HOUSING NOW
St. Catharines-Niagara CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2013

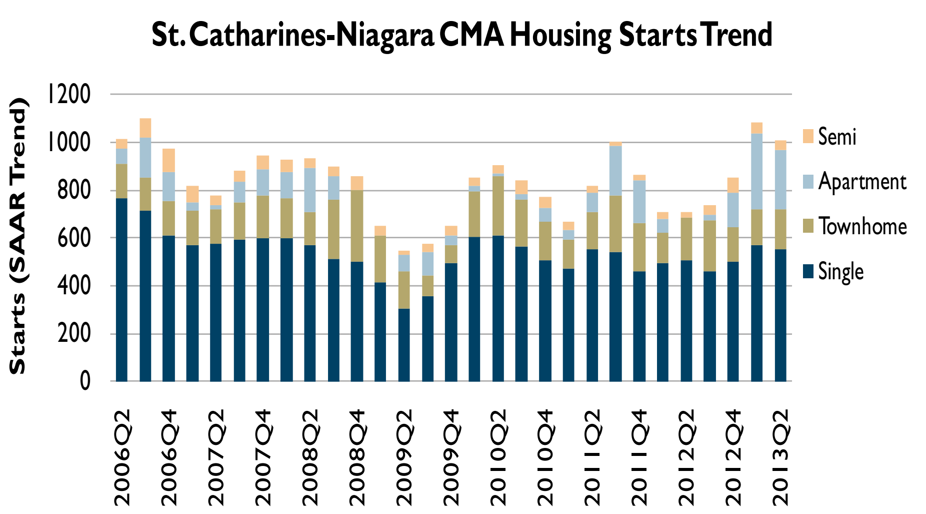
New Home Market

Townhomes continue to rise

Seasonally adjusted starts moved lower through the second quarter in the St. Catharines-Niagara CMA. Fewer single-detached, semi-detached and apartment starts led the decline, while construction of townhomes increased. Start activity for single-detached homes was strong in Niagara Falls and Welland. Apartment starts declined following two strong quarters.

The overall decline in total starts is associated with a downward trend for seasonally adjusted employment that began in the last quarter of 2012. The continued strength of single-detached starts can be attributed to the attractive proposition for those

Figure 1



Source: CMHC

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at or near retirement to move to the Region. That apartment starts slowed is of little surprise after two strong quarters of apartment start activity. On a year-to-date basis, apartment starts in the CMA are higher than the prior year where no apartment units were started in the first half of the year. Additionally, given the limited supply of apartment units, we should expect new construction. We have seen a general upward trend for townhome starts. The increase in row construction may be the consequence of builders substituting a denser home type for single-detached homes in order to accommodate for the Greenbelt Plan.

The seasonally adjusted average price for recently completed single-detached homes declined in the second quarter. The lower prices can be attributed in part to job losses. Particularly relevant is full-time employment for 45-64 year-olds, which continued to move lower for the third consecutive quarter.

The typical story one hears about the Niagara Region is that it is a popular retirement community. People, retired or near retirement, are buying homes in the St. Catharines-Niagara CMA after selling their homes in relatively expensive regions of Ontario and buying homes in the St. Catharines-Niagara CMA. Some simply acquire a second home. If this is a trend that continues, we should expect a sustained demand for new homes in the St. Catharines-Niagara region.

Resale Market

Sales turnaround for the CMA

Seasonally adjusted MLS® sales for the CMA grew in the second quarter of 2013. This growth came after six consecutive quarters of declining MLS® sales in the CMA. The Niagara Falls-Fort Erie district bucked the trend earlier and has been growing since the fourth quarter of 2012.

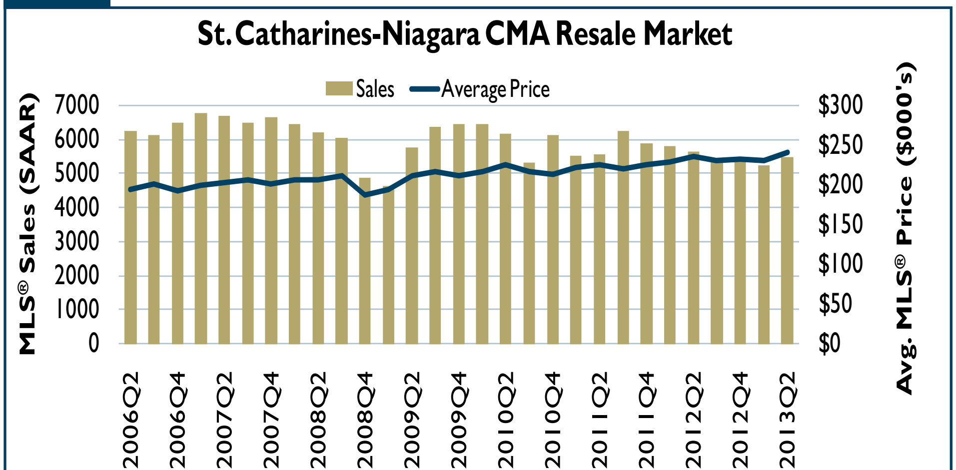
Improved MLS® sales in the CMA are in line with a slight increase in employment for 25-44 year olds during the second quarter and a supportive mortgage rate environment. The higher sales in the second quarter of 2013 bring year-to-date sales in line with expectations for the year.

