

HOUSING NOW TABLES

Ottawa¹

Date Released: February 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.

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

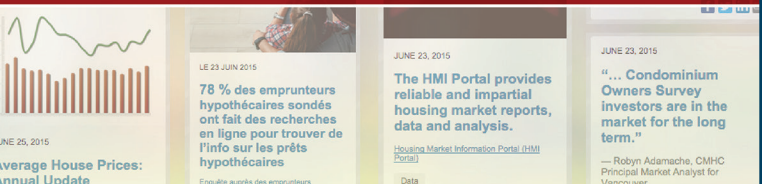
Housing Observer Online

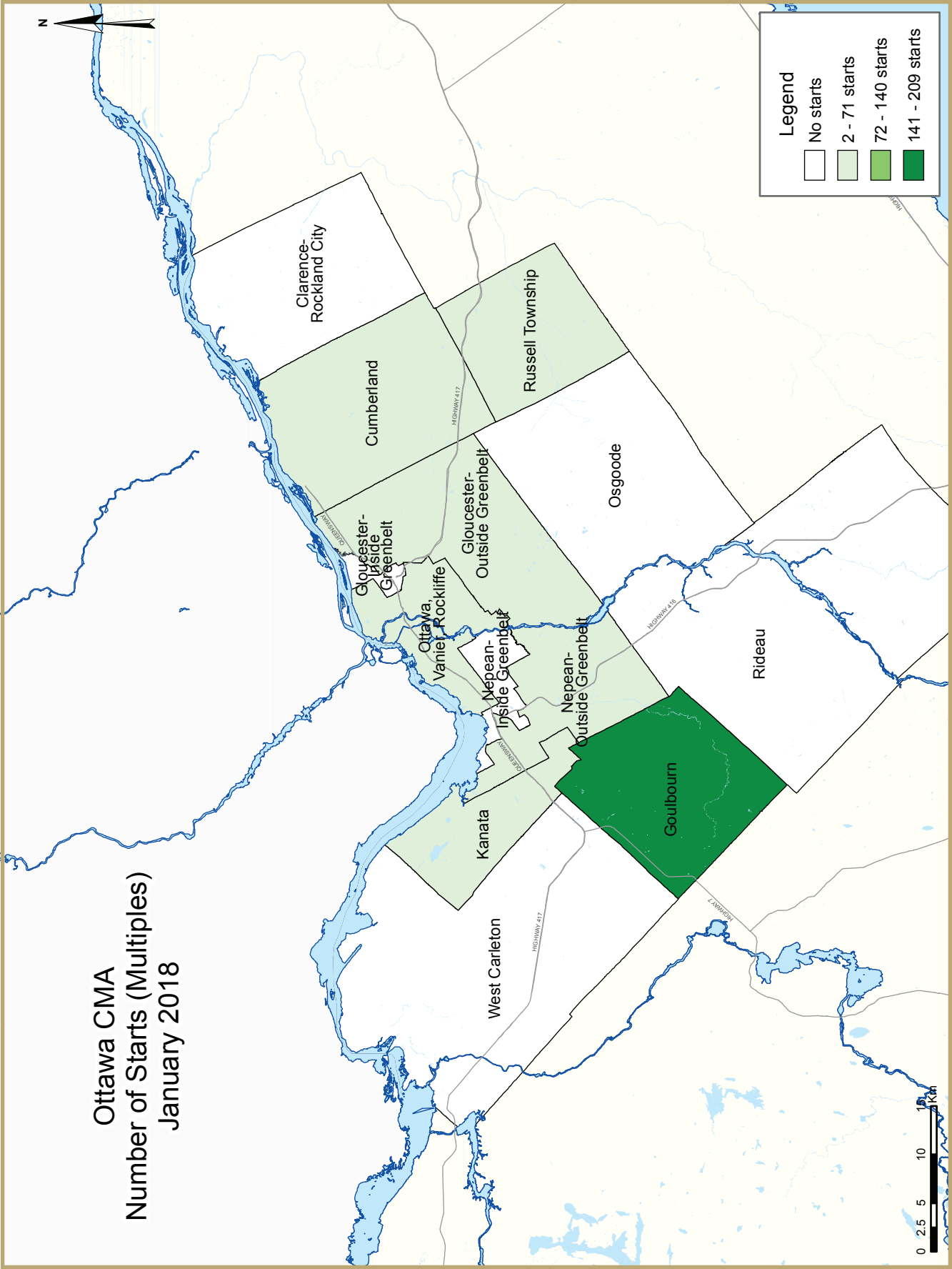
Featuring quick reads and videos on...

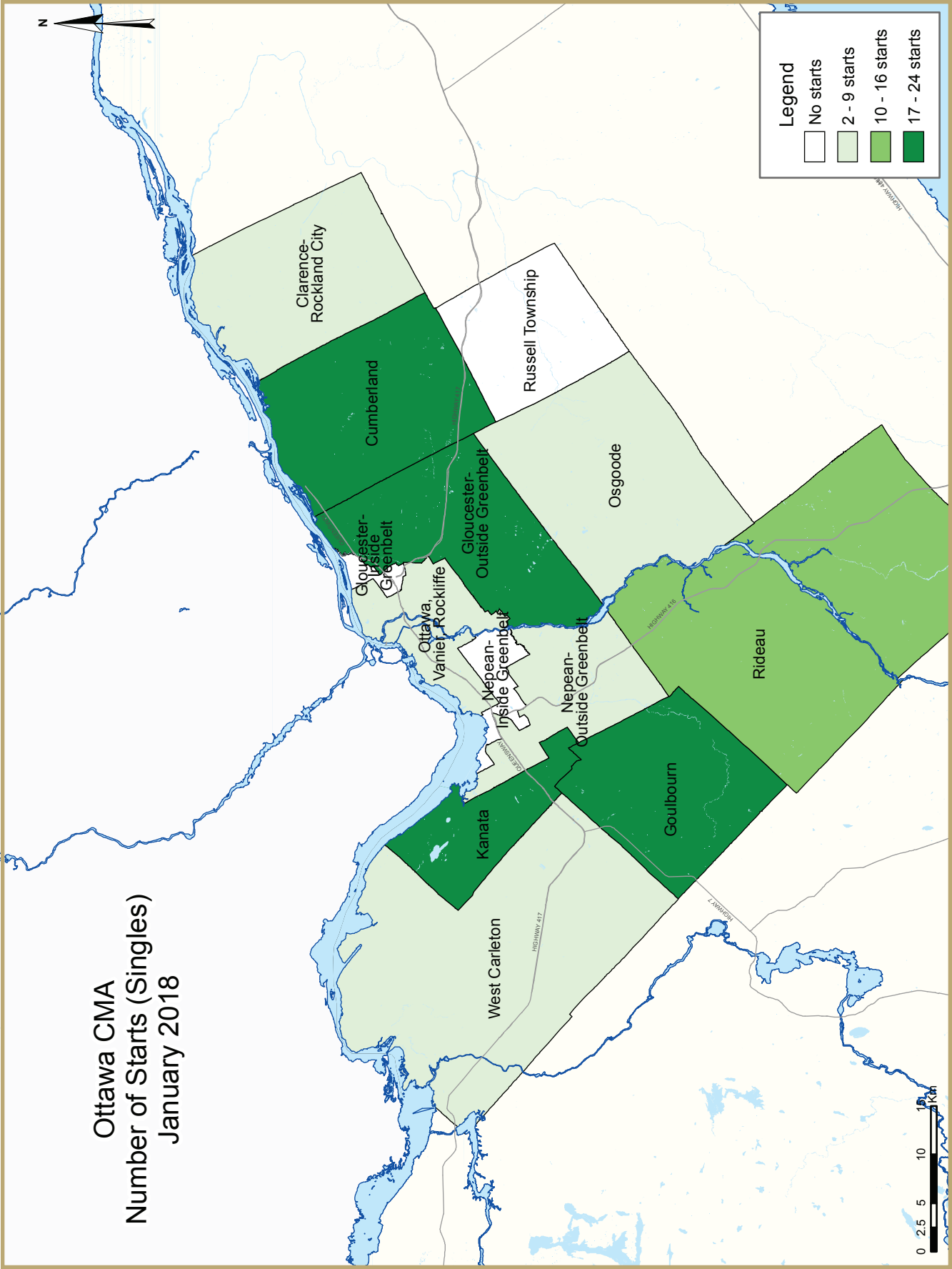
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

