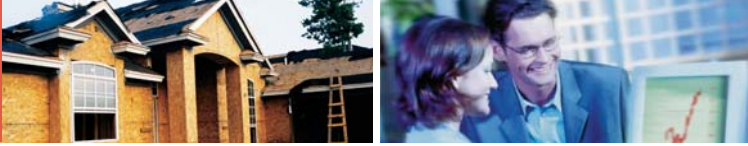


HOUSING NOW

Ottawa



Date Released: January 2007

New Home Market

Ottawa Registers Relatively Strong Home Construction

Housing construction was relatively strong in 2006. In the Ottawa metropolitan area, 5,875 dwellings were started in the last year, or 18 per cent more than during the same period in 2005. December starts brought the annual multiple-family home total to 3,395 units, up by 29 per cent over the level recorded in 2005. In 2006, 2,480 single-detached houses got under way, for an increase of six per cent over 2005.

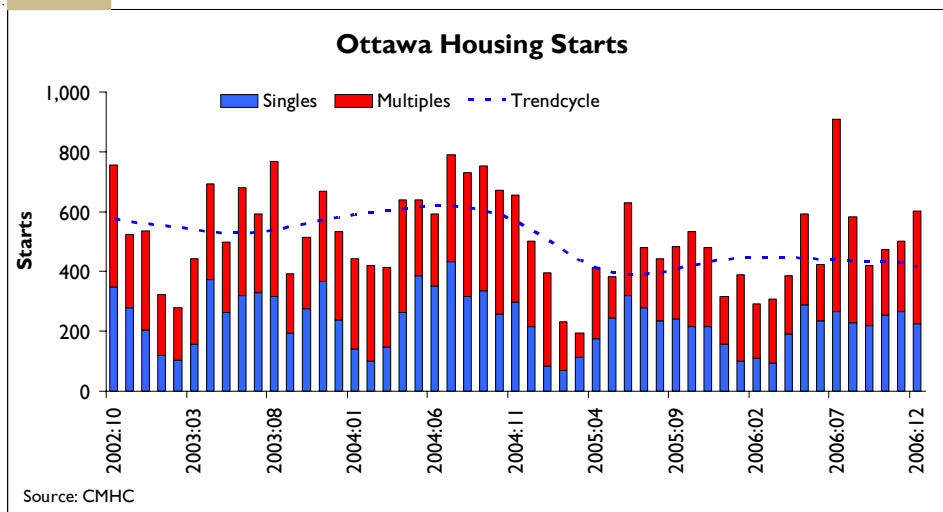
The gain in home starts was attributable in part to the good performance of the job market. Rising single-detached home prices, however, have driven some consumers out of the new single detached home segment into higher-density housing projects. That's why Ottawa recorded a greater proportion of multiple-family home starts last year.

As for the submarkets, annual results show Goulbourn had the strongest increase in starts (+73 per cent), followed by Gloucester (+40 per cent), Ottawa (+35 per cent), Nepean (+16 per cent), Osgoode

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MLS Residential Activity
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Figure 1



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(+6 per cent), Cumberland (+5 per cent) and Kanata (+3 per cent). Only Rideau Township (-40 per cent) and the outlying area (-22 per cent) ended the year with lower levels than in 2005.

Monthly home starts ended the year on a high note in both the multiple-family and single detached home segments. In December 2006, construction got under way on 376 multiple housing units. Despite the high prices for single-detached houses, 227 new units of this type were started in December, compared to 158 one year earlier.

It was again the former municipality of Goulbourn that posted the greatest year-over-year increase with a total of 105 starts in December. Ottawa, Cumberland, Gloucester, Nepean, Kanata and the outlying area also registered gains. In Osgoode and Rideau Township, starts activity declined in relation to December 2005.

Resale Market

Resale Market Sets a New Record in 2006

Ottawa's resale market was very active last year. Economic and financial factors contributed to the strong demand for existing homes. Employ-

ment levels, which reached unprecedented highs in 2006, combined with still-affordable mortgage rates to support demand for homes. Many households turned to existing properties, which kept activity in the resale market vigorous. Home sales reached a new high of 13,833 units, up by 5.7 per cent from their 2005 levels.

A more modest increase of the average selling price in 2006 is attributable to a slightly looser market. The average MLS price reached \$255,764 in 2006, 4.6 per cent higher than in 2005. Market classification indicators, such as the sales-to-new listings ratio, suggest that while the Ottawa resale home market is in the sellers' market range, it is not far from balanced market territory. The supply of properties for sale is higher than at the beginning of the millennium. However a steady demand for homes is keeping the pressure on home prices up.

Ottawa's average home price, in real inflation-adjusted terms, is as high as it has ever been. Despite the high home prices, however, relatively low mortgage rates kept mortgage carrying costs reasonable and were the main factor prompting households to turn to homeownership. In the late 1980s, for example, the situation was reversed. Ottawa's average home price was lower. Higher interest rates

at that time were responsible for higher mortgage payments in inflation-adjusted terms, and those led to slow home sales through the first half of the 1990s.

Certain home types and sub-markets performed better than others. Semi-detached homes and row houses recorded the greatest average price increase between 2005 and 2006, 5.8 per cent and 6.7 per cent growth respectively. With an average selling price lower than that of a single detached home, and generally with more space than an apartment unit, semi-detached homes and row houses are popular home types in urban areas

