

HOUSING NOW

Ottawa



Canada Mortgage and Housing Corporation

Date Released: February 2007

New Home Market

Ottawa Starts Rebound Slightly in February

According to the latest statistics, activity in the residential construction sector rose by 3 per cent in February 2007. There were 300 housing starts, compared to 290 one year earlier.

This increase was once again due to the strength of the single-detached housing segment. Starts of this type went up by 12 per cent in February, which suggests that consumers have confidence in the local economy. Despite rising prices,

potential buyers are still attracted to single-detached houses. In this segment, starts rose by 11 per cent in January and February, compared to the same period in 2006.

In February, multiple dwellings starts fell slightly by 2 per cent from February 2006. During the first two months of 2007, some sixty fewer units were started than in the corresponding period of 2006. These results do not indicate a trend. In the multi-family housing segment, the number of starts tends to fluctuate from one month to the next.

Figure 1

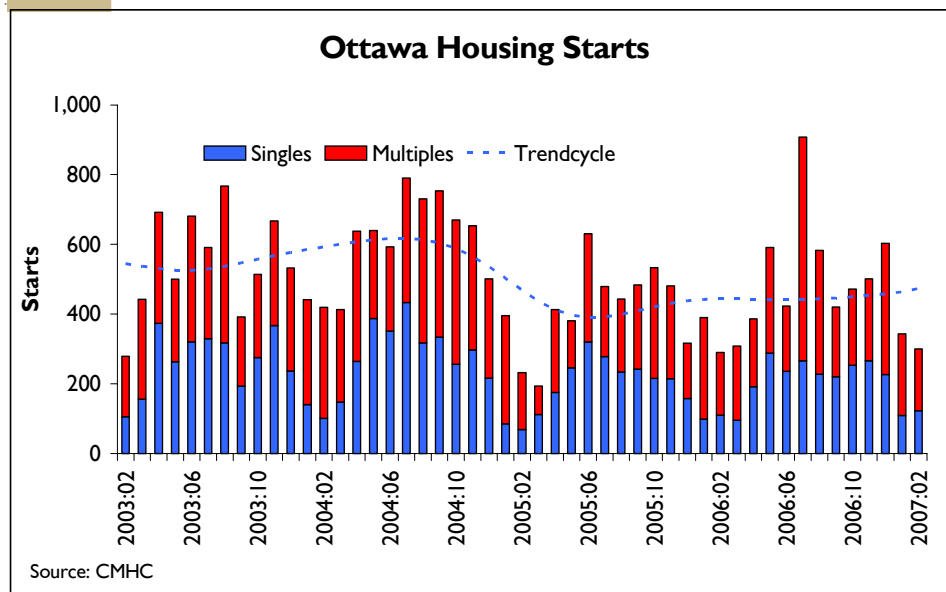
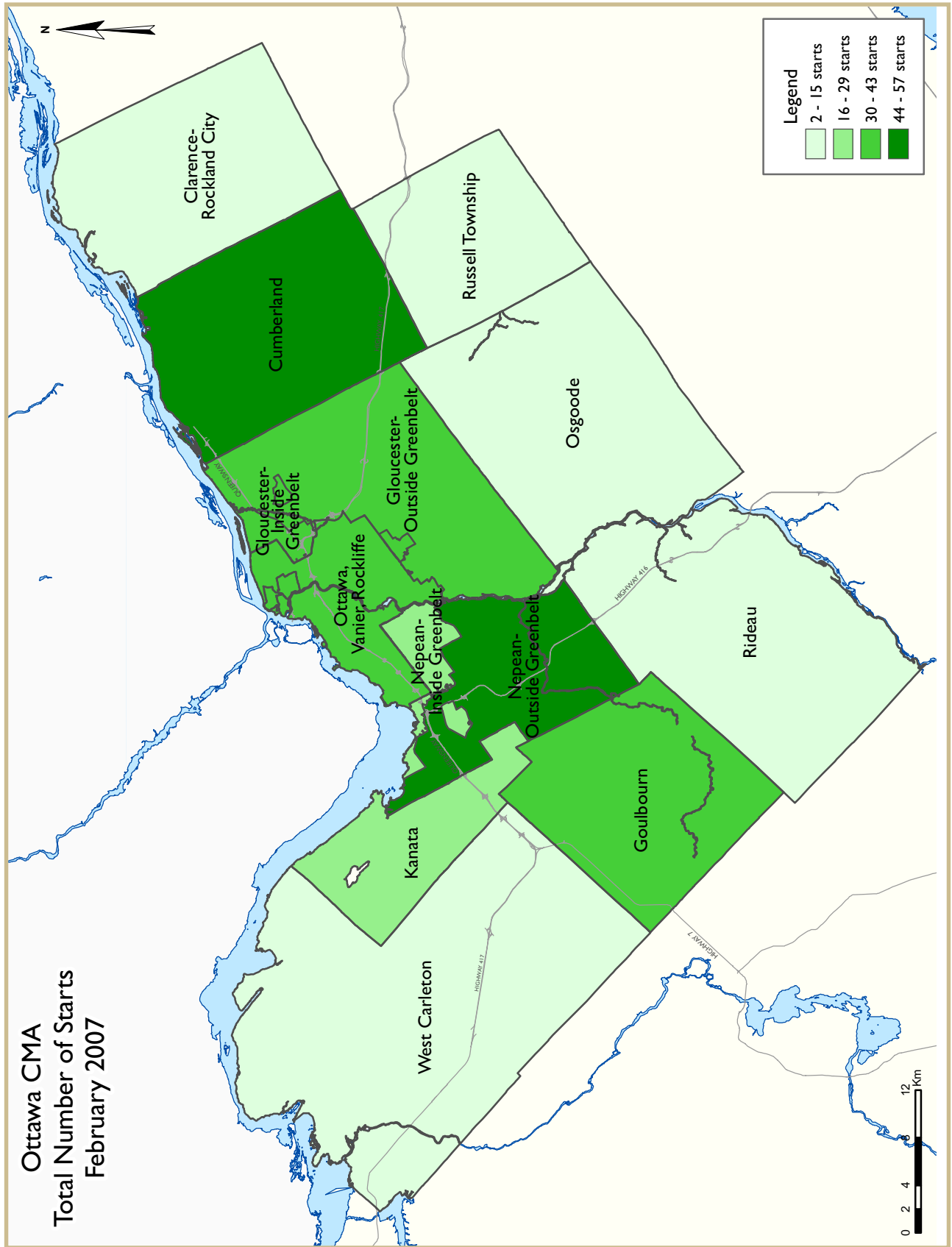


