HOUSING NOW
Ottawa

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

Housing starts up

Single, multiple starts both jump

VOLUME 7, number 1
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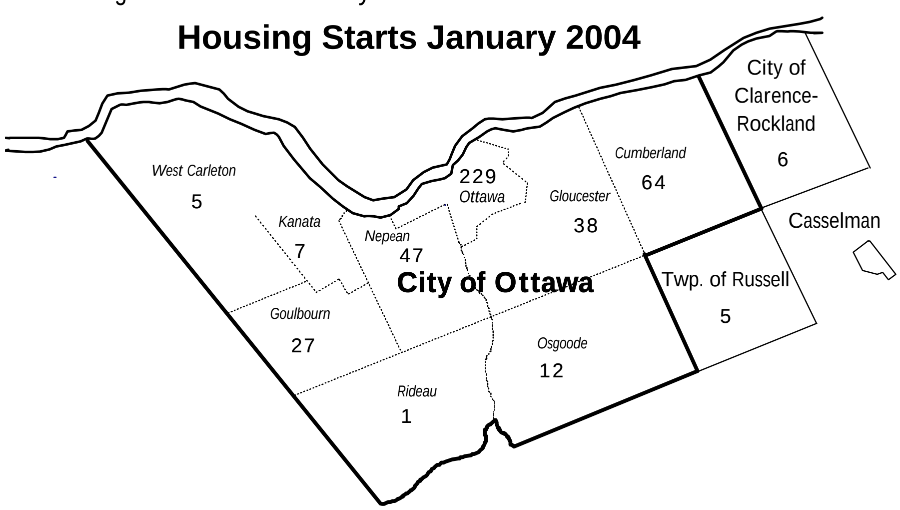
- Housing starts in Ottawa CMA rose to 8,700 units seasonally adjusted at an annual rate (SAAR) in January, up nine per cent from December's revised 8,000 SAAR starts. January's increase follows a monthly decrease in December.

- January's unadjusted housing starts count for Ottawa CMA was 441 units, up 36 per cent from January 2003's level, but more than twice the average 212 units posted in the previous 10 Januarys.

- Both single and multiple starts were higher in January than during the same month a year earlier. Single starts increased 18 per cent, while multiple starts leapt 47 per cent. Among multiples, a hike in condominium apartment and private row rental starts offset drops in freehold semi, freehold row and condominium row construction.

- Condominium starts totalled 202 units in January after two months of no such activity. In January 2003, 42 condominiums started.

Housing Starts January 2004



IN THIS ISSUE

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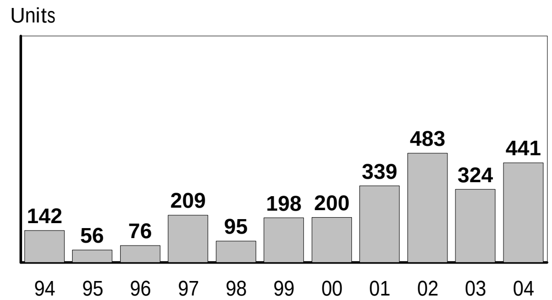
CMHC SCHL
HOME TO CANADIANS
Canada

- Year-over-year changes in total housing starts were slightly positive among the CMA's former municipalities in January: seven of 12 jurisdictions (counting the "inside greenbelt" and "outside greenbelt" regions of the former municipalities of Nepean and Gloucester as one jurisdiction each) saw increases.
- January's largest singles starts increases occurred in the former municipality of Goulbourn; 14 more singles started there this January than last. This hike was not unique, as nine of the CMA's current and former jurisdictions had higher single starts in January 2004 than in January 2003.
- New single-detached home sales fell nine per cent on a year-over-year basis in January 2004 after rising roughly 15 per cent in both November and December.
- CMHC estimates that the average price of new single-detached dwellings absorbed in Ottawa during January 2004 was $315,621, up 17 per cent from the same month a year earlier.
- January employment in Ottawa CMA rose 2.2 per cent year-over-year, the slowest expansion in 17 months. Still, Ottawa employment has risen on a year-over-year basis for 18 consecutive months.
- Growth in Ottawa's New House Price Index slowed during December as increases in its "building" component waned. For all of 2003, the Ottawa NHPI's "building" component rose 4.4 per cent, much faster than the 1.1 per cent hike in its "land" component. Ottawa's complete NHPI increase last year was 3.8 per cent.
- Mortgage rates for one-, three- and five-year terms all fell between December and January; the one-year rate by 0.45 percentage points, the three-year term by 0.50 percentage points and the five-year term by 0.40 percentage points. At the end of January 2004, the principle and interest carrying cost for a three-year-term $100,000 mortgage, amortized over 25 years, was $605, down 5.5 per cent from January 2003.

