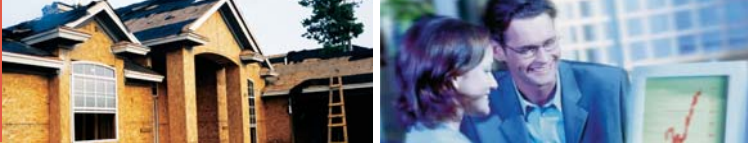


## HOUSING NOW

## Ottawa



Canada Mortgage and Housing Corporation

Date Released: February 2007

## New Home Market

### Ottawa Housing Starts Decline

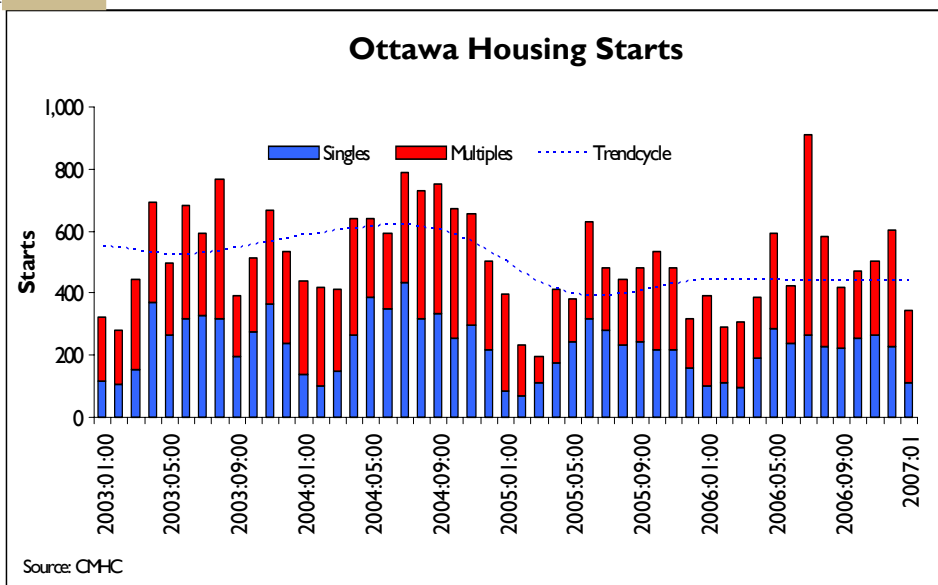
According to the latest statistics, residential starts declined by 12 per cent in January 2007. The 343 housing starts enumerated during the first month of this year were down from 390 one year earlier.

Single-detached home starts, however, rose by 10 per cent in January. Despite record high prices, consumers are attracted to single-

detached houses. The dynamic job market in the area helped support the demand for new detached homes.

In January, multi-family housing starts fell by 20 per cent. It should be noted that the lower multiple family home construction does not necessarily indicate a trend in this market segment. Multiple family home starts reflect many homes started at once and tend to be volatile from one month to the next.

