

HOUSING NOW TABLES

Ottawa¹

Date Released: March 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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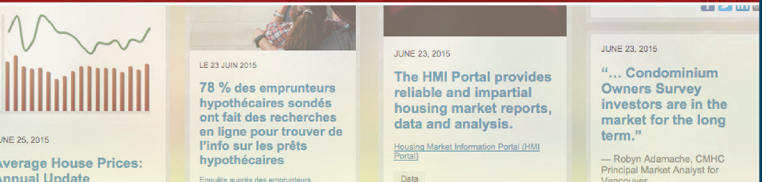
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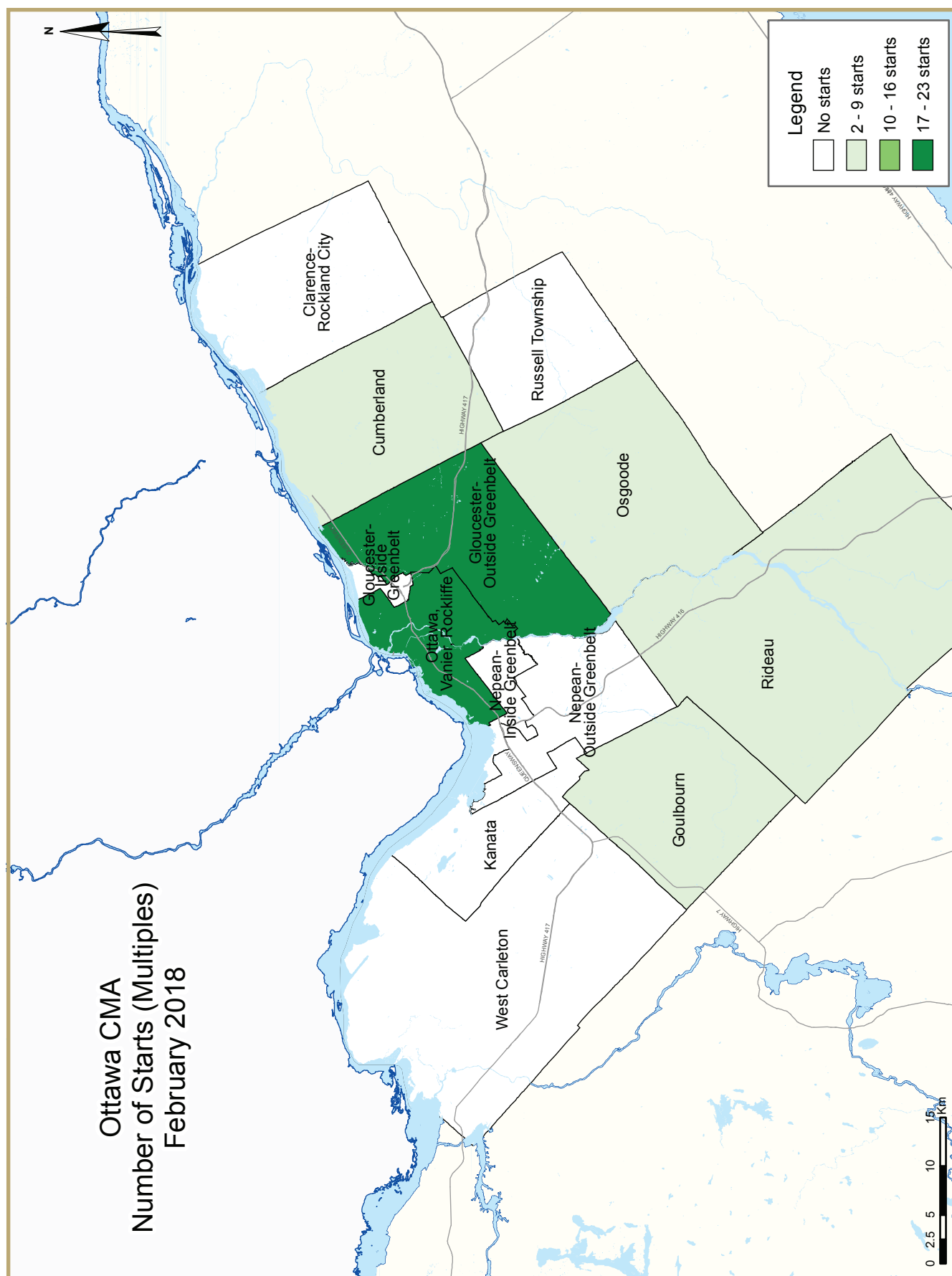
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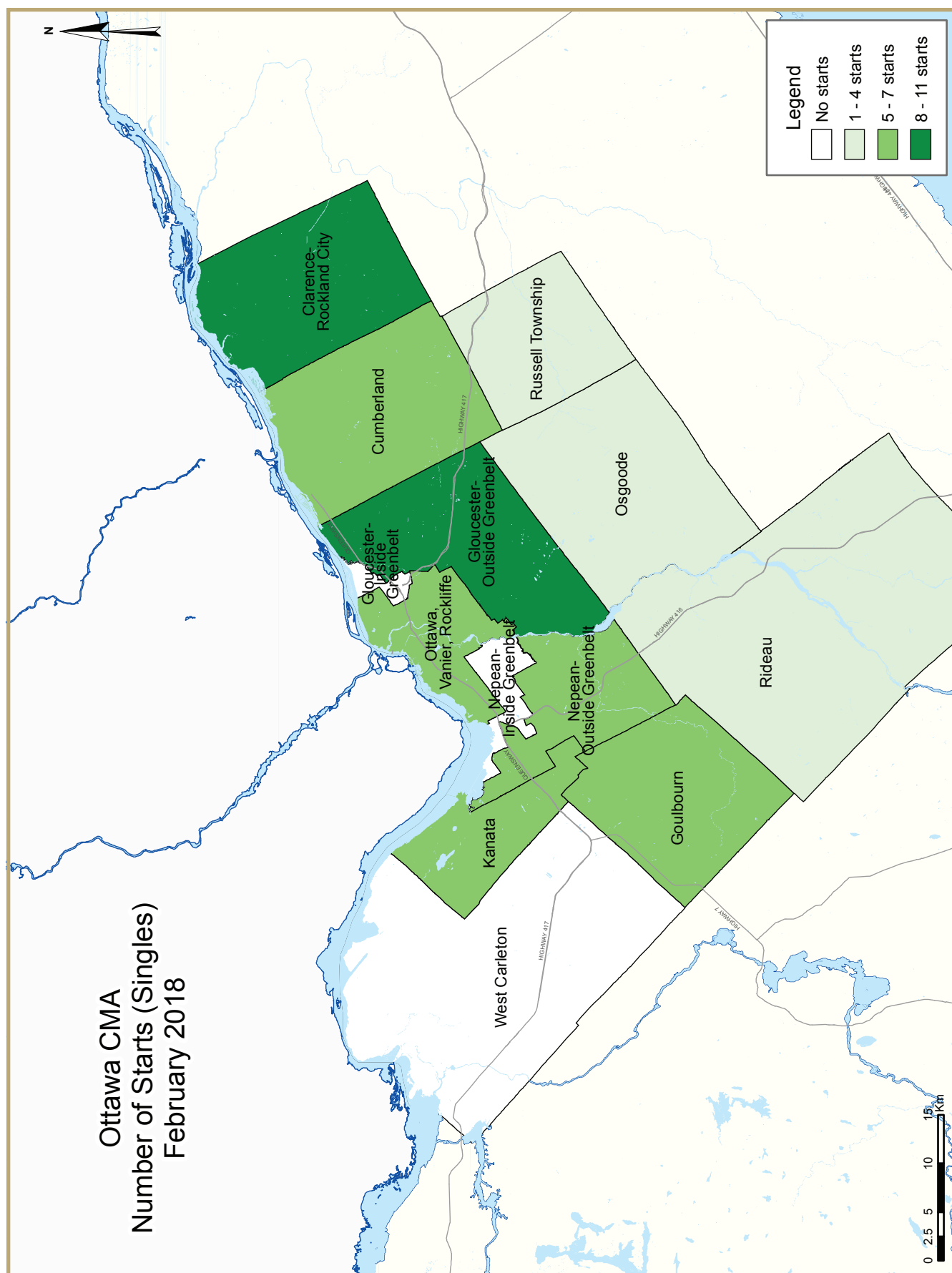
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