

HOUSING NOW

Ottawa



Date Released: November 2006

New Home Market Second Consecutive Decrease in Ottawa Housing Starts

A second consecutive year over year decline in housing starts was registered in the Ottawa metropolitan area in October. According to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC), 472 dwellings were started

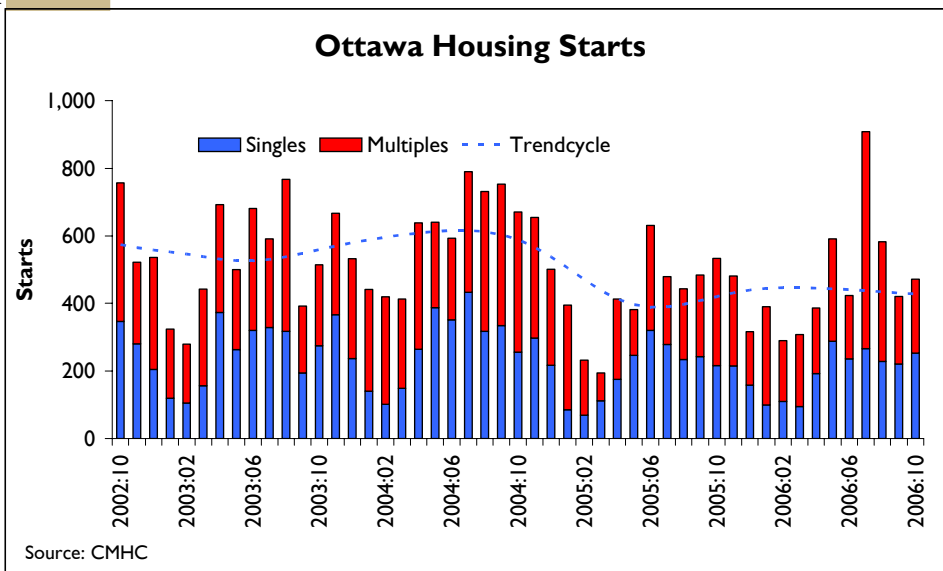
in October 2006, compared to 533 during the same month last year.

October was marked by a solid performance in single-detached home starts. Construction got under way on 253 single detached home dwellings, which brought single detached home starts year-to-date to a slightly higher level than over the same time period last year. From January to October 2006, 1,987 houses were started, or 10 more than during the corresponding period in 2005.

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Figure 1



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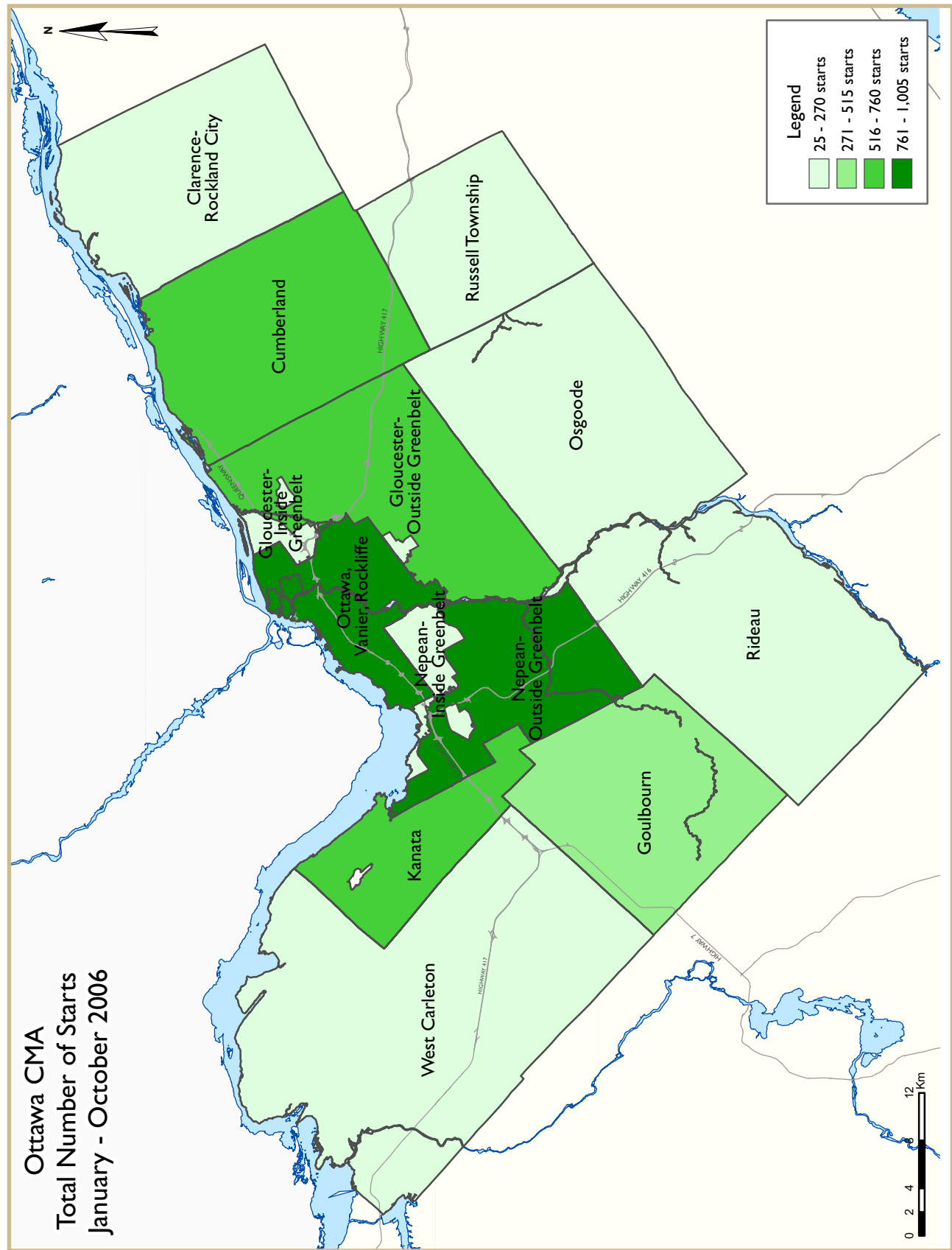
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Conversely, October's multiple-family residential starts dropped by almost a third compared to last year. The multiple family home starts drop in October was not as dramatic as it may seem at first glance. Multiple family starts tend to be volatile by their very nature. Entire multiple home structures are started, or not started, in a particular month. Year-to-date starts are a better measure of multiple family home construction.