The seasonally adjusted MLS® average price in the St. Catharines-Niagara CMA increased in the second quarter of 2013. Price increases occurred in both the St. Catharines and Niagara Falls-Fort Erie districts.

The St. Catharines resale market experienced a tightening of the resale market as evidenced by the sales-to-new listings ratio, which contributed to price increases through the second quarter. The CMA remains one of the more affordable regions in Ontario as measured by actual incomes relative to mortgage carrying costs of an average resale home.

While the average MLS® home is affordable for the average household within the CMA, buyers appear to be favouring areas with lower average prices. There has been a general upward trend in the proportion of the CMA's sales made in the Niagara Falls-Fort Erie corridor since the third quarter of 2011. Consequently, the average MLS® price in the Niagara Falls-Fort Erie district is below that of both the CMA average and that of the City of St. Catharines. Additionally, Niagara Falls-Fort Erie has an attractive proximity to the QEW which provides access to employment opportunities throughout the Region.

Figure 2



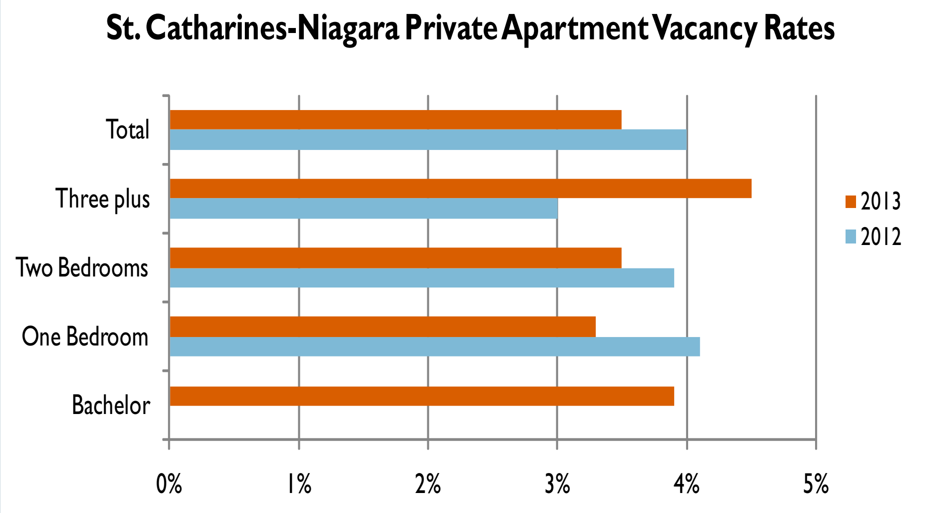
Source: CMHC, adapted from CREA (MLS®)

Note: Sales are seasonally adjusted and are multiplied by 4 to show an annual rate. Prices are seasonally adjusted. MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

