

OTTAWA Housing Market Overview



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Ottawa Housing Market Highlights

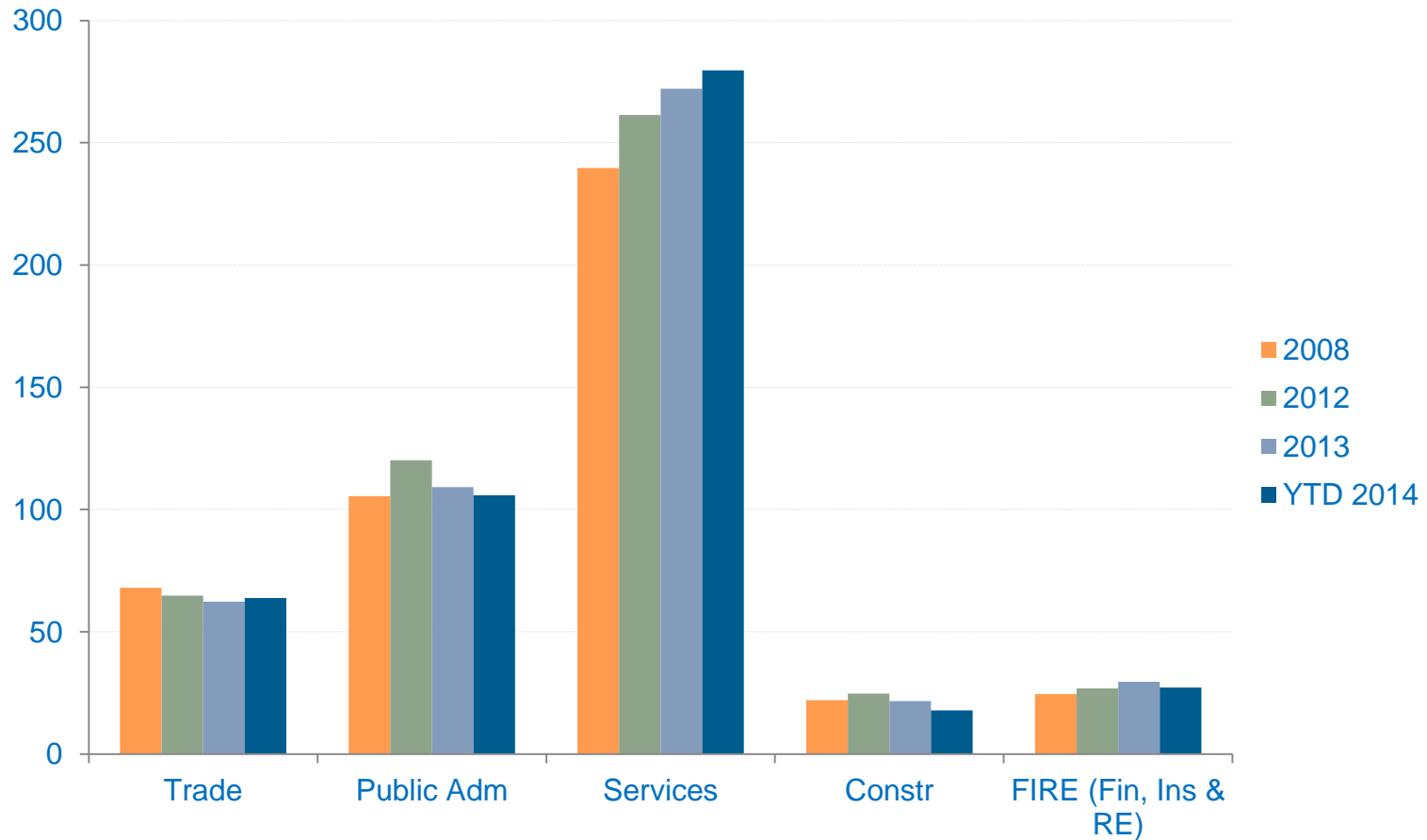
	2013	2014F
 <p>VACANCY RATE</p>	2.9% ↑	3.2%
 <p>2 BD APARMT RENT GROWTH</p>	1.5% ↓	0.7%
 <p>MLS® SALES</p>	14,049 ↓	13,900