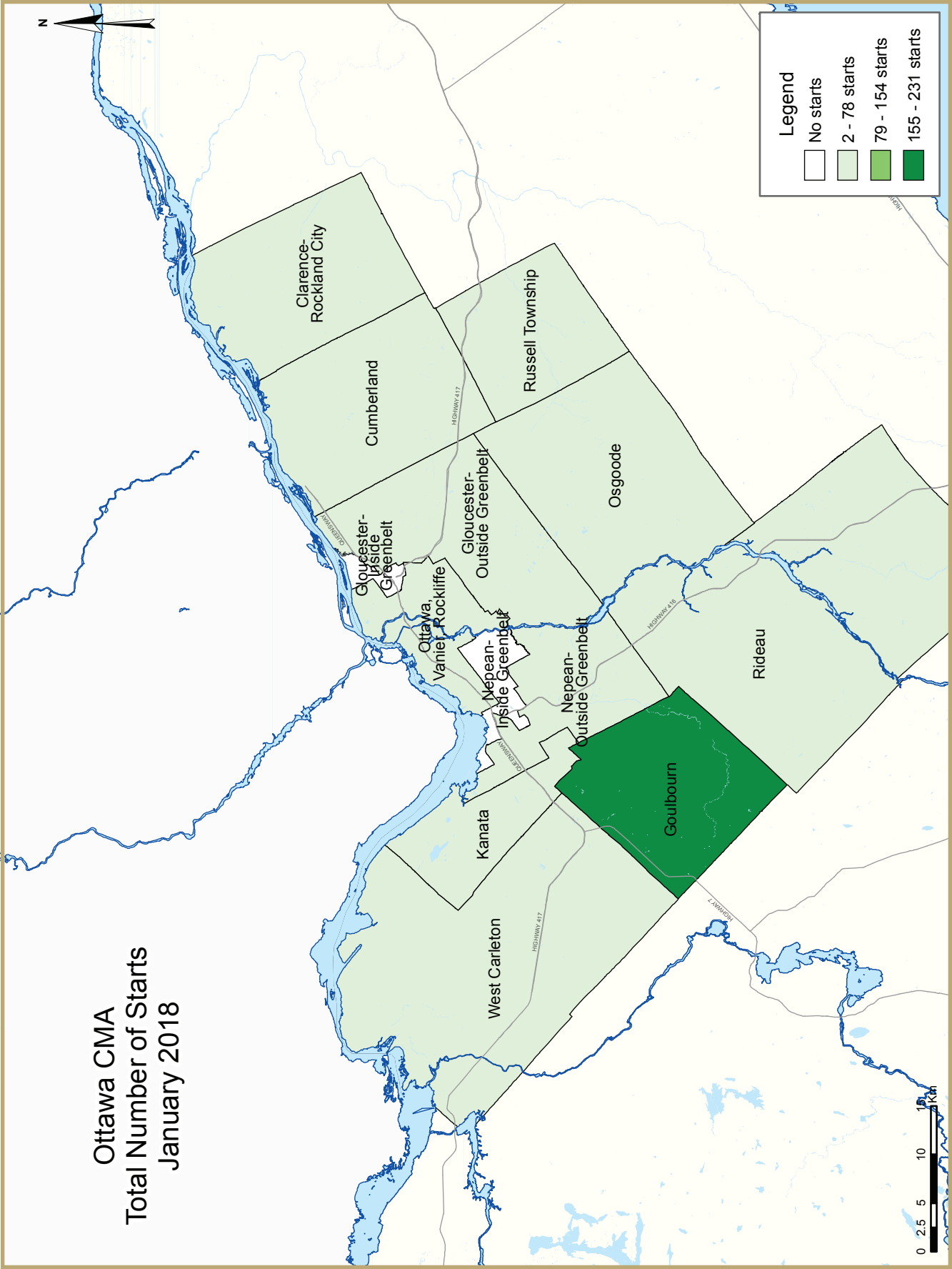
All links can be shared in social media friendly formats!

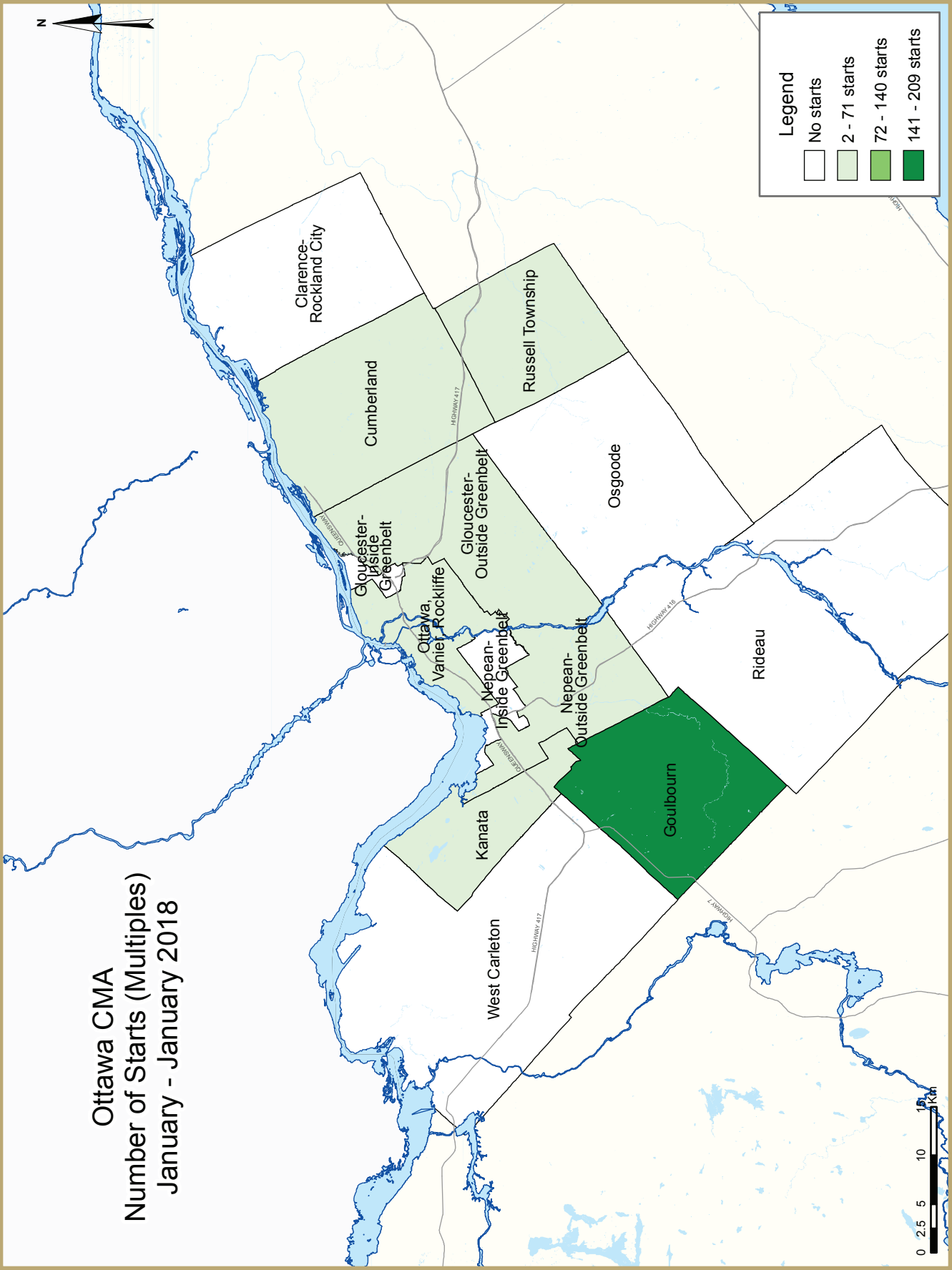
Subscribe today to stay in the know!
www.cmhc.ca/observer

