

# HOUSING NOW TABLES

## Ottawa<sup>1</sup>

Date Released: January 2019



<sup>1</sup> Ontario 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 [HMIInformationMH@cmhc-schl.gc.ca](mailto:HMIInformationMH@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](http://www.cmhc.ca/hmiportal).

# HOUSING NOW REPORT TABLES

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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)		
December 2018		
Ottawa CMA <sup>1</sup>	November 2018	December 2018
Trend <sup>2</sup>	9,466	8,665
SAAR	6,804	5,196
	December 2017	December 2018
Actual		
December - Single-Detached	260	209
December - Multiples	551	258
December - Total	811	467
January to December - Single-Detached	2,283	2,718
January to December - Multiples	5,174	4,821
January to December - Total	7,457	7,539

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)**  
**December 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2018	209	38	88	0	0	126	3	3	467
December 2017	260	38	191	0	22	0	0	300	811
% Change	-19.6	0.0	-53.9	n/a	-100.0	n/a	n/a	-99.0	-42.4
Year-to-date 2018	2,717	368	1,946	0	0	898	52	1,542	7,539
Year-to-date 2017	2,283	262	1,921	0	50	1,431	9	1,501	7,457
% Change	19.0	40.5	1.3	n/a	-100.0	-37.2	**	2.7	1.1
UNDER CONSTRUCTION									
December 2018	1,710	238	1,559	0	0	1,926	39	2,547	8,019
December 2017	1,572	190	1,549	0	58	2,126	10	1,846	7,351
% Change	8.8	25.3	0.6	n/a	-100.0	-9.4	**	38.0	9.1
COMPLETIONS									
December 2018	250	22	219	0	0	22	3	0	516
December 2017	192	22	198	0	0	24	2	42	480
% Change	30.2	0.0	10.6	n/a	n/a	-8.3	50.0	-100.0	7.5
Year-to-date 2018	2,575	282	1,925	0	36	1,009	90	928	6,845
Year-to-date 2017	2,000	215	1,730	0	34	691	149	575	5,394
% Change	28.8	31.2	11.3	n/a	5.9	46.0	-39.6	61.4	26.9
COMPLETED & NOT ABSORBED									
December 2018	106	34	117	0	7	160	n/a	n/a	424
December 2017	115	27	148	0	5	389	n/a	n/a	684
% Change	-7.8	25.9	-20.9	n/a	40.0	-58.9	n/a	n/a	-38.0
ABSORBED									
December 2018	242	19	214	0	2	38	n/a	n/a	515
December 2017	189	25	172	0	0	33	n/a	n/a	419
% Change	28.0	-24.0	24.4	n/a	n/a	15.2	n/a	n/a	22.9
Year-to-date 2018	2,584	275	1,952	0	34	1,238	n/a	n/a	6,083
Year-to-date 2017	2,007	222	1,743	0	38	817	n/a	n/a	4,827
% Change	28.7	23.9	12.0	n/a	-10.5	51.5	n/a	n/a	26.0

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

**Table 1.2: Housing Activity Summary by Submarket**  
**December 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
December 2018	194	28	88	0	0	126	3	3	442
December 2017	249	38	191	0	12	0	0	300	790
Ottawa, Vanier, Rockcliffe									
December 2018	6	8	3	0	0	104	3	3	127
December 2017	15	22	8	0	4	0	0	300	349
Nepean inside greenbelt									
December 2018	2	4	0	0	0	0	0	0	6
December 2017	1	2	0	0	0	0	0	0	3
Nepean outside greenbelt									
December 2018	8	0	20	0	0	0	0	0	28
December 2017	50	0	15	0	0	0	0	0	65
Gloucester inside greenbelt									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
December 2018	67	4	4	0	0	0	0	0	75
December 2017	30	0	45	0	4	0	0	0	79
Kanata									
December 2018	21	0	10	0	0	0	0	0	31
December 2017	25	0	60	0	0	0	0	0	85
Cumberland									
December 2018	19	2	19	0	0	0	0	0	40
December 2017	29	4	32	0	0	0	0	0	65
Goulbourn									
December 2018	51	10	32	0	0	22	0	0	115
December 2017	71	10	31	0	4	0	0	0	116
West Carleton									
December 2018	10	0	0	0	0	0	0	0	10
December 2017	3	0	0	0	0	0	0	0	3
Rideau									
December 2018	7	0	0	0	0	0	0	0	7
December 2017	19	0	0	0	0	0	0	0	19
Osgoode									
December 2018	3	0	0	0	0	0	0	0	3
December 2017	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
December 2018	9	0	0	0	0	0	0	0	9
December 2017	4	0	0	0	10	0	0	0	14
Russell Township									
December 2018	6	10	0	0	0	0	0	0	16
December 2017	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
December 2018	209	38	88	0	0	126	3	3	467
December 2017	260	38	191	0	22	0	0	300	811

