HOUSING MARKET INFORMATION

HOUSING NOW

Gatineau

Canada Mortgage and Housing Corporation

Date Released: Fourth Quarter 2006

Residential Construction Continues to Post Strong Growth in Gatineau

The latest results released by Canada Mortgage and Housing Corporation (CMHC) revealed that residential construction regained strength in the third quarter of 2006 in the Gatineau area. In fact, from July to September, 695 housing units were started, for an increase of 25 per cent over the same period in 2005 (554 units).

Although activity was steady in the freehold home segment[1], with the construction of 536 new dwellings (+37 per cent), it was the rental housing segment that drove up the number of starts in the third quarter of 2006. In all, 122 rental housing units got under way from July to September, compared to 3 during

Figure 1

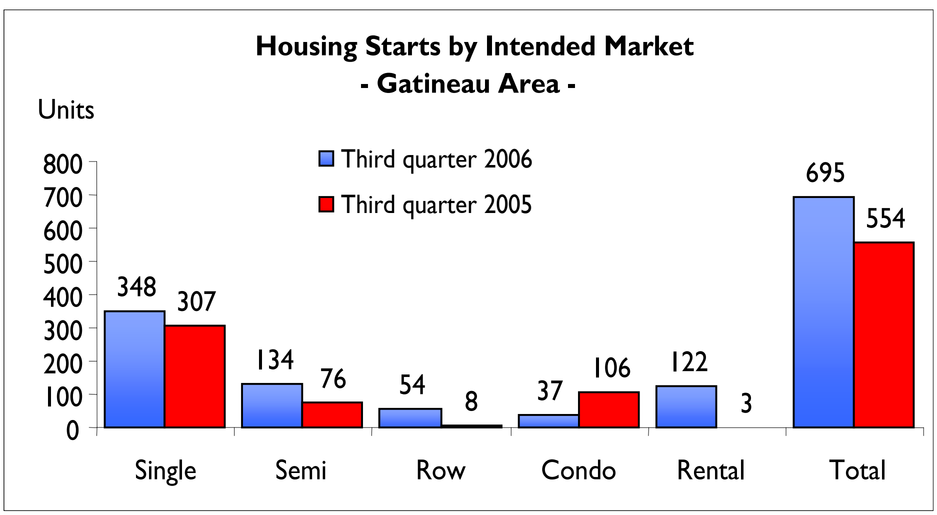


Table of contents

Canada

60 YEARS ANS

CMHC SCHL
HOME TO CANADIANS

the same period in 2005. It was in the borough of Hull that the majority of the rental housing units were started in the third quarter.

2006 Confirms the End of the Reign of Single-Detached Homes

Even with the good results registered in the third quarter (+13 per cent), total starts of single-detached homes for the first nine months continue to lag behind, as this type of construction is still down by 6 per cent. Multiple housing starts offset this decrease, as they rose from 501 units last year to 880 in 2006. This year, semi-detached and row homes are accounting for an increasingly larger share (418 new units). Since the beginning of the year, starts of this type are up by 126 per cent.

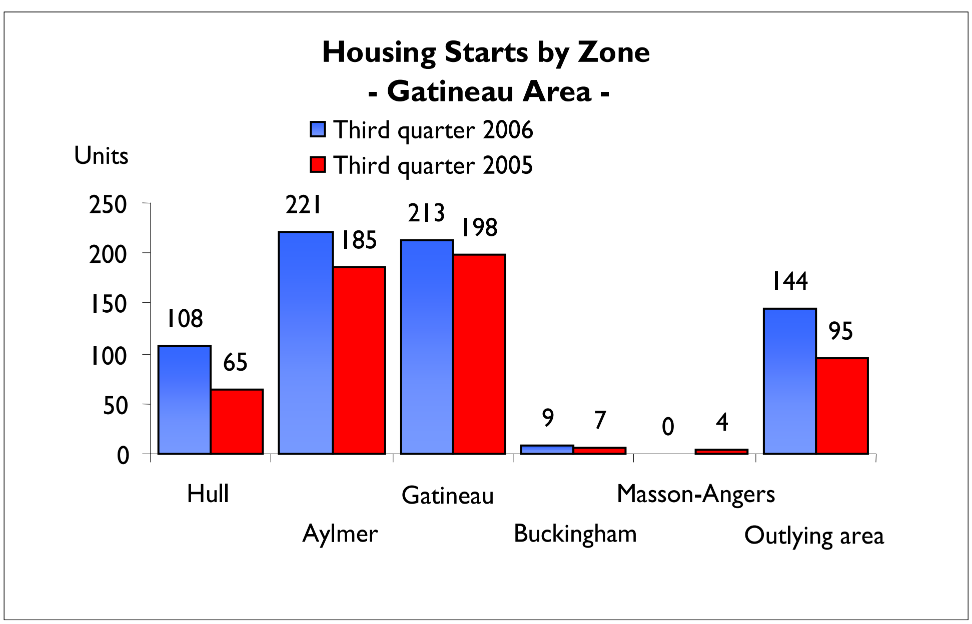
As for condominiums, this past quarter was less active than the first two, and starts fell by 73 per cent. The year-to-date results remain positive, though, with a gain of almost 5 per cent over 2005. The current year is therefore still ahead of 2005 by 23 per cent. Starts continue to surprise most observers of this market. In fact, 2005 was showing signs of a downward trend, which we then thought would continue in 2006. It can be noted, however, that some households still have the means to access homeownership, but in different conditions. In fact, single- and semi-detached house prices, on both the new and existing home markets, have attained levels (over $190,000) that are not necessarily within the reach of all buyers. This is why other housing types, such as semi-detached and row homes and also condominiums, are meeting the demand from these buyers, whose needs (or means) are more modest.

Masson-Angers, the Only Sector to Show a Decrease

As for the overall results by sector, almost no decreases were noted. Hull showed the best performance, with a gain of 66 per cent. In fact, 108 dwellings were started in this sector, mostly rental housing units. The outlying area came in second, with a total of 144 starts, for an increase of 52 per cent. With 134 single-detached home starts, the outlying area posted the best performance for this housing type this past quarter. Aylmer also showed rather robust growth, as starts increased by 20 per cent in this sector. With the price of single-detached houses quite high there ($218,000), this was the sector that had the most semi-detached and row home starts. This last housing type was also popular in the Gatineau sector, where 62 such starts (52 semi-detached houses and 10 row homes) were enumerated, compared to a total of only 24 during the same period last year.

In the east, activity was relatively calm. Buckingham ended the quarter with 9 starts (versus 7 one year earlier) while, in Masson-Angers, construction was at a standstill, as no new starts were recorded.

Figure 2



Resale Market Reaches a New Peak

According to the third quarter results, 1,099 houses changed hands in the Outaouais area, or 4 per cent fewer than during the same period last year.

From January to September 2006, however, transactions on the resale market reached 3,742 units in the Outaouais area, for an increase of 5 per cent over 2005. The appeal of the different housing types is therefore still just as strong. Rising prices and interest rates do not seem to have troubled buyers. The market therefore generally remains a seller's market.

Single-family homes remained the most popular housing type, and transactions are up by 7 per cent since the beginning of the year. There were more sales of these houses than other dwelling types, in all sectors of the area.

With an average selling price that surpassed $180,000 (up by 5 per cent over the second quarter of 2005), existing single-family homes are now comparable to certain new homes, such as semi-detached and row houses.

As well, this is the only housing type for which the market is tightening and tending toward a seller's market, with active S.I.A./MLS® listings falling quite rapidly (-11 per cent since the beginning of 2006).

In general, the results for the first three quarters of 2006 are pointing to a more active year in 2006 than in 2005, in terms of the volume of resales. However, continued very strong price hikes in certain sectors could put a damper on the market in 2007. In this regard, one of the first signs of a slowdown, namely, a decrease in transactions, was observed this past quarter. This decline extended to all housing types, but especially to semi-detached homes, which registered a drop of 8 per cent. It should be noted that, at $142,000, the average price of these houses is the same as on the new home market. It would therefore not be surprising to see some buyers look for their rare gem elsewhere.