January Housing Starts
Ottawa, 1994-2004



Source: SCHL

TOTAL HOUSING STARTS: OTTAWA CMA

	Month	Unadjusted	SAAR (1)
2003	January	324	6,500
	February	279	6,400
	March	442	4,900
	April	692	6,700
	May	500	5,500
	June	681	6,700
	July	591	6,200
	August	767	7,100
	September	392	4,700
	October	514	5,700
	November	667	8,800
	December	532	8,000
2004	January	441	8,700

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

TABLE 1: OTTAWA ECONOMIC SNAPSHOT (1)

		Mortgage Rate			Ottawa Labour Market			Ottawa CPI (2)	Ottawa New House Price Index		
		One-Year	Three - Year	Five - Year	Employment (000's)	Unemployment rate (%)	Employment rate (%)	All Items	Land	Building	Total
2003	January	4.90	6.00	6.45	453.3	7.5	65.7	124.0	106.0	145.0	136.7
	February	4.90	6.00	6.60	453.3	7.3	65.6	125.1	106.0	145.6	137.2
	March	5.35	6.25	6.85	456.2	7.0	65.9	125.2	106.0	145.2	136.9
	April	5.35	6.25	6.65	459.9	6.3	66.4	123.7	106.0	145.3	136.9
	May	5.05	5.60	6.15	466.8	6.3	67.3	124.2	106.0	145.4	137.0
	June	4.85	5.20	5.80	471.6	6.3	67.8	124.4	106.0	146.3	137.6
	July	4.55	5.45	6.20	475.3	6.7	68.2	124.8	106.0	146.4	137.7
	August	4.55	5.70	6.35	474.8	6.7	68.0	125.4	106.0	146.4	137.7
	September	4.55	5.80	6.30	468.6	7.1	67.0	125.5	108.3	147.8	139.2
	October	4.55	5.80	6.40	466.1	7.4	66.5	125.1	108.3	149.1	140.2
	November	4.75	5.90	6.50	464.1	7.4	66.1	125.6	108.3	150.1	141.0
	December	4.75	5.90	6.45	464.3	7.2	66.1	125.8	108.3	150.5	141.2
2004	January	4.30	5.40	6.05	463.1	6.9	65.8	125.8			

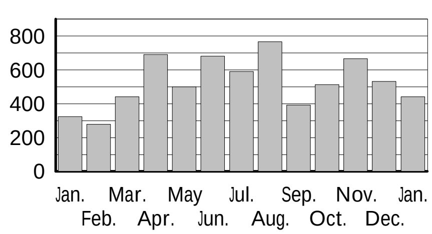
(1) All data for end of month
(2) Consumer Price Index (for Ottawa), 1992 = 100.
(3) For Ottawa-Hull. 1997 = 100.
Source: Statistics Canada, Bank of Canada, CMHC

