

# H

# OUSING NOW

Ottawa

## YOUR LINK TO THE HOUSING MARKET

### HOUSING CONSTRUCTION DOWN IN FEBRUARY

Canada Mortgage and Housing Corporation

[www.cmhc.ca](http://www.cmhc.ca)

The Ottawa housing market saw a drop in housing starts for the month of February, shrinking to 232 new units for a decrease of over 44 per cent from the 419 units recorded back in February of last year. Significant declines in both the new single- and multi-family market were recorded February, but this sharp decline should be put into perspective considering current levels of construction are still 7 per cent above the 10-year average of 216 units for the month of February in Ottawa. In the first two months of 2005, new home construction has been slow, showing a decline of 27 per cent from the same period in 2004.

falling by over 31 per cent to 69 new units in February of 2005, compared to the 101 new units recorded back in February of last year. This was the lowest number of single-family starts for the month of February in six years. Meanwhile, declining new home sales and issued building permits for single-family homes in Ottawa all point to softer construction activity ahead in 2005 for this particular segment of the new home market. For January and February of 2005, single-family construction has fallen by over 36 per cent, achieving 154 units so far this year compared to 241 units recorded in the first two months of 2004.

Single-family construction fell for the second consecutive month in 2005,

Multi-family construction was also down in February, declining by 49

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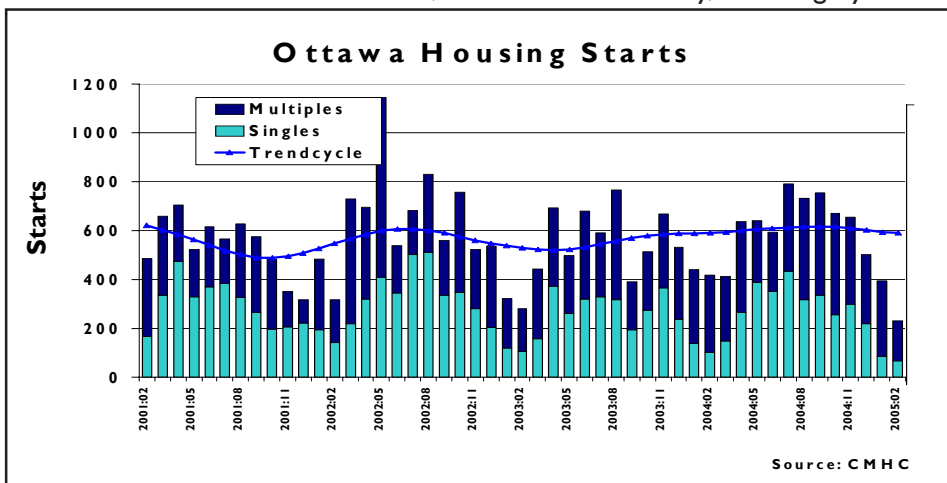
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per cent last month to 163 units as opposed to the 318 multi-family units posted back in February of 2004. All multi-family housing types across the board recorded declines, including a 27 per cent decline in row (townhouse) starts, an 80 per cent decline in new semi-detached homes and no new apartment starts recorded for the month of February. This decline in February pushed the year-to-date activity down for this segment of the new home market, recording 473 units to date which represents a decline of over 23 per cent from the same January to February period in 2004.



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Table I: Housing Activity Summary for Ottawa

