

# HOUSING NOW TABLES

## Ottawa<sup>1</sup>

Date Released: July 2018

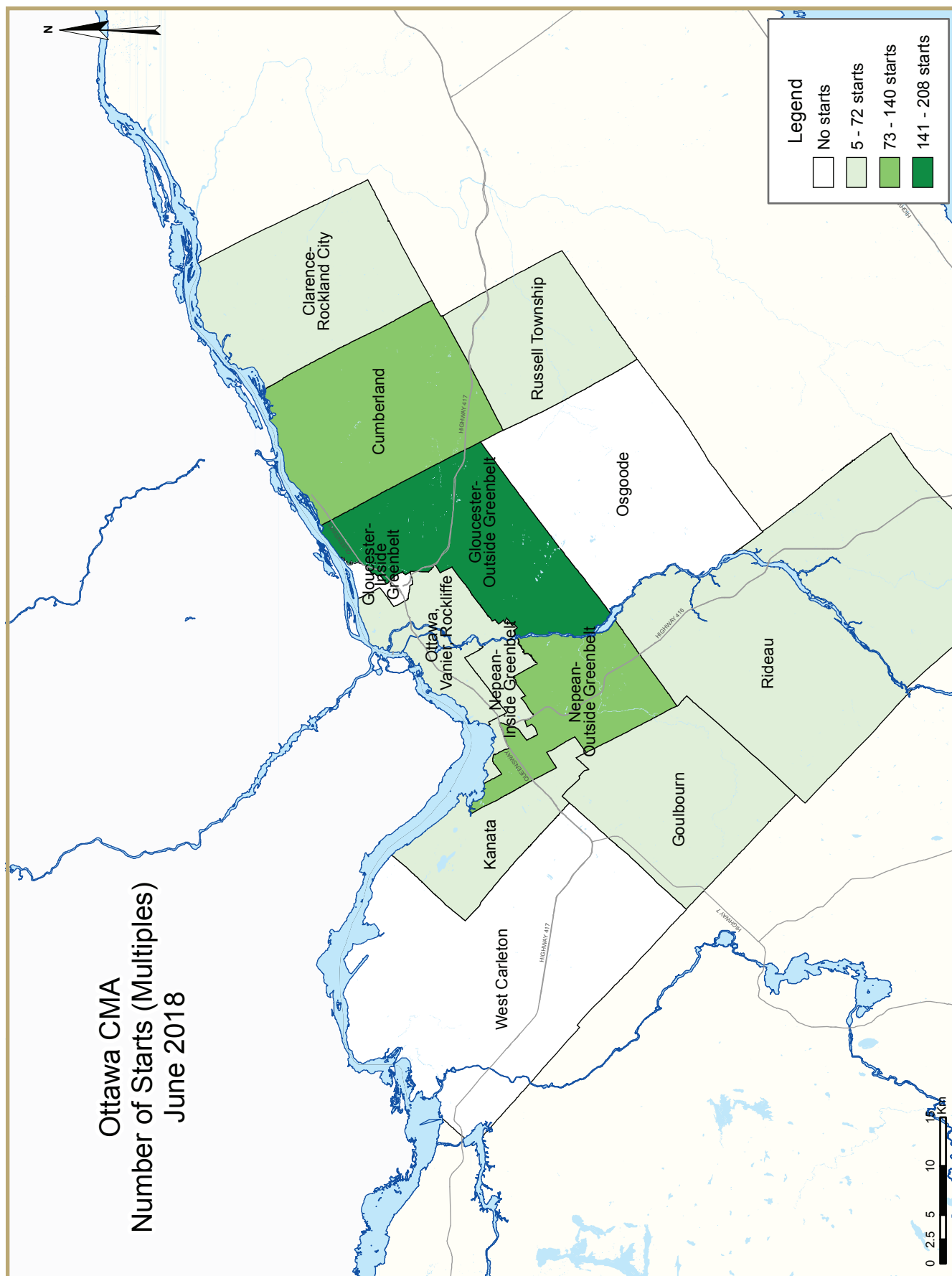


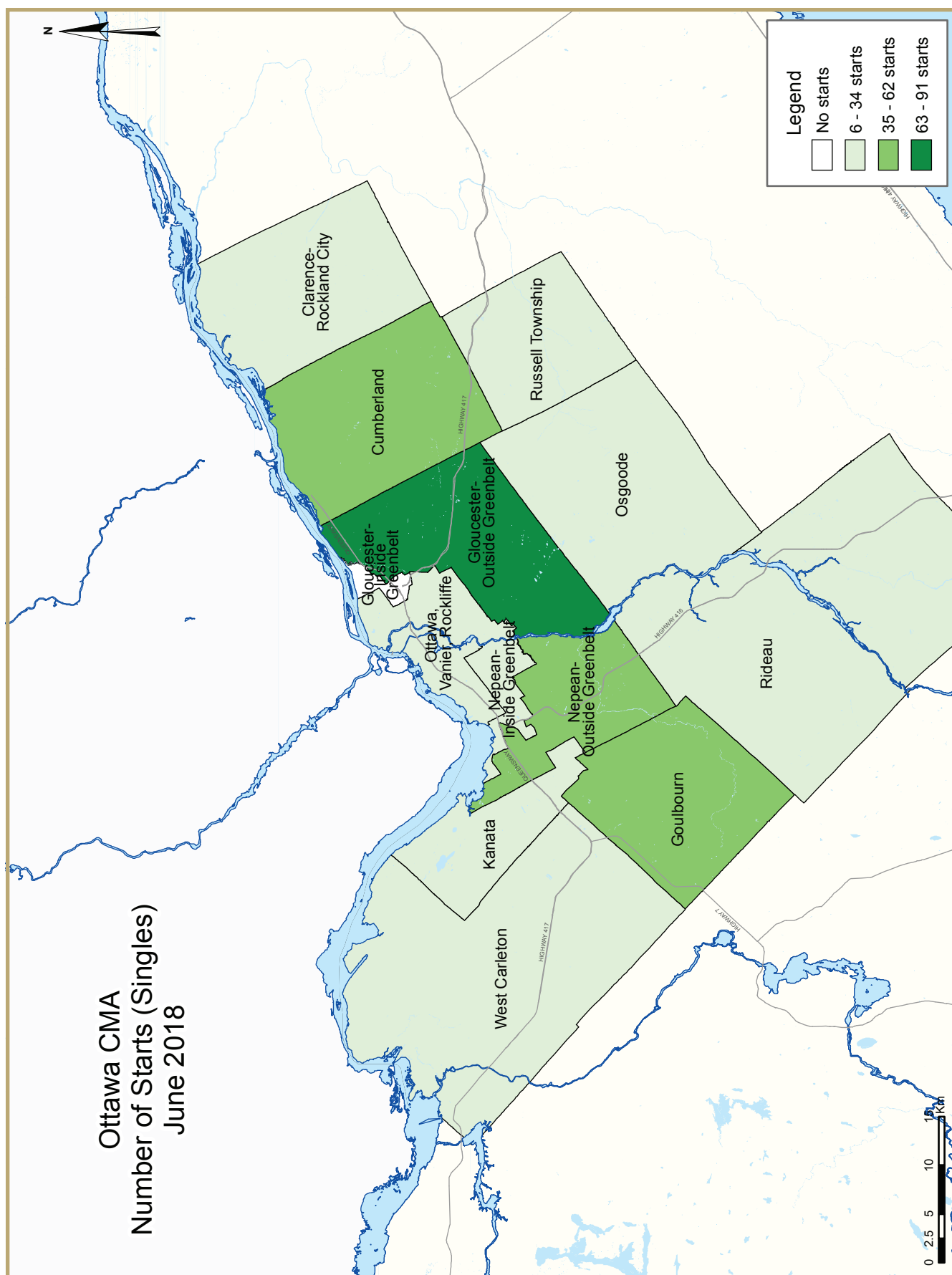
<sup>1</sup> Ontario part of Ottawa-Gatineau CMA