TABLE 2: STARTS, COMPLETIONS SUPPLY AND DEMAND

	OWNERSHIP					RENTAL				
	FREEHOLD			CONDOMINIUM		PRIVATE		ASSISTED		GRAND
OTTAWA CMA	SINGLE	SEMI	ROW	ROW	APT.	ROW	APT.	ROW	APT.	TOTAL
PENDING STARTS										
January 2004	236	19	400	3	0	0	103	0	0	761
January 2003	296	33	249	0	16	0	176	0	0	770
STARTS										
January 2004	140	8	78	16	186	13	0	0	0	441
January 2003	119	22	141	42	0	0	0	0	0	324
% change	*17.6*	*-63.6*	*-44.7*	*-61.9*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*36.1*
Year-to-date 2004	140	8	78	16	186	13	0	0	0	441
Year-to-date 2003	119	22	141	42	0	0	0	0	0	324
% change	*17.6*	*-63.6*	*-44.7*	*-61.9*	*n/a*	*n/a*	*n/a*	*n/a*	*n/a*	*36.1*
COMPLETIONS										
January 2004	245	14	175	0	136	0	0	0	0	570
January 2003	201	8	145	0	0	3	0	0	0	357
% change	*21.9*	*75.0*	*20.7*	*n/a*	*n/a*	*-100.0*	*n/a*	*n/a*	*n/a*	*59.7*
Year-to-date 2004	245	14	175	0	136	0	0	0	0	570
Year-to-date 2003	201	8	145	0	0	3	0	0	0	357
% change	*21.9*	*75.0*	*20.7*	*n/a*	*n/a*	*-100.0*	*n/a*	*n/a*	*n/a*	*59.7*
UNDER CONSTRUCTION										
January 2004	1,337	148	1,149	71	1,114	56	594	0	0	4,469
January 2003	1,521	144	783	42	719	130	677	0	0	4,016
COMPLETED AND NOT ABSORBED										
January 2004	49	29	92	8	56	21	95	0	0	350
January 2003	59	16	100	1	24	3	131	0	0	334
TOTAL SUPPLY (Under Construction + Completed & Not Absorbed)										
January 2004	1,386	177	1,241	79	1,170	77	689	0	0	4,819
January 2003	1,580	160	883	43	743	133	808	0	0	4,350
MONTHLY ABSORPTION										
January 2004	245	13	161	0	82	6	2	0	0	509
3-month average 2004	306	40	188	2	39	18	46	0	0	639
January 2003	201	18	155	0	6	6	0	0	0	386
3-month average 2003	401	37	158	0	2	15	47	0	0	660
DURATION OF SUPPLY (Total Supply/Monthly Absorption)										
January 2004	4.5	4.4	6.6	39.5	30.0	4.3	15.0	n/a	n/a	7.5
January 2003	3.9	4.3	5.6	n/a	371.5	8.9	17.2	n/a	n/a	6.6

