HOUSING NOW
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YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Housing starts drop

Single, multiple starts both decline

VOLUME 6, number 1
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- Housing starts in Ottawa CMA fell to 7,100 units seasonally adjusted at an annual rate(SAAR) in January, down 15.5 per cent from December's revised 8,400 starts. This decline follows a SAAR increase between November and December.
- January's unadjusted housing starts count for Ottawa CMA was 324 units, down 32.9 per cent from January 2002's volume, but 65 per cent above the average 197 units posted in the previous 10 Januarys.
- Both single and multiple starts fell on a year-over-year basis in January. Singles starts were 38 per cent off January 2002's pace, while multiple starts were 29 per cent lower. A lack of rental apartment construction in January 2003 cut multiple starts despite upticks in starts of freehold semi's and row condominiums.
- No condominium apartments started in January, following commencement of 236 such units in December 2002 and 18 in November 2002. No condominium apartments started in January 2002 either. Still, 42 row condominiums got underway in January 2003, up from 14 of these units in January 2002.
- Multiple starts in January declined following a big increase in multi-famil construction in 2002. Last year's 45 per cent hike to a 14-year high of 3,989 units was driven by increased starts of rental and condominium apartment units and a smaller jump in freehold row units.
- The year-over-year singles drop in January follows a strong 2002 for these dwellings. Singles starts rose nine per cent to a 14-year high of 3,807 units last year.

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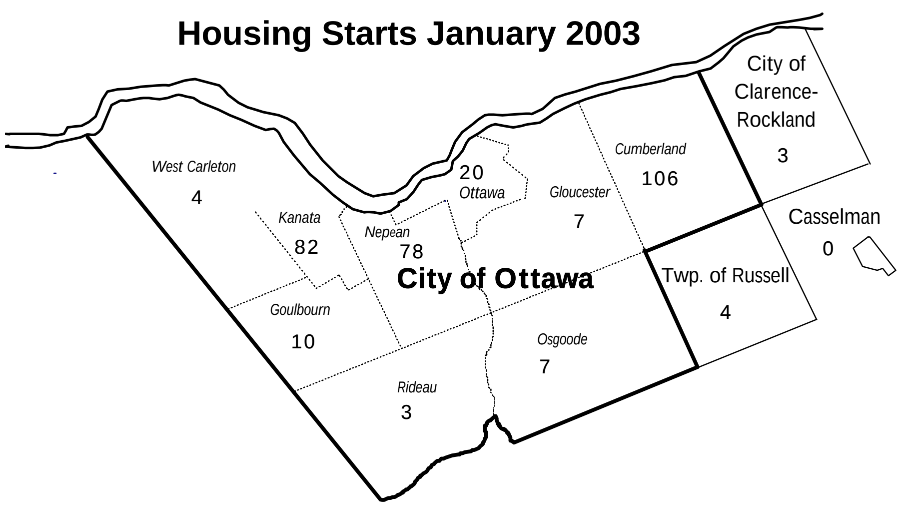
Housing Starts January 2003



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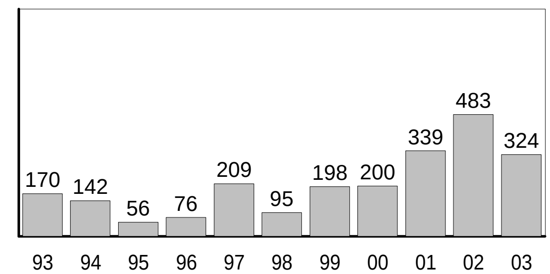
- Year-over-year changes in total housing starts were largely negative among the CMA's former municipalities in January: only Cumberland, West Carleton and Rideau saw increases.
- January's largest singles starts decreases occurred in the old City of Ottawa, Nepean and Kanata. The former city had 20 fewer singles starts, while Nepean and Kanata each saw a 15-unit drop.
- In absolute terms, the largest growth in 2002 housing starts occurred in the former city of Ottawa, due to a large bounce in multiple activity. Meanwhile, healthy singles starts prompted significant total starts increases in both Cumberland and Osgoode.
- New home sales fell in January 2003, although the comparison is weakened by omission of condominium sales in the latest month's data. Single-detached home sales in January fell 33 per cent from January 2002.
- CMHC estimates that the average price of new single-detached dwellings absorbed in Ottawa during January 2003 was $269,143, up 2.0 per cent from the equivalent year-earlier month. The similarly-calculated average price for all of 2002 was $281,950, up 11.2 per cent from 2001.
- January employment in Ottawa CMA rose two per cent year-over-year, the sixth straight increase. Local employment averaged 441,900 for all of 2002, little changed from 441,800 in 2001.
- Ottawa's New House Price Index resumed its growth during December, following November's slight drop. Although the "building" component's November-to-December acceleration was higher than that for the "land" component, the reverse is true when change is calculated from a year earlier.
- Mortgage rates for a five-year term fell to 6.45 per cent in January from 6.70 per cent in December; one- and three-year term rates were unchanged. January 2003 rates for one-year money were above January 2002's, while three- and five-year rates were lower.
- In January, payment on a $100,000 three-year mortgage, amortized over 25 years, fell to $640, 0.5 per cent below January 2002's $643.

