

HOUSING NOW TABLES

Gatineau¹

Date Released: First Quarter 2019



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 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.

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)								
Fourth Quarter 2018								
Gatineau CMA ¹	Annual		Monthly SAAR			Trend ²		
	2017	2018	Oct. 2018	Nov. 2018	Dec. 2018	Oct. 2018	Nov. 2018	Dec. 2018
Single-Detached	1,208	1,308	242	393	526	376	367	406
Multiples	1,627	1,224	684	2,772	480	1,912	2,016	1,688
Total	2,835	2,532	926	3,165	1,006	2,288	2,383	2,094
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	408	358	151	114	-24.5%	420	413	-1.7%
Multiples	2,022	1,340	123	328	166.7%	1,450	1,516	4.6%
Total	2,430	1,698	274	442	61.3%	1,870	1,929	3.2%

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 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2018	114	54	2	0	0	18	0	254	442
Q4 2017	151	26	21	0	0	0	0	76	274
% Change	-24.5	107.7	-90.5	n/a	n/a	n/a	n/a	**	61.3
Year-to-date 2018	413	228	72	0	0	338	0	878	1,929
Year-to-date 2017	420	190	111	0	11	104	0	1,034	1,870
% Change	-1.7	20.0	-35.1	n/a	-100.0	**	n/a	-15.1	3.2
UNDER CONSTRUCTION									
Q4 2018	302	106	53	0	0	149	0	1,203	1,813
Q4 2017	309	40	74	0	5	84	0	1,024	1,536
% Change	-2.3	165.0	-28.4	n/a	-100.0	77.4	n/a	17.5	18.0
COMPLETIONS									
Q4 2018	95	42	8	0	0	86	0	128	359
Q4 2017	154	62	44	0	0	75	1	90	496
% Change	-38.3	-32.3	-81.8	n/a	n/a	14.7	-100.0	42.2	-27.6
Year-to-date 2018	414	154	67	0	5	158	0	860	1,658
Year-to-date 2017	277	198	117	0	6	283	3	473	1,427
% Change	49.5	-22.2	-42.7	n/a	-16.7	-44.2	-100.0	81.8	16.2
COMPLETED & NOT ABSORBED									
Q4 2018	33	52	11	0	1	63	n/a	n/a	160
Q4 2017	51	42	20	0	2	125	n/a	n/a	240
% Change	-35.3	23.8	-45.0	n/a	-50.0	-49.6	n/a	n/a	-33.3
ABSORBED									
Q4 2018	119	50	7	0	0	99	n/a	n/a	275
Q4 2017	152	61	42	0	0	116	n/a	n/a	371
% Change	-21.7	-18.0	-83.3	n/a	n/a	-14.7	n/a	n/a	-25.9
Year-to-date 2018	432	144	76	0	6	220	n/a	n/a	878
Year-to-date 2017	312	209	116	0	4	319	n/a	n/a	960
% Change	38.5	-31.1	-34.5	n/a	50.0	-31.0	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 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									
Q4 2018	25	42	2	0	0	18	0	246	333
Q4 2017	31	18	13	0	0	0	0	76	138
Aylmer									
Q4 2018	9	36	0	0	0	18	0	164	227
Q4 2017	12	2	13	0	0	0	0	16	43
Hull									
Q4 2018	1	0	0	0	0	0	0	75	76
Q4 2017	1	0	0	0	0	0	0	31	32
Gatineau									
Q4 2018	15	2	2	0	0	0	0	7	26
Q4 2017	13	2	0	0	0	0	0	25	40
Buckingham									
Q4 2018	0	2	0	0	0	0	0	0	2
Q4 2017	0	6	0	0	0	0	0	4	10
Masson-Angers									
Q4 2018	0	2	0	0	0	0	0	0	2
Q4 2017	5	8	0	0	0	0	0	0	13
Rest of the CMA (Quebec portion)									
Q4 2018	89	12	0	0	0	0	0	8	109
Q4 2017	120	8	8	0	0	0	0	0	136
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2018	114	54	2	0	0	18	0	254	442
Q4 2017	151	26	21	0	0	0	0	76	274