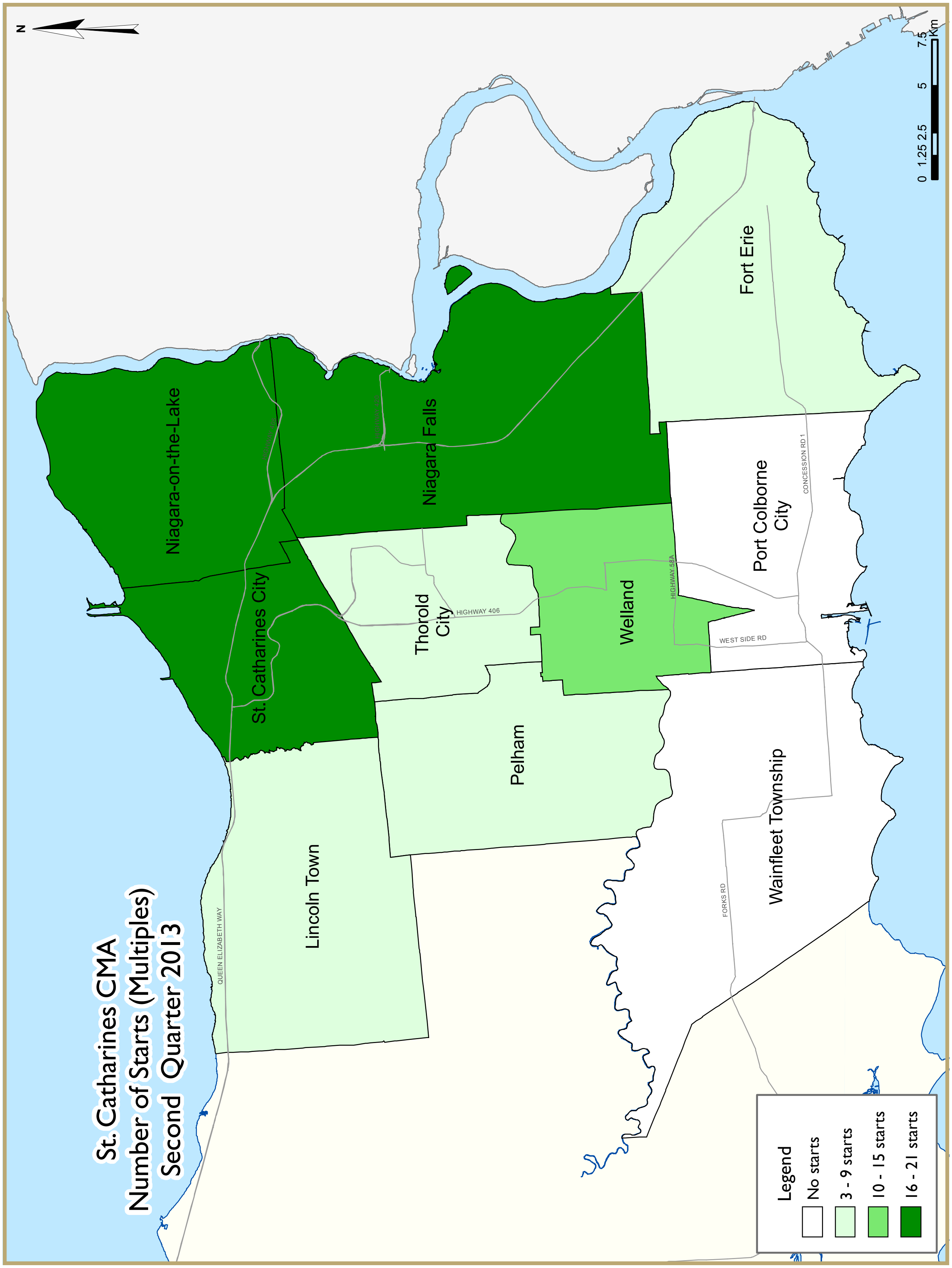
Growing Demand for Smaller Apartments

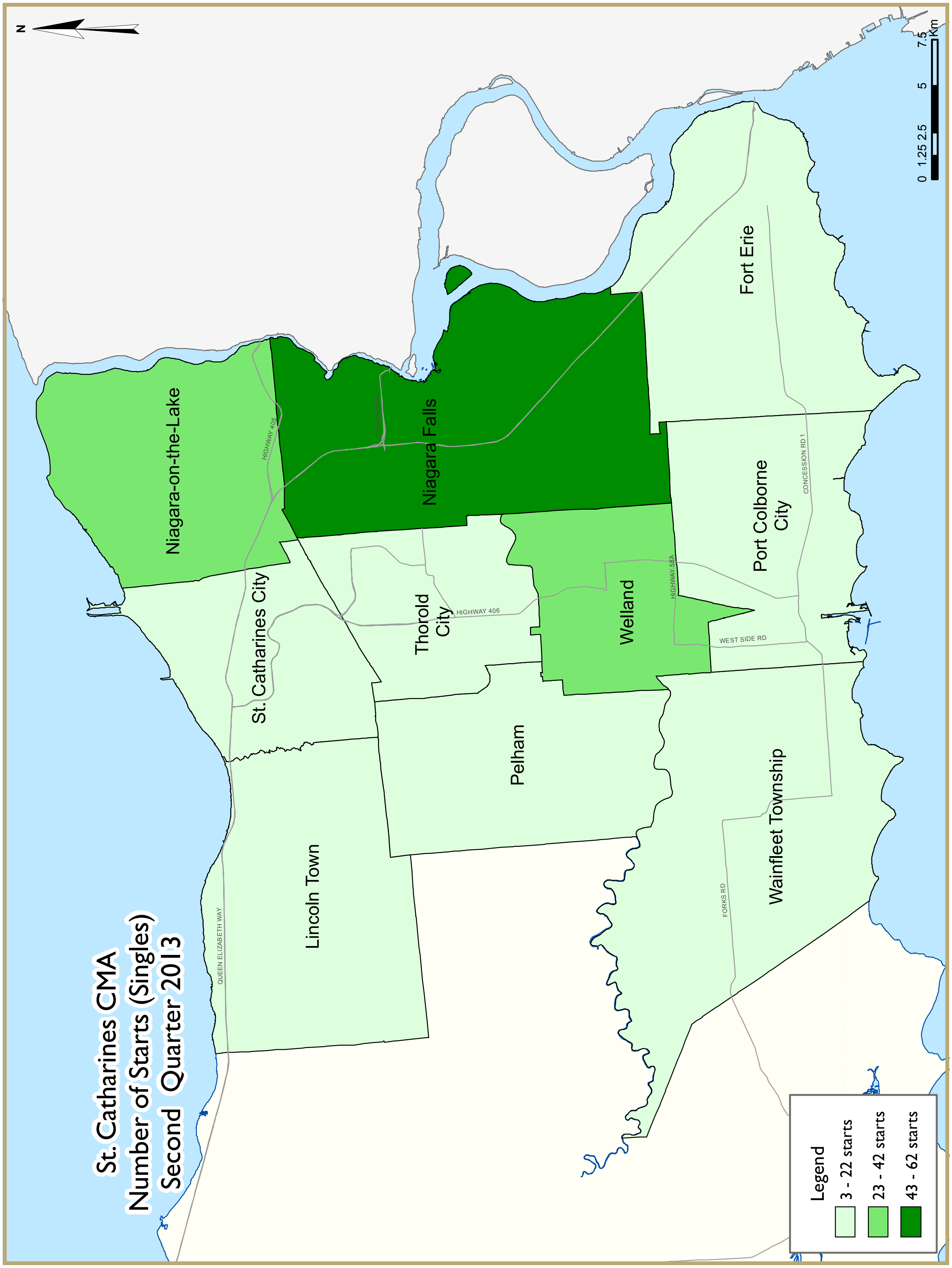
The rental market has tightened in the St. Catharines-Niagara CMA according to the CMHC Spring Rental Market report. Vacancy rates were lower in the CMA than a year earlier as a result of increased demand for one and two bedroom apartments. Demand for smaller apartments is buoyed by the upward trend in full-time employment for 15-24 year olds along with growth of smaller households in the CMA. One and two person households were the fastest growing household type between the 2006 and 2011 census counts, a trend found in many communities in Southern Ontario. Numerous factors support smaller households, including an increased retiree population. The recession, however, is likely to have slowed the rate of formation of all household types. Increases of full-time jobs for young people in the Niagara Region will have allowed more young people to gain the confidence to form a household, which contributed to greater demand for smaller apartments.