As for the different sectors, the boroughs in the urban core (Hull, Aylmer and Gatineau) were the hardest hit. On the contrary, the outlying area, Buckingham and Masson-Angers continued to see their situations improve.

Figure 3

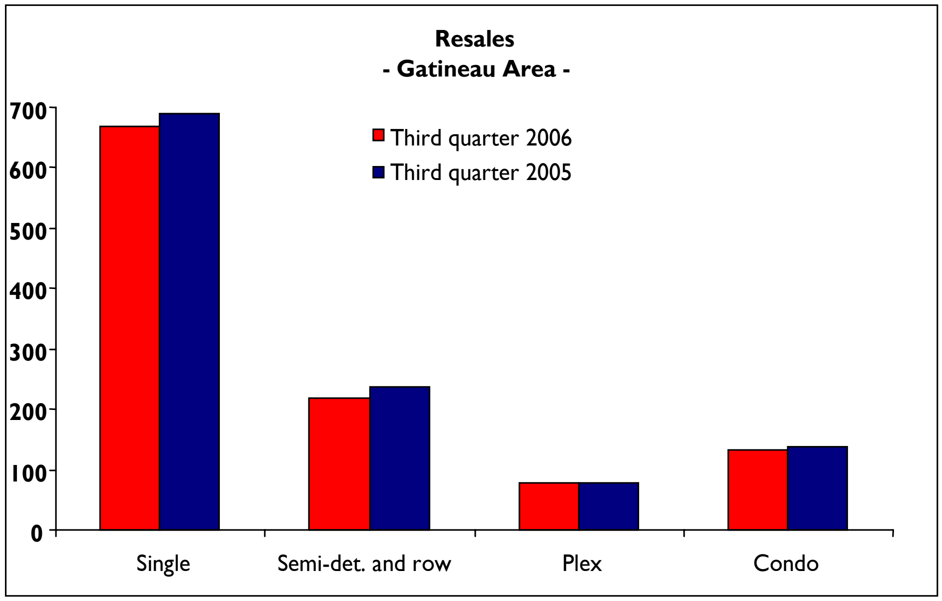
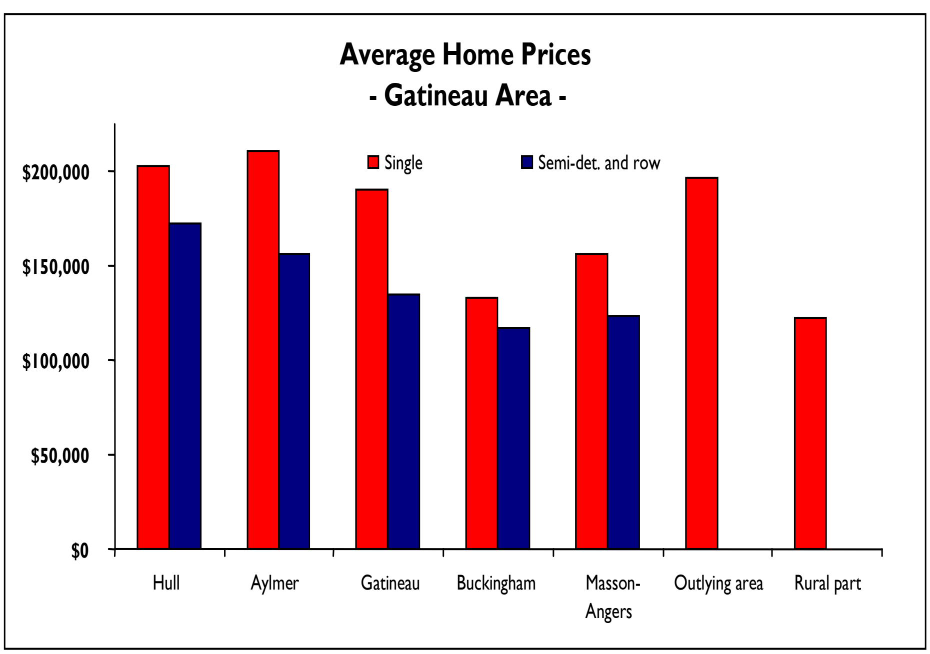
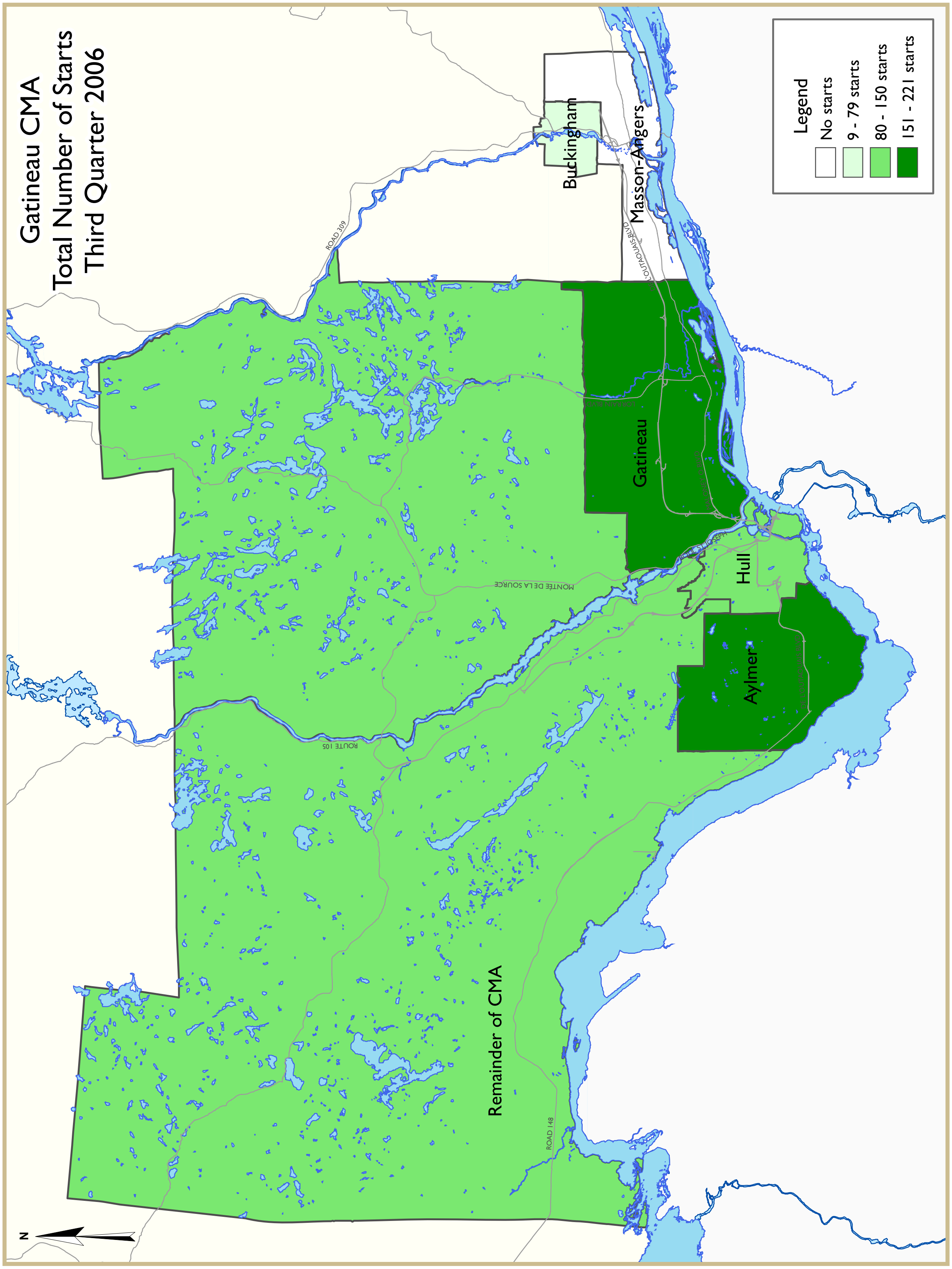
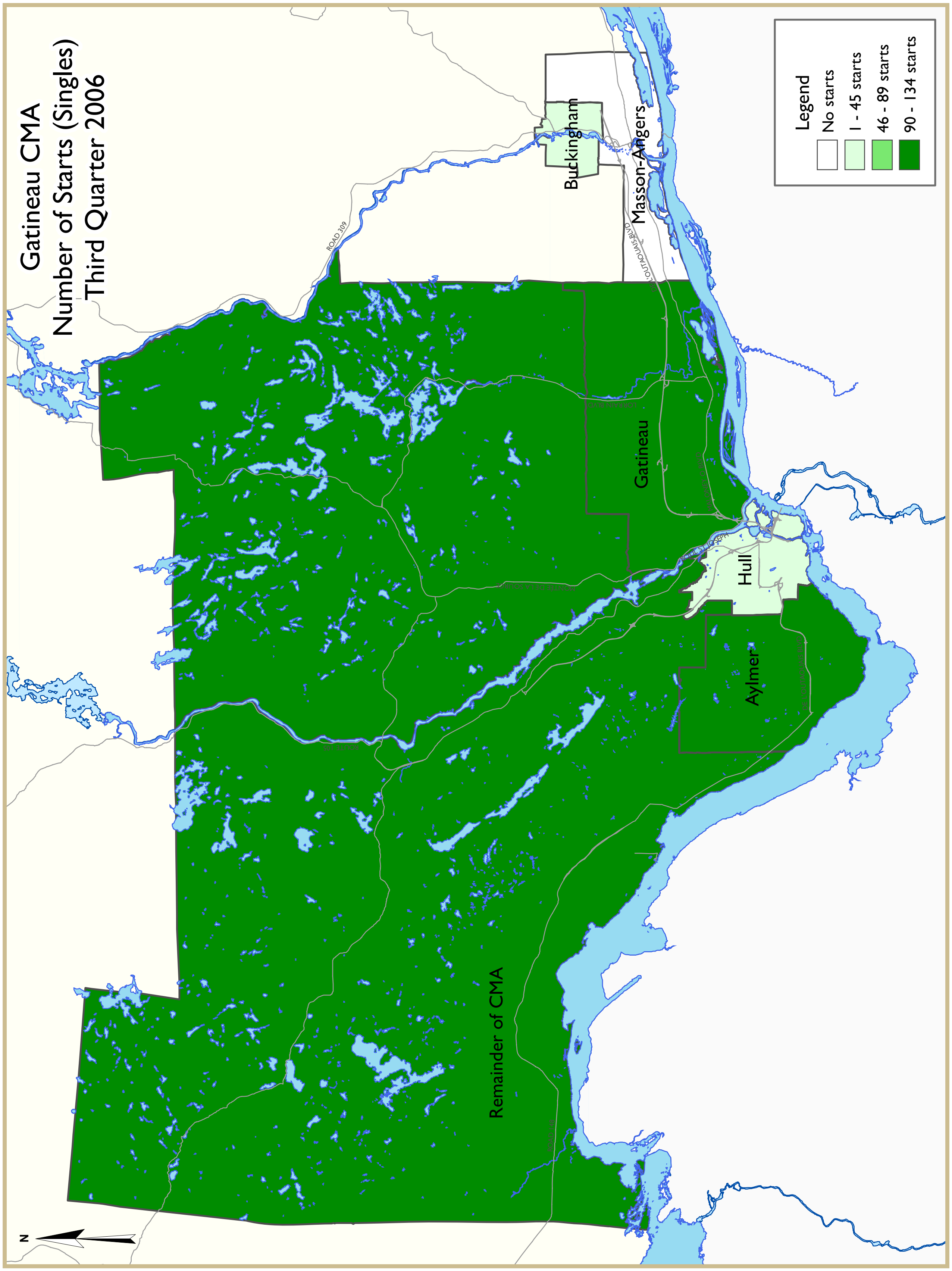
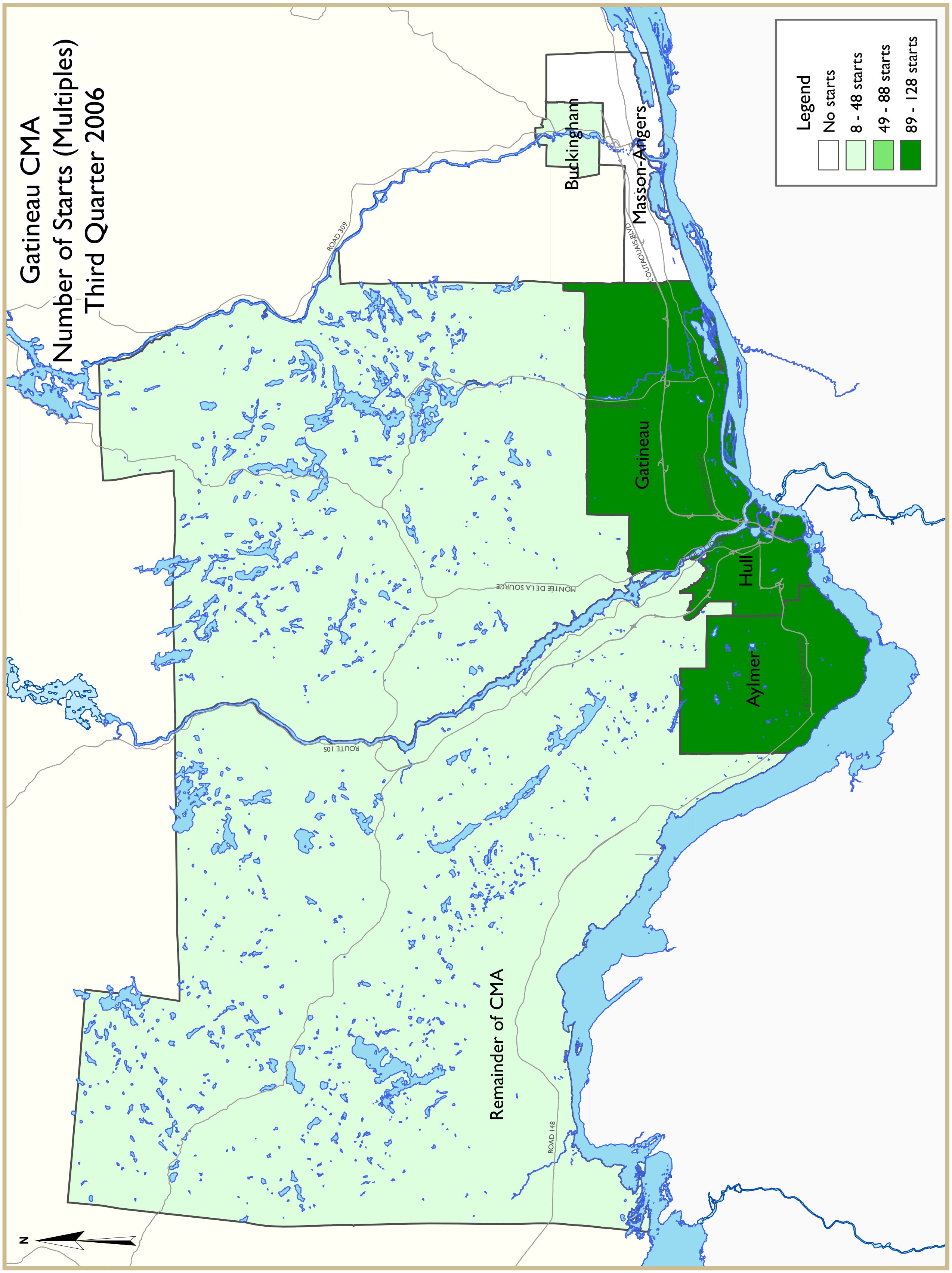