	OWNERSHIP					RENTAL		GRAND **TOTAL
	FREEHOLD			CONDOMINIUM		ROW	APT	
	*SINGLE	*SEMI	ROW	ROW	APT			
<b>STARTS</b>								
February 2005	69	4	83	76	0	0	0	232
February 2004	101	20	146	23	79	48	2	419
% Change	-31.7	-80.0	-43.2	**	-100.0	-100.0	-100.0	-44.6
Year-to-date 2005	154	28	134	112	199	0	0	627
Year-to-date 2004	241	28	224	39	265	61	2	860
% Change	-36.1	0.0	-40.2	187.2	-24.9	-100.0	-100.0	-27.1
Q4 2004	770	90	489	123	230	60	63	1,825
Q4 2003	879	122	527	0	114	15	56	1,713
% Change	-12.4	-26.2	-7.2	NA	101.8	**	12.5	6.5
<b>UNDER CONSTRUCTION</b>								
February 2005	1,203	158	927	408	1,300	49	289	4,334
February 2004	1,273	158	1,134	94	1,143	100	476	4,378
<b>COMPLETIONS</b>								
February 2005	225	20	97	30	121	12	1	506
February 2004	165	10	161	0	50	4	120	510
% Change	36.4	100.0	-39.8	NA	142.0	200.0	-99.2	-0.8
Year-to-date 2005	464	50	169	72	200	24	19	998
Year-to-date 2004	410	24	336	0	186	4	120	1,080
% Change	13.2	108.3	-49.7	NA	7.5	**	-84.2	-7.6
Q4 2004	1,000	72	432	163	138	24	27	1,856
Q4 2003	912	125	570	10	113	57	132	1,919
% Change	9.6	-42.4	-24.2	**	22.1	-57.9	-79.5	-3.3
<b>COMPLETE &amp; NOT ABSORBED</b>								
February 2005	84	28	66	16	96	18	183	491
February 2004	39	28	86	6	56	19	152	386
<b>ABSORPTIONS</b>								
February 2005	229	22	103	38	104	10	1	507
February 2004	170	11	167	2	50	2	63	465
% Change	34.7	100.0	-38.3	**	108.0	**	-98.4	9.0
Year-to-date 2005	467	47	176	83	181	20	29	1,003
Year-to-date 2004	415	24	328	2	132	8	65	974
% Change	12.5	95.8	-46.3	**	37.1	150.0	-55.4	3.0
Q4 2004	973	66	457	150	144	39	50	1,879
Q4 2003	918	120	565	5	118	55	137	1,918
% Change	6.0	-45.0	-19.1	**	22.0	-29.1	-63.5	-2.0

\*Includes all market types

\*\* Year-over-year change greater than 200 per cent.

Source: CMHC

**Save on Home Energy Costs**

**Effective November 18, 2004**  
**CMHC will offer a 10% refund on its mortgage loan insurance premium when a borrower buys or builds an energy-efficient home or makes energy-saving renovations to an existing home. Multi-residential buildings are also eligible.**