January Housing Starts Ottawa, 1993-2003



Source: CMHC

TOTAL HOUSING STARTS: oTTAWA cma

	Month	Unadjusted	SAAR (1)
2002	January	483	10,600
	February	317	7,500
	March	728	8,300
	April	694	7,200
	May	1145	10,900
	June	539	5,400
	July	683	6,700
	August	832	8,100
	September	560	6,200
	October	757	8,100
	November	522	7,600
	December	536	8,400
2003	January	324	7,100

(1) Seasonally adjusted, annualr rate. To nearest hundred units.
Source: CMHC

TABLE 1: OTTAWA ECONOMIC SNAPSHOT (1)

		Mortgage Rate			Ottawa Labour Market			Ottawa	Ottawa		
		One-Year	Three - Year	Five - Year	Employment (000's)	Unemployment rate (%)	Employment rate (%)	CPI (2) All Items	New House Price Index Land	Building	Total
2002	January	4.55	6.05	7.00	443.0	6.2	65.7	118.8	101.8	130.8	124.4
	February	4.55	5.75	6.85	442.2	6.6	65.5	119.8	101.8	131.5	125.0
	March	5.30	6.60	7.30	435.7	7.4	64.4	121.1	101.8	132.5	125.7
	April	5.40	6.75	7.45	431.3	7.2	63.7	121.2	101.7	136.3	128.6
	May	5.55	6.75	7.40	430.6	7.2	63.4	121.4	101.7	137.5	129.5
	June	5.55	6.60	7.25	434.5	7.1	63.9	121.7	101.7	137.9	129.8
	July	5.35	6.40	7.05	440.4	7.5	64.6	122.5	101.7	137.7	129.7
	August	5.35	6.15	6.80	447.4	7.5	65.4	123.5	101.7	139.1	130.7
	September	5.30	6.05	6.70	446.9	7.6	65.2	123.1	101.7	139.1	130.7
	October	5.30	6.20	7.00	449.4	7.5	65.4	123.2	101.6	141.3	132.5
	November	4.90	6.00	6.70	448.3	7.5	65.2	123.5	101.6	141.2	132.4
	December	4.90	6.00	6.70	452.7	7.3	65.7	122.4	102.1	141.3	132.6
2003	January	4.90	6.00	6.45	453.3	7.5	65.7	124.0			

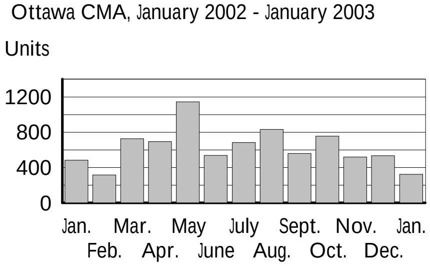
(1) All data for end of month
(2) Consumer Price Index (for Ottawa), 1992 = 100.
(3) For Ottawa. 1992 = 100.
Source: Statistics Canada, Bank of Canada, CMHC