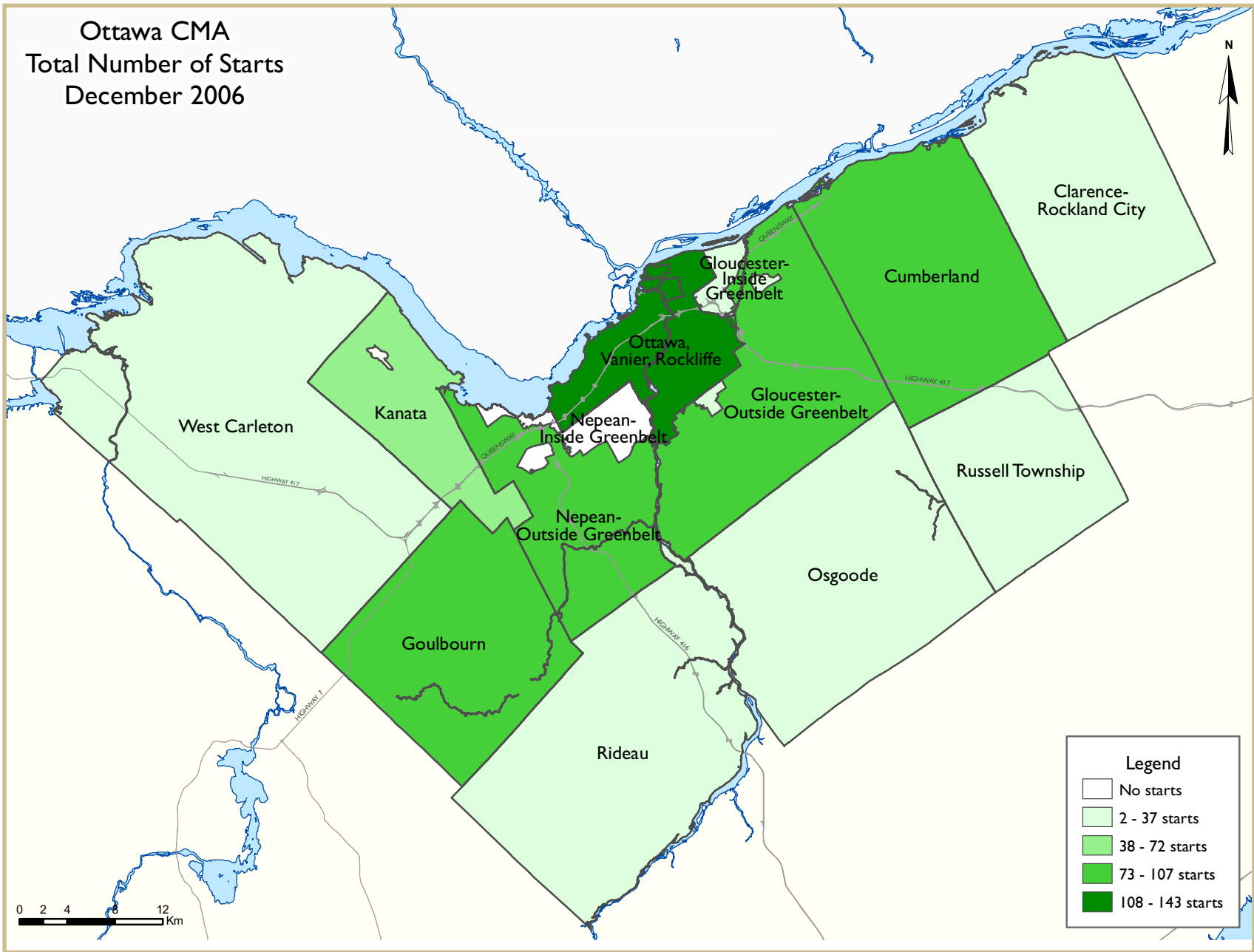
Between 2005 and 2006, the Downtown area and the East End showed the strongest existing home sales increases, up over 12 per cent in both areas. Only the West End recorded a sales decrease (six per cent). On the price side, Kanata-Stittsville showed the strongest annual growth in prices, with an increase of 5.9 per cent. The West End followed with a 5.6 per cent price hike. Yet this is the only area where the sales were down last year. Given these figures, the demand for housing can be considered still strong in the Downtown and West End sectors in 2006.