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2018	46	84	49	0	0	149	0	1,146	1,474
Q4 2017	38	22	41	0	5	84	0	1,015	1,205
Aylmer									
Q4 2018	14	56	38	0	0	149	0	825	1,082
Q4 2017	16	4	37	0	5	40	0	492	594
Hull									
Q4 2018	2	0	0	0	0	0	0	239	241
Q4 2017	1	0	0	0	0	44	0	341	386
Gatineau									
Q4 2018	27	8	11	0	0	0	0	57	103
Q4 2017	17	2	4	0	0	0	0	174	197
Buckingham									
Q4 2018	0	16	0	0	0	0	0	25	41
Q4 2017	0	8	0	0	0	0	0	4	12
Masson-Angers									
Q4 2018	3	4	0	0	0	0	0	0	7
Q4 2017	4	8	0	0	0	0	0	4	16
Rest of the CMA (Quebec portion)									
Q4 2018	256	22	4	0	0	0	0	57	339
Q4 2017	271	18	33	0	0	0	0	9	331
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2018	302	106	53	0	0	149	0	1,203	1,813
Q4 2017	309	40	74	0	5	84	0	1,024	1,536

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
City of Gatineau									
Q4 2018	26	40	8	0	0	86	0	125	285
Q4 2017	58	60	41	0	0	67	0	88	384
Aylmer									
Q4 2018	4	20	6	0	0	16	0	8	54
Q4 2017	25	28	39	0	0	12	0	40	144
Hull									
Q4 2018	0	0	0	0	0	70	0	0	70
Q4 2017	1	0	2	0	0	47	0	18	68
Gatineau									
Q4 2018	18	0	2	0	0	0	0	117	137
Q4 2017	24	14	0	0	0	8	0	28	144
Buckingham									
Q4 2018	0	18	0	0	0	0	0	0	18
Q4 2017	2	10	0	0	0	0	0	0	12
Masson-Angers									
Q4 2018	4	2	0	0	0	0	0	0	6
Q4 2017	6	8	0	0	0	0	0	2	16
Rest of the CMA (Quebec portion)									
Q4 2018	69	2	0	0	0	0	0	3	74
Q4 2017	96	2	3	0	0	8	1	2	112
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2018	95	42	8	0	0	86	0	128	359
Q4 2017	154	62	44	0	0	75	1	90	496

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2018	21	43	11	0	1	63	n/a	n/a	139
Q4 2017	11	40	18	0	2	122	n/a	n/a	193
Aylmer									
Q4 2018	5	14	11	0	1	22	n/a	n/a	53
Q4 2017	3	19	18	0	2	54	n/a	n/a	96
Hull									
Q4 2018	2	0	0	0	0	32	n/a	n/a	34
Q4 2017	3	0	0	0	0	52	n/a	n/a	55
Gatineau									
Q4 2018	11	0	0	0	0	9	n/a	n/a	20
Q4 2017	4	1	0	0	0	16	n/a	n/a	21
Buckingham									
Q4 2018	0	18	0	0	0	0	n/a	n/a	18
Q4 2017	0	11	0	0	0	0	n/a	n/a	11
Masson-Angers									
Q4 2018	3	11	0	0	0	0	n/a	n/a	14
Q4 2017	1	9	0	0	0	0	n/a	n/a	10
Rest of the CMA (Quebec portion)									
Q4 2018	12	9	0	0	0	0	n/a	n/a	21
Q4 2017	40	2	2	0	0	3	n/a	n/a	47
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2018	33	52	11	0	1	63	n/a	n/a	160
Q4 2017	51	42	20	0	2	125	n/a	n/a	240

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

Table 1.2: Housing Activity Summary by Submarket
Fourth Quarter 2018

	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 2018	24	36	7	0	0	96	n/a	n/a	163
Q4 2017	63	58	41	0	0	111	n/a	n/a	273
Aylmer									
Q4 2018	3	16	5	0	0	1	n/a	n/a	25
Q4 2017	26	24	37	0	0	82	n/a	n/a	169
Hull									
Q4 2018	0	0	0	0	0	95	n/a	n/a	95
Q4 2017	4	0	2	0	0	7	n/a	n/a	13
Gatineau									
Q4 2018	18	0	2	0	0	0	n/a	n/a	20
Q4 2017	26	22	0	0	0	22	n/a	n/a	70
Buckingham									
Q4 2018	0	16	0	0	0	0	n/a	n/a	16
Q4 2017	2	6	0	0	0	0	n/a	n/a	8
Masson-Angers									
Q4 2018	3	4	0	0	0	0	n/a	n/a	7
Q4 2017	5	6	2	0	0	0	n/a	n/a	13
Rest of the CMA (Quebec portion)									
Q4 2018	95	14	0	0	0	3	n/a	n/a	112
Q4 2017	89	3	1	0	0	5	n/a	n/a	98
Ottawa-Gatineau CMA (Quebec portion)									
Q4 2018	119	50	7	0	0	99	n/a	n/a	275
Q4 2017	152	61	42	0	0	116	n/a	n/a	371