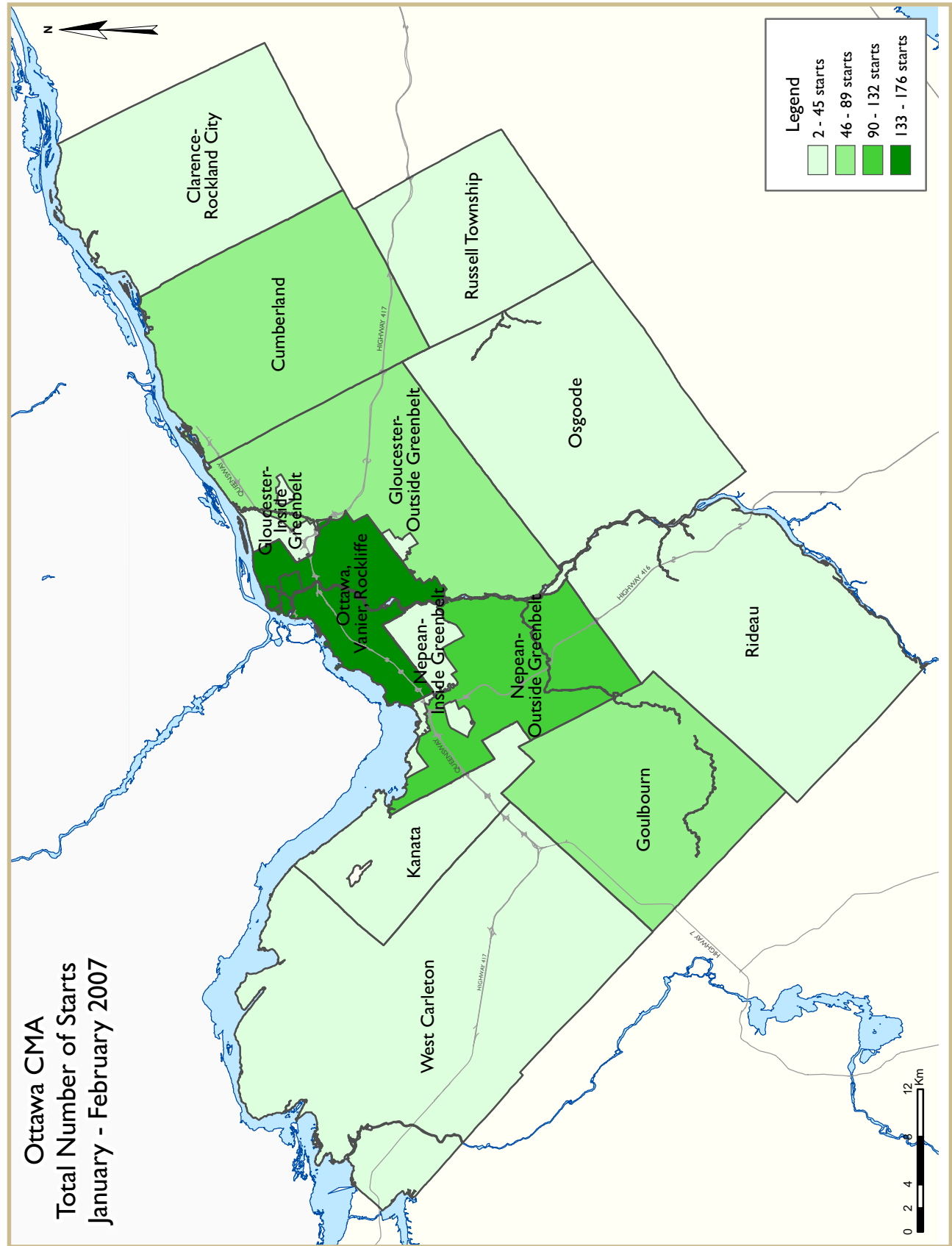
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SYMBOLS