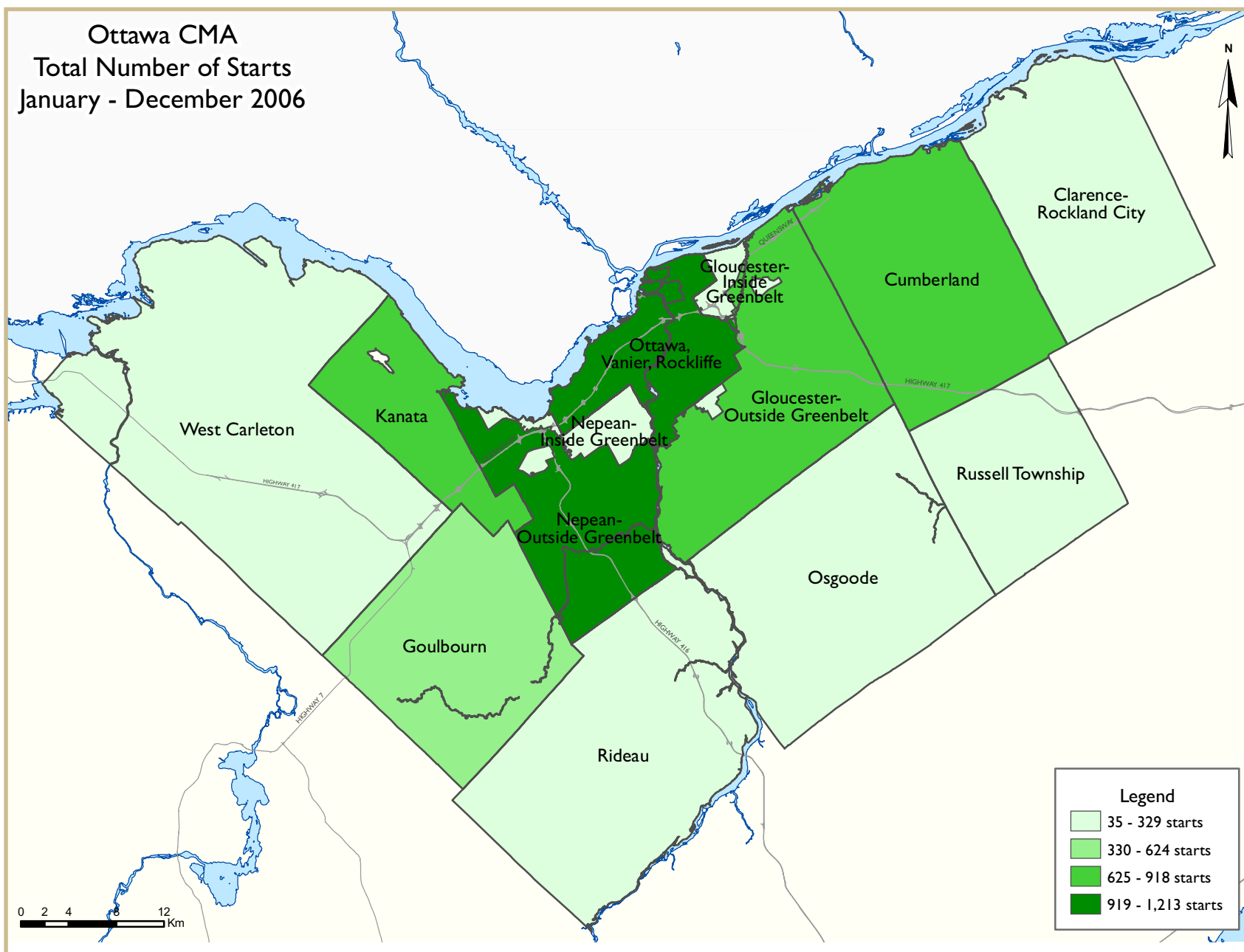
Figure 2

UNIT TYPE	SALES						PRICES(\$)					
	DECEMBER			YEAR-TO-DATE			DECEMBER			YEAR-TO-DATE		
	2006	2005	% Chg.	2006	2005	% Chg.	2006	2005	% Chg.	2006	2005	% Chg.
SINGLE DETACHED	373	366	1.9	8,155	7,772	4.9	286,644	272,663	5.1	287,191	273,735	4.9
Bungalow	129	110	17.3	2,363	2,244	5.3	258,887	237,356	9.1	253,299	240,491	5.3
Two-Storey	145	168	-13.7	3,960	3,800	4.2	333,541	308,873	8.0	319,847	302,989	5.6
Other	99	88	12.5	1,832	1,728	6.0	254,125	247,670	2.6	260,320	252,574	3.1
ROW	97	91	6.6	1,938	1,917	1.1	224,512	214,445	4.7	231,039	218,474	5.8
SEMI	37	38	-2.6	848	797	6.4	252,360	219,762	14.8	248,002	232,457	6.7
CONDOMINIUM	175	120	45.8	2,892	2,603	11.1	177,080	176,402	0.4	185,990	180,033	3.3
Apartment	80	58	37.9	1,355	1,184	14.4	189,731	183,950	3.1	203,629	195,245	4.3
Row	94	62	51.6	1,505	1,399	7.6	166,090	169,341	-1.9	169,711	166,296	2.1
Other	1	0	n/a	32	20	60.0	198,000	n/a	n/a	204,781	240,375	-14.8
TOTAL	682	615	10.9	13,833	13,089	5.7	247,833	241,998	2.4	255,764	244,493	4.6

Source: Ottawa Real Estate Board

Ottawa CMA
 Total Number of Starts
 December 2006





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
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 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)
December 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
December 2006	227	18	155	0	3	160	40	0	603
December 2005	158	64	70	0	12	12	0	0	316
% Change	43.7	-71.9	121.4	n/a	-75.0	**	n/a	n/a	90.8
Year-to-date 2006	2,480	383	1,532	0	189	1,183	84	24	5,875
Year-to-date 2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
UNDER CONSTRUCTION									
December 2006	1,369	191	838	0	42	1,629	81	23	4,173
December 2005	1,219	192	754	0	193	1,023	62	92	3,618
% Change	12.3	-0.5	11.1	n/a	-78.2	59.2	30.6	-75.0	15.3
COMPLETIONS									
December 2006	248	36	150	0	11	22	3	0	470
December 2005	257	24	83	0	24	0	0	6	394
% Change	-3.5	50.0	80.7	n/a	-54.2	n/a	n/a	-100.0	19.3
Year-to-date 2006	2,325	380	1,410	0	225	712	75	91	5,301
Year-to-date 2005	2,640	252	1,408	0	490	899	112	245	6,046
% Change	-11.9	50.8	0.1	n/a	-54.1	-20.8	-33.0	-62.9	-12.3
COMPLETED & NOT ABSORBED									
December 2006	59	24	64	0	12	79	3	56	297
December 2005	164	32	110	0	17	91	6	133	553
% Change	-64.0	-25.0	-41.8	n/a	-29.4	-13.2	-50.0	-57.9	-46.3
ABSORBED									
December 2006	242	33	153	0	11	25	3	2	469
December 2005	278	22	89	0	25	4	0	9	427
% Change	-12.9	50.0	71.9	n/a	-56.0	**	n/a	-77.8	9.8
Year-to-date 2006	2,333	378	1,456	0	223	731	19	166	5,306
Year-to-date 2005	2,654	247	1,361	0	500	891	120	249	6,022
% Change	-12.1	53.0	7.0	n/a	-55.4	-18.0	-84.2	-33.3	-11.9

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

**Table I.1: Housing Activity Summary by Submarket
December 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									
December 2006	205	16	155	0	3	160	40	0	579
December 2005	146	64	70	0	12	12	0	0	304
Ottawa, Vanier, Rockcliffe									
December 2006	12	4	28	0	3	96	0	0	143
December 2005	12	12	0	0	12	0	0	0	36
Nepean inside greenbelt									
December 2006	0	0	0	0	0	0	0	0	0
December 2005	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
December 2006	36	0	38	0	0	24	0	0	98
December 2005	22	4	38	0	0	12	0	0	76
Gloucester inside greenbelt									
December 2006	1	0	6	0	0	0	0	0	7
December 2005	0	12	0	0	0	0	0	0	12
Gloucester outside greenbelt									
December 2006	25	2	13	0	0	0	40	0	80
December 2005	14	26	12	0	0	0	0	0	52
Kanata									
December 2006	14	2	17	0	0	12	0	0	45
December 2005	20	0	16	0	0	0	0	0	36
Cumberland									
December 2006	36	2	16	0	0	28	0	0	82
December 2005	29	8	4	0	0	0	0	0	41
Goulbourn									
December 2006	62	6	37	0	0	0	0	0	105
December 2005	18	2	0	0	0	0	0	0	20
West Carleton									
December 2006	9	0	0	0	0	0	0	0	9
December 2005	12	0	0	0	0	0	0	0	12
Rideau									
December 2006	2	0	0	0	0	0	0	0	2
December 2005	7	0	0	0	0	0	0	0	7
Osgoode									
December 2006	8	0	0	0	0	0	0	0	8
December 2005	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
December 2006	14	0	0	0	0	0	0	0	14
December 2005	6	0	0	0	0	0	0	0	6
Russell Township									
December 2006	8	2	0	0	0	0	0	0	10
December 2005	6	0	0	0	0	0	0	0	6
Ottawa-Gatineau CMA (Ontario portion)									
December 2006	227	18	155	0	3	160	40	0	603
December 2005	158	64	70	0	12	12	0	0	316

