

HOUSING NOW

Ottawa



Date Released: April 2007

New Home Market

Ottawa Residential Construction Declines in the First Quarter

According to the latest statistics released by Canada Mortgage and Housing Corporation (CMHC) for the Ottawa metropolitan area, activity in the residential construction sector fell by 12 per cent in the first quarter of 2007, in relation to the

same period last year. Total housing starts went from 988 to 869 units.

The decline recorded in the first quarter was attributable to the multi-family housing segment, for which total starts decreased by 25 per cent. This drop was due to the fact that fewer major projects got under way in the area.

Single starts, for their part, remained vigorous and registered a year-over-year gain of 17 per cent for the January to March 2007 period.

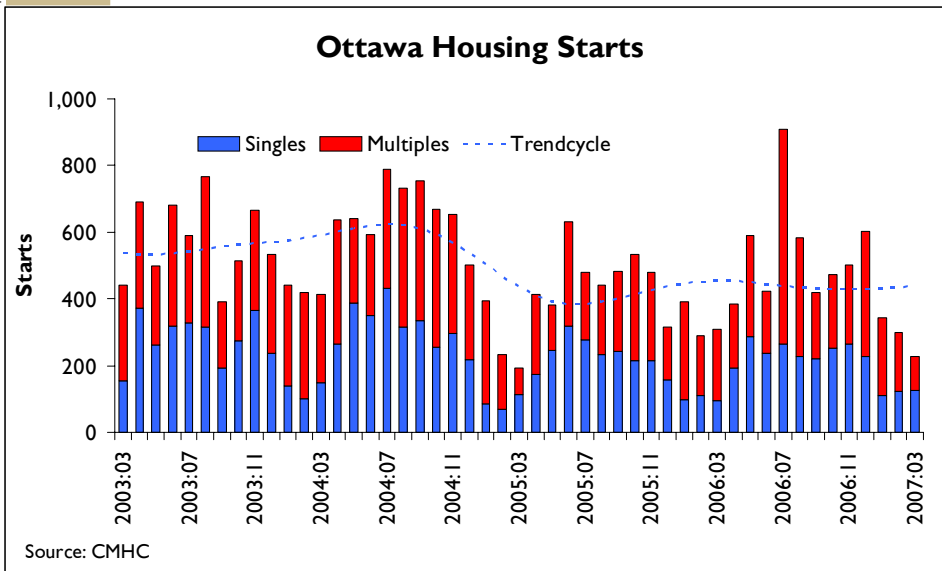
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Figure 1



Strong consumer confidence in the local economy is such that potential buyers are still attracted to single-detached houses, despite the rise in prices.

The figures for the first three months of 2007 show that Goulbourn posted the greatest gain in starts, with 96 new units, compared to just 56 in January to March 2006, followed by Nepean, the outlying area and Rideau Township. In the other sectors, activity is still down in comparison with a year earlier.

Resale Market

Sales Rise Again in the First Quarter

The Ottawa resale market has stayed very active in 2007. In the first

quarter, 3,101 properties were sold, or 5.2 per cent more than during the same period last year. Demand has remained high in this market, thanks to strong consumer confidence and still conducive borrowing conditions..

The average MLS® price in the Ottawa area rose by 4.4 per cent in the first quarter, reaching \$261,192. Market classification indicators, such as the sales-to-new-listings ratio, still show that, while the Ottawa resale market is in the sellers' market range, it is not far from balanced market territory. Therefore, the increase in the average price remains above inflation, but is tending to stabilize gradually.

At the beginning of this year, it is interesting to see that the condominium market is the one that

registered the strongest increase in sales. The most affordable housing type, condominiums are highly appreciated by young professionals and some retirees who want to live close to services. In the first quarter, condominium sales rose by 10.8 per cent, while single-detached home transactions went up by 6 per cent. As for semi-detached and row homes, they posted a performance comparable to last year's results.

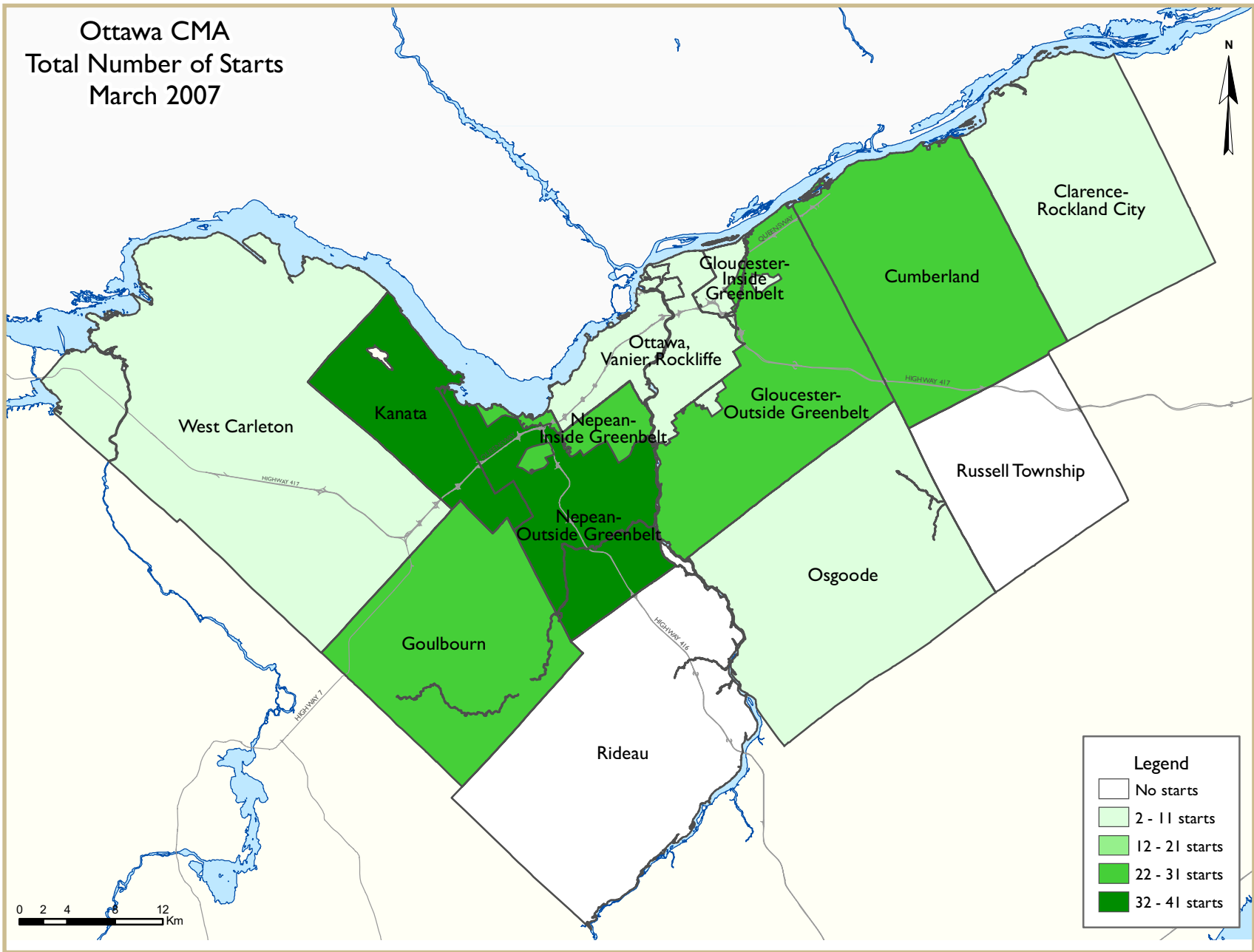
Downtown and Barrhaven were the most active sectors in 2007, with increases of 22 per cent and 16 per cent, respectively. It is interesting to note that, in the downtown sector, prices fell by 2 per cent, while the volume of sales rose, which suggests that supply is gradually increasing and that the market is moving toward more balanced conditions.