TABLE 2: starts, completions supply and demand

OTTAWA CMA	OWNERSHIP: FREEHOLD SINGLE	OWNERSHIP: FREEHOLD SEMI	OWNERSHIP: FREEHOLD ROW	OWNERSHIP: CONDOMINIUM ROW	OWNERSHIP: CONDOMINIUM APT.	RENTAL: PRIVATE ROW	RENTAL: PRIVATE APT.	RENTAL: ASSISTED ROW	RENTAL: ASSISTED APT.	GRAND TOTAL
PENDING STARTS										
January 2003	296	33	249	0	16	0	176	0	0	770
January 2002	276	26	508	0	0	0	32	0	0	842
STARTS										
January 2003	119	22	141	42	0	0	0	0	0	324
January 2002	193	12	144	14	0	0	120	0	0	483
% change	*-38.3*	*83.3*	*-2.1*	*200.0*	*n/a*	*n/a*	*-100.0*	*n/a*	*n/a*	*-32.9*
Year-to date 2003	119	22	141	42	0	0	0	0	0	324
Year-to date 2002	193	12	144	14	0	0	120	0	0	483
% change	*-38.3*	*83.3*	*-2.1*	*200.0*	*n/a*	*n/a*	*-100.0*	*n/a*	*n/a*	*-32.9*
COMPLETIONS										
January 2003	201	8	145	0	0	3	0	0	0	357
January 2002	285	14	142	0	47	16	0	0	0	504
% change	*-29.5*	*-42.9*	*2.1*	*n/a*	*-100.0*	*-81.3*	*n/a*	*n/a*	*n/a*	*-29.2*
Year-to date 2003	201	8	145	0	0	3	0	0	0	357
Year-to date 2002	285	14	142	0	47	16	0	0	0	504
% change	*-29.5*	*-42.9*	*2.1*	*n/a*	*-100.0*	*-81.3*	*n/a*	*n/a*	*n/a*	*-29.2*
UNDER CONSTRUCTION										
January 2003	1,521	144	783	42	719	130	677	0	0	4,016
January 2002	1,147	132	639	35	153	56	303	89	19	2,573
COMPLETED AND NOT ABSORBED										
January 2003	59	16	100	1	24	3	131	0	0	334
January 2002	72	28	113	0	3	0	0	0	0	216
TOTAL SUPPLY (Under Construction + Completion & Not Absorbed)										
January 2003	1,580	160	883	43	743	133	808	0	0	4,350
January 2002	1,219	160	752	35	156	56	303	89	19	2,789
MONTHLY ABSORPTION										
January 2003	201	18	155	0	6	6	0	0	0	386
3-month average 2002	401	37	158	0	2	15	47	0	0	660
January 2002	287	18	136	3	51	17	0	0	0	512
3-month average 2001	374	28	123	7	8	15	61	0	0	616
DURATION OF SUPPLY (Total Supply/Monthly Absorption)										
January 2003	3.9	4.3	5.6	n/a	371.5	8.9	17.2	n/a	n/a	6.6
January 2002	3.3	5.7	6.1	5.0	19.5	3.7	5.0	n/a	n/a	4.5