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

**Table I.1: Housing Activity Summary by Submarket
December 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									
December 2006	1,277	189	838	0	42	1,629	77	23	4,075
December 2005	1,129	182	754	0	193	993	62	65	3,461
Ottawa, Vanier, Rockcliffe									
December 2006	86	43	85	0	3	1,173	8	3	1,401
December 2005	78	42	77	0	12	650	0	47	906
Nepean inside greenbelt									
December 2006	10	22	0	0	0	0	0	0	32
December 2005	10	2	13	0	40	141	59	0	265
Nepean outside greenbelt									
December 2006	319	4	217	0	0	176	0	0	716
December 2005	240	12	227	0	58	48	0	0	585
Gloucester inside greenbelt									
December 2006	26	14	26	0	0	128	0	20	214
December 2005	15	20	0	0	0	154	0	0	189
Gloucester outside greenbelt									
December 2006	120	48	77	0	0	16	69	0	330
December 2005	99	62	136	0	0	0	3	0	300
Kanata									
December 2006	138	24	186	0	23	52	0	0	423
December 2005	164	6	137	0	67	0	0	0	457
Cumberland									
December 2006	209	2	159	0	16	84	0	0	470
December 2005	195	28	164	0	16	0	0	0	403
Goulbourn									
December 2006	197	32	88	0	0	0	0	0	317
December 2005	105	10	0	0	0	0	0	18	133
West Carleton									
December 2006	65	0	0	0	0	0	0	0	65
December 2005	104	0	0	0	0	0	0	0	104
Rideau									
December 2006	25	0	0	0	0	0	0	0	25
December 2005	36	0	0	0	0	0	0	0	36
Osgoode									
December 2006	82	0	0	0	0	0	0	0	82
December 2005	83	0	0	0	0	0	0	0	83
Clarence-Rockland City									
December 2006	64	0	0	0	0	0	4	0	68
December 2005	42	6	0	0	0	30	0	27	105
Russell Township									
December 2006	28	2	0	0	0	0	0	0	30
December 2005	48	4	0	0	0	0	0	0	52
Ottawa-Gatineau CMA (Ontario portion)									
December 2006	1,369	191	838	0	42	1,629	81	23	4,173
December 2005	1,219	192	754	0	193	1,023	62	92	3,618

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

**Table 1.1: Housing Activity Summary by Submarket
December 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									
December 2006	229	34	150	0	11	22	3	0	449
December 2005	239	24	83	0	24	0	0	0	370
Ottawa, Vanier, Rockcliffe									
December 2006	8	2	0	0	0	6	0	0	16
December 2005	23	4	3	0	0	0	0	0	30
Nepean inside greenbelt									
December 2006	2	8	0	0	0	0	0	0	10
December 2005	2	2	0	0	0	0	0	0	4
Nepean outside greenbelt									
December 2006	57	4	73	0	0	0	0	0	134
December 2005	52	8	15	0	24	0	0	0	99
Gloucester inside greenbelt									
December 2006	3	0	0	0	0	0	3	0	6
December 2005	4	0	0	0	0	0	0	0	4
Gloucester outside greenbelt									
December 2006	20	10	22	0	0	0	0	0	52
December 2005	14	6	4	0	0	0	0	0	24
Kanata									
December 2006	36	6	27	0	11	0	0	0	80
December 2005	27	0	27	0	0	0	0	0	54
Cumberland									
December 2006	41	4	4	0	0	16	0	0	65
December 2005	35	4	34	0	0	0	0	0	73
Goulbourn									
December 2006	40	0	24	0	0	0	0	0	64
December 2005	37	0	0	0	0	0	0	0	37
West Carleton									
December 2006	8	0	0	0	0	0	0	0	8
December 2005	27	0	0	0	0	0	0	0	27
Rideau									
December 2006	4	0	0	0	0	0	0	0	4
December 2005	7	0	0	0	0	0	0	0	7
Osgoode									
December 2006	10	0	0	0	0	0	0	0	10
December 2005	11	0	0	0	0	0	0	0	11
Clarence-Rockland City									
December 2006	8	2	0	0	0	0	0	0	10
December 2005	7	0	0	0	0	0	0	6	13
Russell Township									
December 2006	11	0	0	0	0	0	0	0	11
December 2005	11	0	0	0	0	0	0	0	11
Ottawa-Gatineau CMA (Ontario portion)									
December 2006	248	36	150	0	11	22	3	0	470
December 2005	257	24	83	0	24	0	0	6	394

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

**Table I.1: Housing Activity Summary by Submarket
December 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									
December 2006	53	24	64	0	12	79	3	56	291
December 2005	150	32	108	0	17	91	6	133	537
Ottawa, Vanier, Rockcliffe									
December 2006	9	8	6	0	3	33	2	56	117
December 2005	17	3	20	0	3	91	2	123	259
Nepean inside greenbelt									
December 2006	0	7	1	0	0	38	0	0	46
December 2005	0	1	0	0	1	0	0	0	2
Nepean outside greenbelt									
December 2006	5	4	17	0	2	7	1	0	36
December 2005	25	8	5	0	6	0	1	0	45
Gloucester inside greenbelt									
December 2006	0	1	0	0	0	0	0	0	1
December 2005	6	7	0	0	0	0	0	0	13
Gloucester outside greenbelt									
December 2006	2	2	16	0	0	0	0	0	20
December 2005	32	10	37	0	0	0	3	0	82
Kanata									
December 2006	4	1	13	0	7	1	0	0	26
December 2005	12	0	24	0	7	0	0	10	53
Cumberland									
December 2006	6	0	5	0	0	0	0	0	11
December 2005	38	3	21	0	0	0	0	0	62
Goulbourn									
December 2006	11	1	6	0	0	0	0	0	18
December 2005	9	0	1	0	0	0	0	0	10
West Carleton									
December 2006	2	0	0	0	0	0	0	0	2
December 2005	2	0	0	0	0	0	0	0	2
Rideau									
December 2006	5	0	0	0	0	0	0	0	5
December 2005	1	0	0	0	0	0	0	0	1
Osgoode									
December 2006	9	0	0	0	0	0	0	0	9
December 2005	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
December 2006	0	0	0	0	0	0	0	0	0
December 2005	4	0	2	0	0	0	0	0	6
Russell Township									
December 2006	6	0	0	0	0	0	0	0	6
December 2005	10	0	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
December 2006	59	24	64	0	12	79	3	56	297
December 2005	164	32	110	0	17	91	6	133	553