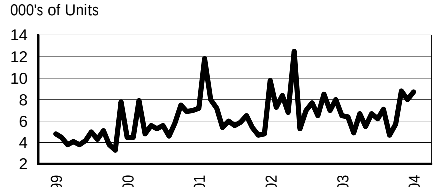
Source: CMHC

Total Housing Starts, Unadjusted
Ottawa CMA, January 2003 - January 2004



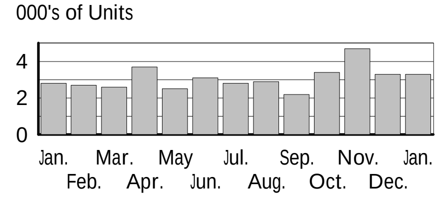
Source: CMHC

Total Housing Starts SAAR*
Ottawa CMA, 1999-2004



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

Single-detached Housing Starts SAAR *
Ottawa CMA, January 2003 - January 2004



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

TABLE 3A: OTTAWA CMA HOUSING STARTS CURRENT MONTH

	SINGLES			MULTIPLES			TOTAL		
	2003	2004	% chg.	2003	2004	% chg.	2003	2004	% chg.
Ottawa CMA	**119**	**140**	**17.6**	**205**	**301**	**46.8**	**324**	**441**	**36.1**
Ottawa City	**114**	**131**	**14.9**	**203**	**299**	**47.3**	**317**	**430**	**35.6**
Ottawa, Vanier, Rockcliffe	4	9	125.0	16	220	*	20	229	*
Nepean inside greenbelt	0	0	n/a	0	8	n/a	0	8	n/a
Nepean outside greenbelt	21	28	33.3	57	11	-80.7	78	39	-50.0
Gloucester inside greenbelt	0	1	n/a	0	0	n/a	0	1	n/a
Gloucester outside greenbelt	1	6	*	6	31	*	7	37	*
Kanata	11	7	-36.4	71	0	-100.0	82	7	-91.5
Cumberland	56	38	-32.1	50	26	-48.0	106	64	-39.6
Goulbourn	10	24	140.0	0	3	n/a	10	27	170.0
West Carleton	4	5	25.0	0	0	n/a	4	5	25.0
Rideau	0	1	n/a	3	0	-100.0	3	1	-66.7
Osgoode	7	12	71.4	0	0	n/a	7	12	71.4
Clarance-Rockland City	**3**	**4**	**33.3**	**0**	**2**	**n/a**	**3**	**6**	**100.0**
Russell Twp.	**2**	**5**	**150.0**	**2**	**0**	**-100.0**	**4**	**5**	**25.0**
Casselman	**0**	**0**	**n/a**	**0**	**0**	**n/a**	**0**	**0**	**n/a**

** denotes percentage increase greater than 199%*
Source: CMHC

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

	SINGLES			MULTIPLES			TOTAL		
	2003	2004	% chg.	2003	2004	% chg.	2003	2004	% chg.
Ottawa CMA	**119**	**140**	**17.6**	**205**	**301**	**46.8**	**324**	**441**	**36.1**
Ottawa City	**114**	**131**	**14.9**	**203**	**299**	**47.3**	**317**	**430**	**35.6**
Ottawa, Vanier, Rockcliffe	4	9	125.0	16	220	*	20	229	*
Nepean inside greenbelt	0	0	n/a	0	8	n/a	0	8	n/a
Nepean outside greenbelt	21	28	33.3	57	11	-80.7	78	39	-50.0
Gloucester inside greenbelt	0	1	n/a	0	0	n/a	0	1	n/a
Gloucester outside greenbelt	1	6	*	6	31	*	7	37	*
Kanata	11	7	-36.4	71	0	-100.0	82	7	-91.5
Cumberland	56	38	-32.1	50	26	-48.0	106	64	-39.6
Goulbourn	10	24	140.0	0	3	n/a	10	27	170.0
West Carleton	4	5	25.0	0	0	n/a	4	5	25.0
Rideau	0	1	n/a	3	0	-100.0	3	1	-66.7
Osgoode	7	12	71.4	0	0	n/a	7	12	71.4
Clarance-Rockland City	**3**	**4**	**33.3**	**0**	**2**	**n/a**	**3**	**6**	**100.0**
Russell Twp.	**2**	**5**	**150.0**	**2**	**0**	**-100.0**	**4**	**5**	**25.0**
Casselman	**0**	**0**	**n/a**	**0**	**0**	**n/a**	**0**	**0**	**n/a**

** denotes percentage increase greater than 199%*
Source: CMHC

TABLE 4: NEW HOME SALES, CITY OF OTTAWA

	Singles			Lowrise Multiples			Total		
	2003	2004	*% Chg*	2003	2004	*% Chg*	2003	2004	*% Chg*
January	161	146	*-9.3*	148	174	*17.6*	309	320	*3.6*
February	183			199			382	0	
March	201			209			410	0	
April	208			157			365	0	
May	176			161			337	0	
June	178			159			337	0	
July	156			215			371	0	
August	134			206			340	0	
September	177			200			377	0	
October	163			186			349	0	
November	182			200			382	0	
December	144			160			304	0	
Year-to-date	161	146	*-9.3*	148	174	*17.6*	309	320	*3.6*
YEARLY TOTAL	**2,063**			**2,200**			**4,263**		

Source: Corporate Research Group Ltd.