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

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Quebec 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	413	228	72	0	0	338	0	878	1,929
% Change	-1.7	20.0	-35.1	n/a	-100.0	**	n/a	-15.1	3.2
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
City of Gatineau	25	31	42	18	0	13	266	76	333	138	141.3
Aylmer	9	12	36	2	0	13	182	16	227	43	**
Hull	1	1	0	0	0	0	75	31	76	32	137.5
Gatineau	15	13	2	2	0	0	9	25	26	40	-35.0
Buckingham	0	0	2	6	0	0	0	4	2	10	-80.0
Masson-Angers	0	5	2	8	0	0	0	0	2	13	-84.6
Rest of the CMA (Quebec portion)	89	120	12	8	0	0	8	8	109	136	-19.9
Ottawa-Gatineau CMA (Quebec portion)	114	151	54	26	0	13	274	84	442	274	61.3

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
City of Gatineau	108	119	198	170	50	68	1174	1145	1530	1502	1.9
Aylmer	24	51	104	82	45	64	757	694	930	891	4.4
Hull	4	5	0	0	0	0	321	242	325	247	31.6
Gatineau	68	48	34	24	5	4	68	193	175	269	-34.9
Buckingham	0	3	44	28	0	0	28	8	72	39	84.6
Masson-Angers	12	12	16	36	0	0	0	8	28	56	-50.0
Rest of the CMA (Quebec portion)	305	301	30	20	0	18	64	29	399	368	8.4
Ottawa-Gatineau CMA (Quebec portion)	413	420	228	190	50	86	1,238	1,174	1,929	1,870	3.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
City of Gatineau	0	13	0	0	20	0	246	76
Aylmer	0	13	0	0	18	0	164	16
Hull	0	0	0	0	0	0	75	31
Gatineau	0	0	0	0	2	0	7	25
Buckingham	0	0	0	0	0	0	0	4
Masson-Angers	0	0	0	0	0	0	0	0
Rest of the CMA (Quebec portion)	0	0	0	0	0	8	8	0
Ottawa-Gatineau CMA (Quebec portion)	0	13	0	0	20	8	254	76

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
City of Gatineau	50	68	0	0	354	114	820	1,031
Aylmer	45	64	0	0	209	110	548	584
Hull	0	0	0	0	133	0	188	242
Gatineau	5	4	0	0	12	0	56	193
Buckingham	0	0	0	0	0	0	28	8
Masson-Angers	0	0	0	0	0	4	0	4
Rest of the CMA (Quebec portion)	0	18	0	0	6	26	58	3
Ottawa-Gatineau CMA (Quebec portion)	50	86	0	0	360	140	878	1,034

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
City of Gatineau	69	62	18	0	246	76	333	138
Aylmer	45	27	18	0	164	16	227	43
Hull	1	1	0	0	75	31	76	32
Gatineau	19	15	0	0	7	25	26	40
Buckingham	2	6	0	0	0	4	2	10
Masson-Angers	2	13	0	0	0	0	2	13
Rest of the CMA (Quebec portion)	101	136	0	0	8	0	109	136
Ottawa-Gatineau CMA (Quebec portion)	170	198	18	0	254	76	442	274

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
City of Gatineau	372	364	338	107	820	1,031	1,530	1,502
Aylmer	181	200	201	107	548	584	930	891
Hull	4	5	133	0	188	242	325	247
Gatineau	115	76	4	0	56	193	175	269
Buckingham	44	31	0	0	28	8	72	39
Masson-Angers	28	52	0	0	0	4	28	56
Rest of the CMA (Quebec portion)	341	357	0	8	58	3	399	368
Ottawa-Gatineau CMA (Quebec portion)	713	721	338	115	878	1,034	1,929	1,870

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
City of Gatineau	26	58	40	60	6	39	213	227	285	384	-25.8
Aylmer	4	25	20	28	6	39	24	52	54	144	-62.5
Hull	0	1	0	0	0	0	70	67	70	68	2.9
Gatineau	18	24	0	14	0	0	119	106	137	144	-4.9
Buckingham	0	2	18	10	0	0	0	0	18	12	50.0
Masson-Angers	4	6	2	8	0	0	0	2	6	16	-62.5
Rest of the CMA (Quebec portion)	69	97	2	2	0	3	3	10	74	112	-33.9
Ottawa-Gatineau CMA (Quebec portion)	95	155	42	62	6	42	216	237	359	496	-27.6