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Ottawa City									
December 2006	222	31	153	0	11	25	3	2	447
December 2005	257	22	88	0	25	4	0	3	399
Ottawa, Vanier, Rockcliffe									
December 2006	7	3	3	0	1	3	0	2	19
December 2005	30	2	7	0	1	4	0	3	47
Nepean inside greenbelt									
December 2006	2	5	0	0	0	3	0	0	10
December 2005	2	1	0	0	2	0	0	0	5
Nepean outside greenbelt									
December 2006	56	3	73	0	0	3	0	0	135
December 2005	52	5	15	0	21	0	0	0	93
Gloucester inside greenbelt									
December 2006	3	1	0	0	0	0	3	0	7
December 2005	4	3	0	0	0	0	0	0	7
Gloucester outside greenbelt									
December 2006	20	9	22	0	0	0	0	0	51
December 2005	15	8	5	0	0	0	0	0	28
Kanata									
December 2006	34	5	31	0	10	0	0	0	80
December 2005	28	0	28	0	1	0	0	0	57
Cumberland									
December 2006	40	5	4	0	0	16	0	0	65
December 2005	38	3	33	0	0	0	0	0	74
Goulbourn									
December 2006	39	0	20	0	0	0	0	0	59
December 2005	37	0	0	0	0	0	0	0	37
West Carleton									
December 2006	7	0	0	0	0	0	0	0	7
December 2005	27	0	0	0	0	0	0	0	27
Rideau									
December 2006	3	0	0	0	0	0	0	0	3
December 2005	7	0	0	0	0	0	0	0	7
Osgoode									
December 2006	11	0	0	0	0	0	0	0	11
December 2005	17	0	0	0	0	0	0	0	17
Clarence-Rockland City									
December 2006	8	2	0	0	0	0	0	0	10
December 2005	7	0	1	0	0	0	0	6	14
Russell Township									
December 2006	12	0	0	0	0	0	0	0	12
December 2005	14	0	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
December 2006	242	33	153	0	11	25	3	2	469
December 2005	278	22	89	0	25	4	0	9	427

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

**Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion)
1997 - 2006**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447
% Change	25.9	128.7	4.5	n/a	50.0	n/a	50.0	-100.0	23.0
1998	2,246	108	1,152	0	8	0	8	93	3,615
% Change	9.4	-3.6	0.5	n/a	-78.4	-100.0	-42.9	**	3.7
1997	2,053	112	1,146	0	37	95	14	28	3,485

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	% Change
Ottawa City	205	146	16	64	198	82	160	12	579	304	90.5
Ottawa, Vanier, Rockcliffe	12	12	4	12	31	12	96	0	143	36	**
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	36	22	0	4	38	38	24	12	98	76	28.9
Gloucester inside greenbelt	1	0	0	12	6	0	0	0	7	12	-41.7
Gloucester outside greenbelt	25	14	2	26	53	12	0	0	80	52	53.8
Kanata	14	20	2	0	17	16	12	0	45	36	25.0
Cumberland	36	29	2	8	16	4	28	0	82	41	100.0
Goulbourn	62	18	6	2	37	0	0	0	105	20	**
West Carleton	9	12	0	0	0	0	0	0	9	12	-25.0
Rideau	2	7	0	0	0	0	0	0	2	7	-71.4
Osgoode	8	12	0	0	0	0	0	0	8	12	-33.3
Clarence-Rockland City	14	6	0	0	0	0	0	0	14	6	133.3
Russell Township	8	6	2	0	0	0	0	0	10	6	66.7
Ottawa-Gatineau CMA (Ontario Portion)	227	158	18	64	198	82	160	12	603	316	90.8

**Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	2,252	2,121	367	286	1,789	1,572	1,219	721	5,627	4,700	19.7
Ottawa, Vanier, Rockcliffe	131	142	61	58	152	141	869	559	1,213	900	34.8
Nepean inside greenbelt	21	16	34	2	6	124	2	0	63	142	-55.6
Nepean outside greenbelt	518	447	28	38	467	384	164	60	1,177	929	26.7
Gloucester inside greenbelt	26	27	14	36	23	0	0	26	63	89	-29.2
Gloucester outside greenbelt	256	220	148	86	358	219	32	0	794	525	51.2
Kanata	242	257	40	12	345	333	52	58	679	660	2.9
Cumberland	419	387	6	44	317	371	100	0	842	802	5.0
Goulbourn	353	266	36	10	121	0	0	18	510	294	73.5
West Carleton	94	153	0	0	0	0	0	0	94	153	-38.6
Rideau	35	58	0	0	0	0	0	0	35	58	-39.7
Osgoode	157	148	0	0	0	0	0	0	157	148	6.1
Clarence-Rockland City	132	122	14	6	4	6	0	33	150	167	-10.2
Russell Township	96	107	2	8	0	0	0	0	98	115	-14.8
Ottawa-Gatineau CMA (Ontario Portion)	2,480	2,350	383	300	1,793	1,578	1,219	754	5,875	4,982	17.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005
Ottawa City	158	82	40	0	160	12	0	0
Ottawa, Vanier, Rockcliffe	31	12	0	0	96	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	38	38	0	0	24	12	0	0
Gloucester inside greenbelt	6	0	0	0	0	0	0	0
Gloucester outside greenbelt	13	12	40	0	0	0	0	0
Kanata	17	16	0	0	12	0	0	0
Cumberland	16	4	0	0	28	0	0	0
Goulbourn	37	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)	158	82	40	0	160	12	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	1,705	1,506	84	41	1,195	637	24	26
Ottawa, Vanier, Rockcliffe	143	138	9	3	863	551	6	8
Nepean inside greenbelt	6	89	0	35	0	0	2	0
Nepean outside greenbelt	467	384	0	0	164	60	0	0
Gloucester inside greenbelt	20	0	3	0	0	26	0	0
Gloucester outside greenbelt	286	216	72	3	16	0	16	0
Kanata	345	308	0	0	52	0	0	0
Cumberland	317	371	0	0	100	0	0	0
Goulbourn	121	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)	1,709	1,512	84	41	1,195	637	24	59

