

HOUSING NOW TABLES

Gatineau¹

Date Released: First Quarter 2018



¹ Quebec 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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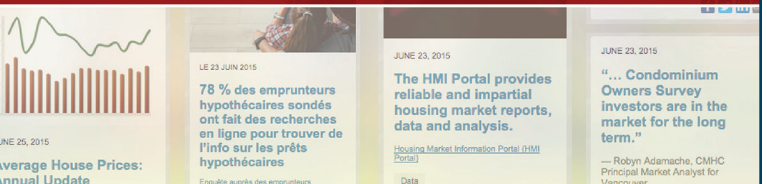
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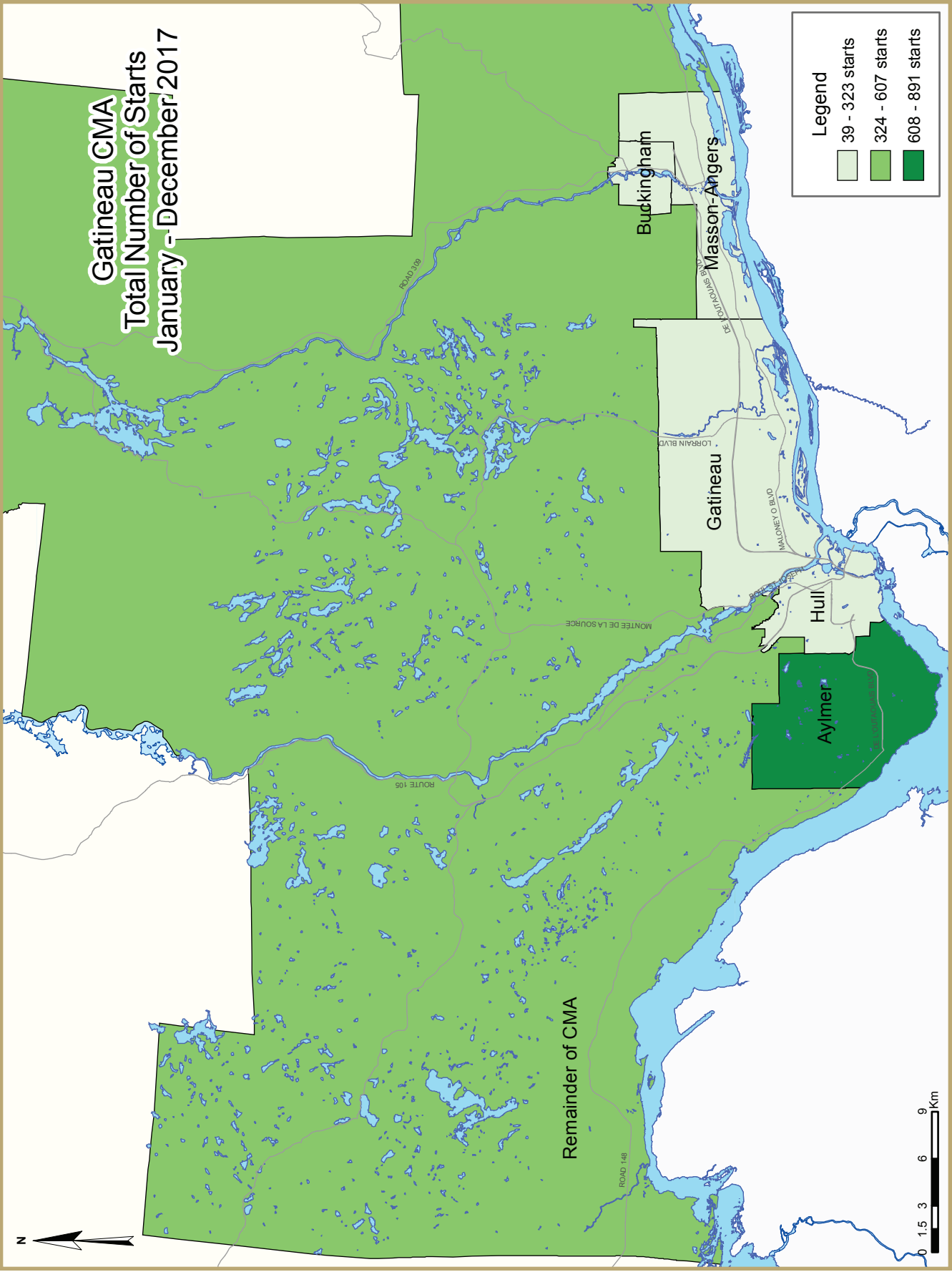
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SYMBOLS

