36.4	11	-	509,972
Year-to-date 2017	1	0.5	45	24.3	64	34.6	31	16.8	44	23.8	185	515,000	519,249
Year-to-date 2016	2	0.8	89	35.0	115	45.3	18	7.1	30	11.8	254	-	518,562

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
December 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	1	20.0	4	80.0	5	-	-
Year-to-date 2016	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	-	-
Rideau													
December 2017	2	15.4	1	7.7	5	38.5	1	7.7	4	30.8	13	-	548,068
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	20	17.5	26	22.8	23	20.2	8	7.0	37	32.5	114	-	521,368
Year-to-date 2016	0	0.0	0	0.0	4	25.0	4	25.0	8	50.0	16	-	-
Osgoode													
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	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	18.8	1	6.3	1	6.3	11	68.8	16	-	-
Clarence-Rockland City													
December 2017	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	-	-
December 2016	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	-	384,350
Year-to-date 2017	23	43.4	29	54.7	0	0.0	1	1.9	0	0.0	53	365,000	358,078
Year-to-date 2016	11	30.6	22	61.1	3	8.3	0	0.0	0	0.0	36	-	377,054
Russell Township													
December 2017	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
December 2016	0	0.0	8	80.0	2	20.0	0	0.0	0	0.0	10	-	415,140
Year-to-date 2017	7	8.2	65	76.5	12	14.1	0	0.0	1	1.2	85	410,000	403,635
Year-to-date 2016	15	19.2	58	74.4	5	6.4	0	0.0	0	0.0	78	-	386,181
Ottawa-Gatineau CMA (Ontario portion)													
December 2017	3	2.1	33	23.2	38	26.8	16	11.3	52	36.6	142	540,000	575,500
December 2016	4	3.1	45	34.6	38	29.2	9	6.9	34	26.2	130	475,000	524,128
Year-to-date 2017	56	3.4	546	32.8	473	28.4	180	10.8	412	24.7	1,667	500,000	521,934
Year-to-date 2016	39	2.2	583	33.6	601	34.6	164	9.4	349	20.1	1,736	485,000	513,015

Source: CMHC (Market Absorption Survey)

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

Submarket	Dec 2017	Dec 2016	% Change	YTD 2017	YTD 2016	% Change
Ottawa City	582,387	541,045	7.6	536,000	527,609	1.6
Ottawa, Vanier, Rockcliffe	941,182	-	n/a	941,182	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	481,427	-	n/a	507,617	519,069	-2.2
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	583,250	509,607	14.5	559,440	518,225	8.0
Kanata	526,723	537,242	-2.0	529,127	556,455	-4.9
Cumberland	-	438,125	n/a	448,793	452,183	-0.7
Goulbourn	550,523	509,972	8.0	519,249	518,562	0.1
West Carleton	-	-	n/a	-	-	n/a
Rideau	548,068	-	n/a	521,368	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	-	384,350	n/a	358,078	377,054	-5.0
Russell Township	-	415,140	n/a	403,635	386,181	4.5
Ottawa-Gatineau CMA (Ontario Portion)	575,500	524,128	9.8	521,934	513,015	1.7

Source: CMHC (Market Absorption Survey)