Table 3.1: Completions 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
City of Gatineau	101	106	118	196	62	108	998	825	1279	1235	3.6
Aylmer	28	45	46	104	58	100	316	463	448	712	-37.1
Hull	3	6	0	0	0	0	467	151	470	157	199.4
Gatineau	57	41	16	38	4	4	204	147	281	230	22.2
Buckingham	0	3	36	24	0	0	7	58	43	85	-49.4
Masson-Angers	13	11	20	30	0	4	4	6	37	51	-27.5
Rest of the CMA (Quebec portion)	313	172	36	4	0	3	30	13	379	192	97.4
Ottawa-Gatineau CMA (Quebec portion)	414	278	154	200	62	111	1,028	838	1,658	1,427	16.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
City of Gatineau	6	39	0	0	88	69	125	88
Aylmer	6	39	0	0	16	12	8	40
Hull	0	0	0	0	70	49	0	18
Gatineau	0	0	0	0	2	8	117	28
Buckingham	0	0	0	0	0	0	0	0
Masson-Angers	0	0	0	0	0	0	0	2
Rest of the CMA (Quebec portion)	0	3	0	0	0	8	3	2
Ottawa-Gatineau CMA (Quebec portion)	6	42	0	0	88	77	128	90

**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
City of Gatineau	62	108	0	0	164	285	834	470
Aylmer	58	100	0	0	48	224	268	239
Hull	0	0	0	0	114	49	353	102
Gatineau	4	4	0	0	2	8	202	69
Buckingham	0	0	0	0	0	0	7	58
Masson-Angers	0	4	0	0	0	4	4	2
Rest of the CMA (Quebec portion)	0	3	0	0	4	10	26	3
Ottawa-Gatineau CMA (Quebec portion)	62	111	0	0	168	295	860	473

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
City of Gatineau	74	159	86	67	125	88	285	384
Aylmer	30	92	16	12	8	40	54	144
Hull	0	3	70	47	0	18	70	68
Gatineau	20	38	0	8	117	28	137	144
Buckingham	18	12	0	0	0	0	18	12
Masson-Angers	6	14	0	0	0	2	6	16
Rest of the CMA (Quebec portion)	71	101	0	8	3	3	74	112
Ottawa-Gatineau CMA (Quebec portion)	145	260	86	75	128	91	359	496

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
City of Gatineau	282	412	163	281	834	472	1,279	1,235
Aylmer	131	247	49	226	268	239	448	712
Hull	3	8	114	47	353	102	470	157
Gatineau	79	83	0	8	202	69	281	230
Buckingham	36	27	0	0	7	58	43	85
Masson-Angers	33	47	0	0	4	4	37	51
Rest of the CMA (Quebec portion)	353	180	0	8	26	4	379	192
Ottawa-Gatineau CMA (Quebec portion)	635	592	163	289	860	476	1,658	1,427