To date multiple family starts are up by 14 per cent over the first ten months of 2005.

It was the former municipality of Goulbourn that posted the greatest increase in starts, with 59 new units in October. Nepean, Cumberland, Osgoode and Rideau Township also registered gains. In the other areas, activity declined in relation to October 2005.

From January to October, Gloucester showed the strongest increase in starts (+38 per cent), followed by Ottawa (+34 per cent), Goulbourn (+31 per cent), Nepean (+18 per cent), Osgoode (+8 per cent) and Kanata (+6 per cent). Only Rideau Township (-48 per cent), the outlying area (-23 per cent) and Cumberland (-4 per cent) are down in relation to the first ten months of 2005.



HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
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- 4 Absorbed Single-Detached Units by Price Range
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- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

**Table I: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
October 2006	253	38	115	0	0	40	26	0	472
October 2005	216	30	131	0	24	11	38	0	533
% Change	17.1	26.7	-12.2	n/a	-100.0	**	-31.6	n/a	-11.4
Year-to-date 2006	1,987	310	1,281	0	178	950	41	24	4,771
Year-to-date 2005	1,977	196	1,031	0	278	520	41	59	4,185
% Change	0.5	58.2	24.2	n/a	-36.0	82.7	0.0	-59.3	14.0
UNDER CONSTRUCTION									
October 2006	1,293	186	904	0	56	1,445	39	18	3,941
October 2005	1,352	136	751	0	222	1,082	81	118	3,825
% Change	-4.4	36.8	20.4	n/a	-74.8	33.5	-51.9	-84.7	3.0
COMPLETIONS									
October 2006	243	52	82	0	16	0	3	0	454
October 2005	280	34	107	0	36	28	5	0	490
% Change	-13.2	52.9	-23.4	n/a	-55.6	-100.0	-40.0	n/a	-7.3
Year-to-date 2006	1,908	314	1,101	0	210	648	72	89	4,425
Year-to-date 2005	2,134	208	1,216	0	437	738	93	239	5,065
% Change	-10.6	51.0	-9.5	n/a	-51.9	-12.2	-22.6	-62.8	-12.6
COMPLETED & NOT ABSORBED									
October 2006	61	23	70	0	13	80	4	62	313
October 2005	104	26	112	0	20	63	9	155	489
% Change	-41.3	-11.5	-37.5	n/a	-35.0	27.0	-55.6	-60.0	-36.0
ABSORBED									
October 2006	238	54	95	0	14	6	3	14	424
October 2005	246	31	101	0	47	36	7	0	468
% Change	-3.3	74.2	-5.9	n/a	-70.2	-83.3	-57.1	n/a	-9.4
Year-to-date 2006	1,920	315	1,141	0	207	666	15	160	4,424
Year-to-date 2005	2,117	205	1,167	0	444	758	98	221	5,010
% Change	-9.3	53.7	-2.2	n/a	-53.4	-12.1	-84.7	-27.6	-11.7

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

**Table I.1: Housing Activity Summary by Submarket
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Ottawa City									
October 2006	237	38	115	0	0	40	26	0	456
October 2005	201	30	131	0	24	11	38	0	518
Ottawa, Vanier, Rockcliffe									
October 2006	15	6	0	0	0	0	0	0	21
October 2005	13	2	32	0	0	11	0	0	58
Nepean inside greenbelt									
October 2006	1	6	0	0	0	0	0	0	7
October 2005	4	0	0	0	0	0	35	0	39
Nepean outside greenbelt									
October 2006	66	0	34	0	0	24	0	0	124
October 2005	36	0	40	0	0	0	0	0	76
Gloucester inside greenbelt									
October 2006	2	6	0	0	0	0	0	0	8
October 2005	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
October 2006	26	2	0	0	0	0	26	0	54
October 2005	21	14	24	0	0	0	3	0	62
Kanata									
October 2006	37	6	30	0	0	0	0	0	73
October 2005	31	0	12	0	24	0	0	0	150
Cumberland									
October 2006	33	0	25	0	0	16	0	0	74
October 2005	38	8	23	0	0	0	0	0	69
Goulbourn									
October 2006	21	12	26	0	0	0	0	0	59
October 2005	10	6	0	0	0	0	0	0	16
West Carleton									
October 2006	9	0	0	0	0	0	0	0	9
October 2005	21	0	0	0	0	0	0	0	21
Rideau									
October 2006	6	0	0	0	0	0	0	0	6
October 2005	4	0	0	0	0	0	0	0	4
Osgoode									
October 2006	21	0	0	0	0	0	0	0	21
October 2005	20	0	0	0	0	0	0	0	20
Clarence-Rockland City									
October 2006	10	0	0	0	0	0	0	0	10
October 2005	5	0	0	0	0	0	0	0	5
Russell Township									
October 2006	6	0	0	0	0	0	0	0	6
October 2005	10	0	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
October 2006	253	38	115	0	0	40	26	0	472
October 2005	216	30	131	0	24	11	38	0	533