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

**Table 1.2: Housing Activity Summary by Submarket**  
**December 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									
December 2018	1,632	192	1,507	0	0	1,918	39	2,540	7,828
December 2017	1,479	172	1,511	0	40	2,082	8	1,789	7,081
Ottawa, Vanier, Rockcliffe									
December 2018	79	98	53	0	0	1,424	11	1,691	3,356
December 2017	144	88	105	0	12	1,523	8	1,319	3,199
Nepean inside greenbelt									
December 2018	29	14	15	0	0	170	0	2	230
December 2017	16	4	0	0	0	198	0	0	218
Nepean outside greenbelt									
December 2018	140	0	220	0	0	60	28	155	603
December 2017	255	16	306	0	0	104	0	12	693
Gloucester inside greenbelt									
December 2018	1	0	0	0	0	0	0	226	227
December 2017	3	0	0	0	0	0	0	248	251
Gloucester outside greenbelt									
December 2018	283	8	409	0	0	160	0	0	860
December 2017	194	10	293	0	24	28	0	26	575
Kanata									
December 2018	245	8	334	0	0	42	0	259	888
December 2017	197	8	251	0	0	28	0	184	668
Cumberland									
December 2018	201	20	159	0	0	10	0	0	390
December 2017	149	8	192	0	0	145	0	0	494
Goulbourn									
December 2018	352	30	296	0	0	52	0	185	915
December 2017	266	28	337	0	4	56	0	0	691
West Carleton									
December 2018	77	8	8	0	0	0	0	0	93
December 2017	41	2	4	0	0	0	0	0	47
Rideau									
December 2018	172	6	13	0	0	0	0	22	213
December 2017	175	8	23	0	0	0	0	0	206
Osgoode									
December 2018	53	0	0	0	0	0	0	0	53
December 2017	39	0	0	0	0	0	0	0	39
Clarence-Rockland City									
December 2018	24	2	41	0	0	8	0	0	75
December 2017	53	4	23	0	18	44	2	0	144
Russell Township									
December 2018	54	44	11	0	0	0	0	7	116
December 2017	40	14	15	0	0	0	0	57	126
Ottawa-Gatineau CMA (Ontario portion)									
December 2018	1,710	238	1,559	0	0	1,926	39	2,547	8,019
December 2017	1,572	190	1,549	0	58	2,126	10	1,846	7,351

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

**Table 1.2: Housing Activity Summary by Submarket**  
**December 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
December 2018	224	22	214	0	0	22	3	0	485
December 2017	176	20	198	0	0	24	2	14	434
Ottawa, Vanier, Rockcliffe									
December 2018	8	16	0	0	0	0	3	0	27
December 2017	25	8	3	0	0	12	2	0	50
Nepean inside greenbelt									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
December 2018	33	0	10	0	0	0	0	0	43
December 2017	34	4	23	0	0	0	0	12	73
Gloucester inside greenbelt									
December 2018	0	0	0	0	0	0	0	0	0
December 2017	1	0	0	0	0	0	0	0	1
Gloucester outside greenbelt									
December 2018	40	0	44	0	0	0	0	0	84
December 2017	17	6	90	0	0	12	0	0	125
Kanata									
December 2018	27	0	42	0	0	0	0	0	69
December 2017	22	0	0	0	0	0	0	0	22
Cumberland									
December 2018	23	0	92	0	0	0	0	0	115
December 2017	14	0	68	0	0	0	0	0	82
Goulbourn									
December 2018	33	2	26	0	0	22	0	0	83
December 2017	26	0	14	0	0	0	0	0	40
West Carleton									
December 2018	5	2	0	0	0	0	0	0	7
December 2017	6	2	0	0	0	0	0	1	9
Rideau									
December 2018	42	2	0	0	0	0	0	0	44
December 2017	21	0	0	0	0	0	0	1	22
Osgoode									
December 2018	12	0	0	0	0	0	0	0	12
December 2017	6	0	0	0	0	0	0	0	6
Clarence-Rockland City									
December 2018	17	0	5	0	0	0	0	0	22
December 2017	10	0	0	0	0	0	0	24	34
Russell Township									
December 2018	9	0	0	0	0	0	0	0	9
December 2017	6	2	0	0	0	0	0	4	12
Ottawa-Gatineau CMA (Ontario portion)									
December 2018	250	22	219	0	0	22	3	0	516
December 2017	192	22	198	0	0	24	2	42	480

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



**Table 1.2: Housing Activity Summary by Submarket**  
**December 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									
Ottawa City									
December 2018	90	29	107	0	7	152	n/a	n/a	385
December 2017	101	24	143	0	5	382	n/a	n/a	655
Ottawa, Vanier, Rockcliffe									
December 2018	11	23	1	0	7	107	n/a	n/a	149
December 2017	4	11	15	0	2	295	n/a	n/a	327
Nepean inside greenbelt									
December 2018	0	0	0	0	0	28	n/a	n/a	28
December 2017	0	0	0	0	0	30	n/a	n/a	30
Nepean outside greenbelt									
December 2018	6	0	5	0	0	2	n/a	n/a	13
December 2017	7	2	18	0	0	22	n/a	n/a	49
Gloucester inside greenbelt									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
December 2018	29	2	70	0	0	0	n/a	n/a	101
December 2017	29	2	56	0	3	20	n/a	n/a	110
Kanata									
December 2018	6	1	2	0	0	7	n/a	n/a	16
December 2017	15	0	9	0	0	11	n/a	n/a	35
Cumberland									
December 2018	11	0	11	0	0	0	n/a	n/a	22
December 2017	10	1	24	0	0	3	n/a	n/a	38
Goulbourn									
December 2018	21	3	18	0	0	8	n/a	n/a	50
December 2017	23	7	15	0	0	1	n/a	n/a	46
West Carleton									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	0	1	0	0	0	0	n/a	n/a	1
Rideau									
December 2018	6	0	0	0	0	0	n/a	n/a	6
December 2017	12	0	6	0	0	0	n/a	n/a	18
Osgoode									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
December 2018	9	3	10	0	0	8	n/a	n/a	30
December 2017	6	1	5	0	0	0	n/a	n/a	12
Russell Township									
December 2018	7	2	0	0	0	0	n/a	n/a	9
December 2017	8	2	0	0	0	7	n/a	n/a	17
Ottawa-Gatineau CMA (Ontario portion)									
December 2018	106	34	117	0	7	160	n/a	n/a	424
December 2017	115	27	148	0	5	389	n/a	n/a	684