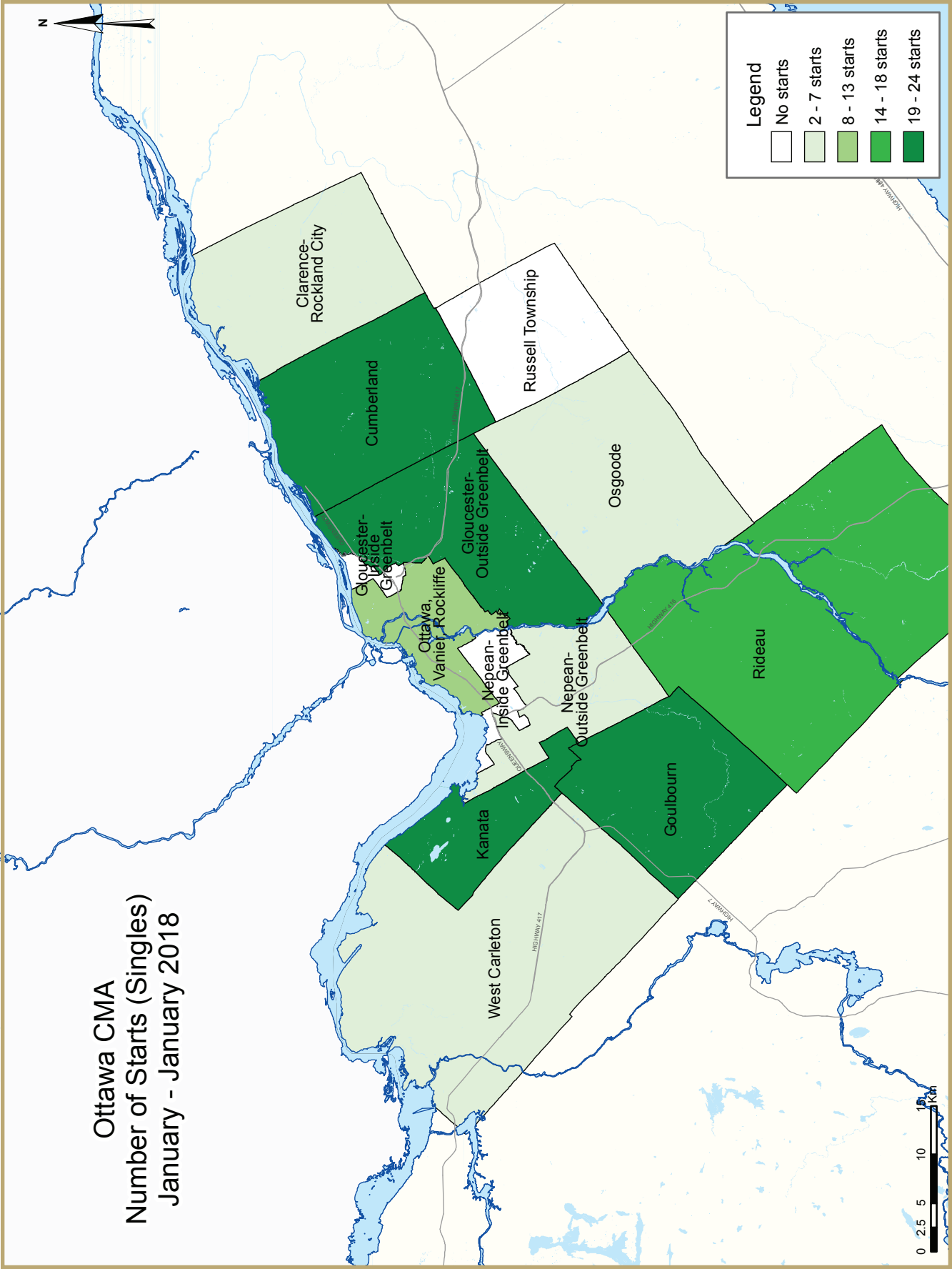


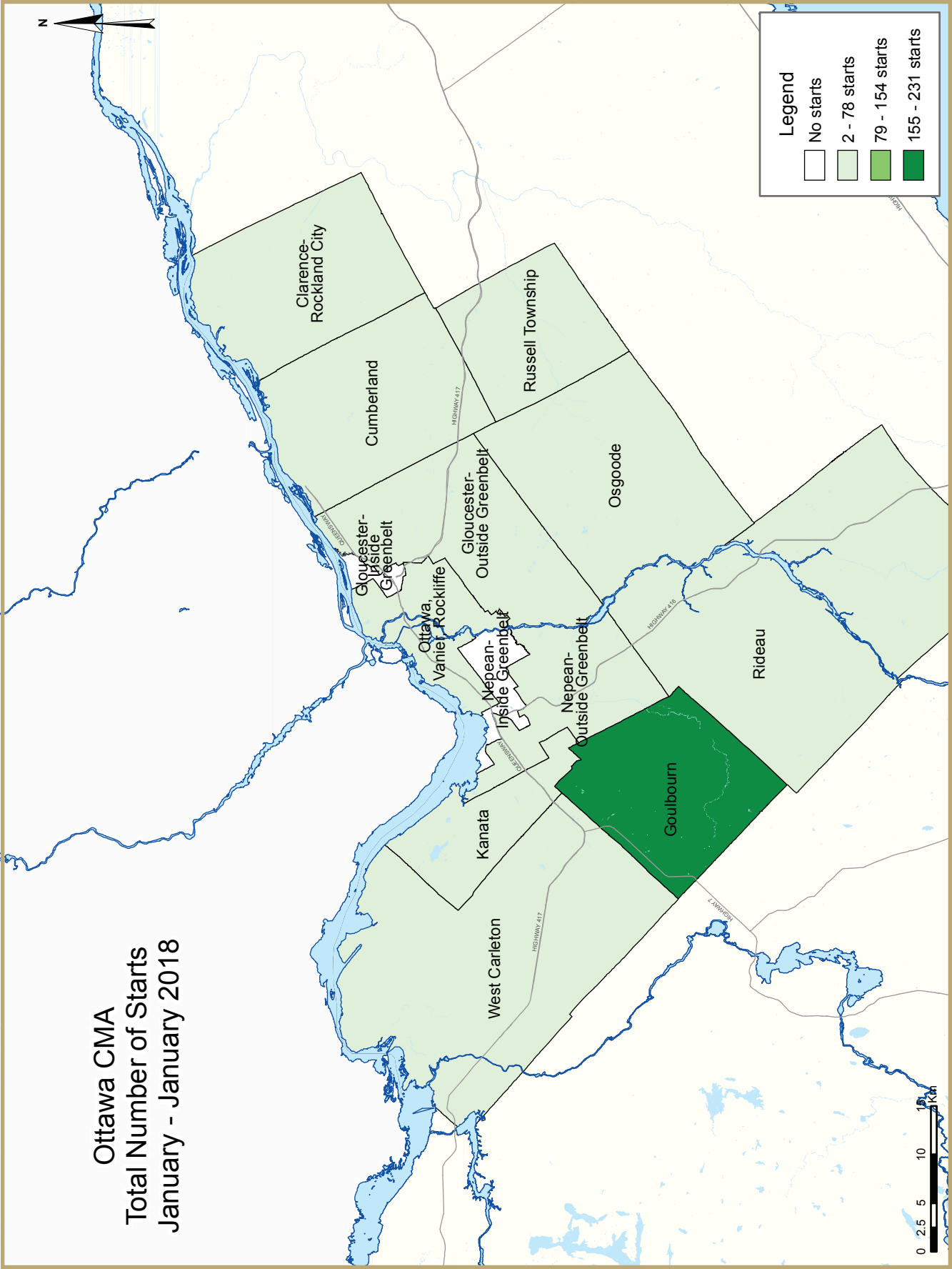












HOUSING NOW REPORT TABLES

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 I: Housing Starts (SAAR and Trend)		
January 2018		
Ottawa CMA ¹	December 2017	January 2018
Trend ²	8,414	7,999
SAAR	9,384	6,595
	January 2017	January 2018
Actual		
January - Single-Detached	95	120
January - Multiples	466	303
January - Total	561	423
January to January - Single-Detached	95	120
January to January - Multiples	466	303
January to January - Total	561	423

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)
January 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2018	120	32	56	0	0	14	0	201	423
January 2017	95	20	87	0	0	332	2	25	561
% Change	26.3	60.0	-35.6	n/a	n/a	-95.8	-100.0	**	-24.6
Year-to-date 2018	120	32	56	0	0	14	0	201	423
Year-to-date 2017	95	20	87	0	0	332	2	25	561
% Change	26.3	60.0	-35.6	n/a	n/a	-95.8	-100.0	**	-24.6
UNDER CONSTRUCTION									
January 2018	1,499	210	1,531	0	46	1,946	8	2,003	7,243
January 2017	1,264	174	1,273	0	36	1,682	93	923	5,445
% Change	18.6	20.7	20.3	n/a	27.8	15.7	-91.4	117.0	33.0
COMPLETIONS									
January 2018	193	12	86	0	0	194	2	44	531
January 2017	125	22	206	0	0	24	10	14	401
% Change	54.4	-45.5	-58.3	n/a	n/a	**	-80.0	**	32.4
Year-to-date 2018	193	12	86	0	0	194	2	44	531
Year-to-date 2017	125	22	206	0	0	24	10	14	401
% Change	54.4	-45.5	-58.3	n/a	n/a	**	-80.0	**	32.4
COMPLETED & NOT ABSORBED									
January 2018	112	23	136	0	5	335	n/a	n/a	611
January 2017	122	40	158	0	9	491	n/a	n/a	820
% Change	-8.2	-42.5	-13.9	n/a	-44.4	-31.8	n/a	n/a	-25.5
ABSORBED									
January 2018	196	16	98	0	0	248	n/a	n/a	558
January 2017	126	18	209	0	0	52	n/a	n/a	405
% Change	55.6	-11.1	-53.1	n/a	n/a	**	n/a	n/a	37.8
Year-to-date 2018	196	16	98	0	0	248	n/a	n/a	558
Year-to-date 2017	126	18	209	0	0	52	n/a	n/a	405
% Change	55.6	-11.1	-53.1	n/a	n/a	**	n/a	n/a	37.8

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

Table 1.2: Housing Activity Summary by Submarket
January 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
January 2018	118	30	56	0	0	14	0	201	419
January 2017	85	20	87	0	0	332	2	25	55
Ottawa, Vanier, Rockcliffe									
January 2018	8	20	0	0	0	0	0	16	44
January 2017	12	2	0	0	0	320	0	3	337
Nepean inside greenbelt									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
January 2018	5	4	5	0	0	0	0	0	14
January 2017	15	0	22	0	0	0	0	0	37
Gloucester inside greenbelt									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	22	22
Gloucester outside greenbelt									
January 2018	19	0	11	0	0	0	0	0	30