TABLE 5: ABSORBED NEW SINGLES AND SEMI-DETACHED DWELLINGS BY PRICE RANGE, OTTAWA CMA

OTTAWA CMA	January 2004	January 2003	*% Chg*	Total 2004	Total 2003	*% Chg*
Under $ 190,000						
Number	14	35	-60.0	14	35	-60.0
% of Total	*5.4*	*16.0*		*5.4*	*16.0*	
$ 190,000 - 250,000						
Number	31	60	-48.3	31	60	-48.3
% of Total	*12.1*	*27.4*		*12.1*	*27.4*	
Over $ 250,000						
Number	212	124	71.0	212	124	71.0
% of Total	*82.5*	*56.6*		*82.5*	*56.6*	
TOTAL (100 %)	**257**	**219**	17.4	**257**	**219**	17.4

Source: CMHC

TABLE 6: PRICES OF ABSORBED SINGLES BY DWELLING TYPE

	BUNGALOW		TWO STOREY		TOTAL	
OTTAWA CMA	Average ($)	Median ($)	Average ($)	Median ($)	Average ($)	Median ($)
January 2004	270,518	271,900	332,263	316,150	315,621	301,900
January 2003	217,758	209,500	286,532	269,000	269,143	261,900
% Chg	*24.2*	*29.8*	*16.0*	*17.5*	*17.3*	*15.3*
YTD 2004	270,518	271,900	332,263	316,150	315,621	301,900
YTD 2003	217,758	209,500	286,532	269,000	269,143	261,900
% Chg	*24.2*	*29.8*	*16.0*	*17.5*	*17.3*	*15.3*

Source: CMHC

Resale Market

January sales ease

- MLS sales on a SAAR* basis fell to a five-month low of 12,000 units in January, four per cent below December's 12,500 units, and eight per cent below the SAAR average 13,100 units regiestered in the previous three months.
- Unadjusted MLS sales eased to 652 units in January, just 0.3 per cent lower than in January 2003. Ottawa's highest January volume was 763 units, in 2002. January sales averaged 431 units in 1980-2003.
- New listings were steady at 21,000 units SAAR in January, unchanged from December's revised total. January's unadjusted new listings volume was 1,571 units, six per cent above January 2003. Raw new listings have risen on a year-over-year basis in 21 of the most recent 24 months, including the last nine.
- January's SAAR sales drop and its stable new listings cut the seasonally adjusted sales-to-listings ratio to a four-month low 0.632 from a revised 0.642 in December. January's raw ratio, 0.415, lagged January 2003's 0.442.
- The supply of active residential listings was 2,740 units in January. The difference from January 2003 cannot be calculated, due to a change in the Ottawa Real Estate Board's data collection method a year earlier.
- January's average resale price was 11.2 per cent above January 2003's. January's increase is smaller than December's 12.7 per cent hike, but above the average 10.5 per cent rise posted in the three months to December.

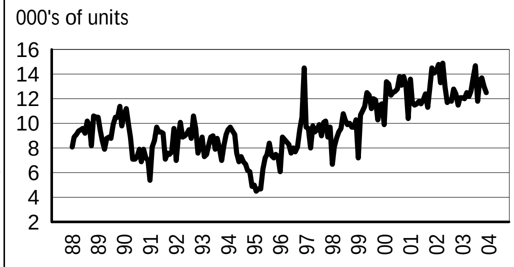
** SAAR = Seasonally Adjusted at an Annual Rate*

- While Ottawa's price growth continues red-hot by Ontario standards, other Census Metropolitan Areas' price growth is heating up. Between the last three months of 2002 and the last three months of 2003, the latest period for which sdata is available, Ottawa's average resale price rose about 10.5 per cent, trailing only Oshawa (10.7 per cent), Kingston (15.5 per cent) and Thunder Bay (12.8 per cent) among these centres.
- Resales of single-detached units, Ottawa's most frequently transacted home, rose 1.7 per cent between January 2003 and January 2004. Sales of condominium units also rose fractionally. But sales of "double" units were unchanged and trades of "other" units fell.

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 resale volumes continued to slide in 2003, falling to 13.8 per cent, from 14.3 per cent in 2002 and 15.8 per cent in 2001. Quarterly data shows even weaker Orléans sales shares: 12.6 per cent in 2003:3 and 13.0 per cent in 2003:4.
- For all of 2003, Orléans sales fell 3.9 per cent from 2002 in the face of largely stable volumes for Ottawa as a whole. This largely continues the 2002 pattern which saw sales fall 4.9 per cent in Orléans but rise 5.3 per cent Ottawa-wide.