- 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)
February 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2007	123	30	94	0	0	23	0	30	300
February 2006	110	4	80	0	32	58	6	0	290
% Change	11.8	**	17.5	n/a	-100.0	-60.3	-100.0	n/a	3.4
Year-to-date 2007	232	40	183	0	0	158	0	30	643
Year-to-date 2006	209	32	273	0	100	58	6	2	680
% Change	11.0	25.0	-33.0	n/a	-100.0	172.4	-100.0	**	-5.4
UNDER CONSTRUCTION									
February 2007	1,255	197	808	0	42	1,733	75	53	4,163
February 2006	1,067	190	873	0	237	1,048	68	86	3,652
% Change	17.6	3.7	-7.4	n/a	-82.3	65.4	10.3	-38.4	14.0
COMPLETIONS									
February 2007	148	16	94	0	0	48	0	0	306
February 2006	169	16	53	0	4	0	0	0	242
% Change	-12.4	0.0	77.4	n/a	-100.0	n/a	n/a	n/a	26.4
Year-to-date 2007	345	34	204	0	0	64	6	0	653
Year-to-date 2006	361	34	154	0	56	33	0	8	646
% Change	-4.4	0.0	32.5	n/a	-100.0	93.9	n/a	-100.0	1.1
COMPLETED & NOT ABSORBED									
February 2007	57	27	62	0	10	80	4	52	292
February 2006	75	28	106	0	21	83	4	123	440
% Change	-24.0	-3.6	-41.5	n/a	-52.4	-3.6	0.0	-57.7	-33.6
ABSORBED									
February 2007	148	19	98	0	1	42	0	0	308
February 2006	171	15	50	0	5	4	0	5	250
% Change	-13.5	26.7	96.0	n/a	-80.0	**	n/a	-100.0	23.2
Year-to-date 2007	347	31	206	0	2	63	5	4	658
Year-to-date 2006	349	30	158	0	52	41	2	18	650
% Change	-0.6	3.3	30.4	n/a	-96.2	53.7	150.0	-77.8	1.2

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

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

	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									
February 2007	114	30	94	0	0	23	0	30	291
February 2006	103	4	80	0	32	58	6	0	283
Ottawa, Vanier, Rockcliffe									
February 2007	3	2	4	0	0	23	0	0	32
February 2006	4	2	0	0	0	46	6	0	58
Nepean inside greenbelt									
February 2007	0	16	0	0	0	0	0	0	16
February 2006	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
February 2007	27	0	24	0	0	0	0	0	51
February 2006	13	2	8	0	0	12	0	0	35
Gloucester inside greenbelt									
February 2007	1	0	0	0	0	0	0	30	31
February 2006	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
February 2007	25	6	4	0	0	0	0	0	35
February 2006	5	0	4	0	0	0	0	0	9
Kanata									
February 2007	8	0	14	0	0	0	0	0	22
February 2006	7	0	15	0	0	0	0	0	22
Cumberland									
February 2007	14	0	43	0	0	0	0	0	57
February 2006	49	0	53	0	32	0	0	0	134
Goulbourn									
February 2007	26	6	5	0	0	0	0	0	37
February 2006	13	0	0	0	0	0	0	0	13
West Carleton									
February 2007	4	0	0	0	0	0	0	0	4
February 2006	2	0	0	0	0	0	0	0	2
Rideau									
February 2007	2	0	0	0	0	0	0	0	2
February 2006	0	0	0	0	0	0	0	0	0
Osgoode									
February 2007	4	0	0	0	0	0	0	0	4
February 2006	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
February 2007	6	0	0	0	0	0	0	0	6
February 2006	6	0	0	0	0	0	0	0	6
Russell Township									
February 2007	3	0	0	0	0	0	0	0	3
February 2006	1	0	0	0	0	0	0	0	1
Ottawa-Gatineau CMA (Ontario portion)									
February 2007	123	30	94	0	0	23	0	30	300
February 2006	110	4	80	0	32	58	6	0	290

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

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

	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									
February 2007	1,179	193	808	0	42	1,733	71	53	4,079
February 2006	986	182	873	0	237	1,018	68	59	3,506
Ottawa, Vanier, Rockcliffe									
February 2007	68	39	96	0	3	1,321	2	3	1,532
February 2006	79	50	99	0	12	663	6	39	948
Nepean inside greenbelt									
February 2007	9	32	0	0	0	0	0	0	41
February 2006	13	2	13	0	28	141	59	2	258
Nepean outside greenbelt									
February 2007	277	2	215	0	0	138	0	0	632
February 2006	194	6	235	0	62	60	0	0	557
Gloucester inside greenbelt									
February 2007	26	14	16	0	0	128	0	50	234
February 2006	13	16	0	0	0	154	0	0	183
Gloucester outside greenbelt									
February 2007	131	50	82	0	0	26	69	0	358
February 2006	88	64	202	0	20	0	3	0	377
Kanata									
February 2007	114	16	149	0	23	52	0	0	354
February 2006	140	10	155	0	67	0	0	0	455
Cumberland									
February 2007	193	2	155	0	16	68	0	0	434
February 2006	176	24	169	0	48	0	0	0	417
Goulbourn									
February 2007	208	38	95	0	0	0	0	0	341
February 2006	100	10	0	0	0	0	0	18	128
West Carleton									
February 2007	60	0	0	0	0	0	0	0	60
February 2006	88	0	0	0	0	0	0	0	88
Rideau									
February 2007	24	0	0	0	0	0	0	0	24
February 2006	26	0	0	0	0	0	0	0	26
Osgoode									
February 2007	69	0	0	0	0	0	0	0	69
February 2006	69	0	0	0	0	0	0	0	69
Clarence-Rockland City									
February 2007	46	0	0	0	0	0	4	0	50
February 2006	36	8	0	0	0	30	0	27	101
Russell Township									
February 2007	30	4	0	0	0	0	0	0	34
February 2006	45	0	0	0	0	0	0	0	45
Ottawa-Gatineau CMA (Ontario portion)									
February 2007	1,255	197	808	0	42	1,733	75	53	4,163
February 2006	1,067	190	873	0	237	1,048	68	86	3,652