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

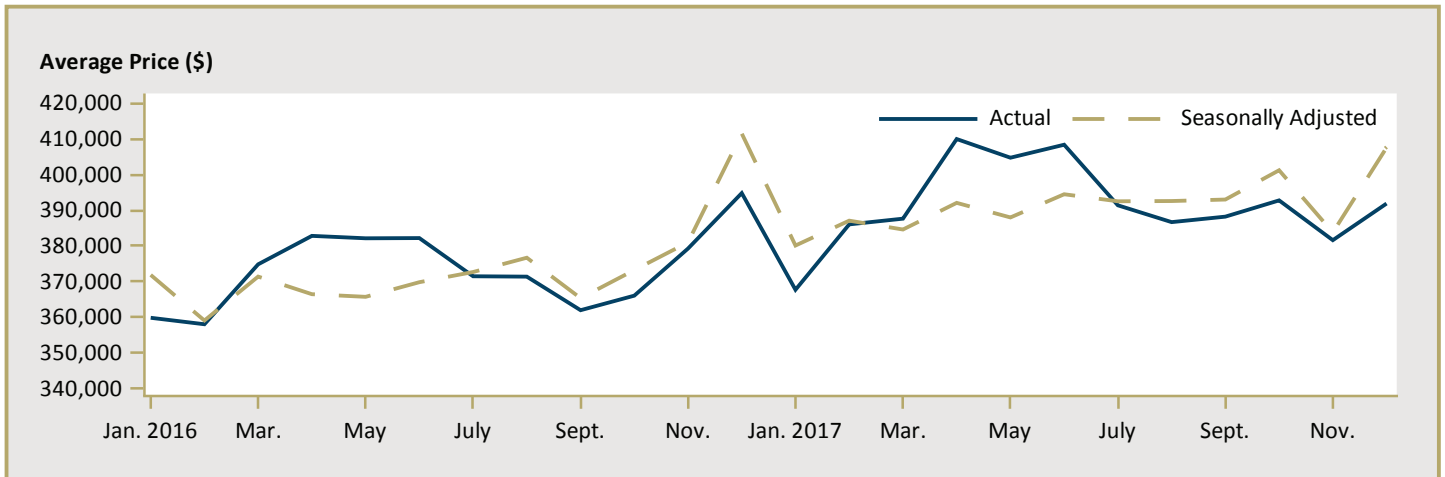


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

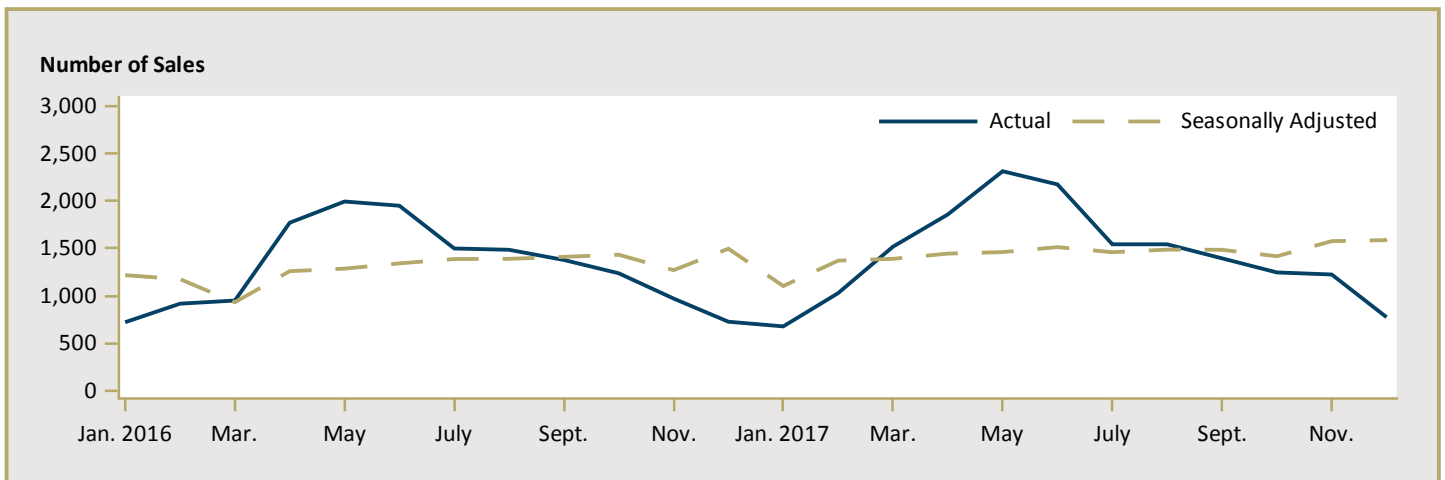
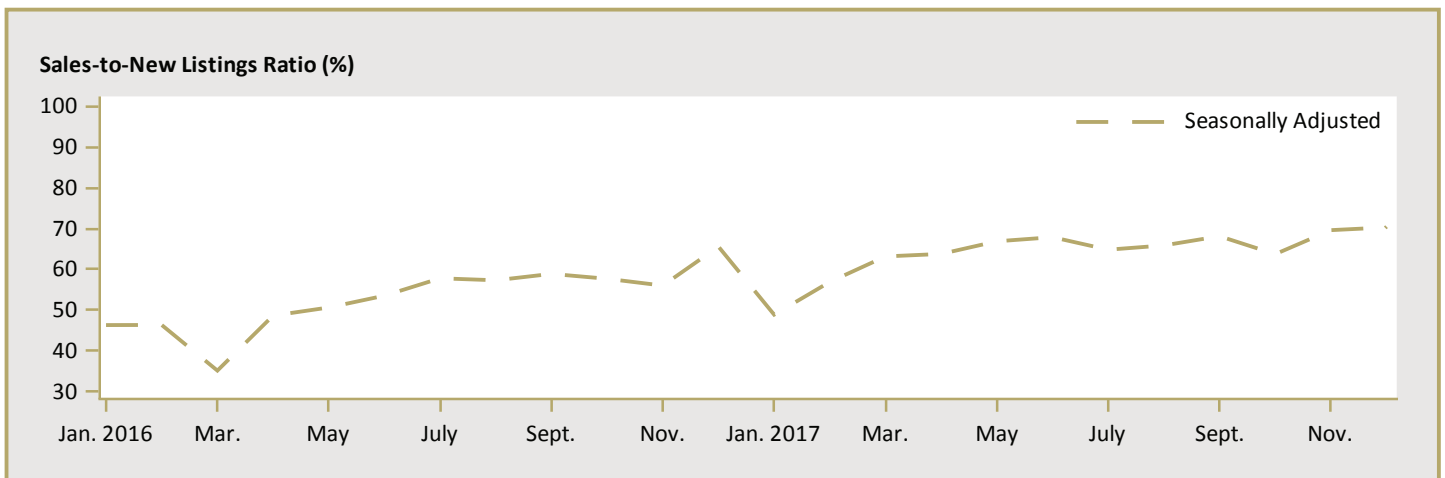


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
December 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	104.6	130.7	543	5.9	67.5	1,138
	December	581	3.24	4.99		130.1	546	5.7	67.6	1,127

"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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