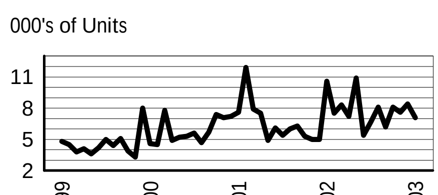
Source: CMHC

Total Housing Starts, Unadjusted
Ottawa CMA, January 2002 - January 2003



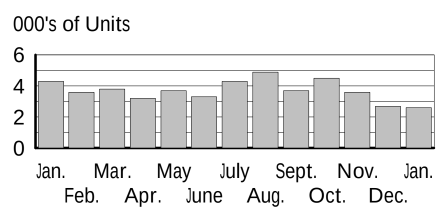
Source: CMHC

Total Housing Starts SAAR*
Ottawa CMA, 1999-2003



* Seasonally adjusted, annual rate
To nearest hundred units
Source: CMHC

Single-detached Housing Starts SAAR *
Ottawa CMA, January 2002 - January 2003



* Seasonally adjusted, annual rate
To nearest hundred units
Source: CMHC

TABLE 3A: OTTAWA CMA HOUSING STARTS CURRENT MONTH

	SINGLES			MULTIPLES			TOTAL		
	2002	2003	*% chg.*	2002	2003	*% chg.*	2002	2003	*% chg.*
Ottawa CMA	**193**	**119**	**-38.3**	**290**	**205**	**-29.3**	**483**	**324**	**-32.9**
Ottawa City	**181**	**114**	**-37.0**	**290**	**203**	**-30.0**	**471**	**317**	**-32.7**
Ottawa, Vanier, Rockcliffe	24	4	-83.3	80	16	-80.0	104	20	-80.8
Nepean inside greenbelt	1	0	-100.0	0	0	n/a	1	0	-100.0
Nepean outside greenbelt	35	21	-40.0	54	57	5.6	89	78	-12.4
Gloucester inside greenbelt	0	0	n/a	0	0	n/a	0	0	n/a
Gloucester outside greenbelt	12	1	-91.7	6	6	0.0	18	7	-61.1
Kanata	26	11	-57.7	139	71	-48.9	165	82	-50.3
Cumberland	61	56	-8.2	9	50	*	70	106	51.4
Goulbourn	8	10	25.0	2	0	-100.0	10	10	0.0
West Carleton	1	4	*	0	0	n/a	1	4	*
Rideau	1	0	-100.0	0	3	n/a	1	3	*
Osgoode	12	7	-41.7	0	0	n/a	12	7	-41.7
Clarance-Rockland City	**4**	**3**	**-25.0**	**0**	**0**	**n/a**	**4**	**3**	**-25.0**
Russell Twp.	**5**	**2**	**-60.0**	**0**	**2**	**n/a**	**5**	**4**	**-20.0**
Casselman	**3**	**0**	**-100.0**	**0**	**0**	**n/a**	**3**	**0**	**-100.0**

** denotes percentage increase greater than 199%*

Source: CMHC

TABLE 3B: OTTAWA CMA HOUSING STARTS YEAR-TO-DATE

	SINGLES			MULTIPLES			TOTAL		
	2002	2003	*% chg.*	2002	2003	*% chg.*	2002	2003	*% chg.*
Ottawa CMA	**193**	**119**	**-38.3**	**290**	**205**	**-29.3**	**483**	**324**	**-32.9**
Ottawa City	**181**	**114**	**-37.0**	**290**	**203**	**-30.0**	**471**	**317**	**-32.7**
Ottawa, Vanier, Rockcliffe	24	4	-83.3	80	16	-80.0	104	20	-80.8
Nepean inside greenbelt	1	0	-100.0	0	0	n/a	1	0	-100.0
Nepean outside greenbelt	35	21	-40.0	54	57	5.6	89	78	-12.4
Gloucester inside greenbelt	0	0	n/a	0	0	n/a	0	0	n/a
Gloucester outside greenbelt	12	1	-91.7	6	6	0.0	18	7	-61.1
Kanata	26	11	-57.7	139	71	-48.9	165	82	-50.3
Cumberland	61	56	-8.2	9	50	*	70	106	51.4
Goulbourn	8	10	25.0	2	0	-100.0	10	10	0.0
West Carleton	1	4	*	0	0	n/a	1	4	*
Rideau	1	0	-100.0	0	3	n/a	1	3	*
Osgoode	12	7	-41.7	0	0	n/a	12	7	-41.7
Clarance-Rockland City	**4**	**3**	**-25.0**	**0**	**0**	**n/a**	**4**	**3**	**-25.0**
Russell Twp.	**5**	**2**	**-60.0**	**0**	**2**	**n/a**	**5**	**4**	**-20.0**
Casselman	**3**	**0**	**-100.0**	**0**	**0**	**n/a**	**3**	**0**	**-100.0**

** denotes percentage increase greater than 199%*

Source: CMHC

TABLE 4: new home saleS, city of OTTAWA

	Singles			Towns, Semis & Condos *			Total		
	2002	2003	% Chg	2002	2003	% Chg	2002	2003	% Chg
January	232	156	-32.8	222	134	-39.6	454	290	-36.1
February	323			225			548	0	
March	321			241			562	0	
April	356			277			633	0	
May	281			327			608	0	
June	183			181			364	0	
July	167			177			344	0	
August	135			134			269	0	
September	183			160			343	0	
October	175			134			309	0	
November	157			129			286	0	
December	125			118			243	0	
Year-to-date	232	156	-32.8	222	134	-39.6	454	290	-36.1
YEARLY TOTAL	**2,638**			**2,325**			**4,963**		

** Towns and Semi's only beginning December 2002.*

Source: Corporate Research Group Ltd.