- 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)								
Fourth Quarter 2017								
Gatineau CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	375	420	430	500	667	398	414	513
Multiples	1,444	1,450	504	396	576	1,740	1,622	1,572
Total	1,819	1,870	934	896	1,243	2,138	2,036	2,085
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	528	483	136	151	11.0%	375	420	12.0%
Multiples	3,598	506	473	123	-74.0%	1,444	1,450	0.4%
Total	4,126	989	609	274	-55.0%	1,819	1,870	2.8%

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 (Quebec portion)
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2017	151	26	21	0	0	0	0	76	274
Q4 2016	136	52	42	0	0	228	0	151	609
% Change	11.0	-50.0	-50.0	n/a	n/a	-100.0	n/a	-49.7	-55.0
Year-to-date 2017	420	190	111	0	11	104	0	1,034	1,870
Year-to-date 2016	375	218	119	0	0	491	0	616	1,819
% Change	12.0	-12.8	-6.7	n/a	n/a	-78.8	n/a	67.9	2.8
UNDER CONSTRUCTION									
Q4 2017	309	40	74	0	5	84	0	1,024	1,536
Q4 2016	168	46	94	0	0	369	0	387	1,064
% Change	83.9	-13.0	-21.3	n/a	n/a	-77.2	n/a	164.6	44.4
COMPLETIONS									
Q4 2017	154	62	44	0	0	75	1	90	496
Q4 2016	168	62	12	0	0	74	0	119	435
% Change	-8.3	0.0	**	n/a	n/a	1.4	n/a	-24.4	14.0
Year-to-date 2017	277	198	117	0	6	283	3	473	1,427
Year-to-date 2016	382	234	67	0	0	289	0	547	1,519
% Change	-27.5	-15.4	74.6	n/a	n/a	-2.1	n/a	-13.5	-6.1
COMPLETED & NOT ABSORBED									
Q4 2017	51	42	20	0	2	125	n/a	n/a	240
Q4 2016	88	53	22	0	0	157	n/a	n/a	320
% Change	-42.0	-20.8	-9.1	n/a	n/a	-20.4	n/a	n/a	-25.0
ABSORBED									
Q4 2017	152	61	42	0	0	116	n/a	n/a	371
Q4 2016	151	58	24	0	1	55	n/a	n/a	289
% Change	0.7	5.2	75.0	n/a	-100.0	110.9	n/a	n/a	28.4
Year-to-date 2017	312	209	116	0	4	319	n/a	n/a	960
Year-to-date 2016	352	265	100	0	20	312	n/a	n/a	1,049
% Change	-11.4	-21.1	16.0	n/a	-80.0	2.2	n/a	n/a	-8.5

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Gatineau									
Q4 2017	31	18	13	0	0	0	0	76	138
Q4 2016	22	52	42	0	0	228	0	145	489
Aylmer									
Q4 2017	12	2	13	0	0	0	0	16	43
Q4 2016	9	22	36	0	0	126	0	0	193
Hull									
Q4 2017	1	0	0	0	0	0	0	31	32
Q4 2016	0	0	0	0	0	94	0	111	205
Gatineau									
Q4 2017	13	2	0	0	0	0	0	25	40
Q4 2016	9	20	6	0	0	8	0	34	77
Buckingham									
Q4 2017	0	6	0	0	0	0	0	4	10
Q4 2016	0	6	0	0	0	0	0	0	6
Masson-Angers									
Q4 2017	5	8	0	0	0	0	0	0	13
Q4 2016	4	4	0	0	0	0	0	0	8
Rest of the CMA (Quebec portion)									
Q4 2017	120	8	8	0	0	0	0	0	136
Q4 2016	114	0	0	0	0	0	0	6	120
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2017	151	26	21	0	0	0	0	76	274
Q4 2016	136	52	42	0	0	228	0	151	609

