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# HOUSING NOW

## Ottawa

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Canada Mortgage and Housing Corporation

www.cmhc.ca

### Ottawa Multi-Family Housing Starts Explode in July

Thanks to the vigorous activity in the multiple-family segment, housing starts jumped up by 90 per cent in July in the Ottawa metropolitan area. According to the latest statistics, 908 dwellings were started in July compared to 479 during the same month in 2005. Total starts have now reached 3,296 units since the beginning of the year, up by 21 per cent.

The 642 multiple housing units started in July represent more than triple the volume registered during the same month last year. Activity was mainly concentrated in downtown Ottawa, where construction got under way on two projects comprising a total of 368 condo-

minium units. It should be noted that nearly a third of these units are being developed under an affordable housing partnership. During the January to July period, 2,010 multi-family housing units were started, in comparison with 1,440 during the same period in 2005.

Single-detached home starts were down slightly in July. Following a solid performance at the beginning of the year, single-detached home construction is now slowing down. With the price of such houses at a new peak, demand for detached homes is moderating. In July, 266 single-detached houses were started, or four per cent fewer units than a year

Date Released: August 2006

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#### New Homes

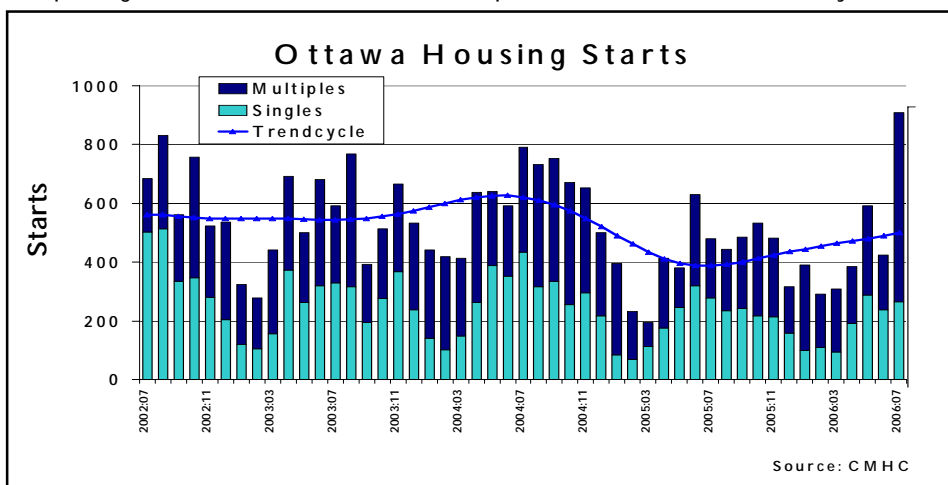
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earlier. The year-to-date detached home total has now reached 1,286 starts, which is only one start more than registered by the end of July last year.

During the January to July 2006 period, Gloucester recorded the strongest gain (+68 per cent), followed by Kanata (+40 per cent), Goulbourn (+31 per cent), Ottawa (+26 per cent), Nepean (+20 per cent) and Osgoode (+14 per cent). Rideau Township (-46 per cent), the outlying area (-22 per cent) and Cumberland (-1 per cent), for their part, registered declines in relation to the first seven months of 2005.



Source: CMHC

CMHC Ottawa Office - Market Analysis  
Pascal-Yvan Pelletier  
(613) 748-5120 \* www.cmhc.ca