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

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

	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									
February 2007	139	16	94	0	0	48	0	0	297
February 2006	155	16	53	0	4	0	0	0	228
Ottawa, Vanier, Rockcliffe									
February 2007	4	0	8	0	0	0	0	0	12
February 2006	6	4	3	0	0	0	0	0	13
Nepean inside greenbelt									
February 2007	0	4	0	0	0	0	0	0	4
February 2006	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
February 2007	44	2	23	0	0	48	0	0	117
February 2006	30	4	0	0	0	0	0	0	34
Gloucester inside greenbelt									
February 2007	6	0	6	0	0	0	0	0	12
February 2006	1	4	0	0	0	0	0	0	5
Gloucester outside greenbelt									
February 2007	14	10	13	0	0	0	0	0	37
February 2006	12	2	20	0	0	0	0	0	34
Kanata									
February 2007	19	0	23	0	0	0	0	0	42
February 2006	20	0	12	0	4	0	0	0	36
Cumberland									
February 2007	18	0	21	0	0	0	0	0	39
February 2006	27	2	18	0	0	0	0	0	47
Goulbourn									
February 2007	20	0	0	0	0	0	0	0	20
February 2006	19	0	0	0	0	0	0	0	19
West Carleton									
February 2007	6	0	0	0	0	0	0	0	6
February 2006	11	0	0	0	0	0	0	0	11
Rideau									
February 2007	1	0	0	0	0	0	0	0	1
February 2006	7	0	0	0	0	0	0	0	7
Osgoode									
February 2007	7	0	0	0	0	0	0	0	7
February 2006	20	0	0	0	0	0	0	0	20
Clarence-Rockland City									
February 2007	9	0	0	0	0	0	0	0	9
February 2006	7	0	0	0	0	0	0	0	7
Russell Township									
February 2007	0	0	0	0	0	0	0	0	0
February 2006	7	0	0	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario portion)									
February 2007	148	16	94	0	0	48	0	0	306
February 2006	169	16	53	0	4	0	0	0	242

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

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

	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									
February 2007	53	27	62	0	10	80	4	52	288
February 2006	67	24	104	0	21	83	4	123	426
Ottawa, Vanier, Rockcliffe									
February 2007	11	11	3	0	3	29	3	52	112
February 2006	9	2	16	0	3	83	1	113	227
Nepean inside greenbelt									
February 2007	0	4	1	0	0	34	0	0	39
February 2006	0	1	0	0	1	0	0	0	2
Nepean outside greenbelt									
February 2007	3	5	17	0	2	16	1	0	44
February 2006	6	7	3	0	9	0	1	0	26
Gloucester inside greenbelt									
February 2007	3	1	0	0	0	0	0	0	4
February 2006	4	5	0	0	0	0	0	0	9
Gloucester outside greenbelt									
February 2007	3	2	15	0	0	0	0	0	20
February 2006	6	8	39	0	0	0	2	0	55
Kanata									
February 2007	0	4	18	0	5	1	0	0	28
February 2006	1	1	22	0	8	0	0	10	42
Cumberland									
February 2007	5	0	4	0	0	0	0	0	9
February 2006	17	0	24	0	0	0	0	0	41
Goulbourn									
February 2007	7	0	4	0	0	0	0	0	11
February 2006	13	0	0	0	0	0	0	0	13
West Carleton									
February 2007	3	0	0	0	0	0	0	0	3
February 2006	3	0	0	0	0	0	0	0	3
Rideau									
February 2007	3	0	0	0	0	0	0	0	3
February 2006	1	0	0	0	0	0	0	0	1
Osgoode									
February 2007	15	0	0	0	0	0	0	0	15
February 2006	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
February 2007	0	0	0	0	0	0	0	0	0
February 2006	4	0	2	0	0	0	0	0	6
Russell Township									
February 2007	4	0	0	0	0	0	0	0	4
February 2006	4	4	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
February 2007	57	27	62	0	10	80	4	52	292
February 2006	75	28	106	0	21	83	4	123	440