Figure 1

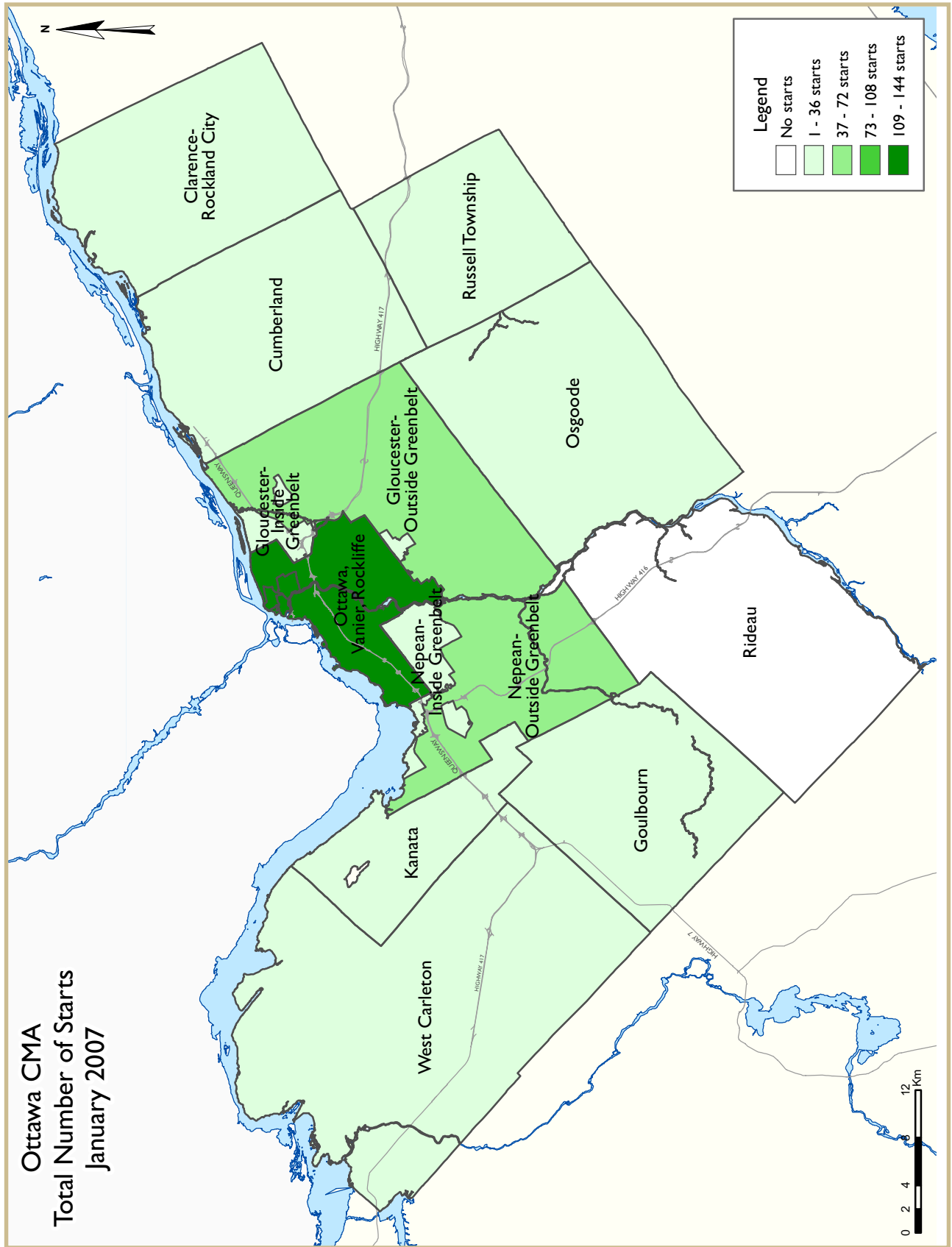


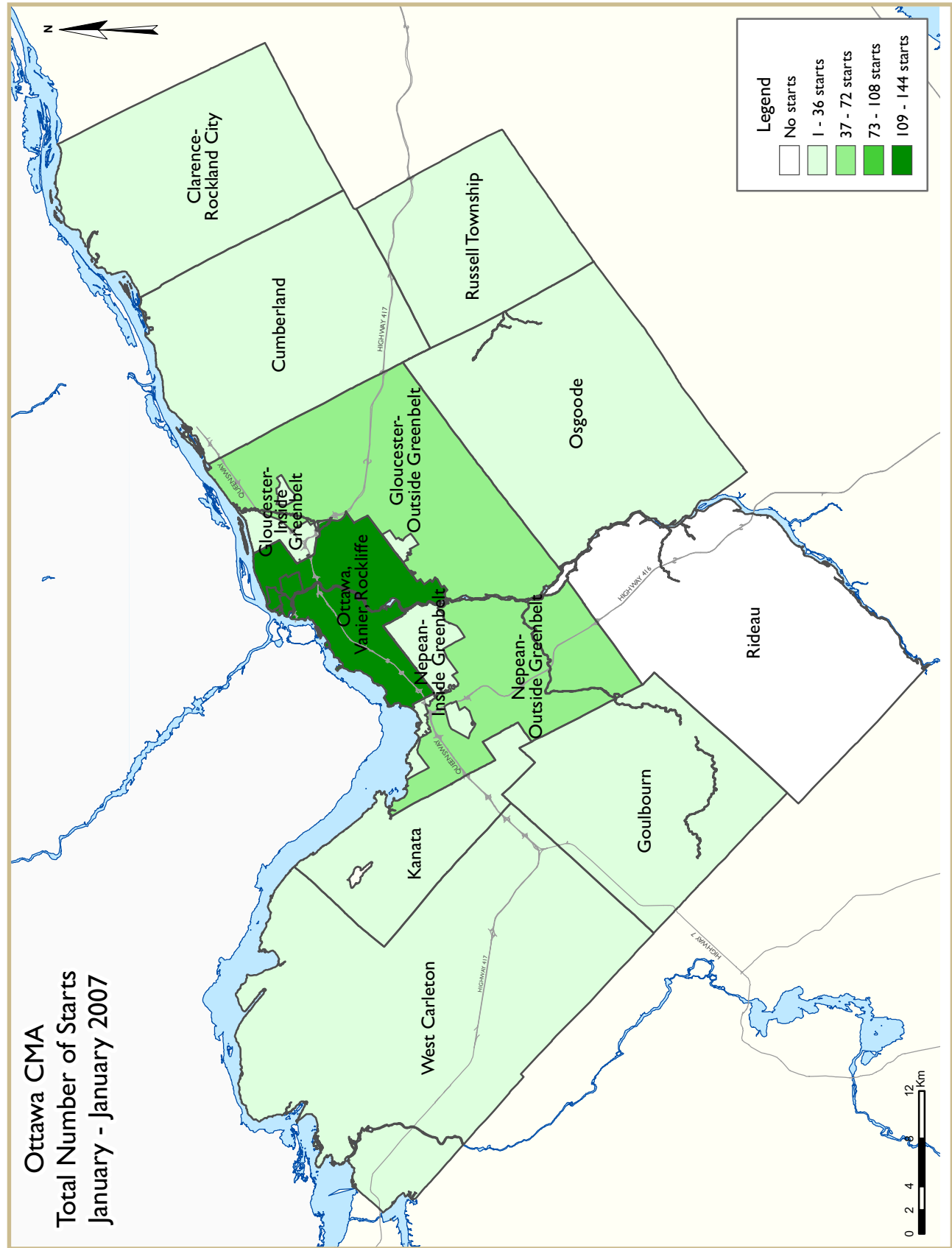
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### SYMBOLS

- 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)  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
January 2007	109	10	89	0	0	135	0	0	343
January 2006	99	28	193	0	68	0	0	2	390
% Change	10.1	-64.3	-53.9	n/a	-100.0	n/a	n/a	-100.0	-12.1
Year-to-date 2007	109	10	89	0	0	135	0	0	343
Year-to-date 2006	99	28	193	0	68	0	0	2	390
% Change	10.1	-64.3	-53.9	n/a	-100.0	n/a	n/a	-100.0	-12.1
<b>UNDER CONSTRUCTION</b>									
January 2007	1,280	183	808	0	42	1,758	75	23	4,169
January 2006	1,126	202	846	0	209	990	62	86	3,604
% Change	13.7	-9.4	-4.5	n/a	-79.9	77.6	21.0	-73.3	15.7
<b>COMPLETIONS</b>									
January 2007	197	18	110	0	0	16	6	0	347
January 2006	192	18	101	0	52	33	0	8	404
% Change	2.6	0.0	8.9	n/a	-100.0	-51.5	n/a	-100.0	-14.1
Year-to-date 2007	197	18	110	0	0	16	6	0	347
Year-to-date 2006	192	18	101	0	52	33	0	8	404
% Change	2.6	0.0	8.9	n/a	-100.0	-51.5	n/a	-100.0	-14.1
<b>COMPLETED &amp; NOT ABSORBED</b>									
January 2007	58	30	66	0	11	74	4	52	295
January 2006	178	35	103	0	22	87	4	128	557
% Change	-67.4	-14.3	-35.9	n/a	-50.0	-14.9	0.0	-59.4	-47.0
<b>ABSORBED</b>									
January 2007	199	12	108	0	1	21	5	4	350
January 2006	178	15	108	0	47	37	2	13	400
% Change	11.8	-20.0	0.0	n/a	-97.9	-43.2	150.0	-69.2	-12.5
Year-to-date 2007	199	12	108	0	1	21	5	4	350
Year-to-date 2006	178	15	108	0	47	37	2	13	400
% Change	11.8	-20.0	0.0	n/a	-97.9	-43.2	150.0	-69.2	-12.5