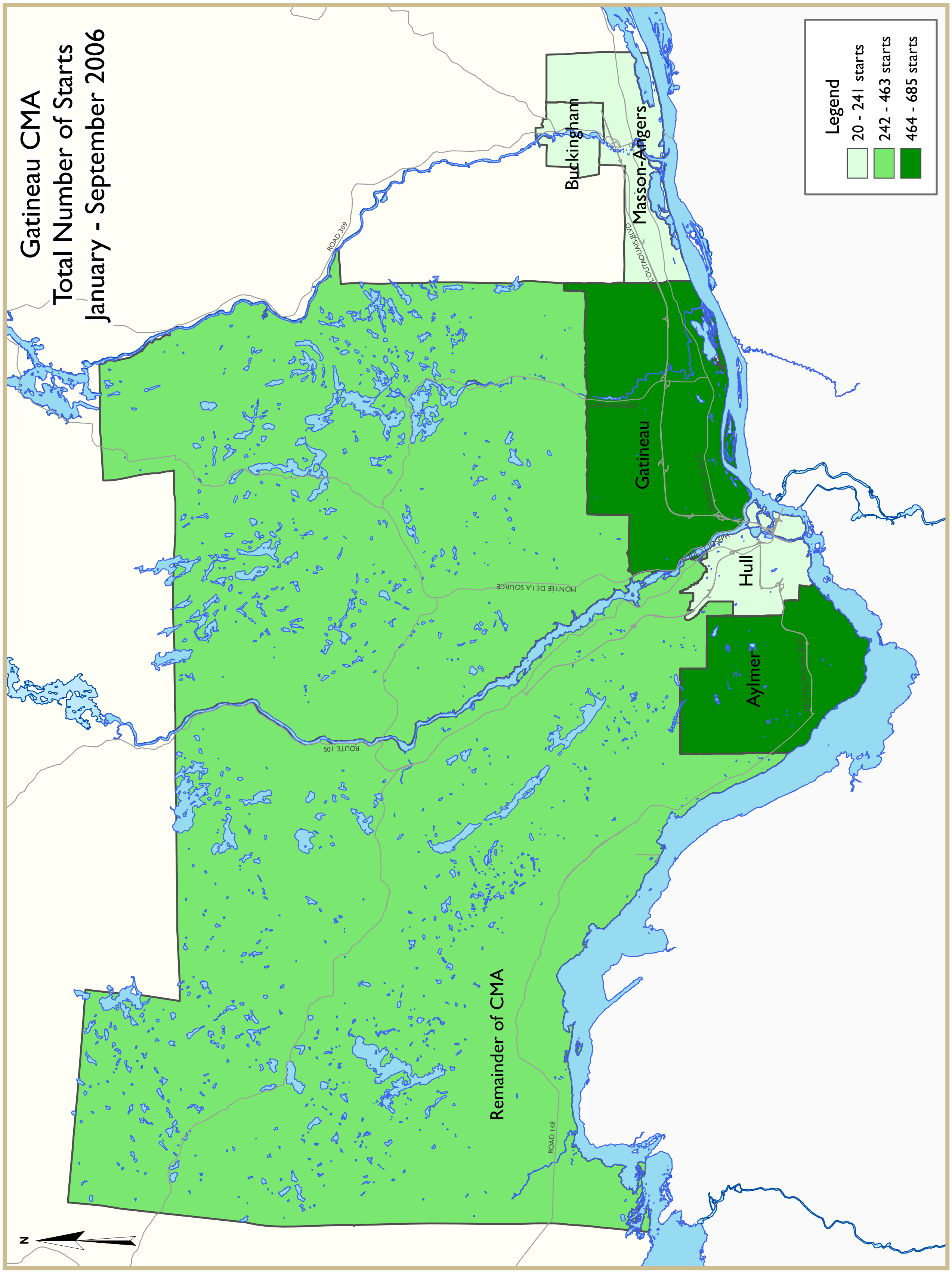
Figure 4

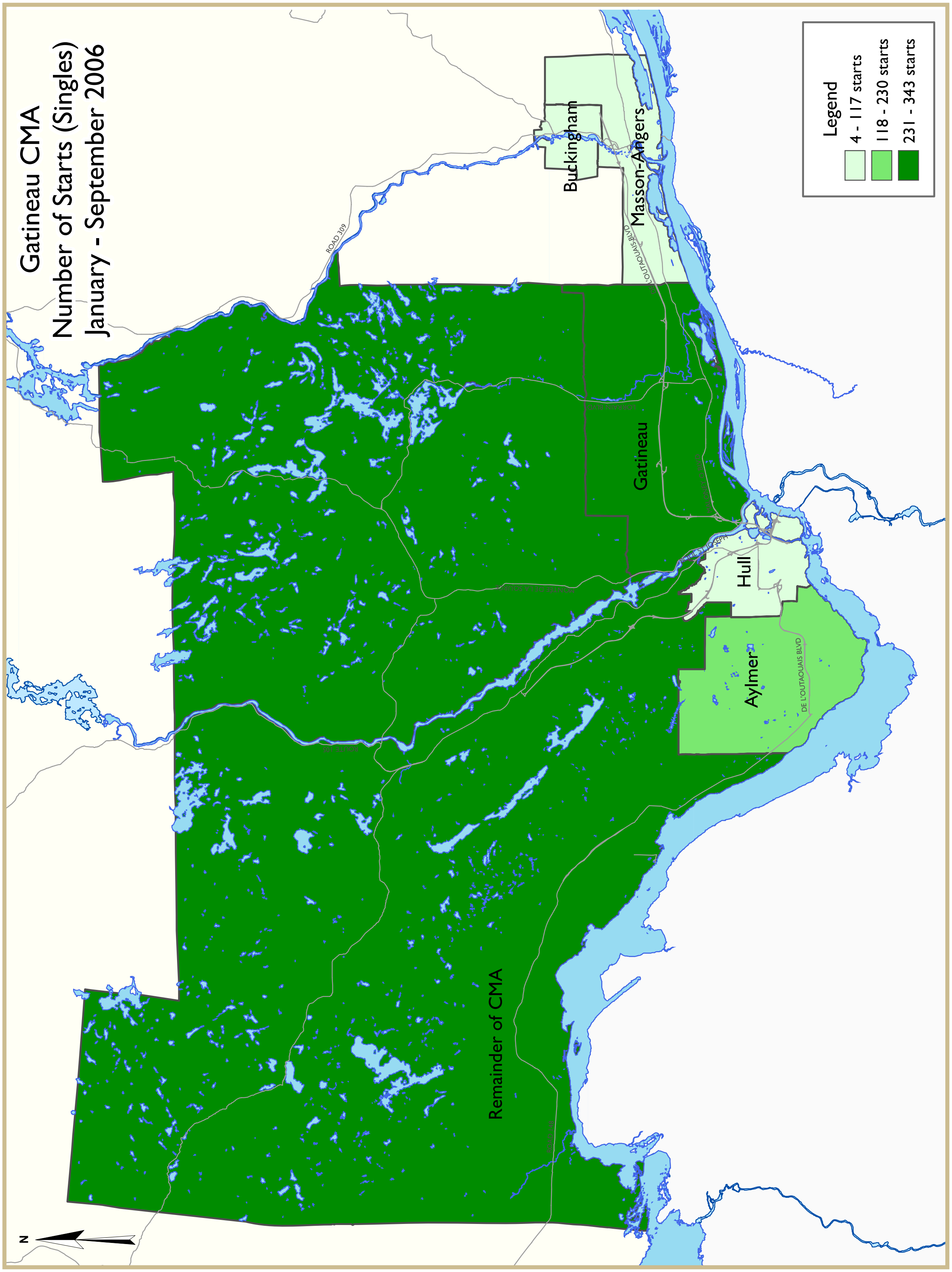


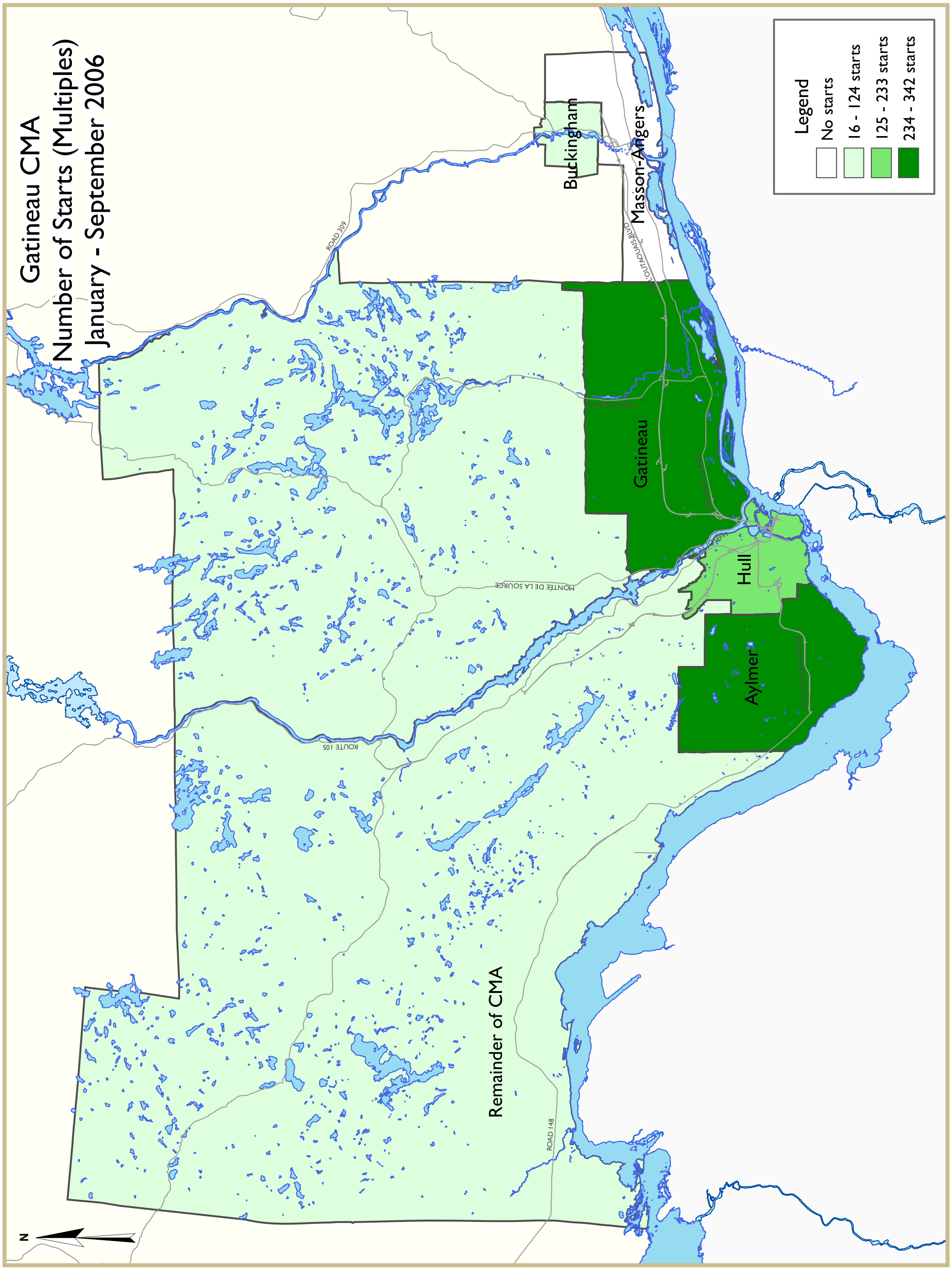

Gatineau CMA
Total Number of Starts
Third Quarter 2006
Legend
No starts
9 - 79 starts
80 - 150 starts
151 - 221 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
N


Gatineau CMA
Number of Starts (Singles)
Third Quarter 2006
Legend
No starts
1 - 45 starts
46 - 89 starts
90 - 134 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
N


Gatineau CMA
Number of Starts (Multiples)
Third Quarter 2006
Legend
No starts
8 - 48 starts
49 - 88 starts
89 - 128 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
ROUTE 105
MONTEE DE LA SOURCE
ROAD 148
N


Gatineau CMA
Total Number of Starts
January - September 2006
Legend
20 - 241 starts
242 - 463 starts
464 - 685 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
N


Gatineau CMA
Number of Starts (Singles)
January - September 2006
Legend
4 - 117 starts
118 - 230 starts
231 - 343 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
DE L'OUTAOUAIS BLVD
N


Gatineau CMA
Number of Starts (Multiples)
January - September 2006
Legend
No starts
16 - 124 starts
125 - 233 starts
234 - 342 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROAD 309
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

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

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil or zero
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Québec portion)
Third Quarter 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2006	348	134	54	0	8	29	0	122	695
Q3 2005	307	76	8	0	0	106	0	3	554
% Change	13.4	76.3	**	n/a	n/a	-72.6	n/a	**	25.5
Year-to-date 2006	881	322	96	0	16	225	0	221	1,761
Year-to-date 2005	933	172	18	0	0	215	0	42	1,434