Figure 2

UNIT TYPE	SALES						PRICES(\$)					
	MARCH			YEAR-TO-DATE			MARCH			YEAR-TO-DATE		
	2007	2006	% Chg.	2007	2006	% Chg.	2007	2006	% Chg.	2007	2006	% Chg.
SINGLE DETACHED	746	784	-4.8	1,794	1,692	6.0	308,091	283,744	8.6	289,979	279,314	3.8
<i>Bungalow</i>	223	224	-0.4	524	483	8.5	275,395	250,712	9.8	270,606	244,860	10.5
<i>Two-Storey</i>	370	393	-5.9	890	844	5.5	345,307	309,304	11.6	337,095	308,925	9.1
<i>Other</i>	153	167	-8.4	380	365	4.1	265,745	267,898	-0.8	206,343	256,437	-19.5
ROW	185	190	-2.6	447	464	-3.7	240,161	233,588	2.8	238,201	229,617	3.7
SEMI	101	92	9.8	205	200	2.5	285,286	252,715	12.9	274,447	244,956	12.0
CONDOMINIUM	274	252	8.7	655	591	10.8	199,384	179,646	11.0	193,887	184,970	4.8
<i>Apartment</i>	141	124	13.7	327	266	22.9	225,902	186,030	21.4	218,345	202,371	7.9
<i>Row</i>	133	125	6.4	326	317	2.8	171,270	170,881	0.2	169,546	169,834	-0.2
<i>Other</i>	0	3	-100.0	2	8	-75.0	n/a	280,967	-100.0	162,500	206,113	-21.2
TOTAL	1,306	1,318	-0.9	3,101	2,947	5.2	273,898	254,444	7.6	261,192	250,238	4.4