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

**Table 1.2: Housing Activity Summary by Submarket**  
**December 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
December 2018	218	19	209	0	2	38	n/a	n/a	486
December 2017	175	23	168	0	0	33	n/a	n/a	399
Ottawa, Vanier, Rockcliffe									
December 2018	5	13	3	0	2	22	n/a	n/a	45
December 2017	26	13	0	0	0	23	n/a	n/a	62
Nepean inside greenbelt									
December 2018	1	0	0	0	0	0	n/a	n/a	1
December 2017	4	0	0	0	0	0	n/a	n/a	4
Nepean outside greenbelt									
December 2018	33	0	10	0	0	0	n/a	n/a	43
December 2017	34	3	20	0	0	2	n/a	n/a	59
Gloucester inside greenbelt									
December 2018	0	0	0	0	0	0	n/a	n/a	0
December 2017	1	0	0	0	0	0	n/a	n/a	1
Gloucester outside greenbelt									
December 2018	38	0	39	0	0	0	n/a	n/a	77
December 2017	16	5	75	0	0	6	n/a	n/a	102
Kanata									
December 2018	27	0	40	0	0	0	n/a	n/a	67
December 2017	22	0	1	0	0	2	n/a	n/a	25
Cumberland									
December 2018	22	0	89	0	0	0	n/a	n/a	111
December 2017	14	0	56	0	0	0	n/a	n/a	70
Goulbourn									
December 2018	33	2	28	0	0	16	n/a	n/a	79
December 2017	25	0	15	0	0	0	n/a	n/a	40
West Carleton									
December 2018	5	2	0	0	0	0	n/a	n/a	7
December 2017	6	2	0	0	0	0	n/a	n/a	8
Rideau									
December 2018	42	2	0	0	0	0	n/a	n/a	44
December 2017	21	0	1	0	0	0	n/a	n/a	22
Osgoode									
December 2018	12	0	0	0	0	0	n/a	n/a	12
December 2017	6	0	0	0	0	0	n/a	n/a	6
Clarence-Rockland City									
December 2018	15	0	5	0	0	0	n/a	n/a	20
December 2017	9	0	4	0	0	0	n/a	n/a	13
Russell Township									
December 2018	9	0	0	0	0	0	n/a	n/a	9
December 2017	5	2	0	0	0	0	n/a	n/a	7
Ottawa-Gatineau CMA (Ontario portion)									
December 2018	242	19	214	0	2	38	n/a	n/a	515
December 2017	189	25	172	0	0	33	n/a	n/a	419