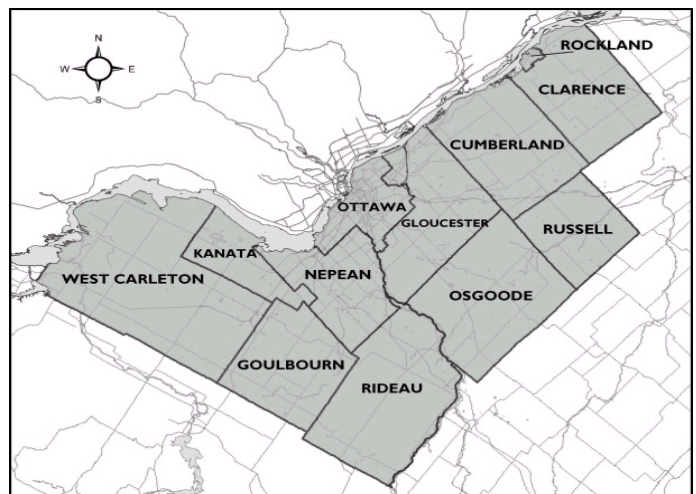


Table 2A: Starts by Area and by Intended Market - Current Month

Sub Market Area	SINGLES			MULTIPLES			TOTAL		
	Feb 04	Feb 05	% change	Feb 04	Feb 05	% change	Feb 04	Feb 05	% change
<b>Ottawa</b>	101	69	-31.7	318	163	-48.7	419	232	-44.6
<b>Ottawa City</b>	100	64	-36.0	318	163	-48.7	418	227	-45.7
Ottawa, Vanier, Rockcliffe	1	2	100.0	87	0	-100.0	88	2	-97.7
Nepean inside greenbelt	0	0	NA	37	0	-100.0	37	0	-100.0
Nepean outside greenbelt	39	16	-59.0	36	30	-16.7	75	46	-38.7
Gloucester inside greenbelt	0	1	NA	0	0	NA	0	1	NA
Gloucester outside greenbelt	3	4	33.3	60	8	-86.7	63	12	-81.0
Kanata	14	5	-64.3	88	11	-87.5	102	16	-84.3
Cumberland	15	6	-60.0	0	114	NA	15	120	**
Goulbourn	17	21	23.5	10	0	-100.0	27	21	-22.2
West Carleton	2	2	0.0	0	0	NA	2	2	0.0
Rideau	1	0	-100.0	0	0	NA	1	0	-100.0
Osgoode	8	7	-12.5	0	0	NA	8	7	-12.5
<b>Clarence-Rockland City</b>	1	4	**	0	0	NA	1	4	**
<b>Russell Twp.</b>	0	1	NA	0	0	NA	0	1	NA

Table 2B: Starts by Area and by Intended Market- Year-to-Date

Sub Market Area	SINGLES			MULTIPLES			TOTAL		
	YTD 2004	YTD 2005	% change	YTD 2004	YTD 2005	% change	YTD 2004	YTD 2005	% change
<b>Ottawa</b>	241	154	-36.1	619	473	-23.6	860	627	-27.1
<b>Ottawa City</b>	231	142	-38.5	617	471	-23.7	848	613	-27.7
Ottawa, Vanier, Rockcliffe	10	9	-10.0	307	233	-24.1	317	242	-23.7
Nepean inside greenbelt	0	1	NA	45	12	-73.3	45	13	-71.1
Nepean outside greenbelt	67	27	-59.7	47	73	55.3	114	100	-12.3
Gloucester inside greenbelt	1	4	**	0	0	NA	1	4	**
Gloucester outside greenbelt	9	6	-33.3	91	10	-89.0	100	16	-84.0
Kanata	21	17	-19.0	88	23	-73.9	109	40	-63.3
Cumberland	53	11	-79.2	26	120	**	79	131	65.8
Goulbourn	41	41	0.0	13	0	-100.0	54	41	-24.1
West Carleton	7	11	57.1	0	0	NA	7	11	57.1
Rideau	2	2	0.0	0	0	NA	2	2	0.0
Osgoode	20	13	-35.0	0	0	NA	20	13	-35.0
<b>Clarence-Rockland City</b>	5	10	100.0	2	0	-100.0	7	10	42.9
<b>Russell Twp.</b>	5	2	-60.0	0	2	NA	5	4	-20.0

Table 3: Average Price (\$) of Completed and Absorbed Single-Detached Dwellings

Sub Market Area	Feb 04	Feb 05	% change	YTD 2004	YTD 2005	% change
<b>Ottawa</b>	315,621	342,802	8.6	315,621	342,802	8.6
Ottawa City	313,616	NA	NA	313,616	NA	NA
Cumberland	305,724	306,274	0.2	305,724	306,274	0.2
Gloucester	308,411	350,289	13.6	308,411	350,289	13.6
Nepean	329,585	334,591	1.5	329,585	334,591	1.5
Kanata	356,424	394,768	10.8	356,424	394,768	10.8
Rest of CMA	303,027	350,611	15.7	303,027	350,611	15.7

\*\* Year-over-year change greater than 200 per cent.

Note: NA may appear where CMHC data suppression rules apply

Source: CMHC

### Table 4: New Home Sales, City of Ottawa

	Singles			Lowrise Multiples			Total		
	2004	2005	% Chg	2004	2005	% Chg	2004	2005	% Chg
January	146	132	-9.6	174	133	-23.6	320	265	-17.2
February	175	179	2.3	245	179	-26.9	420	358	-14.8
March	298			305			603		
April	242			282			524		
May	211			255			466		
June	215			221			436		
July	120			157			277		
August	152			224			376		
September	139			181			320		
October	131			141			272		
November	140			170			310		
December	88			77			165		
<b>Year-to-date</b>	<b>321</b>	<b>311</b>	<b>-3.1</b>	<b>419</b>	<b>312</b>	<b>-25.5</b>	<b>740</b>	<b>623</b>	<b>-15.8</b>
<b>YEARLY TOTAL</b>	<b>2,057</b>			<b>2,432</b>			<b>4,489</b>		

Source: Corporate Research Group Ltd.

