HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Gatineau[1]

Date Released: Fourth Quarter 2018

[1] Quebec part of Ottawa-Gatineau CMA

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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

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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) Third Quarter 2018								
Gatineau CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	375	420	357	521	413	441	439	426
Multiples	1,444	1,450	2,964	1,692	1,536	1,414	1,676	1,868
Total	1,819	1,870	3,321	2,213	1,949	1,855	2,115	2,294
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	424	397	177	157	-11.3%	269	299	11.2%
Multiples	1,615	1,992	663	516	-22.2%	1,327	1,188	-10.5%
Total	2,039	2,389	840	673	-19.9%	1,596	1,487	-6.8%

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) Third Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2018	157	80	22	0	0	48	0	366	673
Q3 2017	177	70	34	0	5	24	0	530	840
% Change	-11.3	14.3	-35.3	n/a	-100.0	100.0	n/a	-30.9	-19.9
Year-to-date 2018	299	174	70	0	0	320	0	624	1,487
Year-to-date 2017	269	164	90	0	11	104	0	958	1,596
% Change	11.2	6.1	-22.2	n/a	-100.0	**	n/a	-34.9	-6.8
UNDER CONSTRUCTION									
Q3 2018	286	98	59	0	0	280	0	1,004	1,727
Q3 2017	315	76	101	0	5	154	0	1,021	1,742
% Change	-9.2	28.9	-41.6	n/a	-100.0	81.8	n/a	-1.7	-0.9
COMPLETIONS									
Q3 2018	111	44	2	0	0	0	0	189	346
Q3 2017	28	46	30	0	6	58	2	286	456
% Change	**	-4.3	-93.3	n/a	-100.0	-100.0	-100.0	-33.9	-24.1
Year-to-date 2018	319	112	59	0	5	72	0	732	1,299
Year-to-date 2017	123	136	73	0	6	208	2	383	931
% Change	159.3	-17.6	-19.2	n/a	-16.7	-65.4	-100.0	91.1	39.5
COMPLETED & NOT ABSORBED									
Q3 2018	57	60	10	0	1	76	n/a	n/a	204
Q3 2017	50	41	21	0	2	166	n/a	n/a	280
% Change	14.0	46.3	-52.4	n/a	-50.0	-54.2	n/a	n/a	-27.1
ABSORBED									
Q3 2018	103	28	10	0	0	21	n/a	n/a	162
Q3 2017	31	65	32	0	4	72	n/a	n/a	204
% Change	**	-56.9	-68.8	n/a	-100.0	-70.8	n/a	n/a	-20.6
Year-to-date 2018	313	94	69	0	6	121	n/a	n/a	603
Year-to-date 2017	160	148	74	0	4	203	n/a	n/a	589
% Change	95.6	-36.5	-6.8	n/a	50.0	-40.4	n/a	n/a	2.4

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

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2018									
	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									
Q3 2018	33	70	22	0	0	48	0	319	492
Q3 2017	51	58	12	0	5	16	0	529	671
Aylmer									
Q3 2018	6	32	16	0	0	48	0	236	338
Q3 2017	25	36	10	0	5	16	0	172	264
Hull									
Q3 2018	1	0	0	0	0	0	0	32	33
Q3 2017	1	0	0	0	0	0	0	195	196
Gatineau									
Q3 2018	21	8	6	0	0	0	0	32	67
Q3 2017	19	2	0	0	0	0	0	154	175
Buckingham									
Q3 2018	0	26	0	0	0	0	0	19	45
Q3 2017	1	12	0	0	0	0	0	4	17
Masson-Angers									
Q3 2018	5	4	0	0	0	0	0	0	9
Q3 2017	5	8	2	0	0	0	0	4	19
Rest of the CMA (Quebec portion)									
Q3 2018	124	10	0	0	0	0	0	47	181
Q3 2017	126	12	22	0	0	8	0	1	169
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2018	157	80	22	0	0	48	0	366	673
Q3 2017	177	70	34	0	5	24	0	530	840