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

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

	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									
February 2007	139	19	98	0	1	42	0	0	299
February 2006	155	15	50	0	5	4	0	5	234
Ottawa, Vanier, Rockcliffe									
February 2007	4	0	8	0	0	1	0	0	13
February 2006	8	3	3	0	0	4	0	5	23
Nepean inside greenbelt									
February 2007	0	6	0	0	0	4	0	0	10
February 2006	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
February 2007	44	1	24	0	0	37	0	0	106
February 2006	30	3	0	0	0	0	0	0	33
Gloucester inside greenbelt									
February 2007	3	0	6	0	0	0	0	0	9
February 2006	1	2	0	0	0	0	0	0	3
Gloucester outside greenbelt									
February 2007	15	10	12	0	0	0	0	0	37
February 2006	12	2	18	0	0	0	0	0	32
Kanata									
February 2007	20	1	25	0	1	0	0	0	47
February 2006	21	2	12	0	5	0	0	0	40
Cumberland									
February 2007	20	0	21	0	0	0	0	0	41
February 2006	28	3	16	0	0	0	0	0	47
Goulbourn									
February 2007	20	1	2	0	0	0	0	0	23
February 2006	15	0	1	0	0	0	0	0	16
West Carleton									
February 2007	6	0	0	0	0	0	0	0	6
February 2006	11	0	0	0	0	0	0	0	11
Rideau									
February 2007	1	0	0	0	0	0	0	0	1
February 2006	7	0	0	0	0	0	0	0	7
Osgoode									
February 2007	6	0	0	0	0	0	0	0	6
February 2006	20	0	0	0	0	0	0	0	20
Clarence-Rockland City									
February 2007	9	0	0	0	0	0	0	0	9
February 2006	7	0	0	0	0	0	0	0	7
Russell Township									
February 2007	0	0	0	0	0	0	0	0	0
February 2006	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
February 2007	148	19	98	0	1	42	0	0	308
February 2006	171	15	50	0	5	4	0	5	250

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
February 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	% Change
Ottawa City	114	103	30	4	94	118	53	58	291	283	2.8
Ottawa, Vanier, Rockcliffe	3	4	2	2	4	6	23	46	32	58	-44.8
Nepean inside greenbelt	0	2	16	0	0	0	0	0	16	2	**
Nepean outside greenbelt	27	13	0	2	24	8	0	12	51	35	45.7
Gloucester inside greenbelt	1	3	0	0	0	0	30	0	31	3	**
Gloucester outside greenbelt	25	5	6	0	4	4	0	0	35	9	**
Kanata	8	7	0	0	14	15	0	0	22	22	0.0
Cumberland	14	49	0	0	43	85	0	0	57	134	-57.5
Goulbourn	26	13	6	0	5	0	0	0	37	13	184.6
West Carleton	4	2	0	0	0	0	0	0	4	2	100.0
Rideau	2	0	0	0	0	0	0	0	2	0	n/a
Osgoode	4	5	0	0	0	0	0	0	4	5	-20.0
Clarence-Rockland City	6	6	0	0	0	0	0	0	6	6	0.0
Russell Township	3	1	0	0	0	0	0	0	3	1	200.0
Ottawa-Gatineau CMA (Ontario Portion)	123	110	30	4	94	118	53	58	300	290	3.4

**Table 2.1: Starts by Submarket and by Dwelling Type
January - February 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	214	196	38	30	183	379	188	60	623	665	-6.3
Ottawa, Vanier, Rockcliffe	7	11	2	12	19	31	148	46	176	100	76.0
Nepean inside greenbelt	1	6	16	0	0	0	0	2	17	8	112.5
Nepean outside greenbelt	49	26	0	2	59	89	10	12	118	129	-8.5
Gloucester inside greenbelt	8	3	0	0	0	0	30	0	38	3	**
Gloucester outside greenbelt	36	20	14	6	32	110	0	0	82	136	-39.7
Kanata	13	14	0	10	14	60	0	0	27	84	-67.9
Cumberland	31	64	0	0	47	89	0	0	78	153	-49.0
Goulbourn	47	32	6	0	12	0	0	0	65	32	103.1
West Carleton	8	9	0	0	0	0	0	0	8	9	-11.1
Rideau	2	0	0	0	0	0	0	0	2	0	n/a
Osgoode	12	11	0	0	0	0	0	0	12	11	9.1
Clarence-Rockland City	9	7	0	2	0	0	0	0	9	9	0.0
Russell Township	9	6	2	0	0	0	0	0	11	6	83.3
Ottawa-Gatineau CMA (Ontario Portion)	232	209	40	32	183	379	188	60	643	680	-5.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Ottawa City	94	112	0	6	23	58	30	0
Ottawa, Vanier, Rockcliffe	4	0	0	6	23	46	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	24	8	0	0	0	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	30	0
Gloucester outside greenbelt	4	4	0	0	0	0	0	0
Kanata	14	15	0	0	0	0	0	0
Cumberland	43	85	0	0	0	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	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	94	112	0	6	23	58	30	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 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	183	373	0	6	158	58	30	2
Ottawa, Vanier, Rockcliffe	19	25	0	6	148	46	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	2
Nepean outside greenbelt	59	89	0	0	10	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	30	0
Gloucester outside greenbelt	32	110	0	0	0	0	0	0
Kanata	14	60	0	0	0	0	0	0
Cumberland	47	89	0	0	0	0	0	0
Goulbourn	12	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)	183	373	0	6	158	58	30	2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Ottawa City	238	187	23	90	30	6	291	283
Ottawa, Vanier, Rockcliffe	9	6	23	46	0	6	32	58
Nepean inside greenbelt	16	2	0	0	0	0	16	2
Nepean outside greenbelt	51	23	0	12	0	0	51	35
Gloucester inside greenbelt	1	3	0	0	30	0	31	3
Gloucester outside greenbelt	35	9	0	0	0	0	35	9
Kanata	22	22	0	0	0	0	22	22
Cumberland	57	102	0	32	0	0	57	134
Goulbourn	37	13	0	0	0	0	37	13
West Carleton	4	2	0	0	0	0	4	2
Rideau	2	0	0	0	0	0	2	0
Osgoode	4	5	0	0	0	0	4	5
Clarence-Rockland City	6	6	0	0	0	0	6	6
Russell Township	3	1	0	0	0	0	3	1
Ottawa-Gatineau CMA (Ontario Portion)	247	194	23	90	30	6	300	290