January 2017	28	4	14	0	0	12	2	0	60
Kanata									
January 2018	19	0	14	0	0	14	0	0	47
January 2017	9	2	6	0	0	0	0	0	17
Cumberland									
January 2018	24	0	8	0	0	0	0	0	32
January 2017	1	8	36	0	0	0	0	0	45
Goulbourn									
January 2018	22	6	18	0	0	0	0	185	231
January 2017	8	4	3	0	0	0	0	0	15
West Carleton									
January 2018	4	0	0	0	0	0	0	0	4
January 2017	3	0	0	0	0	0	0	0	3
Rideau									
January 2018	14	0	0	0	0	0	0	0	14
January 2017	7	0	6	0	0	0	0	0	13
Osgoode									
January 2018	3	0	0	0	0	0	0	0	3
January 2017	2	0	0	0	0	0	0	0	2
Clarence-Rockland City									
January 2018	2	0	0	0	0	0	0	0	2
January 2017	8	0	0	0	0	0	0	0	8
Russell Township									
January 2018	0	2	0	0	0	0	0	0	2
January 2017	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
January 2018	120	32	56	0	0	14	0	201	423
January 2017	95	20	87	0	0	332	2	25	561

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

Table 1.2: Housing Activity Summary by Submarket
January 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
January 2018	1,411	190	1,493	0	28	1,902	6	1,946	6,976
January 2017	1,193	158	1,259	0	36	1,654	93	923	5,316
Ottawa, Vanier, Rockcliffe									
January 2018	119	102	102	0	8	1,341	6	1,291	2,969
January 2017	71	66	53	0	8	1,312	25	684	2,219
Nepean inside greenbelt									
January 2018	16	4	0	0	0	198	0	0	218
January 2017	21	0	0	0	0	60	0	0	81
Nepean outside greenbelt									
January 2018	231	18	289	0	0	104	0	12	654
January 2017	257	28	387	0	0	107	48	89	916
Gloucester inside greenbelt									
January 2018	3	0	0	0	0	0	0	248	251
January 2017	2	0	0	0	0	0	0	44	46
Gloucester outside greenbelt									
January 2018	197	10	297	0	20	28	0	26	578
January 2017	135	8	219	0	12	60	20	0	454
Kanata									
January 2018	192	8	265	0	0	42	0	184	691
January 2017	282	4	256	0	0	57	0	105	704
Cumberland									
January 2018	162	6	192	0	0	145	0	0	505
January 2017	121	10	191	0	16	22	0	0	360
Goulbourn									
January 2018	261	34	324	0	0	44	0	185	848
January 2017	111	20	117	0	0	24	0	0	272
West Carleton									
January 2018	37	2	4	0	0	0	0	0	43
January 2017	31	2	8	0	0	0	0	1	42
Rideau									
January 2018	159	6	20	0	0	0	0	0	185
January 2017	113	20	28	0	0	12	0	0	173
Osgoode									
January 2018	34	0	0	0	0	0	0	0	34
January 2017	49	0	0	0	0	0	0	0	49
Clarence-Rockland City									
January 2018	55	4	23	0	18	44	2	0	146
January 2017	46	2	4	0	0	0	0	0	52
Russell Township									
January 2018	33	16	15	0	0	0	0	57	121
January 2017	25	14	10	0	0	28	0	0	77
Ottawa-Gatineau CMA (Ontario portion)									
January 2018	1,499	210	1,531	0	46	1,946	8	2,003	7,243
January 2017	1,264	174	1,273	0	36	1,682	93	923	5,445