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

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Gatineau									
Q3 2018	46	86	55	0	0	280	0	952	1,419
Q3 2017	67	64	73	0	5	146	0	1,011	1,436
Aylmer									
Q3 2018	9	42	44	0	0	147	0	665	907
Q3 2017	29	30	65	0	5	52	0	514	695
Hull									
Q3 2018	1	0	0	0	0	133	0	101	235
Q3 2017	2	0	2	0	0	94	0	321	419
Gatineau									
Q3 2018	29	8	11	0	0	0	0	161	209
Q3 2017	29	14	4	0	0	0	0	172	289
Buckingham									
Q3 2018	0	32	0	0	0	0	0	25	57
Q3 2017	2	12	0	0	0	0	0	0	14
Masson-Angers									
Q3 2018	7	4	0	0	0	0	0	0	11
Q3 2017	5	8	2	0	0	0	0	4	19
Rest of the CMA (Quebec portion)									
Q3 2018	240	12	4	0	0	0	0	52	308
Q3 2017	248	12	28	0	0	8	0	10	306
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2018	286	98	59	0	0	280	0	1,004	1,727
Q3 2017	315	76	101	0	5	154	0	1,021	1,742

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

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2018									
	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									
Q3 2018	26	32	0	0	0	0	0	188	246
Q3 2017	15	46	30	0	6	58	2	286	443
Aylmer									
Q3 2018	8	16	0	0	0	0	0	70	94
Q3 2017	5	32	22	0	6	58	0	130	253
Hull									
Q3 2018	2	0	0	0	0	0	0	87	89
Q3 2017	0	0	0	0	0	0	0	81	81
Gatineau									
Q3 2018	13	2	0	0	0	0	0	24	39
Q3 2017	7	0	0	0	0	0	0	17	24
Buckingham									
Q3 2018	0	6	0	0	0	0	0	7	13
Q3 2017	1	2	0	0	0	0	0	58	61
Masson-Angers									
Q3 2018	3	8	0	0	0	0	0	0	11
Q3 2017	2	12	8	0	0	0	2	0	24
Rest of the CMA (Quebec portion)									
Q3 2018	85	12	2	0	0	0	0	1	100
Q3 2017	13	0	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2018	111	44	2	0	0	0	0	189	346
Q3 2017	28	46	30	0	6	58	2	286	456

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

Table 1.2: Housing Activity Summary by Submarket
Third Quarter 2018

	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									
Q3 2018	19	39	10	0	1	73	n/a	n/a	142
Q3 2017	16	38	21	0	2	166	n/a	n/a	243
Aylmer									
Q3 2018	4	10	10	0	1	7	n/a	n/a	32
Q3 2017	4	15	19	0	2	124	n/a	n/a	164
Hull									
Q3 2018	2	0	0	0	0	57	n/a	n/a	59
Q3 2017	6	0	0	0	0	12	n/a	n/a	18
Gatineau									
Q3 2018	11	0	0	0	0	9	n/a	n/a	20
Q3 2017	6	9	0	0	0	30	n/a	n/a	45
Buckingham									
Q3 2018	0	16	0	0	0	0	n/a	n/a	16
Q3 2017	0	7	0	0	0	0	n/a	n/a	7
Masson-Angers									
Q3 2018	2	13	0	0	0	0	n/a	n/a	15
Q3 2017	0	7	2	0	0	0	n/a	n/a	9
Rest of the CMA (Quebec portion)									
Q3 2018	38	21	0	0	0	3	n/a	n/a	62
Q3 2017	34	3	0	0	0	0	n/a	n/a	37
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2018	57	60	10	0	1	76	n/a	n/a	204
Q3 2017	50	41	21	0	2	166	n/a	n/a	280