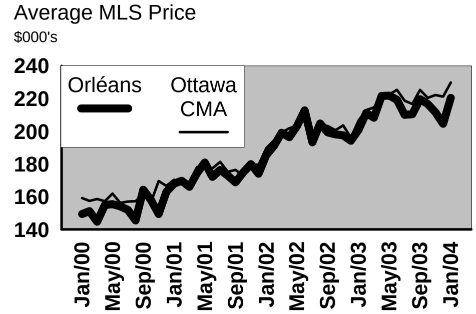
Resale Volumes SAAR.*
Ottawa CMA, 1988-2004



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

- Resale price growth in Orléans fell behind the Ottawa average last year, after exceeding it in both 2001 and 2002. In 2003, Orléans' average resale price rose 7.8 per cent, about 1.6 percentage points slower than Ottawa's. In 2001 and 2002, Orléans' average resale increased 13.5 per cent and 14.3 per cent respectively, compared to Ottawa-wide price hikes of 10.3 per cent and 14.1 per cent.
- Orléans' slower price growth last year widened the difference between its average resale price and Ottawa's. In 2002, Orléans' average resale was one per cent below the Ottawa average; but last year, Orléans' price was 2.5 per cent lower.

Orléans
Average MLS Price



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	2004	2003	% Chg.	2004	2003	% Chg.	2004	2003	% Chg.	2004	2003	% Chg.
SINGLE	492	484	1.7	492	484	1.7	248,456	220,250	12.8	248,456	220,250	12.8
DOUBLE	12	12	0.0	12	12	0.0	211,242	226,409	-6.7	211,242	226,409	-6.7
CONDOMINIUM	134	132	1.5	134	132	1.5	162,875	161,241	1.0	162,875	161,241	1.0
OTHER	6	25	-76.0	6	25	-76.0	74,167	180,332	-58.9	74,167	180,332	-58.9
TOTAL	644	653	-1.4	644	653	-1.4	228,332	206,907	10.4	228,332	206,907	10.4

Changes to O.R.E.B. tracking system preclude sales by housing type summing to Table 8's total.

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 2003	654	12,100	1,479	19,600	0.673	n/a	206,694	206,481
February	946	12,000	1,465	17,500	0.712	2,628	213,033	211,584
March	1,153	12,500	1,852	17,800	0.700	3,005	214,729	212,634
April	1,257	12,200	2,032	18,000	0.680	3,464	222,117	215,758
May	1,488	12,600	2,199	19,200	0.672	3,559	222,766	216,302
June	1,334	13,700	2,099	21,400	0.656	3,583	225,358	220,158
July	1,380	14,700	1,789	20,200	0.726	3,495	218,730	220,330
August	1,056	11,800	1,556	19,500	0.639	3,407	216,850	219,698
September	1,034	13,500	1,743	22,500	0.617	3,467	225,381	226,588
October	1,033	13,700	1,650	21,800	0.650	3,285	220,455	228,113
November	870	13,000	1,137	19,800	0.679	3,032	222,243	225,638
December	672	12,500	705	21,000	0.642	2,402	221,249	227,785
January 2004	652	12,000	1,571	21,000	0.632	2,740	229,921	229,899
% chg January 2003-04	*-0.3*		*6.2*			*n/a*	*11.2*	
Total 2003	12,877	-	19,706	-	0.671	2,944	219,713	-
YTD 2003	654	-	1,479	-	0.673	n/a	206,694	-
YTD 2004	652	-	1,571	-	0.632	2,740	229,921	-
% chg YTD 2003-04	*-0.3*	*-*	*6.2*	*-*	*-*	*n/a*	*11.2*	*-*

