HOUSING MARKET INFORMATION

# HOUSING NOW
## Gatineau


Canada Mortgage and Housing Corporation
Date Released: Second Quarter 2007

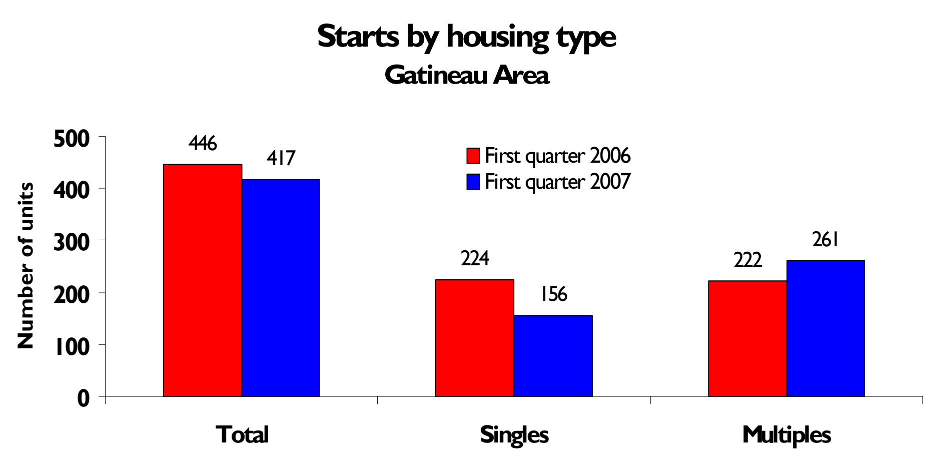
# Housing starts fall in the first quarter

The results of the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC) revealed that residential construction in the Gatineau area slowed down during the first quarter of 2007.

In fact, 417 dwellings were started during the first three months of the year, or 7 per cent fewer than during the same period in 2006.

The backdrop for residential construction in Gatineau is gradually changing. Employment continues to grow, but at a slower pace. The supply of existing homes for sale has been growing steadily for some time now and providing competition for the new home market. Residential construction significantly benefited from the scarcity of "For Sale" signs, but this period is behind us. The shortage of rental housing is over for the moment, as the vacancy rate reached 4.2 per cent last fall. For all these reasons, these first quarterly results of the year should come as no

Figure 1




Source: CMHC

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surprise and, in fact, they give an indication of what is expected over the coming months.

## Multi-family housing moves ahead

The decline in starts was essentially attributable to the single-detached home segment, in which activity decreased by 30 per cent in relation to the first quarter of 2006. Foundations were laid for a total of 156 single-detached houses from January to March, compared to 224 during the corresponding period last year.

Conversely, the year got off to a strong start in the multi-family housing segment, with 261 new units, for an increase of 18 per cent over the first quarter of 2006. Semi-detached and row home building mainly accounted for this performance, with an increase of 49 per cent, as apartment construction decreased by 15 per cent.

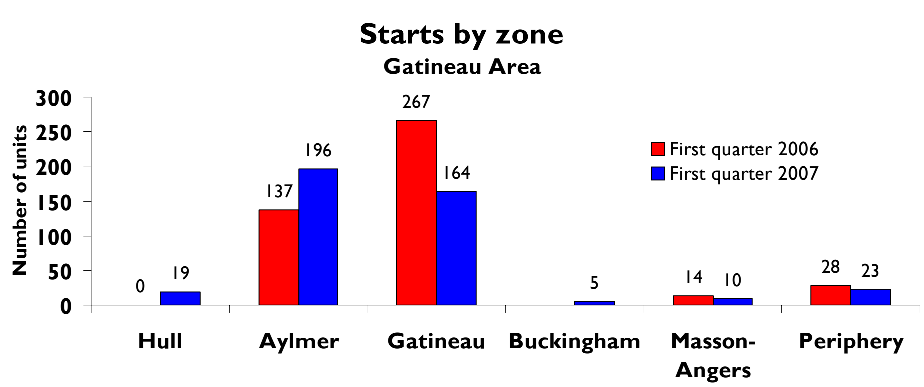
The first quarter results give some indication of the coming trend. Single-detached houses had been dominating the new home market since 1996. In last few months, however, the trend turned around, and multi-family housing is moving ahead. Over the coming years, semi-detached and row homes and apartment buildings will take up more and more space in the Gatineau landscape.

The Gatineau regional economy is doing well but, with the rise in prices, a need for less expensive homes is being felt. Also, in certain sectors, like Hull, lands available for residential construction are getting scarcer. In fact, the City of Gatineau, through its housing policy adopted in October 2006, wants to encourage the construction of multi-family housing in order to increase the city's density and allow more families to live in the central sectors.

## Aylmer and Hull stand out

An analysis by sector effectively shows renewed activity in Hull. While no starts had been enumerated there during the first three months of 2006, 19 new dwellings were registered in the first quarter of this year, 18 of which were multiple housing units. Aylmer also posted an increase in activity. In fact, this was the only sector where the construction of single-detached homes rose, with 72 new units, or double the volume recorded last year. In the former municipality of Gatineau and the outlying area, however, starts fell by 39 per cent and 10 per cent, respectively.

Figure 2




Source: CMHC

## Resale market regains strength

According to data from the Chambre immobilière de l'Outaouais (CIO), 1,135 sales were registered through the Service inter-agences / Multiple Listing Service (S.I.A. / MLS)® network in the Gatineau area during the first three months of 2007, for an increase of 11 per cent over the first quarter of 2006. The resale market therefore picked up again after two consecutive quarterly decreases.

Even with the increase in sales in the first quarter, the number of homes for sale continued to climb. This situation was not unexpected, though. Prices have been rising, yet listing periods have not been getting any longer. Some homeowners therefore simply wanted to take advantage of the vigour of the market to sell their property. In the first three months of the year, there were on average just over 2,300 active listings every month, or 8 per cent more than during the same period in 2006.

With sales and listings increasing at practically the same pace, the relationship between sellers and buyers remained unchanged, and the seller-to-buyer ratio stood at 6 to 1.

The market therefore continued to favour sellers.

In this environment, it was not surprising to see prices continue to rise at a steady pace. In fact, the average price of homes went up by 6 per cent in the first quarter, reaching $174,581.

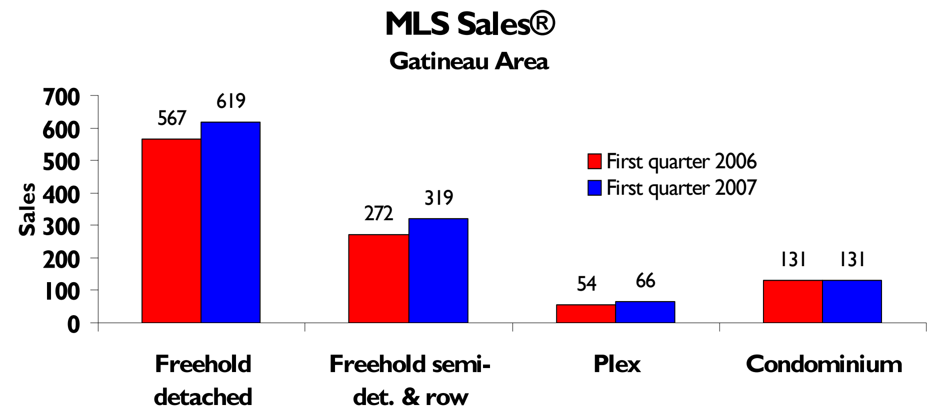
## Gatineau sector recovers

The Gatineau sector largely helped the resale market pick up again, as 443 transactions were recorded there, representing 39 per cent of the volume for the area overall. In fact, this sector recovered well, as the 18-per-cent hike in sales in the first quarter put an end to the series of four consecutive quarterly decreases registered last year. The supply of homes also increased. Even if the magnitude of the gain was not the same, the change in the seller-to-buyer ratio was marginal. Sellers therefore still had the edge, which caused prices to rise by 5 per cent.

Aylmer essentially followed the same trend as Gatineau, with transactions up by 16 per cent over the beginning of 2006. Supply also increased at the same pace as sales, and the seller-to-buyer ratio stood at 6 to 1. As well, the growth in prices was similar to the rise noted in the neighbouring sector (+6 per cent).

In Masson-Angers, since sales went up considerably (+27 per cent), while supply remained rather stable (+1 per cent), the market tightened, giving an even greater advantage to sellers. Prices therefore rose by 4 per cent over the same period last year. This increase marked a slight acceleration, as prices had risen by only 2 per cent during the previous quarter.