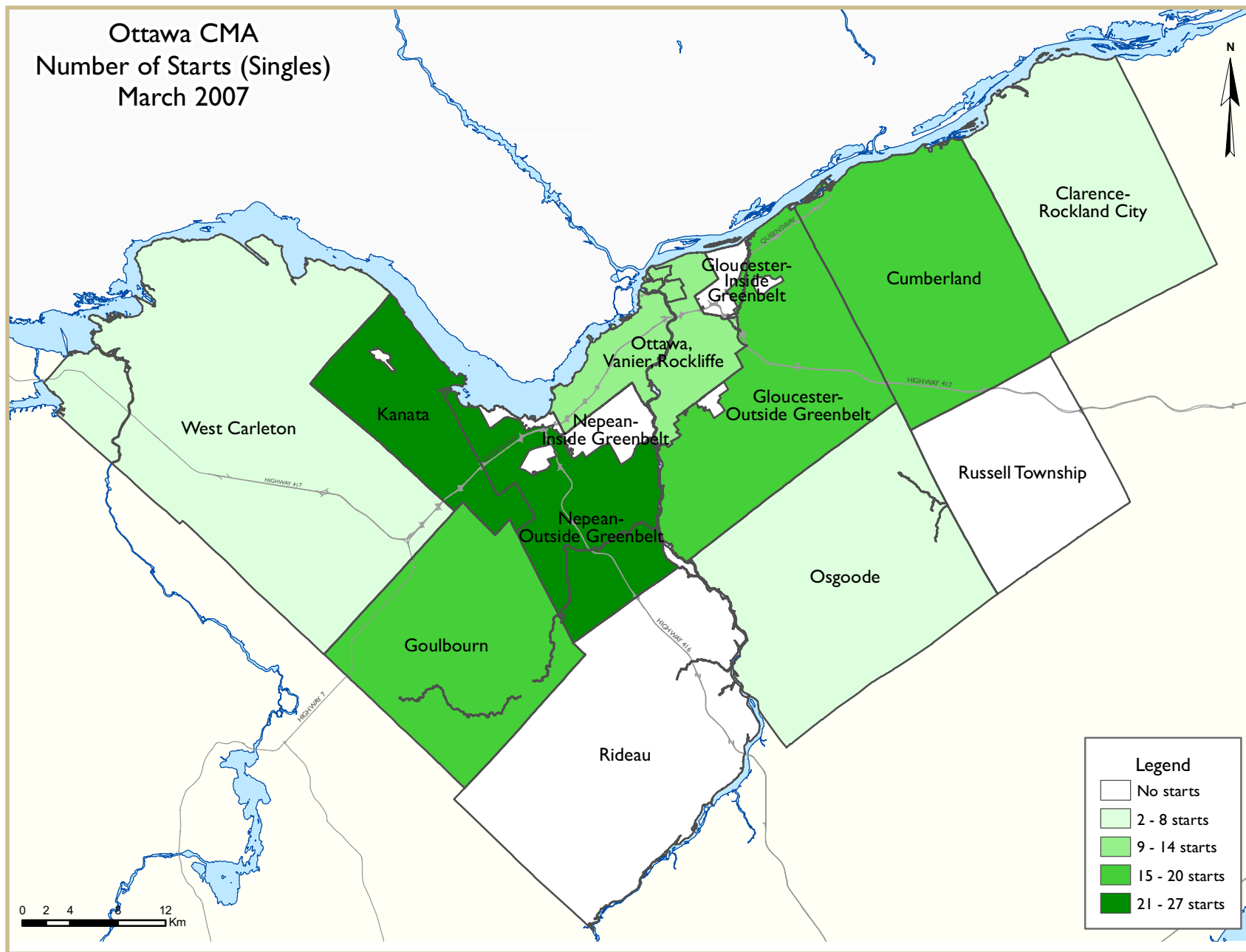
Source: Ottawa Real Estate Board

Ottawa CMA
 Total Number of Starts
 March 2007

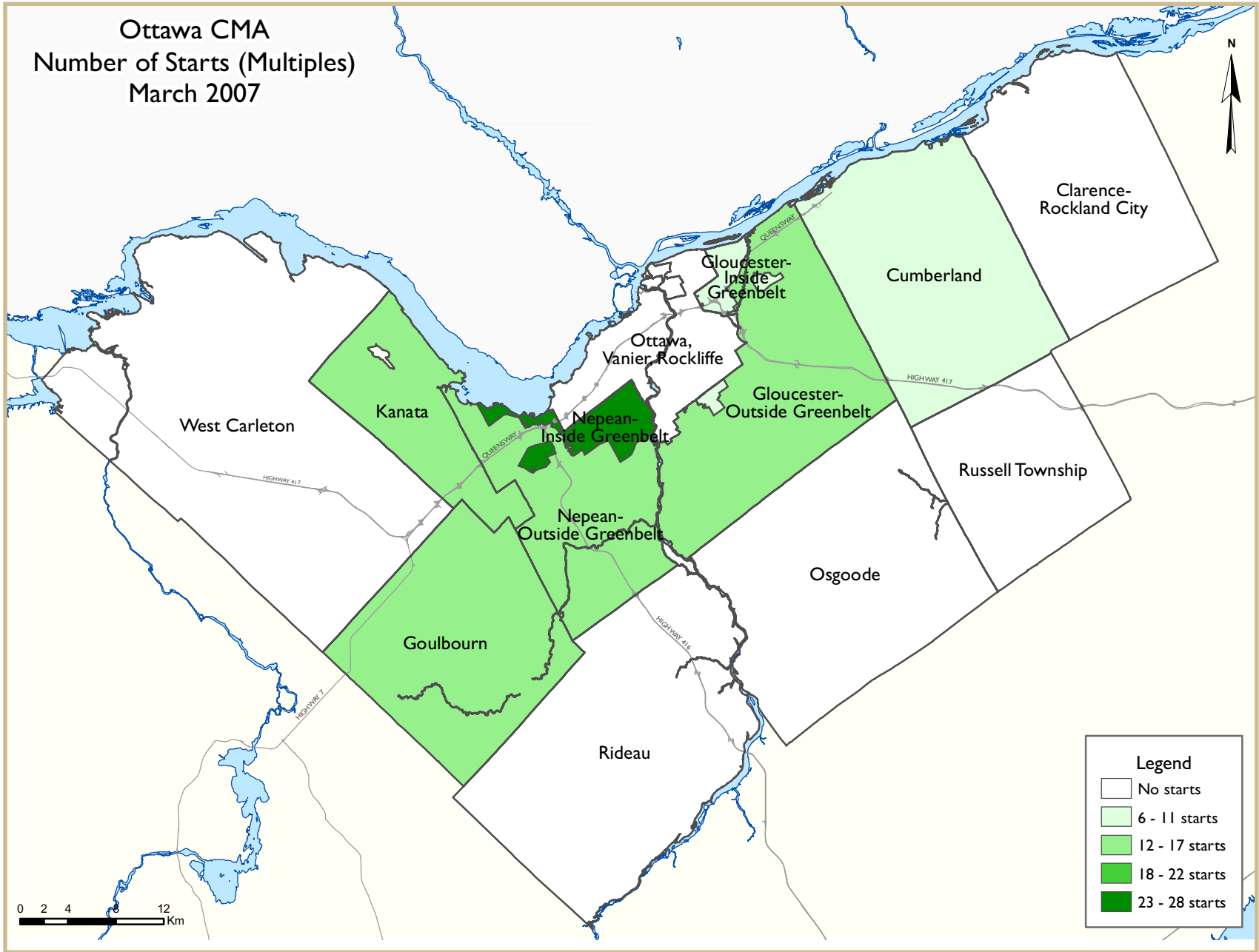


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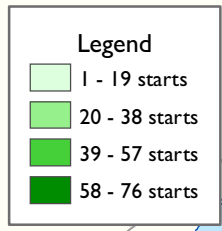
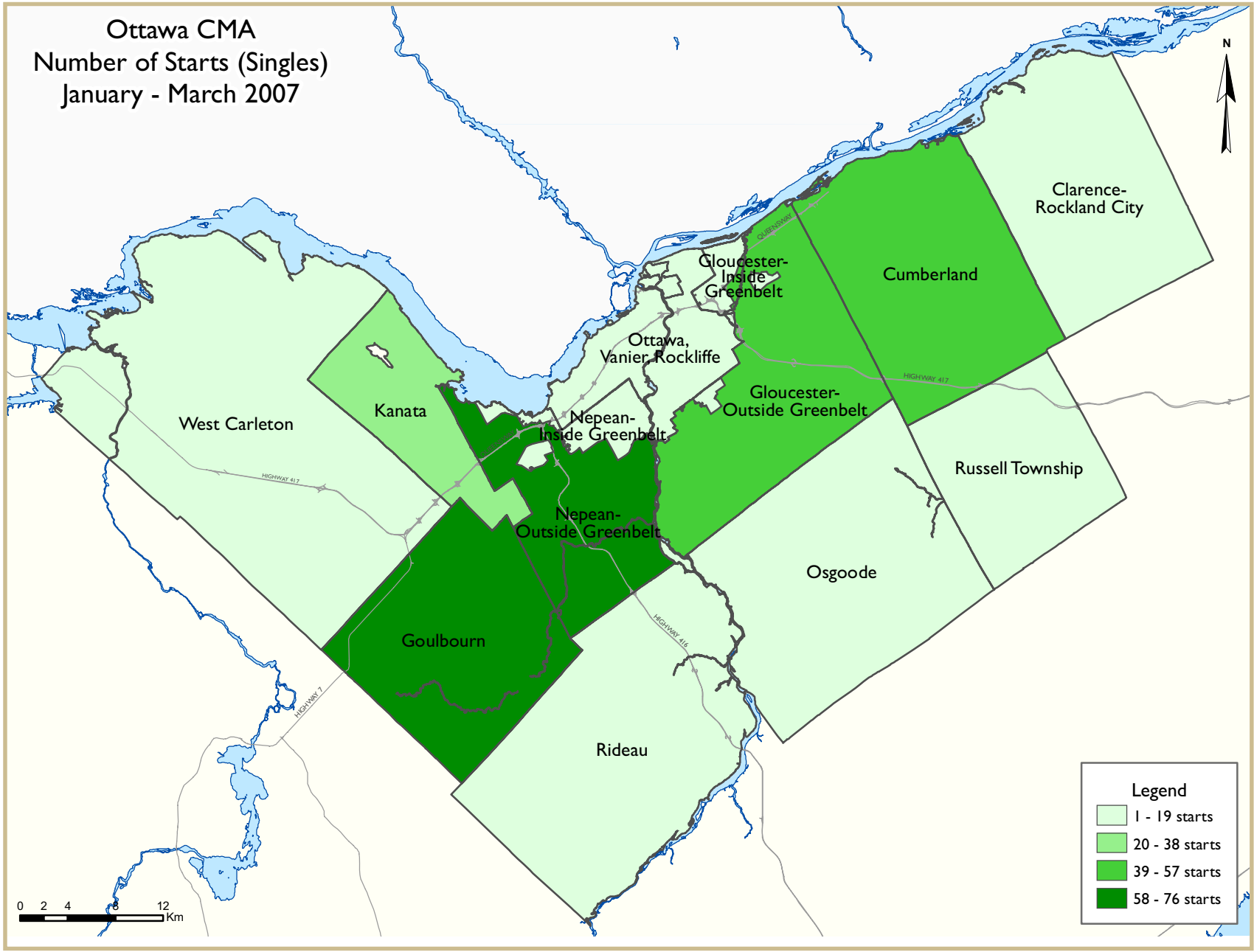