1. Housing Market Overview

- Demand

Service Sector Cushions P. Admin Losses

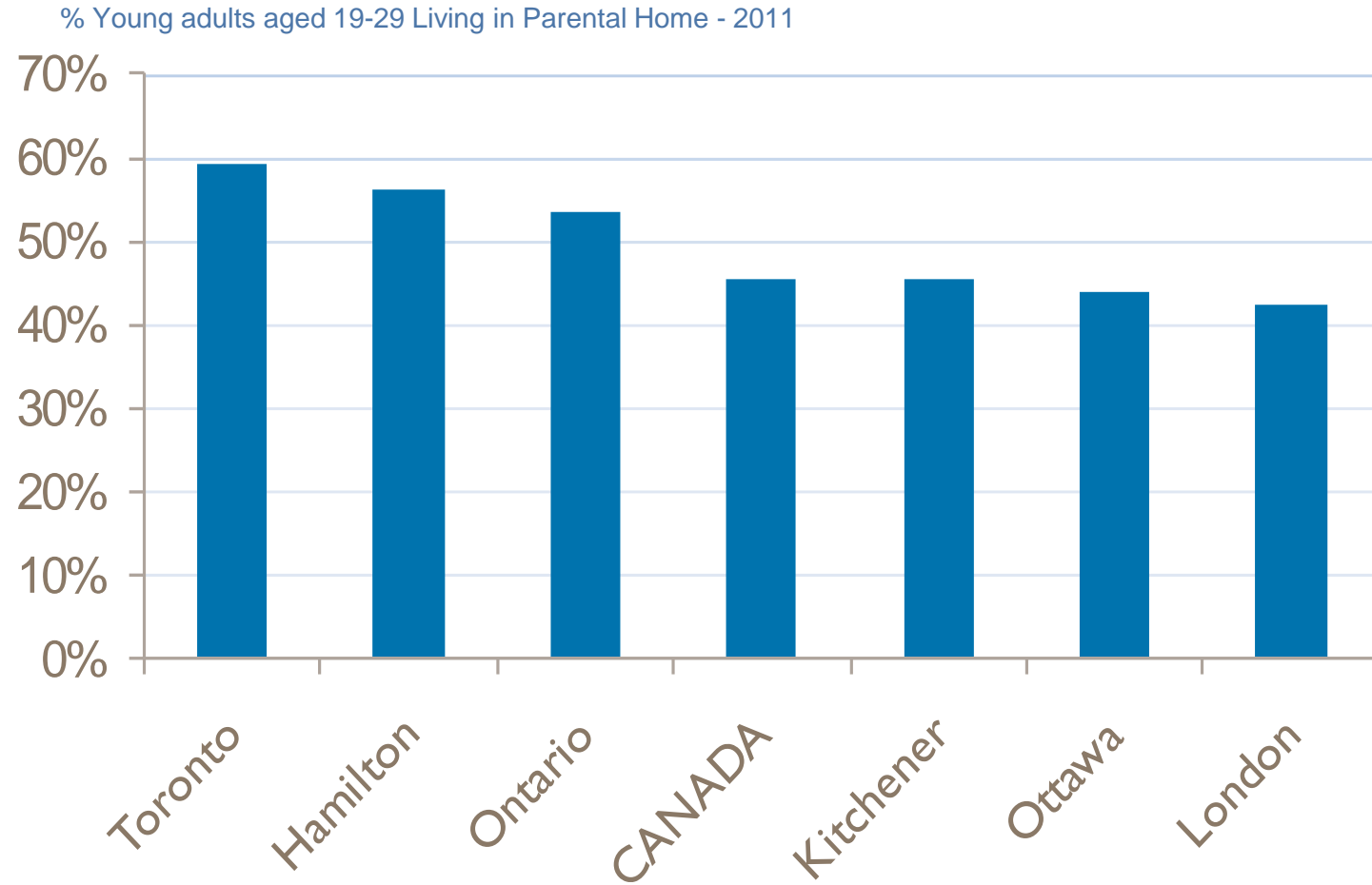
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Source: Statistics Canada, LFS estimates. Ytd to August, y-o-y average growth in number of jobs. Growth calculated by CMHC. * FIRE: Finance, Insurance