** SAAR: Seasonally adjusted at an annual rate To nearest hundred units.*

*** SA: Seasonally adjusted*

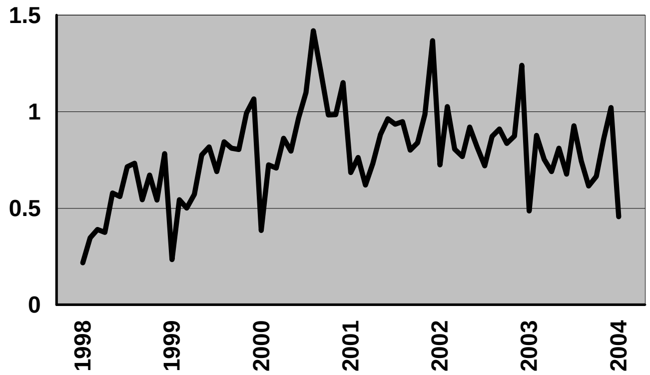
Source:Ottawa Real Estate Board

TABLE 9: URBAN MLS SALES AND PRICES BY AREA

	MLS SALES					AVERAGE MLS PRICE ($)			
AREA	**Jan 04**	**Jan 03**	**YTD 04**	**YTD 03**	***% Chg.***	**Jan 04**	**Jan 03**	***% Chg.***	**Avg. 04**
ORLÉANS	**93**	**102**	**93**	**102**	*-8.8*	**220,519**	**200,995**	*9.7*	**220,519**
EAST END	**45**	**44**	**45**	**44**	*2.3*	**187,529**	**177,877**	*5.4*	**187,529**
SOUTHEAST	**105**	**82**	**105**	**82**	*28.0*	**243,346**	**212,631**	*14.4*	**243,346**
DOWNTOWN	**45**	**42**	**45**	**42**	*7.1*	**330,106**	**296,562**	*11.3*	**330,106**
WEST END	**70**	**65**	**70**	**65**	*7.7*	**236,546**	**209,378**	*13.0*	**236,546**
NEPEAN	**34**	**51**	**34**	**51**	*-33.3*	**216,884**	**219,943**	*-1.4*	**216,884**
BARRHAVEN	**46**	**44**	**46**	**44**	*4.5*	**221,701**	**227,859**	*-2.7*	**221,701**
KANATA-STITTSVILLE	**78**	**77**	**78**	**77**	*1.3*	**243,994**	**238,934**	*2.1*	**243,994**

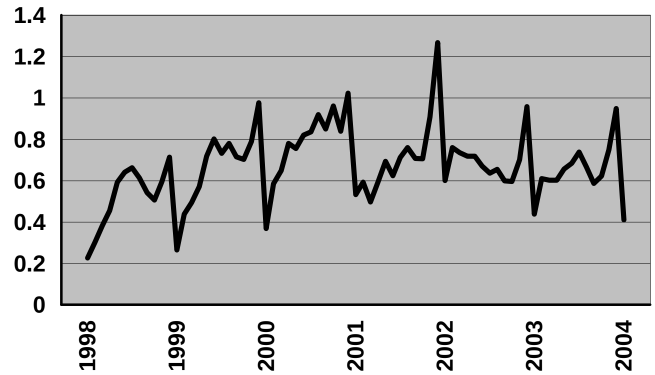
Source: Ottawa Real Estate Board

Condominiums - Sales To New Listings Ratio 1998-2004 (unadjusted)



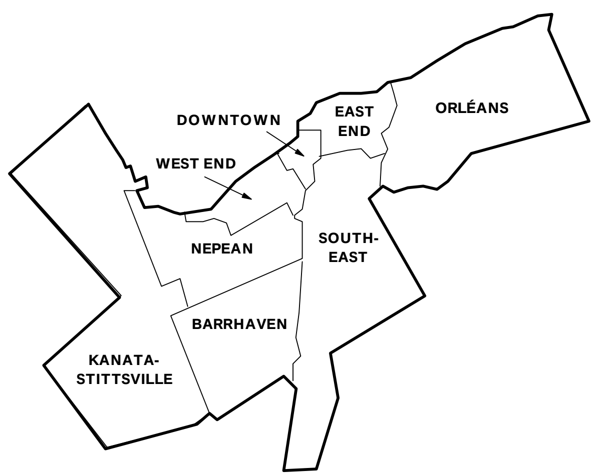
Source: Ottawa Real Estate Board

Freehold Units - Sales To New Listings Ratio 1998-2004 (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 Board

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.