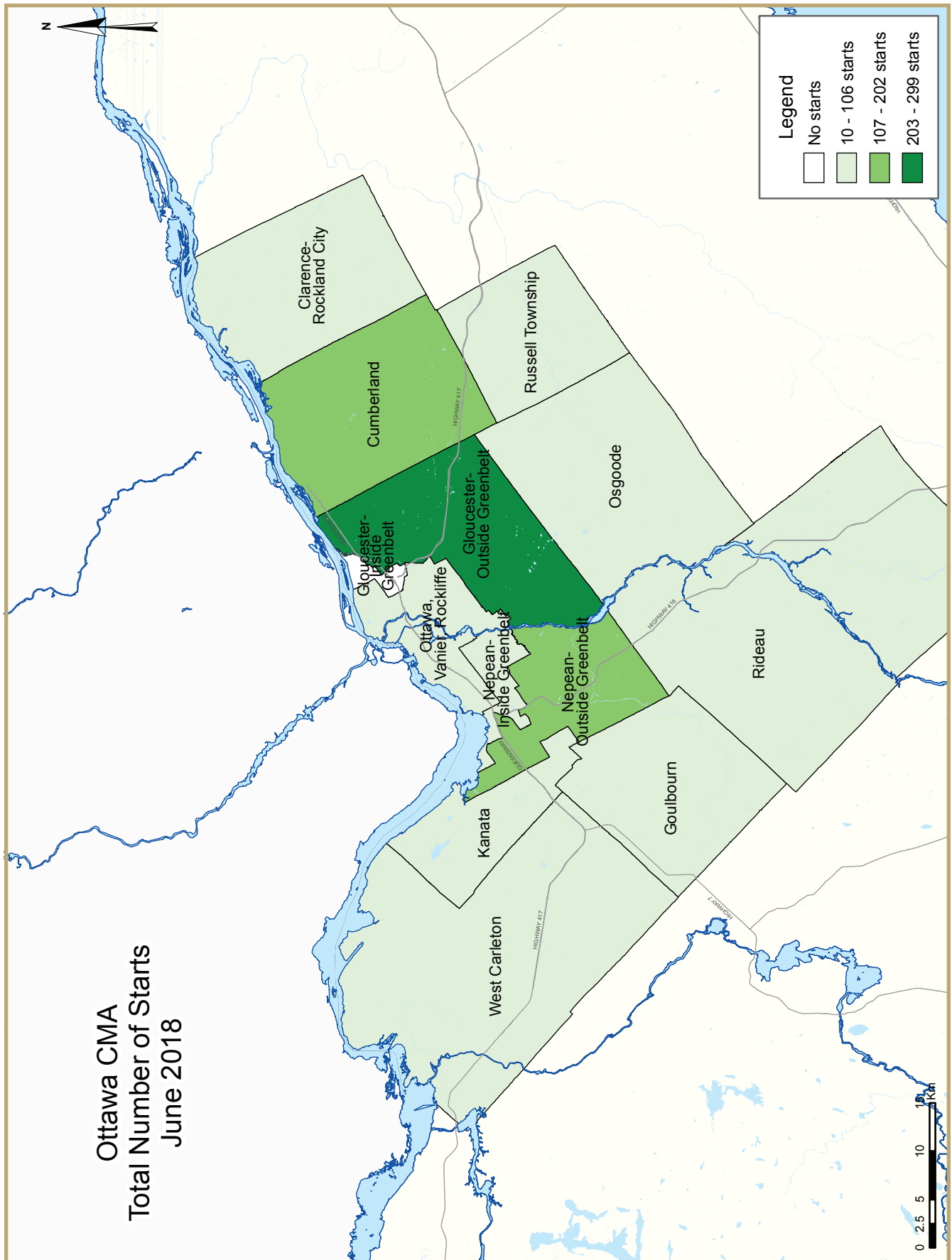
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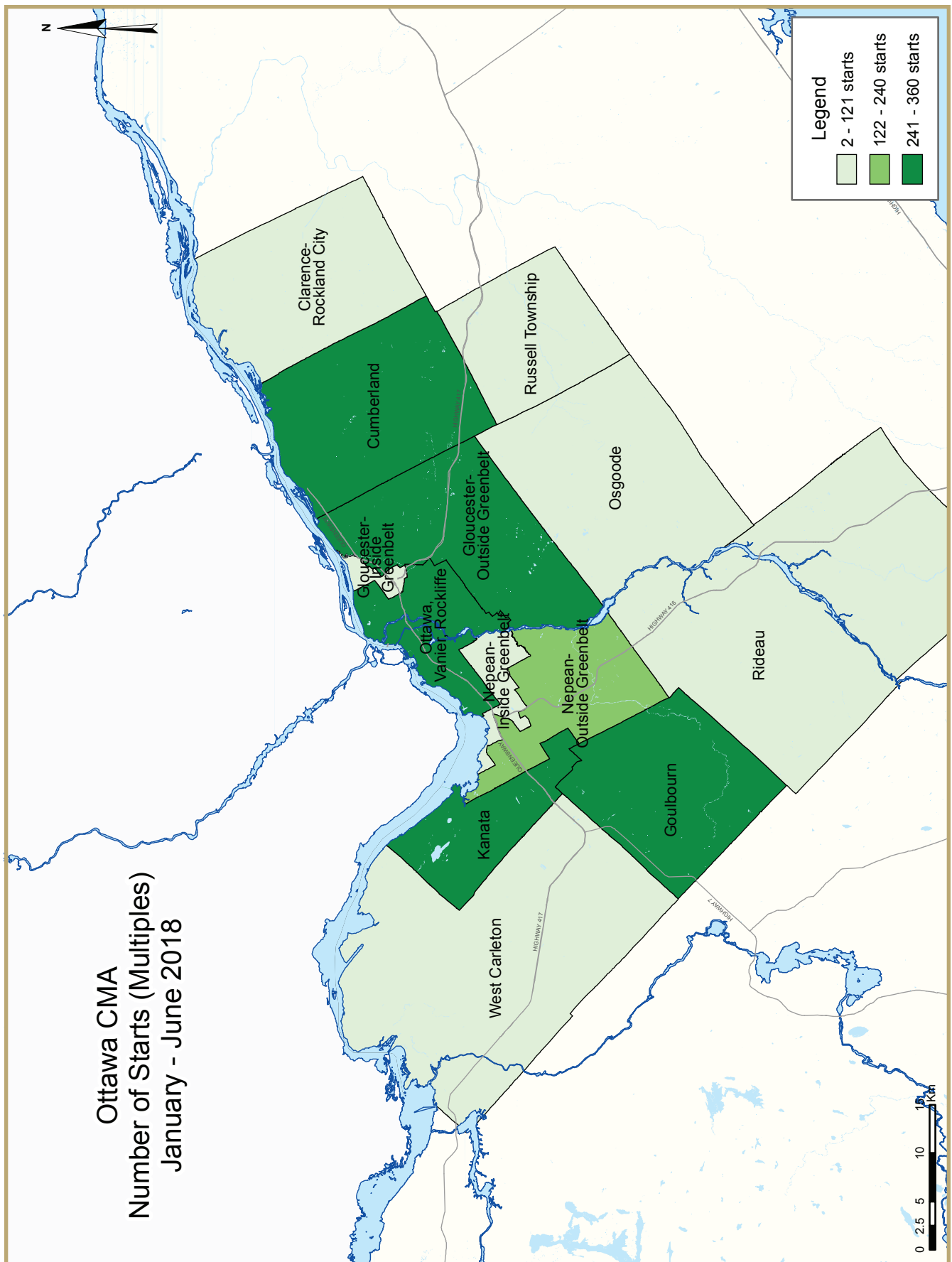
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