Ontario Young Adults Still in Parental Home

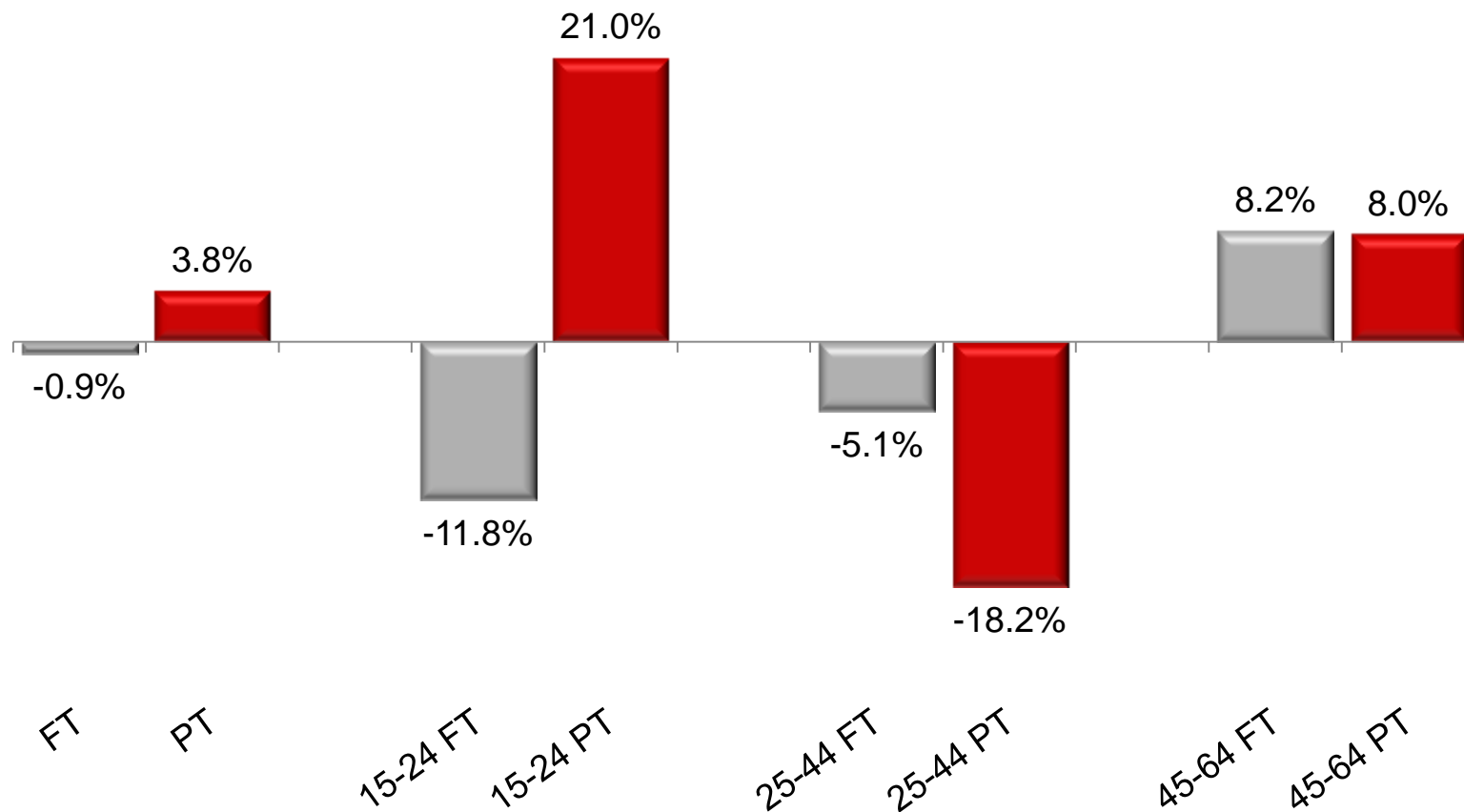
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Source: Statistics Canada, Census 2011

