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Canada Mortgage and Housing Corporation

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Ottawa Housing Starts Cool Modestly

january 2006

Housing starts in the Ottawa CMA eased to 390 units in January 2006, from 395 units in January 2005. A slight decline in multiple starts, to 291 units last month from 310 units during the equivalent year-earlier month, outweighed an increase in single starts to 99 units from 85 units.

While last month's starts volume represents a drop from January 2005, it is well above the 256-unit average of total housing starts posted during the prior 10 years. A warmer-than-average January kept single-detached home construction respectable.

A drop in apartment starts from 199 units in January 2005 to 2 last month outweighed smaller increases in semi-detached and row unit starts to nudge multiple starts down. Multiple starts are typically volatile.

Gloucester, Nepean lead construction volumes - starts in the former municipalities of Gloucester and Nepean were last month's highest and among Ottawa's growth leaders in January. Surging row construction largely underpinned hikes in these areas. Advancing multiple starts also fuelled construction increases in Kanata, while in Cumberland, higher singles starts outweighed modest multiple easing.

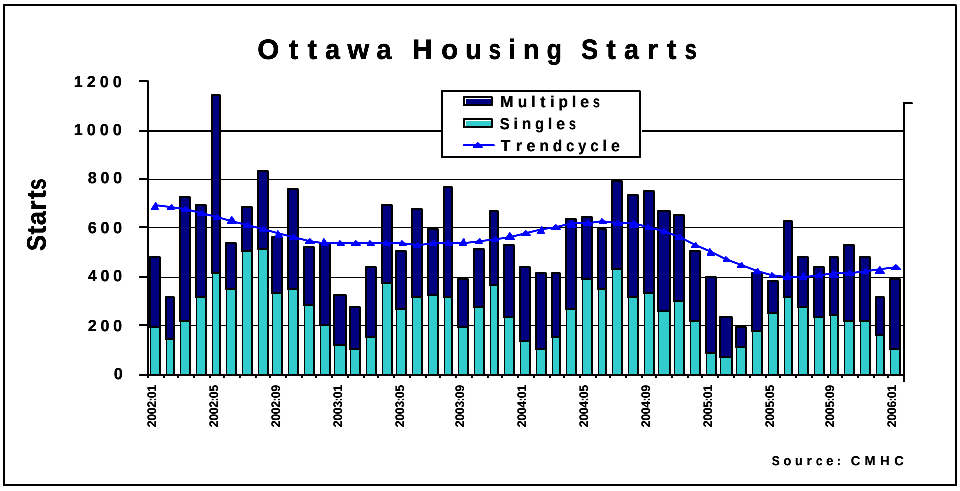

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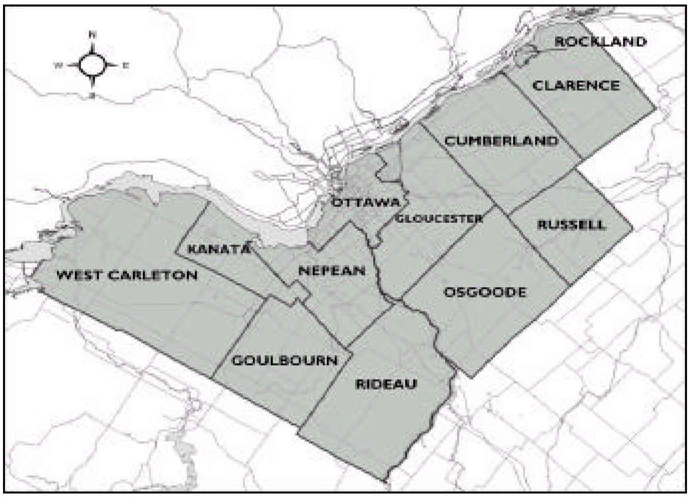
Table 1: Housing Activity Summary for Ottawa