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	435	499	158	158	30	8	623	665
Ottawa, Vanier, Rockcliffe	28	48	148	46	0	6	176	100
Nepean inside greenbelt	17	6	0	0	0	2	17	8
Nepean outside greenbelt	108	89	10	40	0	0	118	129
Gloucester inside greenbelt	8	3	0	0	30	0	38	3
Gloucester outside greenbelt	82	116	0	20	0	0	82	136
Kanata	27	64	0	20	0	0	27	84
Cumberland	78	121	0	32	0	0	78	153
Goulbourn	65	32	0	0	0	0	65	32
West Carleton	8	9	0	0	0	0	8	9
Rideau	2	0	0	0	0	0	2	0
Osgoode	12	11	0	0	0	0	12	11
Clarence-Rockland City	9	9	0	0	0	0	9	9
Russell Township	11	6	0	0	0	0	11	6
Ottawa-Gatineau CMA (Ontario Portion)	455	514	158	158	30	8	643	680

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	% Change
Ottawa City	139	155	16	16	94	57	48	0	297	228	30.3
Ottawa, Vanier, Rockcliffe	4	6	0	4	8	3	0	0	12	13	-7.7
Nepean inside greenbelt	0	2	4	0	0	0	0	0	4	2	100.0
Nepean outside greenbelt	44	30	2	4	23	0	48	0	117	34	**
Gloucester inside greenbelt	6	1	0	4	6	0	0	0	12	5	140.0
Gloucester outside greenbelt	14	12	10	2	13	20	0	0	37	34	8.8
Kanata	19	20	0	0	23	16	0	0	42	36	16.7
Cumberland	18	27	0	2	21	18	0	0	39	47	-17.0
Goulbourn	20	19	0	0	0	0	0	0	20	19	5.3
West Carleton	6	11	0	0	0	0	0	0	6	11	-45.5
Rideau	1	7	0	0	0	0	0	0	1	7	-85.7
Osgoode	7	20	0	0	0	0	0	0	7	20	-65.0
Clarence-Rockland City	9	7	0	0	0	0	0	0	9	7	28.6
Russell Township	0	7	0	0	0	0	0	0	0	7	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	148	169	16	16	94	57	48	0	306	242	26.4

**Table 3.1: Completions by Submarket and by Dwelling Type
January - February 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	312	339	34	30	209	210	64	41	619	620	-0.2
Ottawa, Vanier, Rockcliffe	25	10	6	4	14	3	0	41	45	58	-22.4
Nepean inside greenbelt	2	3	6	0	0	12	0	0	8	15	-46.7
Nepean outside greenbelt	91	72	2	8	61	77	48	0	202	157	28.7
Gloucester inside greenbelt	8	7	0	4	10	0	0	0	18	11	63.6
Gloucester outside greenbelt	25	29	12	4	17	24	0	0	54	57	-5.3
Kanata	37	38	8	6	51	42	0	0	96	86	11.6
Cumberland	47	83	0	4	51	52	16	0	114	139	-18.0
Goulbourn	36	37	0	0	5	0	0	0	41	37	10.8
West Carleton	13	25	0	0	0	0	0	0	13	25	-48.0
Rideau	3	10	0	0	0	0	0	0	3	10	-70.0
Osgoode	25	25	0	0	0	0	0	0	25	25	0.0
Clarence-Rockland City	26	13	0	0	0	0	1	0	27	13	107.7
Russell Township	7	9	0	4	0	0	0	0	7	13	-46.2
Ottawa-Gatineau CMA (Ontario Portion)	345	361	34	34	209	210	65	41	653	646	1.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Ottawa City	94	57	0	0	48	0	0	0
Ottawa, Vanier, Rockcliffe	8	3	0	0	0	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	23	0	0	0	48	0	0	0
Gloucester inside greenbelt	6	0	0	0	0	0	0	0
Gloucester outside greenbelt	13	20	0	0	0	0	0	0
Kanata	23	16	0	0	0	0	0	0
Cumberland	21	18	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	94	57	0	0	48	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 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	203	210	6	0	64	33	0	8
Ottawa, Vanier, Rockcliffe	8	3	6	0	0	33	0	8
Nepean inside greenbelt	0	12	0	0	0	0	0	0
Nepean outside greenbelt	61	77	0	0	48	0	0	0
Gloucester inside greenbelt	10	0	0	0	0	0	0	0
Gloucester outside greenbelt	17	24	0	0	0	0	0	0
Kanata	51	42	0	0	0	0	0	0
Cumberland	51	52	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
Ottawa-Gatineau CMA (Ontario Portion)	203	210	6	0	65	33	0	8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006	Feb 2007	Feb 2006
Ottawa City	249	224	48	4	0	0	297	228
Ottawa, Vanier, Rockcliffe	12	13	0	0	0	0	12	13
Nepean inside greenbelt	4	2	0	0	0	0	4	2
Nepean outside greenbelt	69	34	48	0	0	0	117	34
Gloucester inside greenbelt	12	5	0	0	0	0	12	5
Gloucester outside greenbelt	37	34	0	0	0	0	37	34
Kanata	42	32	0	4	0	0	42	36
Cumberland	39	47	0	0	0	0	39	47
Goulbourn	20	19	0	0	0	0	20	19
West Carleton	6	11	0	0	0	0	6	11
Rideau	1	7	0	0	0	0	1	7
Osgoode	7	20	0	0	0	0	7	20
Clarence-Rockland City	9	7	0	0	0	0	9	7
Russell Township	0	7	0	0	0	0	0	7
Ottawa-Gatineau CMA (Ontario Portion)	258	238	48	4	0	0	306	242