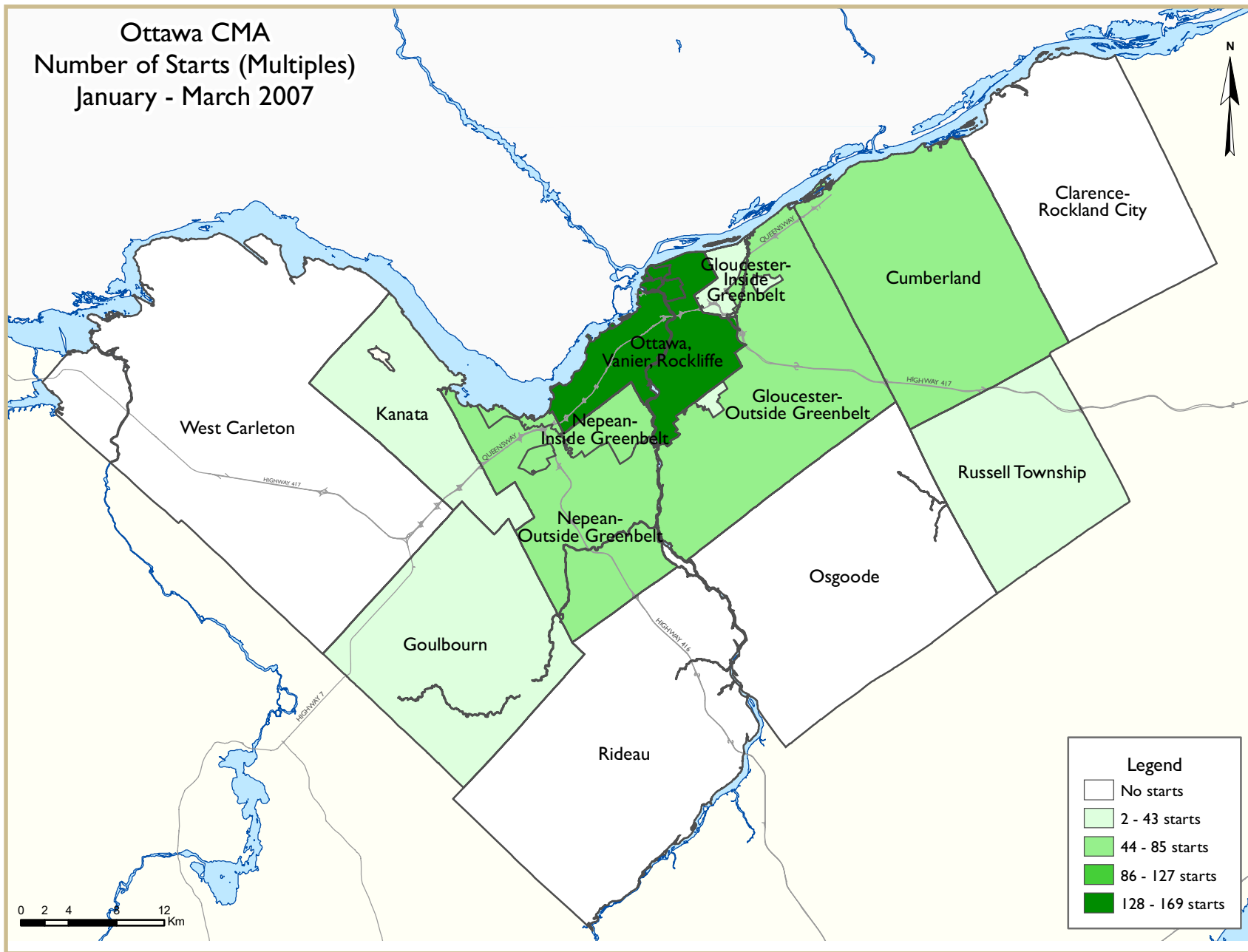


Ottawa CMA
 Number of Starts (Multiples)
 March 2007



Ottawa CMA
 Number of Starts (Singles)
 January - March 2007





HOUSING NOW REPORT TABLES

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- 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 I: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
March 2007**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
March 2007	125	16	55	0	12	12	0	6	226
March 2006	95	46	60	0	28	70	3	6	308
% Change	31.6	-65.2	-8.3	n/a	-57.1	-82.9	-100.0	0.0	-26.6
Year-to-date 2007	357	56	238	0	12	170	0	36	869
Year-to-date 2006	304	78	333	0	128	128	9	8	988
% Change	17.4	-28.2	-28.5	n/a	-90.6	32.8	-100.0	**	-12.0
UNDER CONSTRUCTION									
March 2007	1,254	173	758	0	50	1,733	75	59	4,102
March 2006	1,012	220	883	0	240	1,118	68	92	3,716
% Change	23.9	-21.4	-14.2	n/a	-79.2	55.0	10.3	-35.9	10.4
COMPLETIONS									
March 2007	124	40	105	0	4	12	0	0	285
March 2006	150	16	52	0	21	0	3	0	242
% Change	-17.3	150.0	101.9	n/a	-81.0	n/a	-100.0	n/a	17.8
Year-to-date 2007	469	74	309	0	4	76	6	0	938
Year-to-date 2006	511	50	206	0	77	33	3	8	888
% Change	-8.2	48.0	50.0	n/a	-94.8	130.3	100.0	-100.0	5.6
COMPLETED & NOT ABSORBED									
March 2007	58	24	65	0	9	75	4	44	279
March 2006	55	28	98	0	18	78	3	120	400
% Change	5.5	-14.3	-33.7	n/a	-50.0	-3.8	33.3	-63.3	-30.3
ABSORBED									
March 2007	133	43	102	0	5	17	0	8	308
March 2006	171	16	60	0	24	5	4	3	283
% Change	-22.2	168.8	70.0	n/a	-79.2	**	-100.0	166.7	8.8
Year-to-date 2007	480	74	308	0	7	80	5	12	966
Year-to-date 2006	520	46	218	0	76	46	6	21	933
% Change	-7.7	60.9	41.3	n/a	-90.8	73.9	-16.7	-42.9	3.5

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

**Table I.1: Housing Activity Summary by Submarket
March 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									
March 2007	119	16	55	0	12	12	0	6	220
March 2006	89	46	60	0	28	70	3	6	302
Ottawa, Vanier, Rockcliffe									
March 2007	11	0	0	0	0	0	0	0	11
March 2006	8	0	9	0	12	70	3	6	108
Nepean inside greenbelt									
March 2007	0	2	14	0	12	0	0	0	28
March 2006	1	4	6	0	0	0	0	0	11
Nepean outside greenbelt									
March 2007	27	0	14	0	0	0	0	0	41
March 2006	19	6	0	0	16	0	0	0	41
Gloucester inside greenbelt									
March 2007	0	0	0	0	0	0	0	6	6
March 2006	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
March 2007	18	12	0	0	0	0	0	0	30
March 2006	20	32	28	0	0	0	0	0	80
Kanata									
March 2007	21	0	17	0	0	0	0	0	38
March 2006	16	0	4	0	0	0	0	0	20
Cumberland									
March 2007	20	0	10	0	0	0	0	0	30
March 2006	7	0	4	0	0	0	0	0	11
Goulbourn									
March 2007	17	2	0	0	0	12	0	0	31
March 2006	11	4	9	0	0	0	0	0	24
West Carleton									
March 2007	2	0	0	0	0	0	0	0	2
March 2006	2	0	0	0	0	0	0	0	2
Rideau									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	1	0	0	0	0	0	0	0	1
Osgoode									
March 2007	3	0	0	0	0	0	0	0	3
March 2006	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
March 2007	6	0	0	0	0	0	0	0	6
March 2006	4	0	0	0	0	0	0	0	4
Russell Township									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
March 2007	125	16	55	0	12	12	0	6	226
March 2006	95	46	60	0	28	70	3	6	308