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

Table 1.2: Housing Activity Summary by Submarket
January 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
January 2018	186	12	86	0	0	194	2	44	524
January 2017	114	20	206	0	0	24	10	14	388
Ottawa, Vanier, Rockcliffe									
January 2018	33	6	7	0	0	182	2	44	274
January 2017	19	0	0	0	0	12	10	14	55
Nepean inside greenbelt									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
January 2018	29	2	22	0	0	0	0	0	53
January 2017	24	2	81	0	0	12	0	0	119
Gloucester inside greenbelt									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
January 2018	16	0	11	0	0	0	0	0	27
January 2017	7	2	32	0	0	0	0	0	41
Kanata									
January 2018	24	0	0	0	0	0	0	0	24
January 2017	21	0	60	0	0	0	0	0	81
Cumberland									
January 2018	11	2	8	0	0	0	0	0	21
January 2017	9	4	3	0	0	0	0	0	16
Goulbourn									
January 2018	27	0	35	0	0	12	0	0	74
January 2017	17	10	26	0	0	0	0	0	53
West Carleton									
January 2018	8	0	0	0	0	0	0	0	8
January 2017	4	2	4	0	0	0	0	0	10
Rideau									
January 2018	30	2	3	0	0	0	0	0	35
January 2017	1	0	0	0	0	0	0	0	1
Osgoode									
January 2018	8	0	0	0	0	0	0	0	8
January 2017	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	2	0	0	0	0	0	0	0	2
Russell Township									
January 2018	7	0	0	0	0	0	0	0	7
January 2017	9	2	0	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario portion)									
January 2018	193	12	86	0	0	194	2	44	531
January 2017	125	22	206	0	0	24	10	14	401

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

Table 1.2: Housing Activity Summary by Submarket
January 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
January 2018	99	20	131	0	5	328	n/a	n/a	583
January 2017	97	38	154	0	9	489	n/a	n/a	787
Ottawa, Vanier, Rockcliffe									
January 2018	6	8	14	0	2	244	n/a	n/a	274
January 2017	7	22	0	0	2	366	n/a	n/a	397
Nepean inside greenbelt									
January 2018	0	0	0	0	0	30	n/a	n/a	30
January 2017	0	0	0	0	0	46	n/a	n/a	46
Nepean outside greenbelt									
January 2018	7	3	11	0	0	22	n/a	n/a	43
January 2017	13	4	33	0	0	18	n/a	n/a	68
Gloucester inside greenbelt									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
January 2018	27	2	55	0	3	11	n/a	n/a	98
January 2017	26	1	69	0	7	35	n/a	n/a	138
Kanata									
January 2018	15	0	7	0	0	11	n/a	n/a	33
January 2017	20	0	17	0	0	2	n/a	n/a	39
Cumberland									
January 2018	10	0	18	0	0	3	n/a	n/a	31
January 2017	11	3	10	0	0	12	n/a	n/a	36
Goulbourn									
January 2018	23	6	21	0	0	7	n/a	n/a	57
January 2017	18	8	24	0	0	7	n/a	n/a	57
West Carleton									
January 2018	0	1	0	0	0	0	n/a	n/a	1
January 2017	0	0	1	0	0	0	n/a	n/a	1
Rideau									
January 2018	10	0	5	0	0	0	n/a	n/a	15
January 2017	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
January 2018	1	0	0	0	0	0	n/a	n/a	1
January 2017	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
January 2018	6	1	5	0	0	0	n/a	n/a	12
January 2017	11	0	3	0	0	0	n/a	n/a	14
Russell Township									
January 2018	7	2	0	0	0	7	n/a	n/a	16
January 2017	14	2	1	0	0	2	n/a	n/a	19
Ottawa-Gatineau CMA (Ontario portion)									
January 2018	112	23	136	0	5	335	n/a	n/a	611
January 2017	122	40	158	0	9	491	n/a	n/a	820

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

Table 1.2: Housing Activity Summary by Submarket
January 2018

	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									
January 2018	188	16	98	0	0	248	n/a	n/a	550
January 2017	116	15	209	0	0	52	n/a	n/a	392
Ottawa, Vanier, Rockcliffe									
January 2018	31	9	8	0	0	233	n/a	n/a	281
January 2017	19	0	0	0	0	34	n/a	n/a	53
Nepean inside greenbelt									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	3	0	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
January 2018	29	1	29	0	0	0	n/a	n/a	59
January 2017	25	3	88	0	0	13	n/a	n/a	129
Gloucester inside greenbelt									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
January 2018	18	0	12	0	0	9	n/a	n/a	39
January 2017	8	1	26	0	0	3	n/a	n/a	38
Kanata									
January 2018	24	0	2	0	0	0	n/a	n/a	26
January 2017	21	0	59	0	0	0	n/a	n/a	80
Cumberland									
January 2018	11	3	14	0	0	0	n/a	n/a	28
January 2017	9	1	3	0	0	0	n/a	n/a	13
Goulbourn									
January 2018	27	1	29	0	0	6	n/a	n/a	63
January 2017	18	8	19	0	0	2	n/a	n/a	47
West Carleton									
January 2018	8	0	0	0	0	0	n/a	n/a	8
January 2017	4	2	4	0	0	0	n/a	n/a	10
Rideau									
January 2018	32	2	4	0	0	0	n/a	n/a	38
January 2017	1	0	10	0	0	0	n/a	n/a	11
Osgoode									
January 2018	8	0	0	0	0	0	n/a	n/a	8
January 2017	8	0	0	0	0	0	n/a	n/a	8
Clarence-Rockland City									
January 2018	0	0	0	0	0	0	n/a	n/a	0
January 2017	2	0	0	0	0	0	n/a	n/a	2
Russell Township									
January 2018	8	0	0	0	0	0	n/a	n/a	8
January 2017	8	3	0	0	0	0	n/a	n/a	11
Ottawa-Gatineau CMA (Ontario portion)									
January 2018	196	16	98	0	0	248	n/a	n/a	558
January 2017	126	18	209	0	0	52	n/a	n/a	405

