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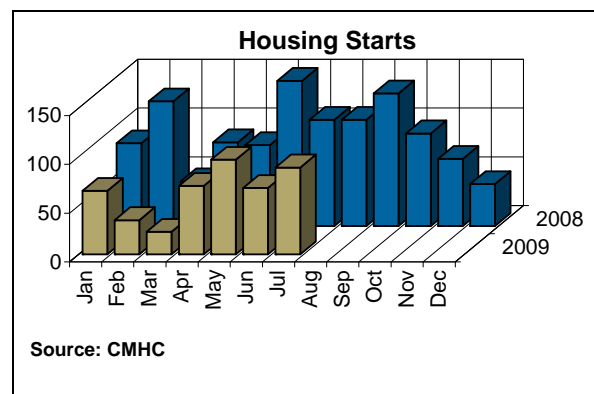
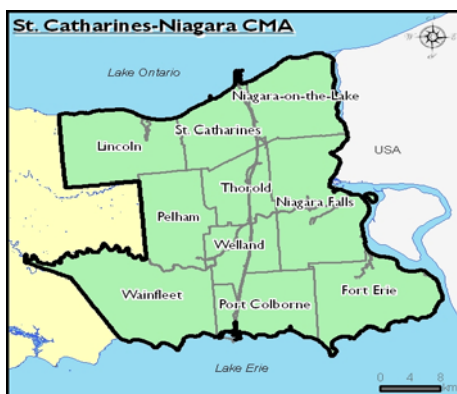
JULY HOUSING STARTS EDGE LOWER IN ST. CATHARINES-NIAGARA

TORONTO, AUGUST 11, 2009 – Preliminary housing starts data for July 2009 released today by Canada Mortgage and Housing Corporation (CMHC) for the St. Catharines-Niagara Census Metropolitan Area¹ (CMA) report that home starts reached 89 units in July, down from this time last year.

July starts of single-detached homes were up compared with the same month of 2008 – the first month-over-month increase this year. Due to stronger demand for townhouses last summer, starts of this type of homes was weaker again in July compared with the same month last year. Total starts in the St. Catharines-Niagara CMA for January-July 2009 were down from the relatively high levels recorded the same period a year ago.

“Despite some improvement in residential construction activity which is typical for this time of the year, the average monthly starts activity is still low from a historical perspective. Starts of over 100 units was more common for the summer season in the past.” said Ashot Karapetyan, Market Analyst with CMHC. “Tight resale markets and a slowing in the rate of economic contraction point to a firming in demand for more expensive types of homes such as detached 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 - homes that will continue to create vibrant and healthy communities and cities across the country.

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

TABLE 1: MONTH OF JULY

Municipality	Single-Detached			Semi-Detached			Row			Apartment			Total		
	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%
Fort Erie, Town	13	10	-23%	2	2	0%	0	0	*	0	0	*	15	12	-20%
Port Colborne, City	2	4	100%	0	0	*	0	0	*	0	0	*	2	4	100%
Wainfleet, Township	1	0	*	0	0	*	0	0	*	0	0	*	1	0	*
Pelham, Town	4	3	-25%	0	0	*	0	0	*	0	0	*	4	3	-25%
Welland, City	6	11	83%	0	2	*	0	4	*	0	0	*	6	17	183%
Thorold, City	3	4	33%	0	0	*	0	0	*	0	0	*	3	4	33%
Niagara Falls, City	20	25	25%	0	0	*	26	0	*	0	0	*	46	25	-46%
Niagara-on-the-Lake, Town	8	7	-13%	0	0	*	0	0	*	0	0	*	8	7	-13%
St.Catharines, City	8	8	0%	2	2	0%	7	0	*	0	0	*	17	10	-41%
Lincoln, Town	7	7	0%	0	0	*	0	0	*	0	0	*	7	7	0%
St.Catharines-Niagara															
CMA	72	79	10%	4	6	50%	33	4	-88%	0	0	*	109	89	-18%

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

Municipality	Single-Detached			Semi-Detached			Row			Apartment			Total		
	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%
Fort Erie, Town	69	34	-51%	8	4	-50%	15	4	-73%	0	0	*	92	42	-54%
Port Colborne, City	7	8	14%	0	0	*	8	0	*	0	0	*	15	8	-47%
Wainfleet, Township	4	1	-75%	0	0	*	0	0	*	0	0	*	4	1	-75%
Pelham, Town	33	11	-67%	0	0	*	18	3	-83%	0	0	*	51	14	-73%
Welland, City	44	31	-30%	2	2	0%	5	14	180%	72	0	*	123	47	-62%
Thorold, City	14	10	-29%	0	2	*	0	0	*	3	0	*	17	12	-29%
Niagara Falls, City	89	72	-19%	6	2	-67%	36	7	-81%	39	52	33%	170	133	-22%
Niagara-on-the-Lake, Town	39	27	-31%	0	0	*	0	18	*	0	0	*	39	45	15%
St.Catharines, City	46	26	-43%	12	14	17%	78	44	-44%	0	13	*	136	97	-29%
Lincoln, Town	35	27	-23%	0	0	*	4	21	425%	0	0	*	39	48	23%
St.Catharines-Niagara															
CMA	380	247	-35%	28	24	-14%	164	111	-32%	114	65	-43%	686	447	-35%

Source: CMHC

*Not Applicable

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

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For additional information please contact / Pour obtenir de plus amples renseignements, veuillez communiquer avec:

Local: Ashot Karapetyan, (416) 250-3234 or akarapet@cmhc.ca

En français: David Lan, (519) 873-2426 ou dlan@cmhc.ca

Ontario: Ted Tsiakopoulos, (416) 218-3407 or ttsiakop@cmhc.ca

Canada: Kristin Scheel, (613) 748-2799, cell: (613) 316-2949 or kscheel@cmhc.ca