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

**Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)**  
**2009 - 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	2,717	368	1,946	0	0	898	52	1,542	7,539
% Change	19.0	40.5	1.3	n/a	-100.0	-37.2	**	2.7	1.1
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**December 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Ottawa City	194	249	28	38	91	203	129	300	442	790	-44.1
Ottawa, Vanier, Rockcliffe	6	15	8	22	6	12	107	300	127	349	-63.6
Nepean inside greenbelt	2	1	4	2	0	0	0	0	6	3	100.0
Nepean outside greenbelt	8	50	0	0	20	15	0	0	28	65	-56.9
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	67	30	4	0	4	49	0	0	75	79	-5.1
Kanata	21	25	0	0	10	60	0	0	31	85	-63.5
Cumberland	19	29	2	4	19	32	0	0	40	65	-38.5
Goulbourn	51	71	10	10	32	35	22	0	115	116	-0.9
West Carleton	10	3	0	0	0	0	0	0	10	3	**
Rideau	7	19	0	0	0	0	0	0	7	19	-63.2
Osgoode	3	6	0	0	0	0	0	0	3	6	-50.0
Clarence-Rockland City	9	4	0	0	0	10	0	0	9	14	-35.7
Russell Township	6	7	10	0	0	0	0	0	16	7	128.6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>209</b>	<b>260</b>	<b>38</b>	<b>38</b>	<b>91</b>	<b>213</b>	<b>129</b>	<b>300</b>	<b>467</b>	<b>811</b>	<b>-42.4</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - December 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	2,477	2,090	318	233	1,916	1,885	2,436	2,801	7,147	7,009	2.0
Ottawa, Vanier, Rockcliffe	127	182	182	109	88	104	1,574	1,968	1,971	2,363	-16.6
Nepean inside greenbelt	31	19	14	4	15	0	34	138	94	161	-41.6
Nepean outside greenbelt	247	376	4	18	258	335	203	68	712	797	-10.7
Gloucester inside greenbelt	2	4	2	0	0	0	0	248	4	252	-98.4
Gloucester outside greenbelt	456	307	10	20	531	447	172	66	1,169	840	39.2
Kanata	348	315	10	8	348	233	196	93	902	649	39.0
Cumberland	335	203	22	16	364	384	10	157	731	760	-3.8
Goulbourn	508	359	52	44	294	352	225	56	1,079	811	33.0
West Carleton	87	48	12	4	8	4	0	0	107	56	91.1
Rideau	253	222	8	8	10	26	22	7	293	263	11.4
Osgoode	83	55	2	2	0	0	0	0	85	57	49.1
Clarence-Rockland City	107	95	4	10	50	57	20	68	181	230	-21.3
Russell Township	134	98	50	28	20	19	7	73	211	218	-3.2
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>2,718</b>	<b>2,283</b>	<b>372</b>	<b>271</b>	<b>1,986</b>	<b>1,961</b>	<b>2,463</b>	<b>2,942</b>	<b>7,539</b>	<b>7,457</b>	<b>1.1</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Ottawa City	88	203	3	0	126	0	3	300
Ottawa, Vanier, Rockcliffe	3	12	3	0	104	0	3	300
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	20	15	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	4	49	0	0	0	0	0	0
Kanata	10	60	0	0	0	0	0	0
Cumberland	19	32	0	0	0	0	0	0
Goulbourn	32	35	0	0	22	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	10	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>88</b>	<b>213</b>	<b>3</b>	<b>0</b>	<b>126</b>	<b>0</b>	<b>3</b>	<b>300</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - December 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	1,869	1,885	47	0	897	1,397	1,523	1,404
Ottawa, Vanier, Rockcliffe	69	104	19	0	555	930	1,003	1,038
Nepean inside greenbelt	15	0	0	0	32	138	2	0
Nepean outside greenbelt	230	335	28	0	48	56	155	12
Gloucester inside greenbelt	0	0	0	0	0	0	0	248
Gloucester outside greenbelt	531	447	0	0	170	40	2	26
Kanata	348	233	0	0	42	14	154	79
Cumberland	364	384	0	0	10	157	0	0
Goulbourn	294	352	0	0	40	56	185	0
West Carleton	8	4	0	0	0	0	0	0
Rideau	10	26	0	0	0	6	22	1
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	50	57	0	0	8	44	12	24
Russell Township	20	19	0	0	0	0	7	73
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,939</b>	<b>1,961</b>	<b>47</b>	<b>0</b>	<b>905</b>	<b>1,441</b>	<b>1,542</b>	<b>1,501</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Ottawa City	310	478	126	12	6	300	442	790
Ottawa, Vanier, Rockcliffe	17	45	104	4	6	300	127	349
Nepean inside greenbelt	6	3	0	0	0	0	6	3
Nepean outside greenbelt	28	65	0	0	0	0	28	65
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	75	75	0	4	0	0	75	79
Kanata	31	85	0	0	0	0	31	85
Cumberland	40	65	0	0	0	0	40	65
Goulbourn	93	112	22	4	0	0	115	116
West Carleton	10	3	0	0	0	0	10	3
Rideau	7	19	0	0	0	0	7	19
Osgoode	3	6	0	0	0	0	3	6
Clarence-Rockland City	9	4	0	10	0	0	9	14
Russell Township	16	7	0	0	0	0	16	7
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>335</b>	<b>489</b>	<b>126</b>	<b>22</b>	<b>6</b>	<b>300</b>	<b>467</b>	<b>811</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	4,666	4,179	890	1,419	1,575	1,411	7,147	7,009
Ottawa, Vanier, Rockcliffe	380	390	548	930	1,027	1,043	1,971	2,363
Nepean inside greenbelt	60	23	32	138	2	0	94	161
Nepean outside greenbelt	481	729	48	56	183	12	712	797
Gloucester inside greenbelt	4	4	0	0	0	248	4	252
Gloucester outside greenbelt	997	748	170	64	2	28	1,169	840
Kanata	706	556	42	14	154	79	902	649
Cumberland	721	603	10	157	0	0	731	760
Goulbourn	854	751	40	60	185	0	1,079	811
West Carleton	107	56	0	0	0	0	107	56
Rideau	271	262	0	0	22	1	293	263
Osgoode	85	57	0	0	0	0	85	57
Clarence-Rockland City	161	142	8	62	12	26	181	230
Russell Township	204	145	0	0	7	73	211	218
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>5,031</b>	<b>4,466</b>	<b>898</b>	<b>1,481</b>	<b>1,594</b>	<b>1,510</b>	<b>7,539</b>	<b>7,457</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total <sup>1</sup> *		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Ottawa City	224	176	22	22	217	198	22	38	485	434	11.8
Ottawa, Vanier, Rockcliffe	8	25	16	10	3	3	0	12	27	50	-46.0
Nepean inside greenbelt	1	4	0	0	0	0	0	0	1	4	-75.0
Nepean outside greenbelt	33	34	0	4	10	23	0	12	43	73	-41.1
Gloucester inside greenbelt	0	1	0	0	0	0	0	0	0	1	-100.0
Gloucester outside greenbelt	40	17	0	6	44	90	0	12	84	125	-32.8
Kanata	27	22	0	0	42	0	0	0	69	22	**
Cumberland	23	14	0	0	92	68	0	0	115	82	40.2
Goulbourn	33	26	2	0	26	14	22	0	83	40	107.5
West Carleton	5	6	2	2	0	0	0	1	7	9	-22.2
Rideau	42	21	2	0	0	0	0	1	44	22	100.0
Osgoode	12	6	0	0	0	0	0	0	12	6	100.0
Clarence-Rockland City	17	10	0	0	5	0	0	24	22	34	-35.3
Russell Township	9	6	0	2	0	0	0	4	9	12	-25.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>250</b>	<b>192</b>	<b>22</b>	<b>24</b>	<b>222</b>	<b>198</b>	<b>22</b>	<b>66</b>	<b>516</b>	<b>480</b>	<b>7.5</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - December 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	2,325	1,828	296	244	1,922	1,814	1,832	1,198	6,375	5,084	25.4
Ottawa, Vanier, Rockcliffe	193	112	168	111	138	55	1,295	824	1,794	1,102	62.8