Robust Growth for the 45-64 age group

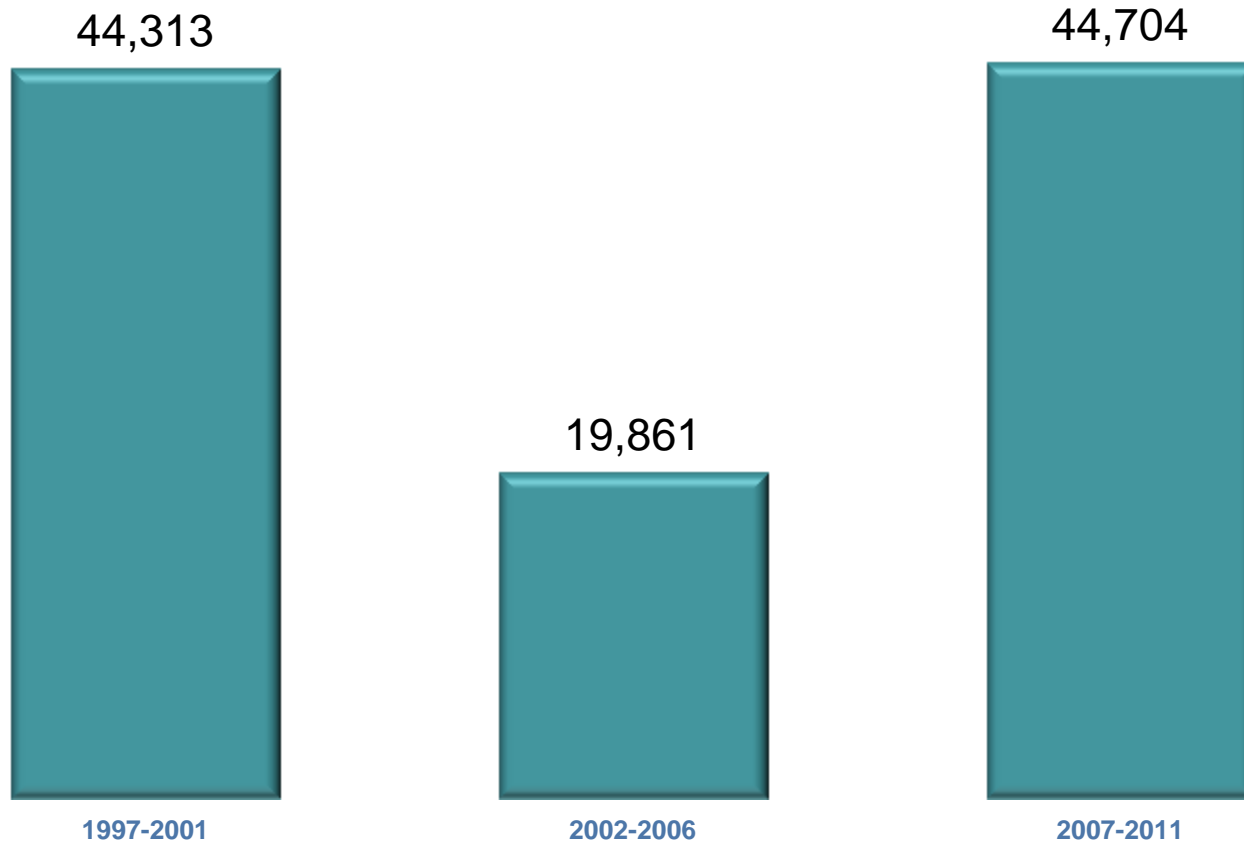
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Source: Statistics Canada, LFS estimates. Growth rates calculated by CMHC, y-o-y growth 2013 to 2014, ytd to August.