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

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	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q4 2017	38	22	41	0	5	84	0	1,015	1,205
Q4 2016	27	46	92	0	0	369	0	379	913
Aylmer									
Q4 2017	16	4	37	0	5	40	0	492	594
Q4 2016	10	18	82	0	0	228	0	105	443
Hull									
Q4 2017	1	0	0	0	0	44	0	341	386
Q4 2016	4	0	0	0	0	133	0	120	257
Gatineau									
Q4 2017	17	2	4	0	0	0	0	174	197
Q4 2016	10	18	6	0	0	8	0	104	146
Buckingham									
Q4 2017	0	8	0	0	0	0	0	4	12
Q4 2016	0	6	0	0	0	0	0	50	56
Masson-Angers									
Q4 2017	4	8	0	0	0	0	0	4	16
Q4 2016	3	4	4	0	0	0	0	0	11
Rest of the CMA (Quebec portion)									
Q4 2017	271	18	33	0	0	0	0	9	331
Q4 2016	141	0	2	0	0	0	0	8	151
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2017	309	40	74	0	5	84	0	1,024	1,536
Q4 2016	168	46	94	0	0	369	0	387	1,064

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Gatineau									
Q4 2017	58	60	41	0	0	67	0	88	384
Q4 2016	31	52	12	0	0	74	0	117	286
Aylmer									
Q4 2017	25	28	39	0	0	12	0	40	144
Q4 2016	16	24	12	0	0	66	0	100	218
Hull									
Q4 2017	1	0	2	0	0	47	0	18	68
Q4 2016	1	0	0	0	0	0	0	4	5
Gatineau									
Q4 2017	24	14	0	0	0	8	0	28	144
Q4 2016	12	22	0	0	0	8	0	13	55
Buckingham									
Q4 2017	2	10	0	0	0	0	0	0	12
Q4 2016	0	0	0	0	0	0	0	0	0
Masson-Angers									
Q4 2017	6	8	0	0	0	0	0	2	16
Q4 2016	2	6	0	0	0	0	0	0	8
Rest of the CMA (Quebec portion)									
Q4 2017	96	2	3	0	0	8	1	2	112
Q4 2016	137	10	0	0	0	0	0	2	149
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2017	154	62	44	0	0	75	1	90	496
Q4 2016	168	62	12	0	0	74	0	119	435

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Gatineau									
Q4 2017	11	40	18	0	2	122	n/a	n/a	193
Q4 2016	40	48	22	0	0	157	n/a	n/a	267
Aylmer									
Q4 2017	3	19	18	0	2	54	n/a	n/a	96
Q4 2016	8	15	13	0	0	91	n/a	n/a	127
Hull									
Q4 2017	3	0	0	0	0	52	n/a	n/a	55
Q4 2016	27	0	0	0	0	16	n/a	n/a	43
Gatineau									
Q4 2017	4	1	0	0	0	16	n/a	n/a	21
Q4 2016	4	23	9	0	0	50	n/a	n/a	86
Buckingham									
Q4 2017	0	11	0	0	0	0	n/a	n/a	11
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Masson-Angers									
Q4 2017	1	9	0	0	0	0	n/a	n/a	10
Q4 2016	1	10	0	0	0	0	n/a	n/a	11
Rest of the CMA (Quebec portion)									
Q4 2017	40	2	2	0	0	3	n/a	n/a	47
Q4 2016	48	5	0	0	0	0	n/a	n/a	53
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2017	51	42	20	0	2	125	n/a	n/a	240
Q4 2016	88	53	22	0	0	157	n/a	n/a	320

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
City of Gatineau									
Q4 2017	63	58	41	0	0	111	n/a	n/a	273
Q4 2016	45	53	24	0	1	55	n/a	n/a	178
Aylmer									
Q4 2017	26	24	37	0	0	82	n/a	n/a	169
Q4 2016	14	17	22	0	1	37	n/a	n/a	91
Hull									
Q4 2017	4	0	2	0	0	7	n/a	n/a	13
Q4 2016	17	0	0	0	0	7	n/a	n/a	24
Gatineau									
Q4 2017	26	22	0	0	0	22	n/a	n/a	70
Q4 2016	11	29	2	0	0	11	n/a	n/a	53
Buckingham									
Q4 2017	2	6	0	0	0	0	n/a	n/a	8
Q4 2016	0	2	0	0	0	0	n/a	n/a	2
Masson-Angers									
Q4 2017	5	6	2	0	0	0	n/a	n/a	13
Q4 2016	3	5	0	0	0	0	n/a	n/a	8
Rest of the CMA (Quebec portion)									
Q4 2017	89	3	1	0	0	5	n/a	n/a	98
Q4 2016	106	5	0	0	0	0	n/a	n/a	111
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2017	152	61	42	0	0	116	n/a	n/a	371
Q4 2016	151	58	24	0	1	55	n/a	n/a	289