	OWNERSHIP					RENTAL		GRAND
	FREEHOLD			CONDOMINIUM				
	*SINGLE	*SEMI	ROW	ROW	APT	ROW	APT	**TOTAL
STARTS								
January 2006	99	28	193	68	0	0	2	390
January 2005	85	24	51	36	199	0	0	395
% Change	16.5	16.7	**	88.9	-100.0	NA	NA	-1.3
Year-to-date 2006	99	28	193	68	0	0	2	390
Year-to-date 2005	85	24	51	36	199	0	0	395
% Change	16.5	16.7	**	88.9	-100.0	NA	NA	-1.3
Q4 2005	589	132	329	34	125	63	58	1,330
Q4 2004	770	90	489	123	230	60	63	1,825
% Change	-23.5	46.7	-32.7	-72.4	-45.7	5.0	-7.9	-27.1
UNDER CONSTRUCTION								
January 2006	1,126	204	846	207	990	87	144	3,604
January 2005	1,359	174	941	362	1,421	61	290	4,608
COMPLETIONS								
January 2006	192	18	101	52	33	0	8	404
January 2005	239	30	72	42	79	12	18	492
% Change	-19.7	-40.0	40.3	23.8	-58.2	-100.0	-55.6	-17.9
Year-to-date 2006	192	18	101	52	33	0	8	404
Year-to-date 2005	239	30	72	42	79	12	18	492
% Change	-19.7	-40.0	40.3	23.8	-58.2	-100.0	-55.6	-17.9
Q4 2005	786	96	299	85	189	10	6	1,471
Q4 2004	1,000	72	432	163	138	24	27	1,856
% Change	-21.4	33.3	-30.8	-47.9	37.0	-58.3	-77.8	-20.7
COMPLETE & NOT ABSORBED								
January 2006	178	37	103	21	87	3	128	557
January 2005	92	32	72	24	79	16	183	498
ABSORPTIONS								
January 2006	178	16	108	47	37	1	13	400
January 2005	238	25	73	45	77	10	28	496
% Change	-25.2	-36.0	47.9	4.4	-51.9	-90.0	-53.6	-19.4
Year-to-date 2006	178	16	108	47	37	1	13	400
Year-to-date 2005	238	25	73	45	77	10	28	496
% Change	-25.2	-36.0	47.9	4.4	-51.9	-90.0	-53.6	-19.4
Q4 2005	784	89	295	100	169	15	88	1,540
Q4 2004	973	66	457	150	144	39	50	1,879
% Change	-19.4	34.8	-35.4	-33.3	17.4	-61.5	76.0	-18.0

*Includes all market types

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

Source: CMHC



Save on Home Energy Costs

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

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

Sub Market Area	SINGLES			MULTIPLES			TOTAL		
	Jan 05	Jan 06	% change	Jan 05	Jan 06	% change	Jan 05	Jan 06	% change
Ottawa	85	99	16.5	310	291	-6.1	395	390	-1.3
Ottawa City	78	93	19.2	308	289	-6.2	386	382	-1.0
Ottawa, Vanier, Rockcliffe	7	7	0.0	233	35	-85.0	240	42	-82.5
Nepean inside greenbelt	1	4	**	12	2	-83.3	13	6	-53.8
Nepean outside greenbelt	11	13	18.2	43	81	88.4	54	94	74.1
Gloucester inside greenbelt	3	0	-100.0	0	0	NA	3	0	-100.0
Gloucester outside greenbelt	2	15	**	2	112	**	4	127	**
Kanata	12	7	-41.7	12	55	**	24	62	158.3
Cumberland	5	15	200.0	6	4	-33.3	11	19	72.7
Goulbourn	20	19	-5.0	0	0	NA	20	19	-5.0
West Carleton	9	7	-22.2	0	0	NA	9	7	-22.2
Rideau	2	0	-100.0	0	0	NA	2	0	-100.0
Osgoode	6	6	0.0	0	0	NA	6	6	0.0
Clarence-Rockland City	6	1	-83.3	0	2	NA	6	3	-50.0
Russell Twp.	1	5	**	2	0	-100.0	3	5	66.7

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

Sub Market Area	SINGLES			MULTIPLES			TOTAL		
	YTD 2005	YTD 2006	% change	YTD 2005	YTD 2006	% change	YTD 2005	YTD 2006	% change
Ottawa	85	99	16.5	310	291	-6.1	395	390	-1.3
Ottawa City	78	93	19.2	308	289	-6.2	386	382	-1.0
Ottawa, Vanier, Rockcliffe	7	7	0.0	233	35	-85.0	240	42	-82.5
Nepean inside greenbelt	1	4	**	12	2	-83.3	13	6	-53.8
Nepean outside greenbelt	11	13	18.2	43	81	88.4	54	94	74.1
Gloucester inside greenbelt	3	0	-100.0	0	0	NA	3	0	-100.0
Gloucester outside greenbelt	2	15	**	2	112	**	4	127	**
Kanata	12	7	-41.7	12	55	**	24	62	158.3
Cumberland	5	15	200.0	6	4	-33.3	11	19	72.7
Goulbourn	20	19	-5.0	0	0	NA	20	19	-5.0
West Carleton	9	7	-22.2	0	0	NA	9	7	-22.2
Rideau	2	0	-100.0	0	0	NA	2	0	-100.0
Osgoode	6	6	0.0	0	0	NA	6	6	0.0
Clarence-Rockland City	6	1	-83.3	0	2	NA	6	3	-50.0
Russell Twp.	1	5	**	2	0	-100.0	3	5	66.7