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005
Ottawa City	376	280	163	24	40	0	579	304
Ottawa, Vanier, Rockcliffe	44	24	99	12	0	0	143	36
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	74	64	24	12	0	0	98	76
Gloucester inside greenbelt	7	12	0	0	0	0	7	12
Gloucester outside greenbelt	40	52	0	0	40	0	80	52
Kanata	33	36	12	0	0	0	45	36
Cumberland	54	41	28	0	0	0	82	41
Goulbourn	105	20	0	0	0	0	105	20
West Carleton	9	12	0	0	0	0	9	12
Rideau	2	7	0	0	0	0	2	7
Osgoode	8	12	0	0	0	0	8	12
Clarence-Rockland City	14	6	0	0	0	0	14	6
Russell Township	10	6	0	0	0	0	10	6
Ottawa-Gatineau CMA (Ontario Portion)	400	292	163	24	40	0	603	316

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ottawa City	4,147	3,626	1,372	924	108	67	5,627	4,700
Ottawa, Vanier, Rockcliffe	324	329	874	560	15	11	1,213	900
Nepean inside greenbelt	61	55	0	52	2	35	63	142
Nepean outside greenbelt	953	772	224	157	0	0	1,177	929
Gloucester inside greenbelt	60	63	0	26	3	0	63	89
Gloucester outside greenbelt	670	522	36	0	88	3	794	525
Kanata	589	520	90	57	0	0	679	660
Cumberland	694	730	148	72	0	0	842	802
Goulbourn	510	276	0	0	0	18	510	294
West Carleton	94	153	0	0	0	0	94	153
Rideau	35	58	0	0	0	0	35	58
Osgoode	157	148	0	0	0	0	157	148
Clarence-Rockland City	150	134	0	0	0	33	150	167
Russell Township	98	115	0	0	0	0	98	115
Ottawa-Gatineau CMA (Ontario Portion)	4,395	3,875	1,372	924	108	100	5,875	4,982

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	% Change
Ottawa City	229	239	34	24	164	107	22	0	449	370	21.4
Ottawa, Vanier, Rockcliffe	8	23	2	4	0	3	6	0	16	30	-46.7
Nepean inside greenbelt	2	2	8	2	0	0	0	0	10	4	150.0
Nepean outside greenbelt	57	52	4	8	73	39	0	0	134	99	35.4
Gloucester inside greenbelt	3	4	0	0	3	0	0	0	6	4	50.0
Gloucester outside greenbelt	20	14	10	6	22	4	0	0	52	24	116.7
Kanata	36	27	6	0	38	27	0	0	80	54	48.1
Cumberland	41	35	4	4	4	34	16	0	65	73	-11.0
Goulbourn	40	37	0	0	24	0	0	0	64	37	73.0
West Carleton	8	27	0	0	0	0	0	0	8	27	-70.4
Rideau	4	7	0	0	0	0	0	0	4	7	-42.9
Osgoode	10	11	0	0	0	0	0	0	10	11	-9.1
Clarence-Rockland City	8	7	2	0	0	0	0	6	10	13	-23.1
Russell Township	11	11	0	0	0	0	0	0	11	11	0.0
Ottawa-Gatineau CMA (Ontario Portion)	248	257	36	24	164	107	22	6	470	394	19.3

**Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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	2,103	2,442	362	274	1,728	1,956	807	1,145	5,000	5,817	-14.0
Ottawa, Vanier, Rockcliffe	122	121	60	50	137	281	386	1,092	705	1,544	-54.3
Nepean inside greenbelt	21	11	14	2	118	45	143	0	296	58	**
Nepean outside greenbelt	439	572	36	58	469	407	100	1	1,044	1,038	0.6
Gloucester inside greenbelt	31	48	30	40	3	35	26	0	90	123	-26.8
Gloucester outside greenbelt	219	289	156	68	313	356	28	0	716	713	0.4
Kanata	268	274	20	12	369	359	58	0	715	645	10.9
Cumberland	405	467	32	44	286	451	48	52	771	1,014	-24.0
Goulbourn	261	319	14	0	33	22	18	0	326	341	-4.4
West Carleton	133	125	0	0	0	0	0	0	133	125	6.4
Rideau	46	50	0	0	0	0	0	0	46	50	-8.0
Osgoode	158	166	0	0	0	0	0	0	158	166	-4.8
Clarence-Rockland City	106	101	18	2	0	6	57	9	181	118	53.4
Russell Township	116	99	4	4	0	8	0	0	120	111	8.1
Ottawa-Gatineau CMA (Ontario Portion)	2,325	2,642	384	280	1,728	1,970	864	1,154	5,301	6,046	-12.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005
Ottawa City	161	107	3	0	22	0	0	0
Ottawa, Vanier, Rockcliffe	0	3	0	0	6	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	73	39	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	3	0	0	0	0	0
Gloucester outside greenbelt	22	4	0	0	0	0	0	0
Kanata	38	27	0	0	0	0	0	0
Cumberland	4	34	0	0	16	0	0	0
Goulbourn	24	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	6
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	161	107	3	0	22	0	0	6

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	1,632	1,868	71	88	685	909	64	236
Ottawa, Vanier, Rockcliffe	134	268	3	13	342	857	44	235
Nepean inside greenbelt	59	45	59	0	141	0	2	0
Nepean outside greenbelt	469	407	0	0	100	0	0	1
Gloucester inside greenbelt	0	26	3	9	26	0	0	0
Gloucester outside greenbelt	307	290	6	66	28	0	0	0
Kanata	344	359	0	0	0	0	0	0
Cumberland	286	451	0	0	48	52	0	0
Goulbourn	33	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	9
Russell Township	0	8	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,632	1,882	71	88	715	909	91	245

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005	Dec. 2006	Dec. 2005
Ottawa City	413	346	33	24	3	0	449	370
Ottawa, Vanier, Rockcliffe	10	30	6	0	0	0	16	30
Nepean inside greenbelt	10	4	0	0	0	0	10	4
Nepean outside greenbelt	134	75	0	24	0	0	134	99
Gloucester inside greenbelt	3	4	0	0	3	0	6	4
Gloucester outside greenbelt	52	24	0	0	0	0	52	24
Kanata	69	54	11	0	0	0	80	54
Cumberland	49	73	16	0	0	0	65	73
Goulbourn	64	37	0	0	0	0	64	37
West Carleton	8	27	0	0	0	0	8	27
Rideau	4	7	0	0	0	0	4	7
Osgoode	10	11	0	0	0	0	10	11
Clarence-Rockland City	10	7	0	0	0	6	10	13
Russell Township	11	11	0	0	0	0	11	11
Ottawa-Gatineau CMA (Ontario Portion)	434	364	33	24	3	6	470	394