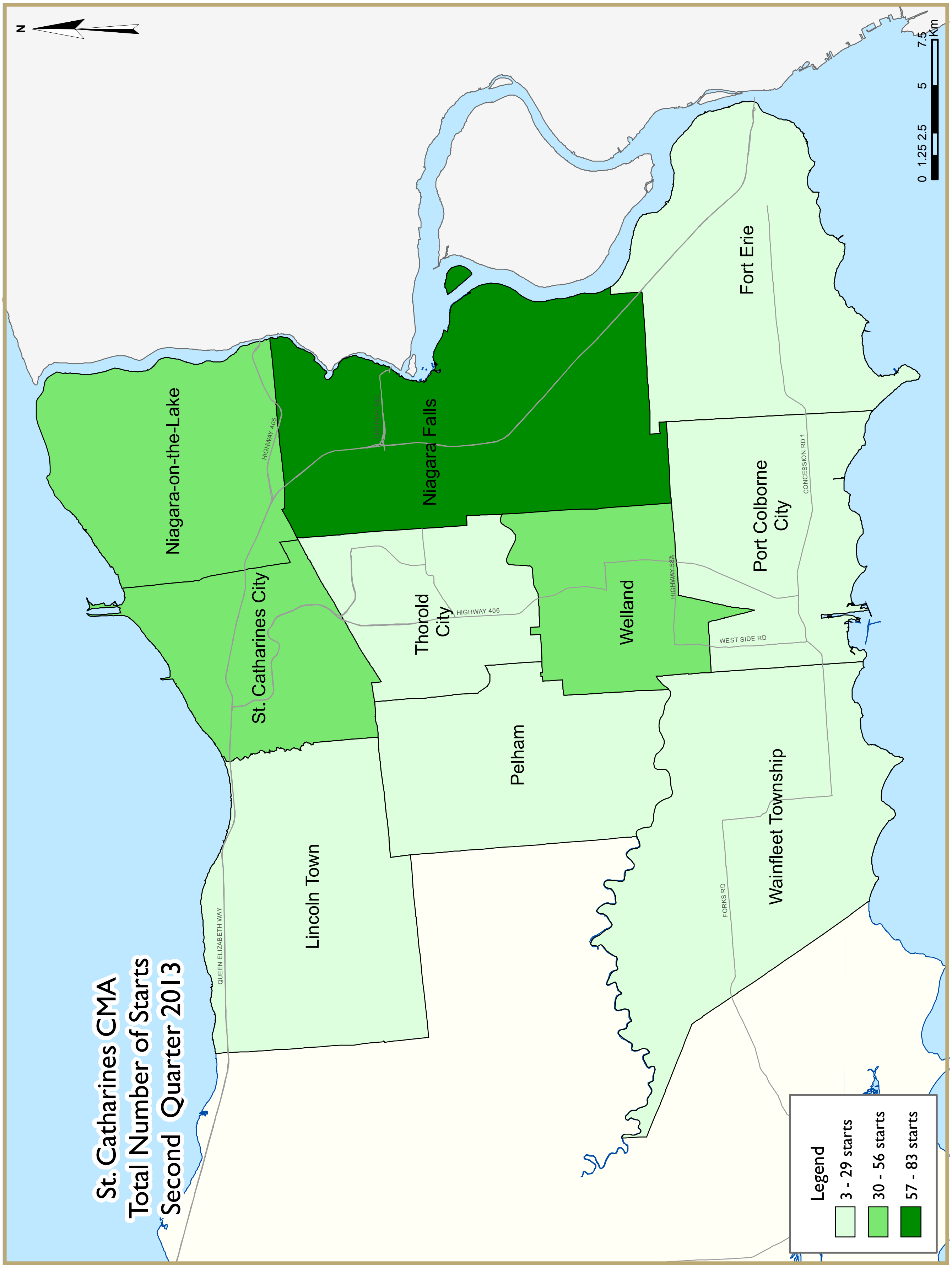
Figure 3

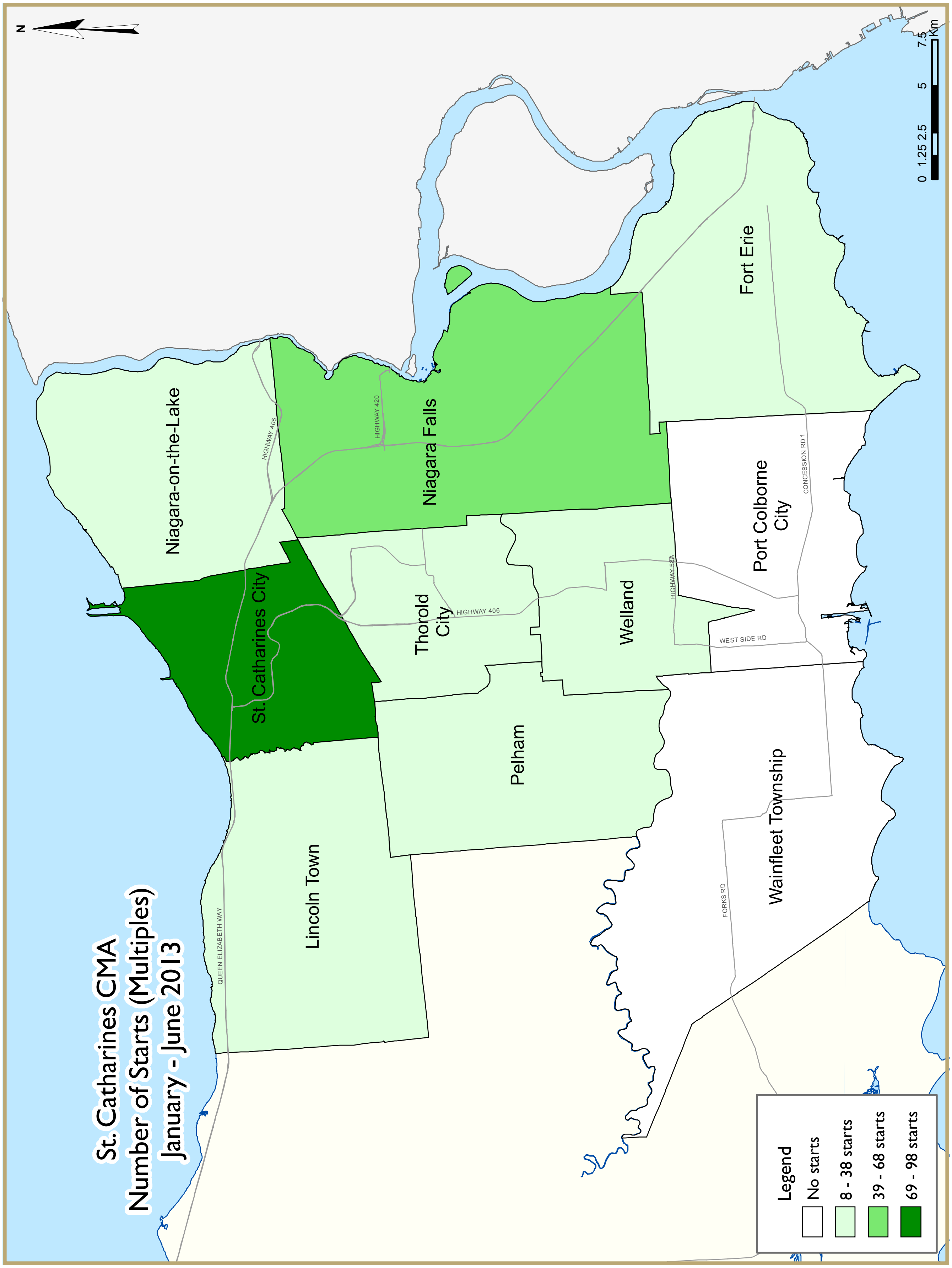