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

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Quebec 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	420	190	111	0	11	104	0	1,034	1,870
% Change	12.0	-12.8	-6.7	n/a	n/a	-78.8	n/a	67.9	2.8
2016	375	218	119	0	0	491	0	616	1,819
% Change	-11.1	-33.9	17.8	n/a	-100.0	86.7	n/a	38.4	14.8
2015	422	330	101	0	23	263	0	445	1,584
% Change	-11.9	17.0	-46.6	n/a	-67.6	-51.7	n/a	31.7	-16.8
2014	479	282	189	0	71	544	0	338	1,903
% Change	0.8	36.9	-6.4	n/a	91.9	19.6	-100.0	-38.0	-1.1
2013	475	206	202	0	37	455	4	545	1,924
% Change	-31.0	-55.4	-25.5	n/a	19.4	-22.4	0.0	-24.0	-30.3
2012	688	462	271	0	31	586	4	717	2,759
% Change	-12.2	18.5	-4.9	n/a	**	6.0	n/a	161.7	14.0
2011	784	390	285	0	4	553	0	274	2,420
% Change	-13.8	-48.0	31.3	n/a	-69.2	31.0	-100.0	-17.5	-9.9
2010	910	750	217	0	13	422	7	332	2,687
% Change	-13.8	3.0	-12.9	n/a	n/a	-34.1	-79.4	-5.7	-13.8
2009	1,056	728	249	0	0	640	34	352	3,116
% Change	-5.7	4.3	19.1	n/a	-100.0	31.4	183.3	-46.3	-5.7
2008	1,120	698	209	0	45	487	12	656	3,304

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
City of Gatineau	31	22	18	52	13	40	76	375	138	489	-71.8
Aylmer	12	9	2	22	13	36	16	126	43	193	-77.7
Hull	1	0	0	0	0	0	31	205	32	205	-84.4
Gatineau	13	9	2	20	0	4	25	44	40	77	-48.1
Buckingham	0	0	6	6	0	0	4	0	10	6	66.7
Masson-Angers	5	4	8	4	0	0	0	0	13	8	62.5
Rest of the CMA (Quebec portion)	120	114	8	0	0	0	8	6	136	120	13.3
Ottawa-Gatineau CMA (Quebec portion)	151	136	26	52	13	40	84	381	274	609	-55.0

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
City of Gatineau	119	81	170	202	68	113	1145	1100	1502	1496	0.4
Aylmer	51	46	82	50	64	102	694	604	891	802	11.1
Hull	5	1	0	0	0	0	242	262	247	263	-6.1
Gatineau	48	26	24	112	4	7	193	180	269	325	-17.2
Buckingham	3	1	28	10	0	0	8	50	39	61	-36.1
Masson-Angers	12	7	36	30	0	4	8	4	56	45	24.4
Rest of the CMA (Quebec portion)	301	294	20	16	18	0	29	13	368	323	13.9
Ottawa-Gatineau CMA (Quebec portion)	420	375	190	218	86	113	1,174	1,113	1,870	1,819	2.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
City of Gatineau	13	40	0	0	0	230	76	145
Aylmer	13	36	0	0	0	126	16	0
Hull	0	0	0	0	0	94	31	111
Gatineau	0	4	0	0	0	10	25	34
Buckingham	0	0	0	0	0	0	4	0
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	8	0	0	6
Ottawa-Gatineau CMA (Quebec portion)	13	40	0	0	8	230	76	151

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
City of Gatineau	68	113	0	0	114	493	1,031	607
Aylmer	64	102	0	0	110	342	584	262
Hull	0	0	0	0	0	133	242	129
Gatineau	4	7	0	0	0	18	193	162
Buckingham	0	0	0	0	0	0	8	50
Masson-Angers	0	4	0	0	4	0	4	4
Rest of the CMA (Quebec portion)	18	0	0	0	26	4	3	9
Ottawa-Gatineau CMA (Quebec portion)	86	113	0	0	140	497	1,034	616