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	549	523	64	89	6	8	619	620
Ottawa, Vanier, Rockcliffe	39	17	0	33	6	8	45	58
Nepean inside greenbelt	8	3	0	12	0	0	8	15
Nepean outside greenbelt	154	133	48	24	0	0	202	157
Gloucester inside greenbelt	18	11	0	0	0	0	18	11
Gloucester outside greenbelt	54	57	0	0	0	0	54	57
Kanata	96	66	0	20	0	0	96	86
Cumberland	98	139	16	0	0	0	114	139
Goulbourn	41	37	0	0	0	0	41	37
West Carleton	13	25	0	0	0	0	13	25
Rideau	3	10	0	0	0	0	3	10
Osgoode	25	25	0	0	0	0	25	25
Clarence-Rockland City	27	13	0	0	0	0	27	13
Russell Township	7	13	0	0	0	0	7	13
Ottawa-Gatineau CMA (Ontario Portion)	583	549	64	89	6	8	653	646

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 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 (%)			
Ottawa City													
February 2007	3	2.2	7	5.0	71	51.1	43	30.9	15	10.8	139	374,900	414,802
February 2006	6	3.9	28	18.1	69	44.5	27	17.4	25	16.1	155	360,000	398,853
Year-to-date 2007	8	2.6	21	6.7	160	51.3	91	29.2	32	10.3	312	370,700	413,037
Year-to-date 2006	10	3.1	79	24.2	136	41.6	62	19.0	40	12.2	327	351,500	391,449
Ottawa, Vanier, Rockcliffe													
February 2007	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
February 2006	0	0.0	1	12.5	4	50.0	2	25.0	1	12.5	8	--	--
Year-to-date 2007	1	4.0	1	4.0	4	16.0	9	36.0	10	40.0	25	485,500	554,352
Year-to-date 2006	0	0.0	1	6.3	11	68.8	2	12.5	2	12.5	16	353,900	382,980
Nepean inside greenbelt													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
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	33.3	1	33.3	1	33.3	3	--	--
Nepean outside greenbelt													
February 2007	0	0.0	4	9.1	21	47.7	15	34.1	4	9.1	44	378,400	395,766
February 2006	0	0.0	5	16.7	14	46.7	6	20.0	5	16.7	30	364,900	397,143
Year-to-date 2007	0	0.0	11	12.4	47	52.8	26	29.2	5	5.6	89	371,900	383,303
Year-to-date 2006	0	0.0	15	21.4	32	45.7	15	21.4	8	11.4	70	360,900	381,167
Gloucester inside greenbelt													
February 2007	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
February 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2006	0	0.0	0	0.0	2	28.6	4	57.1	1	14.3	7	--	--
Gloucester outside greenbelt													
February 2007	0	0.0	0	0.0	6	40.0	8	53.3	1	6.7	15	416,500	432,013
February 2006	0	0.0	0	0.0	12	100.0	0	0.0	0	0.0	12	357,200	354,825
Year-to-date 2007	1	3.8	1	3.8	11	42.3	12	46.2	1	3.8	26	397,900	413,135
Year-to-date 2006	1	3.4	0	0.0	23	79.3	4	13.8	1	3.4	29	362,900	363,648
Kanata													
February 2007	0	0.0	0	0.0	17	85.0	3	15.0	0	0.0	20	343,900	358,280
February 2006	0	0.0	5	23.8	4	19.0	6	28.6	6	28.6	21	410,900	425,529
Year-to-date 2007	0	0.0	1	2.5	31	77.5	7	17.5	1	2.5	40	343,900	359,603
Year-to-date 2006	0	0.0	13	34.2	8	21.1	10	26.3	7	18.4	38	373,950	390,797
Cumberland													
February 2007	2	10.0	2	10.0	14	70.0	2	10.0	0	0.0	20	320,700	324,220
February 2006	6	21.4	9	32.1	10	35.7	2	7.1	1	3.6	28	295,450	313,361
Year-to-date 2007	4	8.2	4	8.2	34	69.4	6	12.2	1	2.0	49	336,500	341,135
Year-to-date 2006	8	10.8	38	51.4	20	27.0	6	8.1	2	2.7	74	295,550	314,395
Goulbourn													
February 2007	0	0.0	1	5.0	10	50.0	6	30.0	3	15.0	20	352,450	395,175
February 2006	0	0.0	3	20.0	7	46.7	5	33.3	0	0.0	15	374,500	367,553
Year-to-date 2007	0	0.0	3	7.5	23	57.5	10	25.0	4	10.0	40	357,400	383,370
Year-to-date 2006	1	3.3	7	23.3	14	46.7	8	26.7	0	0.0	30	361,400	353,007