Nepean inside greenbelt	18	26	4	2	0	0	60	0	82	28	192.9
Nepean outside greenbelt	361	384	22	37	316	501	104	184	803	1,106	-27.4
Gloucester inside greenbelt	4	3	2	0	0	0	22	22	28	25	12.0
Gloucester outside greenbelt	370	227	12	16	445	397	54	72	881	712	23.7
Kanata	300	412	10	2	265	297	107	42	682	753	-9.4
Cumberland	281	183	12	14	395	366	145	34	833	597	39.5
Goulbourn	421	213	50	42	339	158	44	12	854	425	100.9
West Carleton	51	39	6	6	4	12	0	1	61	58	5.2
Rideau	256	157	10	12	20	28	0	7	286	204	40.2
Osgoode	70	72	0	2	0	0	1	0	71	74	-4.1
Clarence-Rockland City	136	82	8	6	46	20	60	24	250	132	89.4
Russell Township	119	90	20	30	24	14	57	44	220	178	23.6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>2,580</b>	<b>2,000</b>	<b>324</b>	<b>280</b>	<b>1,992</b>	<b>1,848</b>	<b>1,949</b>	<b>1,266</b>	<b>6,845</b>	<b>5,394</b>	<b>26.9</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Ottawa City	214	198	3	0	22	24	0	14
Ottawa, Vanier, Rockcliffe	0	3	3	0	0	12	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	10	23	0	0	0	0	0	12
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	44	90	0	0	0	12	0	0
Kanata	42	0	0	0	0	0	0	0
Cumberland	92	68	0	0	0	0	0	0
Goulbourn	26	14	0	0	22	0	0	0
West Carleton	0	0	0	0	0	0	0	1
Rideau	0	0	0	0	0	0	0	1
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	5	0	0	0	0	0	0	24
Russell Township	0	0	0	0	0	0	0	4
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>219</b>	<b>198</b>	<b>3</b>	<b>0</b>	<b>22</b>	<b>24</b>	<b>0</b>	<b>42</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - December 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	1,879	1,730	43	84	977	663	855	535
Ottawa, Vanier, Rockcliffe	107	45	31	10	640	408	655	416
Nepean inside greenbelt	0	0	0	0	0	0	60	0
Nepean outside greenbelt	316	453	0	48	92	95	12	89
Gloucester inside greenbelt	0	0	0	0	0	0	22	22
Gloucester outside greenbelt	433	371	12	26	28	72	26	0
Kanata	265	297	0	0	28	42	79	0
Cumberland	395	366	0	0	145	34	0	0
Goulbourn	339	158	0	0	44	12	0	0
West Carleton	4	12	0	0	0	0	0	1
Rideau	20	28	0	0	0	0	0	7
Osgoode	0	0	0	0	0	0	1	0
Clarence-Rockland City	46	20	0	0	44	0	16	24
Russell Township	24	14	0	0	0	28	57	16
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>1,949</b>	<b>1,764</b>	<b>43</b>	<b>84</b>	<b>1,021</b>	<b>691</b>	<b>928</b>	<b>575</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Ottawa City	460	394	22	24	3	16	485	434
Ottawa, Vanier, Rockcliffe	24	36	0	12	3	2	27	50
Nepean inside greenbelt	1	4	0	0	0	0	1	4
Nepean outside greenbelt	43	61	0	0	0	12	43	73
Gloucester inside greenbelt	0	1	0	0	0	0	0	1
Gloucester outside greenbelt	84	113	0	12	0	0	84	125
Kanata	69	22	0	0	0	0	69	22
Cumberland	115	82	0	0	0	0	115	82
Goulbourn	61	40	22	0	0	0	83	40
West Carleton	7	8	0	0	0	1	7	9
Rideau	44	21	0	0	0	1	44	22
Osgoode	12	6	0	0	0	0	12	6
Clarence-Rockland City	22	10	0	0	0	24	22	34
Russell Township	9	8	0	0	0	4	9	12
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>491</b>	<b>412</b>	<b>22</b>	<b>24</b>	<b>3</b>	<b>44</b>	<b>516</b>	<b>480</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	4,455	3,711	983	691	937	682	6,375	5,084
Ottawa, Vanier, Rockcliffe	445	209	636	408	713	485	1,794	1,102
Nepean inside greenbelt	20	26	0	0	62	2	82	28
Nepean outside greenbelt	699	874	92	95	12	137	803	1,106
Gloucester inside greenbelt	6	3	0	0	22	22	28	25
Gloucester outside greenbelt	799	600	38	84	44	28	881	712
Kanata	575	711	28	42	79	0	682	753
Cumberland	688	547	145	50	0	0	833	597
Goulbourn	808	413	44	12	2	0	854	425
West Carleton	61	57	0	0	0	1	61	58
Rideau	284	197	0	0	2	7	286	204
Osgoode	70	74	0	0	1	0	71	74
Clarence-Rockland City	166	106	62	0	22	26	250	132
Russell Township	161	128	0	34	59	16	220	178
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>4,782</b>	<b>3,945</b>	<b>1,045</b>	<b>725</b>	<b>1,018</b>	<b>724</b>	<b>6,845</b>	<b>5,394</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**December 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													
December 2018	1	0.5	28	14.6	50	26.0	37	19.3	76	39.6	192	570,000	611,980
December 2017	2	1.5	29	21.5	38	28.1	15	11.1	51	37.8	135	555,000	582,387
Year-to-date 2018	7	0.4	350	17.5	650	32.5	333	16.7	658	32.9	1,998	555,000	576,533
Year-to-date 2017	26	1.7	452	29.6	461	30.2	179	11.7	411	26.9	1,529	520,000	536,000
Ottawa, Vanier, Rockcliffe													
December 2018	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
December 2017	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	950,000	941,182
Year-to-date 2018	0	0.0	0	0.0	2	1.9	0	0.0	104	98.1	106	-	899,408
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	35	100.0	35	950,000	941,182
Nepean inside greenbelt													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 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													
December 2018	0	0.0	3	9.7	7	22.6	7	22.6	14	45.2	31	-	-
December 2017	0	0.0	14	41.2	10	29.4	5	14.7	5	14.7	34	-	481,427
Year-to-date 2018	0	0.0	82	23.2	91	25.8	58	16.4	122	34.6	353	555,000	550,475
Year-to-date 2017	2	0.5	135	35.2	119	31.1	48	12.5	79	20.6	383	515,000	507,617
Gloucester inside greenbelt													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 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													
December 2018	1	2.6	2	5.3	8	21.1	9	23.7	18	47.4	38	572,500	591,506
December 2017	0	0.0	0	0.0	7	43.8	2	12.5	7	43.8	16	-	583,250
Year-to-date 2018	3	0.9	15	4.5	114	34.3	77	23.2	123	37.0	332	565,000	577,806
Year-to-date 2017	1	0.5	12	5.7	76	36.0	45	21.3	77	36.5	211	605,000	559,440
Kanata													
December 2018	0	0.0	8	30.8	8	30.8	4	15.4	6	23.1	26	-	506,414
December 2017	0	0.0	6	27.3	7	31.8	3	13.6	6	27.3	22	485,000	526,723
Year-to-date 2018	0	0.0	70	23.3	109	36.2	50	16.6	72	23.9	301	525,000	535,651
Year-to-date 2017	1	0.2	142	34.5	119	28.9	37	9.0	113	27.4	412	485,000	529,127
Cumberland													
December 2018	0	0.0	9	40.9	9	40.9	3	13.6	1	4.5	22	-	475,737
December 2017	0	0.0	5	45.5	2	18.2	1	9.1	3	27.3	11	-	-
Year-to-date 2018	2	0.8	86	33.1	114	43.8	41	15.8	17	6.5	260	495,000	491,754
Year-to-date 2017	1	0.6	87	53.0	55	33.5	8	4.9	13	7.9	164	415,000	448,793
Goulbourn													
December 2018	0	0.0	0	0.0	10	32.3	11	35.5	10	32.3	31	590,000	584,815
December 2017	0	0.0	3	13.6	7	31.8	2	9.1	10	45.5	22	565,000	550,523
Year-to-date 2018	0	0.0	35	8.7	156	38.7	84	20.8	128	31.8	403	565,000	571,343
Year-to-date 2017	1	0.5	45	24.3	64	34.6	31	16.8	44	23.8	185	515,000	519,249

