

RELEASE

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SEPTEMBER HOUSING STARTS ARE LOWER IN ST. CATHARINES-NIAGARA

TORONTO, OCTOBER 8, 2009 – Preliminary data for September 2009 released today by Canada Mortgage and Housing Corporation (CMHC) for the St. Catharines-Niagara Census Metropolitan Area¹ (CMA) show housing starts declined from the same month last year to 85 units.

Housing starts were lower in September compared to a very strong month for new home construction last September. Still, builders broke ground for more single-detached homes this September. On a year-to-date basis, starts of all four housing types were down compared to the same period a year ago, with new single-detached homes declining the least. Starts of single-detached homes were very low at the beginning of the year, but their level has picked up in recent months. Across municipalities, starts were higher only in Niagara-on-the-Lake, helped by strong townhouse construction earlier in the year.

“New home construction continues to be impacted by a sluggish labour market,” said Ashot Karapetyan, Market Analyst with CMHC. “Builders are holding off on new projects until they clear their inventory of unsold homes,” added Karapetyan.

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¹ Statistics Canada defines a census metropolitan area (CMA) as one or more adjacent municipalities integrated with an urban core. A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the urban core.

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, please visit www.cmhc.ca or call 1-800-668-2642.

TABLE 1: MONTH OF SEPTEMBER

Municipality	Single-Detached			Semi-Detached			Row			Apartment			Total		
	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%
Fort Erie, Town	7	12	71%	2	0	*	10	0	*	0	0	*	19	12	-37%
Port Colborne, City	0	0	*	0	0	*	0	0	*	0	0	*	0	0	*
Wainfleet, Township	2	1	-50%	0	0	*	0	0	*	0	0	*	2	1	-50%
Pelham, Town	5	3	-40%	0	0	*	8	0	*	0	0	*	13	3	-77%
Welland, City	4	8	100%	0	0	*	0	0	*	0	0	*	4	8	100%
Thorold, City	2	1	-50%	0	0	*	0	0	*	0	0	*	2	1	-50%
Niagara Falls, City	21	30	43%	2	0	*	0	0	*	0	0	*	23	30	30%
Niagara-on-the-Lake, Town	8	11	38%	4	0	*	0	0	*	0	0	*	12	11	-8%
St.Catharines, City	3	8	167%	8	0	*	13	4	-69%	0	0	*	24	12	-50%
Lincoln, Town	10	7	-30%	0	0	*	27	0	*	0	0	*	37	7	-81%
St.Catharines-Niagara CMA	62	81	31%	16	0	*	58	4	-93%	0	0	*	136	85	-38%
Grimsby, Town	9	13	44%	0	0	*	0	0	*	0	0	*	9	13	44%
West Lincoln, Township ¹	11	5	-55%	2	6	200%	3	0	*	0	0	*	16	11	-31%
Niagara Region²	82	99	21%	18	6	-67%	61	4	-93%	0	0	*	161	109	-32%

TABLE 2: YEAR-TO-DATE (JANUARY-SEPTEMBER)

Municipality	Single-Detached			Semi-Detached			Row			Apartment			Total		
	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%
Fort Erie, Town	82	53	-35%	10	6	-40%	25	4	-84%	0	0	*	117	63	-46%
Port Colborne, City	7	8	14%	0	0	*	8	0	*	0	0	*	15	8	-47%
Wainfleet, Township	8	3	-63%	0	0	*	0	0	*	0	0	*	8	3	-63%
Pelham, Town	47	17	-64%	0	0	*	21	3	-86%	0	0	*	68	20	-71%
Welland, City	56	49	-13%	2	2	0%	13	14	8%	72	0	*	143	65	-55%
Thorold, City	18	11	-39%	0	2	*	0	0	*	3	0	*	21	13	-38%
Niagara Falls, City	123	124	1%	8	2	-75%	51	7	-86%	39	52	33%	221	185	-16%
Niagara-on-the-Lake, Town	52	39	-25%	4	0	*	0	18	*	0	0	*	56	57	2%
St.Catharines, City	56	36	-36%	22	16	-27%	117	48	-59%	0	13	*	195	113	-42%
Lincoln, Town	56	39	-30%	0	0	*	31	21	-32%	0	0	*	87	60	-31%
St.Catharines-Niagara CMA	505	379	-25%	46	28	-39%	266	115	-57%	114	65	-43%	931	587	-37%
Grimsby, Town	70	58	-17%	0	0	*	8	23	188%	0	0	*	78	81	4%
West Lincoln, Township ¹	41	15	-63%	2	10	400%	11	4	-64%	0	0	*	54	29	-46%
Niagara Region²	616	452	-27%	48	38	-21%	285	142	-50%	114	65	-43%	1,063	697	-34%

Source: CMHC

*Not applicable

**Year-over-year change greater than 1000 per cent

¹Housing starts data for West Lincoln are collected and reported only on a quarterly basis (i.e. in March, June, September, December)

²Housing starts data for Niagara Region are accurate at each end-of-quarter month and understated in other months due to reporting conventions used for West Lincoln as described in the note (***) above

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