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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.

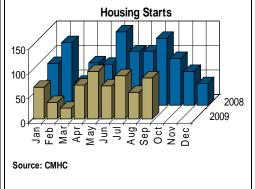
Housing starts were lower in September compared to a very strong month for new home construction last September. Still, builders broke ground for more single-detached homes this September. On a year-to-date basis, starts of all four housing types were down compared to the same period a year ago, with 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.



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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 <u>www.cmhc.ca</u> or call 1-800-668-2642.

TABLE 1: MONTH OF SEPTEMBER

	Single-Detached		Semi-Detached			Row			Apartment			Total			
Municipality	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 Region ²	82	99	21%	18	6	-67%	61	4	-93%	0	0	*	161	109	-32%

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

	Single-Detached			Semi-Detached			Row			Apartment			Total		
Municipality	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 Region ²	616	452	-27%	48	38	-21%	285	142	-50%	114	65	-43%	1,063	697	-34%

Source: CMHC *Not applicable

- 30 -

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^{**}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