Figure 3



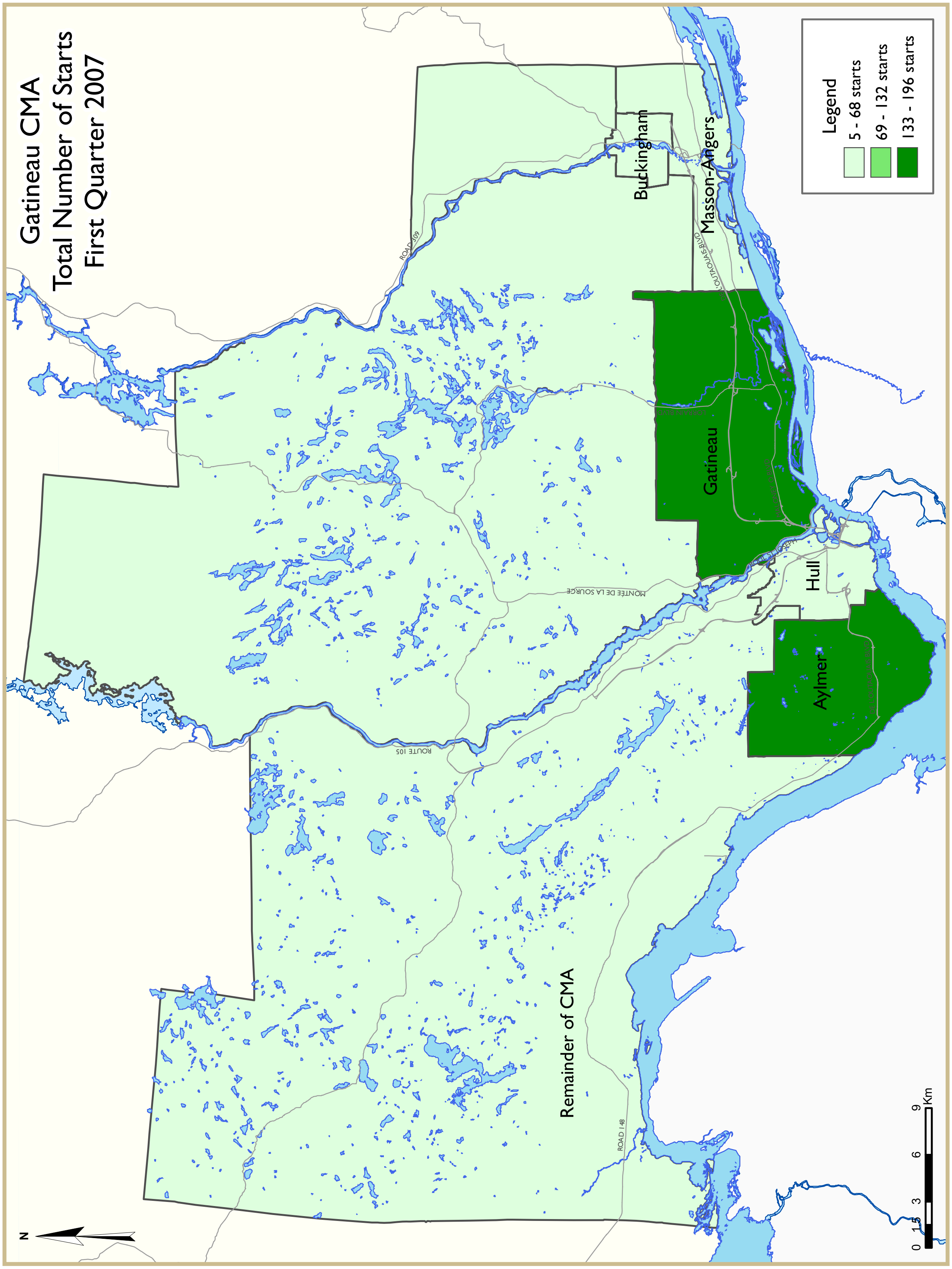

*Source: Chambre immobilière de l'Outaouais (CIO)*
*CMHC compilation*

In the outlying area, sales and listings increased at the same pace, which kept the market. Even with this fair relationship between sellers and buyers, prices still went up by 6 per cent. A review of the statistics by price range reveals why this was the case. In the outlying area, the proportion of homes that sold for under $150,000 decreased significantly, while the share of dwellings that were priced at $150,000 or over increased.

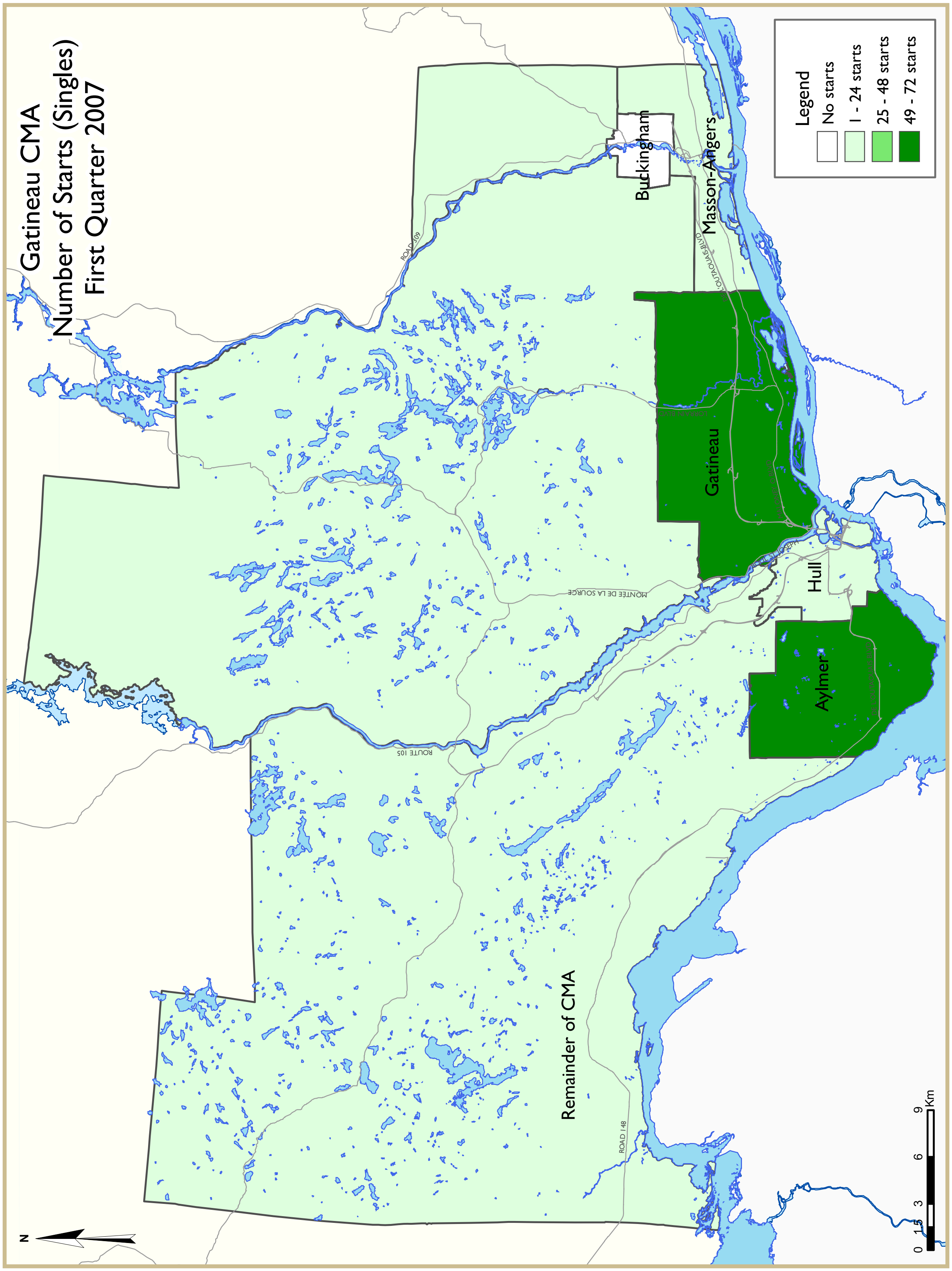
On the other hand, Hull (-5 per cent) and Buckingham (-8 per cent) registered decreases in activity. In Buckingham, the declining supply over the last six months was probably not unrelated to this slowdown. Strangely, even though the market was still a seller's market and supply decreased faster than sales, the increase in prices was limited to 2 per cent. Just like in the outlying area, this resulted from a change in the sales mix. The proportion of dwellings that sold for under $150,000 increased, while transactions involving more expensive homes decreased.