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
January 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
Ottawa City	118	85	30	22	56	81	215	363	419	551	-24.0
Ottawa, Vanier, Rockcliffe	8	12	20	2	0	0	16	323	44	337	-86.9
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	5	15	4	0	5	22	0	0	14	37	-62.2
Gloucester inside greenbelt	0	0	0	0	0	0	0	22	0	22	-100.0
Gloucester outside greenbelt	19	28	0	6	11	14	0	12	30	60	-50.0
Kanata	19	9	0	2	14	6	14	0	47	17	176.5
Cumberland	24	1	0	8	8	36	0	0	32	45	-28.9
Goulbourn	22	8	6	4	18	3	185	0	231	15	**
West Carleton	4	3	0	0	0	0	0	0	4	3	33.3
Rideau	14	7	0	0	0	0	0	6	14	13	7.7
Osgoode	3	2	0	0	0	0	0	0	3	2	50.0
Clarence-Rockland City	2	8	0	0	0	0	0	0	2	8	-75.0
Russell Township	0	2	2	0	0	0	0	0	2	2	0.0
Ottawa-Gatineau CMA (Ontario Portion)	120	95	32	22	56	81	215	363	423	561	-24.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	118	85	30	22	56	81	215	363	419	551	-24.0
Ottawa, Vanier, Rockcliffe	8	12	20	2	0	0	16	323	44	337	-86.9
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	5	15	4	0	5	22	0	0	14	37	-62.2
Gloucester inside greenbelt	0	0	0	0	0	0	0	22	0	22	-100.0
Gloucester outside greenbelt	19	28	0	6	11	14	0	12	30	60	-50.0
Kanata	19	9	0	2	14	6	14	0	47	17	176.5
Cumberland	24	1	0	8	8	36	0	0	32	45	-28.9
Goulbourn	22	8	6	4	18	3	185	0	231	15	**
West Carleton	4	3	0	0	0	0	0	0	4	3	33.3
Rideau	14	7	0	0	0	0	0	6	14	13	7.7
Osgoode	3	2	0	0	0	0	0	0	3	2	50.0
Clarence-Rockland City	2	8	0	0	0	0	0	0	2	8	-75.0
Russell Township	0	2	2	0	0	0	0	0	2	2	0.0
Ottawa-Gatineau CMA (Ontario Portion)	120	95	32	22	56	81	215	363	423	561	-24.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Ottawa City	56	81	0	0	14	338	201	25
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	320	16	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	5	22	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	22
Gloucester outside greenbelt	11	14	0	0	0	12	0	0
Kanata	14	6	0	0	14	0	0	0
Cumberland	8	36	0	0	0	0	0	0
Goulbourn	18	3	0	0	0	0	185	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	6	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	56	81	0	0	14	338	201	25

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	56	81	0	0	14	338	201	25
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	320	16	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	5	22	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	22
Gloucester outside greenbelt	11	14	0	0	0	12	0	0
Kanata	14	6	0	0	14	0	0	0
Cumberland	8	36	0	0	0	0	0	0
Goulbourn	18	3	0	0	0	0	185	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	6	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	56	81	0	0	14	338	201	25

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Ottawa City	204	192	14	332	201	27	419	551
Ottawa, Vanier, Rockcliffe	28	14	0	320	16	3	44	337
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	14	37	0	0	0	0	14	37
Gloucester inside greenbelt	0	0	0	0	0	22	0	22
Gloucester outside greenbelt	30	46	0	12	0	2	30	60
Kanata	33	17	14	0	0	0	47	17
Cumberland	32	45	0	0	0	0	32	45
Goulbourn	46	15	0	0	185	0	231	15
West Carleton	4	3	0	0	0	0	4	3
Rideau	14	13	0	0	0	0	14	13
Osgoode	3	2	0	0	0	0	3	2
Clarence-Rockland City	2	8	0	0	0	0	2	8
Russell Township	2	2	0	0	0	0	2	2
Ottawa-Gatineau CMA (Ontario Portion)	208	202	14	332	201	27	423	561

Table 2.5: Starts by Submarket and by Intended Market
January - January 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	204	192	14	332	201	27	419	551
Ottawa, Vanier, Rockcliffe	28	14	0	320	16	3	44	337
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	14	37	0	0	0	0	14	37
Gloucester inside greenbelt	0	0	0	0	0	22	0	22
Gloucester outside greenbelt	30	46	0	12	0	2	30	60
Kanata	33	17	14	0	0	0	47	17
Cumberland	32	45	0	0	0	0	32	45
Goulbourn	46	15	0	0	185	0	231	15
West Carleton	4	3	0	0	0	0	4	3
Rideau	14	13	0	0	0	0	14	13
Osgoode	3	2	0	0	0	0	3	2
Clarence-Rockland City	2	8	0	0	0	0	2	8
Russell Township	2	2	0	0	0	0	2	2
Ottawa-Gatineau CMA (Ontario Portion)	208	202	14	332	201	27	423	561

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2018

Submarket	Single		Semi		Row		Apt. & Other		Total ^{1*}		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
Ottawa City	186	114	14	30	86	206	238	38	524	388	35.1
Ottawa, Vanier, Rockcliffe	33	19	8	10	7	0	226	26	274	55	**
Nepean inside greenbelt	0	3	0	0	0	0	0	0	0	3	-100.0
Nepean outside greenbelt	29	24	2	2	22	81	0	12	53	119	-55.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	16	7	0	2	11	32	0	0	27	41	-34.1
Kanata	24	21	0	0	0	60	0	0	24	81	-70.4
Cumberland	11	9	2	4	8	3	0	0	21	16	31.3
Goulbourn	27	17	0	10	35	26	12	0	74	53	39.6
West Carleton	8	4	0	2	0	4	0	0	8	10	-20.0
Rideau	30	1	2	0	3	0	0	0	35	1	**
Osgoode	8	9	0	0	0	0	0	0	8	9	-11.1
Clarence-Rockland City	0	2	0	0	0	0	0	0	0	2	-100.0
Russell Township	7	9	0	2	0	0	0	0	7	11	-36.4
Ottawa-Gatineau CMA (Ontario Portion)	193	125	14	32	86	206	238	38	531	401	32.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2018

Submarket	Single		Semi		Row		Apt. & Other		Total ^{1*}		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	186	114	14	30	86	206	238	38	524	388	35.1
Ottawa, Vanier, Rockcliffe	33	19	8	10	7	0	226	26	274	55	**
Nepean inside greenbelt	0	3	0	0	0	0	0	0	0	3	-100.0
Nepean outside greenbelt	29	24	2	2	22	81	0	12	53	119	-55.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	16	7	0	2	11	32	0	0	27	41	-34.1
Kanata	24	21	0	0	0	60	0	0	24	81	-70.4
Cumberland	11	9	2	4	8	3	0	0	21	16	31.3
Goulbourn	27	17	0	10	35	26	12	0	74	53	39.6
West Carleton	8	4	0	2	0	4	0	0	8	10	-20.0
Rideau	30	1	2	0	3	0	0	0	35	1	**
Osgoode	8	9	0	0	0	0	0	0	8	9	-11.1
Clarence-Rockland City	0	2	0	0	0	0	0	0	0	2	-100.0
Russell Township	7	9	0	2	0	0	0	0	7	11	-36.4
Ottawa-Gatineau CMA (Ontario Portion)	193	125	14	32	86	206	238	38	531	401	32.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Ottawa City	86	206	0	0	194	24	44	14
Ottawa, Vanier, Rockcliffe	7	0	0	0	182	12	44	14
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	22	81	0	0	0	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	11	32	0	0	0	0	0	0
Kanata	0	60	0	0	0	0	0	0
Cumberland	8	3	0	0	0	0	0	0
Goulbourn	35	26	0	0	12	0	0	0
West Carleton	0	4	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	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	86	206	0	0	194	24	44	14

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	86	206	0	0	194	24	44	14
Ottawa, Vanier, Rockcliffe	7	0	0	0	182	12	44	14
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	22	81	0	0	0	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	11	32	0	0	0	0	0	0
Kanata	0	60	0	0	0	0	0	0
Cumberland	8	3	0	0	0	0	0	0
Goulbourn	35	26	0	0	12	0	0	0
West Carleton	0	4	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	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	86	206	0	0	194	24	44	14