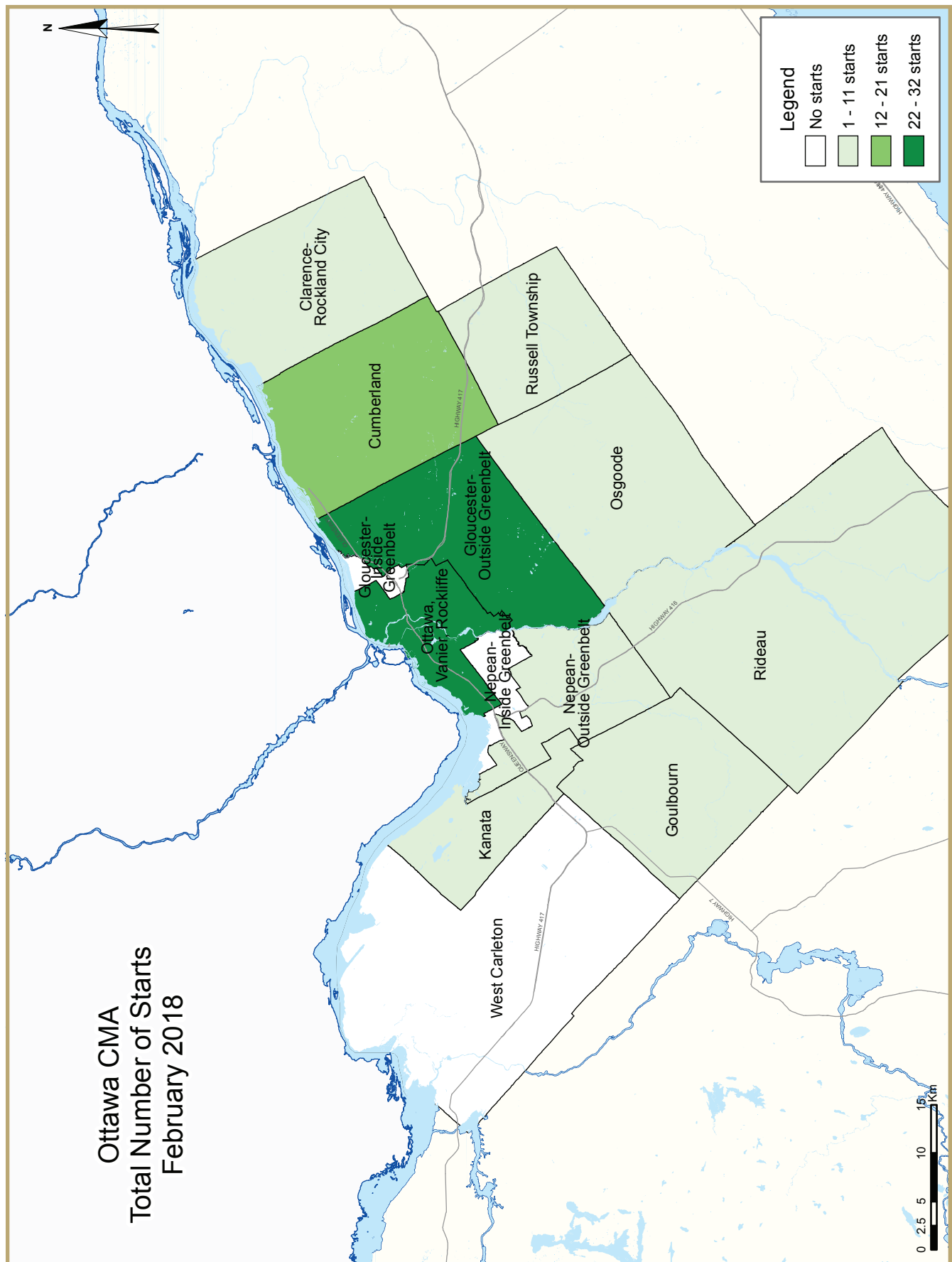
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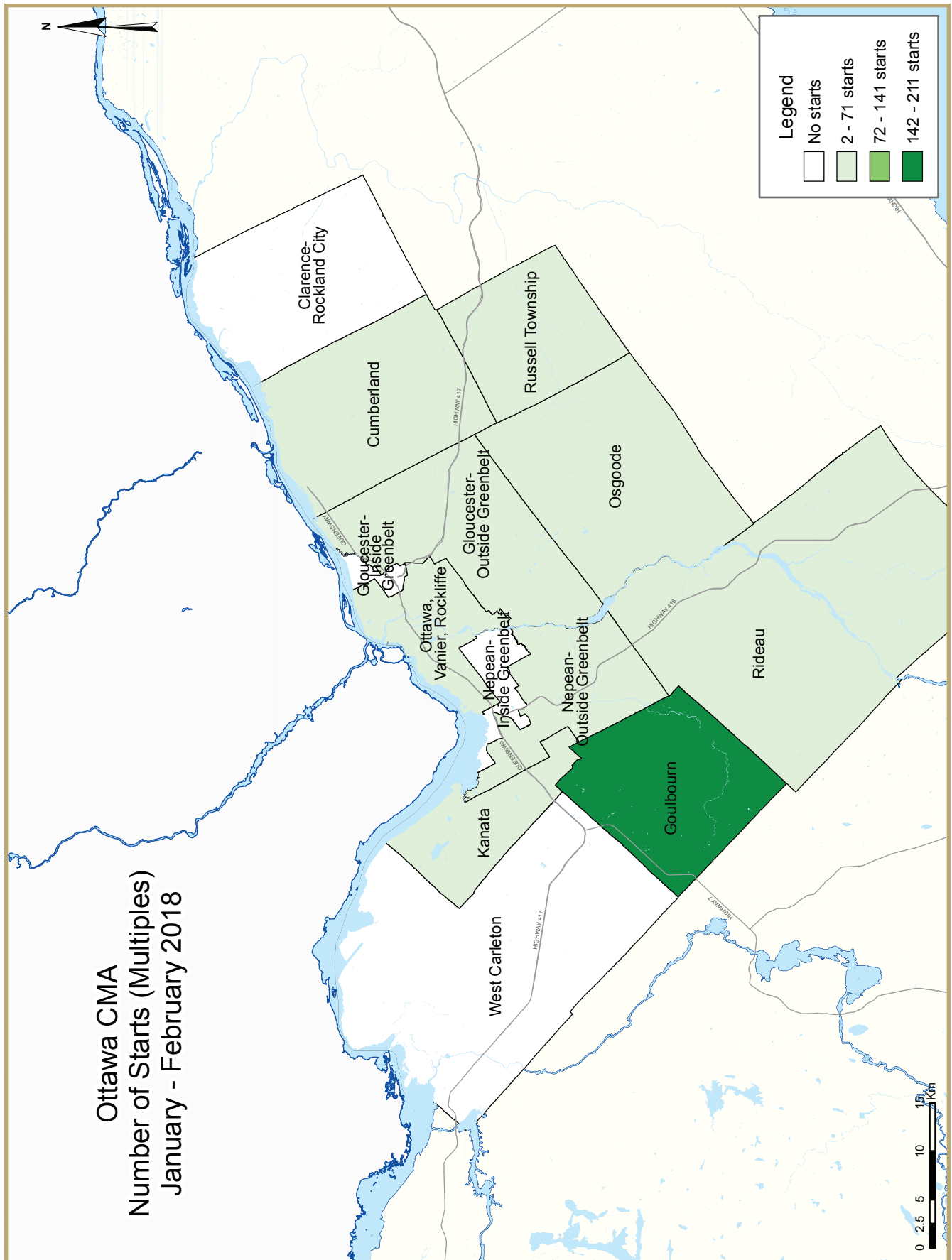
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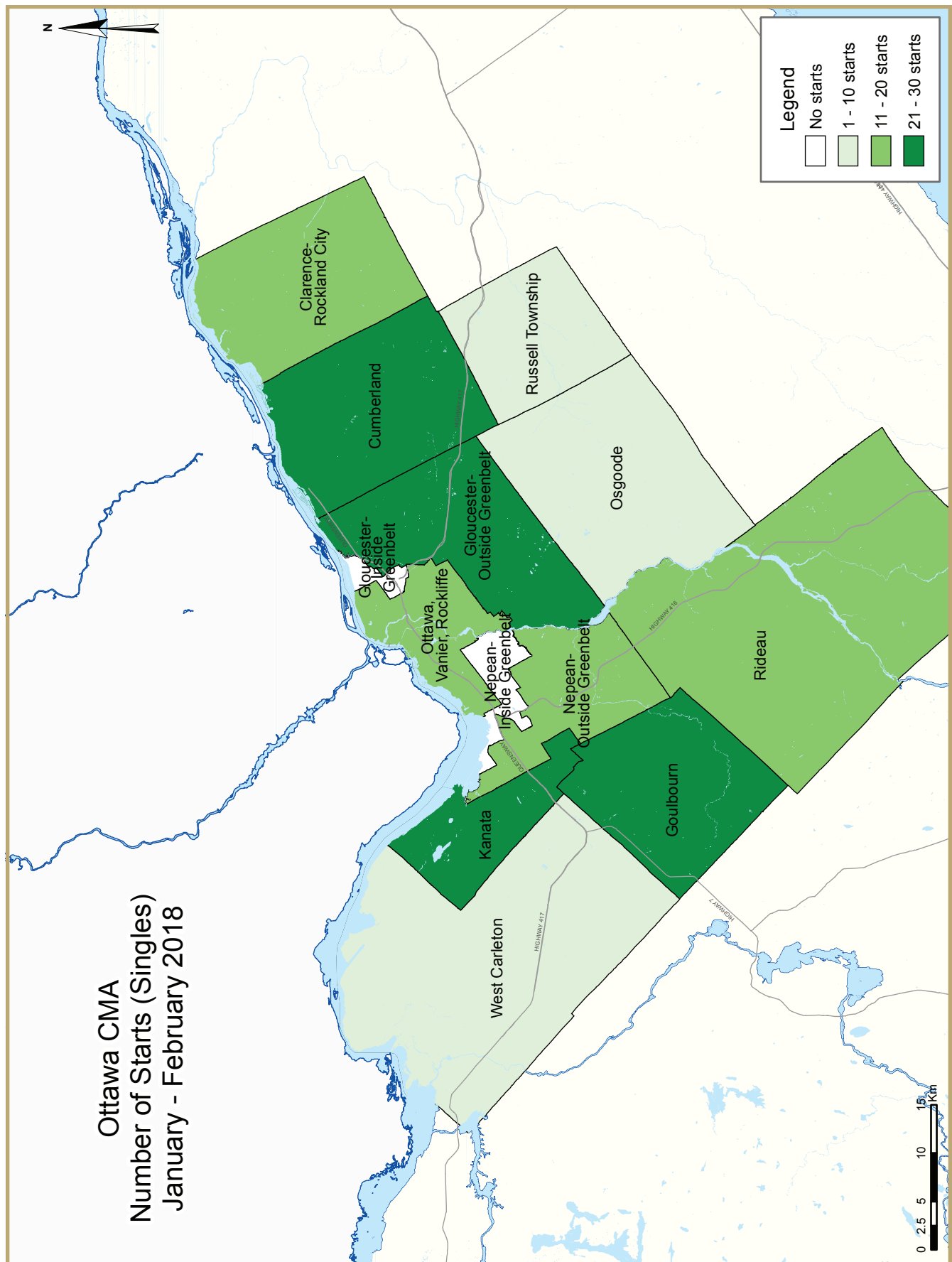