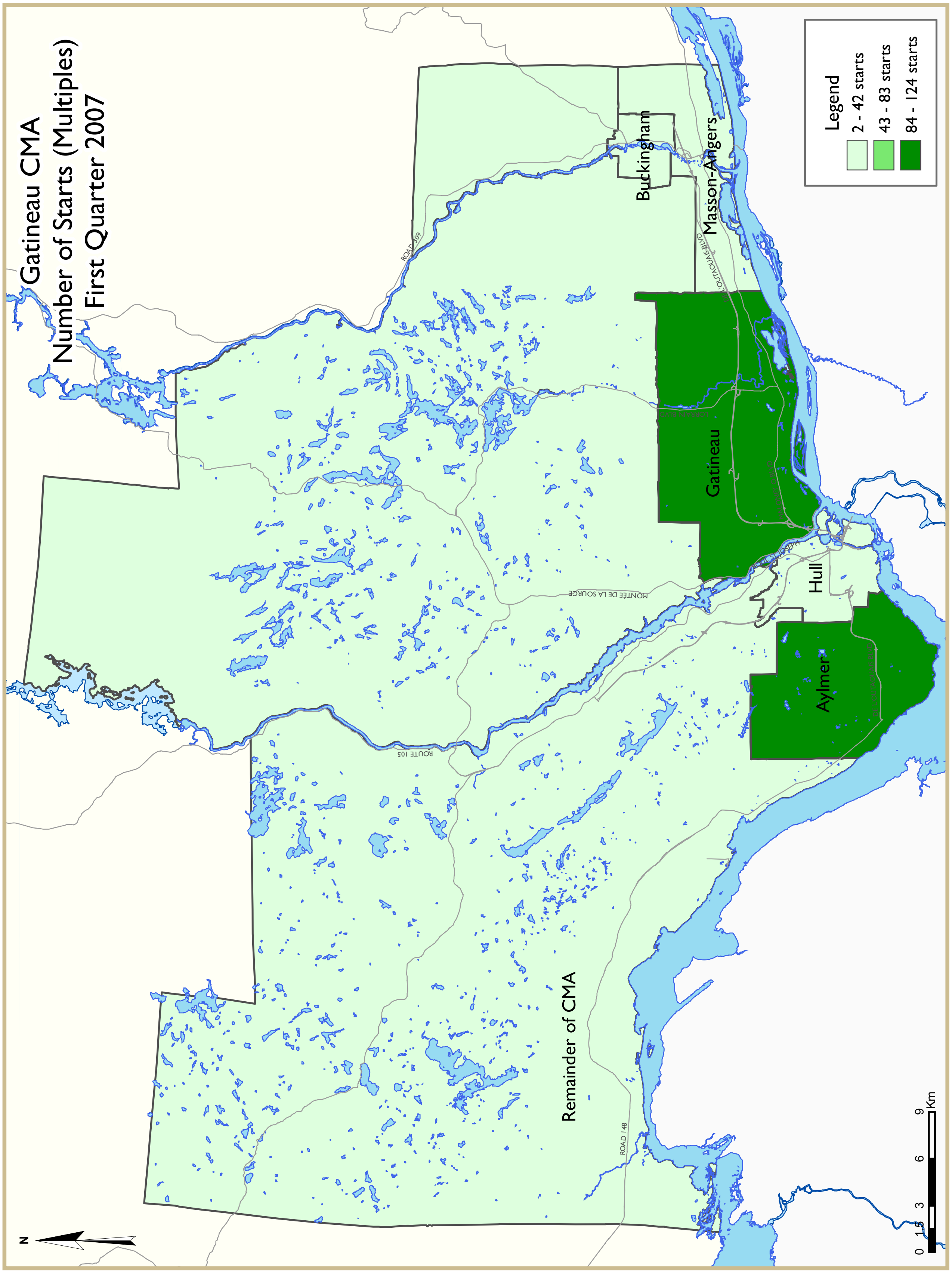
## Most housing types in demand

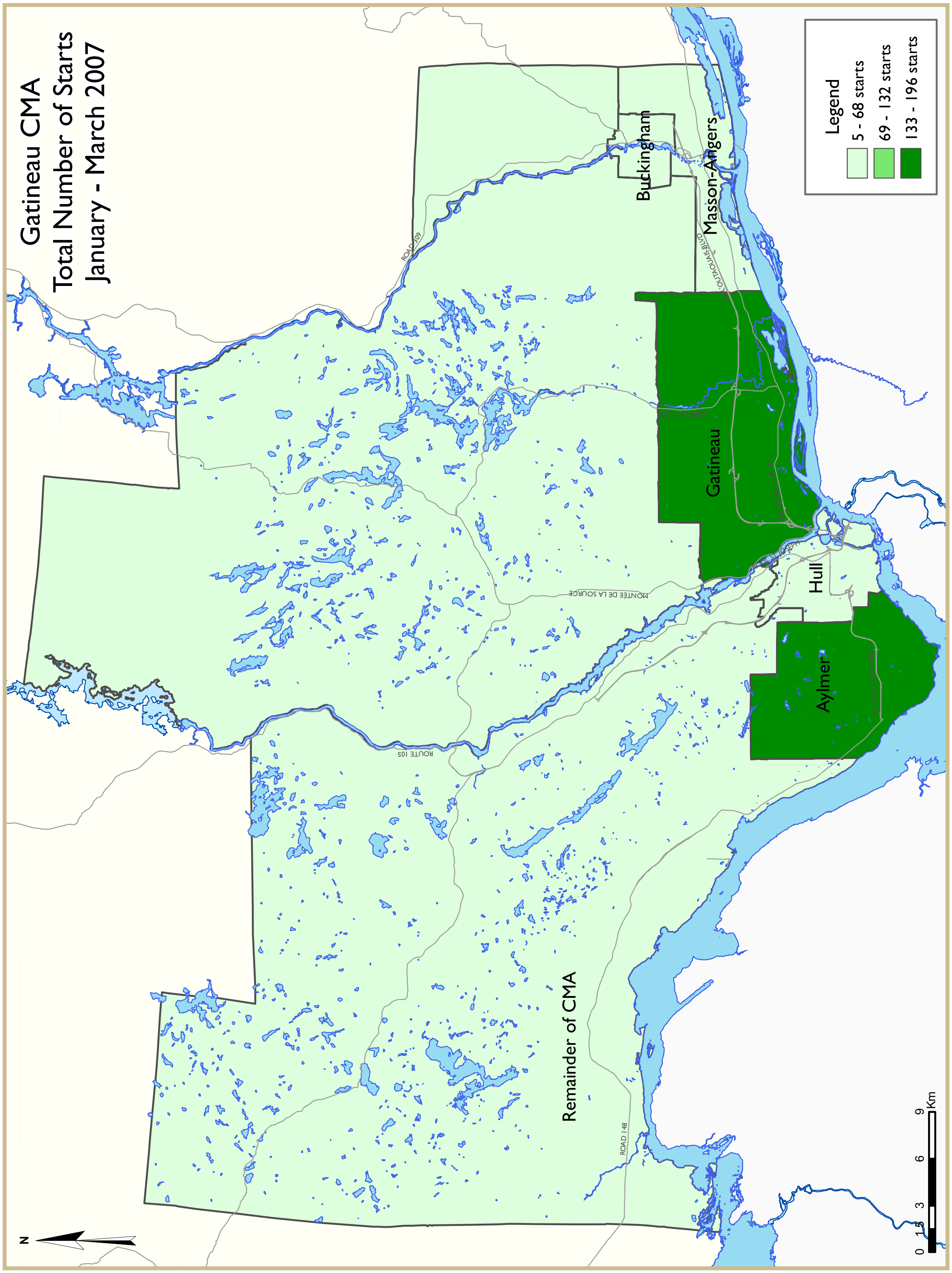
For the area overall, most housing types benefited from a very strong demand. In fact, with marginal exceptions, the proportions of each of the housing types remained relatively stable. Single-detached houses still accounted for the largest market share, with generally 55 per cent to 60 per cent of sales. Semi-detached homes came in second (22 per cent to 28 per cent), followed by condominiums (8 per cent to 14 per cent) and plexes (6 per cent to 10 per cent).