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

Table 1.2: Housing Activity Summary by Submarket Third Quarter 2018									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Gatineau									
Q3 2018	20	25	7	0	0	21	n/a	n/a	73
Q3 2017	15	64	32	0	4	72	n/a	n/a	187
Aylmer									
Q3 2018	8	13	7	0	0	5	n/a	n/a	33
Q3 2017	6	49	22	0	4	67	n/a	n/a	148
Hull									
Q3 2018	1	0	0	0	0	15	n/a	n/a	16
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Gatineau									
Q3 2018	8	3	0	0	0	1	n/a	n/a	12
Q3 2017	5	1	4	0	0	5	n/a	n/a	15
Buckingham									
Q3 2018	0	5	0	0	0	0	n/a	n/a	5
Q3 2017	1	4	0	0	0	0	n/a	n/a	5
Masson-Angers									
Q3 2018	3	4	0	0	0	0	n/a	n/a	7
Q3 2017	2	10	6	0	0	0	n/a	n/a	18
Rest of the CMA (Quebec portion)									
Q3 2018	83	3	3	0	0	0	n/a	n/a	89
Q3 2017	16	1	0	0	0	0	n/a	n/a	17
Ottawa-Gatineau CMA (Quebec portion)									
Q3 2018	103	28	10	0	0	21	n/a	n/a	162
Q3 2017	31	65	32	0	4	72	n/a	n/a	204

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
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
City of Gatineau	33	51	70	58	12	13	377	549	492	671	-26.7
Aylmer	6	25	32	36	12	13	288	190	338	264	28.0
Hull	1	1	0	0	0	0	32	195	33	196	-83.2
Gatineau	21	19	8	2	0	0	38	154	67	175	-61.7
Buckingham	0	1	26	12	0	0	19	4	45	17	164.7
Masson-Angers	5	5	4	8	0	0	0	6	9	19	-52.6
Rest of the CMA (Quebec portion)	124	126	10	12	0	12	47	19	181	169	7.1
Ottawa-Gatineau CMA (Quebec portion)	157	177	80	70	12	25	424	568	673	840	-19.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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
City of Gatineau	83	88	156	152	50	55	908	1069	1197	1364	-12.2
Aylmer	15	39	68	80	45	51	575	678	703	848	-17.1
Hull	3	4	0	0	0	0	246	211	249	215	15.8
Gatineau	53	35	32	22	5	4	59	168	149	229	-34.9
Buckingham	0	3	42	22	0	0	28	4	70	29	141.4
Masson-Angers	12	7	14	28	0	0	0	8	26	43	-39.5
Rest of the CMA (Quebec portion)	216	181	18	12	0	18	56	21	290	232	25.0
Ottawa-Gatineau CMA (Quebec portion)	299	269	174	164	50	73	964	1,090	1,487	1,596	-6.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
City of Gatineau	12	13	0	0	58	20	319	529
Aylmer	12	13	0	0	52	18	236	172
Hull	0	0	0	0	0	0	32	195
Gatineau	0	0	0	0	6	0	32	154
Buckingham	0	0	0	0	0	0	19	4
Masson-Angers	0	0	0	0	0	2	0	4
Rest of the CMA (Quebec portion)	0	12	0	0	0	18	47	1
Ottawa-Gatineau CMA (Quebec portion)	12	25	0	0	58	38	366	530

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 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
City of Gatineau	50	55	0	0	334	114	574	955
Aylmer	45	51	0	0	191	110	384	568
Hull	0	0	0	0	133	0	113	211
Gatineau	5	4	0	0	10	0	49	168
Buckingham	0	0	0	0	0	0	28	4
Masson-Angers	0	0	0	0	0	4	0	4
Rest of the CMA (Quebec portion)	0	18	0	0	6	18	50	3
Ottawa-Gatineau CMA (Quebec portion)	50	73	0	0	340	132	624	958

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
City of Gatineau	125	121	48	21	319	529	492	671
Aylmer	54	71	48	21	236	172	338	264
Hull	1	1	0	0	32	195	33	196
Gatineau	35	21	0	0	32	154	67	175
Buckingham	26	13	0	0	19	4	45	17
Masson-Angers	9	15	0	0	0	4	9	19
Rest of the CMA (Quebec portion)	134	160	0	8	47	1	181	169
Ottawa-Gatineau CMA (Quebec portion)	259	281	48	29	366	530	673	840