### Table 5: Completed and Absorbed Single-Detached Units by Price Range

AREA	PRICE RANGES										TOTAL
	<\$250,000		\$250-\$299,999		\$300-\$399,999		\$400-\$499,999		\$500,000 +		
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	
<b>Ottawa total</b>											
February 2005	15	6.3	57	23.9	137	57.6	20	8.4	9	3.8	238
February 2004	37	15.1	72	29.4	104	42.4	25	10.2	7	2.9	245
YTD 2005	15	6.3	57	23.9	137	57.6	20	8.4	9	3.8	238
YTD 2004	37	15.1	72	29.4	104	42.4	25	10.2	7	2.9	245
<b>Ottawa City</b>											
February 2005	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2
February 2004	1	5.3	4	21.1	13	68.4	1	5.3	0	0.0	19
YTD 2005	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2
YTD 2004	1	5.3	4	21.1	13	68.4	1	5.3	0	0.0	19
<b>Cumberland</b>											
February 2005	8	16.0	19	38.0	21	42.0	0	0.0	2	4.0	50
February 2004	3	9.1	12	36.4	16	48.5	2	6.1	0	0.0	33
YTD 2005	8	16.0	19	38.0	21	42.0	0	0.0	2	4.0	50
YTD 2004	3	9.1	12	36.4	16	48.5	2	6.1	0	0.0	33
<b>Gloucester</b>											
February 2005	0	0.0	3	11.1	22	81.5	1	3.7	1	3.7	27
February 2004	3	10.7	7	25.0	17	60.7	1	3.6	0	0.0	28
YTD 2005	0	0.0	3	11.1	22	81.5	1	3.7	1	3.7	27
YTD 2004	3	10.7	7	25.0	17	60.7	1	3.6	0	0.0	28
<b>Nepean</b>											
February 2005	0	0.0	9	18.8	35	72.9	4	8.3	0	0.0	48
February 2004	0	0.0	16	37.2	20	46.5	5	11.6	2	4.7	43
YTD 2005	0	0.0	9	18.8	35	72.9	4	8.3	0	0.0	48
YTD 2004	0	0.0	16	37.2	20	46.5	5	11.6	2	4.7	43
<b>Kanata</b>											
February 2005	0	0.0	1	4.0	15	60.0	6	24.0	3	12.0	25
February 2004	0	0.0	8	27.6	11	37.9	9	31.0	1	3.4	29
YTD 2005	0	0.0	1	4.0	15	60.0	6	24.0	3	12.0	25
YTD 2004	0	0.0	8	27.6	11	37.9	9	31.0	1	3.4	29
<b>Rest of CMA</b>											
February 2005	7	8.1	24	27.9	43	50.0	9	10.5	3	3.5	86
February 2004	30	32.3	25	26.9	27	29.0	7	7.5	4	4.3	93
YTD 2005	7	8.1	24	27.9	43	50.0	9	10.5	3	3.5	86
YTD 2004	30	32.3	25	26.9	27	29.0	7	7.5	4	4.3	93