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
City of Gatineau	62	116	0	228	76	145	138	489
Aylmer	27	67	0	126	16	0	43	193
Hull	1	0	0	94	31	111	32	205
Gatineau	15	35	0	8	25	34	40	77
Buckingham	6	6	0	0	4	0	10	6
Masson-Angers	13	8	0	0	0	0	13	8
Rest of the CMA (Quebec portion)	136	114	0	0	0	6	136	120
Ottawa-Gatineau CMA (Quebec portion)	198	230	0	228	76	151	274	609

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
City of Gatineau	364	398	107	491	1,031	607	1,502	1,496
Aylmer	200	198	107	342	584	262	891	802
Hull	5	1	0	133	242	129	247	263
Gatineau	76	147	0	16	193	162	269	325
Buckingham	31	11	0	0	8	50	39	61
Masson-Angers	52	41	0	0	4	4	56	45
Rest of the CMA (Quebec portion)	357	314	8	0	3	9	368	323
Ottawa-Gatineau CMA (Quebec portion)	721	712	115	491	1,034	616	1,870	1,819

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Fourth Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
City of Gatineau	58	31	60	52	39	12	227	191	384	286	34.3
Aylmer	25	16	28	24	39	12	52	166	144	218	-33.9
Hull	1	1	0	0	0	0	67	4	68	5	***
Gatineau	24	12	14	22	0	0	106	21	144	55	161.8
Buckingham	2	0	10	0	0	0	0	0	12	0	n/a
Masson-Angers	6	2	8	6	0	0	2	0	16	8	100.0
Rest of the CMA (Quebec portion)	97	137	2	10	3	0	10	2	112	149	-24.8
Ottawa-Gatineau CMA (Quebec portion)	155	168	62	62	42	12	237	193	496	435	14.0

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
City of Gatineau	106	135	196	220	108	63	825	835	1235	1253	-1.4
Aylmer	45	59	104	62	100	56	463	426	712	603	18.1
Hull	6	35	0	0	0	0	151	133	157	168	-6.5
Gatineau	41	35	38	126	4	7	147	155	230	323	-28.8
Buckingham	3	1	24	6	0	0	58	109	85	116	-26.7
Masson-Angers	11	5	30	26	4	0	6	12	51	43	18.6
Rest of the CMA (Quebec portion)	172	247	4	14	3	0	13	5	192	266	-27.8
Ottawa-Gatineau CMA (Quebec portion)	278	382	200	234	111	63	838	840	1,427	1,519	-6.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
City of Gatineau	39	12	0	0	69	74	88	117
Aylmer	39	12	0	0	12	66	40	100
Hull	0	0	0	0	49	0	18	4
Gatineau	0	0	0	0	8	8	28	13
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	2	0
Rest of the CMA (Quebec portion)	3	0	0	0	8	0	2	2
Ottawa-Gatineau CMA (Quebec portion)	42	12	0	0	77	74	90	119

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
City of Gatineau	108	63	0	0	285	293	470	542
Aylmer	100	56	0	0	224	184	239	242
Hull	0	0	0	0	49	33	102	100
Gatineau	4	7	0	0	8	68	69	87
Buckingham	0	0	0	0	0	0	58	109
Masson-Angers	4	0	0	0	4	8	2	4
Rest of the CMA (Quebec portion)	3	0	0	0	10	0	3	5
Ottawa-Gatineau CMA (Quebec portion)	111	63	0	0	295	293	473	547

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
City of Gatineau	159	95	67	74	88	117	384	286
Aylmer	92	52	12	66	40	100	144	218
Hull	3	1	47	0	18	4	68	5
Gatineau	38	34	8	8	28	13	144	55
Buckingham	12	0	0	0	0	0	12	0
Masson-Angers	14	8	0	0	2	0	16	8
Rest of the CMA (Quebec portion)	101	147	8	0	3	2	112	149
Ottawa-Gatineau CMA (Quebec portion)	260	242	75	74	91	119	496	435