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
January 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Ottawa City	284	340	194	24	46	24	524	388
Ottawa, Vanier, Rockcliffe	46	19	182	12	46	24	274	55
Nepean inside greenbelt	0	3	0	0	0	0	0	3
Nepean outside greenbelt	53	107	0	12	0	0	53	119
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	27	41	0	0	0	0	27	41
Kanata	24	81	0	0	0	0	24	81
Cumberland	21	16	0	0	0	0	21	16
Goulbourn	62	53	12	0	0	0	74	53
West Carleton	8	10	0	0	0	0	8	10
Rideau	35	1	0	0	0	0	35	1
Osgoode	8	9	0	0	0	0	8	9
Clarence-Rockland City	0	2	0	0	0	0	0	2
Russell Township	7	11	0	0	0	0	7	11
Ottawa-Gatineau CMA (Ontario Portion)	291	353	194	24	46	24	531	401

Table 3.5: Completions by Submarket and by Intended Market
January - January 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	284	340	194	24	46	24	524	388
Ottawa, Vanier, Rockcliffe	46	19	182	12	46	24	274	55
Nepean inside greenbelt	0	3	0	0	0	0	0	3
Nepean outside greenbelt	53	107	0	12	0	0	53	119
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	27	41	0	0	0	0	27	41
Kanata	24	81	0	0	0	0	24	81
Cumberland	21	16	0	0	0	0	21	16
Goulbourn	62	53	12	0	0	0	74	53
West Carleton	8	10	0	0	0	0	8	10
Rideau	35	1	0	0	0	0	35	1
Osgoode	8	9	0	0	0	0	8	9
Clarence-Rockland City	0	2	0	0	0	0	0	2
Russell Township	7	11	0	0	0	0	7	11
Ottawa-Gatineau CMA (Ontario Portion)	291	353	194	24	46	24	531	401

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2018

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													
January 2018	0	0.0	47	31.3	38	25.3	17	11.3	48	32.0	150	545,000	567,030
January 2017	0	0.0	30	37.0	21	25.9	13	16.0	17	21.0	81	485,000	529,041
Year-to-date 2018	0	0.0	47	31.3	38	25.3	17	11.3	48	32.0	150	545,000	567,030
Year-to-date 2017	0	0.0	30	37.0	21	25.9	13	16.0	17	21.0	81	485,000	529,041
Ottawa, Vanier, Rockcliffe													
January 2018	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	-	848,341
January 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	-	848,341
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Nepean inside greenbelt													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	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	-	-
Nepean outside greenbelt													
January 2018	0	0.0	18	64.3	6	21.4	1	3.6	3	10.7	28	-	-
January 2017	0	0.0	10	40.0	9	36.0	1	4.0	5	20.0	25	540,000	547,782
Year-to-date 2018	0	0.0	18	64.3	6	21.4	1	3.6	3	10.7	28	-	-
Year-to-date 2017	0	0.0	10	40.0	9	36.0	1	4.0	5	20.0	25	540,000	547,782
Gloucester inside greenbelt													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	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	-	-
Gloucester outside greenbelt													
January 2018	0	0.0	1	5.9	6	35.3	4	23.5	6	35.3	17	-	576,400
January 2017	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	-	-
Year-to-date 2018	0	0.0	1	5.9	6	35.3	4	23.5	6	35.3	17	-	576,400
Year-to-date 2017	0	0.0	0	0.0	3	42.9	3	42.9	1	14.3	7	-	-
Kanata													
January 2018	0	0.0	8	34.8	5	21.7	5	21.7	5	21.7	23	-	542,042
January 2017	0	0.0	7	35.0	2	10.0	5	25.0	6	30.0	20	445,000	547,646
Year-to-date 2018	0	0.0	8	34.8	5	21.7	5	21.7	5	21.7	23	-	542,042
Year-to-date 2017	0	0.0	7	35.0	2	10.0	5	25.0	6	30.0	20	445,000	547,646
Cumberland													
January 2018	0	0.0	6	60.0	3	30.0	0	0.0	1	10.0	10	-	437,738
January 2017	0	0.0	6	66.7	3	33.3	0	0.0	0	0.0	9	-	-
Year-to-date 2018	0	0.0	6	60.0	3	30.0	0	0.0	1	10.0	10	-	437,738
Year-to-date 2017	0	0.0	6	66.7	3	33.3	0	0.0	0	0.0	9	-	-
Goulbourn													
January 2018	0	0.0	3	11.5	12	46.2	5	19.2	6	23.1	26	-	542,492
January 2017	0	0.0	7	43.8	2	12.5	4	25.0	3	18.8	16	545,000	514,634
Year-to-date 2018	0	0.0	3	11.5	12	46.2	5	19.2	6	23.1	26	-	542,492
Year-to-date 2017	0	0.0	7	43.8	2	12.5	4	25.0	3	18.8	16	545,000	514,634

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2018

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													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	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	-	-
Rideau													
January 2018	0	0.0	11	55.0	3	15.0	2	10.0	4	20.0	20	-	427,437
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	11	55.0	3	15.0	2	10.0	4	20.0	20	-	427,437
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Osgoode													
January 2018	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	-	-
January 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Clarence-Rockland City													
January 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
January 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Russell Township													
January 2018	1	12.5	6	75.0	1	12.5	0	0.0	0	0.0	8	-	392,150
January 2017	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	-	-
Year-to-date 2018	1	12.5	6	75.0	1	12.5	0	0.0	0	0.0	8	-	392,150
Year-to-date 2017	0	0.0	5	62.5	3	37.5	0	0.0	0	0.0	8	-	-
Ottawa-Gatineau CMA (Ontario portion)													
January 2018	1	0.6	53	33.5	39	24.7	17	10.8	48	30.4	158	522,500	558,175
January 2017	1	1.1	36	39.6	24	26.4	13	14.3	17	18.7	91	475,000	515,273
Year-to-date 2018	1	0.6	53	33.5	39	24.7	17	10.8	48	30.4	158	522,500	558,175
Year-to-date 2017	1	1.1	36	39.6	24	26.4	13	14.3	17	18.7	91	475,000	515,273

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
January 2018

Submarket	Jan 2018	Jan 2017	% Change	YTD 2018	YTD 2017	% Change
Ottawa City	567,030	529,041	7.2	567,030	529,041	7.2
Ottawa, Vanier, Rockcliffe	848,341	-	n/a	848,341	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	547,782	n/a	-	547,782	n/a
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	576,400	-	n/a	576,400	-	n/a
Kanata	542,042	547,646	-1.0	542,042	547,646	-1.0
Cumberland	437,738	-	n/a	437,738	-	n/a
Goulbourn	542,492	514,634	5.4	542,492	514,634	5.4
West Carleton	-	-	n/a	-	-	n/a
Rideau	427,437	-	n/a	427,437	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	-	-	n/a	-	-	n/a
Russell Township	392,150	-	n/a	392,150	-	n/a
Ottawa-Gatineau CMA (Ontario Portion)	558,175	515,273	8.3	558,175	515,273	8.3

Source: CMHC (Market Absorption Survey)