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

Sub Market Area	Jan 05	Jan 06	% change	YTD 2005	YTD 2006	% change
Ottawa	342,802	379,716	10.8	342,802	379,716	10.8
Ottawa City	NA	378,957	NA	NA	378,957	NA
Cumberland	306,274	315,024	2.9	306,274	315,024	2.9
Gloucester	350,289	399,730	14.1	350,289	399,730	14.1
Nepean	337,421	368,107	9.1	337,421	368,107	9.1
Kanata	394,768	347,894	-11.9	394,768	347,894	-11.9
Rest of CMA	349,617	462,007	32.1	349,617	462,007	32.1

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

Note: NA may appear where CMHC data suppression rules apply

Source: CMHC

Table 4: New Home Sales, City of Ottawa

	Singles			Lowrise Multiples			Total		
	2005	2006	% Chg	2005	2006	% Chg	2005	2006	% Chg
January	132	94	-28.8	138	125	-9.4	270	219	-18.9
February	179		NA	179		NA	358		NA
March	199		NA	248		NA	447		NA
April	150		NA	201		NA	351		NA
May	174		NA	206		NA	380		NA
June	114		NA	178		NA	292		NA
July	116		NA	152		NA	268		NA
August	147		NA	183		NA	330		NA
September	121		NA	133		NA	254		NA
October	130		NA	147		NA	277		NA
November	122		NA	146		NA	268		NA
December	83		NA	110		NA	193		NA
Year-to-date	**132**	**94**	**-28.8**	**138**	**125**	**-9.4**	**270**	**219**	**-18.9**
YEARLY TOTAL	**1,667**			**2,021**			**3,688**		

Source: Corporate Research Group Ltd.

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

	PRICE RANGES										
	<$250,000		$250-$299,999		$300-$399,999		$400-$499,999		$500,000 +		
AREA	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	TOTAL
Ottawa total											
January 2006	9	5.1	52	29.2	67	37.6	35	19.7	15	8.4	178
January 2005	15	6.3	57	23.9	137	57.6	20	8.4	9	3.8	238
YTD 2006	9	5.1	52	29.2	67	37.6	35	19.7	15	8.4	178
YTD 2005	15	6.3	57	23.9	137	57.6	20	8.4	9	3.8	238
Ottawa City											
January 2006	0	0.0	0	0.0	7	87.5	0	0.0	1	12.5	8
January 2005	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2
YTD 2006	0	0.0	0	0.0	7	87.5	0	0.0	1	12.5	8
YTD 2005	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2
Cumberland											
January 2006	2	4.3	29	63.0	10	21.7	4	8.7	1	2.2	46
January 2005	8	16.0	19	38.0	21	42.0	0	0.0	2	4.0	50
YTD 2006	2	4.3	29	63.0	10	21.7	4	8.7	1	2.2	46
YTD 2005	8	16.0	19	38.0	21	42.0	0	0.0	2	4.0	50
Gloucester											
January 2006	1	4.3	0	0.0	13	56.5	7	30.4	2	8.7	23
January 2005	0	0.0	3	11.1	22	81.5	1	3.7	1	3.7	27
YTD 2006	1	4.3	0	0.0	13	56.5	7	30.4	2	8.7	23
YTD 2005	0	0.0	3	11.1	22	81.5	1	3.7	1	3.7	27
Nepean											
January 2006	0	0.0	10	24.4	19	46.3	9	22.0	3	7.3	41
January 2005	0	0.0	9	18.8	35	72.9	4	8.3	0	0.0	48
YTD 2006	0	0.0	10	24.4	19	46.3	9	22.0	3	7.3	41
YTD 2005	0	0.0	9	18.8	35	72.9	4	8.3	0	0.0	48
Kanata											
January 2006	0	0.0	8	47.1	4	23.5	4	23.5	1	5.9	17
January 2005	0	0.0	1	4.0	15	60.0	6	24.0	3	12.0	25
YTD 2006	0	0.0	8	47.1	4	23.5	4	23.5	1	5.9	17
YTD 2005	0	0.0	1	4.0	15	60.0	6	24.0	3	12.0	25
Rest of CMA											
January 2006	6	14.0	5	11.6	14	32.6	11	25.6	7	16.3	43
January 2005	7	8.1	24	27.9	43	50.0	9	10.5	3	3.5	86
YTD 2006	6	14.0	5	11.6	14	32.6	11	25.6	7	16.3	43
YTD 2005	7	8.1	24	27.9	43	50.0	9	10.5	3	3.5	86