Table 2.5: Starts by Submarket and by Intended Market January - September 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
City of Gatineau	303	302	320	107	574	955	1,197	1,364
Aylmer	136	173	183	107	384	568	703	848
Hull	3	4	133	0	113	211	249	215
Gatineau	96	61	4	0	49	168	149	229
Buckingham	42	25	0	0	28	4	70	29
Masson-Angers	26	39	0	0	0	4	26	43
Rest of the CMA (Quebec portion)	240	221	0	8	50	3	290	232
Ottawa-Gatineau CMA (Quebec portion)	543	523	320	115	624	958	1,487	1,596

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
City of Gatineau	26	15	32	48	0	28	188	352	246	443	-44.5
Aylmer	8	5	16	32	0	24	70	192	94	253	-62.8
Hull	2	0	0	0	0	0	87	81	89	81	9.9
Gatineau	13	7	2	0	0	0	24	17	39	24	62.5
Buckingham	0	1	6	2	0	0	7	58	13	61	-78.7
Masson-Angers	3	2	8	14	0	4	0	4	11	24	-54.2
Rest of the CMA (Quebec portion)	85	13	12	0	0	0	3	0	100	13	**
Ottawa-Gatineau CMA (Quebec portion)	111	28	44	48	0	28	191	352	346	456	-24.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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
City of Gatineau	75	48	78	136	56	69	785	598	994	851	16.8
Aylmer	24	20	26	76	52	61	292	411	394	568	-30.6
Hull	3	5	0	0	0	0	397	84	400	89	**
Gatineau	39	17	16	24	4	4	85	41	144	86	67.4
Buckingham	0	1	18	14	0	0	7	58	25	73	-65.8
Masson-Angers	9	5	18	22	0	4	4	4	31	35	-11.4
Rest of the CMA (Quebec portion)	244	75	34	2	0	0	27	3	305	80	**
Ottawa-Gatineau CMA (Quebec portion)	319	123	112	138	56	69	812	601	1,299	931	39.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Third Quarter 2018								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
City of Gatineau	0	28	0	0	0	66	188	286
Aylmer	0	24	0	0	0	62	70	130
Hull	0	0	0	0	0	0	87	81
Gatineau	0	0	0	0	0	0	24	17
Buckingham	0	0	0	0	0	0	7	58
Masson-Angers	0	4	0	0	0	4	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	2	0	1	0
Ottawa-Gatineau CMA (Quebec portion)	0	28	0	0	2	66	189	286

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - September 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
City of Gatineau	56	69	0	0	76	216	709	382
Aylmer	52	61	0	0	32	212	260	199
Hull	0	0	0	0	44	0	353	84
Gatineau	4	4	0	0	0	0	85	41
Buckingham	0	0	0	0	0	0	7	58
Masson-Angers	0	4	0	0	0	4	4	0
Rest of the CMA (Quebec portion)	0	0	0	0	4	2	23	1
Ottawa-Gatineau CMA (Quebec portion)	56	69	0	0	80	218	732	383

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
City of Gatineau	58	91	0	64	188	288	246	443
Aylmer	24	59	0	64	70	130	94	253
Hull	2	0	0	0	87	81	89	81
Gatineau	15	7	0	0	24	17	39	24
Buckingham	6	3	0	0	7	58	13	61
Masson-Angers	11	22	0	0	0	2	11	24
Rest of the CMA (Quebec portion)	99	13	0	0	1	0	100	13
Ottawa-Gatineau CMA (Quebec portion)	157	104	0	64	189	288	346	456

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
City of Gatineau	208	253	77	214	709	384	994	851
Aylmer	101	155	33	214	260	199	394	568
Hull	3	5	44	0	353	84	400	89
Gatineau	59	45	0	0	85	41	144	86
Buckingham	18	15	0	0	7	58	25	73
Masson-Angers	27	33	0	0	4	2	31	35
Rest of the CMA (Quebec portion)	282	79	0	0	23	1	305	80
Ottawa-Gatineau CMA (Quebec portion)	490	332	77	214	732	385	1,299	931