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

**Table I.1: Housing Activity Summary by Submarket
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Ottawa City									
October 2006	1,199	182	904	0	56	1,445	35	18	3,839
October 2005	1,257	126	751	0	222	1,052	81	85	3,657
Ottawa, Vanier, Rockcliffe									
October 2006	85	40	52	0	10	1,051	6	0	1,244
October 2005	95	30	97	0	7	733	19	67	1,048
Nepean inside greenbelt									
October 2006	14	26	6	0	0	0	0	2	48
October 2005	12	4	13	0	52	141	59	0	281
Nepean outside greenbelt									
October 2006	320	14	268	0	0	148	0	0	750
October 2005	294	18	180	0	74	24	0	0	590
Gloucester inside greenbelt									
October 2006	22	16	20	0	0	128	0	0	186
October 2005	18	12	0	0	0	154	0	0	184
Gloucester outside greenbelt									
October 2006	97	40	119	0	0	0	29	16	301
October 2005	105	26	107	0	0	0	3	0	241
Kanata									
October 2006	166	28	222	0	30	30	0	0	476
October 2005	149	6	134	0	73	0	0	0	445
Cumberland									
October 2006	188	6	146	0	16	88	0	0	444
October 2005	207	24	220	0	16	0	0	0	467
Goulbourn									
October 2006	144	12	71	0	0	0	0	0	227
October 2005	129	6	0	0	0	0	0	18	153
West Carleton									
October 2006	63	0	0	0	0	0	0	0	63
October 2005	117	0	0	0	0	0	0	0	117
Rideau									
October 2006	20	0	0	0	0	0	0	0	20
October 2005	48	0	0	0	0	0	0	0	48
Osgoode									
October 2006	80	0	0	0	0	0	0	0	80
October 2005	83	0	0	0	0	0	0	0	83
Clarence-Rockland City									
October 2006	57	4	0	0	0	0	4	0	65
October 2005	43	6	0	0	0	30	0	33	112
Russell Township									
October 2006	37	0	0	0	0	0	0	0	37
October 2005	52	4	0	0	0	0	0	0	56
Ottawa-Gatineau CMA (Ontario portion)									
October 2006	1,293	186	904	0	56	1,445	39	18	3,941
October 2005	1,352	136	751	0	222	1,082	81	118	3,825

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

**Table I.1: Housing Activity Summary by Submarket
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Ottawa City									
October 2006	209	44	82	0	16	0	3	0	412
October 2005	260	34	107	0	36	28	5	0	470
Ottawa, Vanier, Rockcliffe									
October 2006	9	6	0	0	0	0	0	0	15
October 2005	19	0	12	0	8	0	5	0	44
Nepean inside greenbelt									
October 2006	2	4	0	0	0	0	0	0	6
October 2005	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
October 2006	61	8	36	0	0	0	0	0	105
October 2005	52	6	4	0	26	0	0	0	88
Gloucester inside greenbelt									
October 2006	6	4	0	0	0	0	0	0	10
October 2005	4	8	0	0	0	0	0	0	12
Gloucester outside greenbelt									
October 2006	19	20	37	0	0	0	3	0	79
October 2005	52	12	44	0	0	0	0	0	108
Kanata									
October 2006	18	0	0	0	16	0	0	0	92
October 2005	16	0	31	0	2	0	0	0	49
Cumberland									
October 2006	42	2	9	0	0	0	0	0	53
October 2005	57	8	16	0	0	28	0	0	109
Goulbourn									
October 2006	16	0	0	0	0	0	0	0	16
October 2005	32	0	0	0	0	0	0	0	32
West Carleton									
October 2006	13	0	0	0	0	0	0	0	13
October 2005	7	0	0	0	0	0	0	0	7
Rideau									
October 2006	3	0	0	0	0	0	0	0	3
October 2005	2	0	0	0	0	0	0	0	2
Osgoode									
October 2006	20	0	0	0	0	0	0	0	20
October 2005	17	0	0	0	0	0	0	0	17
Clarence-Rockland City									
October 2006	20	8	0	0	0	0	0	0	28
October 2005	11	0	0	0	0	0	0	0	11
Russell Township									
October 2006	14	0	0	0	0	0	0	0	14
October 2005	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
October 2006	243	52	82	0	16	0	3	0	454
October 2005	280	34	107	0	36	28	5	0	490