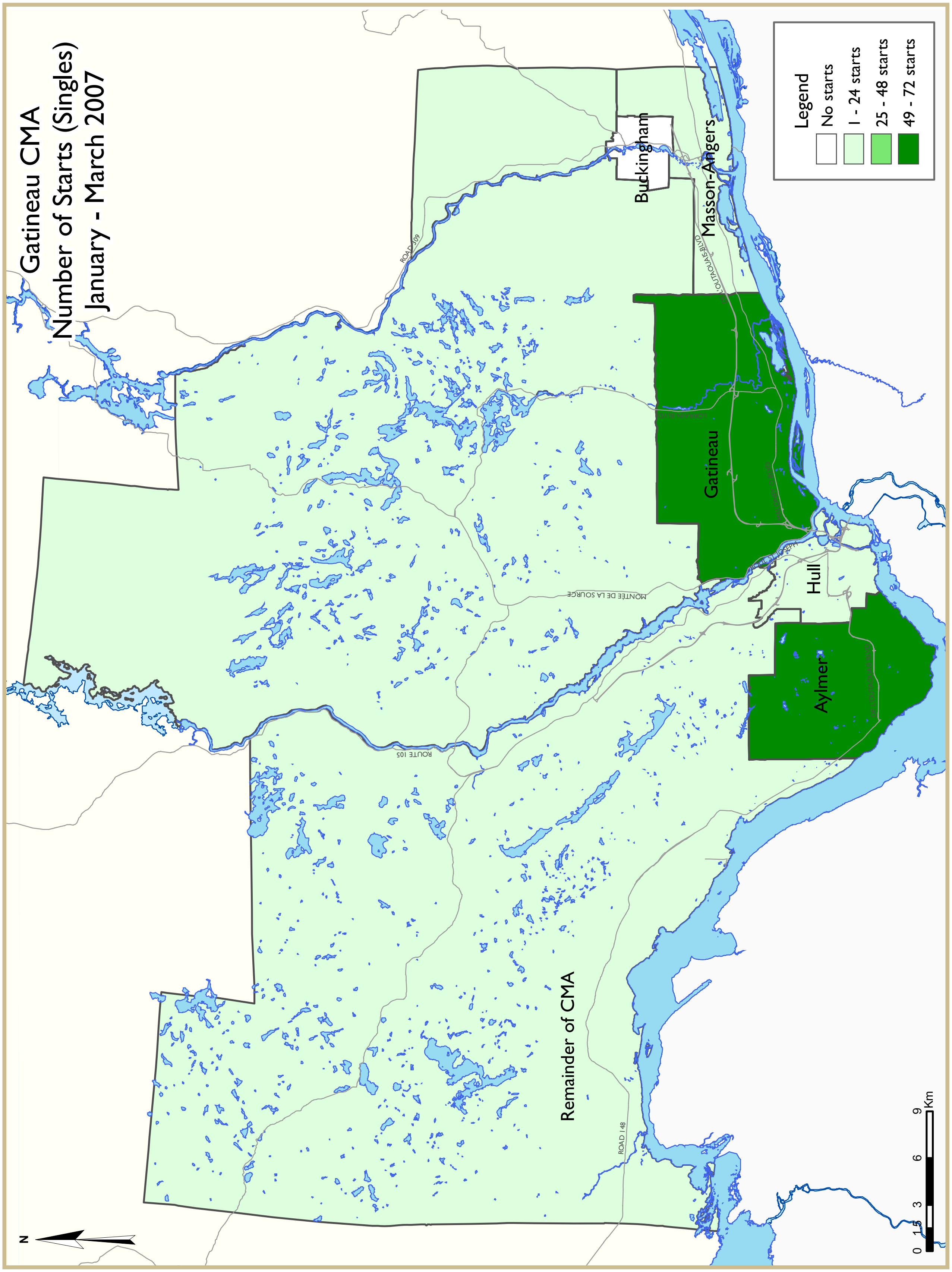


Gatineau CMA
Total Number of Starts
First Quarter 2007
Legend
5 - 68 starts
69 - 132 starts
133 - 196 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
MONTÉE DE LA SOURCE
ROUTE 105
ROAD 148
N
0 1.5 3 6 9 Km


Gatineau CMA
Number of Starts (Singles)
First Quarter 2007
Legend
No starts
1 - 24 starts
25 - 48 starts
49 - 72 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
ROUTE 105
MONTEE DE LA SOURCE
ROAD 148
N
0 1.5 3 6 9
Km


Gatineau CMA
Number of Starts (Multiples)
First Quarter 2007
Legend
2 - 42 starts
43 - 83 starts
84 - 124 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
N
0 1.5 3 6 9
Km


Gatineau CMA
Total Number of Starts
January - March 2007
Legend
5 - 68 starts
69 - 132 starts
133 - 196 starts
Buckingham
Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
0 1.5 3 6 9
Km
N


Gatineau CMA
Number of Starts (Singles)
January - March 2007
Legend
No starts
1 - 24 starts
25 - 48 starts
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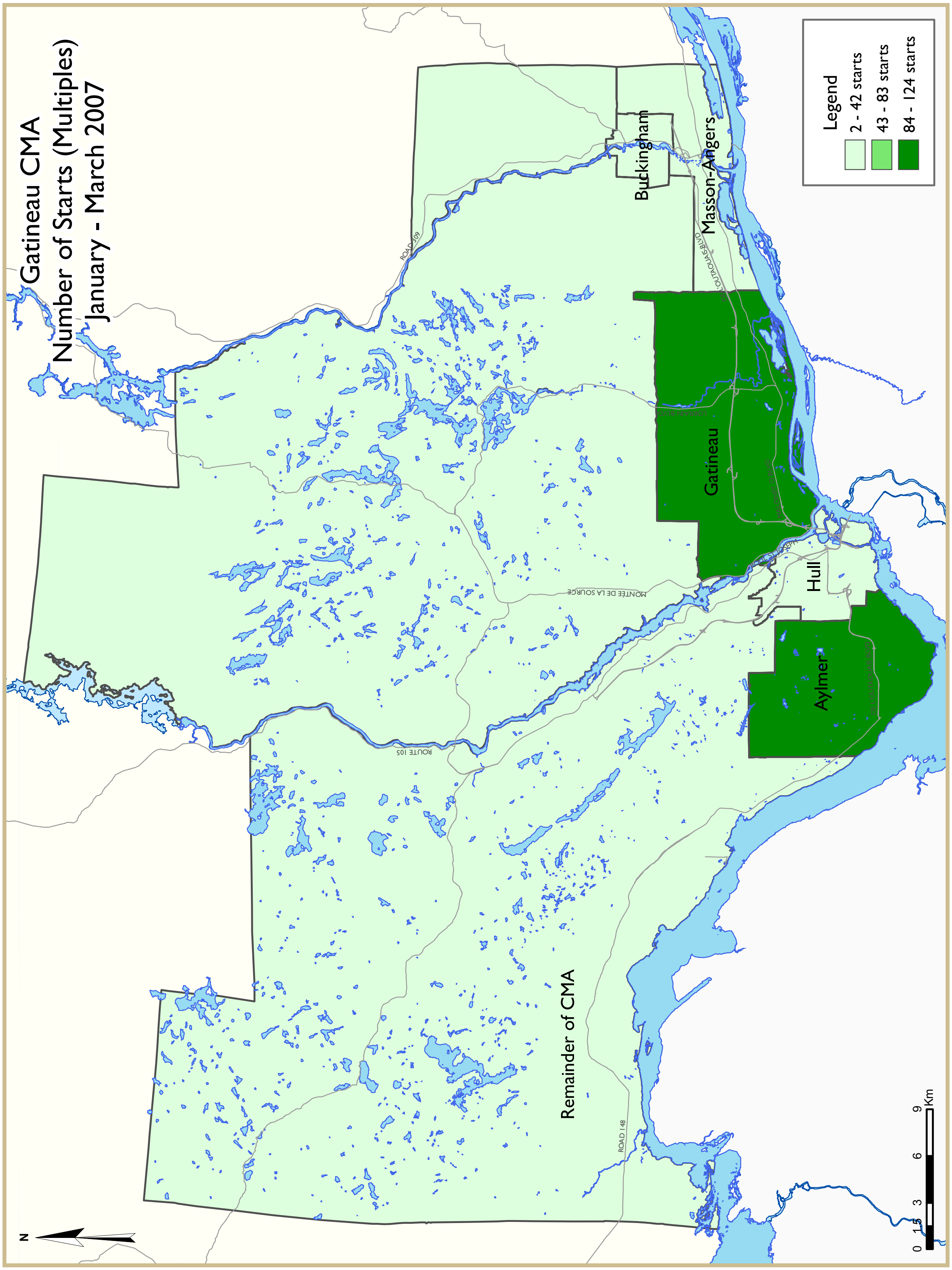
Gatineau CMA
Number of Starts (Multiples)
January - March 2007
Legend
2 - 42 starts
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Masson-Angers
Gatineau
Hull
Aylmer
Remainder of CMA
MONTEE DE LA SOURCE
ROUTE 105
ROAD 148
N
0 1.5 3 6 9 Km

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

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|---|---|
| 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) First Quarter 2007 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| Q1 2007 | 156 | 128 | 25 | 0 | 24 | 48 | 0 | 36 | 417 |
| Q1 2006 | 224 | 112 | 4 | 0 | 0 | 51 | 0 | 55 | 446 |
| %Change | -30.4 | 14.3 | ** | n/a | n/a | -5.9 | n/a | -34.5 | -6.5 |
| Year-to-date 2007 | 156 | 128 | 25 | 0 | 24 | 48 | 0 | 36 | 417 |
| Year-to-date 2006 | 224 | 112 | 4 | 0 | 0 | 51 | 0 | 55 | 446 |
| %Change | -30.4 | 14.3 | ** | n/a | n/a | -5.9 | n/a | -34.5 | -6.5 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| Q1 2007 | 249 | 110 | 47 | 0 | 24 | 81 | 0 | 482 | 1,005 |
| Q1 2006 | 249 | 70 | 8 | 0 | 0 | 216 | 0 | 218 | 777 |
| %Change | 0.0 | 57.1 | ** | n/a | n/a | -62.5 | n/a | 121.1 | 29.3 |
| **COMPLETIONS** | | | | | | | | | |
| Q1 2007 | 261 | 130 | 41 | 0 | 0 | 72 | 0 | 58 | 562 |
| Q1 2006 | 360 | 84 | 8 | 0 | 0 | 177 | 0 | 59 | 747 |
| %Change | -27.5 | 54.8 | ** | n/a | n/a | -59.3 | n/a | -1.7 | -24.8 |
| Year-to-date 2007 | 261 | 130 | 41 | 0 | 0 | 72 | 0 | 58 | 562 |
| Year-to-date 2006 | 360 | 84 | 8 | 0 | 0 | 177 | 0 | 59 | 747 |
| %Change | -27.5 | 54.8 | ** | n/a | n/a | -59.3 | n/a | -1.7 | -24.8 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| Q1 2007 | 103 | 64 | 22 | 0 | 4 | 47 | 0 | 44 | 284 |
| Q1 2006 | 101 | 30 | 2 | 0 | 0 | 111 | 0 | 28 | 272 |
| %Change | 2.0 | 113.3 | ** | n/a | n/a | -57.7 | n/a | 57.1 | 4.4 |
| **ABSORBED** | | | | | | | | | |
| Q1 2007 | 263 | 124 | 44 | 0 | 4 | 99 | 0 | 63 | 597 |
| Q1 2006 | 351 | 83 | 8 | 0 | 0 | 162 | 0 | 67 | 671 |
| %Change | -25.1 | 49.4 | ** | n/a | n/a | -38.9 | n/a | -6.0 | -11.0 |
| Year-to-date 2007 | 263 | 124 | 44 | 0 | 4 | 99 | 0 | 63 | 597 |
| Year-to-date 2006 | 351 | 83 | 8 | 0 | 0 | 162 | 0 | 67 | 671 |
| %Change | -25.1 | 49.4 | ** | n/a | n/a | -38.9 | n/a | -6.0 | -11.0 |