Source: CMHC

Table 6A: Resale Housing Activity for Ottawa Real Estate Board

		Number of Sales	Yr/Yr %	Sales SAAR	Number of New Listings	New Listings SAAR	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2004	January	652	-0.3	13,200	1,571	20,900	63.1	229,921	11.2	228,978
	February	967	2.2	12,600	1,742	21,100	59.6	229,313	7.6	230,090
	March	1,407	22.0	14,100	2,260	21,600	65.4	237,326	10.5	236,865
	April	1,511	20.2	14,000	2,286	21,300	65.7	240,848	8.4	237,052
	May	1,640	10.2	14,100	2,483	22,100	63.8	243,350	9.2	238,416
	June	1,464	9.7	14,100	2,255	22,500	62.7	243,522	8.1	236,785
	July	1,218	-11.7	13,700	1,976	22,500	61.0	238,637	9.1	231,800
	August	1,068	1.1	12,400	1,904	22,800	54.4	233,470	7.7	240,045
	September	988	-4.4	13,200	1,962	23,500	56.0	238,776	5.9	241,120
	October	979	-5.2	13,700	1,710	23,300	58.7	237,327	7.7	243,308
	November	907	4.3	13,200	1,455	23,700	55.5	239,139	7.6	245,242
	December	656	-2.4	13,200	744	22,800	58.0	235,601	6.5	248,155
2005	January	646	-0.9	13,200	1,689	22,900	57.6	242,934	5.7	247,214
	February	933	-3.5	12,900	1,855	23,000	56.2	240,533	4.9	244,153
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
Q4 2003	2,575	9.9	13,324	3,492	20,656	64.5	221,267	10.3	228,704	
Q4 2004	2,542	-1.3	13,348	3,909	23,268	57.4	237,528	7.3	245,543	
YTD 2004	1,619	1.2		3,313			229,558	8.7		
YTD 2005	1,579	-2.5		3,544			241,515	5.2		

	Annual Sales	Yr/Yr %		Annual New Listings	Yr/Yr %		Annual Average Price (\$)	Yr/Yr %	
1995	6,484	-15.0		20,016	-14.4		143,127	-2.7	
1996	8,648	33.4		20,602	2.9		140,513	-1.8	
1997	9,431	9.1		20,312	-1.4		143,866	2.4	
1998	9,552	1.3		18,825	-7.3		143,914	0.0	
1999	11,334	18.7		17,512	-7.0		149,626	4.0	
2000	12,692	12.0		16,213	-7.4		159,511	6.6	
2001	12,240	-3.6		17,338	6.9		175,972	10.3	
2002	12,894	5.3		17,982	3.7		200,711	14.1	
2003	12,877	-0.1		19,706	9.6		219,713	9.5	
2004	13,457	4.5		22,348	13.4		238,152	8.4	

Source: Canadian Real Estate Association

**Table 6B: Average Price (\$) of Resale Single-Detached Dwellings**

Area	Feb 04	Feb 05	% Change	YTD 2004	YTD 2005	% Change
Orléans	\$231,904	\$225,780	-2.6	\$227,240	\$228,529	0.6
East End	\$218,713	\$220,966	1.0	\$206,403	\$208,509	1.0
SouthEast	\$222,034	\$251,838	13.4	\$232,640	\$251,428	8.1
Downtown	\$321,458	\$297,759	-7.4	\$325,273	\$328,993	1.1
West End	\$253,518	\$249,473	-1.6	\$246,690	\$251,002	1.7
Nepean	\$230,697	\$246,070	6.7	\$226,613	\$237,941	5.0
Barrhaven	\$219,915	\$245,031	11.4	\$220,542	\$237,836	7.8
Kanata-Stittsville	\$227,594	\$246,170	8.2	\$233,990	\$244,816	4.6

\*\* Year-over-year change greater than 200 per cent.