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

**Table I.1: Housing Activity Summary by Submarket
October 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Ottawa City									
October 2006	54	22	70	0	13	80	4	62	305
October 2005	94	26	109	0	20	63	9	155	476
Ottawa, Vanier, Rockcliffe									
October 2006	7	6	11	0	5	27	3	62	121
October 2005	18	1	25	0	4	63	3	145	259
Nepean inside greenbelt									
October 2006	0	5	0	0	0	46	0	0	51
October 2005	0	0	0	0	4	0	0	0	4
Nepean outside greenbelt									
October 2006	6	3	18	0	2	6	1	0	36
October 2005	6	5	4	0	3	0	1	0	19
Gloucester inside greenbelt									
October 2006	0	2	0	0	0	0	0	0	2
October 2005	9	9	0	0	3	0	1	0	22
Gloucester outside greenbelt									
October 2006	2	2	18	0	0	0	0	0	22
October 2005	18	11	47	0	0	0	4	0	80
Kanata									
October 2006	3	2	16	0	6	1	0	0	28
October 2005	6	0	24	0	6	0	0	10	46
Cumberland									
October 2006	8	1	5	0	0	0	0	0	14
October 2005	14	0	8	0	0	0	0	0	22
Goulbourn									
October 2006	9	1	2	0	0	0	0	0	12
October 2005	8	0	1	0	0	0	0	0	9
West Carleton									
October 2006	3	0	0	0	0	0	0	0	3
October 2005	2	0	0	0	0	0	0	0	2
Rideau									
October 2006	4	0	0	0	0	0	0	0	4
October 2005	1	0	0	0	0	0	0	0	1
Osgoode									
October 2006	12	0	0	0	0	0	0	0	12
October 2005	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
October 2006	0	1	0	0	0	0	0	0	1
October 2005	4	0	3	0	0	0	0	0	7
Russell Township									
October 2006	7	0	0	0	0	0	0	0	7
October 2005	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
October 2006	61	23	70	0	13	80	4	62	313
October 2005	104	26	112	0	20	63	9	155	489

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

**Table 2: Starts by Submarket and by Dwelling Type
October 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	% Change
	Ottawa City	237	201	38	32	141	216	40	69	456	518
Ottawa, Vanier, Rockcliffe	15	13	6	2	0	32	0	11	21	58	-63.8
Nepean inside greenbelt	1	4	6	0	0	35	0	0	7	39	-82.1
Nepean outside greenbelt	66	36	0	0	34	40	24	0	124	76	63.2
Gloucester inside greenbelt	2	3	6	0	0	0	0	0	8	3	166.7
Gloucester outside greenbelt	26	21	2	14	26	27	0	0	54	62	-12.9
Kanata	37	31	6	2	30	59	0	58	73	150	-51.3
Cumberland	33	38	0	8	25	23	16	0	74	69	7.2
Goulbourn	21	10	12	6	26	0	0	0	59	16	**
West Carleton	9	21	0	0	0	0	0	0	9	21	-57.1
Rideau	6	4	0	0	0	0	0	0	6	4	50.0
Osgoode	21	20	0	0	0	0	0	0	21	20	5.0
Clarence-Rockland City	10	5	0	0	0	0	0	0	10	5	100.0
Russell Township	6	10	0	0	0	0	0	0	6	10	-40.0
Ottawa-Gatineau CMA (Ontario Portion)	253	216	38	32	141	216	40	69	472	533	-11.4

**Table 2.1: Starts by Submarket and by Dwelling Type
January - October 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
	Ottawa City	1,788	1,781	296	186	1,492	1,362	978	607	4,554	3,936
Ottawa, Vanier, Rockcliffe	110	116	50	34	107	119	738	481	1,005	750	34.0
Nepean inside greenbelt	19	15	30	2	6	124	2	0	57	141	-59.6
Nepean outside greenbelt	425	383	28	34	410	303	120	24	983	744	32.1
Gloucester inside greenbelt	18	23	10	22	14	0	0	26	42	71	-40.8
Gloucester outside greenbelt	198	193	120	42	305	186	16	0	639	421	51.8
Kanata	204	193	38	12	305	279	30	58	577	542	6.5
Cumberland	342	326	4	34	265	351	72	0	683	711	-3.9
Goulbourn	237	230	16	6	80	0	0	18	333	254	31.1
West Carleton	77	131	0	0	0	0	0	0	77	131	-41.2
Rideau	25	48	0	0	0	0	0	0	25	48	-47.9
Osgoode	133	123	0	0	0	0	0	0	133	123	8.1
Clarence-Rockland City	113	101	14	6	4	6	0	33	131	146	-10.3
Russell Township	86	95	0	8	0	0	0	0	86	103	-16.5
Ottawa-Gatineau CMA (Ontario Portion)	1,987	1,977	310	200	1,496	1,368	978	640	4,771	4,185	14.0

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Ottawa City	115	153	26	38	40	11	0	0
Ottawa, Vanier, Rockcliffe	0	32	0	0	0	11	0	0
Nepean inside greenbelt	0	0	0	35	0	0	0	0
Nepean outside greenbelt	34	40	0	0	24	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	24	26	3	0	0	0	0
Kanata	30	34	0	0	0	0	0	0
Cumberland	25	23	0	0	16	0	0	0
Goulbourn	26	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	115	153	26	38	40	11	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ottawa City	1,451	1,296	41	41	954	523	24	26
Ottawa, Vanier, Rockcliffe	98	116	9	3	732	473	6	8
Nepean inside greenbelt	6	89	0	35	0	0	2	0
Nepean outside greenbelt	410	303	0	0	120	24	0	0
Gloucester inside greenbelt	14	0	0	0	0	26	0	0
Gloucester outside greenbelt	273	183	32	3	0	0	16	0
Kanata	305	254	0	0	30	0	0	0
Cumberland	265	351	0	0	72	0	0	0
Goulbourn	80	0	0	0	0	0	0	18
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	6	0	0	0	0	0	33
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,455	1,302	41	41	954	523	24	59