% Change	-5.6	87.2	**	n/a	n/a	4.7	n/a	**	22.8
UNDER CONSTRUCTION									
Q3 2006	394	50	66	0	16	135	0	148	809
Q3 2005	415	70	20	0	0	278	0	24	861
% Change	-5.1	-28.6	**	n/a	n/a	-51.4	n/a	**	-6.0
COMPLETIONS									
Q3 2006	290	154	26	0	0	66	0	51	587
Q3 2005	473	68	6	0	0	205	0	25	777
% Change	-38.7	126.5	**	n/a	n/a	-67.8	n/a	104.0	-24.5
Year-to-date 2006	871	318	38	0	0	414	0	313	2,029
Year-to-date 2005	1,071	174	34	0	0	349	0	145	1,773
% Change	-18.7	82.8	11.8	n/a	n/a	18.6	n/a	115.9	14.4
COMPLETED & NOT ABSORBED									
Q3 2006	69	46	11	0	0	33	0	17	176
Q3 2005	85	23	6	0	0	99	0	44	257
% Change	-18.8	100.0	83.3	n/a	n/a	-66.7	n/a	-61.4	-31.5
ABSORBED									
Q3 2006	305	147	15	0	0	115	0	49	631
Q3 2005	407	57	5	0	0	155	0	22	646
% Change	-25.1	157.9	200.0	n/a	n/a	-25.8	n/a	122.7	-2.3
Year-to-date 2006	894	301	29	0	0	472	0	337	2,033
Year-to-date 2005	987	163	31	0	11	355	0	130	1,677
% Change	-9.4	84.7	-6.5	n/a	-100.0	33.0	n/a	159.2	21.2

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2006									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ville de Gatineau									
Q3 2006	214	134	44	0	8	29	0	122	551
Q3 2005	218	76	2	0	0	106	0	3	459
Aylmer									
Q3 2006	93	80	28	0	8	12	0	0	221
Q3 2005	123	50	0	0	0	12	0	0	185
Hull									
Q3 2006	4	0	0	0	0	4	0	100	108
Q3 2005	4	0	2	0	0	56	0	3	65
Gatineau									
Q3 2006	116	52	10	0	0	13	0	22	213
Q3 2005	82	24	0	0	0	38	0	0	198
Buckingham									
Q3 2006	1	2	6	0	0	0	0	0	9
Q3 2005	5	2	0	0	0	0	0	0	7
Masson-Angers									
Q3 2006	0	0	0	0	0	0	0	0	0
Q3 2005	4	0	0	0	0	0	0	0	4
Périphérie									
Q3 2006	134	0	10	0	0	0	0	0	144
Q3 2005	89	0	6	0	0	0	0	0	95
Ottawa-Gatineau CMA (Québec portion)									
Q3 2006	348	134	54	0	8	29	0	122	695
Q3 2005	307	76	8	0	0	106	0	3	554