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ottawa City	3,871	4,083	907	1,389	139	345	5,000	5,817
Ottawa, Vanier, Rockcliffe	303	354	351	925	51	265	705	1,544
Nepean inside greenbelt	54	13	181	45	61	0	296	58
Nepean outside greenbelt	874	930	170	107	0	1	1,044	1,038
Gloucester inside greenbelt	61	86	26	26	3	11	90	123
Gloucester outside greenbelt	682	645	28	0	6	68	716	713
Kanata	541	515	91	130	0	0	715	645
Cumberland	711	858	60	156	0	0	771	1,014
Goulbourn	308	341	0	0	18	0	326	341
West Carleton	133	125	0	0	0	0	133	125
Rideau	46	50	0	0	0	0	46	50
Osgoode	158	166	0	0	0	0	158	166
Clarence-Rockland City	124	106	30	0	27	12	181	118
Russell Township	120	111	0	0	0	0	120	111
Ottawa-Gatineau CMA (Ontario Portion)	4,115	4,300	937	1,389	166	357	5,301	6,046

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2006	2	0.9	29	13.1	110	49.5	54	24.3	27	12.2	222	362,400	402,714
December 2005	3	1.2	37	14.4	130	50.6	51	19.8	36	14.0	257	359,900	393,203
Year-to-date 2006	46	2.2	359	17.0	1,007	47.7	451	21.4	246	11.7	2,109	362,319	396,677
Year-to-date 2005	97	3.9	462	18.8	1,364	55.5	355	14.4	179	7.3	2,457	342,900	365,551
Ottawa, Vanier, Rockcliffe													
December 2006	0	0.0	0	0.0	4	57.1	0	0.0	3	42.9	7	--	--
December 2005	0	0.0	1	3.3	18	60.0	7	23.3	4	13.3	30	368,900	412,803
Year-to-date 2006	0	0.0	3	2.3	41	32.0	20	15.6	64	50.0	128	499,450	523,137
Year-to-date 2005	2	1.7	5	4.2	69	57.5	22	18.3	22	18.3	120	375,900	454,096
Nepean inside greenbelt													
December 2006	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
December 2005	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	4	19.0	16	76.2	1	4.8	21	430,000	429,471
Year-to-date 2005	0	0.0	1	9.1	4	36.4	5	45.5	1	9.1	11	430,000	409,273
Nepean outside greenbelt													
December 2006	0	0.0	7	12.5	26	46.4	15	26.8	8	14.3	56	362,900	412,475
December 2005	0	0.0	9	17.3	22	42.3	6	11.5	15	28.8	52	355,400	433,100
Year-to-date 2006	0	0.0	64	14.6	226	51.5	114	26.0	35	8.0	439	358,900	388,824
Year-to-date 2005	1	0.2	111	19.2	319	55.3	103	17.9	43	7.5	577	347,900	368,072
Gloucester inside greenbelt													
December 2006	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
December 2005	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
Year-to-date 2006	0	0.0	2	5.7	14	40.0	16	45.7	3	8.6	35	409,000	428,374
Year-to-date 2005	0	0.0	5	11.4	28	63.6	5	11.4	6	13.6	44	339,150	439,284
Gloucester outside greenbelt													
December 2006	1	5.0	2	10.0	13	65.0	3	15.0	1	5.0	20	362,700	369,150
December 2005	0	0.0	2	13.3	11	73.3	2	13.3	0	0.0	15	363,700	359,513
Year-to-date 2006	4	1.8	18	8.0	159	71.0	35	15.6	8	3.6	224	369,500	370,327
Year-to-date 2005	4	1.4	29	9.9	231	79.1	26	8.9	2	0.7	292	342,150	349,727
Kanata													
December 2006	0	0.0	2	5.9	23	67.6	7	20.6	2	5.9	34	349,400	397,315
December 2005	0	0.0	0	0.0	15	53.6	7	25.0	6	21.4	28	379,400	414,664
Year-to-date 2006	0	0.0	61	22.8	123	46.1	54	20.2	29	10.9	267	345,900	387,129
Year-to-date 2005	4	1.4	34	11.9	161	56.3	55	19.2	32	11.2	286	356,900	387,665
Cumberland													
December 2006	1	2.5	10	25.0	21	52.5	8	20.0	0	0.0	40	330,150	337,870
December 2005	2	5.3	19	50.0	13	34.2	4	10.5	0	0.0	38	298,550	314,921
Year-to-date 2006	31	7.6	145	35.5	187	45.7	41	10.0	5	1.2	409	310,900	323,813
Year-to-date 2005	55	11.9	189	40.8	194	41.9	19	4.1	6	1.3	463	298,900	309,171
Goulbourn													
December 2006	0	0.0	5	12.8	16	41.0	13	33.3	5	12.8	39	381,900	403,467
December 2005	0	0.0	4	10.8	24	64.9	6	16.2	3	8.1	37	354,900	374,678
Year-to-date 2006	1	0.4	28	11.0	133	52.4	75	29.5	17	6.7	254	369,950	384,811
Year-to-date 2005	5	1.6	49	15.4	209	65.5	45	14.1	11	3.4	319	349,900	357,574