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

| Table 1.1: Housing Activity Summary by Submarket First Quarter 2007 | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q1 2007 | 135 | 128 | 23 | 0 | 24 | 48 | 0 | 36 | 394 |
| Q1 2006 | 200 | 112 | 0 | 0 | 0 | 51 | 0 | 55 | 418 |
| **Aylmer** | | | | | | | | | |
| Q1 2007 | 72 | 86 | 2 | 0 | 18 | 0 | 0 | 18 | 196 |
| Q1 2006 | 36 | 46 | 0 | 0 | 0 | 51 | 0 | 4 | 137 |
| **Hull** | | | | | | | | | |
| Q1 2007 | 1 | 0 | 12 | 0 | 6 | 0 | 0 | 0 | 19 |
| Q1 2006 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Gatineau** | | | | | | | | | |
| Q1 2007 | 60 | 34 | 4 | 0 | 0 | 48 | 0 | 18 | 164 |
| Q1 2006 | 150 | 66 | 0 | 0 | 0 | 0 | 0 | 51 | 267 |
| **Buckingham** | | | | | | | | | |
| Q1 2007 | 0 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 5 |
| Q1 2006 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Masson-Angers** | | | | | | | | | |
| Q1 2007 | 2 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Q1 2006 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | |
| Q1 2007 | 21 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 23 |
| Q1 2006 | 24 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 28 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q1 2007 | 156 | 128 | 25 | 0 | 24 | 48 | 0 | 36 | 417 |
| Q1 2006 | 224 | 112 | 4 | 0 | 0 | 51 | 0 | 55 | 446 |

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

| Table 1.1: Housing Activity Summary by Submarket<br>First Quarter 2007 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q1 2007 | 121 | 106 | 33 | 0 | 24 | 81 | 0 | 482 | 859 |
| Q1 2006 | 163 | 68 | 2 | 0 | 0 | 216 | 0 | 210 | 675 |
| **Aylmer** | | | | | | | | | |
| Q1 2007 | 64 | 88 | 4 | 0 | 18 | 0 | 0 | 9 | 183 |
| Q1 2006 | 89 | 42 | 0 | 0 | 0 | 87 | 0 | 12 | 230 |
| **Hull** | | | | | | | | | |
| Q1 2007 | 8 | 4 | 12 | 0 | 6 | 36 | 0 | 279 | 345 |
| Q1 2006 | 1 | 2 | 0 | 0 | 0 | 25 | 0 | 3 | 31 |
| **Gatineau** | | | | | | | | | |
| Q1 2007 | 47 | 6 | 14 | 0 | 0 | 45 | 0 | 194 | 318 |
| Q1 2006 | 69 | 24 | 2 | 0 | 0 | 104 | 0 | 195 | 410 |
| **Buckingham** | | | | | | | | | |
| Q1 2007 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Q1 2006 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Masson-Angers** | | | | | | | | | |
| Q1 2007 | 2 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Q1 2006 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | |
| Q1 2007 | 128 | 4 | 14 | 0 | 0 | 0 | 0 | 0 | 146 |
| Q1 2006 | 86 | 2 | 6 | 0 | 0 | 0 | 0 | 8 | 102 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q1 2007 | 249 | 110 | 47 | 0 | 24 | 81 | 0 | 482 | 1,005 |
| Q1 2006 | 249 | 70 | 8 | 0 | 0 | 216 | 0 | 218 | 777 |

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

| Table 1.1: Housing Activity Summary by Submarket<br>First Quarter 2007 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Ownership | | | | | | Rental | | Total* |
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q1 2007 | 160 | 130 | 35 | 0 | 0 | 72 | 0 | 48 | 445 |
| Q1 2006 | 278 | 84 | 0 | 0 | 0 | 137 | 0 | 59 | 617 |
| **Aylmer** | | | | | | | | | |
| Q1 2007 | 66 | 72 | 7 | 0 | 0 | 14 | 0 | 12 | 171 |
| Q1 2006 | 69 | 34 | 0 | 0 | 0 | 8 | 0 | 0 | 111 |
| **Hull** | | | | | | | | | |
| Q1 2007 | 5 | 0 | 2 | 0 | 0 | 55 | 0 | 0 | 62 |
| Q1 2006 | 4 | 0 | 0 | 0 | 0 | 45 | 0 | 3 | 52 |
| **Gatineau** | | | | | | | | | |
| Q1 2007 | 86 | 56 | 22 | 0 | 0 | 3 | 0 | 36 | 203 |
| Q1 2006 | 185 | 50 | 0 | 0 | 0 | 84 | 0 | 56 | 434 |
| **Buckingham** | | | | | | | | | |
| Q1 2007 | 1 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 7 |
| Q1 2006 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Masson-Angers** | | | | | | | | | |
| Q1 2007 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Q1 2006 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | |
| Q1 2007 | 101 | 0 | 6 | 0 | 0 | 0 | 0 | 10 | 117 |
| Q1 2006 | 82 | 0 | 8 | 0 | 0 | 40 | 0 | 0 | 130 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q1 2007 | 261 | 130 | 41 | 0 | 0 | 72 | 0 | 58 | 562 |
| Q1 2006 | 360 | 84 | 8 | 0 | 0 | 177 | 0 | 59 | 747 |

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

| Table 1.1: Housing Activity Summary by Submarket<br>First Quarter 2007 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | 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** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q1 2007 | 101 | 62 | 22 | 0 | 4 | 47 | 0 | 44 | 280 |
| Q1 2006 | 95 | 30 | 2 | 0 | 0 | 85 | 0 | 28 | 240 |
| **Aylmer** | | | | | | | | | |
| Q1 2007 | 53 | 48 | 6 | 0 | 4 | 8 | 0 | 2 | 121 |
| Q1 2006 | 52 | 18 | 2 | 0 | 0 | 5 | 0 | 0 | 77 |
| **Hull** | | | | | | | | | |
| Q1 2007 | 3 | 0 | 0 | 0 | 0 | 26 | 0 | 26 | 55 |
| Q1 2006 | 0 | 2 | 0 | 0 | 0 | 80 | 0 | 7 | 89 |
| **Gatineau** | | | | | | | | | |
| Q1 2007 | 45 | 13 | 15 | 0 | 0 | 13 | 0 | 16 | 102 |
| Q1 2006 | 42 | 8 | 0 | 0 | 0 | 0 | 0 | 21 | 71 |
| **Buckingham** | | | | | | | | | |
| Q1 2007 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 2 |
| Q1 2006 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **Masson-Angers** | | | | | | | | | |
| Q1 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Q1 2006 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | |
| Q1 2007 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Q1 2006 | 6 | 0 | 0 | 0 | 0 | 26 | 0 | 0 | 32 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q1 2007 | 103 | 64 | 22 | 0 | 4 | 47 | 0 | 44 | 284 |
| Q1 2006 | 101 | 30 | 2 | 0 | 0 | 111 | 0 | 28 | 272 |

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

**Table 1.1: Housing Activity Summary by Submarket**
**First Quarter 2007**

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **City of Gatineau** | | | | | | | | | |
| Q1 2007 | 160 | 124 | 36 | 0 | 4 | 99 | 0 | 53 | 476 |
| Q1 2006 | 268 | 83 | 0 | 0 | 0 | 132 | 0 | 67 | 550 |
| **Aylmer** | | | | | | | | | |
| Q1 2007 | 67 | 58 | 12 | 0 | 4 | 17 | 0 | 20 | 178 |
| Q1 2006 | 68 | 39 | 0 | 0 | 0 | 9 | 0 | 0 | 116 |
| **Hull** | | | | | | | | | |
| Q1 2007 | 2 | 0 | 2 | 0 | 0 | 66 | 0 | 2 | 72 |
| Q1 2006 | 4 | 0 | 0 | 0 | 0 | 18 | 0 | 19 | 41 |
| **Gatineau** | | | | | | | | | |
| Q1 2007 | 86 | 62 | 7 | 0 | 0 | 16 | 0 | 31 | 202 |
| Q1 2006 | 176 | 44 | 0 | 0 | 0 | 105 | 0 | 48 | 373 |
| **Buckingham** | | | | | | | | | |
| Q1 2007 | 2 | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 9 |
| Q1 2006 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Masson-Angers** | | | | | | | | | |
| Q1 2007 | 3 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 15 |
| Q1 2006 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | |
| Q1 2007 | 103 | 0 | 8 | 0 | 0 | 0 | 0 | 10 | 121 |
| Q1 2006 | 83 | 0 | 8 | 0 | 0 | 30 | 0 | 0 | 121 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | |
| Q1 2007 | 263 | 124 | 44 | 0 | 4 | 99 | 0 | 63 | 597 |
| Q1 2006 | 351 | 83 | 8 | 0 | 0 | 162 | 0 | 67 | 671 |