Ottawa CMA Demographics - Immigration

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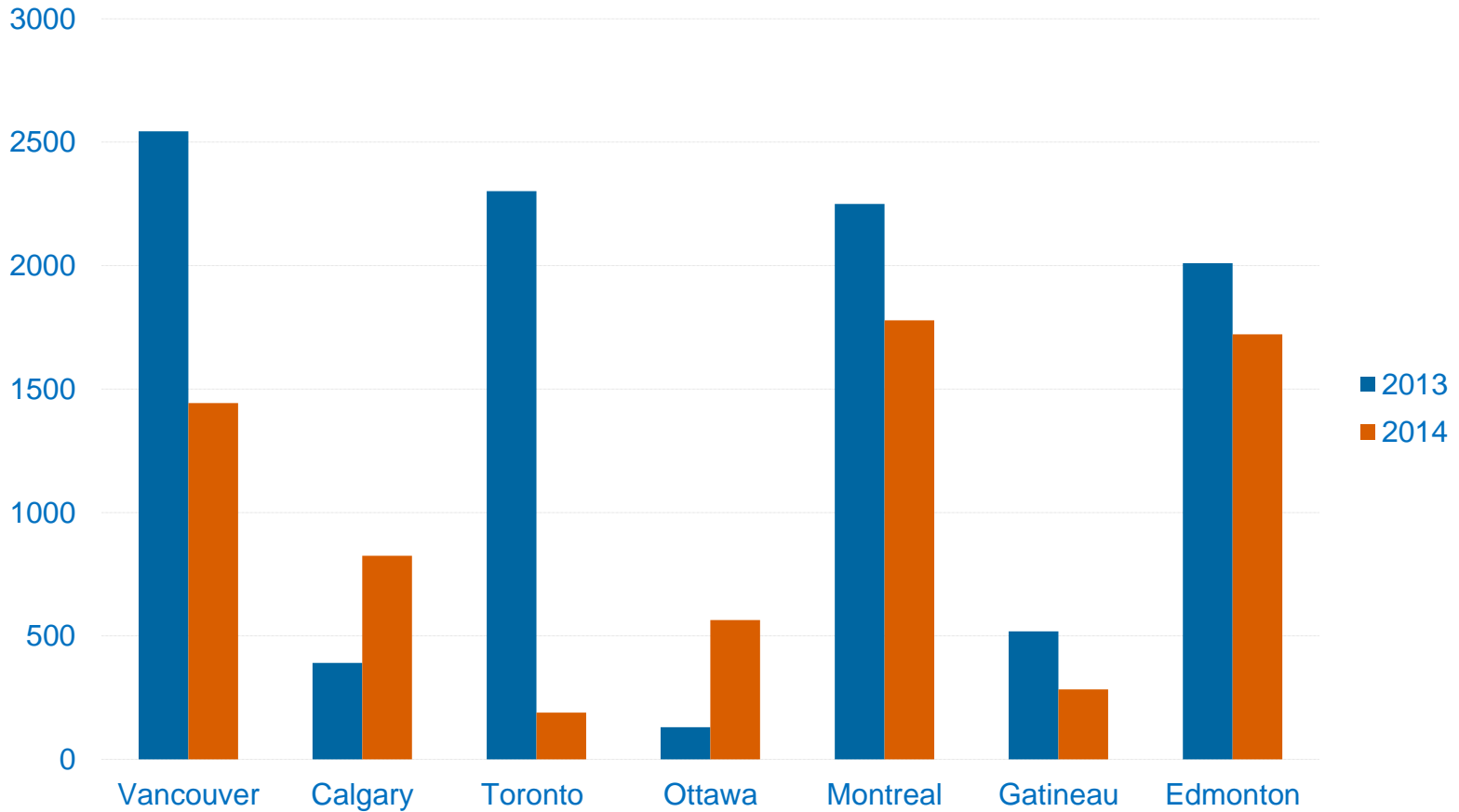
Source: Statistics Canada, population estimates