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Ottawa City	390	362	40	35	26	38	456	518
Ottawa, Vanier, Rockcliffe	21	47	0	11	0	0	21	58
Nepean inside greenbelt	7	4	0	0	0	35	7	39
Nepean outside greenbelt	100	76	24	0	0	0	124	76
Gloucester inside greenbelt	8	3	0	0	0	0	8	3
Gloucester outside greenbelt	28	59	0	0	26	3	54	62
Kanata	73	43	0	24	0	0	73	150
Cumberland	58	69	16	0	0	0	74	69
Goulbourn	59	16	0	0	0	0	59	16
West Carleton	9	21	0	0	0	0	9	21
Rideau	6	4	0	0	0	0	6	4
Osgoode	21	20	0	0	0	0	21	20
Clarence-Rockland City	10	5	0	0	0	0	10	5
Russell Township	6	10	0	0	0	0	6	10
Ottawa-Gatineau CMA (Ontario Portion)	406	377	40	35	26	38	472	533

**Table 2.5: Starts by Submarket and by Intended Market
January - October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ottawa City	3,361	2,988	1,128	798	65	67	4,554	3,936
Ottawa, Vanier, Rockcliffe	250	269	740	470	15	11	1,005	750
Nepean inside greenbelt	55	54	0	52	2	35	57	141
Nepean outside greenbelt	795	623	188	121	0	0	983	744
Gloucester inside greenbelt	42	45	0	26	0	0	42	71
Gloucester outside greenbelt	571	418	20	0	48	3	639	421
Kanata	517	402	60	57	0	0	577	542
Cumberland	563	639	120	72	0	0	683	711
Goulbourn	333	236	0	0	0	18	333	254
West Carleton	77	131	0	0	0	0	77	131
Rideau	25	48	0	0	0	0	25	48
Osgoode	133	123	0	0	0	0	133	123
Clarence-Rockland City	131	113	0	0	0	33	131	146
Russell Township	86	103	0	0	0	0	86	103
Ottawa-Gatineau CMA (Ontario Portion)	3,578	3,204	1,128	798	65	100	4,771	4,185

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
October 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	% Change
Ottawa City	209	260	44	38	101	144	58	28	412	470	-12.3
Ottawa, Vanier, Rockcliffe	9	19	6	2	0	23	0	0	15	44	-65.9
Nepean inside greenbelt	2	2	4	0	0	0	0	0	6	2	200.0
Nepean outside greenbelt	61	52	8	6	36	30	0	0	105	88	19.3
Gloucester inside greenbelt	6	4	4	8	0	0	0	0	10	12	-16.7
Gloucester outside greenbelt	19	52	20	12	40	44	0	0	79	108	-26.9
Kanata	18	16	0	2	16	31	58	0	92	49	87.8
Cumberland	42	57	2	8	9	16	0	28	53	109	-51.4
Goulbourn	16	32	0	0	0	0	0	0	16	32	-50.0
West Carleton	13	7	0	0	0	0	0	0	13	7	85.7
Rideau	3	2	0	0	0	0	0	0	3	2	50.0
Osgoode	20	17	0	0	0	0	0	0	20	17	17.6
Clarence-Rockland City	20	11	8	0	0	0	0	0	28	11	154.5
Russell Township	14	9	0	0	0	0	0	0	14	9	55.6
Ottawa-Gatineau CMA (Ontario Portion)	243	280	52	38	101	144	58	28	454	490	-7.3

**Table 3.1: Completions by Submarket and by Dwelling Type
January - October 2006**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Ottawa City	1,718	1,974	298	216	1,404	1,706	738	984	4,158	4,880	-14.8
Ottawa, Vanier, Rockcliffe	103	78	52	26	131	240	367	931	653	1,275	-48.8
Nepean inside greenbelt	15	8	6	0	112	33	141	0	274	41	**
Nepean outside greenbelt	345	454	26	48	361	345	84	1	816	848	-3.8
Gloucester inside greenbelt	24	40	24	34	0	35	26	0	74	109	-32.1
Gloucester outside greenbelt	187	257	136	60	258	352	28	0	609	669	-9.0
Kanata	202	225	14	10	286	304	58	0	560	539	3.9
Cumberland	349	394	26	38	247	375	16	52	638	859	-25.7
Goulbourn	198	259	14	0	9	22	18	0	239	281	-14.9
West Carleton	118	90	0	0	0	0	0	0	118	90	31.1
Rideau	41	28	0	0	0	0	0	0	41	28	46.4
Osgoode	136	141	0	0	0	0	0	0	136	141	-3.5
Clarence-Rockland City	93	79	16	2	0	6	57	3	166	90	84.4
Russell Township	97	83	4	4	0	8	0	0	101	95	6.3
Ottawa-Gatineau CMA (Ontario Portion)	1,908	2,136	318	222	1,404	1,720	795	987	4,425	5,065	-12.6