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

**Table I.1: Housing Activity Summary by Submarket  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Ottawa City</b>									
January 2007	100	8	89	0	0	135	0	0	332
January 2006	93	26	193	0	68	0	0	2	382
<b>Ottawa, Vanier, Rockcliffe</b>									
January 2007	4	0	15	0	0	125	0	0	144
January 2006	7	10	25	0	0	0	0	0	42
<b>Nepean inside greenbelt</b>									
January 2007	1	0	0	0	0	0	0	0	1
January 2006	4	0	0	0	0	0	0	2	6
<b>Nepean outside greenbelt</b>									
January 2007	22	0	35	0	0	10	0	0	67
January 2006	13	0	53	0	28	0	0	0	94
<b>Gloucester inside greenbelt</b>									
January 2007	7	0	0	0	0	0	0	0	7
January 2006	0	0	0	0	0	0	0	0	0
<b>Gloucester outside greenbelt</b>									
January 2007	11	8	28	0	0	0	0	0	47
January 2006	15	6	86	0	20	0	0	0	127
<b>Kanata</b>									
January 2007	5	0	0	0	0	0	0	0	5
January 2006	7	10	25	0	20	0	0	0	62
<b>Cumberland</b>									
January 2007	17	0	4	0	0	0	0	0	21
January 2006	15	0	4	0	0	0	0	0	19
<b>Goulbourn</b>									
January 2007	21	0	7	0	0	0	0	0	28
January 2006	19	0	0	0	0	0	0	0	19
<b>West Carleton</b>									
January 2007	4	0	0	0	0	0	0	0	4
January 2006	7	0	0	0	0	0	0	0	7
<b>Rideau</b>									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	0	0	0	0	0	0	0	0	0
<b>Osgoode</b>									
January 2007	8	0	0	0	0	0	0	0	8
January 2006	6	0	0	0	0	0	0	0	6
<b>Clarence-Rockland City</b>									
January 2007	3	0	0	0	0	0	0	0	3
January 2006	1	2	0	0	0	0	0	0	3
<b>Russell Township</b>									
January 2007	6	2	0	0	0	0	0	0	8
January 2006	5	0	0	0	0	0	0	0	5
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
January 2007	109	10	89	0	0	135	0	0	343
January 2006	99	28	193	0	68	0	0	2	390

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

**Table I.1: Housing Activity Summary by Submarket  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Ottawa City</b>									
January 2007	1,204	179	808	0	42	1,758	71	23	4,085
January 2006	1,038	194	846	0	209	960	62	59	3,451
<b>Ottawa, Vanier, Rockcliffe</b>									
January 2007	69	37	100	0	3	1,298	2	3	1,512
January 2006	81	52	102	0	12	617	0	39	903
<b>Nepean inside greenbelt</b>									
January 2007	9	20	0	0	0	0	0	0	29
January 2006	13	2	13	0	28	141	59	2	258
<b>Nepean outside greenbelt</b>									
January 2007	294	4	214	0	0	186	0	0	698
January 2006	211	8	227	0	62	36	0	0	544
<b>Gloucester inside greenbelt</b>									
January 2007	31	14	22	0	0	128	0	20	215
January 2006	11	20	0	0	0	154	0	0	185
<b>Gloucester outside greenbelt</b>									
January 2007	120	54	91	0	0	26	69	0	360
January 2006	95	66	218	0	20	0	3	0	402
<b>Kanata</b>									
January 2007	125	16	158	0	23	52	0	0	374
January 2006	153	10	152	0	71	0	0	0	469
<b>Cumberland</b>									
January 2007	197	2	133	0	16	68	0	0	416
January 2006	154	26	134	0	16	12	0	0	342
<b>Goulbourn</b>									
January 2007	202	32	90	0	0	0	0	0	324
January 2006	106	10	0	0	0	0	0	18	134
<b>West Carleton</b>									
January 2007	62	0	0	0	0	0	0	0	62
January 2006	97	0	0	0	0	0	0	0	97
<b>Rideau</b>									
January 2007	23	0	0	0	0	0	0	0	23
January 2006	33	0	0	0	0	0	0	0	33
<b>Osgoode</b>									
January 2007	72	0	0	0	0	0	0	0	72
January 2006	84	0	0	0	0	0	0	0	84
<b>Clarence-Rockland City</b>									
January 2007	49	0	0	0	0	0	4	0	53
January 2006	37	8	0	0	0	30	0	27	102
<b>Russell Township</b>									
January 2007	27	4	0	0	0	0	0	0	31
January 2006	51	0	0	0	0	0	0	0	51
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
January 2007	1,280	183	808	0	42	1,758	75	23	4,169
January 2006	1,126	202	846	0	209	990	62	86	3,604

