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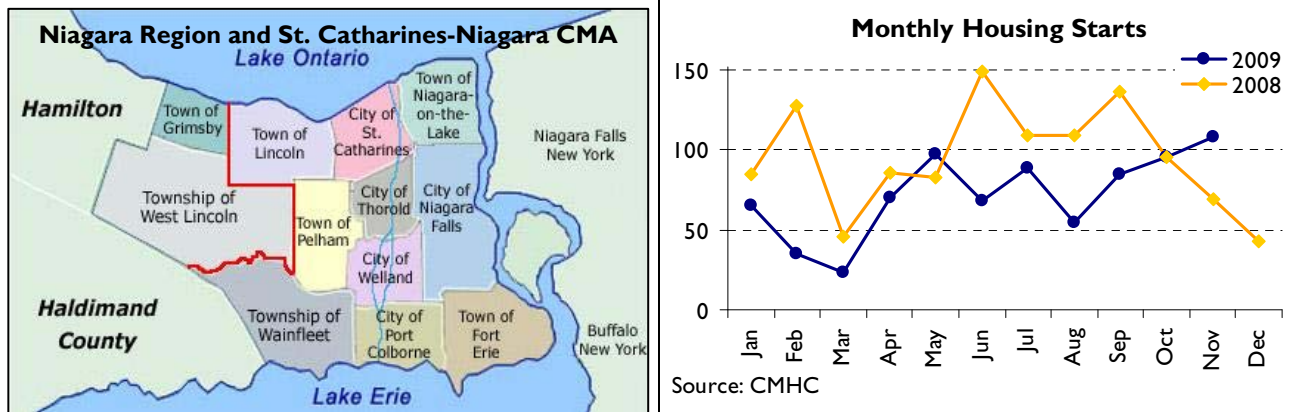
NOVEMBER HOUSING STARTS HIGHER IN ST. CATHARINES-NIAGARA

TORONTO, DECEMBER 8, 2009 – Preliminary data for November 2009 released today by Canada Mortgage and Housing Corporation (CMHC) for the St. Catharines-Niagara Census Metropolitan Area¹ (CMA) show housing starts, at 108 units, were up from 69 units in the same month last year.

Housing starts in November were at their highest level this year. All types of housing starts were up in November. Single-detached starts increased to 70 units from 65 units last November. Last year, builders started no townhouses or apartments in November, while this year, 16 of the former and 14 of the latter got underway. On a year-to-date basis, starts of all four housing types were still down compared to the same period a year ago. Across municipalities, starts were higher only in Niagara-on-the-Lake and Port Colborne.

“Housing starts have been increasing on a monthly basis since August,” said Ashot Karapetyan, Market Analyst with CMHC. “A tighter resale market in the past few months has led to some spill-over demand to the new home market,” 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 NOVEMBER

Municipality	Single-Detached			Semi-Detached			Row			Apartment			Total		
	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%
Fort Erie, Town	7	11	57%	0	0	*	0	7	*	0	0	*	7	18	157%
Port Colborne, City	2	1	-50%	0	0	*	0	0	*	0	14	*	2	15	650%
Wainfleet, Township	0	1	*	0	0	*	0	0	*	0	0	*	0	1	*
Pelham, Town	7	1	-86%	0	0	*	0	0	*	0	0	*	7	1	-86%
Welland, City	16	6	-63%	2	0	*	0	0	*	0	0	*	18	6	-67%
Thorold, City	0	5	*	0	0	*	0	0	*	0	0	*	0	5	*
Niagara Falls, City	13	21	62%	2	2	0%	0	0	*	0	0	*	15	23	53%
Niagara-on-the-Lake, Town	11	5	-55%	0	0	*	0	0	*	0	0	*	11	5	-55%
St.Catharines, City	4	6	50%	0	6	*	0	4	*	0	0	*	4	16	300%
Lincoln, Town	5	13	160%	0	0	*	0	5	*	0	0	*	5	18	260%
St.Catharines-Niagara CMA	65	70	8%	4	8	100%	0	16	*	0	14	*	69	108	57%
Grimsby, Town	5	7	40%	0	0	*	29	0	*	0	0	*	34	7	-79%
West Lincoln, Township ¹	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Niagara Region²	70	77	10%	4	8	100%	29	16	-45%	0	14	*	103	115	12%

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

Municipality	Single-Detached			Semi-Detached			Row			Apartment			Total		
	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%	2008	2009	%
Fort Erie, Town	102	71	-30%	10	6	-40%	25	11	-56%	0	0	*	137	88	-36%
Port Colborne, City	10	12	20%	0	0	*	8	0	*	0	14	*	18	26	44%
Wainfleet, Township	12	7	-42%	0	0	*	0	0	*	0	0	*	12	7	-42%
Pelham, Town	57	23	-60%	0	0	*	21	7	-67%	0	0	*	78	30	-62%
Welland, City	77	61	-21%	4	2	-50%	13	14	8%	72	0	*	166	77	-54%
Thorold, City	21	16	-24%	2	2	0%	0	0	*	3	0	*	26	18	-31%
Niagara Falls, City	155	172	11%	12	4	-67%	51	10	-80%	39	52	33%	257	238	-7%
Niagara-on-the-Lake, Town	68	50	-26%	4	0	*	0	33	*	0	0	*	72	83	15%
St.Catharines, City	65	46	-29%	24	28	17%	125	52	-58%	0	13	*	214	139	-35%
Lincoln, Town	74	58	-22%	0	0	*	41	26	-37%	0	0	*	115	84	-27%
St.Catharines-Niagara CMA	641	516	-20%	56	42	-25%	284	153	-46%	114	79	-31%	1095	790	-28%
Grimsby, Town	95	75	-21%	0	0	*	68	23	-66%	0	0	*	163	98	-40%
West Lincoln, Township ¹	41	15	-63%	2	10	400%	11	4	-64%	0	0	*	54	29	-46%
Niagara Region²	777	606	-22%	58	52	-10%	363	180	-50%	114	79	-31%	1,312	917	-30%

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 (1) above

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