Table 1: Housing Activity Summary for Ottawa

	OWNERSHIP					RENTAL		GRAND **TOTAL
	FREEHOLD			CONDOMINIUM		ROW	APT	
	*SINGLE	*SEMI	ROW	ROW	APT			
<b>STARTS</b>								
July 2006	266	38	159	26	416	0	3	908
July 2005	278	30	120	51	0	0	0	479
% Change	-4.3	26.7	32.5	-49.0	NA	NA	NA	89.6
Year-to-date 2006	1,286	220	901	178	688	12	11	3,296
Year-to-date 2005	1,285	130	579	232	461	3	35	2,725
% Change	0.1	69.2	55.6	-23.3	49.2	**	-68.6	21.0
Q2 2006	716	104	409	24	144	3	0	1,400
Q2 2005	741	62	284	50	250	3	35	1,425
% Change	-3.4	67.7	44.0	-52.0	-42.4	0.0	-100.0	-1.8
<b>UNDER CONSTRUCTION</b>								
July 2006	1,276	260	786	150	1,283	23	96	3,874
July 2005	1,324	156	646	352	1,238	15	252	3,983
<b>COMPLETIONS</b>								
July 2006	182	22	237	8	141	58	0	648
July 2005	228	20	148	21	0	26	60	503
% Change	-20.2	10.0	60.1	-61.9	NA	123.1	-100.0	28.8
Year-to-date 2006	1,227	160	839	188	475	55	53	3,022
Year-to-date 2005	1,473	154	878	253	523	73	91	3,445
% Change	-16.7	3.9	-4.4	-25.7	-9.2	-24.7	-41.8	-12.3
Q2 2006	534	88	396	103	301	0	45	1,486
Q2 2005	597	76	469	141	243	23	12	1,561
% Change	-10.6	15.8	-15.6	-27.0	23.9	-100.0	**	-4.8
<b>COMPLETE &amp; NOT ABSORBED</b>								
July 2006	55	22	102	25	103	21	76	404
July 2005	67	26	87	28	61	20	239	528
<b>ABSORPTIONS</b>								
July 2006	174	23	217	7	101	26	10	558
July 2005	230	25	139	21	20	23	2	460
% Change	-24.3	-8.0	56.1	-66.7	**	13.0	**	21.3
Year-to-date 2006	1,232	165	847	179	488	32	110	3,053
Year-to-date 2005	1,492	153	864	252	539	67	45	3,412
% Change	-17.4	7.8	-2.0	-29.0	-9.5	-52.2	144.4	-10.5
Q2 2006	538	94	412	97	341	1	79	1,562
Q2 2005	605	70	450	127	258	23	10	1,543
% Change	-11.1	34.3	-8.4	-23.6	32.2	-95.7	**	1.2

\*Includes all market types

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

Source: CMHC

**Save on Home Energy Costs**

Effective November 18, 2004

CMHC will offer a 10% refund on its mortgage loan insurance premium when a borrower buys or builds an energy-efficient home or makes energy-saving renovations to an existing home.

Multi-residential buildings are also eligible.