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

**Table I.1: Housing Activity Summary by Submarket
March 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									
March 2007	1,177	169	758	0	50	1,733	71	59	4,017
March 2006	935	218	883	0	240	1,088	68	65	3,580
Ottawa, Vanier, Rockcliffe									
March 2007	70	31	82	0	3	1,321	2	3	1,512
March 2006	76	50	98	0	24	733	9	45	1,035
Nepean inside greenbelt									
March 2007	9	26	14	0	12	0	0	0	61
March 2006	10	6	19	0	28	141	59	2	265
Nepean outside greenbelt									
March 2007	265	0	189	0	0	126	0	0	580
March 2006	193	12	219	0	78	60	0	0	562
Gloucester inside greenbelt									
March 2007	25	14	16	0	0	128	0	56	239
March 2006	13	14	0	0	0	154	0	0	181
Gloucester outside greenbelt									
March 2007	139	54	82	0	0	26	69	0	370
March 2006	93	88	208	0	20	0	0	0	409
Kanata									
March 2007	124	12	125	0	19	52	0	0	332
March 2006	134	10	157	0	58	0	0	0	442
Cumberland									
March 2007	196	2	160	0	16	68	0	0	442
March 2006	162	24	173	0	32	0	0	0	391
Goulbourn									
March 2007	210	30	90	0	0	12	0	0	342
March 2006	91	14	9	0	0	0	0	18	132
West Carleton									
March 2007	54	0	0	0	0	0	0	0	54
March 2006	76	0	0	0	0	0	0	0	76
Rideau									
March 2007	21	0	0	0	0	0	0	0	21
March 2006	22	0	0	0	0	0	0	0	22
Osgoode									
March 2007	64	0	0	0	0	0	0	0	64
March 2006	65	0	0	0	0	0	0	0	65
Clarence-Rockland City									
March 2007	47	0	0	0	0	0	4	0	51
March 2006	35	2	0	0	0	30	0	27	94
Russell Township									
March 2007	30	4	0	0	0	0	0	0	34
March 2006	42	0	0	0	0	0	0	0	42
Ottawa-Gatineau CMA (Ontario portion)									
March 2007	1,254	173	758	0	50	1,733	75	59	4,102
March 2006	1,012	220	883	0	240	1,118	68	92	3,716

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

**Table I.1: Housing Activity Summary by Submarket
March 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									
March 2007	121	40	105	0	4	12	0	0	282
March 2006	140	10	52	0	21	0	3	0	226
Ottawa, Vanier, Rockcliffe									
March 2007	9	8	14	0	0	0	0	0	31
March 2006	11	0	10	0	0	0	0	0	21
Nepean inside greenbelt									
March 2007	0	8	0	0	0	0	0	0	8
March 2006	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
March 2007	39	2	40	0	0	12	0	0	93
March 2006	20	0	16	0	0	0	0	0	36
Gloucester inside greenbelt									
March 2007	1	0	0	0	0	0	0	0	1
March 2006	0	2	0	0	0	0	0	0	2
Gloucester outside greenbelt									
March 2007	10	8	0	0	0	0	0	0	18
March 2006	15	8	22	0	0	0	3	0	48
Kanata									
March 2007	11	4	41	0	4	0	0	0	60
March 2006	22	0	4	0	9	0	0	0	35
Cumberland									
March 2007	17	0	5	0	0	0	0	0	22
March 2006	21	0	0	0	12	0	0	0	33
Goulbourn									
March 2007	15	10	5	0	0	0	0	0	30
March 2006	20	0	0	0	0	0	0	0	20
West Carleton									
March 2007	8	0	0	0	0	0	0	0	8
March 2006	14	0	0	0	0	0	0	0	14
Rideau									
March 2007	3	0	0	0	0	0	0	0	3
March 2006	5	0	0	0	0	0	0	0	5
Osgoode									
March 2007	8	0	0	0	0	0	0	0	8
March 2006	8	0	0	0	0	0	0	0	8
Clarence-Rockland City									
March 2007	3	0	0	0	0	0	0	0	3
March 2006	5	6	0	0	0	0	0	0	11
Russell Township									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
March 2007	124	40	105	0	4	12	0	0	285
March 2006	150	16	52	0	21	0	3	0	242

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

**Table I.1: Housing Activity Summary by Submarket
March 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									
March 2007	55	24	65	0	9	75	4	44	276
March 2006	50	18	97	0	18	78	3	120	384
Ottawa, Vanier, Rockcliffe									
March 2007	12	7	3	0	3	26	3	44	98
March 2006	6	1	19	0	3	78	1	110	218
Nepean inside greenbelt									
March 2007	0	6	1	0	0	34	0	0	41
March 2006	0	1	0	0	1	0	0	0	2
Nepean outside greenbelt									
March 2007	3	5	18	0	2	14	1	0	43
March 2006	5	4	3	0	9	0	1	0	22
Gloucester inside greenbelt									
March 2007	2	0	0	0	0	0	0	0	2
March 2006	1	3	0	0	0	0	0	0	4
Gloucester outside greenbelt									
March 2007	3	2	11	0	0	0	0	0	16
March 2006	3	8	36	0	0	0	1	0	48
Kanata									
March 2007	0	4	24	0	4	1	0	0	33
March 2006	1	1	20	0	5	0	0	10	37
Cumberland									
March 2007	6	0	4	0	0	0	0	0	10
March 2006	13	0	19	0	0	0	0	0	32
Goulbourn									
March 2007	7	0	4	0	0	0	0	0	11
March 2006	11	0	0	0	0	0	0	0	11
West Carleton									
March 2007	4	0	0	0	0	0	0	0	4
March 2006	3	0	0	0	0	0	0	0	3
Rideau									
March 2007	4	0	0	0	0	0	0	0	4
March 2006	2	0	0	0	0	0	0	0	2
Osgoode									
March 2007	14	0	0	0	0	0	0	0	14
March 2006	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
March 2007	0	0	0	0	0	0	0	0	0
March 2006	1	6	1	0	0	0	0	0	8
Russell Township									
March 2007	3	0	0	0	0	0	0	0	3
March 2006	4	4	0	0	0	0	0	0	8
Ottawa-Gatineau CMA (Ontario portion)									
March 2007	58	24	65	0	9	75	4	44	279
March 2006	55	28	98	0	18	78	3	120	400