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

**Table I.1: Housing Activity Summary by Submarket  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Ottawa City</b>									
January 2007	173	18	109	0	0	16	6	0	322
January 2006	184	14	101	0	52	33	0	8	392
<b>Ottawa, Vanier, Rockcliffe</b>									
January 2007	21	6	0	0	0	0	6	0	33
January 2006	4	0	0	0	0	33	0	8	45
<b>Nepean inside greenbelt</b>									
January 2007	2	2	0	0	0	0	0	0	4
January 2006	1	0	0	0	12	0	0	0	13
<b>Nepean outside greenbelt</b>									
January 2007	47	0	38	0	0	0	0	0	85
January 2006	42	4	53	0	24	0	0	0	123
<b>Gloucester inside greenbelt</b>									
January 2007	2	0	4	0	0	0	0	0	6
January 2006	6	0	0	0	0	0	0	0	6
<b>Gloucester outside greenbelt</b>									
January 2007	11	2	4	0	0	0	0	0	17
January 2006	17	2	4	0	0	0	0	0	23
<b>Kanata</b>									
January 2007	18	8	28	0	0	0	0	0	54
January 2006	18	6	10	0	16	0	0	0	50
<b>Cumberland</b>									
January 2007	29	0	30	0	0	16	0	0	75
January 2006	56	2	34	0	0	0	0	0	92
<b>Goulbourn</b>									
January 2007	16	0	5	0	0	0	0	0	21
January 2006	18	0	0	0	0	0	0	0	18
<b>West Carleton</b>									
January 2007	7	0	0	0	0	0	0	0	7
January 2006	14	0	0	0	0	0	0	0	14
<b>Rideau</b>									
January 2007	2	0	0	0	0	0	0	0	2
January 2006	3	0	0	0	0	0	0	0	3
<b>Osgoode</b>									
January 2007	18	0	0	0	0	0	0	0	18
January 2006	5	0	0	0	0	0	0	0	5
<b>Clarence-Rockland City</b>									
January 2007	17	0	1	0	0	0	0	0	18
January 2006	6	0	0	0	0	0	0	0	6
<b>Russell Township</b>									
January 2007	7	0	0	0	0	0	0	0	7
January 2006	2	4	0	0	0	0	0	0	6
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
January 2007	197	18	110	0	0	16	6	0	347
January 2006	192	18	101	0	52	33	0	8	404

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



**Table I.1: Housing Activity Summary by Submarket  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Ottawa City</b>									
January 2007	54	30	66	0	11	74	4	52	291
January 2006	162	31	101	0	22	87	4	128	535
<b>Ottawa, Vanier, Rockcliffe</b>									
January 2007	11	11	3	0	3	30	3	52	113
January 2006	13	1	16	0	3	87	1	118	239
<b>Nepean inside greenbelt</b>									
January 2007	0	6	1	0	0	38	0	0	45
January 2006	0	1	0	0	1	0	0	0	2
<b>Nepean outside greenbelt</b>									
January 2007	7	4	18	0	2	5	1	0	37
January 2006	27	6	3	0	9	0	1	0	46
<b>Gloucester inside greenbelt</b>									
January 2007	0	1	0	0	0	0	0	0	1
January 2006	6	7	0	0	0	0	0	0	13
<b>Gloucester outside greenbelt</b>									
January 2007	2	2	14	0	0	0	0	0	18
January 2006	32	10	37	0	0	0	2	0	81
<b>Kanata</b>									
January 2007	1	5	20	0	6	1	0	0	33
January 2006	13	3	22	0	9	0	0	10	57
<b>Cumberland</b>									
January 2007	6	0	4	0	0	0	0	0	10
January 2006	48	3	22	0	0	0	0	0	73
<b>Goulbourn</b>									
January 2007	7	1	6	0	0	0	0	0	14
January 2006	12	0	1	0	0	0	0	0	13
<b>West Carleton</b>									
January 2007	3	0	0	0	0	0	0	0	3
January 2006	3	0	0	0	0	0	0	0	3
<b>Rideau</b>									
January 2007	3	0	0	0	0	0	0	0	3
January 2006	1	0	0	0	0	0	0	0	1
<b>Osgoode</b>									
January 2007	14	0	0	0	0	0	0	0	14
January 2006	7	0	0	0	0	0	0	0	7
<b>Clarence-Rockland City</b>									
January 2007	0	0	0	0	0	0	0	0	0
January 2006	4	0	2	0	0	0	0	0	6
<b>Russell Township</b>									
January 2007	4	0	0	0	0	0	0	0	4
January 2006	12	4	0	0	0	0	0	0	16
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
January 2007	58	30	66	0	11	74	4	52	295
January 2006	178	35	103	0	22	87	4	128	557

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

**Table I.1: Housing Activity Summary by Submarket  
January 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Ottawa City</b>									
January 2007	173	12	107	0	1	21	5	4	323
January 2006	172	15	108	0	47	37	2	13	394
<b>Ottawa, Vanier, Rockcliffe</b>									
January 2007	21	3	3	0	0	3	5	4	39
January 2006	8	2	4	0	0	37	1	13	65
<b>Nepean inside greenbelt</b>									
January 2007	2	3	0	0	0	0	0	0	5
January 2006	1	0	0	0	12	0	0	0	13
<b>Nepean outside greenbelt</b>									
January 2007	45	0	37	0	0	2	0	0	84
January 2006	40	6	55	0	21	0	0	0	122
<b>Gloucester inside greenbelt</b>									
January 2007	2	0	4	0	0	0	0	0	6
January 2006	6	0	0	0	0	0	0	0	6
<b>Gloucester outside greenbelt</b>									
January 2007	11	2	6	0	0	0	0	0	19
January 2006	17	2	4	0	0	0	1	0	24
<b>Kanata</b>									
January 2007	20	4	21	0	1	0	0	0	46
January 2006	17	3	12	0	14	0	0	0	46
<b>Cumberland</b>									
January 2007	29	0	31	0	0	16	0	0	76
January 2006	46	2	33	0	0	0	0	0	81
<b>Goulbourn</b>									
January 2007	20	0	5	0	0	0	0	0	25
January 2006	15	0	0	0	0	0	0	0	15
<b>West Carleton</b>									
January 2007	6	0	0	0	0	0	0	0	6
January 2006	13	0	0	0	0	0	0	0	13
<b>Rideau</b>									
January 2007	4	0	0	0	0	0	0	0	4
January 2006	3	0	0	0	0	0	0	0	3
<b>Osgoode</b>									
January 2007	13	0	0	0	0	0	0	0	13
January 2006	6	0	0	0	0	0	0	0	6
<b>Clarence-Rockland City</b>									
January 2007	17	0	1	0	0	0	0	0	18
January 2006	6	0	0	0	0	0	0	0	6
<b>Russell Township</b>									
January 2007	9	0	0	0	0	0	0	0	9
January 2006	0	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario portion)</b>									
January 2007	199	12	108	0	1	21	5	4	350
January 2006	178	15	108	0	47	37	2	13	400