TABLE 5: ABSORBED NEW SINGLES AND SEMI-DETACHED DWELLINGS BY PRICE RANGE, oTTAWA cma

OTTAWA CMA	January 2003	January 2002	% Chg	Total 2003	Total 2002	% Chg
Under $ 190,000						
Number	35	27	29.6	35	27	29.6
% of Total	*16.0*	*8.9*		*16.0*	*8.9*	
$ 190,000 - 250,000						
Number	60	133	-54.9	60	133	-54.9
% of Total	*27.4*	*43.9*		*27.4*	*43.9*	
Over $ 250,000						
Number	124	143	-13.3	124	143	-13.3
% of Total	*56.6*	*47.2*		*56.6*	*47.2*	
TOTAL (100 %)	**219**	**303**	-27.7	**219**	**303**	-27.7

Source: CMHC

TABLE 6: PRIces of absorbed singles by dwelling type

OTTAWA CMA	BUNGALOW Average ($)	BUNGALOW Median ($)	TWO STOREY Average ($)	TWO STOREY Median ($)	TOTAL Average ($)	TOTAL Median ($)
January 2003	217,758	209,500	286,532	269,000	269,143	261,900
January 2002	228,408	212,400	265,952	253,900	263,778	249,900
% Chg	*-4.7*	*-1.4*	*7.7*	*5.9*	*2.0*	*4.8*
YTD 2003	217,758	209,500	286,532	269,000	269,143	261,900
YTD 2002	228,408	212,400	265,952	253,900	263,778	249,900
% Chg	*-4.7*	*-1.4*	*7.7*	*5.9*	*2.0*	*4.8*

Source: CMHC

Resale Market

*December sales up**

- ** Due to a change in Ottawa Real Estate Board record-keeping, January resale data will not be released until March. This section is reprinted from December.*
- MLS sales on a SAAR* basis rebounded to 12,100 units in December, 5.2 per cent above November's revised 11,500 units, but 0.8 per cent below the SAAR average 12,200 units for the previous three months.
- Unadjusted MLS sales fell to 646 units in December, 13.6 per cent off December 2001's volume. Ottawa's highest December volume was 748 units, in 2001. December sales averaged 444 units in 1980-2001.
- New listings totalled 19,300 units SAAR in December, up five per cent from November's 18,300 units. December's unadjusted new listings volume was 639 units, a ten per cent hike from December 2001. Raw new listings have now risen on a year-over-year basis for six consecutive months. For all of 2002, new listings totalled 17,982 units, four per cent above 2001's count.
- Despite December's larger increase in SAAR new listings than in sales, the seasonally adjusted sales-to-listings ratio rose to 0.701 from November's revised 0.650. December's raw ratio, 1.011, lagged December 2001's 1.290.
- The supply of active listings continued to accelerate in December, rising 21 per cent from December 2001. Active listings averaged 2,411 units in October-to-December 2002, 12 per cent above the equivalent year earlier period.

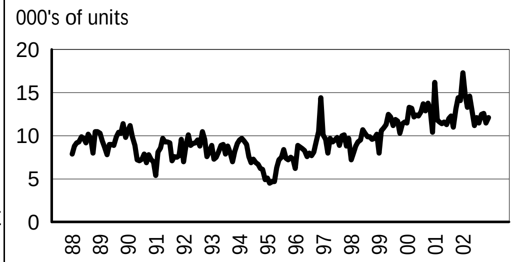
** SAAR = Seasonally Adjusted at an Annual Rate*

- December's average resale price was nine per cent above December 2001's, cutting 2002's average price growth to 14.1 per cent. December's year-over year price hike was the slowest since the eight per cent increase posted between December 2000 and December 2001.
- Ottawa's 2002 resale price growth led Ontario Census Metropolitan Areas. Oshawa, Kingston, St. Catherines, and Toronto all had price increases between nine and ten per cent.
- Resales of all unit types fell between December 2001 and December 2002. Single-detached home sales fell 13 per cent in this period, although singles remain Ottawa's most frequently transacted home. Total condominium sales (row and apartment combined) fell 16 per cent to 150 units. Still, most dwellings enjoyed more transactions in 2002 than in 2001.