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
City of Gatineau	412	422	281	289	472	542	1,235	1,253
Aylmer	247	179	226	182	239	242	712	603
Hull	8	37	47	31	102	100	157	168
Gatineau	83	168	8	68	69	87	230	323
Buckingham	27	7	0	0	58	109	85	116
Masson-Angers	47	31	0	8	4	4	51	43
Rest of the CMA (Quebec portion)	180	261	8	0	4	5	192	266
Ottawa-Gatineau CMA (Quebec portion)	592	683	289	289	476	547	1,427	1,519

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Gatineau													
Q4 2017	0	0.0	3	6.7	17	37.8	17	37.8	8	17.8	45	450,000	428,461
Q4 2016	0	0.0	3	8.3	16	44.4	15	41.7	2	5.6	36	382,500	415,339
Year-to-date 2017	0	0.0	8	7.3	38	34.9	36	33.0	27	24.8	109	430,000	430,583
Year-to-date 2016	0	0.0	10	8.8	39	34.5	39	34.5	25	22.1	113	382,500	419,116
Aylmer													
Q4 2017	0	0.0	0	0.0	5	23.8	9	42.9	7	33.3	21	-	407,951
Q4 2016	0	0.0	0	0.0	3	30.0	5	50.0	2	20.0	10	-	-
Year-to-date 2017	0	0.0	0	0.0	8	18.6	14	32.6	21	48.8	43	-	407,951
Year-to-date 2016	0	0.0	0	0.0	11	22.9	14	29.2	23	47.9	48	-	-
Hull													
Q4 2017	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
Q4 2016	0	0.0	0	0.0	11	64.7	6	35.3	0	0.0	17	-	385,766
Year-to-date 2017	0	0.0	0	0.0	15	51.7	11	37.9	3	10.3	29	-	377,133
Year-to-date 2016	0	0.0	0	0.0	22	61.1	14	38.9	0	0.0	36	-	383,628
Gatineau													
Q4 2017	0	0.0	1	5.9	9	52.9	6	35.3	1	5.9	17	-	-
Q4 2016	0	0.0	2	33.3	0	0.0	4	66.7	0	0.0	6	-	-
Year-to-date 2017	0	0.0	1	3.8	13	50.0	9	34.6	3	11.5	26	-	-
Year-to-date 2016	0	0.0	4	19.0	4	19.0	11	52.4	2	9.5	21	-	-
Buckingham													
Q4 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q4 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Masson-Angers													
Q4 2017	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Q4 2016	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	5	55.6	2	22.2	2	22.2	0	0.0	9	-	-
Year-to-date 2016	0	0.0	5	71.4	2	28.6	0	0.0	0	0.0	7	-	-
Rest of the CMA (Quebec portion)													
Q4 2017	0	0.0	7	17.1	15	36.6	9	22.0	10	24.4	41	-	475,019
Q4 2016	1	2.4	7	16.7	13	31.0	6	14.3	15	35.7	42	360,000	464,709
Year-to-date 2017	0	0.0	17	21.5	26	32.9	19	24.1	17	21.5	79	-	443,798
Year-to-date 2016	1	1.3	16	20.8	26	33.8	11	14.3	23	29.9	77	360,000	464,709
Ottawa-Gatineau CMA (Quebec portion)													
Q4 2017	0	0.0	10	11.6	32	37.2	26	30.2	18	20.9	86	405,000	424,517
Q4 2016	1	1.3	10	12.8	29	37.2	21	26.9	17	21.8	78	395,000	425,518
Year-to-date 2017	0	0.0	25	13.3	64	34.0	55	29.3	44	23.4	188	405,000	421,939
Year-to-date 2016	1	0.5	26	13.7	65	34.2	50	26.3	48	25.3	190	400,000	427,586

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units Fourth Quarter 2017						
Submarket	Q4 2017	Q4 2016	% Change	YTD 2017	YTD 2016	% Change
City of Gatineau	428,461	415,339	3.2	430,583	419,116	2.7
Aylmer	407,951	-	n/a	407,951	-	n/a
Hull	-	385,766	n/a	377,133	383,628	-1.7
Gatineau	-	-	n/a	-	-	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	475,019	464,709	2.2	443,798	464,709	-4.5
Ottawa-Gatineau CMA (Quebec portion)	424,517	425,518	-0.2	421,939	427,586	-1.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity¹ for Gatineau