Source: CMHC (Starts and Completions Survey)

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

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													
Q3 2018	0	0.0	0	0.0	2	12.5	8	50.0	6	37.5	16	-	466,050
Q3 2017	0	0.0	2	15.4	3	23.1	5	38.5	3	23.1	13	-	-
Year-to-date 2018	0	0.0	0	0.0	14	29.8	18	38.3	15	31.9	47	467,500	461,307
Year-to-date 2017	0	0.0	5	7.8	21	32.8	19	29.7	19	29.7	64	425,000	432,752
Aylmer													
Q3 2018	0	0.0	0	0.0	0	0.0	3	37.5	5	62.5	8	-	-
Q3 2017	0	0.0	0	0.0	2	33.3	1	16.7	3	50.0	6	-	-
Year-to-date 2018	0	0.0	0	0.0	1	5.0	6	30.0	13	65.0	20	-	558,852
Year-to-date 2017	0	0.0	0	0.0	3	13.6	5	22.7	14	63.6	22	-	-
Hull													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	0	0.0	13	50.0	10	38.5	3	11.5	26	-	377,133
Gatineau													
Q3 2018	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	-	-
Q3 2017	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	6	31.6	11	57.9	2	10.5	19	-	-
Year-to-date 2017	0	0.0	0	0.0	4	44.4	3	33.3	2	22.2	9	-	-
Buckingham													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
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	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Masson-Angers													
Q3 2018	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Q3 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	-	-
Year-to-date 2017	0	0.0	4	66.7	1	16.7	1	16.7	0	0.0	6	-	-
Rest of the CMA (Quebec portion)													
Q3 2018	0	0.0	2	20.0	3	30.0	2	20.0	3	30.0	10	-	328,476
Q3 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2018	1	1.7	19	31.7	11	18.3	15	25.0	14	23.3	60	-	315,778
Year-to-date 2017	0	0.0	10	26.3	11	28.9	10	26.3	7	18.4	38	-	415,551
Ottawa-Gatineau CMA (Quebec portion)													
Q3 2018	0	0.0	2	7.7	5	19.2	10	38.5	9	34.6	26	435,000	459,105
Q3 2017	0	0.0	2	13.3	4	26.7	6	40.0	3	20.0	15	-	-
Year-to-date 2018	1	0.9	19	17.8	25	23.4	33	30.8	29	27.1	107	425,000	436,524
Year-to-date 2017	0	0.0	15	14.7	32	31.4	29	28.4	26	25.5	102	402,500	419,391

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2018						
Submarket	Q3 2018	Q3 2017	% Change	YTD 2018	YTD 2017	% Change
City of Gatineau	466,050	-	n/a	461,307	432,752	6.6
Aylmer	-	-	n/a	558,852	-	n/a
Hull	-	-	n/a	-	377,133	n/a
Gatineau	-	-	n/a	-	-	n/a
Buckingham	-	-	n/a	-	-	n/a
Masson-Angers	-	-	n/a	-	-	n/a
Rest of the CMA (Quebec portion)	328,476	-	n/a	315,778	415,551	-24.0
Ottawa-Gatineau CMA (Quebec portion)	459,105	-	n/a	436,524	419,391	4.1