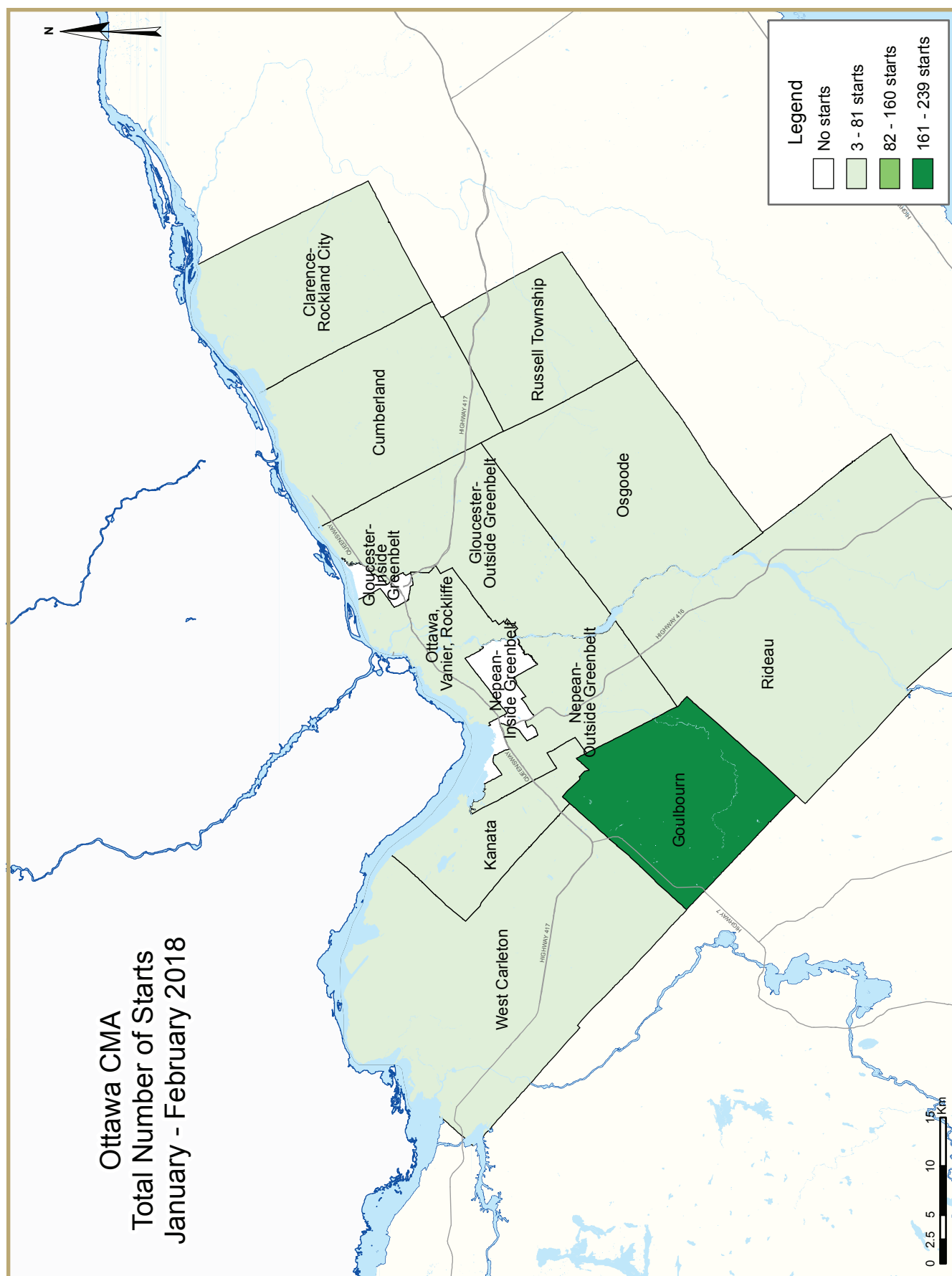












HOUSING NOW REPORT TABLES

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- I Housing Starts (SAAR and Trend)
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- 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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- 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)		
February 2018		
Ottawa CMA ¹	January 2018	February 2018
Trend ²	7,945	7,213
SAAR	6,422	2,698
	February 2017	February 2018
Actual		
February - Single-Detached	126	59
February - Multiples	456	58
February - Total	582	117
January to February - Single-Detached	221	179
January to February - Multiples	922	361
January to February - Total	1,143	540

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)
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2018	59	14	39	0	0	0	2	3	117
February 2017	126	6	126	0	0	245	0	79	582
% Change	-53.2	133.3	-69.0	n/a	n/a	-100.0	n/a	-96.2	-79.9
Year-to-date 2018	179	46	95	0	0	14	2	204	540
Year-to-date 2017	221	26	213	0	0	577	2	104	1,143
% Change	-19.0	76.9	-55.4	n/a	n/a	-97.6	0.0	96.2	-52.8
UNDER CONSTRUCTION									
February 2018	1,449	204	1,489	0	46	1,924	8	1,647	6,767
February 2017	1,274	178	1,315	0	36	1,939	91	990	5,823
% Change	13.7	14.6	13.2	n/a	27.8	-0.8	-91.2	66.4	16.2
COMPLETIONS									
February 2018	109	16	81	0	0	22	6	359	593
February 2017	113	8	72	0	0	0	0	12	205
% Change	-3.5	100.0	12.5	n/a	n/a	n/a	n/a	**	189.3
Year-to-date 2018	302	28	167	0	0	216	8	403	1,124
Year-to-date 2017	238	30	278	0	0	24	10	26	606
% Change	26.9	-6.7	-39.9	n/a	n/a	**	-20.0	**	85.5
COMPLETED & NOT ABSORBED									
February 2018	113	27	146	0	2	290	n/a	n/a	578
February 2017	119	30	145	0	8	467	n/a	n/a	769
% Change	-5.0	-10.0	0.7	n/a	-75.0	-37.9	n/a	n/a	-24.8
ABSORBED									
February 2018	108	12	71	0	3	67	n/a	n/a	261
February 2017	116	16	85	0	1	20	n/a	n/a	238
% Change	-6.9	-25.0	-16.5	n/a	200.0	**	n/a	n/a	9.7
Year-to-date 2018	304	28	169	0	3	315	n/a	n/a	819
Year-to-date 2017	242	34	294	0	1	72	n/a	n/a	643
% Change	25.6	-17.6	-42.5	n/a	200.0	**	n/a	n/a	27.4

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	47	14	39	0	0	0	2	3	105
February 2017	123	6	126	0	0	245	0	79	579
Ottawa, Vanier, Rockcliffe									
February 2018	5	6	12	0	0	0	2	3	28
February 2017	6	4	3	0	0	221	0	0	234
Nepean inside greenbelt									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
February 2018	7	0	0	0	0	0	0	0	7
February 2017	40	0	17	0	0	0	0	0	57
Gloucester inside greenbelt									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2018	11	2	19	0	0	0	0	0	32
February 2017	19	0	23	0	0	0	0	0	42
Kanata									
February 2018	7	0	0	0	0	0	0	0	7
February 2017	31	0	0	0	0	0	0	79	110
Cumberland									
February 2018	6	0	8	0	0	0	0	0	14
February 2017	2	0	58	0	0	12	0	0	72
Goulbourn									
February 2018	6	2	0	0	0	0	0	0	8
February 2017	13	0	25	0	0	12	0	0	50
West Carleton									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	1	0	0	0	0	0	0	0	1
Rideau									
February 2018	4	2	0	0	0	0	0	0	6
February 2017	9	2	0	0	0	0	0	0	11
Osgoode									
February 2018	1	2	0	0	0	0	0	0	3
February 2017	1	0	0	0	0	0	0	0	1
Clarence-Rockland City									
February 2018	11	0	0	0	0	0	0	0	11
February 2017	3	0	0	0	0	0	0	0	3
Russell Township									
February 2018	1	0	0	0	0	0	0	0	1
February 2017	0	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario portion)									
February 2018	59	14	39	0	0	0	2	3	117
February 2017	126	6	126	0	0	245	0	79	582

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	1,377	186	1,457	0	28	1,890	6	1,625	6,569
February 2017	1,214	162	1,301	0	36	1,911	91	990	5,705
Ottawa, Vanier, Rockcliffe									
February 2018	114	96	110	0	8	1,341	6	992	2,667
February 2017	72	70	56	0	8	1,533	23	684	2,446
Nepean inside greenbelt									
February 2018	16	4	0	0	0	198	0	0	218
February 2017	22	0	0	0	0	60	0	0	82
Nepean outside greenbelt									
February 2018	220	16	251	0	0	104	0	12	603
February 2017	279	32	369	0	0	119	48	77	924
Gloucester inside greenbelt									
February 2018	3	0	0	0	0	0	0	226	229
February 2017	2	0	0	0	0	0	0	44	46
Gloucester outside greenbelt									
February 2018	201	12	295	0	20	16	0	26	570
February 2017	149	8	242	0	12	60	20	0	491
Kanata									
February 2018	182	8	265	0	0	42	0	184	681
February 2017	272	4	237	0	0	57	0	184	754
Cumberland									
February 2018	163	4	188	0	0	145	0	0	500
February 2017	111	10	223	0	16	34	0	0	394
Goulbourn									
February 2018	254	34	324	0	0	44	0	185	841
February 2017	116	14	138	0	0	36	0	0	304
West Carleton									
February 2018	37	2	4	0	0	0	0	0	43
February 2017	31	2	8	0	0	0	0	1	42
Rideau									
February 2018	153	8	20	0	0	0	0	0	181
February 2017	115	22	28	0	0	12	0	0	177
Osgoode									
February 2018	34	2	0	0	0	0	0	0	36
February 2017	45	0	0	0	0	0	0	0	45
Clarence-Rockland City									
February 2018	41	2	17	0	18	34	2	0	114
February 2017	36	2	4	0	0	0	0	0	42
Russell Township									
February 2018	31	16	15	0	0	0	0	22	84
February 2017	24	14	10	0	0	28	0	0	76
Ottawa-Gatineau CMA (Ontario portion)									
February 2018	1,449	204	1,489	0	46	1,924	8	1,647	6,767
February 2017	1,274	178	1,315	0	36	1,939	91	990	5,823