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

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ville de Gatineau									
Q3 2006	209	46	56	0	16	135	0	148	610
Q3 2005	245	68	4	0	0	266	0	24	661
Aylmer									
Q3 2006	108	36	36	0	8	24	0	22	234
Q3 2005	129	40	0	0	0	28	0	0	197
Hull									
Q3 2006	8	0	0	0	8	63	0	100	179
Q3 2005	5	0	2	0	0	34	0	7	48
Gatineau									
Q3 2006	91	8	14	0	0	48	0	26	187
Q3 2005	103	26	2	0	0	204	0	17	406
Buckingham									
Q3 2006	2	2	6	0	0	0	0	0	10
Q3 2005	5	2	0	0	0	0	0	0	7
Masson-Angers									
Q3 2006	0	0	0	0	0	0	0	0	0
Q3 2005	3	0	0	0	0	0	0	0	3
Périphérie									
Q3 2006	185	4	10	0	0	0	0	0	199
Q3 2005	170	2	16	0	0	12	0	0	200
Ottawa-Gatineau CMA (Québec portion)									
Q3 2006	394	50	66	0	16	135	0	148	809
Q3 2005	415	70	20	0	0	278	0	24	861

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2006									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ville de Gatineau									
Q3 2006	174	148	26	0	0	66	0	51	465
Q3 2005	342	68	2	0	0	169	0	25	606
Aylmer									
Q3 2006	80	74	26	0	0	0	0	4	184
Q3 2005	161	40	2	0	0	9	0	0	212
Hull									
Q3 2006	1	0	0	0	0	14	0	3	18
Q3 2005	5	2	0	0	0	83	0	21	111
Gatineau									
Q3 2006	85	70	0	0	0	52	0	40	247
Q3 2005	163	4	0	0	0	77	0	0	244
Buckingham									
Q3 2006	2	4	0	0	0	0	0	4	10
Q3 2005	1	0	0	0	0	0	0	4	5
Masson-Angers									
Q3 2006	6	0	0	0	0	0	0	0	6
Q3 2005	12	22	0	0	0	0	0	0	34
Périphérie									
Q3 2006	116	6	0	0	0	0	0	0	122
Q3 2005	131	0	4	0	0	36	0	0	171
Ottawa-Gatineau CMA (Québec portion)									
Q3 2006	290	154	26	0	0	66	0	51	587
Q3 2005	473	68	6	0	0	205	0	25	777

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2006									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ville de Gatineau									
Q3 2006	67	44	11	0	0	29	0	17	168
Q3 2005	80	23	6	0	0	91	0	44	244
Aylmer									
Q3 2006	29	21	11	0	0	2	0	0	63
Q3 2005	57	19	6	0	0	2	0	0	84
Hull									
Q3 2006	0	0	0	0	0	23	0	0	23
Q3 2005	0	2	0	0	0	66	0	30	98
Gatineau									
Q3 2006	37	21	0	0	0	4	0	17	79
Q3 2005	22	0	0	0	0	23	0	14	59
Buckingham									
Q3 2006	0	2	0	0	0	0	0	0	2
Q3 2005	0	0	0	0	0	0	0	0	0
Masson-Angers									
Q3 2006	1	0	0	0	0	0	0	0	1
Q3 2005	1	2	0	0	0	0	0	0	3
Périphérie									
Q3 2006	2	2	0	0	0	4	0	0	8
Q3 2005	5	0	0	0	0	8	0	0	13
Ottawa-Gatineau CMA (Québec portion)									
Q3 2006	69	46	11	0	0	33	0	17	176
Q3 2005	85	23	6	0	0	99	0	44	257

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

Table 1.1: Housing Activity Summary by Submarket
Third Quarter 2006

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ville de Gatineau									
Q3 2006	186	143	15	0	0	105	0	49	498
Q3 2005	281	57	1	0	0	127	0	22	488
Aylmer									
Q3 2006	96	70	15	0	0	6	0	13	200
Q3 2005	123	32	1	0	0	20	0	1	177
Hull									
Q3 2006	1	3	0	0	0	51	0	3	58
Q3 2005	5	0	0	0	0	53	0	14	72
Gatineau									
Q3 2006	82	68	0	0	0	48	0	29	227
Q3 2005	141	5	0	0	0	54	0	3	203
Buckingham									
Q3 2006	2	2	0	0	0	0	0	4	8
Q3 2005	1	0	0	0	0	0	0	4	5
Masson-Angers									
Q3 2006	5	0	0	0	0	0	0	0	5
Q3 2005	11	20	0	0	0	0	0	0	31
Périphérie									
Q3 2006	119	4	0	0	0	10	0	0	133
Q3 2005	126	0	4	0	0	28	0	0	158
Ottawa-Gatineau CMA (Québec portion)									
Q3 2006	305	147	15	0	0	115	0	49	631
Q3 2005	407	57	5	0	0	155	0	22	646

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

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2006											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	% Change
Ville de Gatineau	214	218	134	76	36	0	167	165	551	459	20.0
Aylmer	93	123	80	50	36	0	12	12	221	185	19.5
Hull	4	4	0	0	0	0	104	61	108	65	66.2
Gatineau	116	82	52	24	0	0	45	92	213	198	7.6
Buckingham	1	5	2	2	0	0	6	0	9	7	28.6
Masson-Angers	0	4	0	0	0	0	0	0	0	4	-100.0
Périphérie	134	89	0	0	0	0	10	6	144	95	51.6
Ottawa-Gatineau CMA (Québec portion)	348	307	134	76	36	0	177	171	695	554	25.5

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2006											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Ville de Gatineau	580	672	318	170	76	0	468	301	1442	1143	26.2
Aylmer	203	280	158	106	68	0	99	24	528	410	28.8
Hull	10	10	0	0	8	0	171	99	189	109	73.4
Gatineau	343	357	154	38	0	0	188	166	685	561	22.1
Buckingham	4	8	6	4	0	0	10	8	20	20	0.0
Masson-Angers	20	17	0	22	0	0	0	4	20	43	-53.5
Périphérie	301	261	4	2	0	0	14	28	319	291	9.6
Ottawa-Gatineau CMA (Québec portion)	881	933	322	172	76	0	482	329	1,761	1,434	22.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2006

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005
Ville de Gatineau	36	0	0	0	45	108	122	3
Aylmer	36	0	0	0	12	12	0	0
Hull	0	0	0	0	4	58	100	3
Gatineau	0	0	0	0	23	38	22	0
Buckingham	0	0	0	0	6	0	0	0
Masson-Angers	0	0	0	0	0	0	0	0
Périphérie	0	0	0	0	10	6	0	0
Ottawa-Gatineau CMA (Québec portion)	36	0	0	0	55	114	122	3

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2006

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ville de Gatineau	76	0	0	0	247	205	221	42
Aylmer	68	0	0	0	77	21	22	3
Hull	8	0	0	0	71	89	100	10
Gatineau	0	0	0	0	93	95	95	17
Buckingham	0	0	0	0	6	0	4	8
Masson-Angers	0	0	0	0	0	0	0	4
Périphérie	0	0	0	0	14	28	0	0
Ottawa-Gatineau CMA (Québec portion)	76	0	0	0	261	233	221	42

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2006

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005
Ville de Gatineau	392	296	37	106	122	3	551	459
Aylmer	201	173	20	12	0	0	221	185
Hull	4	6	4	56	100	3	108	65
Gatineau	178	106	13	38	22	0	213	198
Buckingham	9	7	0	0	0	0	9	7
Masson-Angers	0	4	0	0	0	0	0	4
Périphérie	144	95	0	0	0	0	144	95
Ottawa-Gatineau CMA (Québec portion)	536	391	37	106	122	3	695	554

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ville de Gatineau	980	844	241	203	221	42	1,442	1,143
Aylmer	423	386	83	21	22	3	528	410
Hull	10	12	79	87	100	10	189	109
Gatineau	511	395	79	95	95	17	685	561
Buckingham	16	12	0	0	4	8	20	20
Masson-Angers	20	39	0	0	0	4	20	43
Périphérie	319	279	0	12	0	0	319	291
Ottawa-Gatineau CMA (Québec portion)	1,299	1,123	241	215	221	42	1,761	1,434