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  
January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	
Ottawa City	100	93	8	26	89	261	135	2	332	382	-13.1
Ottawa, Vanier, Rockcliffe	4	7	0	10	15	25	125	0	144	42	**
Nepean inside greenbelt	1	4	0	0	0	0	0	2	1	6	-83.3
Nepean outside greenbelt	22	13	0	0	35	81	10	0	67	94	-28.7
Gloucester inside greenbelt	7	0	0	0	0	0	0	0	7	0	n/a
Gloucester outside greenbelt	11	15	8	6	28	106	0	0	47	127	-63.0
Kanata	5	7	0	10	0	45	0	0	5	62	-91.9
Cumberland	17	15	0	0	4	4	0	0	21	19	10.5
Goulbourn	21	19	0	0	7	0	0	0	28	19	47.4
West Carleton	4	7	0	0	0	0	0	0	4	7	-42.9
Rideau	0	0	0	0	0	0	0	0	0	0	n/a
Osgoode	8	6	0	0	0	0	0	0	8	6	33.3
Clarence-Rockland City	3	1	0	2	0	0	0	0	3	3	0.0
Russell Township	6	5	2	0	0	0	0	0	8	5	60.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>109</b>	<b>99</b>	<b>10</b>	<b>28</b>	<b>89</b>	<b>261</b>	<b>135</b>	<b>2</b>	<b>343</b>	<b>390</b>	<b>-12.1</b>