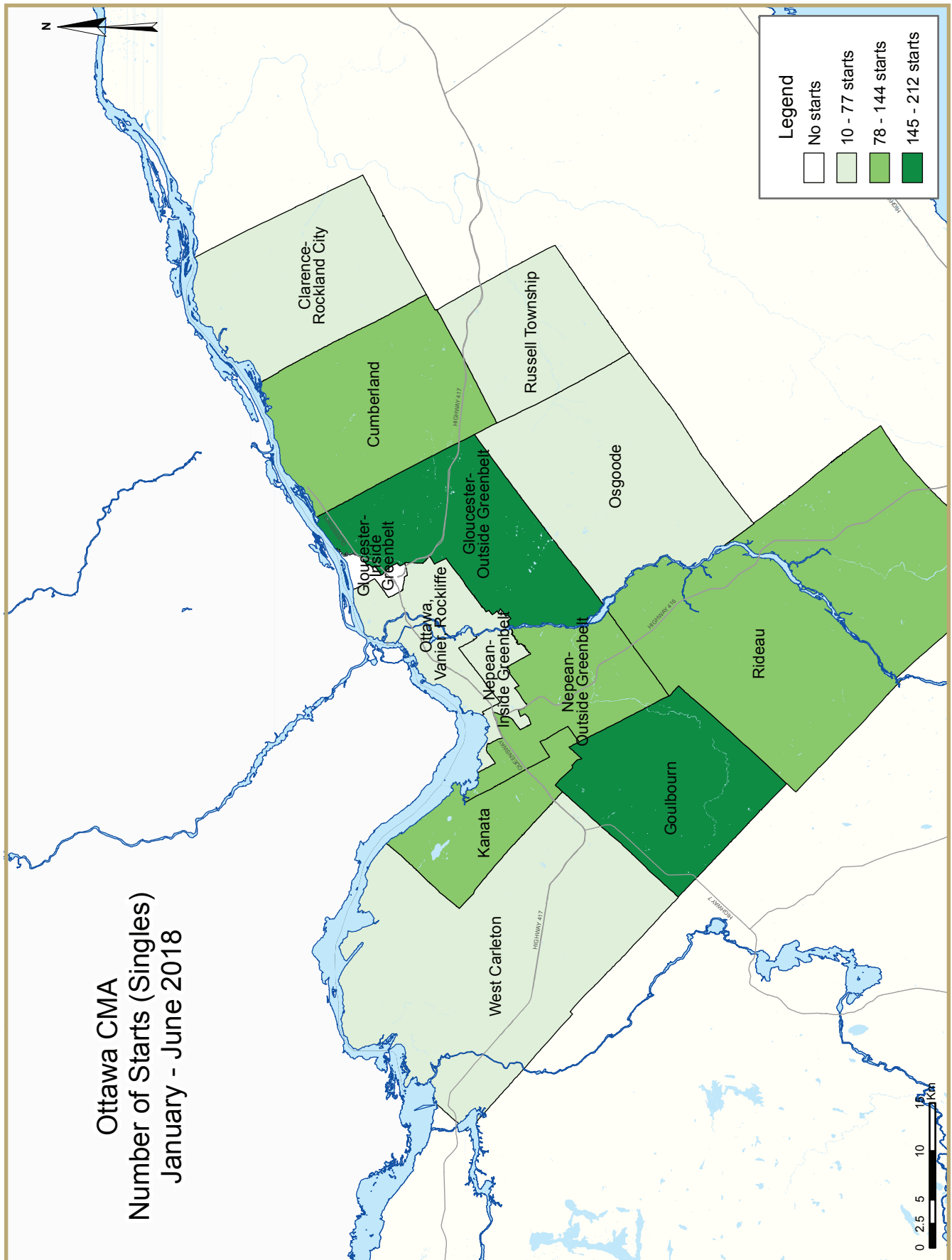
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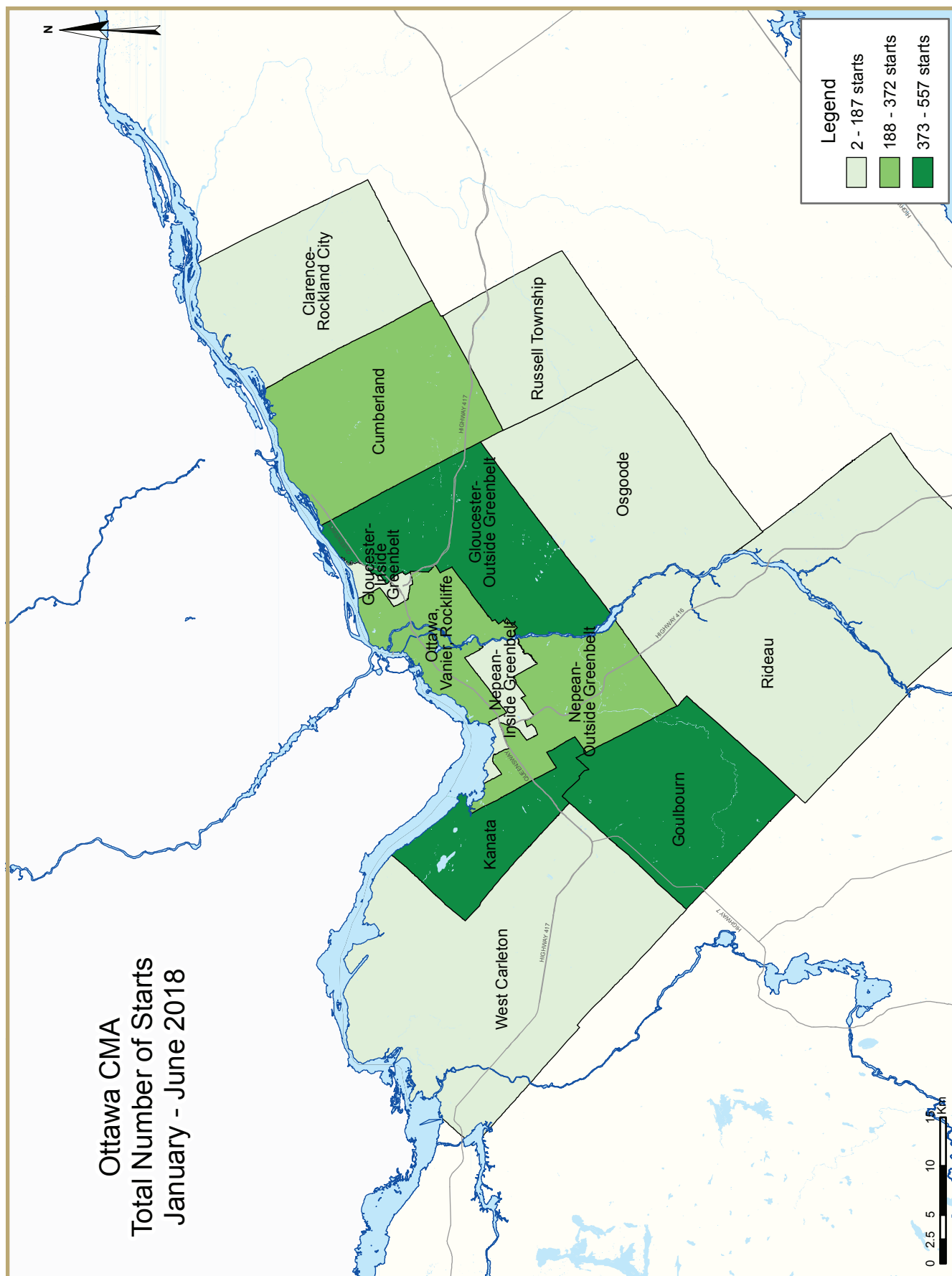