Spotlight on: Orléans

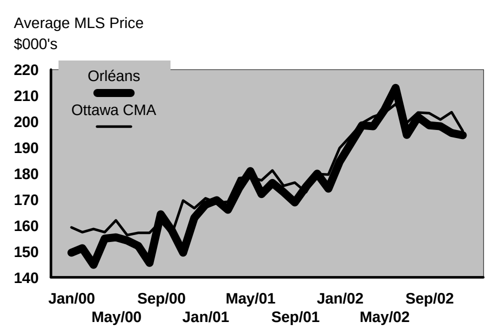
- The former city of Orléans comprises the easternmost section of the current Ottawa amalgamation. While Orléans' core is urban, its fringe area remains rural and features significant new construction volume.
- Orléans' share of total Ottawa sales eased to 14.3 per cent last year from 15.8 per cent in 2001. But, the area's sales share rose slightly to 14.7 per cent in last year's fourth quarter.
- For all of 2002, Orléans sales fell 4.5 per cent from 2001, while all of Ottawa's rose 5.3 per cent. This reverses the 2001 pattern which saw sales rise 4.7 per cent in Orléans and drop 3.6 per cent Ottawa-wide.
- Annual average resale price growth in Orléans ran ahead of the Ottawa average in both 2001 and 2002, although Orléans' advantage narrowed last year. In 2001, Orléans average resale price grew 13.5 per cent, about 3.2 percentage points faster that Ottawa's. Last year's price increases were much closer in the two jurisdictions; 14.3 per cent and 14.1 per cent respectively.
- Orléans' faster price growth has narrowed the difference between its average resale price and Ottawa's. In 2000, Orléans' average resale was four per cent below the Ottawa average; by last year, Orléans' price was only one per cent lower.

Resale Volumes SAAR.*
Ottawa CMA, 1988-2002



* Seasonally adjusted, annual rate
Source: Ottawa Real Estate Board

Orléans



Source: Ottawa Real Estate Board

TABLE 7: sales and prices of EXISTing homes

	SALES						PRICES($)					
	CURRENT MONTH			YEAR-TO-DATE			CURRENT MONTH			YEAR-TO-DATE		
UNIT TYPE	2002	2001	% Chg.	2002	2001	% Chg.	2002	2001	% Chg.	2002	2001	% Chg.
SINGLE	345	395	-12.7	7,008	6,566	6.7	229,240	207,604	10.4	230,432	204,516	12.7
DOUBLE	57	73	-21.9	1,302	1,227	6.1	194,601	173,777	12.0	193,183	169,575	13.9
FREEHOLD ROW	86	92	-6.5	1,538	1,431	7.5	175,907	167,412	5.1	184,595	165,661	11.4
CONDO APT	52	65	-20.0	1,263	1,159	9.0	143,346	150,376	-4.7	156,088	129,823	20.2
CONDO ROW	98	113	-13.3	1,630	1,697	-3.9	137,721	124,838	10.3	139,523	120,170	16.1
OTHER	8	10	-20.0	153	157	-2.5	73,413	43,290	69.6	85,697	69,974	22.5
TOTAL	646	748	-13.6	12,894	12,237	5.4	196,356	179,686	9.3	200,711	175,971	14.1