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	81	16	75	0	0	12	4	324	512
February 2017	99	8	72	0	0	0	0	12	191
Ottawa, Vanier, Rockcliffe									
February 2018	10	10	4	0	0	0	4	302	330
February 2017	4	2	0	0	0	0	0	0	6
Nepean inside greenbelt									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
February 2018	18	2	38	0	0	0	0	0	58
February 2017	16	0	23	0	0	0	0	12	51
Gloucester inside greenbelt									
February 2018	0	0	0	0	0	0	0	22	22
February 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
February 2018	7	0	21	0	0	12	0	0	40
February 2017	5	0	0	0	0	0	0	0	5
Kanata									
February 2018	17	0	0	0	0	0	0	0	17
February 2017	41	0	19	0	0	0	0	0	60
Cumberland									
February 2018	5	2	12	0	0	0	0	0	19
February 2017	12	0	26	0	0	0	0	0	38
Goulbourn									
February 2018	13	2	0	0	0	0	0	0	15
February 2017	8	6	4	0	0	0	0	0	18
West Carleton									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	1	0	0	0	0	0	0	0	1
Rideau									
February 2018	10	0	0	0	0	0	0	0	10
February 2017	7	0	0	0	0	0	0	0	7
Osgoode									
February 2018	1	0	0	0	0	0	0	0	1
February 2017	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
February 2018	25	0	6	0	0	10	2	0	43
February 2017	13	0	0	0	0	0	0	0	13
Russell Township									
February 2018	3	0	0	0	0	0	0	35	38
February 2017	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
February 2018	109	16	81	0	0	22	6	359	593
February 2017	113	8	72	0	0	0	0	12	205

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	99	24	141	0	2	281	n/a	n/a	547
February 2017	92	28	141	0	8	465	n/a	n/a	734
Ottawa, Vanier, Rockcliffe									
February 2018	6	11	12	0	2	193	n/a	n/a	224
February 2017	2	14	0	0	2	351	n/a	n/a	369
Nepean inside greenbelt									
February 2018	0	0	0	0	0	30	n/a	n/a	30
February 2017	0	0	0	0	0	46	n/a	n/a	46
Nepean outside greenbelt									
February 2018	7	3	24	0	0	22	n/a	n/a	56
February 2017	13	3	27	0	0	9	n/a	n/a	52
Gloucester inside greenbelt									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
February 2018	27	2	56	0	0	15	n/a	n/a	100
February 2017	25	1	62	0	6	35	n/a	n/a	129
Kanata									
February 2018	17	0	7	0	0	11	n/a	n/a	35
February 2017	20	0	19	0	0	2	n/a	n/a	41
Cumberland									
February 2018	10	1	16	0	0	3	n/a	n/a	30
February 2017	11	3	10	0	0	12	n/a	n/a	36
Goulbourn									
February 2018	23	6	21	0	0	7	n/a	n/a	57
February 2017	16	7	22	0	0	7	n/a	n/a	52
West Carleton									
February 2018	0	1	0	0	0	0	n/a	n/a	1
February 2017	0	0	1	0	0	0	n/a	n/a	1
Rideau									
February 2018	8	0	5	0	0	0	n/a	n/a	13
February 2017	4	0	0	0	0	0	n/a	n/a	4
Osgoode									
February 2018	1	0	0	0	0	0	n/a	n/a	1
February 2017	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
February 2018	6	1	5	0	0	2	n/a	n/a	14
February 2017	13	0	3	0	0	0	n/a	n/a	16
Russell Township									
February 2018	8	2	0	0	0	7	n/a	n/a	17
February 2017	14	2	1	0	0	2	n/a	n/a	19
Ottawa-Gatineau CMA (Ontario portion)									
February 2018	113	27	146	0	2	290	n/a	n/a	578
February 2017	119	30	145	0	8	467	n/a	n/a	769

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

Table 1.2: Housing Activity Summary by Submarket
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
February 2018	81	12	65	0	3	59	n/a	n/a	220
February 2017	104	16	85	0	1	20	n/a	n/a	226
Ottawa, Vanier, Rockcliffe									
February 2018	10	7	6	0	0	51	n/a	n/a	74
February 2017	9	8	0	0	0	11	n/a	n/a	28
Nepean inside greenbelt									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
February 2018	18	2	25	0	0	0	n/a	n/a	45
February 2017	16	1	29	0	0	9	n/a	n/a	55
Gloucester inside greenbelt									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
February 2018	7	0	20	0	3	8	n/a	n/a	38
February 2017	6	0	7	0	1	0	n/a	n/a	14
Kanata									
February 2018	15	0	0	0	0	0	n/a	n/a	15
February 2017	41	0	17	0	0	0	n/a	n/a	58
Cumberland									
February 2018	5	1	14	0	0	0	n/a	n/a	20
February 2017	12	0	26	0	0	0	n/a	n/a	38
Goulbourn									
February 2018	13	2	0	0	0	0	n/a	n/a	15
February 2017	10	7	6	0	0	0	n/a	n/a	23
West Carleton									
February 2018	0	0	0	0	0	0	n/a	n/a	0
February 2017	1	0	0	0	0	0	n/a	n/a	1
Rideau									
February 2018	12	0	0	0	0	0	n/a	n/a	12
February 2017	4	0	0	0	0	0	n/a	n/a	4
Osgoode									
February 2018	1	0	0	0	0	0	n/a	n/a	1
February 2017	5	0	0	0	0	0	n/a	n/a	5
Clarence-Rockland City									
February 2018	25	0	6	0	0	8	n/a	n/a	39
February 2017	11	0	0	0	0	0	n/a	n/a	11
Russell Township									
February 2018	2	0	0	0	0	0	n/a	n/a	2
February 2017	1	0	0	0	0	0	n/a	n/a	1
Ottawa-Gatineau CMA (Ontario portion)									
February 2018	108	12	71	0	3	67	n/a	n/a	261
February 2017	116	16	85	0	1	20	n/a	n/a	238