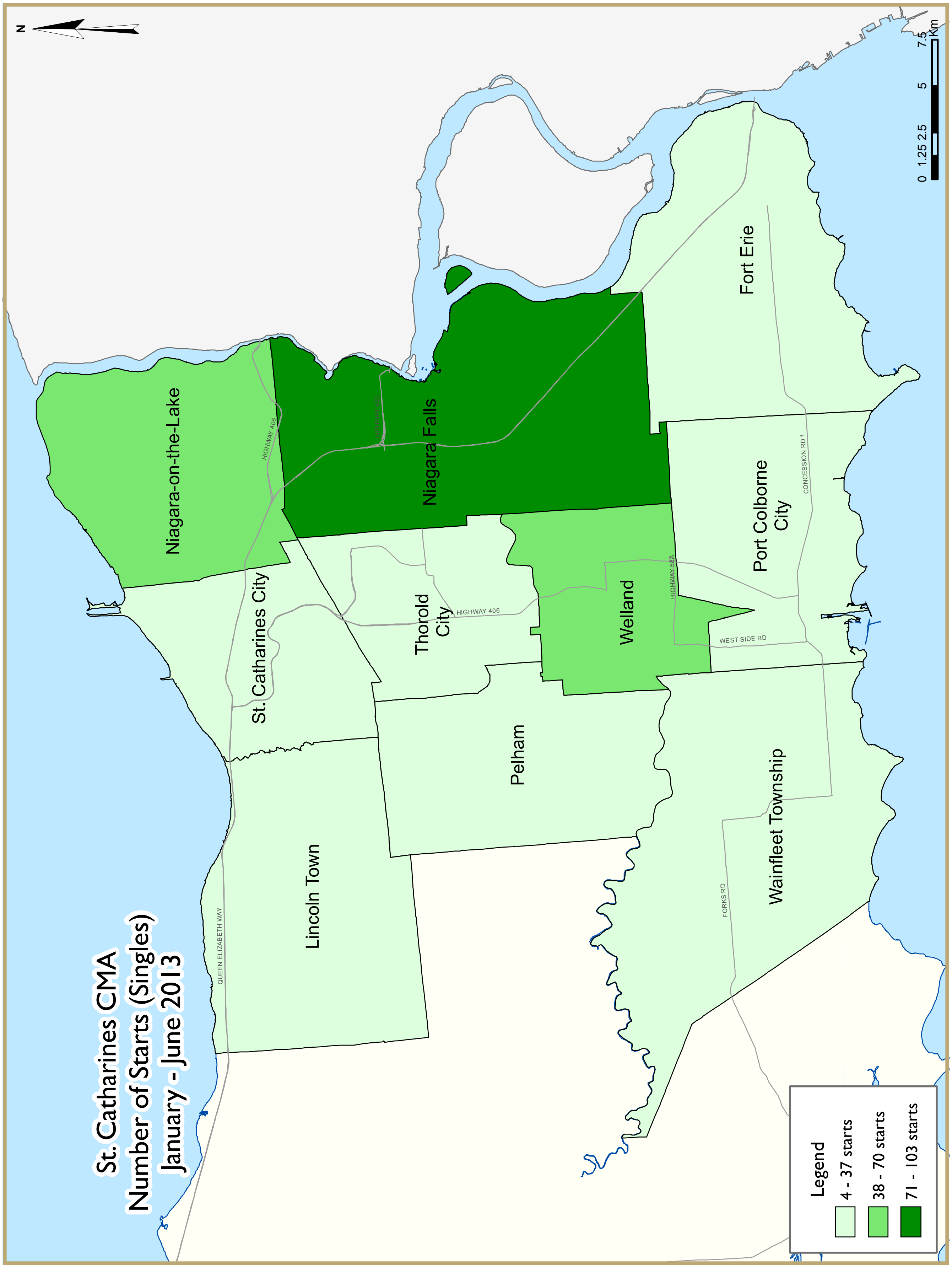
Source: CMHC, 2013 Ontario Spring Rental Market Survey