Source: Ottawa Real Estate Board

**Table 7: Economic Indicators**

	Interest and Exchange Rates				Inflation Rate (%)	NHP <sup>***</sup> % chg.	Ottawa Labour Market		
	P & I* Per \$100,000	Mortgage Rate (%)		Exch. Rate (\$US/\$Cdn)	Ontario 1996=100	Ottawa-Hull CMA 1997=100	Employment SA <sup>**</sup> (,000)	Employment SA m/m (%)	Unemployment Rate (%) SA
		1 Yr. Term	5 Yr. Term						
2004 January	642.78	4.3	6.1	0.755	1.5	3.7	599.0	-0.6	7.1
February	627.97	4.3	5.8	0.749	0.7	4.2	598.1	-0.2	6.9
March	622.08	4.3	5.7	0.763	1.0	5.2	599.0	0.2	6.7
April	648.75	4.5	6.2	0.729	2.4	6.6	599.7	0.1	6.7
May	669.82	4.6	6.5	0.733	3.0	7.0	601.3	0.3	7.1
June	681.99	4.7	6.7	0.750	2.5	7.8	605.2	0.6	6.9
July	672.86	4.6	6.6	0.752	2.3	7.8	610.7	0.9	6.7
August	657.75	4.4	6.3	0.762	1.6	8.6	609.9	-0.1	6.5
September	657.75	4.8	6.3	0.793	1.6	7.4	611.6	0.3	6.4
October	663.77	4.9	6.4	0.821	2.2	7.3	611.0	-0.1	6.5
November	657.75	5.0	6.3	0.843	2.1	6.7	618.1	1.2	6.3
December	642.78	4.8	6.1	0.832	1.8	6.9	622.4	0.7	6.5
2005 January	642.78	4.8	6.1	0.806	1.7	7.1	623.1	0.1	6.5
February	642.78	4.8	6.1	0.811			619.9	-0.5	6.5
March									
April									
May									
June									
July									
August									
September									
October									
November									
December									

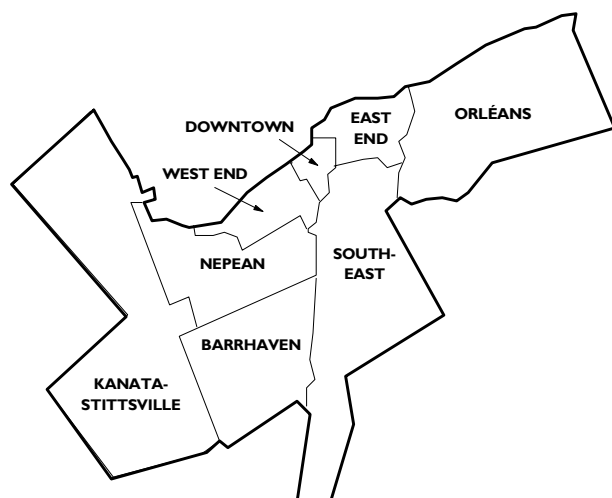
\* Principal and Interest Payment assumes a five year mortgage rate and 25 year amortization period.

\*\* Seasonally Adjusted

\*\*\* New Housing Price Index

Source: CMHC, Statistics Canada Labour Force Survey

## Resale - Urban Sub-Markets



## RESALE - URBAN SUB-MARKETS DEFINITIONS

(REFER TO TABLE 6B):

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 Board

## Definitions

- Starts:** refers to units where construction has advanced to a stage where full (100%) footings are in place. For multiple dwellings (semi-detached, row housing and apartments) the definition of a start applies to the structure or block of row units rather than to the project as a whole.
- Under Construction:** those units which have been started but which are not complete.
- Completions - Single-detached/semi-detached units:** this generally is the stage at which all proposed construction work is complete. A unit may be completed at the 90% stage where the remaining work is largely cosmetic. **Row housing/ Apartment:** completions means that 90% or more of the dwelling units within a block of row units or an apartment structure are completed and ready for occupancy
- Completed and Not Absorbed:** all completed units of new construction (excluding model homes not available for sale) which have never been sold or leased.
- Absorptions:** the number of completed units (excluding model homes) that have been sold or leased.
- Seasonally Adjusted (SA):** Actual monthly (or quarterly) figures adjusted to remove normal seasonal variation.
- Seasonally Adjust Annual Rates (SAAR):** Seasonally adjusted monthly figures multiplied by 12 (or quarterly figures multiplied by 4) to reflect annualized levels of activity.
- Definitions for **CMA, NHPI, CPI, and Inflation Rate** can be found in the Statistics Canada website - <http://www.statcan.ca>

## Ontario's 2004 Retirement Homes Report

Do you want to learn more about the dynamic private retirement home market in Ontario? The 2004 Retirement Homes Report has detailed Ontario-wide survey findings by market area covering vacancy rates and per diems by bed type, capture rates, new supply and vacancy rates by rent range for private beds as well as rent distributions.

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