# HOUSING NOW REPORT TABLES

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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)
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units
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## 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)		
June 2018		
Ottawa CMA <sup>1</sup>	May 2018	June 2018
Trend <sup>2</sup>	6,291	6,389
SAAR	6,210	9,934
	June 2017	June 2018
Actual		
June - Single-Detached	311	342
June - Multiples	327	608
June - Total	638	950
January to June - Single-Detached	940	1,115
January to June - Multiples	2,131	1,853
January to June - Total	3,071	2,968

Source: CMHC

<sup>1</sup> Census Metropolitan Area

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

Detailed data available upon request

**Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)**  
**June 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
June 2018	342	24	347	0	0	98	9	130	950
June 2017	311	18	221	0	0	50	0	38	638
% Change	10.0	33.3	57.0	n/a	n/a	96.0	n/a	**	48.9
Year-to-date 2018	1,115	138	944	0	0	204	20	531	2,968
Year-to-date 2017	940	96	717	0	0	717	7	594	3,071
% Change	18.6	43.8	31.7	n/a	n/a	-71.5	185.7	-10.6	-3.4
UNDER CONSTRUCTION									
June 2018	1,420	204	1,499	0	46	1,820	25	1,885	6,915
June 2017	1,284	172	1,257	0	20	1,957	68	1,184	5,942
% Change	10.6	18.6	19.3	n/a	130.0	-7.0	-63.2	59.2	16.4
COMPLETIONS									
June 2018	363	34	242	0	0	169	22	17	847
June 2017	200	12	174	0	22	24	36	163	631
% Change	81.5	183.3	39.1	n/a	-100.0	**	-38.9	-89.6	34.2
Year-to-date 2018	1,266	108	994	0	0	500	43	496	3,407
Year-to-date 2017	950	90	799	0	22	170	60	322	2,413
% Change	33.3	20.0	24.4	n/a	-100.0	194.1	-28.3	54.0	41.2
COMPLETED & NOT ABSORBED									
June 2018	112	28	97	0	1	227	n/a	n/a	465
June 2017	105	25	144	0	6	392	n/a	n/a	672
% Change	6.7	12.0	-32.6	n/a	-83.3	-42.1	n/a	n/a	-30.8
ABSORBED									
June 2018	352	29	253	0	1	214	n/a	n/a	849
June 2017	208	20	175	0	20	50	n/a	n/a	473
% Change	69.2	45.0	44.6	n/a	-95.0	**	n/a	n/a	79.5
Year-to-date 2018	1,269	107	1,041	0	4	662	n/a	n/a	3,083
Year-to-date 2017	967	99	816	0	25	293	n/a	n/a	2,200
% Change	31.2	8.1	27.6	n/a	-84.0	125.9	n/a	n/a	40.1

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

**Table 1.2: Housing Activity Summary by Submarket**  
**June 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									
June 2018	309	20	339	0	0	98	9	112	887
June 2017	276	12	221	0	0	38	0	22	569
Ottawa, Vanier, Rockcliffe									
June 2018	13	14	0	0	0	42	9	0	78
June 2017	15	6	4	0	0	0	0	10	35
Nepean inside greenbelt									
June 2018	6	2	3	0	0	0	0	0	11
June 2017	1	2	0	0	0	0	0	0	3
Nepean outside greenbelt									
June 2018	52	0	20	0	0	24	0	90	186
June 2017	41	0	38	0	0	12	0	12	103
Gloucester inside greenbelt									
June 2018	0	0	0	0	0	0	0	0	0
June 2017	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
June 2018	91	2	174	0	0	32	0	0	299
June 2017	28	4	47	0	0	16	0	0	95
Kanata									
June 2018	25	0	17	0	0	0	0	0	42
June 2017	77	0	29	0	0	0	0	0	106
Cumberland									
June 2018	36	0	106	0	0	0	0	0	142
June 2017	29	0	22	0	0	0	0	0	51
Goulbourn									
June 2018	45	2	15	0	0	0	0	0	62
June 2017	43	0	77	0	0	10	0	0	130
West Carleton									
June 2018	12	0	0	0	0	0	0	0	12
June 2017	5	0	0	0	0	0	0	0	5
Rideau									
June 2018	19	0	4	0	0	0	0	22	45
June 2017	30	0	4	0	0	0	0	0	34
Osgoode									
June 2018	10	0	0	0	0	0	0	0	10
June 2017	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
June 2018	14	0	5	0	0	0	0	12	31
June 2017	18	0	0	0	0	12	0	0	30
Russell Township									
June 2018	19	4	3	0	0	0	0	6	32
June 2017	17	6	0	0	0	0	0	16	39
Ottawa-Gatineau CMA (Ontario portion)									
June 2018	342	24	347	0	0	98	9	130	950
June 2017	311	18	221	0	0	50	0	38	638

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

**Table 1.2: Housing Activity Summary by Submarket**  
**June 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									
June 2018	1,343	190	1,473	0	28	1,798	25	1,867	6,740
June 2017	1,212	154	1,241	0	20	1,925	68	1,109	5,729
Ottawa, Vanier, Rockcliffe									
June 2018	102	110	65	0	8	1,324	25	1,004	2,654
June 2017	126	80	60	0	8	1,521	24	840	2,659
Nepean inside greenbelt									
June 2018	20	6	12	0	0	198	0	0	236
June 2017	18	2	0	0	0	60	0	0	80
Nepean outside greenbelt									
June 2018	183	4	180	0	0	140	0	90	597
June 2017	271	22	277	0	0	139	26	39	774
Gloucester inside greenbelt									
June 2018	0	2	0	0	0	0	0	226	228
June 2017	4	0	0	0	0	0	0	44	48
Gloucester outside greenbelt									
June 2018	225	8	357	0	20	32	0	2	644
June 2017	170	10	263	0	12	52	18	0	525
Kanata									
June 2018	180	10	272	0	0	42	0	338	842
June 2017	231	2	189	0	0	71	0	184	677
Cumberland									
June 2018	117	4	251	0	0	0	0	0	372
June 2017	74	10	219	0	0	12	0	0	315
Goulbourn									
June 2018	243	36	320	0	0	62	0	185	846
June 2017	132	18	205	0	0	58	0	0	413
West Carleton									
June 2018	42	2	0	0	0	0	0	0	44
June 2017	25	0	8	0	0	0	0	1	34
Rideau									
June 2018	183	6	16	0	0	0	0	22	227
June 2017	124	10	20	0	0	12	0	1	167
Osgoode									
June 2018	48	2	0	0	0	0	0	0	50
June 2017	37	0	0	0	0	0	0	0	37
Clarence-Rockland City									
June 2018	34	4	23	0	18	22	0	12	113
June 2017	31	6	12	0	0	32	0	24	105
Russell Township									
June 2018	43	10	3	0	0	0	0	6	62
June 2017	41	12	4	0	0	0	0	51	108
Ottawa-Gatineau CMA (Ontario portion)									
June 2018	1,420	204	1,499	0	46	1,820	25	1,885	6,915
June 2017	1,284	172	1,257	0	20	1,957	68	1,184	5,942

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

**Table 1.2: Housing Activity Summary by Submarket**  
**June 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									
June 2018	343	30	238	0	0	157	22	17	807
June 2017	193	12	174	0	16	24	36	163	618
Ottawa, Vanier, Rockcliffe									
June 2018	14	12	11	0	0	12	6	17	72
June 2017	3	0	0	0	0	12	6	137	158
Nepean inside greenbelt									
June 2018	3	0	0	0	0	0	2	0	5
June 2017	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
June 2018	51	2	41	0	0	0	0	0	94
June 2017	36	0	39	0	0	0	22	26	123
Gloucester inside greenbelt									
June 2018	1	0	0	0	0	0	0	0	1
June 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
June 2018	45	4	74	0	0	0	12	0	135
June 2017	23	2	47	0	0	0	8	0	80
Kanata									
June 2018	56	2	10	0	0	0	0	0	68
June 2017	53	2	14	0	0	0	0	0	69
Cumberland									
June 2018	56	2	68	0	0	145	0	0	271
June 2017	17	2	54	0	16	12	0	0	101
Goulbourn									
June 2018	71	4	34	0	0	0	0	0	109
June 2017	20	6	12	0	0	0	0	0	38
West Carleton									
June 2018	7	2	0	0	0	0	0	0	9
June 2017	5	0	0	0	0	0	0	0	5
Rideau									
June 2018	31	2	0	0	0	0	2	0	35
June 2017	25	0	8	0	0	0	0	0	33
Osgoode									
June 2018	8	0	0	0	0	0	0	0	8
June 2017	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
June 2018	7	0	0	0	0	12	0	0	19
June 2017	3	0	0	0	0	0	0	0	3
Russell Township									
June 2018	13	4	4	0	0	0	0	0	21
June 2017	4	0	0	0	6	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
June 2018	363	34	242	0	0	169	22	17	847
June 2017	200	12	174	0	22	24	36	163	631