Source: CMHC

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

		Number of Sales	Yr/Yr %	Sales SAAR	Number of New Listings	New Listings SAAR	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2005	January	646	-0.9	13,300	1,689	23,200	57.3	242,934	5.7	246,686
	February	933	-3.5	12,800	1,855	23,100	55.6	240,533	4.9	242,630
	March	1,120	-20.4	11,700	2,367	23,400	50.1	248,865	4.9	245,052
	April	1,440	-4.7	13,500	2,758	26,100	51.7	247,681	2.8	245,252
	May	1,564	-4.6	12,900	2,691	23,500	54.7	248,436	2.1	244,400
	June	1,494	2.0	14,100	2,448	24,000	58.9	254,725	4.6	247,067
	July	1,215	-0.2	13,500	2,052	24,300	55.8	250,996	5.2	248,772
	August	1,264	18.4	14,000	2,082	24,100	58.2	243,419	4.3	251,185
	September	1,111	12.4	14,100	2,141	24,800	57.0	248,128	3.9	248,845
	October	946	-3.4	12,900	1,741	23,000	56.1	249,895	5.3	252,556
	November	931	2.6	13,500	1,491	24,800	54.3	251,756	5.3	255,408
	December	636	-3.0	13,100	828	25,400	51.7	248,748	5.6	251,726
2006	January	659	2.0	12,900	1,844	24,600	52.4	245,787	1.2	250,194
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q4 2004	2,542	-1.3	13,296	3,909	23,168	57.4	237,528	7.3	243,743
	Q4 2005	2,513	-1.1	13,168	4,060	24,448	53.9	250,294	5.4	253,614
	YTD 2005	646	-0.9		1,689			242,934	6.0	
	YTD 2006	659	2.0		1,844			245,787	1.2	

	Annual Sales	Yr/Yr %		Annual New Listings	Yr/Yr %		Annual Average Price ($)	Yr/Yr %	
1996	8,648	33.4		20,602	2.9		140,513	-1.8	
1997	9,431	9.1		20,312	-1.4		143,866	2.4	
1998	9,552	1.3		18,825	-7.3		143,914	0.0	
1999	11,334	18.7		17,512	-7.0		149,626	4.0	
2000	12,692	12.0		16,213	-7.4		159,511	6.6	
2001	12,240	-3.6		17,338	6.9		175,972	10.3	
2002	12,894	5.3		17,982	3.7		200,711	14.1	
2003	12,877	-0.1		19,706	9.6		219,713	9.5	
2004	13,457	4.5		22,348	13.4		238,152	8.4	
2005	13,300	-1.2		24,143	8.0		248,358	4.3	

Source: Canadian Real Estate Association

Table 6B: Average Price ($) of Resale Dwellings

Area	Jan 05	Jan 06	% Change	YTD 2005	YTD 2006	% Change
Orléans	$230,623	$231,233	0.3	$230,623	$231,233	0.3
East End	$193,967	$214,518	10.6	$193,967	$214,518	10.6
SouthEast	$250,046	$244,071	-2.4	$250,046	$244,071	-2.4
Downtown	$365,366	$368,320	0.8	$365,366	$368,320	0.8
West End	$259,246	$281,414	8.6	$259,246	$281,414	8.6
Nepean	$223,882	$222,365	-0.7	$223,882	$222,365	-0.7
Barrhaven	$233,195	$244,974	5.1	$233,195	$244,974	5.1
Kanata-Stittsville	$242,795	$267,227	10.1	$242,795	$267,227	10.1