2. Housing Market Overview

- **Supply**

Rental completions: low in Ottawa

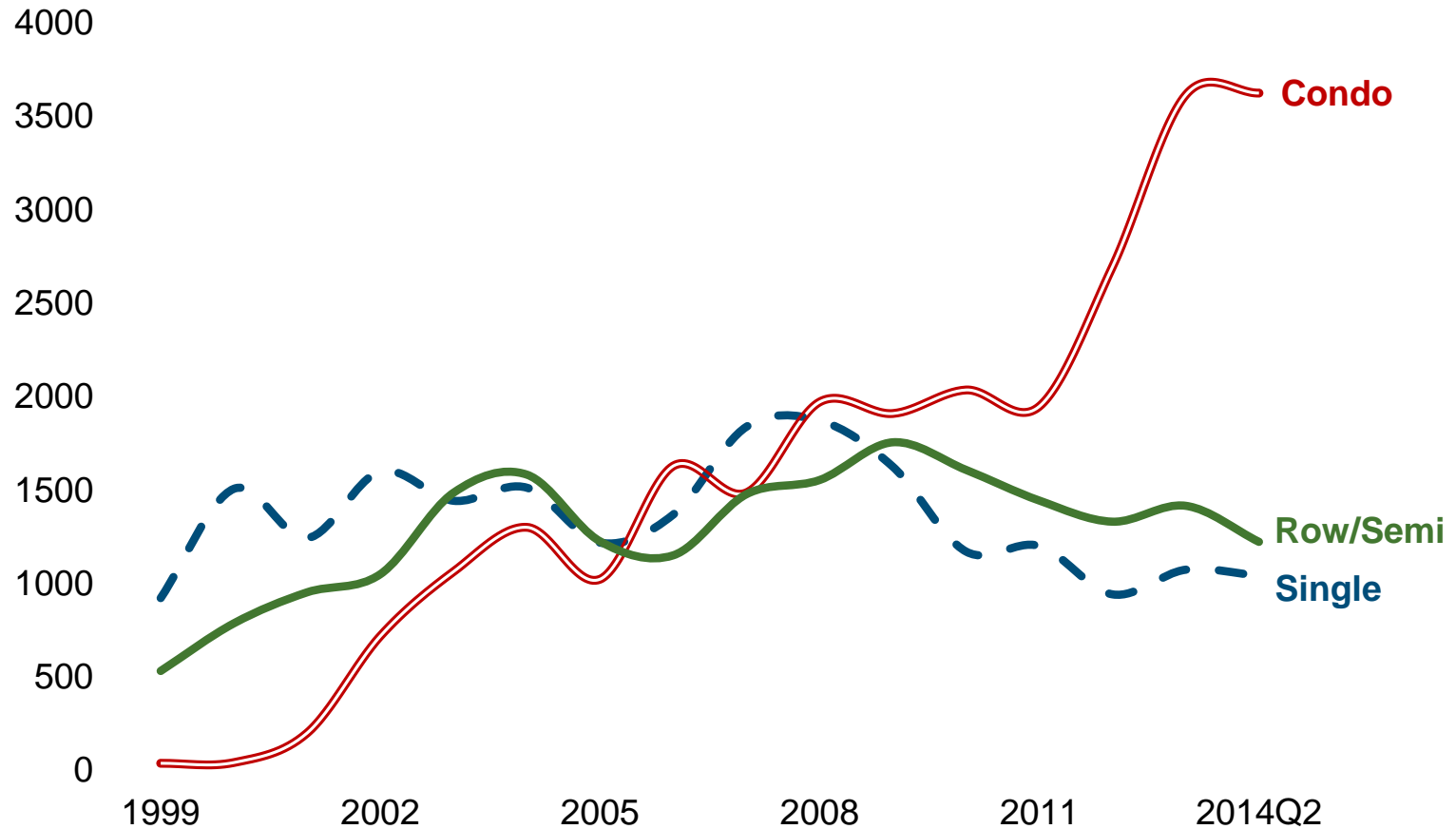
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Source: CMHC. * ytd to August