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

**Table I.1: Housing Activity Summary by Submarket
March 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									
March 2007	129	43	102	0	5	17	0	8	304
March 2006	158	16	59	0	24	5	4	3	269
Ottawa, Vanier, Rockcliffe									
March 2007	8	12	14	0	0	3	0	8	45
March 2006	14	1	7	0	0	5	0	3	30
Nepean inside greenbelt									
March 2007	0	6	0	0	0	0	0	0	6
March 2006	4	0	0	0	0	0	0	0	4
Nepean outside greenbelt									
March 2007	45	2	39	0	0	14	0	0	100
March 2006	21	3	16	0	0	0	0	0	40
Gloucester inside greenbelt									
March 2007	2	1	0	0	0	0	0	0	3
March 2006	3	4	0	0	0	0	0	0	7
Gloucester outside greenbelt									
March 2007	10	8	4	0	0	0	0	0	22
March 2006	18	8	25	0	0	0	4	0	55
Kanata									
March 2007	11	4	35	0	5	0	0	0	55
March 2006	23	0	6	0	12	0	0	0	41
Cumberland									
March 2007	20	0	5	0	0	0	0	0	25
March 2006	25	0	5	0	12	0	0	0	42
Goulbourn									
March 2007	15	10	5	0	0	0	0	0	30
March 2006	22	0	0	0	0	0	0	0	22
West Carleton									
March 2007	7	0	0	0	0	0	0	0	7
March 2006	14	0	0	0	0	0	0	0	14
Rideau									
March 2007	2	0	0	0	0	0	0	0	2
March 2006	4	0	0	0	0	0	0	0	4
Osgoode									
March 2007	9	0	0	0	0	0	0	0	9
March 2006	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
March 2007	3	0	0	0	0	0	0	0	3
March 2006	8	0	1	0	0	0	0	0	9
Russell Township									
March 2007	1	0	0	0	0	0	0	0	1
March 2006	5	0	0	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario portion)									
March 2007	133	43	102	0	5	17	0	8	308
March 2006	171	16	60	0	24	5	4	3	283

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

**Table 2: Starts by Submarket and by Dwelling Type
March 2007**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	% Change
Ottawa City	119	89	16	46	67	91	18	76	220	302	-27.2
Ottawa, Vanier, Rockcliffe	11	8	0	0	0	24	0	76	11	108	-89.8
Nepean inside greenbelt	0	1	2	4	26	6	0	0	28	11	154.5
Nepean outside greenbelt	27	19	0	6	14	16	0	0	41	41	0.0
Gloucester inside greenbelt	0	0	0	0	0	0	6	0	6	0	n/a
Gloucester outside greenbelt	18	20	12	32	0	28	0	0	30	80	-62.5
Kanata	21	16	0	0	17	4	0	0	38	20	90.0
Cumberland	20	7	0	0	10	4	0	0	30	11	172.7
Goulbourn	17	11	2	4	0	9	12	0	31	24	29.2
West Carleton	2	2	0	0	0	0	0	0	2	2	0.0
Rideau	0	1	0	0	0	0	0	0	0	1	-100.0
Osgoode	3	4	0	0	0	0	0	0	3	4	-25.0
Clarence-Rockland City	6	4	0	0	0	0	0	0	6	4	50.0
Russell Township	0	2	0	0	0	0	0	0	0	2	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	125	95	16	46	67	91	18	76	226	308	-26.6

**Table 2.1: Starts by Submarket and by Dwelling Type
January - March 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	333	285	54	76	250	470	206	136	843	967	-12.8
Ottawa, Vanier, Rockcliffe	18	19	2	12	19	55	148	122	187	208	-10.1
Nepean inside greenbelt	1	7	18	4	26	6	0	2	45	19	136.8
Nepean outside greenbelt	76	45	0	8	73	105	10	12	159	170	-6.5
Gloucester inside greenbelt	8	3	0	0	0	0	36	0	44	3	**
Gloucester outside greenbelt	54	40	26	38	32	138	0	0	112	216	-48.1
Kanata	34	30	0	10	31	64	0	0	65	104	-37.5
Cumberland	51	71	0	0	57	93	0	0	108	164	-34.1
Goulbourn	64	43	8	4	12	9	12	0	96	56	71.4
West Carleton	10	11	0	0	0	0	0	0	10	11	-9.1
Rideau	2	1	0	0	0	0	0	0	2	1	100.0
Osgoode	15	15	0	0	0	0	0	0	15	15	0.0
Clarence-Rockland City	15	11	0	2	0	0	0	0	15	13	15.4
Russell Township	9	8	2	0	0	0	0	0	11	8	37.5
Ottawa-Gatineau CMA (Ontario Portion)	357	304	56	78	250	470	206	136	869	988	-12.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Ottawa City	67	88	0	3	12	70	6	6
Ottawa, Vanier, Rockcliffe	0	21	0	3	0	70	0	6
Nepean inside greenbelt	26	6	0	0	0	0	0	0
Nepean outside greenbelt	14	16	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	6	0
Gloucester outside greenbelt	0	28	0	0	0	0	0	0
Kanata	17	4	0	0	0	0	0	0
Cumberland	10	4	0	0	0	0	0	0
Goulbourn	0	9	0	0	12	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)	67	88	0	3	12	70	6	6

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 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	250	461	0	9	170	128	36	8
Ottawa, Vanier, Rockcliffe	19	46	0	9	148	116	0	6
Nepean inside greenbelt	26	6	0	0	0	0	0	2
Nepean outside greenbelt	73	105	0	0	10	12	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	36	0
Gloucester outside greenbelt	32	138	0	0	0	0	0	0
Kanata	31	64	0	0	0	0	0	0
Cumberland	57	93	0	0	0	0	0	0
Goulbourn	12	9	0	0	12	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)	250	461	0	9	170	128	36	8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Ottawa City	190	195	24	98	6	9	220	302
Ottawa, Vanier, Rockcliffe	11	17	0	82	0	9	11	108
Nepean inside greenbelt	16	11	12	0	0	0	28	11
Nepean outside greenbelt	41	25	0	16	0	0	41	41
Gloucester inside greenbelt	0	0	0	0	6	0	6	0
Gloucester outside greenbelt	30	80	0	0	0	0	30	80
Kanata	38	20	0	0	0	0	38	20
Cumberland	30	11	0	0	0	0	30	11
Goulbourn	19	24	12	0	0	0	31	24
West Carleton	2	2	0	0	0	0	2	2
Rideau	0	1	0	0	0	0	0	1
Osgoode	3	4	0	0	0	0	3	4
Clarence-Rockland City	6	4	0	0	0	0	6	4
Russell Township	0	2	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario Portion)	196	201	24	98	6	9	226	308