**Table 2.1: Starts by Submarket and by Dwelling Type  
January - January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	
Ottawa City	100	93	8	26	89	261	135	2	332	382	-13.1
Ottawa, Vanier, Rockcliffe	4	7	0	10	15	25	125	0	144	42	**
Nepean inside greenbelt	1	4	0	0	0	0	0	2	1	6	-83.3
Nepean outside greenbelt	22	13	0	0	35	81	10	0	67	94	-28.7
Gloucester inside greenbelt	7	0	0	0	0	0	0	0	7	0	n/a
Gloucester outside greenbelt	11	15	8	6	28	106	0	0	47	127	-63.0
Kanata	5	7	0	10	0	45	0	0	5	62	-91.9
Cumberland	17	15	0	0	4	4	0	0	21	19	10.5
Goulbourn	21	19	0	0	7	0	0	0	28	19	47.4
West Carleton	4	7	0	0	0	0	0	0	4	7	-42.9
Rideau	0	0	0	0	0	0	0	0	0	0	n/a
Osgoode	8	6	0	0	0	0	0	0	8	6	33.3
Clarence-Rockland City	3	1	0	2	0	0	0	0	3	3	0.0
Russell Township	6	5	2	0	0	0	0	0	8	5	60.0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>109</b>	<b>99</b>	<b>10</b>	<b>28</b>	<b>89</b>	<b>261</b>	<b>135</b>	<b>2</b>	<b>343</b>	<b>390</b>	<b>-12.1</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Ottawa City	89	261	0	0	135	0	0	2
Ottawa, Vanier, Rockcliffe	15	25	0	0	125	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	2
Nepean outside greenbelt	35	81	0	0	10	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	28	106	0	0	0	0	0	0
Kanata	0	45	0	0	0	0	0	0
Cumberland	4	4	0	0	0	0	0	0
Goulbourn	7	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
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>89</b>	<b>261</b>	<b>0</b>	<b>0</b>	<b>135</b>	<b>0</b>	<b>0</b>	<b>2</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	89	261	0	0	135	0	0	2
Ottawa, Vanier, Rockcliffe	15	25	0	0	125	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	2
Nepean outside greenbelt	35	81	0	0	10	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	28	106	0	0	0	0	0	0
Kanata	0	45	0	0	0	0	0	0
Cumberland	4	4	0	0	0	0	0	0
Goulbourn	7	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
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>89</b>	<b>261</b>	<b>0</b>	<b>0</b>	<b>135</b>	<b>0</b>	<b>0</b>	<b>2</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Ottawa City	197	312	135	68	0	2	332	382
Ottawa, Vanier, Rockcliffe	19	42	125	0	0	0	144	42
Nepean inside greenbelt	1	4	0	0	0	2	1	6
Nepean outside greenbelt	57	66	10	28	0	0	67	94
Gloucester inside greenbelt	7	0	0	0	0	0	7	0
Gloucester outside greenbelt	47	107	0	20	0	0	47	127
Kanata	5	42	0	20	0	0	5	62
Cumberland	21	19	0	0	0	0	21	19
Goulbourn	28	19	0	0	0	0	28	19
West Carleton	4	7	0	0	0	0	4	7
Rideau	0	0	0	0	0	0	0	0
Osgoode	8	6	0	0	0	0	8	6
Clarence-Rockland City	3	3	0	0	0	0	3	3
Russell Township	8	5	0	0	0	0	8	5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>208</b>	<b>320</b>	<b>135</b>	<b>68</b>	<b>0</b>	<b>2</b>	<b>343</b>	<b>390</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	197	312	135	68	0	2	332	382
Ottawa, Vanier, Rockcliffe	19	42	125	0	0	0	144	42
Nepean inside greenbelt	1	4	0	0	0	2	1	6
Nepean outside greenbelt	57	66	10	28	0	0	67	94
Gloucester inside greenbelt	7	0	0	0	0	0	7	0
Gloucester outside greenbelt	47	107	0	20	0	0	47	127
Kanata	5	42	0	20	0	0	5	62
Cumberland	21	19	0	0	0	0	21	19
Goulbourn	28	19	0	0	0	0	28	19
West Carleton	4	7	0	0	0	0	4	7
Rideau	0	0	0	0	0	0	0	0
Osgoode	8	6	0	0	0	0	8	6
Clarence-Rockland City	3	3	0	0	0	0	3	3
Russell Township	8	5	0	0	0	0	8	5
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>208</b>	<b>320</b>	<b>135</b>	<b>68</b>	<b>0</b>	<b>2</b>	<b>343</b>	<b>390</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	% Change
Ottawa City	173	184	18	14	115	153	16	41	322	392	-17.9
Ottawa, Vanier, Rockcliffe	21	4	6	0	6	0	0	41	33	45	-26.7
Nepean inside greenbelt	2	1	2	0	0	12	0	0	4	13	-69.2
Nepean outside greenbelt	47	42	0	4	38	77	0	0	85	123	-30.9
Gloucester inside greenbelt	2	6	0	0	4	0	0	0	6	6	0.0
Gloucester outside greenbelt	11	17	2	2	4	4	0	0	17	23	-26.1
Kanata	18	18	8	6	28	26	0	0	54	50	8.0
Cumberland	29	56	0	2	30	34	16	0	75	92	-18.5
Goulbourn	16	18	0	0	5	0	0	0	21	18	16.7
West Carleton	7	14	0	0	0	0	0	0	7	14	-50.0
Rideau	2	3	0	0	0	0	0	0	2	3	-33.3
Osgoode	18	5	0	0	0	0	0	0	18	5	**
Clarence-Rockland City	17	6	0	0	0	0	1	0	18	6	200.0
Russell Township	7	2	0	4	0	0	0	0	7	6	16.7
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>197</b>	<b>192</b>	<b>18</b>	<b>18</b>	<b>115</b>	<b>153</b>	<b>17</b>	<b>41</b>	<b>347</b>	<b>404</b>	<b>-14.1</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - January 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Ottawa City	173	184	18	14	115	153	16	41	322	392	-17.9
Ottawa, Vanier, Rockcliffe	21	4	6	0	6	0	0	41	33	45	-26.7
Nepean inside greenbelt	2	1	2	0	0	12	0	0	4	13	-69.2
Nepean outside greenbelt	47	42	0	4	38	77	0	0	85	123	-30.9
Gloucester inside greenbelt	2	6	0	0	4	0	0	0	6	6	0.0
Gloucester outside greenbelt	11	17	2	2	4	4	0	0	17	23	-26.1
Kanata	18	18	8	6	28	26	0	0	54	50	8.0
Cumberland	29	56	0	2	30	34	16	0	75	92	-18.5
Goulbourn	16	18	0	0	5	0	0	0	21	18	16.7
West Carleton	7	14	0	0	0	0	0	0	7	14	-50.0
Rideau	2	3	0	0	0	0	0	0	2	3	-33.3
Osgoode	18	5	0	0	0	0	0	0	18	5	**
Clarence-Rockland City	17	6	0	0	0	0	1	0	18	6	200.0
Russell Township	7	2	0	4	0	0	0	0	7	6	16.7
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>197</b>	<b>192</b>	<b>18</b>	<b>18</b>	<b>115</b>	<b>153</b>	<b>17</b>	<b>41</b>	<b>347</b>	<b>404</b>	<b>-14.1</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Ottawa City	109	153	6	0	16	33	0	8
Ottawa, Vanier, Rockcliffe	0	0	6	0	0	33	0	8
Nepean inside greenbelt	0	12	0	0	0	0	0	0
Nepean outside greenbelt	38	77	0	0	0	0	0	0
Gloucester inside greenbelt	4	0	0	0	0	0	0	0
Gloucester outside greenbelt	4	4	0	0	0	0	0	0
Kanata	28	26	0	0	0	0	0	0
Cumberland	30	34	0	0	16	0	0	0
Goulbourn	5	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	1	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>109</b>	<b>153</b>	<b>6</b>	<b>0</b>	<b>17</b>	<b>33</b>	<b>0</b>	<b>8</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - January 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	109	153	6	0	16	33	0	8
Ottawa, Vanier, Rockcliffe	0	0	6	0	0	33	0	8
Nepean inside greenbelt	0	12	0	0	0	0	0	0
Nepean outside greenbelt	38	77	0	0	0	0	0	0
Gloucester inside greenbelt	4	0	0	0	0	0	0	0
Gloucester outside greenbelt	4	4	0	0	0	0	0	0
Kanata	28	26	0	0	0	0	0	0
Cumberland	30	34	0	0	16	0	0	0
Goulbourn	5	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	1	0	0	0
Russell Township	0	0	0	0	0	0	0	0
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>109</b>	<b>153</b>	<b>6</b>	<b>0</b>	<b>17</b>	<b>33</b>	<b>0</b>	<b>8</b>

Source: CMHC (Starts and Completions Survey)