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

## Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Québec portion) 1997 - 2006

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2006 | 1,171 | 524 | 166 | 0 | 16 | 324 | 0 | 720 | 2,933 |
| %Change | -1.8 | 122.0 | ** | n/a | n/a | 9.8 | n/a | 125.7 | 38.2 |
| 2005 | 1,192 | 236 | 22 | 0 | 0 | 295 | 0 | 319 | 2,123 |
| %Change | -23.6 | -34.1 | -77.1 | n/a | -100.0 | -61.2 | n/a | -21.4 | -34.2 |
| 2004 | 1,561 | 358 | 96 | 0 | 46 | 760 | 0 | 406 | 3,227 |
| %Change | 3.6 | 13.3 | 54.8 | n/a | 91.7 | ** | -100.0 | -42.2 | 15.2 |
| 2003 | 1,507 | 316 | 62 | 0 | 24 | 185 | 4 | 703 | 2,801 |
| %Change | -4.3 | 32.8 | -47.0 | n/a | -11.1 | ** | n/a | 18.4 | 9.7 |
| 2002 | 1,574 | 238 | 117 | 0 | 27 | 3 | 0 | 594 | 2,553 |
| %Change | 44.0 | 21.4 | 82.8 | n/a | n/a | n/a | n/a | 94.1 | 53.9 |
| 2001 | 1,093 | 196 | 64 | 0 | 0 | 0 | 0 | 306 | 1,659 |
| %Change | 42.3 | 38.0 | 10.3 | n/a | n/a | -100.0 | -100.0 | 28.0 | 35.5 |
| 2000 | 768 | 142 | 58 | 0 | 0 | 14 | 3 | 239 | 1,224 |
| %Change | 20.0 | -7.8 | -17.1 | n/a | -100.0 | -68.9 | n/a | -12.1 | 3.3 |
| 1999 | 640 | 154 | 70 | 0 | 4 | 45 | 0 | 272 | 1,185 |
| %Change | -6.8 | -21.4 | -52.7 | n/a | -69.2 | 15.4 | n/a | 68.9 | -4.7 |
| 1998 | 687 | 196 | 148 | 0 | 13 | 39 | 0 | 161 | 1,244 |
| %Change | 7.7 | -39.1 | 6.5 | n/a | -7.1 | -9.3 | n/a | 51.9 | -1.4 |
| 1997 | 638 | 322 | 139 | 0 | 14 | 43 | 0 | 106 | 1,262 |

Source: CMHC (Starts and Completions Survey)

| Table 2: Starts by Submarket and by Dwelling Type First Quarter 2007 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | % Change |
| City of Gatineau | 135 | 200 | 128 | 112 | 39 | 0 | 92 | 106 | 394 | 418 | -5.7 |
| Aylmer | 72 | 36 | 86 | 46 | 18 | 0 | 20 | 55 | 196 | 137 | 43.1 |
| Hull | 1 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | 19 | 0 | n/a |
| Gatineau | 60 | 150 | 34 | 66 | 0 | 0 | 70 | 51 | 164 | 267 | -38.6 |
| Buckingham | 0 | 0 | 0 | 0 | 3 | 0 | 2 | 0 | 5 | 0 | n/a |
| Masson-Angers | 2 | 14 | 8 | 0 | 0 | 0 | 0 | 0 | 10 | 14 | -28.6 |
| Rest of the CMA (Québec portion) | 21 | 24 | 0 | 0 | 0 | 0 | 2 | 4 | 23 | 28 | -17.9 |
| **Ottawa-Gatineau CMA (Québec portion)** | 156 | 224 | 128 | 112 | 39 | 0 | 94 | 110 | 417 | 446 | -6.5 |

| 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 |
| City of Gatineau | 135 | 200 | 128 | 112 | 39 | 0 | 92 | 106 | 394 | 418 | -5.7 |
| Aylmer | 72 | 36 | 86 | 46 | 18 | 0 | 20 | 55 | 196 | 137 | 43.1 |
| Hull | 1 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | 19 | 0 | n/a |
| Gatineau | 60 | 150 | 34 | 66 | 0 | 0 | 70 | 51 | 164 | 267 | -38.6 |
| Buckingham | 0 | 0 | 0 | 0 | 3 | 0 | 2 | 0 | 5 | 0 | n/a |
| Masson-Angers | 2 | 14 | 8 | 0 | 0 | 0 | 0 | 0 | 10 | 14 | -28.6 |
| Rest of the CMA (Québec portion) | 21 | 24 | 0 | 0 | 0 | 0 | 2 | 4 | 23 | 28 | -17.9 |
| **Ottawa-Gatineau CMA (Québec portion)** | 156 | 224 | 128 | 112 | 39 | 0 | 94 | 110 | 417 | 446 | -6.5 |

Source: CMHC (Starts and Completions Survey)

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

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 |
| City of Gatineau | 39 | 0 | 0 | 0 | 56 | 51 | 36 | 55 |
| Aylmer | 18 | 0 | 0 | 0 | 2 | 51 | 18 | 4 |
| Hull | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gatineau | 0 | 0 | 0 | 0 | 52 | 0 | 18 | 51 |
| Buckingham | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 0 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rest of the CMA (Québec portion) | 0 | 0 | 0 | 0 | 2 | 4 | 0 | 0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 39 | 0 | 0 | 0 | 58 | 55 | 36 | 55 |

**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 |
| City of Gatineau | 39 | 0 | 0 | 0 | 56 | 51 | 36 | 55 |
| Aylmer | 18 | 0 | 0 | 0 | 2 | 51 | 18 | 4 |
| Hull | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gatineau | 0 | 0 | 0 | 0 | 52 | 0 | 18 | 51 |
| Buckingham | 3 | 0 | 0 | 0 | 2 | 0 | 0 | 0 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rest of the CMA (Québec portion) | 0 | 0 | 0 | 0 | 2 | 4 | 0 | 0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 39 | 0 | 0 | 0 | 58 | 55 | 36 | 55 |

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**
**First Quarter 2007**

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 |
| City of Gatineau | 286 | 312 | 72 | 51 | 36 | 55 | 394 | 418 |
| Aylmer | 160 | 82 | 18 | 51 | 18 | 4 | 196 | 137 |
| Hull | 13 | 0 | 6 | 0 | 0 | 0 | 19 | 0 |
| Gatineau | 98 | 216 | 48 | 0 | 18 | 51 | 164 | 267 |
| Buckingham | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Masson-Angers | 10 | 14 | 0 | 0 | 0 | 0 | 10 | 14 |
| Rest of the CMA (Québec portion) | 23 | 28 | 0 | 0 | 0 | 0 | 23 | 28 |
| **Ottawa-Gatineau CMA (Québec portion)** | 309 | 340 | 72 | 51 | 36 | 55 | 417 | 446 |

**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 |
| City of Gatineau | 286 | 312 | 72 | 51 | 36 | 55 | 394 | 418 |
| Aylmer | 160 | 82 | 18 | 51 | 18 | 4 | 196 | 137 |
| Hull | 13 | 0 | 6 | 0 | 0 | 0 | 19 | 0 |
| Gatineau | 98 | 216 | 48 | 0 | 18 | 51 | 164 | 267 |
| Buckingham | 5 | 0 | 0 | 0 | 0 | 0 | 5 | 0 |
| Masson-Angers | 10 | 14 | 0 | 0 | 0 | 0 | 10 | 14 |
| Rest of the CMA (Québec portion) | 23 | 28 | 0 | 0 | 0 | 0 | 23 | 28 |
| **Ottawa-Gatineau CMA (Québec portion)** | 309 | 340 | 72 | 51 | 36 | 55 | 417 | 446 |

Source: CMHC (Starts and Completions Survey)

| Table 3: Completions by Submarket and by Dwelling Type<br>First Quarter 2007 | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Submarket** | Single | | Semi | | Row | | Apt. & Other | | Total | | |
| | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | % Change |
| City of Gatineau | 160 | 278 | 130 | 84 | 15 | 0 | 140 | 255 | 445 | 617 | -27.9 |
| Aylmer | 66 | 69 | 72 | 34 | 7 | 0 | 26 | 8 | 171 | 111 | 54.1 |
| Hull | 5 | 4 | 0 | 0 | 0 | 0 | 57 | 48 | 62 | 52 | 19.2 |
| Gatineau | 86 | 185 | 56 | 50 | 8 | 0 | 53 | 199 | 203 | 434 | -53.2 |
| Buckingham | 1 | 4 | 2 | 0 | 0 | 0 | 4 | 0 | 7 | 4 | 75.0 |
| Masson-Angers | 2 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 16 | -87.5 |
| Rest of the CMA (Québec portion) | 101 | 82 | 0 | 0 | 0 | 0 | 16 | 48 | 117 | 130 | -10.0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 261 | 360 | 130 | 84 | 15 | 0 | 156 | 303 | 562 | 747 | -24.8 |

| Table 3.1: Completions by Submarket and by Dwelling Type<br>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 |
| City of Gatineau | 160 | 278 | 130 | 84 | 15 | 0 | 140 | 255 | 445 | 617 | -27.9 |
| Aylmer | 66 | 69 | 72 | 34 | 7 | 0 | 26 | 8 | 171 | 111 | 54.1 |
| Hull | 5 | 4 | 0 | 0 | 0 | 0 | 57 | 48 | 62 | 52 | 19.2 |
| Gatineau | 86 | 185 | 56 | 50 | 8 | 0 | 53 | 199 | 203 | 434 | -53.2 |
| Buckingham | 1 | 4 | 2 | 0 | 0 | 0 | 4 | 0 | 7 | 4 | 75.0 |
| Masson-Angers | 2 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 16 | -87.5 |
| Rest of the CMA (Québec portion) | 101 | 82 | 0 | 0 | 0 | 0 | 16 | 48 | 117 | 130 | -10.0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 261 | 360 | 130 | 84 | 15 | 0 | 156 | 303 | 562 | 747 | -24.8 |