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Gatineau

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q3 2018	918	1,421	1,995	270,805	6.5	269,563	6.9
Q3 2017	831	1,486	2,276	255,912	8.2	262,762	8.2
% Change	10.5	-4.4	-12.4	5.8	n/a	2.6	n/a
YTD 2018	2,879	4,998	2,054	272,748	6.4	n/a	n/a
YTD 2017	2,736	5,118	2,338	265,930	7.7	n/a	n/a
% Change	5.2	-2.3	-12.1	2.6	n/a	n/a	n/a
CONDOMINIUMS*							
Q3 2018	149	213	476	171,445	9.6	180,513	10.0
Q3 2017	142	298	582	173,176	12.3	173,099	13.8
% Change	4.9	-28.5	-18.3	-1.0	n/a	4.3	n/a
YTD 2018	482	949	506	179,905	9.5	n/a	n/a
YTD 2017	421	1,054	599	173,416	12.8	n/a	n/a
% Change	14.5	-10.0	-15.5	3.7	n/a	n/a	n/a
PLEX*							
Q3 2018	63	134	269	287,182	12.8	296,704	13.0
Q3 2017	72	161	262	313,996	10.9	298,834	11.6
% Change	-12.5	-16.8	2.9	-8.5	n/a	-0.7	n/a
YTD 2018	206	479	270	299,234	11.8	n/a	n/a
YTD 2017	212	481	266	299,364	11.3	n/a	n/a
% Change	-2.8	-0.4	1.5	0.0	n/a	n/a	n/a
TOTAL							
Q3 2018	1,131	1,780	2,762	259,300	7.3	260,110	7.7
Q3 2017	1,046	1,951	3,135	249,312	9.0	253,966	9.2
% Change	8.1	-8.8	-11.9	4.0	n/a	2.4	n/a
YTD 2018	3,572	6,458	2,848	262,825	7.2	n/a	n/a
YTD 2017	3,373	6,672	3,218	256,484	8.6	n/a	n/a
% Change	5.9	-3.2	-11.5	2.5	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[2] 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 Third Quarter 2018										
		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						
2017	January	561	3.14	4.64	100.1	126.2	176.1	5.6	67.9	1,032
	February	561	3.14	4.64	100.2	126.6	176.0	5.6	67.8	1,026
	March	561	3.14	4.64	100.8	126.7	176.8	5.6	68.1	1,018
	April	561	3.14	4.64	101.1	127.0	178.1	5.6	68.6	1,006
	May	561	3.14	4.64	101.5	127.1	180.4	5.5	69.3	997
	June	561	3.14	4.64	102.4	126.7	182.3	5.4	69.9	997
	July	573	3.14	4.84	102.7	126.7	182.3	5.4	69.9	1,008
	August	573	3.14	4.84	103.1	126.7	180.8	5.8	69.6	1,021
	September	575	3.09	4.89	103.1	127.1	179.6	5.9	69.1	1,028
	October	581	3.24	4.99	104.1	127.2	179.0	5.7	68.8	1,027
	November	581	3.24	4.99	104.6	127.7	178.5	5.4	68.2	1,024
	December	581	3.24	4.99	104.7	127.5	178.9	5.0	68.1	1,026
2018	January	590	3.34	5.14	104.8	127.8	180	4.8	68.3	1,018
	February	590	3.34	5.14	105.2	128.5	182.3	4.5	68.9	1,005
	March	590	3.34	5.14	106.6	128.7	183.1	4.7	69.3	985
	April	590	3.34	5.14	106.7	129.2	184.4	4.8	69.9	985
	May	601	3.49	5.34	106.8	129.3	183.4	5.1	69.6	986
	June	601	3.49	5.34	107.5	129.2	181.6	4.9	68.7	991
	July	601	3.49	5.34	107.6	129.7	180.1	4.9	68.1	989
	August	601	3.49	5.34	108.2	129.5	180.8	4.8	68.2	991
	September	601	3.49	5.34		129.3	181.4	4.5	68.2	991
	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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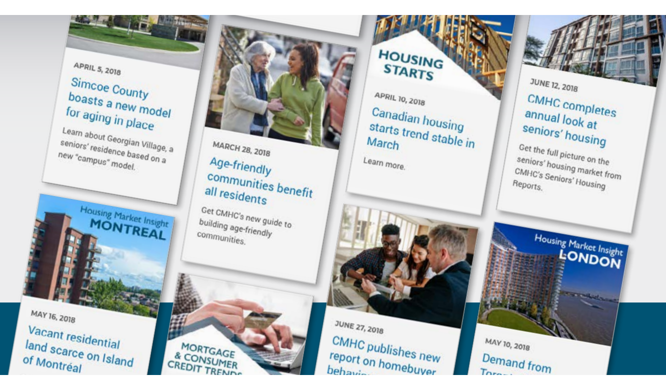

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