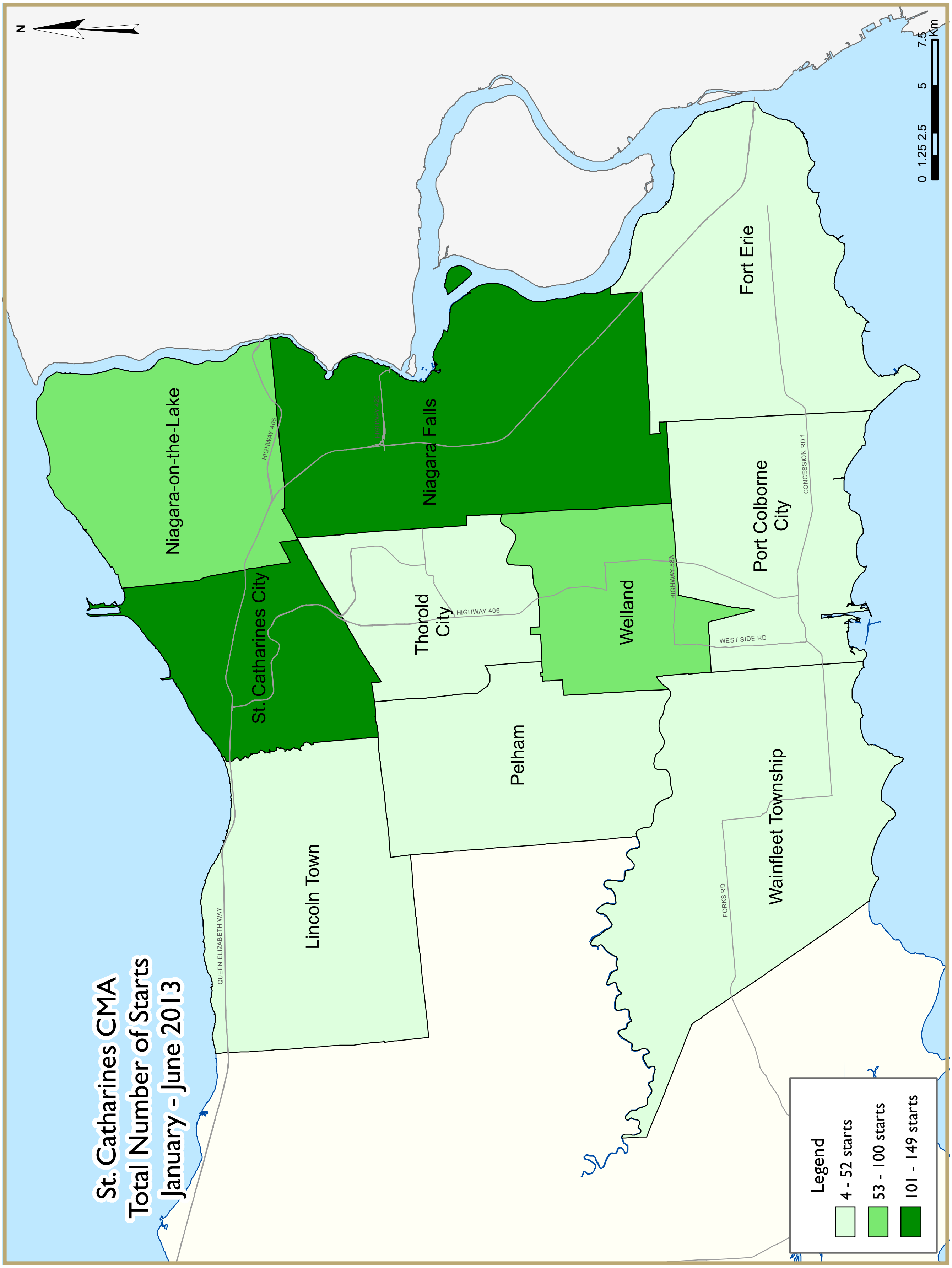

St. Catharines CMA
Number of Starts (Multiples)
Second Quarter 2013
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
St. Catharines City
Niagara Falls
Fort Erie
Thorold City
Welland
Port Colborne City
Pelham
Lincoln Town
Wainfleet Township
HIGHWAY 406
HIGHWAY 58A
WEST SIDE RD
CONCESSION RD 1
FORKS RD
QUEEN ELIZABETH WAY
Legend
No starts
3 - 9 starts
10 - 15 starts
16 - 21 starts