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**December 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													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 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	1	20.0	0	0.0	4	80.0	5	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	-	-
Rideau													
December 2018	0	0.0	6	17.1	7	20.0	3	8.6	19	54.3	35	-	901,519
December 2017	2	15.4	1	7.7	5	38.5	1	7.7	4	30.8	13	-	548,068
Year-to-date 2018	2	1.0	59	29.5	58	29.0	23	11.5	58	29.0	200	445,000	557,681
Year-to-date 2017	20	17.5	26	22.8	23	20.2	8	7.0	37	32.5	114	-	521,368
Osgoode													
December 2018	0	0.0	0	0.0	1	14.3	0	0.0	6	85.7	7	-	712,960
December 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	3	7.9	5	13.2	0	0.0	30	78.9	38	-	685,056
Year-to-date 2017	0	0.0	5	25.0	5	25.0	1	5.0	9	45.0	20	-	-
Clarence-Rockland City													
December 2018	2	28.6	5	71.4	0	0.0	0	0.0	0	0.0	7	-	376,143
December 2017	1	20.0	3	60.0	0	0.0	1	20.0	0	0.0	5	-	-
Year-to-date 2018	22	26.8	43	52.4	17	20.7	0	0.0	0	0.0	82	400,000	395,434
Year-to-date 2017	23	43.4	29	54.7	0	0.0	1	1.9	0	0.0	53	365,000	358,078
Russell Township													
December 2018	0	0.0	7	87.5	1	12.5	0	0.0	0	0.0	8	-	408,163
December 2017	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2018	7	6.7	78	74.3	18	17.1	2	1.9	0	0.0	105	400,000	408,731
Year-to-date 2017	7	8.2	65	76.5	12	14.1	0	0.0	1	1.2	85	410,000	403,635
Ottawa-Gatineau CMA (Ontario portion)													
December 2018	3	1.4	40	19.3	51	24.6	37	17.9	76	36.7	207	560,000	589,855
December 2017	3	2.1	33	23.2	38	26.8	16	11.3	52	36.6	142	540,000	575,500
Year-to-date 2018	36	1.6	471	21.6	685	31.4	335	15.3	658	30.1	2,185	540,000	560,460
Year-to-date 2017	56	3.4	546	32.8	473	28.4	180	10.8	412	24.7	1,667	500,000	521,934