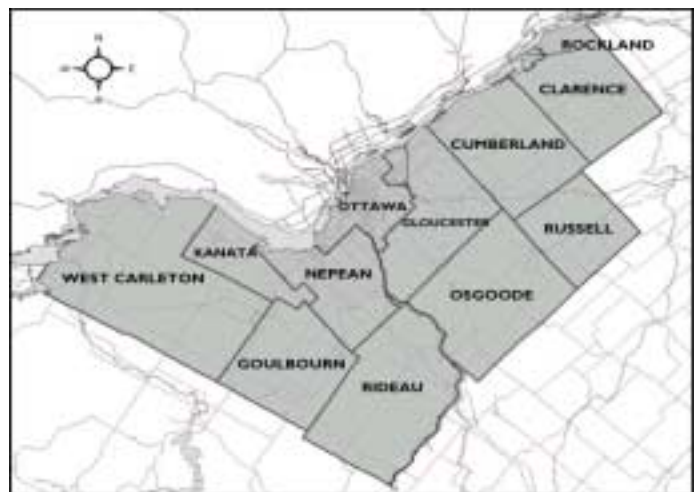


Table 2A: Starts by Area and by Intended Market - Current Month

Sub Market Area	SINGLES			MULTIPLES			TOTAL		
	Jul 05	Jul 06	% change	Jul 05	Jul 06	% change	Jul 05	Jul 06	% change
<b>Ottawa</b>	278	266	-4.3	201	642	**	479	908	89.6
<b>Ottawa City</b>	248	234	-5.6	201	642	**	449	876	95.1
Ottawa, Vanier, Rockcliffe	29	12	-58.6	27	373	**	56	385	**
Nepean inside greenbelt	1	5	**	28	18	-35.7	29	23	-20.7
Nepean outside greenbelt	45	54	20.0	54	82	51.9	99	136	37.4
Gloucester inside greenbelt	5	3	-40.0	4	0	-100.0	9	3	-66.7
Gloucester outside greenbelt	26	20	-23.1	8	16	100.0	34	36	5.9
Kanata	22	20	-9.1	48	86	79.2	70	106	51.4
Cumberland	50	49	-2.0	32	62	93.8	82	111	35.4
Goulbourn	30	42	40.0	0	5	NA	30	47	56.7
West Carleton	17	12	-29.4	0	0	NA	17	12	-29.4
Rideau	7	3	-57.1	0	0	NA	7	3	-57.1
Osgoode	16	14	-12.5	0	0	NA	16	14	-12.5
<b>Clarence-Rockland City</b>	14	25	78.6	0	0	NA	14	25	78.6
<b>Russell Twp.</b>	16	7	-56.3	0	0	NA	16	7	-56.3

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
<b>Ottawa</b>	1,285	1,286	0.1	1,440	2,010	39.6	2,725	3,296	21.0
<b>Ottawa City</b>	1,147	1,156	0.8	1,399	1,994	42.5	2,546	3,150	23.7
Ottawa, Vanier, Rockcliffe	64	66	3.1	541	700	29.4	605	766	26.6
Nepean inside greenbelt	8	15	87.5	72	30	-58.3	80	45	-43.8
Nepean outside greenbelt	260	269	3.5	260	408	56.9	520	677	30.2
Gloucester inside greenbelt	16	6	-62.5	16	0	-100.0	32	6	-81.3
Gloucester outside greenbelt	128	130	1.6	117	329	181.2	245	459	87.3
Kanata	117	126	7.7	153	252	64.7	270	378	40.0
Cumberland	225	231	2.7	240	228	-5.0	465	459	-1.3
Goulbourn	165	170	3.0	0	47	NA	165	217	31.5
West Carleton	67	47	-29.9	0	0	NA	67	47	-29.9
Rideau	24	13	-45.8	0	0	NA	24	13	-45.8
Osgoode	73	83	13.7	0	0	NA	73	83	13.7
<b>Clarence-Rockland City</b>	73	68	-6.8	33	16	-51.5	106	84	-20.8
<b>Russell Twp.</b>	65	62	-4.6	8	0	-100.0	73	62	-15.1

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

Sub Market Area	Jul 05	Jul 06	% change	YTD 2005	YTD 2006	% change
<b>Ottawa</b>	355,638	390,876	9.9	352,114	381,410	8.3
Ottawa City	387,575	522,092	34.7	421,438	512,862	21.7
Cumberland	318,579	327,729	2.9	315,754	321,355	1.8
Gloucester	392,352	373,353	-4.8	358,195	373,840	4.4
Nepean	367,135	434,850	18.4	355,539	389,806	9.6
Kanata	390,904	404,618	3.5	385,106	380,427	-1.2
Rest of CMA	347,009	388,802	12.0	348,776	388,224	11.3

\*\* 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	149	-16.8	179	208	16.2	358	357	-0.3
March	199	167	-16.1	248	239	-3.6	447	406	-9.2
April	150	143	-4.7	201	231	14.9	351	374	6.6
May	174	155	-10.9	206	213	3.4	380	368	-3.2
June	114	159	39.5	178	190	6.7	292	349	19.5
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
<b>Year-to-date</b>	<b>948</b>	<b>867</b>	<b>-8.5</b>	<b>1,150</b>	<b>1,206</b>	<b>4.9</b>	<b>2,098</b>	<b>2,073</b>	<b>-1.2</b>
<b>YEARLY TOTAL</b>	<b>1,667</b>			<b>2,021</b>			<b>3,688</b>		

Source: Corporate Research Group Ltd.