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Ottawa City	98	141	3	3	0	28	0	0
Ottawa, Vanier, Rockcliffe	0	20	0	3	0	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	36	30	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	37	44	3	0	0	0	0	0
Kanata	16	31	0	0	0	0	0	0
Cumberland	9	16	0	0	0	28	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	98	141	3	3	0	28	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - October 2006**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ottawa City	1,311	1,625	68	81	618	748	62	236
Ottawa, Vanier, Rockcliffe	128	234	3	6	323	696	44	235
Nepean inside greenbelt	53	33	59	0	141	0	0	0
Nepean outside greenbelt	361	345	0	0	84	0	0	1
Gloucester inside greenbelt	0	26	0	9	26	0	0	0
Gloucester outside greenbelt	252	286	6	66	28	0	0	0
Kanata	261	304	0	0	0	0	0	0
Cumberland	247	375	0	0	16	52	0	0
Goulbourn	9	22	0	0	0	0	18	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	6	0	0	30	0	27	3
Russell Township	0	8	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,311	1,639	68	81	648	748	89	239

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005	Oct 2006	Oct 2005
Ottawa City	335	401	16	64	3	5	412	470
Ottawa, Vanier, Rockcliffe	15	31	0	8	0	5	15	44
Nepean inside greenbelt	6	2	0	0	0	0	6	2
Nepean outside greenbelt	105	62	0	26	0	0	105	88
Gloucester inside greenbelt	10	12	0	0	0	0	10	12
Gloucester outside greenbelt	76	108	0	0	3	0	79	108
Kanata	18	47	16	2	0	0	92	49
Cumberland	53	81	0	28	0	0	53	109
Goulbourn	16	32	0	0	0	0	16	32
West Carleton	13	7	0	0	0	0	13	7
Rideau	3	2	0	0	0	0	3	2
Osgoode	20	17	0	0	0	0	20	17
Clarence-Rockland City	28	11	0	0	0	0	28	11
Russell Township	14	9	0	0	0	0	14	9
Ottawa-Gatineau CMA (Ontario Portion)	377	421	16	64	3	5	454	490

**Table 3.5: Completions by Submarket and by Intended Market
January - October 2006**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ottawa City	3,113	3,379	828	1,175	134	326	4,158	4,880
Ottawa, Vanier, Rockcliffe	267	272	335	757	51	246	653	1,275
Nepean inside greenbelt	34	8	181	33	59	0	274	41
Nepean outside greenbelt	662	768	154	79	0	1	816	848
Gloucester inside greenbelt	48	72	26	26	0	11	74	109
Gloucester outside greenbelt	575	601	28	0	6	68	609	669
Kanata	401	415	76	124	0	0	560	539
Cumberland	610	703	28	156	0	0	638	859
Goulbourn	221	281	0	0	18	0	239	281
West Carleton	118	90	0	0	0	0	118	90
Rideau	41	28	0	0	0	0	41	28
Osgoode	136	141	0	0	0	0	136	141
Clarence-Rockland City	109	84	30	0	27	6	166	90
Russell Township	101	95	0	0	0	0	101	95
Ottawa-Gatineau CMA (Ontario Portion)	3,323	3,558	858	1,175	161	332	4,425	5,065

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
October 2006	8	3.8	32	15.4	85	40.9	52	25.0	31	14.9	208	380,900	411,340
October 2005	9	3.9	44	19.0	132	57.1	35	15.2	11	4.8	231	346,900	364,410
Year-to-date 2006	40	2.3	312	18.1	815	47.2	363	21.0	198	11.5	1,728	363,200	394,166
Year-to-date 2005	85	4.3	381	19.4	1,112	56.7	263	13.4	120	6.1	1,961	340,000	359,843
Ottawa, Vanier, Rockcliffe													
October 2006	0	0.0	0	0.0	1	12.5	1	12.5	6	75.0	8	--	--
October 2005	0	0.0	0	0.0	9	64.3	3	21.4	2	14.3	14	363,900	419,464
Year-to-date 2006	0	0.0	3	2.7	37	33.3	19	17.1	52	46.8	111	485,400	517,040
Year-to-date 2005	1	1.4	3	4.1	43	58.9	14	19.2	12	16.4	73	372,900	444,337
Nepean inside greenbelt													
October 2006	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
October 2005	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	4	26.7	10	66.7	1	6.7	15	425,000	421,593
Year-to-date 2005	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	8	--	--
Nepean outside greenbelt													
October 2006	0	0.0	8	12.3	24	36.9	29	44.6	4	6.2	65	408,900	409,269
October 2005	0	0.0	6	12.2	34	69.4	6	12.2	3	6.1	49	361,900	379,086
Year-to-date 2006	0	0.0	55	15.9	174	50.3	90	26.0	27	7.8	346	358,900	387,950
Year-to-date 2005	1	0.2	94	20.7	263	57.9	73	16.1	23	5.1	454	342,900	358,190
Gloucester inside greenbelt													
October 2006	0	0.0	1	16.7	3	50.0	2	33.3	0	0.0	6	--	--
October 2005	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2006	0	0.0	2	7.1	11	39.3	13	46.4	2	7.1	28	406,200	425,154
Year-to-date 2005	0	0.0	2	6.1	23	69.7	3	9.1	5	15.2	33	338,800	435,842
Gloucester outside greenbelt													
October 2006	1	5.3	0	0.0	16	84.2	0	0.0	2	10.5	19	349,500	370,358
October 2005	0	0.0	1	2.2	39	84.8	6	13.0	0	0.0	46	349,400	353,667
Year-to-date 2006	3	1.6	15	7.8	143	74.5	24	12.5	7	3.6	192	369,450	369,191
Year-to-date 2005	4	1.6	27	10.6	203	79.6	20	7.8	1	0.4	255	340,900	347,454
Kanata													
October 2006	0	0.0	4	23.5	8	47.1	2	11.8	3	17.6	17	357,900	380,553
October 2005	0	0.0	6	42.9	5	35.7	2	14.3	1	7.1	14	329,900	339,293
Year-to-date 2006	0	0.0	51	25.2	84	41.6	44	21.8	23	11.4	202	346,650	380,520
Year-to-date 2005	3	1.3	31	13.2	130	55.6	46	19.7	24	10.3	234	355,900	386,424
Cumberland													
October 2006	7	17.1	16	39.0	16	39.0	2	4.9	0	0.0	41	289,600	307,610
October 2005	6	12.2	27	55.1	16	32.7	0	0.0	0	0.0	49	289,600	292,667
Year-to-date 2006	28	8.0	132	37.5	155	44.0	32	9.1	5	1.4	352	309,500	322,349
Year-to-date 2005	48	12.4	153	39.6	166	43.0	13	3.4	6	1.6	386	298,900	310,088
Goulbourn													
October 2006	0	0.0	2	12.5	6	37.5	7	43.8	1	6.3	16	379,400	380,288
October 2005	0	0.0	2	6.3	20	62.5	10	31.3	0	0.0	32	388,900	376,306
Year-to-date 2006	1	0.5	21	10.8	104	53.3	59	30.3	10	5.1	195	374,500	381,642
Year-to-date 2005	5	1.9	38	14.7	171	66.0	37	14.3	8	3.1	259	348,900	356,607