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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
February 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Ottawa City	47	123	16	6	39	126	3	324	105	579	-81.9
Ottawa, Vanier, Rockcliffe	5	6	8	4	12	3	3	221	28	234	-88.0
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	7	40	0	0	0	17	0	0	7	57	-87.7
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	11	19	2	0	19	23	0	0	32	42	-23.8
Kanata	7	31	0	0	0	0	0	79	7	110	-93.6
Cumberland	6	2	0	0	8	58	0	12	14	72	-80.6
Goulbourn	6	13	2	0	0	25	0	12	8	50	-84.0
West Carleton	0	1	0	0	0	0	0	0	0	1	-100.0
Rideau	4	9	2	2	0	0	0	0	6	11	-45.5
Osgoode	1	1	2	0	0	0	0	0	3	1	200.0
Clarence-Rockland City	11	3	0	0	0	0	0	0	11	3	**
Russell Township	1	0	0	0	0	0	0	0	1	0	n/a
Ottawa-Gatineau CMA (Ontario Portion)	59	126	16	6	39	126	3	324	117	582	-79.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 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	165	208	46	28	95	207	218	687	524	1,130	-53.6
Ottawa, Vanier, Rockcliffe	13	18	28	6	12	3	19	544	72	571	-87.4
Nepean inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Nepean outside greenbelt	12	55	4	0	5	39	0	0	21	94	-77.7
Gloucester inside greenbelt	0	0	0	0	0	0	0	22	0	22	-100.0
Gloucester outside greenbelt	30	47	2	6	30	37	0	12	62	102	-39.2
Kanata	26	40	0	2	14	6	14	79	54	127	-57.5
Cumberland	30	3	0	8	16	94	0	12	46	117	-60.7
Goulbourn	28	21	8	4	18	28	185	12	239	65	**
West Carleton	4	4	0	0	0	0	0	0	4	4	0.0
Rideau	18	16	2	2	0	0	0	6	20	24	-16.7
Osgoode	4	3	2	0	0	0	0	0	6	3	100.0
Clarence-Rockland City	13	11	0	0	0	0	0	0	13	11	18.2
Russell Township	1	2	2	0	0	0	0	0	3	2	50.0
Ottawa-Gatineau CMA (Ontario Portion)	179	221	48	28	95	207	218	687	540	1,143	-52.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Ottawa City	39	126	0	0	0	245	3	79
Ottawa, Vanier, Rockcliffe	12	3	0	0	0	221	3	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	0	17	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	19	23	0	0	0	0	0	0
Kanata	0	0	0	0	0	0	0	79
Cumberland	8	58	0	0	0	12	0	0
Goulbourn	0	25	0	0	0	12	0	0
West Carleton	0	0	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	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	39	126	0	0	0	245	3	79

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 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	95	207	0	0	14	583	204	104
Ottawa, Vanier, Rockcliffe	12	3	0	0	0	541	19	3
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	5	39	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	22
Gloucester outside greenbelt	30	37	0	0	0	12	0	0
Kanata	14	6	0	0	14	0	0	79
Cumberland	16	94	0	0	0	12	0	0
Goulbourn	18	28	0	0	0	12	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)	95	207	0	0	14	583	204	104

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Ottawa City	100	255	0	245	5	79	105	579
Ottawa, Vanier, Rockcliffe	23	13	0	221	5	0	28	234
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	7	57	0	0	0	0	7	57
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	32	42	0	0	0	0	32	42
Kanata	7	31	0	0	0	79	7	110
Cumberland	14	60	0	12	0	0	14	72
Goulbourn	8	38	0	12	0	0	8	50
West Carleton	0	1	0	0	0	0	0	1
Rideau	6	11	0	0	0	0	6	11
Osgoode	3	1	0	0	0	0	3	1
Clarence-Rockland City	11	3	0	0	0	0	11	3
Russell Township	1	0	0	0	0	0	1	0
Ottawa-Gatineau CMA (Ontario Portion)	112	258	0	245	5	79	117	582

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	304	447	14	577	206	106	524	1,130
Ottawa, Vanier, Rockcliffe	51	27	0	541	21	3	72	571
Nepean inside greenbelt	0	1	0	0	0	0	0	1
Nepean outside greenbelt	21	94	0	0	0	0	21	94
Gloucester inside greenbelt	0	0	0	0	0	22	0	22
Gloucester outside greenbelt	62	88	0	12	0	2	62	102
Kanata	40	48	14	0	0	79	54	127
Cumberland	46	105	0	12	0	0	46	117
Goulbourn	54	53	0	12	185	0	239	65
West Carleton	4	4	0	0	0	0	4	4
Rideau	20	24	0	0	0	0	20	24
Osgoode	6	3	0	0	0	0	6	3
Clarence-Rockland City	13	11	0	0	0	0	13	11
Russell Township	3	2	0	0	0	0	3	2
Ottawa-Gatineau CMA (Ontario Portion)	320	460	14	577	206	106	540	1,143

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total ¹ *		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Ottawa City	81	99	20	8	75	72	336	12	512	191	168.1
Ottawa, Vanier, Rockcliffe	10	4	14	2	4	0	302	0	330	6	**
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	18	16	2	0	38	23	0	12	58	51	13.7
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	7	5	0	0	21	0	12	0	40	5	**
Kanata	17	41	0	0	0	19	0	0	17	60	-71.7
Cumberland	5	12	2	0	12	26	0	0	19	38	-50.0
Goulbourn	13	8	2	6	0	4	0	0	15	18	-16.7
West Carleton	0	1	0	0	0	0	0	0	0	1	-100.0
Rideau	10	7	0	0	0	0	0	0	10	7	42.9
Osgoode	1	5	0	0	0	0	0	0	1	5	-80.0
Clarence-Rockland City	25	13	2	0	6	0	10	0	43	13	**
Russell Township	3	1	0	0	0	0	35	0	38	1	**
Ottawa-Gatineau CMA (Ontario Portion)	109	113	22	8	81	72	381	12	593	205	189.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 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	267	213	34	38	161	278	574	50	1,036	579	78.9
Ottawa, Vanier, Rockcliffe	43	23	22	12	11	0	528	26	604	61	**
Nepean inside greenbelt	0	3	0	0	0	0	0	0	0	3	-100.0
Nepean outside greenbelt	47	40	4	2	60	104	0	24	111	170	-34.7
Gloucester inside greenbelt	0	0	0	0	0	0	22	0	22	0	n/a
Gloucester outside greenbelt	23	12	0	2	32	32	12	0	67	46	45.7
Kanata	41	62	0	0	0	79	0	0	41	141	-70.9
Cumberland	16	21	4	4	20	29	0	0	40	54	-25.9
Goulbourn	40	25	2	16	35	30	12	0	89	71	25.4
West Carleton	8	5	0	2	0	4	0	0	8	11	-27.3
Rideau	40	8	2	0	3	0	0	0	45	8	**
Osgoode	9	14	0	0	0	0	0	0	9	14	-35.7
Clarence-Rockland City	25	15	2	0	6	0	10	0	43	15	186.7
Russell Township	10	10	0	2	0	0	35	0	45	12	**
Ottawa-Gatineau CMA (Ontario Portion)	302	238	36	40	167	278	619	50	1,124	606	85.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Ottawa City	75	72	0	0	12	0	324	12
Ottawa, Vanier, Rockcliffe	4	0	0	0	0	0	302	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	38	23	0	0	0	0	0	12
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	21	0	0	0	12	0	0	0
Kanata	0	19	0	0	0	0	0	0
Cumberland	12	26	0	0	0	0	0	0
Goulbourn	0	4	0	0	0	0	0	0
West Carleton	0	0	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	6	0	0	0	10	0	0	0
Russell Township	0	0	0	0	0	0	35	0
Ottawa-Gatineau CMA (Ontario Portion)	81	72	0	0	22	0	359	12