Increasing number of condo apartments under construction

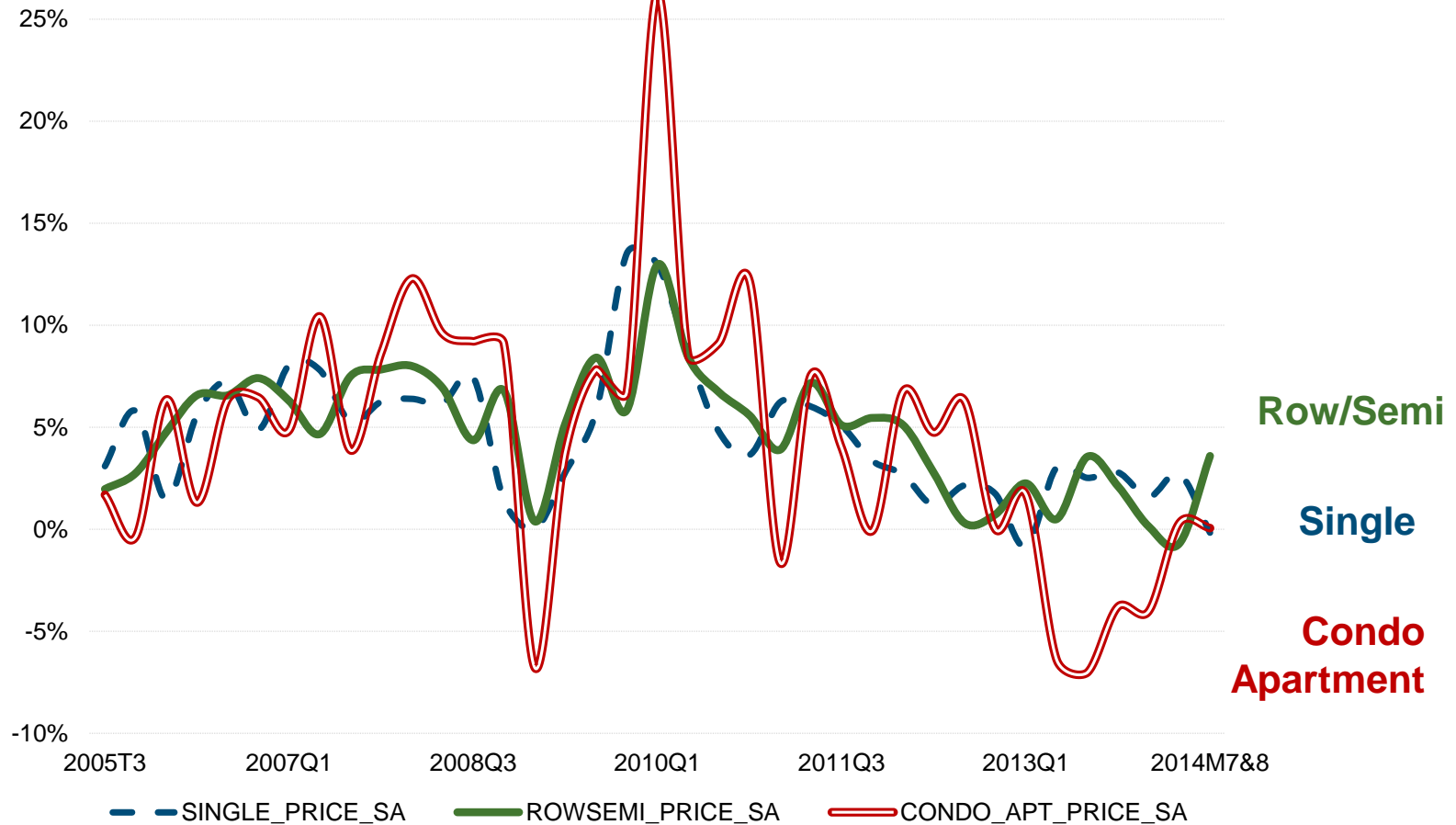
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Source: CMHC. * ytd to August