Source: CMHC (Starts and Completions Survey)

| Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market First Quarter 2007 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Row | | | | Apt. & Other | | | |
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 |
| City of Gatineau | 15 | 0 | 0 | 0 | 92 | 137 | 48 | 59 |
| Aylmer | 7 | 0 | 0 | 0 | 14 | 8 | 12 | 0 |
| Hull | 0 | 0 | 0 | 0 | 57 | 45 | 0 | 3 |
| Gatineau | 8 | 0 | 0 | 0 | 17 | 84 | 36 | 56 |
| Buckingham | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rest of the CMA (Québec portion) | 0 | 0 | 0 | 0 | 6 | 48 | 10 | 0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 15 | 0 | 0 | 0 | 98 | 185 | 58 | 59 |

| 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 |
| City of Gatineau | 15 | 0 | 0 | 0 | 92 | 137 | 48 | 59 |
| Aylmer | 7 | 0 | 0 | 0 | 14 | 8 | 12 | 0 |
| Hull | 0 | 0 | 0 | 0 | 57 | 45 | 0 | 3 |
| Gatineau | 8 | 0 | 0 | 0 | 17 | 84 | 36 | 56 |
| Buckingham | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 |
| Masson-Angers | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rest of the CMA (Québec portion) | 0 | 0 | 0 | 0 | 6 | 48 | 10 | 0 |
| **Ottawa-Gatineau CMA (Québec portion)** | 15 | 0 | 0 | 0 | 98 | 185 | 58 | 59 |

Source: CMHC (Starts and Completions Survey)

## Table 3.4: Completions by Submarket and by Intended Market
## First Quarter 2007

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|---|---|---|---|---|---|---|---|---|
| | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 | Q1 2007 | Q1 2006 |
| City of Gatineau | 325 | 362 | 72 | 137 | 48 | 59 | 445 | 617 |
| Aylmer | 145 | 103 | 14 | 8 | 12 | 0 | 171 | 111 |
| Hull | 7 | 4 | 55 | 45 | 0 | 3 | 62 | 52 |
| Gatineau | 164 | 235 | 3 | 84 | 36 | 56 | 203 | 434 |
| Buckingham | 7 | 4 | 0 | 0 | 0 | 0 | 7 | 4 |
| Masson-Angers | 2 | 16 | 0 | 0 | 0 | 0 | 2 | 16 |
| Rest of the CMA (Québec portion) | 107 | 90 | 0 | 40 | 10 | 0 | 117 | 130 |
| **Ottawa-Gatineau CMA (Québec portion)** | 432 | 452 | 72 | 177 | 58 | 59 | 562 | 747 |

## 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 |
| City of Gatineau | 325 | 362 | 72 | 137 | 48 | 59 | 445 | 617 |
| Aylmer | 145 | 103 | 14 | 8 | 12 | 0 | 171 | 111 |
| Hull | 7 | 4 | 55 | 45 | 0 | 3 | 62 | 52 |
| Gatineau | 164 | 235 | 3 | 84 | 36 | 56 | 203 | 434 |
| Buckingham | 7 | 4 | 0 | 0 | 0 | 0 | 7 | 4 |
| Masson-Angers | 2 | 16 | 0 | 0 | 0 | 0 | 2 | 16 |
| Rest of the CMA (Québec portion) | 107 | 90 | 0 | 40 | 10 | 0 | 117 | 130 |
| **Ottawa-Gatineau CMA (Québec portion)** | 432 | 452 | 72 | 177 | 58 | 59 | 562 | 747 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
## First Quarter 2007

| 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 (%) | | | |
| **City of Gatineau** | | | | | | | | | | | | | |
| Q1 2007 | 7 | 4.4 | 22 | 13.8 | 30 | 18.8 | 68 | 42.5 | 33 | 20.6 | 160 | 210,000 | 215,431 |
| Q1 2006 | 14 | 5.2 | 69 | 25.7 | 69 | 25.7 | 84 | 31.3 | 32 | 11.9 | 268 | 190,000 | 198,634 |
| Year-to-date 2007 | 7 | 4.4 | 22 | 13.8 | 30 | 18.8 | 68 | 42.5 | 33 | 20.6 | 160 | 210,000 | 215,431 |
| Year-to-date 2006 | 14 | 5.2 | 69 | 25.7 | 69 | 25.7 | 84 | 31.3 | 32 | 11.9 | 268 | 190,000 | 198,634 |
| **Aylmer** | | | | | | | | | | | | | |
| Q1 2007 | 1 | 1.5 | 6 | 9.0 | 14 | 20.9 | 28 | 41.8 | 18 | 26.9 | 67 | 215,000 | 226,224 |
| Q1 2006 | 0 | 0.0 | 16 | 23.5 | 13 | 19.1 | 30 | 44.1 | 9 | 13.2 | 68 | 200,000 | 210,206 |
| Year-to-date 2007 | 1 | 1.5 | 6 | 9.0 | 14 | 20.9 | 28 | 41.8 | 18 | 26.9 | 67 | 215,000 | 226,224 |
| Year-to-date 2006 | 0 | 0.0 | 16 | 23.5 | 13 | 19.1 | 30 | 44.1 | 9 | 13.2 | 68 | 200,000 | 210,206 |
| **Hull** | | | | | | | | | | | | | |
| Q1 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Q1 2006 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 3 | 75.0 | 4 | -- | -- |
| Year-to-date 2007 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | 100.0 | 2 | -- | -- |
| Year-to-date 2006 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | 25.0 | 3 | 75.0 | 4 | -- | -- |
| **Gatineau** | | | | | | | | | | | | | |
| Q1 2007 | 1 | 1.2 | 16 | 18.6 | 16 | 18.6 | 40 | 46.5 | 13 | 15.1 | 86 | 205,000 | 210,058 |
| Q1 2006 | 13 | 7.4 | 41 | 23.3 | 54 | 30.7 | 49 | 27.8 | 19 | 10.8 | 176 | 190,000 | 194,108 |
| Year-to-date 2007 | 1 | 1.2 | 16 | 18.6 | 16 | 18.6 | 40 | 46.5 | 13 | 15.1 | 86 | 205,000 | 210,058 |
| Year-to-date 2006 | 13 | 7.4 | 41 | 23.3 | 54 | 30.7 | 49 | 27.8 | 19 | 10.8 | 176 | 190,000 | 194,108 |
| **Buckingham** | | | | | | | | | | | | | |
| Q1 2007 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Q1 2006 | 1 | 25.0 | 0 | 0.0 | 2 | 50.0 | 1 | 25.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2007 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2006 | 1 | 25.0 | 0 | 0.0 | 2 | 50.0 | 1 | 25.0 | 0 | 0.0 | 4 | -- | -- |
| **Masson-Angers** | | | | | | | | | | | | | |
| Q1 2007 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Q1 2006 | 0 | 0.0 | 12 | 75.0 | 0 | 0.0 | 3 | 18.8 | 1 | 6.3 | 16 | 160,000 | 174,500 |
| Year-to-date 2007 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2006 | 0 | 0.0 | 12 | 75.0 | 0 | 0.0 | 3 | 18.8 | 1 | 6.3 | 16 | 160,000 | 174,500 |
| **Rest of the CMA (Québec portion)** | | | | | | | | | | | | | |
| Q1 2007 | 13 | 12.6 | 6 | 5.8 | 11 | 10.7 | 28 | 27.2 | 45 | 43.7 | 103 | 225,000 | 232,136 |
| Q1 2006 | 17 | 20.5 | 4 | 4.8 | 16 | 19.3 | 16 | 19.3 | 30 | 36.1 | 83 | 210,000 | 218,133 |
| Year-to-date 2007 | 13 | 12.6 | 6 | 5.8 | 11 | 10.7 | 28 | 27.2 | 45 | 43.7 | 103 | 225,000 | 232,136 |
| Year-to-date 2006 | 17 | 20.5 | 4 | 4.8 | 16 | 19.3 | 16 | 19.3 | 30 | 36.1 | 83 | 210,000 | 218,133 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | | | | | | |
| Q1 2007 | 20 | 7.6 | 28 | 10.6 | 41 | 15.6 | 96 | 36.5 | 78 | 29.7 | 263 | 210,000 | 221,973 |
| Q1 2006 | 31 | 8.8 | 73 | 20.8 | 85 | 24.2 | 100 | 28.5 | 62 | 17.7 | 351 | 190,000 | 203,245 |
| Year-to-date 2007 | 20 | 7.6 | 28 | 10.6 | 41 | 15.6 | 96 | 36.5 | 78 | 29.7 | 263 | 210,000 | 221,973 |
| Year-to-date 2006 | 31 | 8.8 | 73 | 20.8 | 85 | 24.2 | 100 | 28.5 | 62 | 17.7 | 351 | 190,000 | 203,245 |

