

## RELEASE

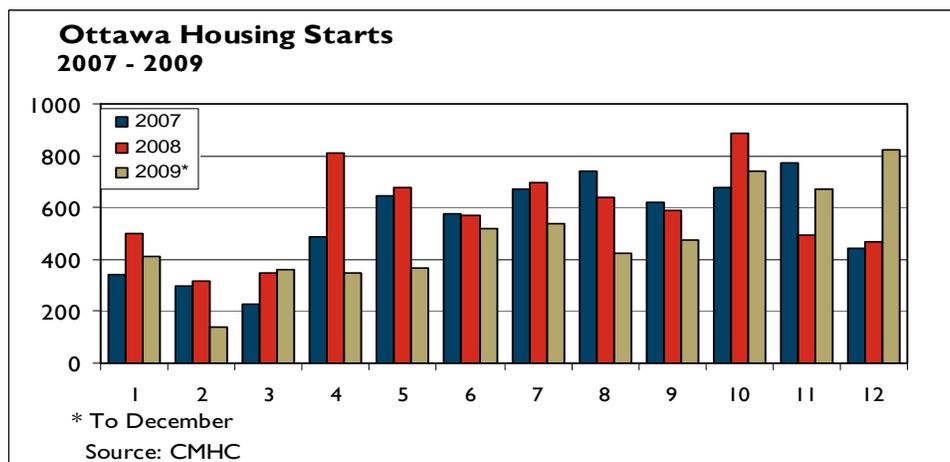
## FOR IMMEDIATE RELEASE

## December Starts in Ottawa the Highest in 2009

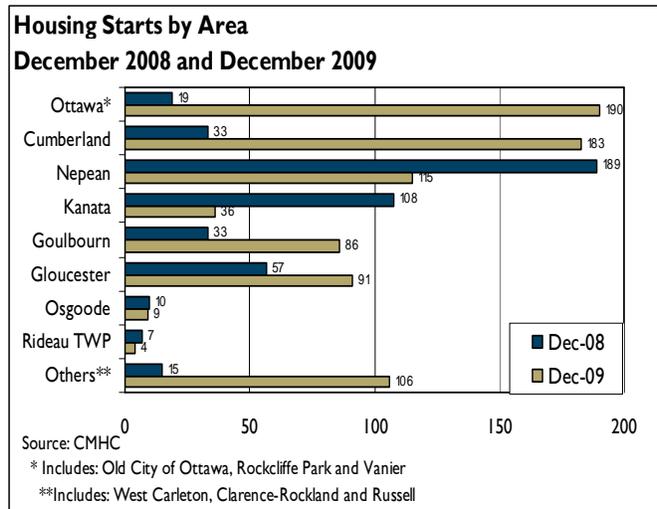
**OTTAWA, January 11<sup>th</sup>, 2010** – According to the latest data released this morning by Canada Mortgage and Housing Corporation (CMHC), total housing starts in the Ottawa Census Metropolitan Area (CMA) reached 820 units in December. As a result, total construction activity for 2009 reached 5,813 new starts, down 17 per cent from 2008 and virtually matching the level in 2006.

Activity during the month of December recorded the highest year-over-year increase in three years and pushed total construction for the fourth quarter to a 24-year record. “The high number of starts this month was a direct consequence of the continued tightness coming from the resale market due to a lack of listings. So after a sluggish start earlier this year, the recent rebound in demand for new homes has allowed Ottawa’s market to close 2009 on a positive note,” said Daniel Benatuil, Market Analyst at CMHC.

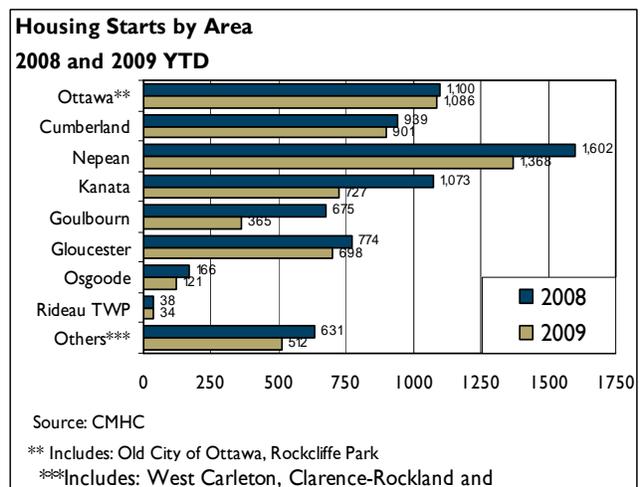
Construction activity during December was robust across all housing segments. Single-detached construction saw another strong month with 237 new home starts, only slightly down from last year. As well, the more affordable, higher-density types of dwellings recorded the highest number of starts in over a year. “This is indicative of healthy demand coming from all demographic groups, with a strong presence of first-time buyers,” added Benatuil.



December housing construction was strong in both Ottawa's city core and in Cumberland, boosted mainly by apartment construction. The only two major markets with lower activity than last year were Nepean and Kanata, the former due to a decline in single-detached activity, while the latter due to lower townhome construction. The areas of Goulbourn and Gloucester saw healthy increases in all housing segments except apartments. However, while Goulbourn starts grew mainly thanks to townhome construction, starts in Gloucester grew mainly due to single-detached homes construction. Lastly, 28 new single-detached homes in Rockland and 64 townhome units in West Carleton pushed starts in the more affordable city outskirts to the highest level in more than a year.



Throughout 2009, Nepean outside of the Greenbelt dominated Ottawa's New Home Market and saw the only positive annual growth, up 8 per cent with 1,341 new starts, half of which were single-detached homes. As well, this region was alone in starting more single-detached homes than in 2008, up 6 per cent. Nevertheless, overall starts in Nepean sat 15 per cent below last year's pace.



Propelled by a strong end of the year, Ottawa's city core and Cumberland saw the healthiest pace of new home development, sitting only 1 per cent and 4 per cent below last year, respectively. Gloucester's pace improved thanks to healthy single- and semi-detached home construction, sitting 10 per cent below a year ago. On the other hand, the recent rebound in activity in Kanata and Goulbourn was not enough to compensate for the slow start of the year and finished 32 per cent and 46 per cent below their respective levels in 2008.

As Canada's national housing agency, CMHC draws on more than 60 years of experience to help Canadians access a variety of quality, environmentally sustainable and affordable homes. CMHC also provides reliable, impartial and up-to-date housing market reports, analysis and knowledge to support and assist consumers and the housing industry in making vital decisions. For more information, visit [www.cmhc.ca](http://www.cmhc.ca) or call 1-800-668-2642.

### Ottawa Housing Starts

			%			%
	Dec-08	Dec-09	Change	2008	2009	Change
Single-Detached	245	237	-3.3%	2,956	2,470	-16.4%
Multi-Family	226	583	158.0%	4,042	3,343	-17.3%
Semi-Detached	22	24	9.1%	213	299	40.4%
Row House	113	258	128.3%	2,143	1,909	-10.9%
Apartment	91	301	230.8%	1,686	1,135	-32.7%
Total	471	820	74.1%	6,998	5,813	-16.9%

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