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

AREA	PRICE RANGES										TOTAL
	< \$250,000		\$250-\$299,999		\$300-\$399,999		\$400-\$499,999		\$500,000 +		
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	
<b>Ottawa total</b>											
July 2006	5	2.9	38	21.8	73	42.0	34	19.5	24	13.8	174
July 2005	21	9.1	44	19.1	125	54.3	27	11.7	13	5.7	230
YTD 2006	60	4.9	285	23.1	539	43.8	215	17.5	133	10.8	1,232
YTD 2005	109	7.3	305	20.4	816	54.7	179	12.0	83	5.6	1,492
<b>Ottawa City</b>											
July 2006	0	0.0	0	0.0	1	8.3	2	16.7	9	75.0	12
July 2005	0	0.0	0	0.0	5	62.5	3	37.5	0	0.0	8
YTD 2006	0	0.0	3	3.9	27	35.1	14	18.2	33	42.9	77
YTD 2005	1	2.4	3	7.1	23	54.8	9	21.4	6	14.3	42
<b>Cumberland</b>											
July 2006	2	4.8	15	35.7	21	50.0	4	9.5	0	0.0	42
July 2005	12	21.1	12	21.1	26	45.6	6	10.5	1	1.8	57
YTD 2006	18	7.9	92	40.2	97	42.4	19	8.3	3	1.3	229
YTD 2005	33	12.2	92	34.1	127	47.0	13	4.8	5	1.9	270
<b>Gloucester</b>											
July 2006	0	0.0	0	0.0	13	86.7	2	13.3	0	0.0	15
July 2005	0	0.0	2	6.5	26	83.9	2	6.5	1	3.2	31
YTD 2006	2	1.5	11	8.4	90	68.7	24	18.3	4	3.1	131
YTD 2005	4	2.0	20	9.9	162	80.2	12	5.9	4	2.0	202
<b>Nepean</b>											
July 2006	0	0.0	0	0.0	12	42.9	14	50.0	2	7.1	28
July 2005	0	0.0	9	20.9	24	55.8	7	16.3	3	7.0	43
YTD 2006	0	0.0	41	17.7	114	49.1	54	23.3	23	9.9	232
YTD 2005	0	0.0	68	21.1	188	58.2	53	16.4	14	4.3	323
<b>Kanata</b>											
July 2006	0	0.0	5	29.4	7	41.2	1	5.9	4	23.5	17
July 2005	0	0.0	2	8.7	15	65.2	3	13.0	3	13.0	23
YTD 2006	0	0.0	41	27.5	63	42.3	26	17.4	19	12.8	149
YTD 2005	3	1.6	22	11.8	106	57.0	37	19.9	18	9.7	186
<b>Rest of CMA</b>											
July 2006	3	5.0	18	30.0	19	31.7	11	18.3	9	15.0	60
July 2005	9	13.2	19	27.9	29	42.6	6	8.8	5	7.4	68
YTD 2006	40	9.7	97	23.4	148	35.7	78	18.8	51	12.3	414
YTD 2005	68	14.5	100	21.3	210	44.8	55	11.7	36	7.7	469

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	13,000	1,844	24,600	52.7	245,787	1.2	250,454
	February	1,002	7.4	13,800	2,026	25,300	54.8	250,689	4.2	253,929
	March	1,337	19.4	13,900	2,511	25,000	55.6	255,550	2.7	256,068
	April	1,469	2.0	13,900	2,528	25,000	55.6	263,122	6.2	257,941
	May	1,683	7.6	13,700	2,907	24,600	55.8	260,219	4.7	256,921
	June	1,624	8.7	14,600	2,324	23,100	63.3	260,458	2.3	253,572
	July	1,254	3.2	13,800	1,944	22,700	60.7	254,596	1.4	253,155
	August									
	September									
	October									
	November									
	December									
Q2 2005	4,498	-2.5	13,504	7,897	24,540	55.0	250,283	3.2	245,615	
Q2 2006	4,776	6.2	14,136	7,759	24,316	58.1	261,193	4.4	256,130	
YTD 2005	8,412	-5.0		15,860			248,552	5.2		
YTD 2006	9,028	7.3		16,084			257,151	3.5		