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
February 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 (%)			
West Carleton													
February 2007	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	--	--
February 2006	0	0.0	2	18.2	7	63.6	1	9.1	1	9.1	11	340,000	359,718
Year-to-date 2007	0	0.0	0	0.0	0	0.0	9	75.0	3	25.0	12	454,450	476,242
Year-to-date 2006	0	0.0	2	8.3	10	41.7	6	25.0	6	25.0	24	397,500	559,971
Rideau													
February 2007	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
February 2006	0	0.0	2	28.6	4	57.1	0	0.0	1	14.3	7	--	--
Year-to-date 2007	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
Year-to-date 2006	0	0.0	2	20.0	6	60.0	0	0.0	2	20.0	10	340,000	370,000
Osgoode													
February 2007	1	16.7	0	0.0	2	33.3	2	33.3	1	16.7	6	--	--
February 2006	0	0.0	1	5.0	7	35.0	3	15.0	9	45.0	20	456,450	571,605
Year-to-date 2007	2	10.5	0	0.0	6	31.6	7	36.8	4	21.1	19	405,000	649,221
Year-to-date 2006	0	0.0	1	3.8	9	34.6	6	23.1	10	38.5	26	437,000	542,350
Clarence-Rockland City													
February 2007	2	22.2	6	66.7	1	11.1	0	0.0	0	0.0	9	--	--
February 2006	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2007	8	30.8	15	57.7	2	7.7	1	3.8	0	0.0	26	260,550	263,042
Year-to-date 2006	11	84.6	2	15.4	0	0.0	0	0.0	0	0.0	13	229,000	233,923
Russell Township													
February 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2006	1	11.1	7	77.8	0	0.0	1	11.1	0	0.0	9	--	--
Year-to-date 2007	0	0.0	3	33.3	4	44.4	2	22.2	0	0.0	9	--	--
Year-to-date 2006	1	11.1	7	77.8	0	0.0	1	11.1	0	0.0	9	--	--
Ottawa-Gatineau CMA (Ontario portion)													
February 2007	5	3.4	13	8.8	72	48.6	43	29.1	15	10.1	148	363,900	405,607
February 2006	13	7.6	36	21.1	69	40.4	28	16.4	25	14.6	171	351,431	386,612
Year-to-date 2007	16	4.6	39	11.2	166	47.8	94	27.1	32	9.2	347	363,900	399,702
Year-to-date 2006	22	6.3	88	25.2	136	39.0	63	18.1	40	11.5	349	349,000	383,095

Source: CMHC (Market Absorption Survey)

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

Submarket	Feb 2007	Feb 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	414,802	398,853	4.0	413,037	391,449	5.5
Ottawa, Vanier, Rockcliffe	--	--	n/a	554,352	382,980	44.7
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	395,766	397,143	-0.3	383,303	381,167	0.6
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	432,013	354,825	21.8	413,135	363,648	13.6
Kanata	358,280	425,529	-15.8	359,603	390,797	-8.0
Cumberland	324,220	313,361	3.5	341,135	314,395	8.5
Goulbourn	395,175	367,553	7.5	383,370	353,007	8.6
West Carleton	--	359,718	n/a	476,242	559,971	-15.0
Rideau	--	--	n/a	--	370,000	n/a
Osgoode	--	571,605	n/a	649,221	542,350	19.7
Clarence-Rockland City	--	--	n/a	263,042	233,923	12.4
Russell Township	--	--	n/a	--	--	n/a
Ottawa-Gatineau CMA (Ontario Portion)	405,607	386,612	4.9	399,702	383,095	4.3

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
February 2007**

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to-New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) 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	1,240	1,812	1,961	63.2	260,898	6.1	263,169
	February	1,046	4.4	1,216	1,880	1,944	62.6	264,928	5.7	268,509
	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	1,661	5.2		3,870			248,744	3.0	
	YTD 2007	1,819	9.5		3,692			263,215	5.8	

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

¹Source: CREA

**Table 6: Economic Indicators
February 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	161.0	132.2	465	5.6	69.5	860
	February	679	6.50	6.65		133.5	468	5.3	69.6	859
	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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