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 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	161	278	0	0	206	24	368	26
Ottawa, Vanier, Rockcliffe	11	0	0	0	182	12	346	14
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	60	104	0	0	0	12	0	12
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	32	32	0	0	12	0	0	0
Kanata	0	79	0	0	0	0	0	0
Cumberland	20	29	0	0	0	0	0	0
Goulbourn	35	30	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	6	0	0	0	10	0	0	0
Russell Township	0	0	0	0	0	0	35	0
Ottawa-Gatineau CMA (Ontario Portion)	167	278	0	0	216	24	403	26

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Ottawa City	172	179	12	0	328	12	512	191
Ottawa, Vanier, Rockcliffe	24	6	0	0	306	0	330	6
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	58	39	0	0	0	12	58	51
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	28	5	12	0	0	0	40	5
Kanata	17	60	0	0	0	0	17	60
Cumberland	19	38	0	0	0	0	19	38
Goulbourn	15	18	0	0	0	0	15	18
West Carleton	0	1	0	0	0	0	0	1
Rideau	10	7	0	0	0	0	10	7
Osgoode	1	5	0	0	0	0	1	5
Clarence-Rockland City	31	13	10	0	2	0	43	13
Russell Township	3	1	0	0	35	0	38	1
Ottawa-Gatineau CMA (Ontario Portion)	206	193	22	0	365	12	593	205

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	456	519	206	24	374	36	1,036	579
Ottawa, Vanier, Rockcliffe	70	25	182	12	352	24	604	61
Nepean inside greenbelt	0	3	0	0	0	0	0	3
Nepean outside greenbelt	111	146	0	12	0	12	111	170
Gloucester inside greenbelt	0	0	0	0	22	0	22	0
Gloucester outside greenbelt	55	46	12	0	0	0	67	46
Kanata	41	141	0	0	0	0	41	141
Cumberland	40	54	0	0	0	0	40	54
Goulbourn	77	71	12	0	0	0	89	71
West Carleton	8	11	0	0	0	0	8	11
Rideau	45	8	0	0	0	0	45	8
Osgoode	9	14	0	0	0	0	9	14
Clarence-Rockland City	31	15	10	0	2	0	43	15
Russell Township	10	12	0	0	35	0	45	12
Ottawa-Gatineau CMA (Ontario Portion)	497	546	216	24	411	36	1,124	606

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2018	1	1.4	13	18.6	20	28.6	11	15.7	25	35.7	70	570,000	622,917
February 2017	0	0.0	24	28.2	33	38.8	7	8.2	21	24.7	85	-	540,084
Year-to-date 2018	1	0.5	60	27.3	58	26.4	28	12.7	73	33.2	220	552,500	583,560
Year-to-date 2017	0	0.0	54	32.5	54	32.5	20	12.0	38	22.9	166	485,000	534,695
Ottawa, Vanier, Rockcliffe													
February 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	27	100.0	27	-	848,341
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	-
Nepean inside greenbelt													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 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													
February 2018	0	0.0	6	33.3	2	11.1	5	27.8	5	27.8	18	-	482,195
February 2017	0	0.0	4	28.6	4	28.6	2	14.3	4	28.6	14	-	-
Year-to-date 2018	0	0.0	24	52.2	8	17.4	6	13.0	8	17.4	46	-	482,195
Year-to-date 2017	0	0.0	14	35.9	13	33.3	3	7.7	9	23.1	39	540,000	547,782
Gloucester inside greenbelt													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 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													
February 2018	0	0.0	0	0.0	3	50.0	2	33.3	1	16.7	6	-	-
February 2017	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Year-to-date 2018	0	0.0	1	4.3	9	39.1	6	26.1	7	30.4	23	-	576,400
Year-to-date 2017	0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	10	-	-
Kanata													
February 2018	0	0.0	3	20.0	4	26.7	2	13.3	6	40.0	15	-	602,429
February 2017	0	0.0	13	32.5	15	37.5	2	5.0	10	25.0	40	-	534,216
Year-to-date 2018	0	0.0	11	28.9	9	23.7	7	18.4	11	28.9	38	-	559,026
Year-to-date 2017	0	0.0	20	33.3	17	28.3	7	11.7	16	26.7	60	445,000	538,195
Cumberland													
February 2018	0	0.0	1	20.0	0	0.0	0	0.0	4	80.0	5	-	-
February 2017	0	0.0	4	44.4	4	44.4	1	11.1	0	0.0	9	-	420,081
Year-to-date 2018	0	0.0	7	46.7	3	20.0	0	0.0	5	33.3	15	-	437,738
Year-to-date 2017	0	0.0	10	55.6	7	38.9	1	5.6	0	0.0	18	-	420,081
Goulbourn													
February 2018	0	0.0	0	0.0	7	58.3	2	16.7	3	25.0	12	-	565,536
February 2017	0	0.0	2	20.0	7	70.0	0	0.0	1	10.0	10	-	468,913
Year-to-date 2018	0	0.0	3	7.9	19	50.0	7	18.4	9	23.7	38	-	548,592
Year-to-date 2017	0	0.0	9	34.6	9	34.6	4	15.4	4	15.4	26	545,000	503,876

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range**February 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													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 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													
February 2018	1	11.1	3	33.3	4	44.4	0	0.0	1	11.1	9	-	-
February 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	1	3.4	14	48.3	7	24.1	2	6.9	5	17.2	29	-	427,437
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Osgoode													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2017	0	0.0	1	50.0	1	50.0	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	1	25.0	3	75.0	0	0.0	0	0.0	4	-	-
Clarence-Rockland City													
February 2018	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	-	390,475
February 2017	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	-	300,850
Year-to-date 2018	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	-	390,475
Year-to-date 2017	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	-	300,850
Russell Township													
February 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	1	10.0	8	80.0	1	10.0	0	0.0	0	0.0	10	-	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)													
February 2018	3	3.8	20	25.0	21	26.3	11	13.8	25	31.3	80	535,000	576,651
February 2017	6	6.6	24	26.4	33	36.3	7	7.7	21	23.1	91	490,000	524,310
Year-to-date 2018	4	1.7	73	30.7	60	25.2	28	11.8	73	30.7	238	525,000	564,386
Year-to-date 2017	7	3.8	60	33.0	57	31.3	20	11.0	38	20.9	182	480,000	519,791

Source: CMHC (Market Absorption Survey)

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

Submarket	Feb 2018	Feb 2017	% Change	YTD 2018	YTD 2017	% Change
Ottawa City	622,917	540,084	15.3	583,560	534,695	9.1
Ottawa, Vanier, Rockcliffe	-	-	n/a	848,341	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	482,195	-	n/a	482,195	547,782	-12.0
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	-	-	n/a	576,400	-	n/a
Kanata	602,429	534,216	12.8	559,026	538,195	3.9
Cumberland	-	420,081	n/a	437,738	420,081	4.2
Goulbourn	565,536	468,913	20.6	548,592	503,876	8.9
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	427,437	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	390,475	300,850	29.8	390,475	300,850	29.8
Russell Township	-	-	n/a	392,150	-	n/a
Ottawa-Gatineau CMA (Ontario Portion)	576,651	524,310	10.0	564,386	519,791	8.6