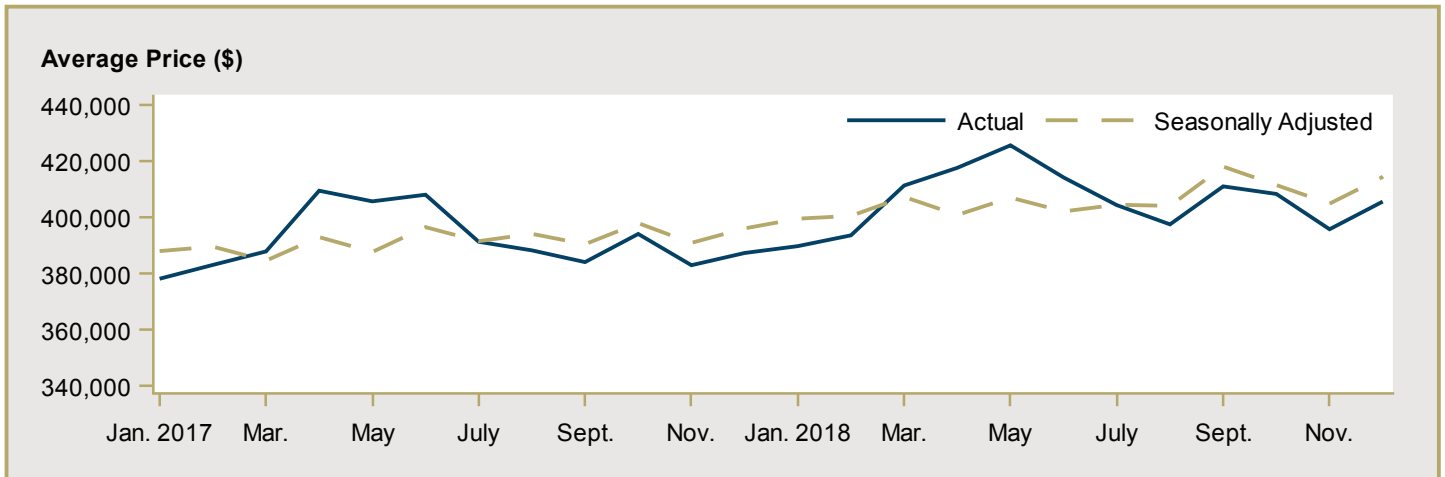
Source: CMHC (Market Absorption Survey)