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

Source: Ottawa Real Estate Board

Table 7: Economic Indicators

		Interest and Exchange Rates				Inflation Rate (%)	NHPI*** % chg.	Ottawa Labour Market		
		P & I*	Mortgage Rate (%)		Exch. Rate	Ontario	Ottawa-Gatineau CMA	Employment	Employment	Unemployment
		Per $100,000	1 Yr. Term	5 Yr. Term	($US/$Cdn)	1996=100	1997=100	SA** (,000)	SA m/m (%)	Rate (%) SA
2005	January	642.78	4.8	6.1	0.806	1.7	7.1	619.0	0.0	6.5
	February	642.78	4.8	6.1	0.811	2.2	6.4	615.8	-0.5	6.6
	March	654.74	5.1	6.3	0.827	2.5	5.8	613.9	-0.3	6.9
	April	642.78	4.9	6.1	0.795	2.4	4.4	614.7	0.1	7.1
	May	636.84	4.9	6.0	0.797	1.4	4.4	614.4	0.0	7.2
	June	622.08	4.8	5.7	0.816	1.9	3.4	612.6	-0.3	6.9
	July	627.97	4.9	5.8	0.817	1.9	4.4	610.3	-0.4	6.9
	August	627.97	5.0	5.8	0.842	2.8	3.7	610.9	0.1	7.1
	September	627.97	5.0	5.8	0.860	3.5	4.0	613.6	0.4	7.1
	October	639.81	5.3	6.0	0.847	2.6	4.3	619.5	1.0	6.6
	November	648.75	5.6	6.2	0.857	2.1	3.9	624.8	0.9	6.0
	December	657.75	5.8	6.3	0.860	2.3	3.4	633.6	1.4	5.5
2006	January	657.75	5.8	6.3	0.878			641.3	1.2	5.4
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

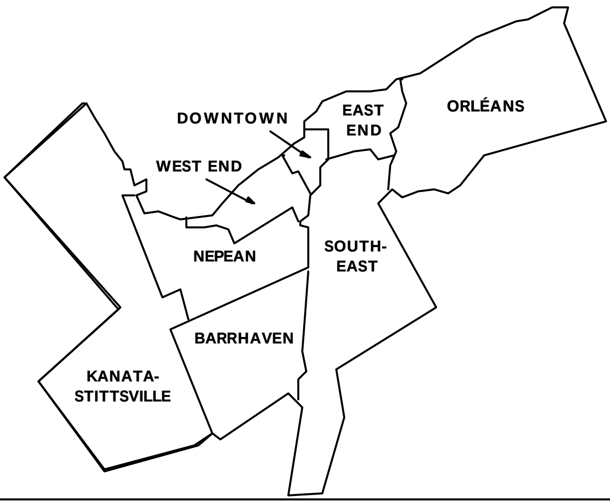
* Principal and Interest Payment assumes a five year mortgage rate and 25 year amortization period.

** Seasonally Adjusted

*** New Housing Price Index

Source: CMHC, Statistics Canada Labour Force Survey

Resale - Urban Sub-Markets



RESALE - URBAN SUB-MARKETS DEFINITIONS (refer to TABLE 6B):

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

Source: Ottawa Real Estate Board

Definitions

1. Starts: refers to units where construction has advanced to a stage where full (100%) footings are in place. For multiple dwellings (semi-detached, row housing and apartments) the definition of a start applies to the structure or block of row units rather than to the project as a whole.

2. Under Construction: those units which have been started but which are not complete.

3. Completions - Single-detached/semi-detached units: this generally is the stage at which all proposed construction work is complete. A unit may be completed at the 90% stage where the remaining work is largely cosmetic. **Row housing/ Apartment:** completions means that 90% or more of the dwelling units within a block of row units or an apartment structure are completed and ready for occupancy

4. Completed and Not Absorbed: all completed units of new construction (excluding model homes not available for sale) which have never been sold or leased.

5. Absorptions: the number of completed units (excluding model homes) that have been sold or leased.

6. Seasonally Adjusted (SA): Actual monthly (or quarterly) figures adjusted to remove normal seasonal variation.

7. Seasonally Adjust Annual Rates (SAAR): Seasonally adjusted monthly figures multiplied by 12 (or quarterly figures multiplied by 4) to reflect annualized levels of activity.

8. Definitions for **CMA, NHPI, CPI**, and **Inflation Rate** can be found in the Statistics Canada website - http://www.statcan.ca