Condo apartment price declined since 2013

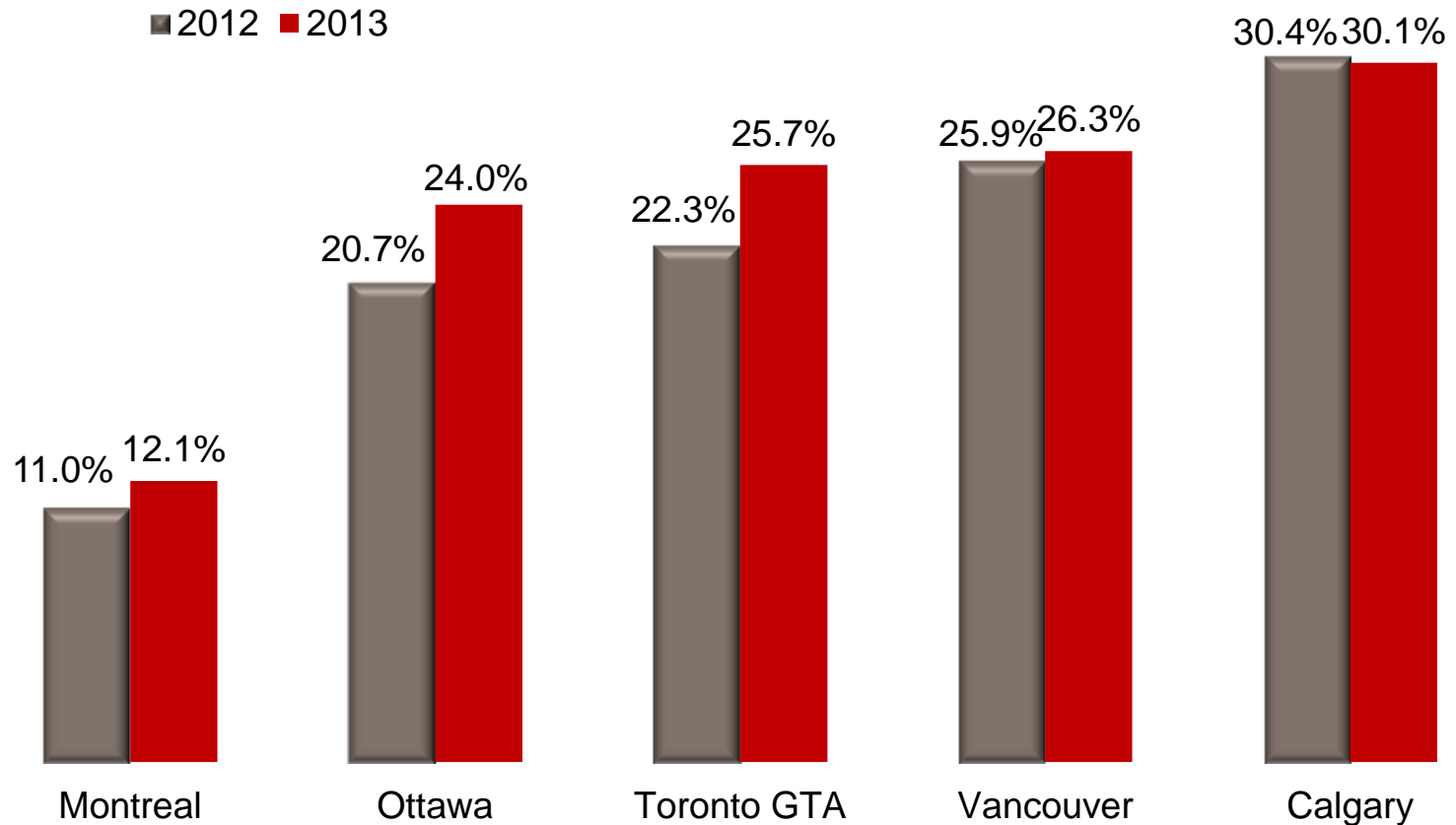
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Source: OREB; CMHC calculations:
Y/Y Resale price growth by dwelling
type

Investor Condominiums on the Rise in most CMAs

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Source: CMHC. Rental Market Report, October 2012 and 2013.

Ottawa had the fourth highest Average Rent in 2013

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Average rent 2 Bd Apt

Vancouver	\$1,281
Toronto	\$1,213
Calgary	\$1,224
Ottawa	\$1,132
Edmonton	\$1,141
Gatineau	\$744
Montreal	\$730

Thank you!
Merci!

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