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2006											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	% Change
Ville de Gatineau	174	342	148	68	24	0	119	196	465	606	-23.3
Aylmer	80	161	74	40	24	0	6	11	184	212	-13.2
Hull	1	5	0	2	0	0	17	104	18	111	-83.8
Gatineau	85	163	70	4	0	0	92	77	247	244	1.2
Buckingham	2	1	4	0	0	0	4	4	10	5	100.0
Masson-Angers	6	12	0	22	0	0	0	0	6	34	-82.4
Périphérie	116	131	6	0	0	0	0	40	122	171	-28.7
Ottawa-Gatineau CMA (Québec portion)	290	473	154	68	24	0	119	236	587	777	-24.5

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2006											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	% Change
Ville de Gatineau	612	769	312	174	24	0	758	476	1706	1419	20.2
Aylmer	217	331	152	122	24	0	105	88	498	541	-7.9
Hull	7	15	2	2	0	0	84	234	93	251	-62.9
Gatineau	356	396	154	24	0	0	565	130	1075	550	95.5
Buckingham	7	7	4	4	0	0	4	18	15	29	-48.3
Masson-Angers	25	20	0	22	0	0	0	6	25	48	-47.9
Périphérie	259	302	6	0	0	0	58	52	323	354	-8.8
Ottawa-Gatineau CMA (Québec portion)	871	1,071	318	174	24	0	816	528	2,029	1,773	14.4

Source: CMHC (Starts and Completions Survey)

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005
Ville de Gatineau	24	0	0	0	68	171	51	25
Aylmer	24	0	0	0	2	11	4	0
Hull	0	0	0	0	14	83	3	21
Gatineau	0	0	0	0	52	77	40	0
Buckingham	0	0	0	0	0	0	4	4
Masson-Angers	0	0	0	0	0	0	0	0
Périphérie	0	0	0	0	0	40	0	0
Ottawa-Gatineau CMA (Québec portion)	24	0	0	0	68	211	51	25

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2006

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ville de Gatineau	24	0	0	0	378	331	305	145
Aylmer	24	0	0	0	79	53	26	35
Hull	0	0	0	0	78	174	6	60
Gatineau	0	0	0	0	221	100	269	30
Buckingham	0	0	0	0	0	2	4	16
Masson-Angers	0	0	0	0	0	2	0	4
Périphérie	0	0	0	0	50	52	8	0
Ottawa-Gatineau CMA (Québec portion)	24	0	0	0	428	383	313	145

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2006

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2006

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005	Q3 2006	Q3 2005
Ville de Gatineau	348	412	66	169	51	25	465	606
Aylmer	180	203	0	9	4	0	184	212
Hull	1	7	14	83	3	21	18	111
Gatineau	155	167	52	77	40	0	247	244
Buckingham	6	1	0	0	4	4	10	5
Masson-Angers	6	34	0	0	0	0	6	34
Périphérie	122	135	0	36	0	0	122	171
Ottawa-Gatineau CMA (Québec portion)	470	547	66	205	51	25	587	777

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005	YTD 2006	YTD 2005
Ville de Gatineau	952	961	374	313	305	145	1,706	1,419
Aylmer	395	457	77	49	26	35	498	541
Hull	9	17	78	174	6	60	93	251
Gatineau	512	430	219	90	269	30	1,075	550
Buckingham	11	13	0	0	4	16	15	29
Masson-Angers	25	44	0	0	0	4	25	48
Périphérie	275	318	40	36	8	0	323	354
Ottawa-Gatineau CMA (Québec portion)	1,227	1,279	414	349	313	145	2,029	1,773

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third Quarter 2006													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $174,999		$175,000 - $199,999		$200,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ville de Gatineau													
Q3 2006	6	3.2	27	14.5	42	22.6	74	39.8	37	19.9	186	205,000	212,715
Q3 2005	21	7.5	49	17.4	67	23.8	102	36.3	42	14.9	281	200,000	205,530
Year-to-date 2006	22	3.5	136	21.6	160	25.4	215	34.1	97	15.4	630	195,000	204,835
Year-to-date 2005	83	12.0	133	19.3	161	23.4	213	30.9	99	14.4	689	192,000	201,505
Aylmer													
Q3 2006	1	1.0	9	9.4	20	20.8	46	47.9	20	20.8	96	205,000	218,906
Q3 2005	1	0.8	16	13.0	27	22.0	55	44.7	24	19.5	123	210,000	218,740
Year-to-date 2006	1	0.4	36	15.1	48	20.1	109	45.6	45	18.8	239	205,000	216,092
Year-to-date 2005	5	1.8	47	17.2	57	20.8	114	41.6	51	18.6	274	205,000	218,923
Hull													
Q3 2006	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Q3 2005	1	20.0	0	0.0	0	0.0	0	0.0	4	80.0	5	--	--
Year-to-date 2006	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	--	--
Year-to-date 2005	1	6.7	0	0.0	3	20.0	3	20.0	8	53.3	15	250,000	246,333
Gatineau													
Q3 2006	5	6.1	12	14.6	22	26.8	26	31.7	17	20.7	82	200,000	209,085
Q3 2005	19	13.5	25	17.7	37	26.2	46	32.6	14	9.9	141	190,000	194,667
Year-to-date 2006	20	5.7	79	22.4	108	30.7	99	28.1	46	13.1	352	190,000	198,241
Year-to-date 2005	73	19.5	72	19.3	96	25.7	94	25.1	39	10.4	374	185,000	189,209
Buckingham													
Q3 2006	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Q3 2005	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2006	1	14.3	1	14.3	3	42.9	2	28.6	0	0.0	7	--	--
Year-to-date 2005	2	28.6	2	28.6	2	28.6	0	0.0	1	14.3	7	--	--
Masson-Angers													
Q3 2006	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	--	--
Q3 2005	0	0.0	8	72.7	2	18.2	1	9.1	0	0.0	11	165,000	176,000
Year-to-date 2006	0	0.0	20	80.0	1	4.0	3	12.0	1	4.0	25	160,000	170,760
Year-to-date 2005	2	10.5	12	63.2	3	15.8	2	10.5	0	0.0	19	165,000	168,053
Périphérie													
Q3 2006	24	20.2	11	9.2	21	17.6	26	21.8	37	31.1	119	200,000	222,059
Q3 2005	22	17.5	17	13.5	21	16.7	36	28.6	30	23.8	126	200,000	217,524
Year-to-date 2006	58	22.0	21	8.0	48	18.2	56	21.2	81	30.7	264	200,000	216,591
Year-to-date 2005	55	18.5	39	13.1	44	14.8	82	27.5	78	26.2	298	200,000	217,876
Ottawa-Gatineau CMA (Québec portion)													
Q3 2006	30	9.8	38	12.5	63	20.7	100	32.8	74	24.3	305	205,000	216,361
Q3 2005	43	10.6	66	16.2	88	21.6	138	33.9	72	17.7	407	200,000	209,243
Year-to-date 2006	80	8.9	157	17.6	208	23.3	271	30.3	178	19.9	894	200,000	208,306
Year-to-date 2005	138	14.0	172	17.4	205	20.8	295	29.9	177	17.9	987	195,000	206,448