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	625	694	182	256	36	17	843	967
Ottawa, Vanier, Rockcliffe	39	65	148	128	0	15	187	208
Nepean inside greenbelt	33	17	12	0	0	2	45	19
Nepean outside greenbelt	149	114	10	56	0	0	159	170
Gloucester inside greenbelt	8	3	0	0	36	0	44	3
Gloucester outside greenbelt	112	196	0	20	0	0	112	216
Kanata	65	84	0	20	0	0	65	104
Cumberland	108	132	0	32	0	0	108	164
Goulbourn	84	56	12	0	0	0	96	56
West Carleton	10	11	0	0	0	0	10	11
Rideau	2	1	0	0	0	0	2	1
Osgoode	15	15	0	0	0	0	15	15
Clarence-Rockland City	15	13	0	0	0	0	15	13
Russell Township	11	8	0	0	0	0	11	8
Ottawa-Gatineau CMA (Ontario Portion)	651	715	182	256	36	17	869	988

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	% Change
Ottawa City	121	140	40	10	109	76	12	0	282	226	24.8
Ottawa, Vanier, Rockcliffe	9	11	8	0	14	10	0	0	31	21	47.6
Nepean inside greenbelt	0	4	8	0	0	0	0	0	8	4	100.0
Nepean outside greenbelt	39	20	2	0	40	16	12	0	93	36	158.3
Gloucester inside greenbelt	1	0	0	2	0	0	0	0	1	2	-50.0
Gloucester outside greenbelt	10	15	8	8	0	25	0	0	18	48	-62.5
Kanata	11	22	4	0	45	13	0	0	60	35	71.4
Cumberland	17	21	0	0	5	12	0	0	22	33	-33.3
Goulbourn	15	20	10	0	5	0	0	0	30	20	50.0
West Carleton	8	14	0	0	0	0	0	0	8	14	-42.9
Rideau	3	5	0	0	0	0	0	0	3	5	-40.0
Osgoode	8	8	0	0	0	0	0	0	8	8	0.0
Clarence-Rockland City	3	5	0	6	0	0	0	0	3	11	-72.7
Russell Township	0	5	0	0	0	0	0	0	0	5	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	124	150	40	16	109	76	12	0	285	242	17.8

**Table 3.1: Completions by Submarket and by Dwelling Type
January - March 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	433	479	74	40	318	286	76	41	901	846	6.5
Ottawa, Vanier, Rockcliffe	34	21	14	4	28	13	0	41	76	79	-3.8
Nepean inside greenbelt	2	7	14	0	0	12	0	0	16	19	-15.8
Nepean outside greenbelt	130	92	4	8	101	93	60	0	295	193	52.8
Gloucester inside greenbelt	9	7	0	6	10	0	0	0	19	13	46.2
Gloucester outside greenbelt	35	44	20	12	17	49	0	0	72	105	-31.4
Kanata	48	60	12	6	96	55	0	0	156	121	28.9
Cumberland	64	104	0	4	56	64	16	0	136	172	-20.9
Goulbourn	51	57	10	0	10	0	0	0	71	57	24.6
West Carleton	21	39	0	0	0	0	0	0	21	39	-46.2
Rideau	6	15	0	0	0	0	0	0	6	15	-60.0
Osgoode	33	33	0	0	0	0	0	0	33	33	0.0
Clarence-Rockland City	29	18	0	6	0	0	1	0	30	24	25.0
Russell Township	7	14	0	4	0	0	0	0	7	18	-61.1
Ottawa-Gatineau CMA (Ontario Portion)	469	511	74	50	318	286	77	41	938	888	5.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Ottawa City	109	73	0	3	12	0	0	0
Ottawa, Vanier, Rockcliffe	14	10	0	0	0	0	0	0
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	40	16	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	0	22	0	3	0	0	0	0
Kanata	45	13	0	0	0	0	0	0
Cumberland	5	12	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)	109	73	0	3	12	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 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	312	283	6	3	76	33	0	8
Ottawa, Vanier, Rockcliffe	22	13	6	0	0	33	0	8
Nepean inside greenbelt	0	12	0	0	0	0	0	0
Nepean outside greenbelt	101	93	0	0	60	0	0	0
Gloucester inside greenbelt	10	0	0	0	0	0	0	0
Gloucester outside greenbelt	17	46	0	3	0	0	0	0
Kanata	96	55	0	0	0	0	0	0
Cumberland	56	64	0	0	16	0	0	0
Goulbourn	10	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)	312	283	6	3	77	33	0	8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006	March 2007	March 2006
Ottawa City	266	202	16	21	0	3	282	226
Ottawa, Vanier, Rockcliffe	31	21	0	0	0	0	31	21
Nepean inside greenbelt	8	4	0	0	0	0	8	4
Nepean outside greenbelt	81	36	12	0	0	0	93	36
Gloucester inside greenbelt	1	2	0	0	0	0	1	2
Gloucester outside greenbelt	18	45	0	0	0	3	18	48
Kanata	56	26	4	9	0	0	60	35
Cumberland	22	21	0	12	0	0	22	33
Goulbourn	30	20	0	0	0	0	30	20
West Carleton	8	14	0	0	0	0	8	14
Rideau	3	5	0	0	0	0	3	5
Osgoode	8	8	0	0	0	0	8	8
Clarence-Rockland City	3	11	0	0	0	0	3	11
Russell Township	0	5	0	0	0	0	0	5
Ottawa-Gatineau CMA (Ontario Portion)	269	218	16	21	0	3	285	242

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Ottawa City	815	725	80	110	6	11	901	846
Ottawa, Vanier, Rockcliffe	70	38	0	33	6	8	76	79
Nepean inside greenbelt	16	7	0	12	0	0	16	19
Nepean outside greenbelt	235	169	60	24	0	0	295	193
Gloucester inside greenbelt	19	13	0	0	0	0	19	13
Gloucester outside greenbelt	72	102	0	0	0	3	72	105
Kanata	152	92	4	29	0	0	156	121
Cumberland	120	160	16	12	0	0	136	172
Goulbourn	71	57	0	0	0	0	71	57
West Carleton	21	39	0	0	0	0	21	39
Rideau	6	15	0	0	0	0	6	15
Osgoode	33	33	0	0	0	0	33	33
Clarence-Rockland City	30	24	0	0	0	0	30	24
Russell Township	7	18	0	0	0	0	7	18
Ottawa-Gatineau CMA (Ontario Portion)	852	767	80	110	6	11	938	888