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price (\$)	Active Listings to Sales Ratio ²	Last Four Quarters ³	
						Average Price ² (\$)	Active Listings to Sales Ratio ²
SINGLE FAMILY*							
Q4 2017	670	1,065	1,994	255,562	8.9	263,825	7.9
Q4 2016	645	1,211	2,258	249,488	10.5	252,629	9.4
% Change	3.9	-12.1	-11.7	2.4	n/a	4.4	n/a
YTD 2017	3,407	6,186	2,254	263,856	7.9	n/a	n/a
YTD 2016	3,237	6,620	2,526	252,629	9.4	n/a	n/a
% Change	5.3	-6.6	-10.8	4.4	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2017	123	218	511	182,858	12.5	175,550	12.7
Q4 2016	91	233	563	171,636	18.5	169,948	15.4
% Change	35.2	-6.4	-9.1	6.5	n/a	3.3	n/a
YTD 2017	544	1,274	578	175,555	12.7	n/a	n/a
YTD 2016	487	1,341	626	169,949	15.4	n/a	n/a
% Change	11.7	-5.0	-7.8	3.3	n/a	n/a	n/a
PLEX*							
Q4 2017	41	90	259	283,947	18.9	296,865	12.5
Q4 2016	63	106	269	297,052	12.8	288,659	13.7
% Change	-34.9	-15.1	-3.8	-4.4	n/a	2.8	n/a
YTD 2017	253	573	265	296,865	12.5	n/a	n/a
YTD 2016	255	615	290	288,659	13.7	n/a	n/a
% Change	-0.8	-6.8	-8.9	2.8	n/a	n/a	n/a
TOTAL							
Q4 2017	835	1,375	2,779	248,136	10.0	254,799	8.9
Q4 2016	800	1,557	3,101	243,348	11.6	244,640	10.4
% Change	4.4	-11.7	-10.4	2.0	n/a	4.2	n/a
YTD 2017	4,209	8,056	3,112	254,799	8.9	n/a	n/a
YTD 2016	3,984	8,602	3,455	244,640	10.4	n/a	n/a
% Change	5.6	-6.3	-10.0	4.2	n/a	n/a	n/a

¹ Source: QFREB by the Centris® system² Calculations: CMHC.³ Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
Fourth Quarter 2017

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Quebec)	Ottawa-Gatineau CMA (Quebec portion) Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.0	124.6	178.5	6.3	69.8	966
	February	561	3.14	4.64	99.0	125.1	177.1	6.5	69.3	966
	March	561	3.14	4.64	98.8	125.6	174.7	6.7	68.5	963
	April	561	3.14	4.64	98.8	126.0	173.3	6.8	67.9	980
	May	561	3.14	4.64	99.0	126.2	174.2	7.2	68.6	983
	June	561	3.14	4.64	99.2	126.0	175.1	7.4	69.0	988
	July	567	3.14	4.74	99.2	125.6	176.2	7.5	69.5	979
	August	567	3.14	4.74	99.2	125.3	174.9	7.5	68.9	991
	September	561	3.14	4.64	99.3	125.8	175.3	7.5	69.1	1,002
	October	561	3.14	4.64	99.5	125.9	176.0	7.2	69.1	1,010
	November	561	3.14	4.64	99.7	125.6	176.4	6.6	68.7	1,020
	December	561	3.14	4.64	100.0	125.2	175.7	6.0	68.0	1,027
2017	January	561	3.14	4.64	100.1	126.2	176	5.5	67.6	1,032
	February	561	3.14	4.64	100.2	126.6	175.6	5.5	67.7	1,026
	March	561	3.14	4.64	100.8	126.7	176.2	5.6	67.9	1,018
	April	561	3.14	4.64	101.1	127.0	177.1	5.7	68.3	1,006
	May	561	3.14	4.64	101.5	127.1	179.9	5.6	69.2	997
	June	561	3.14	4.64	102.4	126.7	182.1	5.5	69.9	997
	July	573	3.14	4.84	102.7	126.7	182.6	5.5	70.1	1,008
	August	573	3.14	4.84	103.1	126.7	181.1	5.8	69.7	1,021
	September	575	3.09	4.89	103.1	127.1	179.8	6.0	69.2	1,028
	October	581	3.24	4.99	104.1	127.2	179.1	5.8	68.8	1,027
	November	581	3.24	4.99	104.6	127.7	178.3	5.4	68.1	1,024
	December	581	3.24	4.99		127.5	178.7	5.0	68.0	1,026

"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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