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
October 2006**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$250,000		\$250,000 - \$299,999		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
October 2006	0	0.0	0	0.0	2	15.4	5	38.5	6	46.2	13	485,000	555,454
October 2005	1	14.3	0	0.0	1	14.3	3	42.9	2	28.6	7	--	--
Year-to-date 2006	4	3.4	7	6.0	35	29.9	46	39.3	25	21.4	117	436,500	479,396
Year-to-date 2005	7	7.7	7	7.7	30	33.0	32	35.2	15	16.5	91	412,000	414,612
Rideau													
October 2006	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
October 2005	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2006	1	2.6	9	23.7	21	55.3	2	5.3	5	13.2	38	327,500	372,355
Year-to-date 2005	4	13.8	4	13.8	15	51.7	3	10.3	3	10.3	29	325,000	350,324
Osgoode													
October 2006	0	0.0	0	0.0	7	38.9	2	11.1	9	50.0	18	499,950	618,678
October 2005	2	15.4	1	7.7	3	23.1	5	38.5	2	15.4	13	425,000	482,754
Year-to-date 2006	3	2.3	17	12.9	47	35.6	24	18.2	41	31.1	132	399,450	495,406
Year-to-date 2005	12	8.6	22	15.8	64	46.0	18	12.9	23	16.5	139	345,900	388,517
Clarence-Rockland City													
October 2006	4	20.0	12	60.0	4	20.0	0	0.0	0	0.0	20	269,500	275,935
October 2005	4	57.1	1	14.3	2	28.6	0	0.0	0	0.0	7	--	--
Year-to-date 2006	39	40.2	43	44.3	11	11.3	2	2.1	2	2.1	97	255,000	270,336
Year-to-date 2005	50	65.8	20	26.3	5	6.6	1	1.3	0	0.0	76	239,000	242,568
Russell Township													
October 2006	0	0.0	6	60.0	4	40.0	0	0.0	0	0.0	10	289,550	295,590
October 2005	1	12.5	5	62.5	2	25.0	0	0.0	0	0.0	8	--	--
Year-to-date 2006	16	16.8	55	57.9	20	21.1	3	3.2	1	1.1	95	289,000	290,473
Year-to-date 2005	22	27.2	51	63.0	7	8.6	1	1.2	0	0.0	81	279,000	274,011
Ottawa-Gatineau CMA (Ontario portion)													
October 2006	12	5.0	50	21.0	93	39.1	52	21.8	31	13.0	238	366,500	395,098
October 2005	14	5.7	50	20.3	136	55.3	35	14.2	11	4.5	246	342,400	358,871
Year-to-date 2006	95	4.9	410	21.4	846	44.1	368	19.2	201	10.5	1,920	351,900	382,779
Year-to-date 2005	157	7.4	452	21.3	1,124	53.1	265	12.5	120	5.7	2,118	335,900	352,404

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
October 2006**

Submarket	Oct 2006	Oct 2005	% Change	YTD 2006	YTD 2005	% Change
Ottawa City	411,340	364,410	12.9	394,166	359,843	9.5
Ottawa, Vanier, Rockcliffe	--	419,464	n/a	517,040	444,337	16.4
Nepean inside greenbelt	--	--	n/a	421,593	--	n/a
Nepean outside greenbelt	409,269	379,086	8.0	387,950	358,190	8.3
Gloucester inside greenbelt	--	--	n/a	425,154	435,842	-2.5
Gloucester outside greenbelt	370,358	353,667	4.7	369,191	347,454	6.3
Kanata	380,553	339,293	12.2	380,520	386,424	-1.5
Cumberland	307,610	292,667	5.1	322,349	310,088	4.0
Goulbourn	380,288	376,306	1.1	381,642	356,607	7.0
West Carleton	555,454	--	n/a	479,396	414,612	15.6
Rideau	--	--	n/a	372,355	350,324	6.3
Osgoode	618,678	482,754	28.2	495,406	388,517	27.5
Clarence-Rockland City	275,935	--	n/a	270,336	242,568	11.4
Russell Township	295,590	--	n/a	290,473	274,011	6.0
Ottawa-Gatineau CMA (Ontario Portion)	395,098	358,871	10.1	382,779	352,404	8.6