**Table 3.4: Completions by Submarket and by Intended Market  
January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006	Jan 2007	Jan 2006
Ottawa City	300	299	16	85	6	8	322	392
Ottawa, Vanier, Rockcliffe	27	4	0	33	6	8	33	45
Nepean inside greenbelt	4	1	0	12	0	0	4	13
Nepean outside greenbelt	85	99	0	24	0	0	85	123
Gloucester inside greenbelt	6	6	0	0	0	0	6	6
Gloucester outside greenbelt	17	23	0	0	0	0	17	23
Kanata	54	34	0	16	0	0	54	50
Cumberland	59	92	16	0	0	0	75	92
Goulbourn	21	18	0	0	0	0	21	18
West Carleton	7	14	0	0	0	0	7	14
Rideau	2	3	0	0	0	0	2	3
Osgoode	18	5	0	0	0	0	18	5
Clarence-Rockland City	18	6	0	0	0	0	18	6
Russell Township	7	6	0	0	0	0	7	6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>325</b>	<b>311</b>	<b>16</b>	<b>85</b>	<b>6</b>	<b>8</b>	<b>347</b>	<b>404</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - January 2007**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	300	299	16	85	6	8	322	392
Ottawa, Vanier, Rockcliffe	27	4	0	33	6	8	33	45
Nepean inside greenbelt	4	1	0	12	0	0	4	13
Nepean outside greenbelt	85	99	0	24	0	0	85	123
Gloucester inside greenbelt	6	6	0	0	0	0	6	6
Gloucester outside greenbelt	17	23	0	0	0	0	17	23
Kanata	54	34	0	16	0	0	54	50
Cumberland	59	92	16	0	0	0	75	92
Goulbourn	21	18	0	0	0	0	21	18
West Carleton	7	14	0	0	0	0	7	14
Rideau	2	3	0	0	0	0	2	3
Osgoode	18	5	0	0	0	0	18	5
Clarence-Rockland City	18	6	0	0	0	0	18	6
Russell Township	7	6	0	0	0	0	7	6
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>325</b>	<b>311</b>	<b>16</b>	<b>85</b>	<b>6</b>	<b>8</b>	<b>347</b>	<b>404</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
January 2007**

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 (%)			
<b>Ottawa City</b>													
January 2007	5	2.9	14	8.1	89	51.4	48	27.7	17	9.8	173	369,500	411,618
January 2006	4	2.3	51	29.7	67	39.0	35	20.3	15	8.7	172	348,650	384,776
Year-to-date 2007	5	2.9	14	8.1	89	51.4	48	27.7	17	9.8	173	369,500	411,618
Year-to-date 2006	4	2.3	51	29.7	67	39.0	35	20.3	15	8.7	172	348,650	384,776
<b>Ottawa, Vanier, Rockcliffe</b>													
January 2007	1	4.8	1	4.8	4	19.0	7	33.3	8	38.1	21	485,500	557,014
January 2006	0	0.0	0	0.0	7	87.5	0	0.0	1	12.5	8	--	--
Year-to-date 2007	1	4.8	1	4.8	4	19.0	7	33.3	8	38.1	21	485,500	557,014
Year-to-date 2006	0	0.0	0	0.0	7	87.5	0	0.0	1	12.5	8	--	--
<b>Nepean inside greenbelt</b>													
January 2007	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
January 2006	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2006	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
<b>Nepean outside greenbelt</b>													
January 2007	0	0.0	7	15.6	26	57.8	11	24.4	1	2.2	45	358,900	371,118
January 2006	0	0.0	10	25.0	18	45.0	9	22.5	3	7.5	40	348,900	369,185
Year-to-date 2007	0	0.0	7	15.6	26	57.8	11	24.4	1	2.2	45	358,900	371,118
Year-to-date 2006	0	0.0	10	25.0	18	45.0	9	22.5	3	7.5	40	348,900	369,185
<b>Gloucester inside greenbelt</b>													
January 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
January 2006	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Year-to-date 2007	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	2	33.3	3	50.0	1	16.7	6	--	--
<b>Gloucester outside greenbelt</b>													
January 2007	1	9.1	1	9.1	5	45.5	4	36.4	0	0.0	11	389,500	387,391
January 2006	1	5.9	0	0.0	11	64.7	4	23.5	1	5.9	17	365,900	369,876
Year-to-date 2007	1	9.1	1	9.1	5	45.5	4	36.4	0	0.0	11	389,500	387,391
Year-to-date 2006	1	5.9	0	0.0	11	64.7	4	23.5	1	5.9	17	365,900	369,876
<b>Kanata</b>													
January 2007	0	0.0	1	5.0	14	70.0	4	20.0	1	5.0	20	343,000	360,925
January 2006	0	0.0	8	47.1	4	23.5	4	23.5	1	5.9	17	342,400	347,894
Year-to-date 2007	0	0.0	1	5.0	14	70.0	4	20.0	1	5.0	20	343,000	360,925
Year-to-date 2006	0	0.0	8	47.1	4	23.5	4	23.5	1	5.9	17	342,400	347,894
<b>Cumberland</b>													
January 2007	2	6.9	2	6.9	20	69.0	4	13.8	1	3.4	29	339,900	352,800
January 2006	2	4.3	29	63.0	10	21.7	4	8.7	1	2.2	46	295,550	315,024
Year-to-date 2007	2	6.9	2	6.9	20	69.0	4	13.8	1	3.4	29	339,900	352,800
Year-to-date 2006	2	4.3	29	63.0	10	21.7	4	8.7	1	2.2	46	295,550	315,024
<b>Goulbourn</b>													
January 2007	0	0.0	2	10.0	13	65.0	4	20.0	1	5.0	20	364,400	371,565
January 2006	1	6.7	4	26.7	7	46.7	3	20.0	0	0.0	15	336,900	338,460
Year-to-date 2007	0	0.0	2	10.0	13	65.0	4	20.0	1	5.0	20	364,400	371,565
Year-to-date 2006	1	6.7	4	26.7	7	46.7	3	20.0	0	0.0	15	336,900	338,460