	Annual Sales	Yr/Yr %		Annual New Listings	Yr/Yr %		Annual Average Price (\$)	Yr/Yr %	
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	Jul 05	Jul 06	% Change	YTD 2005	YTD 2006	% Change
Orléans	\$240,947	\$233,787	-3.0	\$238,851	\$246,344	3.1
East End	\$215,392	\$222,951	3.5	\$214,510	\$221,972	3.5
SouthEast	\$257,839	\$268,125	4.0	\$258,527	\$264,388	2.3
Downtown	\$352,310	\$334,336	-5.1	\$344,138	\$356,820	3.7
West End	\$256,428	\$267,804	4.4	\$261,678	\$277,988	6.2
Nepean	\$248,455	\$246,064	-1.0	\$246,013	\$249,797	1.5
Barrhaven	\$249,786	\$266,983	6.9	\$242,603	\$255,293	5.2
Kanata-Stittsville	\$257,166	\$279,428	8.7	\$259,553	\$273,280	5.3

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

Source: Ottawa Real Estate Board

Table 7: Economic Indicators

	Interest and Exchange Rates				Inflation Rate (%)	N-HPI*** % chg.	Ottawa Labour Market		
	P & I* Per \$100,000	Mortgage Rate (%)		Exch. Rate (\$US/\$Cdn)	Ontario 1996=100	Ottawa-Gatineau CMA 1997=100	Employment SA** (,000)	Employment SA m/m (%)	Unemployment Rate (%) SA
		1 Yr. Term	5 Yr. Term						
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	3.0	3.1	641.3	1.2	5.4
February	666.80	5.9	6.5	0.880	1.9	3.0	648.6	1.1	5.1
March	666.80	6.1	6.5	0.856	2.1	2.8	650.5	0.3	5.2
April	685.05	6.3	6.8	0.894	2.4	3.3	651.0	0.1	5.1
May	685.05	6.3	6.8	0.908	2.8	3.3	650.1	-0.1	5.1
June	697.33	6.6	7.0	0.896	2.5	3.1	649.9	0.0	4.9
July	697.33	6.6	7.0	0.884	2.0		650.9	0.2	4.9
August									
September									
October									
November									
December									

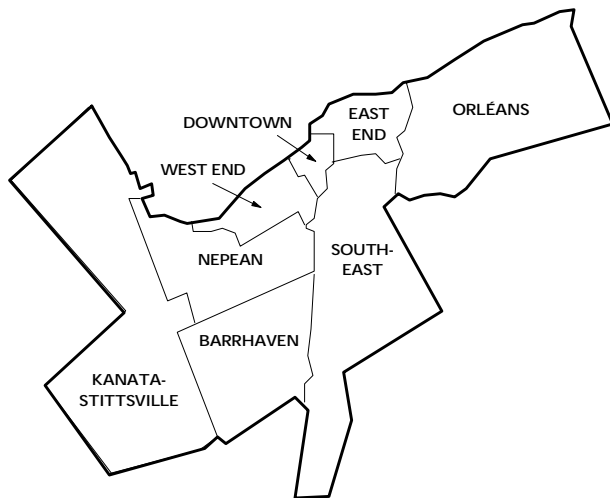
\* Principal and Interest Payment assumes a five year mortgage rate and 25 year amortization period.

\*\* Seasonally Adjusted

\*\*\* New Housing Price Index

Source: CMHC, Statistics Canada Labour Force Survey

## Resale - Urban Sub-Markets



## RESALE - URBAN SUB-MARKETS DEFINITIONS

(REFER TO TABLE 6B):

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

Source: Ottawa Real Estate Board

## Definitions

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

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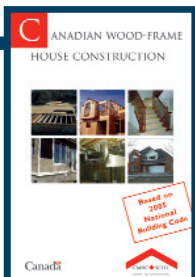
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