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

**Table 1.2: Housing Activity Summary by Submarket**  
**June 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									
June 2018	93	25	91	0	1	221	n/a	n/a	431
June 2017	89	22	138	0	6	381	n/a	n/a	636
Ottawa, Vanier, Rockcliffe									
June 2018	5	15	7	0	1	159	n/a	n/a	187
June 2017	1	6	6	0	2	291	n/a	n/a	306
Nepean inside greenbelt									
June 2018	0	0	0	0	0	28	n/a	n/a	28
June 2017	0	0	0	0	0	35	n/a	n/a	35
Nepean outside greenbelt									
June 2018	7	0	11	0	0	15	n/a	n/a	33
June 2017	11	5	18	0	0	19	n/a	n/a	53
Gloucester inside greenbelt									
June 2018	0	0	0	0	0	0	n/a	n/a	0
June 2017	0	0	0	0	0	2	n/a	n/a	2
Gloucester outside greenbelt									
June 2018	32	2	34	0	0	5	n/a	n/a	73
June 2017	24	2	49	0	2	21	n/a	n/a	98
Kanata									
June 2018	8	1	3	0	0	11	n/a	n/a	23
June 2017	15	1	15	0	0	2	n/a	n/a	33
Cumberland									
June 2018	10	1	17	0	0	0	n/a	n/a	28
June 2017	10	1	14	0	2	10	n/a	n/a	37
Goulbourn									
June 2018	24	5	19	0	0	3	n/a	n/a	51
June 2017	20	6	27	0	0	1	n/a	n/a	54
West Carleton									
June 2018	0	0	0	0	0	0	n/a	n/a	0
June 2017	0	1	0	0	0	0	n/a	n/a	1
Rideau									
June 2018	5	1	0	0	0	0	n/a	n/a	6
June 2017	7	0	9	0	0	0	n/a	n/a	16
Osgoode									
June 2018	2	0	0	0	0	0	n/a	n/a	2
June 2017	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
June 2018	7	1	5	0	0	0	n/a	n/a	13
June 2017	6	0	6	0	0	0	n/a	n/a	12
Russell Township									
June 2018	12	2	1	0	0	6	n/a	n/a	21
June 2017	10	3	0	0	0	11	n/a	n/a	24
Ottawa-Gatineau CMA (Ontario portion)									
June 2018	112	28	97	0	1	227	n/a	n/a	465
June 2017	105	25	144	0	6	392	n/a	n/a	672

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

**Table 1.2: Housing Activity Summary by Submarket**  
**June 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									
June 2018	334	22	247	0	1	202	n/a	n/a	806
June 2017	198	16	175	0	14	50	n/a	n/a	453
Ottawa, Vanier, Rockcliffe									
June 2018	13	6	13	0	1	35	n/a	n/a	68
June 2017	3	5	0	0	0	19	n/a	n/a	27
Nepean inside greenbelt									
June 2018	3	0	0	0	0	0	n/a	n/a	3
June 2017	3	0	0	0	0	0	n/a	n/a	3
Nepean outside greenbelt									
June 2018	49	3	44	0	0	7	n/a	n/a	103
June 2017	36	0	44	0	0	8	n/a	n/a	88
Gloucester inside greenbelt									
June 2018	1	0	0	0	0	0	n/a	n/a	1
June 2017	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
June 2018	39	4	73	0	0	14	n/a	n/a	130
June 2017	28	2	43	0	0	10	n/a	n/a	83
Kanata									
June 2018	54	1	12	0	0	1	n/a	n/a	68
June 2017	58	1	16	0	0	0	n/a	n/a	75
Cumberland									
June 2018	56	2	68	0	0	145	n/a	n/a	271
June 2017	17	3	52	0	14	12	n/a	n/a	98
Goulbourn									
June 2018	72	3	35	0	0	0	n/a	n/a	110
June 2017	18	5	16	0	0	0	n/a	n/a	39
West Carleton									
June 2018	7	2	0	0	0	0	n/a	n/a	9
June 2017	5	0	0	0	0	0	n/a	n/a	5
Rideau									
June 2018	33	1	2	0	0	0	n/a	n/a	36
June 2017	22	0	4	0	0	0	n/a	n/a	26
Osgoode									
June 2018	7	0	0	0	0	0	n/a	n/a	7
June 2017	8	0	0	0	0	0	n/a	n/a	8
Clarence-Rockland City									
June 2018	6	0	2	0	0	12	n/a	n/a	20
June 2017	6	0	0	0	0	0	n/a	n/a	6
Russell Township									
June 2018	12	7	4	0	0	0	n/a	n/a	23
June 2017	4	4	0	0	6	0	n/a	n/a	14
Ottawa-Gatineau CMA (Ontario portion)									
June 2018	352	29	253	0	1	214	n/a	n/a	849
June 2017	208	20	175	0	20	50	n/a	n/a	473