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2006	0	0.0	1	14.3	3	42.9	1	14.3	2	28.6	7	--	--
December 2005	0	0.0	1	3.7	12	44.4	12	44.4	2	7.4	27	420,000	396,178
Year-to-date 2006	4	3.0	9	6.8	42	31.6	48	36.1	30	22.6	133	435,000	471,456
Year-to-date 2005	7	5.6	8	6.3	46	36.5	47	37.3	18	14.3	126	411,000	411,653
Rideau													
December 2006	0	0.0	1	33.3	1	33.3	0	0.0	1	33.3	3	--	--
December 2005	0	0.0	1	14.3	5	71.4	1	14.3	0	0.0	7	--	--
Year-to-date 2006	1	2.4	11	26.2	22	52.4	2	4.8	6	14.3	42	324,950	371,805
Year-to-date 2005	6	11.8	8	15.7	26	51.0	4	7.8	7	13.7	51	325,000	355,337
Osgoode													
December 2006	0	0.0	1	9.1	2	18.2	4	36.4	4	36.4	11	405,000	573,727
December 2005	1	5.9	0	0.0	7	41.2	4	23.5	5	29.4	17	425,000	450,806
Year-to-date 2006	5	3.2	18	11.5	56	35.7	30	19.1	48	30.6	157	399,900	510,244
Year-to-date 2005	13	7.7	23	13.7	77	45.8	24	14.3	31	18.5	168	365,000	400,901
Clarence-Rockland City													
December 2006	2	25.0	4	50.0	2	25.0	0	0.0	0	0.0	8	--	--
December 2005	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2006	42	38.2	49	44.5	14	12.7	3	2.7	2	1.8	110	259,600	272,591
Year-to-date 2005	65	66.3	26	26.5	6	6.1	1	1.0	0	0.0	98	229,000	240,264
Russell Township													
December 2006	1	8.3	5	41.7	5	41.7	1	8.3	0	0.0	12	305,250	306,885
December 2005	3	21.4	8	57.1	2	14.3	0	0.0	1	7.1	14	277,000	289,107
Year-to-date 2006	18	15.8	64	56.1	26	22.8	5	4.4	1	0.9	114	289,000	292,346
Year-to-date 2005	26	25.7	64	63.4	9	8.9	1	1.0	1	1.0	101	279,000	275,611
Ottawa-Gatineau CMA (Ontario portion)													
December 2006	5	2.1	38	15.7	117	48.3	55	22.7	27	11.2	242	358,400	393,921
December 2005	11	4.0	47	16.9	132	47.5	51	18.3	37	13.3	278	352,400	383,632
Year-to-date 2006	106	4.5	472	20.2	1,047	44.9	459	19.7	249	10.7	2,333	351,900	385,729
Year-to-date 2005	188	7.1	552	20.8	1,379	51.9	357	13.4	180	6.8	2,656	337,900	357,549

Source: CMHC (Market Absorption Survey)

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

Submarket	Dec. 2006	Dec. 2005	% Change	YTD 2006	YTD 2005	% Change
Ottawa City	402,714	393,203	2.4	396,677	365,551	8.5
Ottawa, Vanier, Rockcliffe	--	412,803	n/a	523,137	454,096	15.2
Nepean inside greenbelt	--	--	n/a	429,471	409,273	4.9
Nepean outside greenbelt	412,475	433,100	-4.8	388,824	368,072	5.6
Gloucester inside greenbelt	--	--	n/a	428,374	439,284	-2.5
Gloucester outside greenbelt	369,150	359,513	2.7	370,327	349,727	5.9
Kanata	397,315	414,664	-4.2	387,129	387,665	-0.1
Cumberland	337,870	314,921	7.3	323,813	309,171	4.7
Goulbourn	403,467	374,678	7.7	384,811	357,574	7.6
West Carleton	--	396,178	n/a	471,456	411,653	14.5
Rideau	--	--	n/a	371,805	355,337	4.6
Osgoode	573,727	450,806	27.3	510,244	400,901	27.3
Clarence-Rockland City	--	--	n/a	272,591	240,264	13.5
Russell Township	306,885	289,107	6.1	292,346	275,611	6.1
Ottawa-Gatineau CMA (Ontario Portion)	393,921	383,632	2.7	385,729	357,549	7.9

Source: CMHC (Market Absorption Survey)

**Table 5: MLS[®] Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
December 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	1,112	1,689	1,918	58.0	242,934	5.7	246,470
	February	933	-3.5	1,070	1,855	1,905	56.2	240,533	4.9	243,264
	March	1,120	-20.4	1,033	2,367	2,071	49.9	248,865	4.9	241,474
	April	1,440	-4.7	1,071	2,758	1,988	53.9	247,681	2.8	246,060
	May	1,564	-4.6	1,085	2,691	1,935	56.1	248,436	2.1	243,653
	June	1,494	2.0	1,146	2,448	2,037	56.3	254,725	4.6	248,734
	July	1,215	-0.2	1,132	2,052	2,054	55.1	250,996	5.2	250,980
	August	1,264	18.4	1,143	2,082	2,017	56.7	243,419	4.3	247,475
	September	1,111	12.4	1,168	2,141	2,063	56.6	248,128	3.9	248,943
	October	946	-3.4	1,093	1,741	1,996	54.8	249,895	5.3	253,465
	November	931	2.6	1,149	1,491	2,106	54.6	251,756	5.3	254,621
	December	636	-3.0	1,098	828	2,053	53.5	248,748	5.6	254,160
2006	January	659	2.0	1,086	1,844	2,042	53.2	245,787	1.2	247,861
	February	1,002	7.4	1,157	2,026	2,088	55.4	250,689	4.2	254,485
	March	1,337	19.4	1,173	2,511	2,020	58.1	255,550	2.7	255,298
	April	1,469	2.0	1,192	2,528	2,069	57.6	263,122	6.2	258,702
	May	1,683	7.6	1,146	2,907	2,042	56.1	260,219	4.7	257,964
	June	1,624	8.7	1,216	2,324	1,940	62.7	260,458	2.3	254,088
	July	1,254	3.2	1,160	1,944	1,905	60.9	254,596	1.4	256,121
	August	1,261	-0.2	1,174	1,970	1,956	60.0	262,607	7.9	261,772
	September	1,101	-0.9	1,184	1,979	1,967	60.2	255,631	3.0	259,001
	October	1,028	8.7	1,152	1,682	1,897	60.7	259,397	3.8	261,436
	November	891	-4.3	1,141	1,321	1,879	60.7	260,107	3.3	262,633
	December	694	9.1	1,222	772	2,003	61.0	249,196	0.2	259,857
	Q4 2005	2,513	-1.1		4,060			250,294	5.4	
	Q4 2006	2,613	4.0		3,775			256,929	2.7	
	YTD 2005	13,300	-1.2		24,143			248,358	4.3	
	YTD 2006	14,003	5.3		23,808			257,481	3.7	

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

Source: CREA (MLS[®])

Table 6: Economic Indicators
December 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	1.61	1.32	478	5.2	71.1	873
	November	673	6.40	6.55	1.61	1.32	470	5.6	70.2	872
	December	667	6.30	6.45		1.32	467	5.5	69.6	863

"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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