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

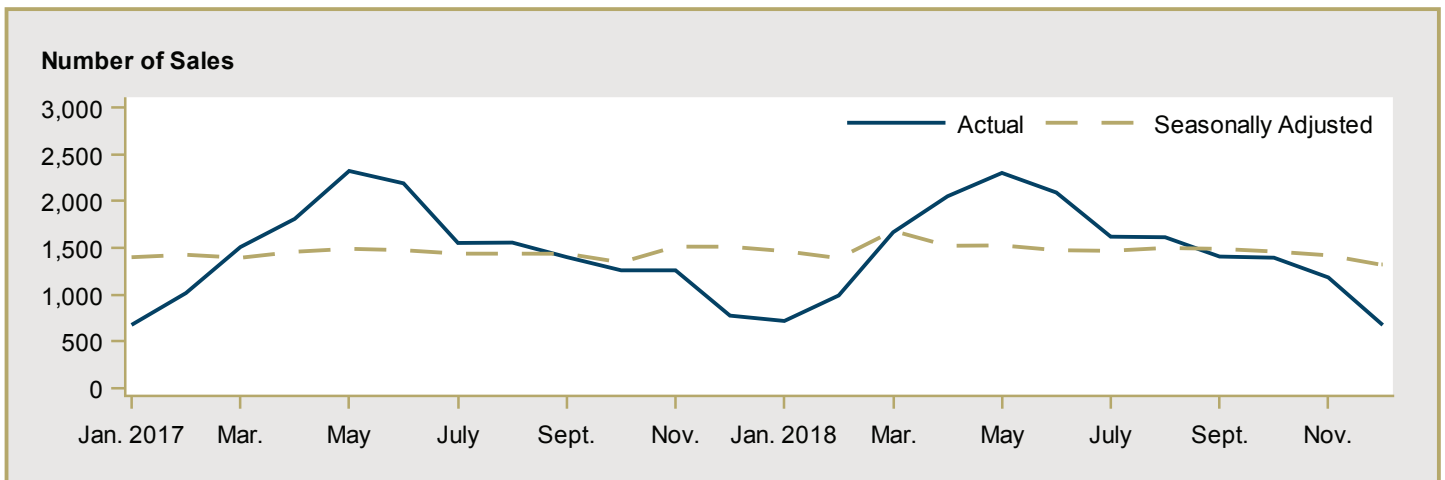
Submarket	Dec 2018	Dec 2017	% Change	YTD 2018	YTD 2017	% Change
Ottawa City	611,980	582,387	5.1	576,533	536,000	7.6
Ottawa, Vanier, Rockcliffe	-	941,182	n/a	899,408	941,182	-4.4
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	481,427	n/a	550,475	507,617	8.4
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	591,506	583,250	1.4	577,806	559,440	3.3
Kanata	506,414	526,723	-3.9	535,651	529,127	1.2
Cumberland	475,737	-	n/a	491,754	448,793	9.6
Goulbourn	584,815	550,523	6.2	571,343	519,249	10.0
West Carleton	-	-	n/a	-	-	n/a
Rideau	901,519	548,068	64.5	557,681	521,368	7.0
Osgoode	712,960	-	n/a	685,056	-	n/a
Clarence-Rockland City	376,143	-	n/a	395,434	358,078	10.4
Russell Township	408,163	-	n/a	408,731	403,635	1.3
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>589,855</b>	<b>575,500</b>	<b>2.5</b>	<b>560,460</b>	<b>521,934</b>	<b>7.4</b>

Source: CMHC (Market Absorption Survey)

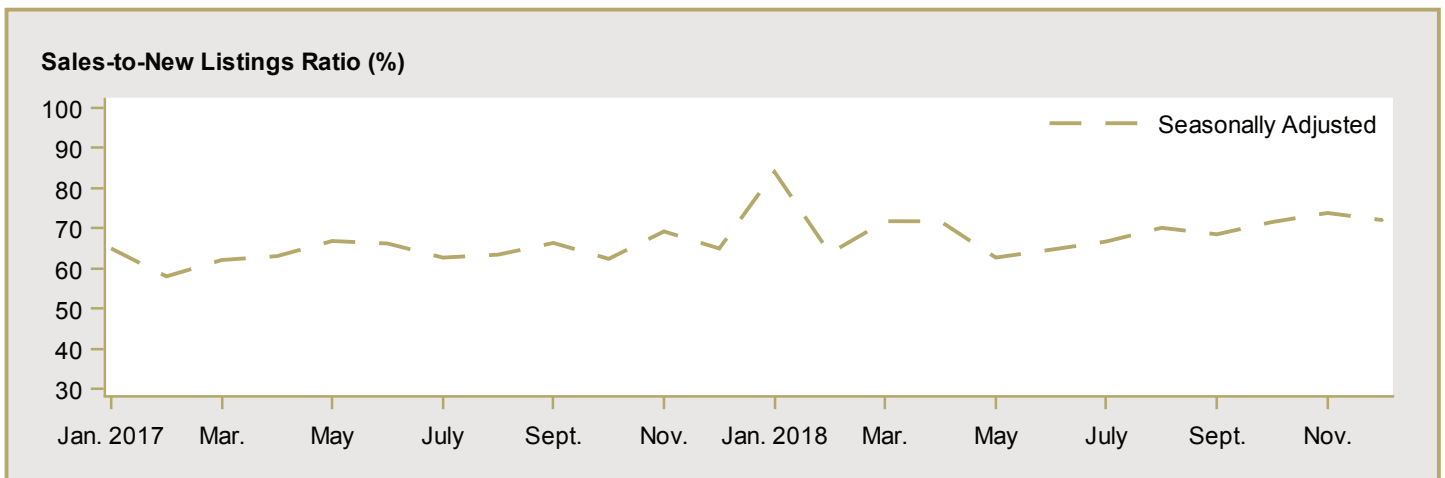
**Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)**



**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**  
**December 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	107.5	133.4	563	4.3	67.9	1,131
	July	601	3.49	5.34	107.6	134.2	561	4.3	67.5	1,129
	August	601	3.49	5.34	108.2	134.1	559	4.6	67.3	1,137
	September	601	3.49	5.34	108.4	133.4	559	4.5	67.1	1,137
	October	601	3.64	5.34	109.0	133.8	557	4.7	66.8	1,140
	November	601	3.64	5.34	109.7	133.4	556	4.6	66.6	1,145
	December	601	3.64	5.34		133.4	553	5.0	66.4	1,152

"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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