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**  
**June 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Ottawa City	309	276	20	12	348	221	210	60	887	569	55.9
Ottawa, Vanier, Rockcliffe	13	15	14	6	9	4	42	10	78	35	122.9
Nepean inside greenbelt	6	1	2	2	3	0	0	0	11	3	**
Nepean outside greenbelt	52	41	0	0	20	38	114	24	186	103	80.6
Gloucester inside greenbelt	0	2	0	0	0	0	0	0	0	2	-100.0
Gloucester outside greenbelt	91	28	2	4	174	47	32	16	299	95	**
Kanata	25	77	0	0	17	29	0	0	42	106	-60.4
Cumberland	36	29	0	0	106	22	0	0	142	51	178.4
Goulbourn	45	43	2	0	15	77	0	10	62	130	-52.3
West Carleton	12	5	0	0	0	0	0	0	12	5	140.0
Rideau	19	30	0	0	4	4	22	0	45	34	32.4
Osgoode	10	5	0	0	0	0	0	0	10	5	100.0
Clarence-Rockland City	14	18	0	0	5	0	12	12	31	30	3.3
Russell Township	19	17	4	6	3	0	6	16	32	39	-17.9
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>342</b>	<b>311</b>	<b>24</b>	<b>18</b>	<b>356</b>	<b>221</b>	<b>228</b>	<b>88</b>	<b>950</b>	<b>638</b>	<b>48.9</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - June 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	1,015	860	132	85	948	695	733	1,210	2,828	2,850	-0.8
Ottawa, Vanier, Rockcliffe	45	85	78	33	35	26	144	946	302	1,090	-72.3
Nepean inside greenbelt	10	5	6	2	12	0	0	0	28	7	**
Nepean outside greenbelt	126	172	4	6	97	115	138	56	365	349	4.6
Gloucester inside greenbelt	0	2	2	0	0	0	0	22	2	24	-91.7
Gloucester outside greenbelt	212	143	4	12	297	160	44	40	557	355	56.9
Kanata	131	184	4	2	127	35	182	93	444	314	41.4
Cumberland	124	61	2	10	240	197	0	12	366	280	30.7
Goulbourn	181	103	24	16	133	148	203	34	541	301	79.7
West Carleton	25	13	2	0	0	4	0	0	27	17	58.8
Rideau	124	74	4	2	7	10	22	7	157	93	68.8
Osgoode	37	18	2	2	0	0	0	0	39	20	95.0
Clarence-Rockland City	52	36	2	4	9	12	12	56	75	108	-30.6
Russell Township	48	44	8	14	3	4	6	51	65	113	-42.5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,115</b>	<b>940</b>	<b>142</b>	<b>103</b>	<b>960</b>	<b>711</b>	<b>751</b>	<b>1,317</b>	<b>2,968</b>	<b>3,071</b>	<b>-3.4</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Ottawa City	339	221	9	0	98	38	112	22
Ottawa, Vanier, Rockcliffe	0	4	9	0	42	0	0	10
Nepean inside greenbelt	3	0	0	0	0	0	0	0
Nepean outside greenbelt	20	38	0	0	24	12	90	12
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	174	47	0	0	32	16	0	0
Kanata	17	29	0	0	0	0	0	0
Cumberland	106	22	0	0	0	0	0	0
Goulbourn	15	77	0	0	0	10	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	4	4	0	0	0	0	22	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	5	0	0	0	0	12	12	0
Russell Township	3	0	0	0	0	0	6	16
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>347</b>	<b>221</b>	<b>9</b>	<b>0</b>	<b>98</b>	<b>50</b>	<b>130</b>	<b>38</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - June 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	932	695	16	0	204	691	513	519
Ottawa, Vanier, Rockcliffe	19	26	16	0	68	541	60	405
Nepean inside greenbelt	12	0	0	0	0	0	0	0
Nepean outside greenbelt	97	115	0	0	48	44	90	12
Gloucester inside greenbelt	0	0	0	0	0	0	0	22
Gloucester outside greenbelt	297	160	0	0	42	40	2	0
Kanata	127	35	0	0	28	14	154	79
Cumberland	240	197	0	0	0	12	0	0
Goulbourn	133	148	0	0	18	34	185	0
West Carleton	0	4	0	0	0	0	0	0
Rideau	7	10	0	0	0	6	22	1
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	9	12	0	0	0	32	12	24
Russell Township	3	4	0	0	0	0	6	51
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>944</b>	<b>711</b>	<b>16</b>	<b>0</b>	<b>204</b>	<b>723</b>	<b>531</b>	<b>594</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**June 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Ottawa City	668	509	98	38	121	22	887	569
Ottawa, Vanier, Rockcliffe	27	25	42	0	9	10	78	35
Nepean inside greenbelt	11	3	0	0	0	0	11	3
Nepean outside greenbelt	72	79	24	12	90	12	186	103
Gloucester inside greenbelt	0	2	0	0	0	0	0	2
Gloucester outside greenbelt	267	79	32	16	0	0	299	95
Kanata	42	106	0	0	0	0	42	106
Cumberland	142	51	0	0	0	0	142	51
Goulbourn	62	120	0	10	0	0	62	130
West Carleton	12	5	0	0	0	0	12	5
Rideau	23	34	0	0	22	0	45	34
Osgoode	10	5	0	0	0	0	10	5
Clarence-Rockland City	19	18	0	12	12	0	31	30
Russell Township	26	23	0	0	6	16	32	39
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>713</b>	<b>550</b>	<b>98</b>	<b>50</b>	<b>139</b>	<b>38</b>	<b>950</b>	<b>638</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	2,075	1,639	204	685	533	526	2,828	2,850
Ottawa, Vanier, Rockcliffe	138	139	68	541	80	410	302	1,090
Nepean inside greenbelt	28	7	0	0	0	0	28	7
Nepean outside greenbelt	227	293	48	44	90	12	365	349
Gloucester inside greenbelt	2	2	0	0	0	22	2	24
Gloucester outside greenbelt	513	313	42	40	2	2	557	355
Kanata	262	221	28	14	154	79	444	314
Cumberland	366	268	0	12	0	0	366	280
Goulbourn	338	267	18	34	185	0	541	301
West Carleton	27	17	0	0	0	0	27	17
Rideau	135	92	0	0	22	1	157	93
Osgoode	39	20	0	0	0	0	39	20
Clarence-Rockland City	63	52	0	32	12	24	75	108
Russell Township	59	62	0	0	6	51	65	113
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>2,197</b>	<b>1,753</b>	<b>204</b>	<b>717</b>	<b>551</b>	<b>601</b>	<b>2,968</b>	<b>3,071</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**June 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total <sup>1*</sup>		
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	% Change
Ottawa City	343	193	34	18	256	220	174	187	807	618	30.6
Ottawa, Vanier, Rockcliffe	14	3	12	6	17	0	29	149	72	158	-54.4
Nepean inside greenbelt	3	3	2	0	0	0	0	0	5	3	66.7
Nepean outside greenbelt	51	36	2	0	41	61	0	26	94	123	-23.6
Gloucester inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Gloucester outside greenbelt	45	23	4	2	86	55	0	0	135	80	68.8
Kanata	56	53	2	2	10	14	0	0	68	69	-1.4
Cumberland	56	17	2	2	68	70	145	12	271	101	168.3
Goulbourn	71	20	4	6	34	12	0	0	109	38	186.8
West Carleton	7	5	2	0	0	0	0	0	9	5	80.0
Rideau	31	25	4	0	0	8	0	0	35	33	6.1
Osgoode	8	8	0	0	0	0	0	0	8	8	0.0
Clarence-Rockland City	7	3	0	0	0	0	12	0	19	3	**
Russell Township	13	4	4	0	4	6	0	0	21	10	110.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>363</b>	<b>200</b>	<b>38</b>	<b>18</b>	<b>260</b>	<b>226</b>	<b>186</b>	<b>187</b>	<b>847</b>	<b>631</b>	<b>34.2</b>