Source: CMHC (Market Absorption Survey)

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

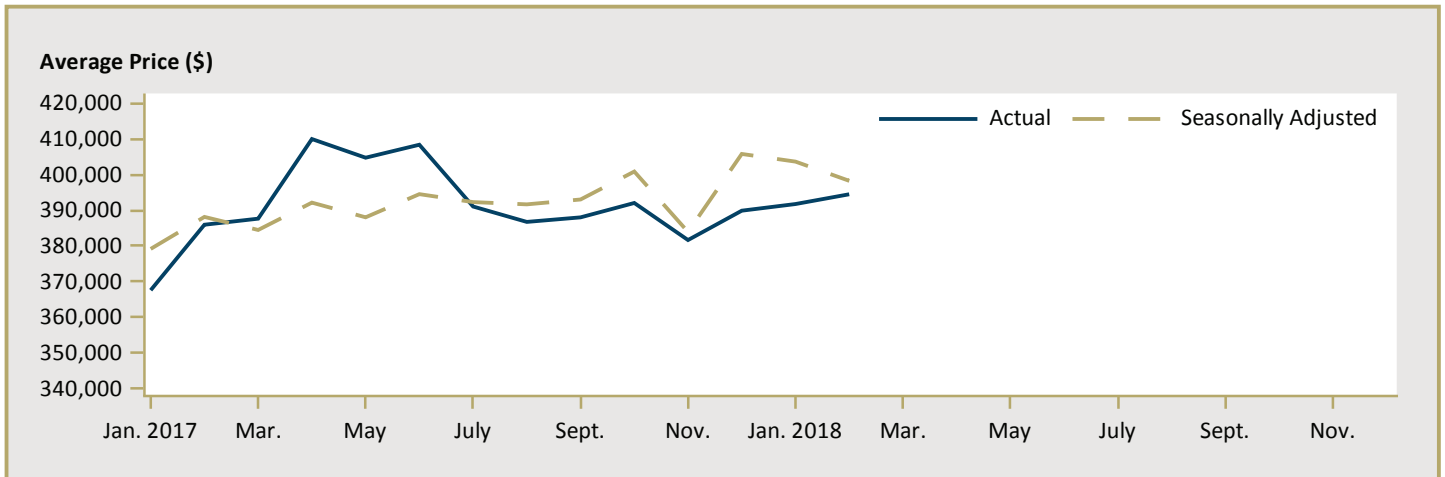


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

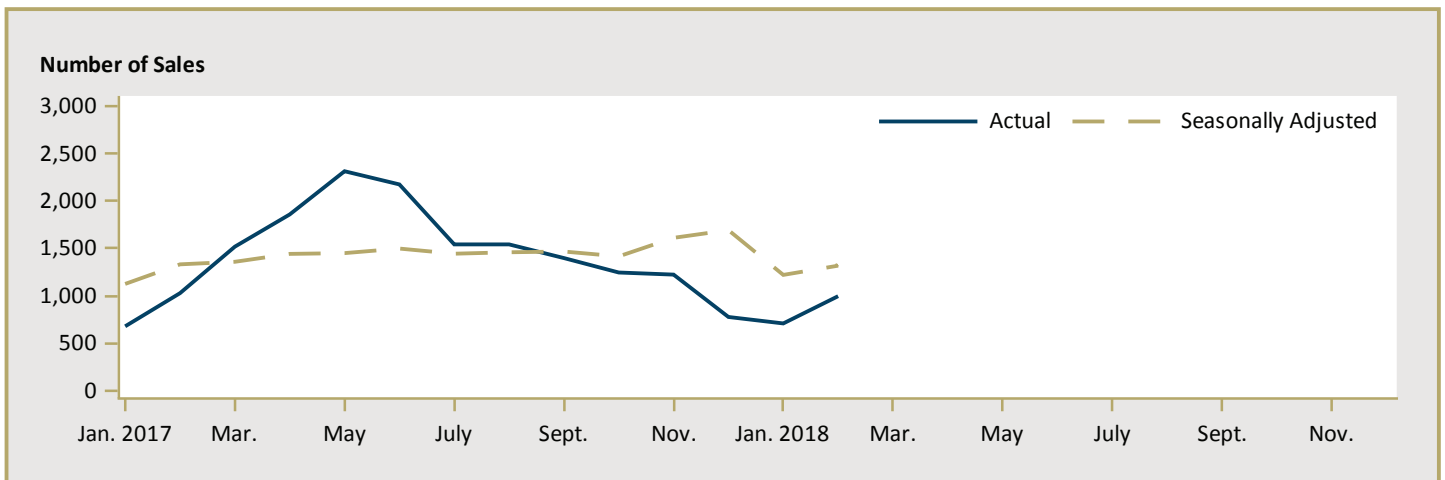
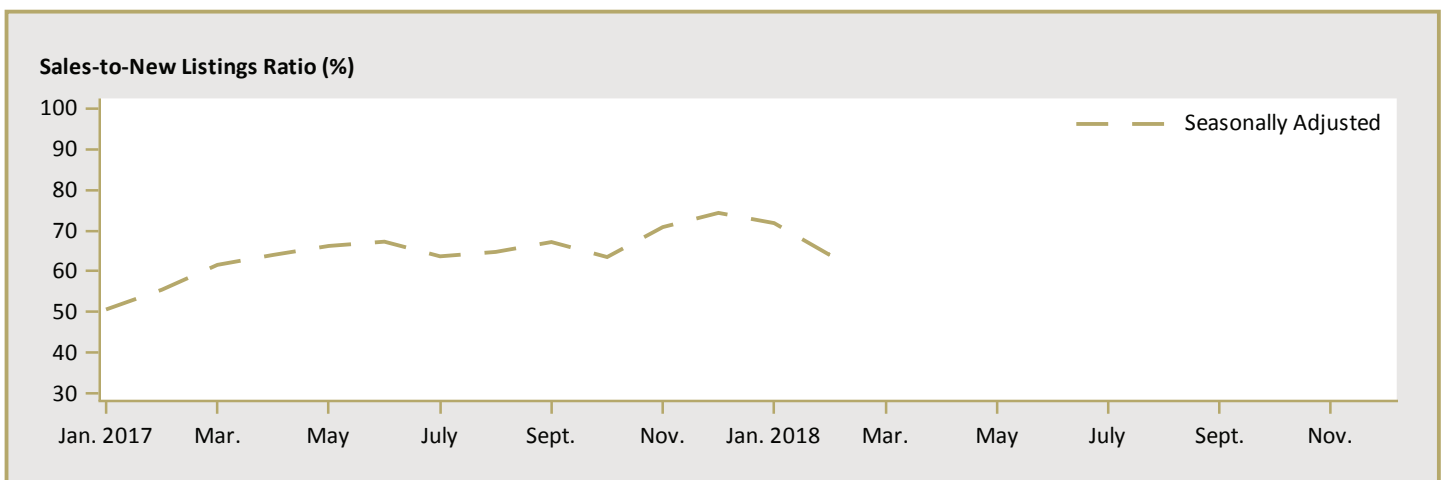


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators**February 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	104.8	131.3	552	5.4	67.9	1,124
	February	590	3.34	5.14		132.1	552	5.3	67.8	1,121
	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.

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