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
January 2007**

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 (%)			
<b>West Carleton</b>													
January 2007	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
January 2006	0	0.0	0	0.0	3	23.1	5	38.5	5	38.5	13	440,000	729,415
Year-to-date 2007	0	0.0	0	0.0	0	0.0	5	83.3	1	16.7	6	--	--
Year-to-date 2006	0	0.0	0	0.0	3	23.1	5	38.5	5	38.5	13	440,000	729,415
<b>Rideau</b>													
January 2007	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
January 2006	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2007	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	--	--
Year-to-date 2006	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
<b>Osgoode</b>													
January 2007	1	7.7	0	0.0	4	30.8	5	38.5	3	23.1	13	405,000	583,946
January 2006	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
Year-to-date 2007	1	7.7	0	0.0	4	30.8	5	38.5	3	23.1	13	405,000	583,946
Year-to-date 2006	0	0.0	0	0.0	2	33.3	3	50.0	1	16.7	6	--	--
<b>Clarence-Rockland City</b>													
January 2007	6	35.3	9	52.9	1	5.9	1	5.9	0	0.0	17	259,600	262,747
January 2006	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	--	--
Year-to-date 2007	6	35.3	9	52.9	1	5.9	1	5.9	0	0.0	17	259,600	262,747
Year-to-date 2006	5	83.3	1	16.7	0	0.0	0	0.0	0	0.0	6	--	--
<b>Russell Township</b>													
January 2007	0	0.0	3	33.3	4	44.4	2	22.2	0	0.0	9	--	--
January 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2007	0	0.0	3	33.3	4	44.4	2	22.2	0	0.0	9	--	--
Year-to-date 2006	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
<b>Ottawa-Gatineau CMA (Ontario portion)</b>													
January 2007	11	5.5	26	13.1	94	47.2	51	25.6	17	8.5	199	363,900	395,311
January 2006	9	5.1	52	29.2	67	37.6	35	19.7	15	8.4	178	342,900	379,716
Year-to-date 2007	11	5.5	26	13.1	94	47.2	51	25.6	17	8.5	199	363,900	395,311
Year-to-date 2006	9	5.1	52	29.2	67	37.6	35	19.7	15	8.4	178	342,900	379,716

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
January 2007**

Submarket	Jan 2007	Jan 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	411,618	384,776	7.0	411,618	384,776	7.0
Ottawa, Vanier, Rockcliffe	557,014	--	n/a	557,014	--	n/a
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	371,118	369,185	0.5	371,118	369,185	0.5
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	387,391	369,876	4.7	387,391	369,876	4.7
Kanata	360,925	347,894	3.7	360,925	347,894	3.7
Cumberland	352,800	315,024	12.0	352,800	315,024	12.0
Goulbourn	371,565	338,460	9.8	371,565	338,460	9.8
West Carleton	--	729,415	n/a	--	729,415	n/a
Rideau	--	--	n/a	--	--	n/a
Osgoode	583,946	--	n/a	583,946	--	n/a
Clarence-Rockland City	262,747	--	n/a	262,747	--	n/a
Russell Township	--	--	n/a	--	--	n/a
<b>Ottawa-Gatineau CMA (Ontario Portion)</b>	<b>395,311</b>	<b>379,716</b>	<b>4.1</b>	<b>395,311</b>	<b>379,716</b>	<b>4.1</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS<sup>®</sup> Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)  
January 2007**

		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
2006	January	659	2.0	1,083	1,844	2,040	53.1	245,787	1.2	245,021
	February	1,002	7.4	1,154	2,026	2,086	55.3	250,689	4.2	253,654
	March	1,337	19.4	1,172	2,511	2,020	58.0	255,550	2.7	255,146
	April	1,469	2.0	1,191	2,528	2,068	57.6	263,122	6.2	258,308
	May	1,683	7.6	1,145	2,907	2,043	56.0	260,219	4.7	257,433
	June	1,624	8.7	1,215	2,324	1,941	62.6	260,458	2.3	254,071
	July	1,254	3.2	1,160	1,944	1,905	60.9	254,596	1.4	255,863
	August	1,261	-0.2	1,175	1,970	1,957	60.0	262,607	7.9	264,744
	September	1,101	-0.9	1,185	1,979	1,967	60.2	255,631	3.0	259,037
	October	1,028	8.7	1,155	1,682	1,894	61.0	259,397	3.8	261,429
	November	891	-4.3	1,142	1,321	1,877	60.8	260,107	3.3	263,466
	December	694	9.1	1,226	772	2,010	61.0	249,196	0.2	260,717
2007	January	773	17.3	1,252	1,812	1,965	63.7	260,898	6.1	261,665
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	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 2006	659	2.0		1,844			245,787	1.2	
	YTD 2007	773	17.3		1,812			260,898	6.1	

MLS<sup>®</sup> is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA (MLS<sup>®</sup>)

**Table 6: Economic Indicators**  
**January 2007**

		Interest Rates			NHPI, Total, Ottawa- Gatineau CMA 1997=100	CPI, 1992 =100 (Ottawa- Gatineau CMA (Ontario Portion))	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						
2006	January	658	5.80	6.30	156.5	131.7	480	5.3	71.8	859
	February	667	5.85	6.45	156.6	131.3	486	5.0	72.5	868
	March	667	6.05	6.45	156.7	132.3	489	5.1	72.9	873
	April	685	6.25	6.75	157.3	132.8	491	4.9	73.1	871
	May	685	6.25	6.75	158.2	133.3	492	4.7	73.1	867
	June	697	6.60	6.95	158.2	133.1	492	4.6	72.9	867
	July	697	6.60	6.95	159.5	132.7	491	4.8	72.9	872
	August	691	6.40	6.85	160.3	132.8	490	5.0	72.8	873
	September	682	6.40	6.70	160.5	132.0	485	5.2	72.3	873
	October	688	6.40	6.80	160.7	131.9	477	5.2	71.0	873
	November	673	6.40	6.55	161.3	132.2	470	5.5	70.2	872
	December	667	6.30	6.45	161.3	132.4	467	5.5	69.6	863
2007	January	679	6.50	6.65		132.2	465	5.6	69.5	860
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	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 of 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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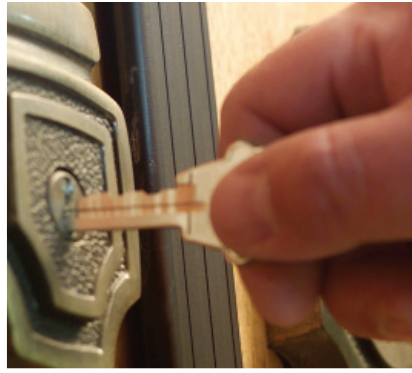
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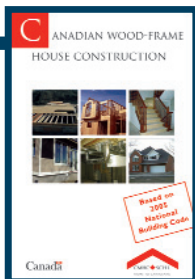
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