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
Third Quarter 2006

Submarket	Q3 2006	Q3 2005	% Change	YTD 2006	YTD 2005	% Change
Ville de Gatineau	212,715	205,530	3.5	204,835	201,505	1.7
Aylmer	218,906	218,740	0.1	216,092	218,923	-1.3
Hull	--	--	n/a	--	246,333	n/a
Gatineau	209,085	194,667	7.4	198,241	189,209	4.8
Buckingham	--	--	n/a	--	--	n/a
Masson-Angers	--	176,000	n/a	170,760	168,053	1.6
Périphérie	222,059	217,524	2.1	216,591	217,876	-0.6
Ottawa-Gatineau CMA (Québec portion)	216,361	209,243	3.4	208,306	206,448	0.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Gatineau Third Quarter 2006 vs Third Quarter 2005								
	Number of Sales	Yr/Yr %	Number of Active Listings*	Yr/Yr %	Average Price ($)	Yr/Yr %	Sellers per Buyer	Yr/Yr %
Aylmer								
Freehold Detached	75	13.6	142	2.9	203,081	11.5	5	-1.0
Freehold Semi-det. & row	31	-27.9	39	-31.6	172,126	3.2	3	0.0
Plex	27	-12.9	69	4.5	204,413	5.2	7	2.0
Condominium	75	-24.2	161	-27.8	123,160	5.9	6	-2.0
Total	208	-13.0	411	-14.9	169,616	6.4	5	-1.0
Hull								
Freehold Detached	101	-8.2	225	17.2	211,227	2.4	7	1.0
Freehold Semi-det. & row	48	-2.0	68	19.3	156,521	6.5	4	1.0
Plex	3	-57.1	9	-10.0	**	**	**	**
Condominium	12	140.0	35	34.6	112,700	-0.5	8	-2.0
Total	164	-4.1	336	17.9	186,414	3.0	6	1.0
Gatineau								
Freehold Detached	191	-12.0	483	1.0	190,317	5.8	7	0.0
Freehold Semi-det. & row	91	-12.5	129	6.6	134,861	2.8	4	1.0
Plex	32	14.3	74	15.6	193,000	12.2	7	0.0
Condominium	44	25.7	77	26.2	127,191	8.4	5	-1.0
Total	358	-6.8	763	5.4	169,011	5.8	6	0.0
Buckingham								
Freehold Detached	35	-2.8	51	0.0	132,704	1.0	6	0.0
Freehold Semi-det. & row	14	40.0	21	23.5	117,374	7.4	4	1.0
Plex	5	150.0	7	0.0	**	**	**	**
Condominium	0	--	0	--	**	**	**	**
Total	54	12.5	79	5.3	126,725	4.5	6	1.0
Masson-Angers								
Freehold Detached	25	0.0	56	24.4	155,573	5.7	7	1.0
Freehold Semi-det. & row	32	6.7	28	-31.7	123,210	3.7	3	-1.0
Plex	5	150.0	8	-27.3	**	**	**	**
Condominium	0	--	2	100.0	**	**	**	**
Total	62	8.8	95	-3.1	138,194	4.3	5	0.0
Périphérie								
Freehold Detached	126	7.7	381	4.4	196,519	0.7	8	-1.0
Freehold Semi-det. & row	2	--	5	--	**	**	**	**
Plex	1	-66.7	12	9.1	**	**	**	**
Condominium	2	--	5	--	**	**	**	**
Total	131	9.2	403	7.2	195,586	0.9	8	-1.0
Ottawa-Gatineau CMA (Québec portion)								
Freehold Detached	553	-3.2	1,338	5.4	192,825	4.7	7	0.0
Freehold Semi-det. & row	218	-7.6	290	-1.0	142,351	3.4	4	1.0
Plex	73	0.0	178	5.3	190,619	7.3	7	1.0
Condominium	133	-4.3	280	-9.7	123,746	6.3	6	-2.0
Total	977	-4.1	2,087	2.3	171,167	4.8	6	0.0

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
*Freehold homes.
Source: Chambre immobilière de l'Outaouais
Compilation: CMHC

Table 6: Economic Indicators
Third Quarter 2006

		Interest Rates			NHPI Total % chg Ottawa-Gatineau CMA (Québec portion) 1997=100	CPI	Ottawa-Gatineau CMA (Québec portion) Labour Market			Average Weekly Earnings ($)
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2005	January	643	4.8	6.1	1.52	1.22	149.7	7.1	71.0	717
	February	643	4.8	6.1	1.52	1.22	147.1	7.4	69.8	718
	March	655	5.1	6.3	1.52	1.23	147.1	7.9	70.1	724
	April	643	4.9	6.1	1.52	1.23	147.5	7.9	70.1	728
	May	637	4.9	6.0	1.53	1.23	149.1	7.4	70.3	729
	June	622	4.8	5.7	1.54	1.23	151.1	6.1	70.1	732
	July	628	4.9	5.8	1.55	1.24	152.9	6.0	70.6	730
	August	628	5.0	5.8	1.55	1.24	154.6	6.4	71.5	737
	September	628	5.0	5.8	1.56	1.25	156.3	6.9	72.5	740
	October	640	5.3	6.0	1.57	1.25	158.1	6.7	73.0	739
	November	649	5.6	6.2	1.56	1.24	159.4	6.3	73.2	738
	December	658	5.8	6.3	1.56	1.24	162.3	5.9	74.0	735
2006	January	658	5.8	6.3	1.57	1.25	164.4	5.7	74.7	741
	February	667	5.9	6.5	1.57	1.25	165.2	5.5	74.8	740
	March	667	6.1	6.5	1.57	1.25	162.9	5.7	73.8	744
	April	685	6.3	6.8	1.57	1.26	159.6	6.0	72.5	744
	May	685	6.3	6.8	1.58	1.26	157.2	6.1	71.4	751
	June	697	6.6	7.0	1.58	1.26	156.7	5.8	70.7	755
	July	697	6.6	7.0	1.60	1.26	158.0	5.2	70.8	757
	August	691	6.4	6.9	1.60	1.26	159.5	4.5	70.9	752
	September	682	6.4	6.7		1.25	160.0	4.6	71.0	752
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" 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 sale prices.

DWELLING TYPES:

A “**Single-Detached**” dwelling (also referred to as “**Single**”) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A “**Semi-Detached (Double)**” dwelling (also referred to as “**Semi**”) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A “**Row (Townhouse)**” dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term “**Apartment and other**” includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The “**intended market**” is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A “**Rural**” area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada’s 2001 Census area definitions.

CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at http://www.cmhc.ca/

You can also reach us by phone at 1 800 668-2642 or by fax at 1 800 245-9274.

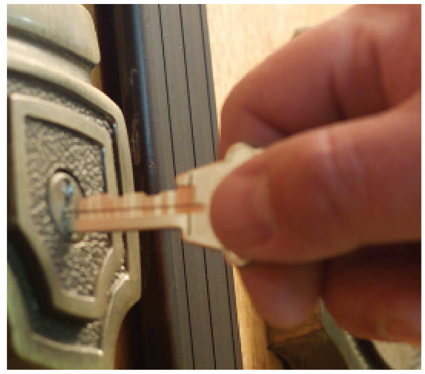
Outside Canada call (613) 748-2003 or fax to (613) 748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1 800 668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to http://www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at http://www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.


STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

Access accurate, comprehensive and current housing data on-line, through a national suite of publications and a number of other statistical reports and tables.

Free reports available on-line include:

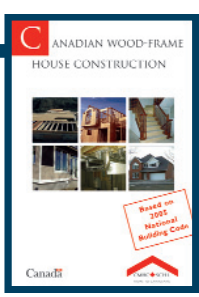
- Canadian Housing Statistics
- Consumer Intentions to Buy or Renovate a Home
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres

Also available: regional specialty reports

- Analysis of the Resale Market, Québec Centres
- B.C. Seniors' Housing Market Survey
- Greater Toronto Area (GTA) Condominium Report
- Housing Market Tables: Selected South Central Ontario Centres
- Market at a Glance, Prairie Centres
- Ontario Retirement Homes Report
- Residential Construction Digest, Prairie Centres
- The Retirement Home Market Study, Québec Centres

Get the market intelligence you need today!
Visit: www.cmhc.ca/housingmarketinformation





CANADIAN WOOD-FRAME

This national best-selling guide to constructing a wood-frame house is the ideal learning tool and job-site manual. The new edition of Canadian Wood-Frame House Construction has been updated to reflect the residential requirements of the 2005 National Building Code of Canada. In addition, many changes have been made to bring the book in line with current building science research, construction methods and construction materials. **Order now at www.cmhc.ca or call 1 800 668-2642**

64215_2006_Q04