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
March 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													
March 2007	3	2.3	9	7.0	61	47.3	34	26.4	22	17.1	129	371,900	430,847
March 2006	2	1.3	30	19.0	74	46.8	36	22.8	16	10.1	158	373,950	403,147
Year-to-date 2007	11	2.5	30	6.8	221	50.1	125	28.3	54	12.2	441	371,900	418,246
Year-to-date 2006	12	2.5	109	22.5	210	43.3	98	20.2	56	11.5	485	356,900	395,260
Ottawa, Vanier, Rockcliffe													
March 2007	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	--	--
March 2006	0	0.0	2	14.3	6	42.9	2	14.3	4	28.6	14	391,900	591,890
Year-to-date 2007	1	3.0	1	3.0	6	18.2	11	33.3	14	42.4	33	485,500	545,333
Year-to-date 2006	0	0.0	3	10.0	17	56.7	4	13.3	6	20.0	30	370,450	480,471
Nepean inside greenbelt													
March 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
March 2006	0	0.0	0	0.0	1	25.0	3	75.0	0	0.0	4	--	--
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	2	28.6	4	57.1	1	14.3	7	--	--
Nepean outside greenbelt													
March 2007	0	0.0	3	6.7	22	48.9	14	31.1	6	13.3	45	384,900	406,809
March 2006	0	0.0	4	19.0	12	57.1	2	9.5	3	14.3	21	345,900	403,210
Year-to-date 2007	0	0.0	14	10.4	69	51.5	40	29.9	11	8.2	134	374,900	391,197
Year-to-date 2006	0	0.0	19	20.9	44	48.4	17	18.7	11	12.1	91	356,900	386,254
Gloucester inside greenbelt													
March 2007	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
March 2006	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
Year-to-date 2006	0	0.0	0	0.0	5	50.0	4	40.0	1	10.0	10	400,250	435,420
Gloucester outside greenbelt													
March 2007	0	0.0	1	10.0	5	50.0	3	30.0	1	10.0	10	348,250	383,590
March 2006	0	0.0	3	16.7	12	66.7	2	11.1	1	5.6	18	380,400	383,694
Year-to-date 2007	1	2.8	2	5.6	16	44.4	15	41.7	2	5.6	36	390,900	404,928
Year-to-date 2006	1	2.1	3	6.4	35	74.5	6	12.8	2	4.3	47	369,500	371,326
Kanata													
March 2007	0	0.0	0	0.0	7	63.6	2	18.2	2	18.2	11	371,900	522,927
March 2006	0	0.0	10	43.5	9	39.1	3	13.0	1	4.3	23	311,900	328,452
Year-to-date 2007	0	0.0	1	2.0	38	74.5	9	17.6	3	5.9	51	346,900	394,829
Year-to-date 2006	0	0.0	23	37.7	17	27.9	13	21.3	8	13.1	61	342,400	367,290
Cumberland													
March 2007	2	10.0	4	20.0	12	60.0	2	10.0	0	0.0	20	326,000	322,925
March 2006	2	8.0	7	28.0	14	56.0	2	8.0	0	0.0	25	311,900	318,188
Year-to-date 2007	6	8.7	8	11.6	46	66.7	8	11.6	1	1.4	69	329,600	335,857
Year-to-date 2006	10	10.1	45	45.5	34	34.3	8	8.1	2	2.0	99	296,900	315,353
Goulbourn													
March 2007	0	0.0	1	6.7	9	60.0	3	20.0	2	13.3	15	349,900	411,720
March 2006	0	0.0	3	13.6	7	31.8	11	50.0	1	4.5	22	406,900	402,732
Year-to-date 2007	0	0.0	4	7.3	32	58.2	13	23.6	6	10.9	55	354,900	391,102
Year-to-date 2006	1	1.9	10	19.2	21	40.4	19	36.5	1	1.9	52	378,700	374,044

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
March 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													
March 2007	0	0.0	0	0.0	2	28.6	3	42.9	2	28.6	7	--	--
March 2006	0	0.0	0	0.0	3	21.4	11	78.6	0	0.0	14	442,500	433,843
Year-to-date 2007	0	0.0	0	0.0	2	10.5	12	63.2	5	26.3	19	459,900	502,879
Year-to-date 2006	0	0.0	2	5.3	13	34.2	17	44.7	6	15.8	38	430,000	513,503
Rideau													
March 2007	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
March 2006	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	--	--
Year-to-date 2007	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	--	--
Year-to-date 2006	0	0.0	2	14.3	9	64.3	0	0.0	3	21.4	14	345,000	401,714
Osgoode													
March 2007	1	11.1	0	0.0	1	11.1	5	55.6	2	22.2	9	--	--
March 2006	0	0.0	1	10.0	4	40.0	0	0.0	5	50.0	10	450,000	497,120
Year-to-date 2007	3	10.7	0	0.0	7	25.0	12	42.9	6	21.4	28	417,450	588,036
Year-to-date 2006	0	0.0	2	5.6	13	36.1	6	16.7	15	41.7	36	437,000	529,786
Clarence-Rockland City													
March 2007	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
March 2006	4	50.0	4	50.0	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2007	9	31.0	16	55.2	3	10.3	1	3.4	0	0.0	29	259,600	263,779
Year-to-date 2006	15	71.4	6	28.6	0	0.0	0	0.0	0	0.0	21	232,900	237,090
Russell Township													
March 2007	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
March 2006	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2007	0	0.0	4	40.0	4	40.0	2	20.0	0	0.0	10	317,600	326,960
Year-to-date 2006	2	14.3	10	71.4	1	7.1	1	7.1	0	0.0	14	288,000	286,243
Ottawa-Gatineau CMA (Ontario portion)													
March 2007	4	3.0	11	8.3	62	46.6	34	25.6	22	16.5	133	371,900	426,083
March 2006	7	4.1	37	21.6	75	43.9	36	21.1	16	9.4	171	359,900	391,737
Year-to-date 2007	20	4.2	50	10.4	228	47.5	128	26.7	54	11.3	480	365,400	407,012
Year-to-date 2006	29	5.6	125	24.0	211	40.6	99	19.0	56	10.8	520	349,250	385,937

Source: CMHC (Market Absorption Survey)

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

Submarket	March 2007	March 2006	% Change	YTD 2007	YTD 2006	% Change
Ottawa City	430,847	403,147	6.9	418,246	395,260	5.8
Ottawa, Vanier, Rockcliffe	--	591,890	n/a	545,333	480,471	13.5
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	406,809	403,210	0.9	391,197	386,254	1.3
Gloucester inside greenbelt	--	--	n/a	--	435,420	n/a
Gloucester outside greenbelt	383,590	383,694	0.0	404,928	371,326	9.0
Kanata	522,927	328,452	59.2	394,829	367,290	7.5
Cumberland	322,925	318,188	1.5	335,857	315,353	6.5
Goulbourn	411,720	402,732	2.2	391,102	374,044	4.6
West Carleton	--	433,843	n/a	502,879	513,503	-2.1
Rideau	--	--	n/a	--	401,714	n/a
Osgoode	--	497,120	n/a	588,036	529,786	11.0
Clarence-Rockland City	--	--	n/a	263,779	237,090	11.3
Russell Township	--	--	n/a	326,960	286,243	14.2
Ottawa-Gatineau CMA (Ontario Portion)	426,083	391,737	8.8	407,012	385,937	5.5

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
March 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	1,214	1,880	1,945	62.4	264,928	5.7	268,666
	March	1,318	-1.4	1,209	2,407	1,964	61.6	274,585	7.4	269,244
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2006	2,998	11.1		6,381			251,779	2.9	
	Q1 2007	3,137	4.6		6,099			267,992	6.4	
	YTD 2006	2,998	11.1		6,381			251,779	2.9	
	YTD 2007	3,137	4.6		6,099			267,992	6.4	

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

¹Source: CREA

Table 6: Economic Indicators
March 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	161.0	133.5	468	5.3	69.6	859
	March	669	6.40	6.49		134.9	472	5.2	70.1	867
	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 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.

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