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

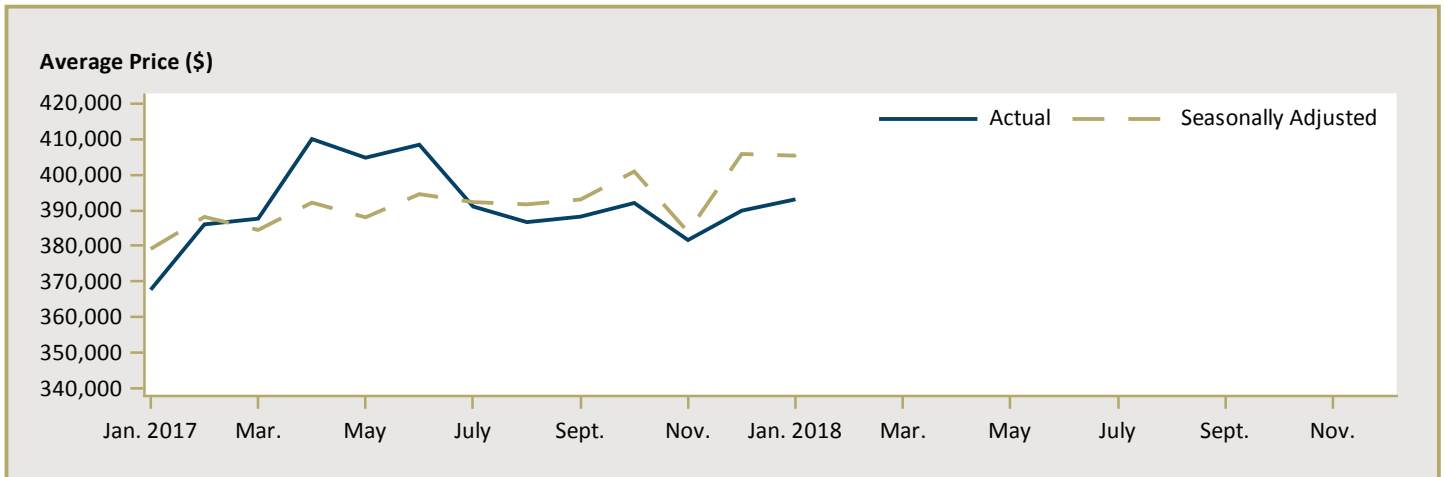


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

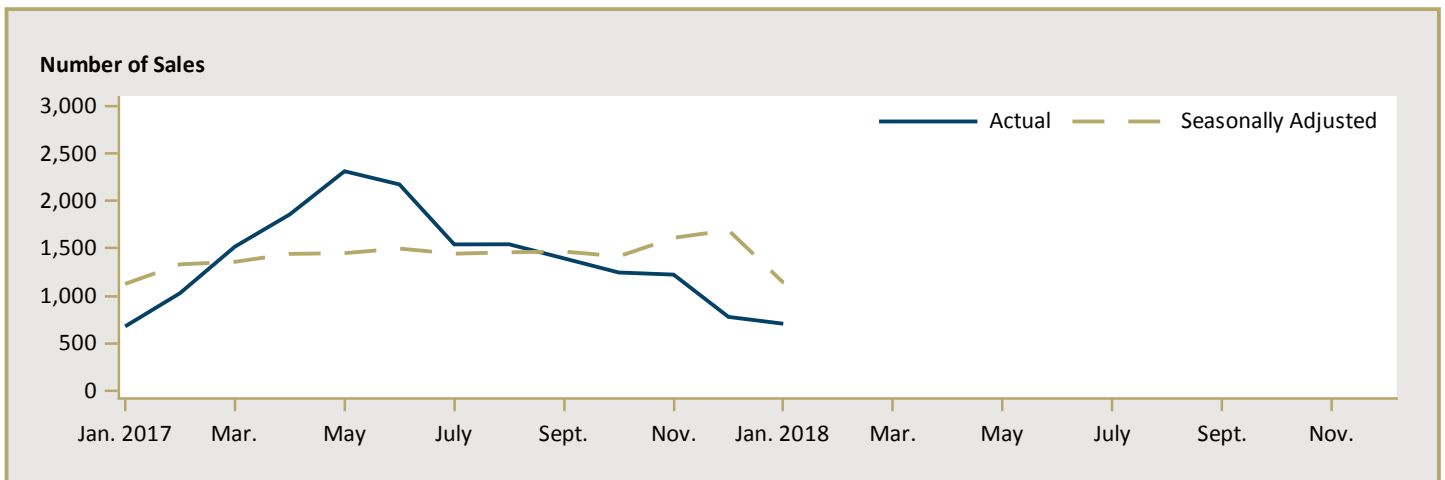
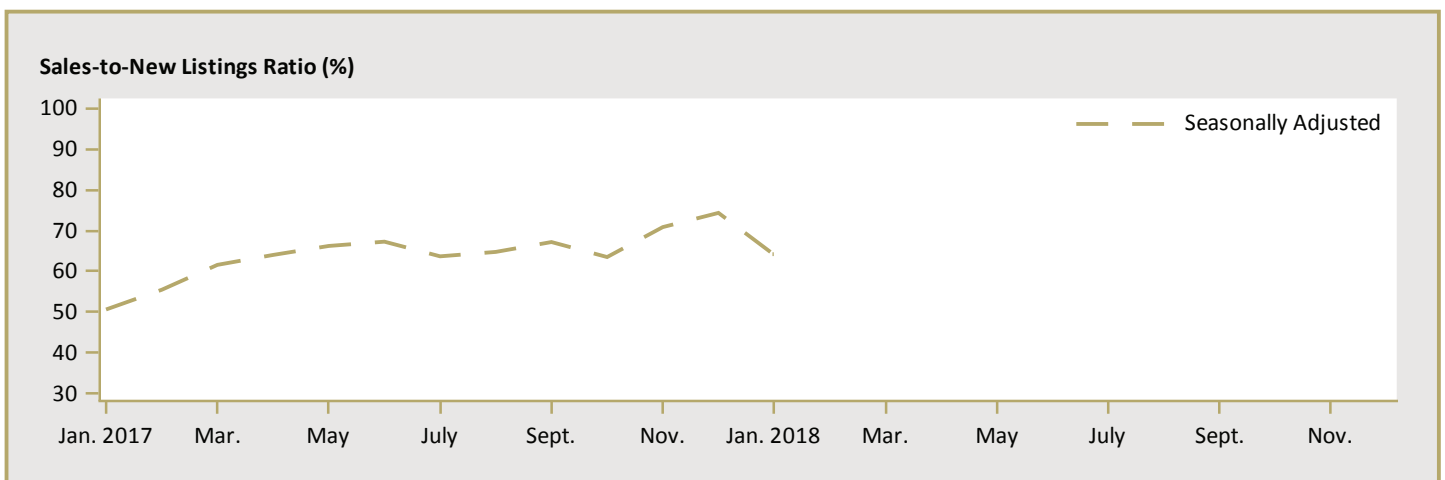


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
January 2018

		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						
2017	January	561	3.14	4.64	100.1	128.9	549	5.8	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	550	5.3	68.8	1,084
	March	561	3.14	4.64	100.8	129.5	550	5.1	68.6	1,080
	April	561	3.14	4.64	101.1	130.2	548	5.2	68.4	1,090
	May	561	3.14	4.64	101.5	130.0	545	5.8	68.3	1,106
	June	561	3.14	4.64	102.4	130.1	546	6.0	68.4	1,114
	July	573	3.14	4.84	102.7	130.0	542	6.4	68.1	1,120
	August	573	3.14	4.84	103.1	129.9	541	6.0	67.6	1,129
	September	575	3.09	4.89	103.1	130.3	541	5.8	67.4	1,139
	October	581	3.24	4.99	104.1	130.3	541	5.9	67.3	1,142
	November	581	3.24	4.99	104.6	130.7	545	5.8	67.6	1,138
	December	581	3.24	4.99	104.7	130.1	548	5.6	67.8	1,127
2018	January	590	3.34	5.14		131.3	552	5.4	67.9	1,124
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES

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

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

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

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

INTENDED MARKET

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

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

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

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

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a 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.

CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

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

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

©2018 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

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

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

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

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer