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

Submarket	Single		Semi		Row		Apt. & Other		Total <sup>1*</sup>		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	1,150	870	114	92	983	847	925	464	3,172	2,273	39.6
Ottawa, Vanier, Rockcliffe	86	36	56	24	58	23	654	284	854	367	132.7
Nepean inside greenbelt	6	11	4	0	0	0	0	0	10	11	-9.1
Nepean outside greenbelt	198	165	16	18	223	270	24	122	461	575	-19.8
Gloucester inside greenbelt	3	0	0	0	0	0	22	0	25	0	n/a
Gloucester outside greenbelt	181	87	6	8	243	134	54	36	484	265	82.6
Kanata	148	247	2	2	106	156	14	0	270	405	-33.3
Cumberland	156	116	6	6	181	152	145	22	488	296	64.9
Goulbourn	204	91	16	24	154	83	12	0	386	198	94.9
West Carleton	24	20	2	4	4	8	0	0	30	32	-6.3
Rideau	116	60	6	4	14	21	0	0	136	85	60.0
Osgoode	28	37	0	2	0	0	0	0	28	39	-28.2
Clarence-Rockland City	71	45	4	0	9	4	22	0	106	49	116.3
Russell Township	45	35	12	18	15	10	57	28	129	91	41.8
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,266</b>	<b>950</b>	<b>130</b>	<b>110</b>	<b>1,007</b>	<b>861</b>	<b>1,004</b>	<b>492</b>	<b>3,407</b>	<b>2,413</b>	<b>41.2</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Ottawa City	238	190	18	30	157	24	17	163
Ottawa, Vanier, Rockcliffe	11	0	6	0	12	12	17	137
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	41	39	0	22	0	0	0	26
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	74	47	12	8	0	0	0	0
Kanata	10	14	0	0	0	0	0	0
Cumberland	68	70	0	0	145	12	0	0
Goulbourn	34	12	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	8	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	12	0	0	0
Russell Township	4	6	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>242</b>	<b>196</b>	<b>18</b>	<b>30</b>	<b>169</b>	<b>24</b>	<b>17</b>	<b>163</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - June 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	962	807	21	40	486	142	439	322
Ottawa, Vanier, Rockcliffe	49	13	9	10	275	24	379	260
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	223	248	0	22	12	60	12	62
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	231	126	12	8	28	36	26	0
Kanata	106	156	0	0	14	0	0	0
Cumberland	181	152	0	0	145	22	0	0
Goulbourn	154	83	0	0	12	0	0	0
West Carleton	4	8	0	0	0	0	0	0
Rideau	14	21	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	9	4	0	0	22	0	0	0
Russell Township	15	10	0	0	0	28	57	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>986</b>	<b>821</b>	<b>21</b>	<b>40</b>	<b>508</b>	<b>170</b>	<b>496</b>	<b>322</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**June 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017	June 2018	June 2017
Ottawa City	611	379	157	40	39	199	807	618
Ottawa, Vanier, Rockcliffe	37	3	12	12	23	143	72	158
Nepean inside greenbelt	3	3	0	0	2	0	5	3
Nepean outside greenbelt	94	75	0	0	0	48	94	123
Gloucester inside greenbelt	1	0	0	0	0	0	1	0
Gloucester outside greenbelt	123	72	0	0	12	8	135	80
Kanata	68	69	0	0	0	0	68	69
Cumberland	126	73	145	28	0	0	271	101
Goulbourn	109	38	0	0	0	0	109	38
West Carleton	9	5	0	0	0	0	9	5
Rideau	33	33	0	0	2	0	35	33
Osgoode	8	8	0	0	0	0	8	8
Clarence-Rockland City	7	3	12	0	0	0	19	3
Russell Township	21	4	0	6	0	0	21	10
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>639</b>	<b>386</b>	<b>169</b>	<b>46</b>	<b>39</b>	<b>199</b>	<b>847</b>	<b>631</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	2,216	1,733	478	158	478	382	3,172	2,273
Ottawa, Vanier, Rockcliffe	185	53	267	24	402	290	854	367
Nepean inside greenbelt	8	11	0	0	2	0	10	11
Nepean outside greenbelt	437	431	12	60	12	84	461	575
Gloucester inside greenbelt	3	0	0	0	22	0	25	0
Gloucester outside greenbelt	418	221	28	36	38	8	484	265
Kanata	256	405	14	0	0	0	270	405
Cumberland	343	258	145	38	0	0	488	296
Goulbourn	374	198	12	0	0	0	386	198
West Carleton	30	32	0	0	0	0	30	32
Rideau	134	85	0	0	2	0	136	85
Osgoode	28	39	0	0	0	0	28	39
Clarence-Rockland City	80	49	22	0	4	0	106	49
Russell Township	72	57	0	34	57	0	129	91
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>2,368</b>	<b>1,839</b>	<b>500</b>	<b>192</b>	<b>539</b>	<b>382</b>	<b>3,407</b>	<b>2,413</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range****June 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													
June 2018	2	0.7	46	15.9	114	39.3	48	16.6	80	27.6	290	540,000	550,712
June 2017	5	3.0	55	32.5	43	25.4	25	14.8	41	24.3	169	520,000	521,789
Year-to-date 2018	5	0.5	213	21.5	329	33.1	163	16.4	283	28.5	993	545,000	560,747
Year-to-date 2017	15	2.0	268	36.1	212	28.6	81	10.9	166	22.4	742	490,000	521,391
Ottawa, Vanier, Rockcliffe													
June 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	53	100.0	53	-	851,375
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
Nepean inside greenbelt													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 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													
June 2018	0	0.0	8	17.4	11	23.9	11	23.9	16	34.8	46	-	549,249
June 2017	0	0.0	12	33.3	14	38.9	8	22.2	2	5.6	36	507,500	499,849
Year-to-date 2018	0	0.0	65	33.9	48	25.0	34	17.7	45	23.4	192	525,000	534,300
Year-to-date 2017	0	0.0	59	36.0	53	32.3	24	14.6	28	17.1	164	515,000	512,566
Gloucester inside greenbelt													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 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													
June 2018	2	6.1	1	3.0	15	45.5	7	21.2	8	24.2	33	590,000	558,617
June 2017	0	0.0	3	11.5	6	23.1	8	30.8	9	34.6	26	580,000	542,219
Year-to-date 2018	2	1.3	12	7.8	61	39.9	36	23.5	42	27.5	153	545,000	553,889
Year-to-date 2017	0	0.0	6	7.2	34	41.0	22	26.5	21	25.3	83	580,000	541,969
Kanata													
June 2018	0	0.0	7	13.0	23	42.6	10	18.5	14	25.9	54	545,000	559,774
June 2017	0	0.0	24	42.1	14	24.6	4	7.0	15	26.3	57	475,000	514,504
Year-to-date 2018	0	0.0	32	20.9	50	32.7	28	18.3	43	28.1	153	540,000	553,875
Year-to-date 2017	1	0.4	97	39.1	60	24.2	21	8.5	69	27.8	248	475,000	526,752
Cumberland													
June 2018	0	0.0	22	40.7	21	38.9	6	11.1	5	9.3	54	-	492,051
June 2017	0	0.0	9	75.0	0	0.0	1	8.3	2	16.7	12	-	396,930
Year-to-date 2018	1	0.7	52	34.7	63	42.0	19	12.7	15	10.0	150	495,000	491,527
Year-to-date 2017	1	1.0	63	60.6	30	28.8	3	2.9	7	6.7	104	415,000	442,068
Goulbourn													
June 2018	0	0.0	3	4.2	39	54.2	10	13.9	20	27.8	72	542,500	562,194
June 2017	0	0.0	3	18.8	6	37.5	3	18.8	4	25.0	16	-	490,225
Year-to-date 2018	0	0.0	26	13.3	80	41.0	34	17.4	55	28.2	195	555,000	560,279
Year-to-date 2017	1	1.3	30	38.0	28	35.4	9	11.4	11	13.9	79	545,000	478,011

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**June 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													
June 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
June 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Rideau													
June 2018	0	0.0	5	21.7	4	17.4	4	17.4	10	43.5	23	-	553,888
June 2017	5	26.3	3	15.8	2	10.5	1	5.3	8	42.1	19	-	517,235
Year-to-date 2018	2	2.4	24	28.6	22	26.2	12	14.3	24	28.6	84	-	516,291
Year-to-date 2017	12	31.6	10	26.3	2	5.3	2	5.3	12	31.6	38	-	517,235
Osgoode													
June 2018	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
June 2017	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	-	-
Year-to-date 2018	0	0.0	2	18.2	4	36.4	0	0.0	5	45.5	11	-	-
Year-to-date 2017	0	0.0	3	25.0	5	41.7	0	0.0	4	33.3	12	-	-
Clarence-Rockland City													
June 2018	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	-	345,585
June 2017	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	382,175
Year-to-date 2018	9	25.0	21	58.3	6	16.7	0	0.0	0	0.0	36	410,000	394,715
Year-to-date 2017	12	41.4	17	58.6	0	0.0	0	0.0	0	0.0	29	365,000	355,162
Russell Township													
June 2018	1	10.0	5	50.0	3	30.0	1	10.0	0	0.0	10	422,500	433,757
June 2017	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	-	391,150
Year-to-date 2018	4	11.1	22	61.1	9	25.0	1	2.8	0	0.0	36	422,500	409,779
Year-to-date 2017	6	18.2	22	66.7	5	15.2	0	0.0	0	0.0	33	-	383,418
Ottawa-Gatineau CMA (Ontario portion)													
June 2018	6	2.0	52	17.1	117	38.5	49	16.1	80	26.3	304	532,500	544,165
June 2017	6	3.4	61	34.5	44	24.9	25	14.1	41	23.2	177	495,000	515,681
Year-to-date 2018	18	1.7	256	24.0	344	32.3	164	15.4	283	26.6	1,065	530,000	548,963
Year-to-date 2017	33	4.1	307	38.2	217	27.0	81	10.1	166	20.6	804	475,000	507,431