Source: CMHC (Market Absorption Survey)

**Table 5: MLS[®] Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
October 2006**

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2005	January	646	-0.9	1,110	1,689	1,937	57.3	242,934	5.7	246,686
	February	933	-3.5	1,070	1,855	1,925	55.6	240,533	4.9	242,630
	March	1,120	-20.4	975	2,367	1,946	50.1	248,865	4.9	245,052
	April	1,440	-4.7	1,125	2,758	2,174	51.7	247,681	2.8	245,252
	May	1,564	-4.6	1,072	2,691	1,958	54.7	248,436	2.1	244,400
	June	1,494	2.0	1,179	2,448	2,003	58.9	254,725	4.6	247,067
	July	1,215	-0.2	1,129	2,052	2,022	55.8	250,996	5.2	248,772
	August	1,264	18.4	1,168	2,082	2,007	58.2	243,419	4.3	251,185
	September	1,111	12.4	1,178	2,141	2,068	57.0	248,128	3.9	248,845
	October	946	-3.4	1,077	1,741	1,919	56.1	249,895	5.3	252,556
	November	931	2.6	1,122	1,491	2,068	54.3	251,756	5.3	255,408
	December	636	-3.0	1,095	828	2,116	51.7	248,748	5.6	251,726
2006	January	659	2.0	1,082	1,844	2,054	52.7	245,787	1.2	250,454
	February	1,002	7.4	1,153	2,026	2,105	54.8	250,689	4.2	253,929
	March	1,337	19.4	1,159	2,511	2,085	55.6	255,550	2.7	256,068
	April	1,469	2.0	1,161	2,528	2,087	55.6	263,122	6.2	257,941
	May	1,683	7.6	1,144	2,907	2,051	55.8	260,219	4.7	256,921
	June	1,624	8.7	1,219	2,324	1,927	63.3	260,458	2.3	253,572
	July	1,254	3.2	1,155	1,944	1,894	61.0	254,596	1.4	254,233
	August	1,261	-0.2	1,183	1,970	1,951	60.6	262,607	7.9	261,542
	September	1,101	-0.9	1,183	1,979	1,958	60.4	255,631	3.0	257,704
	October	1,028	8.7	1,137	1,682	1,870	60.8	259,397	3.8	262,160
	November									
	December									
	Q3 2005	3,590	9.7		6,275			247,441	4.4	
	Q3 2006	3,616	0.7		5,893			257,705	4.1	
	YTD 2005	11,733	-1.4		21,824			248,067	4.1	
	YTD 2006	12,418	5.8		21,715			257,756	3.9	

MLS[®] is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS[®])

**Table 6: Economic Indicators
October 2006**

		Interest Rates			NHPI Total % chg Ottawa- Gatineau CMA (Ontario Portion) 1997=100	CPI	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			Average Weekly Earnings (\$)
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2005	January	643	4.80	6.05	1.52	1.28	469	6.3	71.8	828
	February	643	4.80	6.05	1.52	1.29	469	6.4	71.8	829
	March	655	5.05	6.25	1.52	1.30	467	6.6	71.6	832
	April	643	4.90	6.05	1.52	1.30	467	6.8	71.7	831
	May	637	4.85	5.95	1.53	1.30	465	7.2	71.6	829
	June	622	4.75	5.70	1.54	1.30	462	7.1	70.9	835
	July	628	4.90	5.80	1.55	1.30	458	7.2	70.3	836
	August	628	5.00	5.80	1.55	1.31	456	7.4	70.1	840
	September	628	5.00	5.80	1.56	1.32	457	7.2	70.1	844
	October	640	5.25	6.00	1.57	1.31	461	6.6	70.2	845
	November	649	5.60	6.15	1.56	1.31	465	5.9	70.2	847
	December	658	5.80	6.30	1.56	1.31	471	5.3	70.6	852
2006	January	658	5.80	6.30	1.57	1.32	477	5.2	71.3	859
	February	667	5.85	6.45	1.57	1.31	483	5.0	72.1	868
	March	667	6.05	6.45	1.57	1.32	488	5.0	72.7	873
	April	685	6.25	6.75	1.57	1.33	491	4.8	73.1	871
	May	685	6.25	6.75	1.58	1.33	493	4.7	73.2	867
	June	697	6.60	6.95	1.58	1.33	493	4.6	73.1	867
	July	697	6.60	6.95	1.60	1.33	493	4.8	73.1	872
	August	691	6.40	6.85	1.60	1.33	492	4.9	73.0	873
	September	682	6.40	6.70	1.61	1.32	487	5.1	72.5	873
	October	688	6.40	6.80		1.32	478	5.2	71.1	873
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHP" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), 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 2001 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 modelled 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 large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

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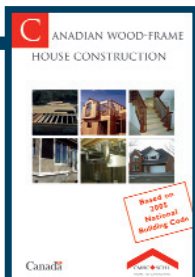
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