Source: CMHC (Market Absorption Survey)

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

| Submarket | Q1 2007 | Q1 2006 | %Change | YTD 2007 | YTD 2006 | %Change |
|---|---|---|---|---|---|---|
| City of Gatineau | 215,431 | 198,634 | 8.5 | 215,431 | 198,634 | 8.5 |
| Aylmer | 226,224 | 210,206 | 7.6 | 226,224 | 210,206 | 7.6 |
| Hull | -- | -- | n/a | -- | -- | n/a |
| Gatineau | 210,058 | 194,108 | 8.2 | 210,058 | 194,108 | 8.2 |
| Buckingham | -- | -- | n/a | -- | -- | n/a |
| Masson-Angers | -- | 174,500 | n/a | -- | 174,500 | n/a |
| Rest of the CMA (Québec portion) | 232,136 | 218,133 | 6.4 | 232,136 | 218,133 | 6.4 |
| **Ottawa-Gatineau CMA (Québec portion)** | 221,973 | 203,245 | 9.2 | 221,973 | 203,245 | 9.2 |

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Gatineau**
**First Quarter 2006 vs First Quarter 2005**

| | Number of Sales[1] | Yr/Yr[2] (%) | Number of Active Listings[1]* | Yr/Yr[2] (%) | Average Price[1] ($) | Yr/Yr[2] (%) | Sellers per Buyer[1] | Yr/Yr[2] (%) |
|---|---|---|---|---|---|---|---|---|
| **Aylmer** | | | | | | | | |
| Freehold Detached | 82 | -9.9 | 131 | -9.0 | 207,961 | 8.6 | 6 | 0.0 |
| Freehold Semi-det. & row | 50 | -3.8 | 65 | 51.2 | 176,451 | 4.5 | 3 | 0.0 |
| Plex | 26 | 4.0 | 68 | -2.9 | 207,367 | 5.6 | 7 | 0.0 |
| Condominium | 66 | -1.5 | 199 | 15.0 | 125,603 | 6.8 | 7 | 0.0 |
| Total | 224 | -4.7 | 464 | 7.9 | 173,577 | 7.5 | 6 | 0.0 |
| **Hull** | | | | | | | | |
| Freehold Detached | 103 | 17.0 | 242 | 10.0 | 216,338 | 4.0 | 7 | 0.0 |
| Freehold Semi-det. & row | 60 | 50.0 | 74 | 37.0 | 159,931 | 5.4 | 4 | 1.0 |
| Plex | 6 | 50.0 | 14 | 7.7 | ** | ** | ** | ** |
| Condominium | 11 | -52.2 | 42 | 31.3 | 123,379 | 10.4 | 11 | 2.0 |
| Total | 180 | 16.1 | 372 | 16.6 | 193,388 | 6.0 | 6 | 0.0 |
| **Gatineau** | | | | | | | | |
| Freehold Detached | 228 | 10.7 | 542 | 4.4 | 193,904 | 6.2 | 7 | 0.0 |
| Freehold Semi-det. & row | 139 | 25.2 | 137 | 2.2 | 138,081 | 4.8 | 3 | 0.0 |
| Plex | 22 | 15.8 | 77 | 20.3 | 203,125 | 12.0 | 9 | 2.0 |
| Condominium | 54 | 31.7 | 93 | 38.8 | 127,162 | 4.1 | 6 | 1.0 |
| Total | 443 | 17.5 | 849 | 8.3 | 171,558 | 5.4 | 6 | 0.0 |
| **Buckingham** | | | | | | | | |
| Freehold Detached | 29 | 11.5 | 45 | -26.2 | 133,990 | -1.5 | 5 | -2.0 |
| Freehold Semi-det. & row | 12 | -40.0 | 17 | -15.0 | 117,639 | 3.2 | 4 | 0.0 |
| Plex | 3 | 50.0 | 4 | -73.3 | ** | ** | ** | ** |
| Condominium | 0 | -- | 0 | -- | ** | ** | ** | ** |
| Total | 44 | -8.3 | 66 | -31.3 | 129,030 | 1.7 | 5 | -1.0 |
| **Masson-Angers** | | | | | | | | |
| Freehold Detached | 29 | 45.0 | 59 | 25.5 | 157,258 | 3.3 | 7 | 0.0 |
| Freehold Semi-det. & row | 54 | 12.5 | 37 | -15.9 | 126,266 | 4.9 | 3 | -1.0 |
| Plex | 6 | 200.0 | 6 | -45.5 | ** | ** | ** | ** |
| Condominium | 0 | -- | 0 | -- | ** | ** | ** | ** |
| Total | 89 | 27.1 | 103 | 1.0 | 140,356 | 3.9 | 4 | -1.0 |
| **Rest of the CMA (Québec portion)** | | | | | | | | |
| Freehold Detached | 148 | 8.8 | 430 | 6.2 | 193,475 | 5.3 | 9 | 0.0 |
| Freehold Semi-det. & row | 4 | 300.0 | 12 | 500.0 | ** | ** | ** | ** |
| Plex | 3 | 50.0 | 17 | 142.9 | ** | ** | ** | ** |
| Condominium | 0 | -- | 7 | 600.0 | ** | ** | ** | ** |
| Total | 155 | 11.5 | 466 | 12.0 | 192,848 | 5.7 | 9 | 0.0 |
| **Ottawa-Gatineau CMA (Québec portion)** | | | | | | | | |
| Freehold Detached | 619 | 9.2 | 1,448 | 3.7 | 194,923 | 5.5 | 7 | 0.0 |
| Freehold Semi-det. & row | 319 | 17.3 | 343 | 15.1 | 145,131 | 3.9 | 4 | 1.0 |
| Plex | 66 | 22.2 | 187 | 4.5 | 198,680 | 9.4 | 7 | 0.0 |
| Condominium | 131 | 0.0 | 341 | 24.9 | 126,312 | 6.7 | 7 | 0.0 |
| Total | 1,135 | 10.8 | 2,319 | 8.0 | 174,581 | 5.9 | 6 | 0.0 |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
* Freehold homes.
[1]Source: Chambre immobilière de l'Outaouais
[2]Source: CMHC, adapted from MLS® data supplied by CREA

| Table 6: Economic Indicators First Quarter 2007 | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | Interest Rates | | | NHPI, Total, Ottawa-Gatineau CMA 1997=100 | CPI, 1992 =100 (Québec) | 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 | | | | | | |
| 2006 | January | 658 | 5.80 | 6.30 | 156.5 | 124.9 | 163.6 | 5.6 | 74.2 | 741 |
| | February | 667 | 5.85 | 6.45 | 156.6 | 124.8 | 164.2 | 5.4 | 74.2 | 740 |
| | March | 667 | 6.05 | 6.45 | 156.7 | 125.2 | 162.1 | 5.6 | 73.4 | 744 |
| | April | 685 | 6.25 | 6.75 | 157.3 | 126.0 | 159.3 | 6.0 | 72.3 | 744 |
| | May | 685 | 6.25 | 6.75 | 158.2 | 126.3 | 157.5 | 6.0 | 71.4 | 751 |
| | June | 697 | 6.60 | 6.95 | 158.2 | 126.0 | 157.2 | 5.6 | 70.9 | 755 |
| | July | 697 | 6.60 | 6.95 | 159.5 | 126.2 | 158.4 | 5.1 | 70.9 | 757 |
| | August | 691 | 6.40 | 6.85 | 160.3 | 126.1 | 159.7 | 4.6 | 70.9 | 752 |
| | September | 682 | 6.40 | 6.70 | 160.5 | 125.3 | 160.0 | 4.8 | 71.2 | 752 |
| | October | 688 | 6.40 | 6.80 | 160.7 | 125.3 | 160.3 | 5.0 | 71.3 | 754 |
| | November | 673 | 6.40 | 6.55 | 161.3 | 125.5 | 160.6 | 5.8 | 72.0 | 758 |
| | December | 667 | 6.30 | 6.45 | 161.3 | 125.5 | 161.5 | 6.3 | 72.6 | 763 |
| 2007 | January | 679 | 6.50 | 6.65 | 161.0 | 125.7 | 162 | 6.3 | 73.0 | 764 |
| | February | 679 | 6.50 | 6.65 | 161.0 | 126.6 | 163.2 | 6.5 | 73.3 | 763 |
| | March | 669 | 6.40 | 6.49 | | 127.5 | 163.2 | 6.4 | 73.2 | 773 |
| | 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)
"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 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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