Source: Ottawa Real Estate Board

TABLE 8: summary of ReSale Market ACTIVITy

OTTAWA CMA	SALES	SALES SAAR *	NEW LISTINGS	NEW LISTINGS SAAR *	SALES TO NEW LISTINGS SA **	ACTIVE LISTINGS	AVERAGE PRICE ($)	AVERAGE PRICE SA ** ($)
January 2001	712	16,200	1,257	16,500	1.109	2,082	170,474	169,461
February	900	11,800	1,429	16,100	0.748	2,413	168,784	168,481
March	1,064	11,600	2,029	18,200	0.613	3,120	169,116	168,901
April	1,202	11,400	1,940	17,000	0.687	3,510	178,275	174,692
May	1,410	11,600	1,938	16,900	0.693	3,520	178,739	172,911
June	1,181	11,300	1,732	18,200	0.648	3,940	177,435	174,681
July	1,113	12,000	1,481	17,300	0.718	3,546	181,293	180,634
August	1,124	12,300	1,413	17,900	0.701	3,248	175,323	177,346
September	874	11,000	1,202	16,400	0.707	3,134	176,506	178,728
October	955	13,100	1,304	18,500	0.712	2,545	172,898	179,924
November	957	14,400	1,033	18,100	0.822	2,201	179,917	180,267
December	748	14,100	580	17,300	0.903	1,714	179,686	183,810
January 2002	763	17,300	1,222	16,100	1.215	1,589	189,833	188,155
February	1,156	14,800	1,432	16,100	0.946	1,721	194,503	193,657
March	1,228	13,300	1,643	14,700	0.869	1,903	199,424	198,864
April	1,541	14,600	2,117	18,500	0.808	2,186	201,917	197,747
May	1,547	12,800	2,047	17,700	0.728	2,379	203,422	197,057
June	1,156	11,200	1,652	17,400	0.677	2,616	206,792	203,893
July	1,111	12,100	1,701	19,700	0.627	2,688	199,639	198,951
August	1,059	11,500	1,512	19,100	0.619	2,811	203,603	206,159
September	989	12,500	1,521	20,900	0.631	2,794	203,283	205,756
October	928	12,600	1,448	20,500	0.621	2,694	200,840	209,084
November	770	11,500	1,048	18,300	0.650	2,467	203,640	204,073
December	646	12,100	639	19,300	0.701	2,072	196,356	201,255
% chg December 2001-02	*-13.6*		*10.2*			*20.9*	*9.3*	
Total 2001	12,240	-	17,338	-	0.755	2,914	175,972	-
YTD 2001	12,240	-	17,338	-	-	2,914	175,972	-
YTD 2002	12,894	-	17,982	-	-	2,327	200,711	-
% chg YTD 2001-02	*5.3*	*-*	*3.7*	*-*	*-*	*-20.2*	*14.1*	*-*

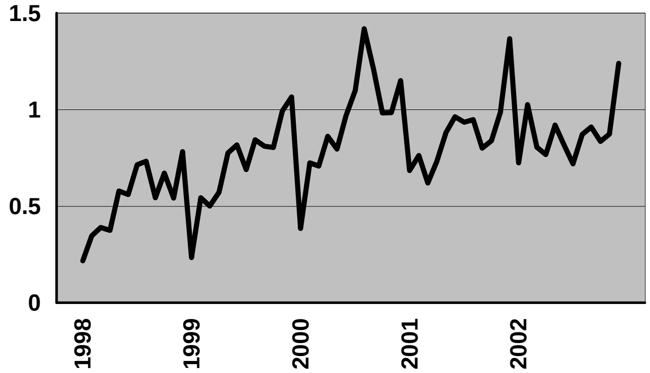
** SAAR: Seasonally adjusted at an annual rate*
*** SA: Seasonally adjusted*
Source:Ottawa Real Estate Board

TABLE 9: URBAN MLS SALES AND PRICES BY AREA

	MLS SALES					AVERAGE MLS PRICE ($)			
AREA	**December 02**	**December 01**	**YTD 02**	**YTD 01**	***% Chg.***	**December 02**	**December 01**	***% Chg.***	**Avg. 02**
ORLÉANS	**111**	**117**	**1845**	**1932**	*-4.5*	**194,779**	**174,153**	*11.8*	**198,608**
EAST END	**52**	**66**	**996**	**854**	*16.6*	**170,122**	**147,980**	*15.0*	**167,555**
SOUTHEAST	**91**	**108**	**1814**	**1706**	*6.3*	**216,827**	**177,139**	*22.4*	**209,214**
DOWNTOWN	**41**	**59**	**913**	**883**	*3.4*	**290,446**	**257,416**	*12.8*	**284,662**
WEST END	**46**	**72**	**1303**	**1272**	*2.4*	**216,992**	**183,221**	*18.4*	**210,582**
NEPEAN	**57**	**56**	**1071**	**1007**	*6.4*	**172,212**	**160,542**	*7.3*	**200,909**
BARRHAVEN	**38**	**45**	**783**	**702**	*11.5*	**211,167**	**173,921**	*21.4*	**202,146**
KANATA-STITTSVILLE	**70**	**92**	**1463**	**1301**	*12.5*	**212,924**	**195,004**	*9.2*	**218,784**