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth 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													
Q4 2018	0	0.0	0	0.0	5	45.5	3	27.3	3	27.3	11	-	397,451
Q4 2017	0	0.0	3	6.7	17	37.8	17	37.8	8	17.8	45	450,000	428,461
Year-to-date 2018	0	0.0	0	0.0	19	32.8	21	36.2	18	31.0	58	467,500	450,664
Year-to-date 2017	0	0.0	8	7.3	38	34.9	36	33.0	27	24.8	109	430,000	430,583
Aylmer													
Q4 2018	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Q4 2017	0	0.0	0	0.0	5	23.8	9	42.9	7	33.3	21	-	407,951
Year-to-date 2018	0	0.0	0	0.0	1	4.5	8	36.4	13	59.1	22	-	558,852
Year-to-date 2017	0	0.0	0	0.0	8	18.6	14	32.6	21	48.8	43	-	407,951
Hull													
Q4 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2017	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	-	-
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	15	51.7	11	37.9	3	10.3	29	-	377,133
Gatineau													
Q4 2018	0	0.0	0	0.0	4	50.0	1	12.5	3	37.5	8	-	-
Q4 2017	0	0.0	1	5.9	9	52.9	6	35.3	1	5.9	17	-	-
Year-to-date 2018	0	0.0	0	0.0	10	37.0	12	44.4	5	18.5	27	-	-
Year-to-date 2017	0	0.0	1	3.8	13	50.0	9	34.6	3	11.5	26	-	-
Buckingham													
Q4 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 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	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Masson-Angers													
Q4 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q4 2017	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2018	0	0.0	0	0.0	5	83.3	1	16.7	0	0.0	6	-	-
Year-to-date 2017	0	0.0	5	55.6	2	22.2	2	22.2	0	0.0	9	-	-
Rest of the CMA (Quebec portion)													
Q4 2018	0	0.0	4	30.8	5	38.5	1	7.7	3	23.1	13	-	298,724
Q4 2017	0	0.0	7	17.1	15	36.6	9	22.0	10	24.4	41	-	475,019
Year-to-date 2018	1	1.4	23	31.5	16	21.9	16	21.9	17	23.3	73	-	312,367
Year-to-date 2017	0	0.0	17	21.5	26	32.9	19	24.1	17	21.5	79	-	443,798
Ottawa-Gatineau CMA (Quebec portion)													
Q4 2018	0	0.0	4	16.7	10	41.7	4	16.7	6	25.0	24	345,000	399,623
Q4 2017	0	0.0	10	11.6	32	37.2	26	30.2	18	20.9	86	405,000	424,517
Year-to-date 2018	1	0.8	23	17.6	35	26.7	37	28.2	35	26.7	131	420,000	430,572
Year-to-date 2017	0	0.0	25	13.3	64	34.0	55	29.3	44	23.4	188	405,000	421,939

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units Fourth Quarter 2018						
Submarket	Q4 2018	Q4 2017	% Change	YTD 2018	YTD 2017	% Change
City of Gatineau	397,451	428,461	-7.2	450,664	430,583	4.7
Aylmer	-	407,951	n/a	558,852	407,951	37.0
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)	298,724	475,019	-37.1	312,367	443,798	-29.6
Ottawa-Gatineau CMA (Quebec portion)	399,623	424,517	-5.9	430,572	421,939	2.0

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 2018	702	1,037	1,723	271,944	7.4	272,494	6.6
Q4 2017	667	1,064	1,964	255,896	8.8	263,932	7.9
% Change	5.2	-2.5	-12.3	6.3	n/a	3.2	n/a
YTD 2018	3,580	6,033	1,971	272,508	6.6	n/a	n/a
YTD 2017	3,403	6,182	2,244	263,963	7.9	n/a	n/a
% Change	5.2	-2.4	-12.2	3.2	n/a	n/a	n/a
CONDOMINIUMS*							
Q4 2018	142	222	411	171,926	8.7	178,097	9.3
Q4 2017	123	216	499	182,858	12.2	175,550	12.7
% Change	15.4	2.8	-17.6	-6.0	n/a	1.5	n/a
YTD 2018	624	1,171	484	178,086	9.3	n/a	n/a
YTD 2017	544	1,270	575	175,555	12.7	n/a	n/a
% Change	14.7	-7.8	-15.9	1.4	n/a	n/a	n/a
PLEX*							
Q4 2018	83	150	267	335,030	9.7	309,515	11.2
Q4 2017	40	91	254	283,671	19.1	296,873	12.5
% Change	107.5	64.8	5.1	18.1	n/a	4.3	n/a
YTD 2018	289	628	269	309,515	11.2	n/a	n/a
YTD 2017	252	572	262	296,873	12.5	n/a	n/a
% Change	14.7	9.8	2.7	4.3	n/a	n/a	n/a
TOTAL							
Q4 2018	932	1,415	2,421	263,567	7.8	262,914	7.3
Q4 2017	831	1,373	2,729	248,439	9.9	254,894	8.8
% Change	12.2	3.1	-11.3	6.1	n/a	3.1	n/a
YTD 2018	4,503	7,869	2,742	262,478	7.3	n/a	n/a
YTD 2017	4,204	8,045	3,096	255,652	8.8	n/a	n/a
% Change	7.1	-2.2	-11.4	2.7	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 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	108.4	129.3	181.4	4.5	68.2	991
	October	601	3.64	5.34	109.0	129.4	181.4	4.4	68.0	990
	November	601	3.64	5.34	109.7	128.9	181.7	4.6	68.2	997
	December	601	3.64	5.34		128.9	183.2	4.8	68.9	1,004

"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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