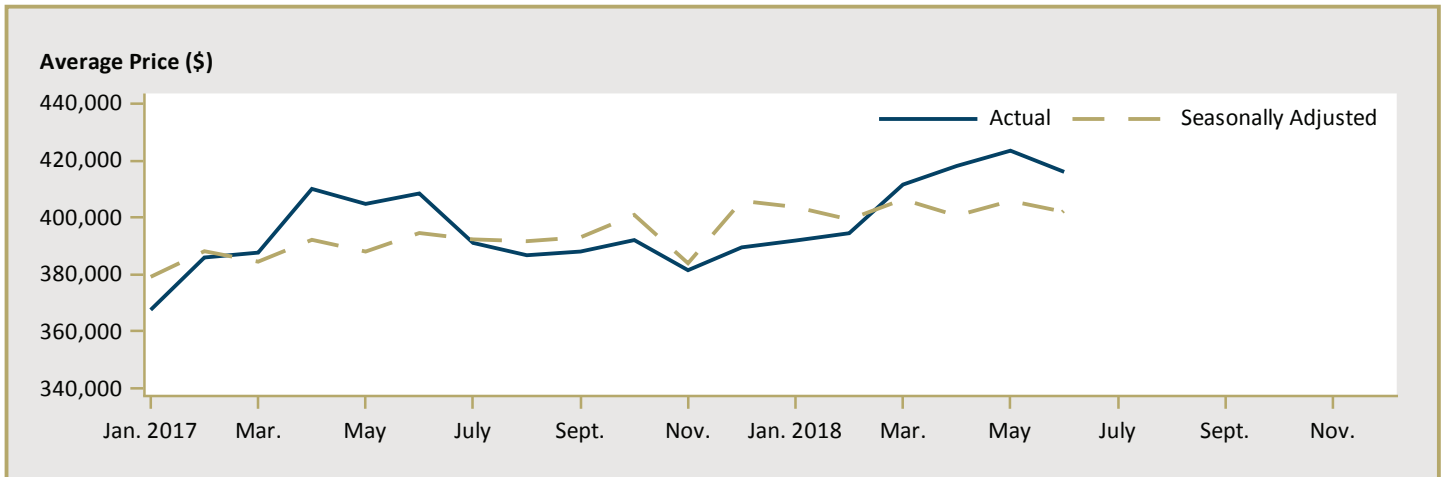
Source: CMHC (Market Absorption Survey)

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

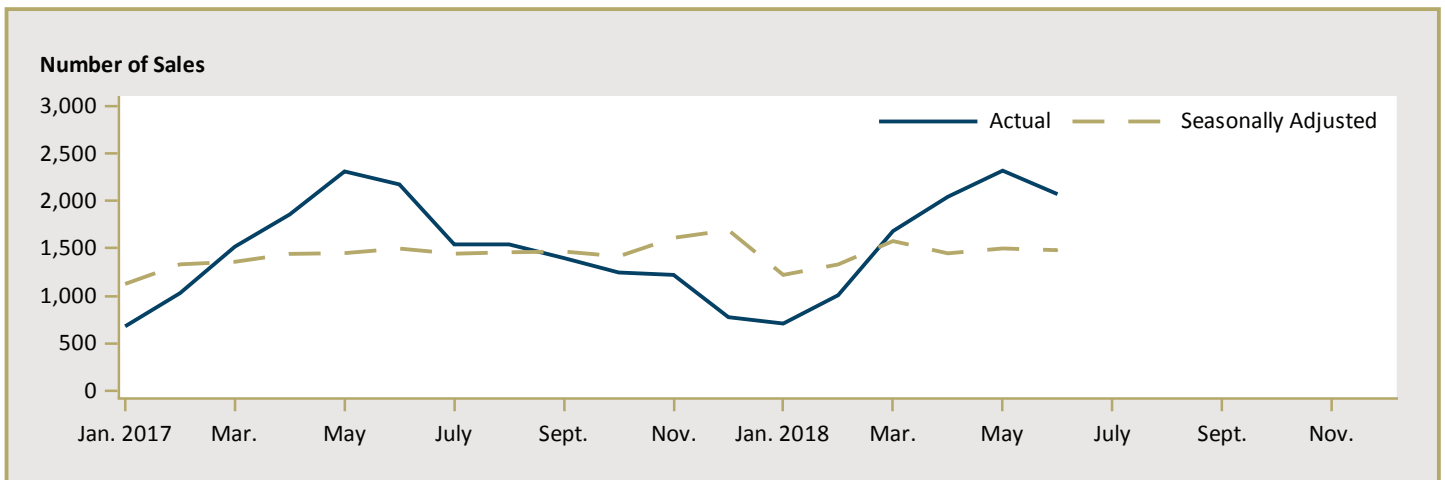
Submarket	June 2018	June 2017	% Change	YTD 2018	YTD 2017	% Change
Ottawa City	550,712	521,789	5.5	560,747	521,391	7.5
Ottawa, Vanier, Rockcliffe	-	-	n/a	851,375	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	549,249	499,849	9.9	534,300	512,566	4.2
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	558,617	542,219	3.0	553,889	541,969	2.2
Kanata	559,774	514,504	8.8	553,875	526,752	5.1
Cumberland	492,051	396,930	24.0	491,527	442,068	11.2
Goulbourn	562,194	490,225	14.7	560,279	478,011	17.2
West Carleton	-	-	n/a	-	-	n/a
Rideau	553,888	517,235	7.1	516,291	517,235	-0.2
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	345,585	382,175	-9.6	394,715	355,162	11.1
Russell Township	433,757	391,150	10.9	409,779	383,418	6.9
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>544,165</b>	<b>515,681</b>	<b>5.5</b>	<b>548,963</b>	<b>507,431</b>	<b>8.2</b>

Source: CMHC (Market Absorption Survey)

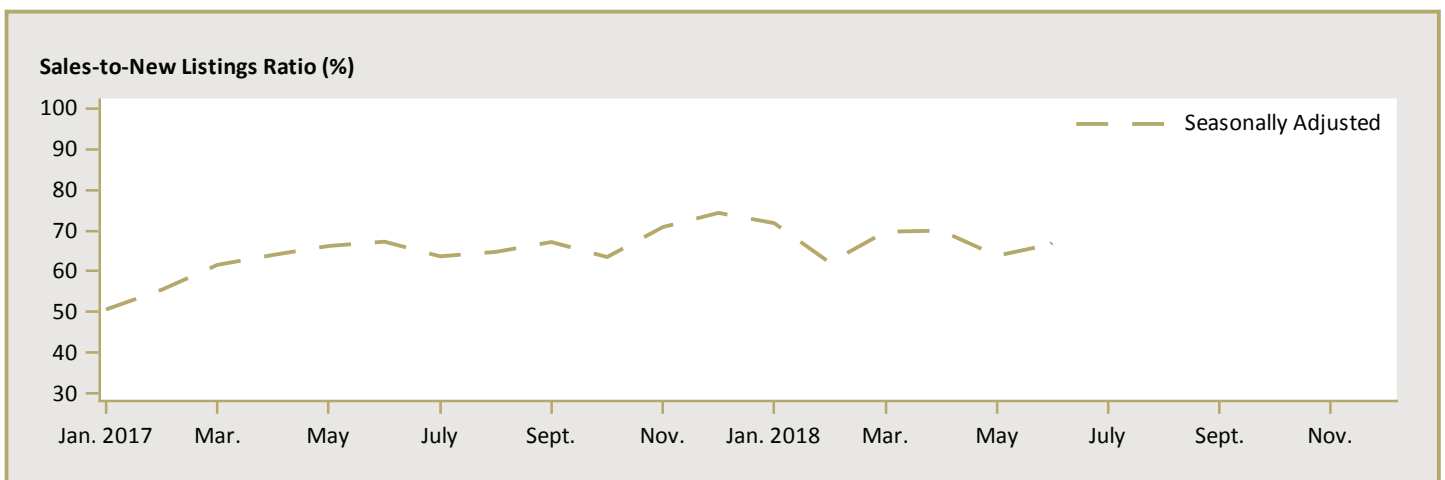
**Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)**



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



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



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

Source: CREA / Haver Analytics

**Table 6: Economic Indicators**
**June 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	105.2	132.1	552	5.3	67.8	1,121
	March	590	3.34	5.14	106.6	132.7	554	4.9	67.5	1,125
	April	590	3.34	5.14	106.7	133.0	560	4.2	67.8	1,133
	May	601	3.49	5.34	106.8	133.0	563	4.1	67.8	1,135
	June	601	3.49	5.34		133.4	563	4.3	67.9	1,131
	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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