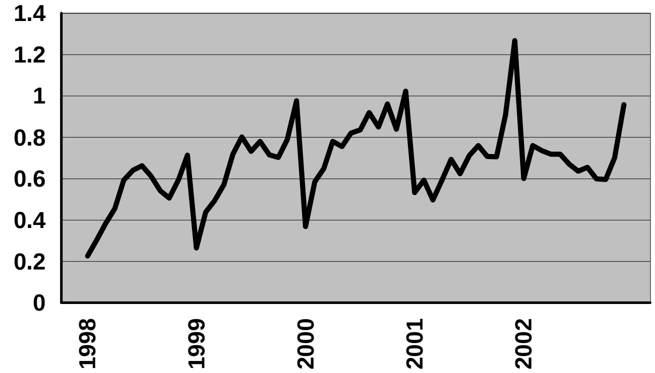
Source: Ottawa Real Estate Board

Condominiums - Sales To New Listings Ratio 1998-2002 (unadjusted)



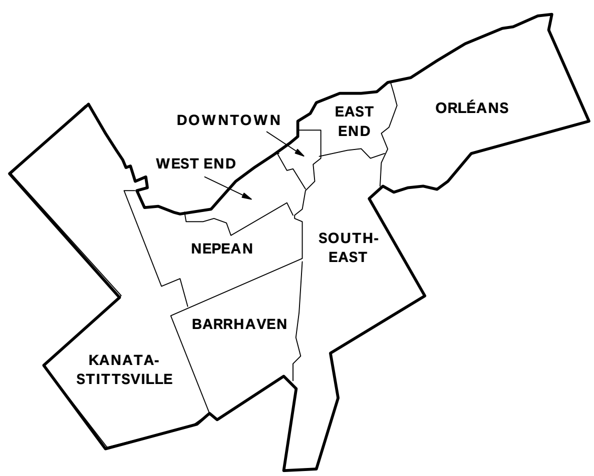
Source: Ottawa Real Estate Board

Freehold Units - Sales To New Listings Ratio 1998-2002 (unadjusted)



Source: Ottawa Real Estate Board

Resale - Urban Sub-Markets



RESALE - URBAN SUB-MARKETS DEFINITIONS

(refer to TABLE 9):

Sub- Market	MLS Zones
Orléans	11, 20, 23
East End	21, 22, 31, 34, 35
South East	26, 36, 37, 38, 46, 48, 80
Downtown	33, 40, 41, 44
West End	42, 43, 45, 50, 51, 52, 53, 54, 60, 61, 62, 63
Nepean	47, 70, 71, 72, 73, 74, 75, 76, 78
Barrhaven	77, 79
Kanata-Stittsville	82, 90

Source: Ottawa Real Estate Boarc

Definitions

Refer to the following definitions when interpreting the tables in this report.

HOUSING START refers to a dwelling unit where construction has advanced to a state where full (100%) footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

UNDER CONSTRUCTION refers to the inventory of units currently being constructed. Under construction figures include current month starts and exclude current month completions.

COMPLETION

For single-detached and semi-detached dwellings: implies that 90% or more of the structure has been completed. A structure may be considered to be complete and ready for occupancy when only seasonal deficiencies and/or minor infractions to building codes remain.

Row and apartments: implies that 90% or more of the dwelling units within a structure are completed and ready for occupancy.

COMPLETED AND NOT ABSORBED refers to newly constructed, completed units which have not been sold or rented.

TOTAL SUPPLY refers to the total supply of new units and includes pending starts, units under construction and units that are completed but not absorbed.

ABSORPTIONS refer to newly completed units which have been sold or rented. The number of absorptions is obtained from a survey initiated when the structure is completed. Units sold or leased prior to construction are not considered as absorbed until the completion stage.

PENDING START refers to a dwelling unit where a building permit and/or National Housing Act (NHA) approval exists but construction has not started.