St. Catharines CMA
Number of Starts (Singles)
Second Quarter 2013
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
St. Catharines City
Thorold City
Welland
Port Colborne City
Lincoln Town
Pelham
Wainfleet Township
HIGHWAY 405
HIGHWAY 406
HIGHWAY 58A
QUEEN ELIZABETH WAY
CONCESSION RD 1
WEST SIDE RD
FORKS RD
Legend
3 - 22 starts
23 - 42 starts
43 - 62 starts


St. Catharines CMA
Total Number of Starts
Second Quarter 2013
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
St. Catharines City
Niagara Falls
Fort Erie
Port Colborne City
Welland
Thorold City
Pelham
Lincoln Town
Wainfleet Township
HIGHWAY 405
HIGHWAY 406
HIGHWAY 58A
CONCESSION RD 1
WEST SIDE RD
FORKS RD
QUEEN ELIZABETH WAY
Legend
3 - 29 starts
30 - 56 starts
57 - 83 starts


St. Catharines CMA
Number of Starts (Multiples)
January - June 2013
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
St. Catharines City
Thorold City
Welland
Port Colborne City
Pelham
Lincoln Town
Wainfleet Township
HIGHWAY 405
HIGHWAY 420
HIGHWAY 406
HIGHWAY 58A
CONCESSION RD 1
WEST SIDE RD
FORKS RD
QUEEN ELIZABETH WAY
Legend
No starts
8 - 38 starts
39 - 68 starts
69 - 98 starts


St. Catharines CMA
Number of Starts (Singles)
January - June 2013
N
0 1.25 2.5 5 7.5 Km
Niagara-on-the-Lake
Niagara Falls
Fort Erie
St. Catharines City
Thorold City
Welland
Port Colborne City
Lincoln Town
Pelham
Wainfleet Township
HIGHWAY 405
HIGHWAY 406
HIGHWAY 58A
WEST SIDE RD
CONCESSION RD 1
FORKS RD
QUEEN ELIZABETH WAY
Legend
4 - 37 starts
38 - 70 starts
71 - 103 starts


St. Catharines CMA
Total Number of Starts
January - June 2013
Niagara-on-the-Lake
Niagara Falls
Fort Erie
St. Catharines City
Thorold City
Welland
Port Colborne City
Pelham
Lincoln Town
Wainfleet Township
HIGHWAY 405
HIGHWAY 406
HIGHWAY 58A
CONCESSION RD 1
WEST SIDE RD
FORKS RD
QUEEN ELIZABETH WAY
N
0 1.25 2.5 5 7.5 Km
Legend
4 - 52 starts
53 - 100 starts
101 - 149 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of the Niagara Region Second Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2013	210	31	49	2	16	0	2	3	313
Q2 2012	186	14	62	0	48	0	7	0	317
% Change	12.9	121.4	-21.0	n/a	-66.7	n/a	-71.4	n/a	-1.3
Year-to-date 2013	335	35	111	2	21	72	4	5	585
Year-to-date 2012	308	18	163	7	48	0	8	0	552
% Change	8.8	94.4	-31.9	-71.4	-56.3	n/a	-50.0	n/a	6.0
UNDER CONSTRUCTION									
Q2 2013	422	71	249	4	76	92	6	245	1,165
Q2 2012	383	32	332	7	155	59	9	196	1,173
% Change	10.2	121.9	-25.0	-42.9	-51.0	55.9	-33.3	25.0	-0.7
COMPLETIONS									
Q2 2013	208	14	65	2	28	39	8	4	368
Q2 2012	180	8	103	1	24	0	9	0	325
% Change	15.6	75.0	-36.9	100.0	16.7	n/a	-11.1	n/a	13.2
Year-to-date 2013	389	18	94	3	46	39	10	8	607
Year-to-date 2012	333	26	190	3	48	0	13	80	693
% Change	16.8	-30.8	-50.5	0.0	-4.2	n/a	-23.1	-90.0	-12.4
COMPLETED & NOT ABSORBED									
Q2 2013	62	11	9	3	1	5	n/a	n/a	91
Q2 2012	50	10	15	1	7	10	n/a	n/a	93
% Change	24.0	10.0	-40.0	200.0	-85.7	-50.0	n/a	n/a	-2.2
ABSORBED									
Q2 2013	197	15	62	1	25	40	n/a	n/a	340
Q2 2012	169	12	95	1	17	2	n/a	n/a	296
% Change	16.6	25.0	-34.7	0.0	47.1	**	n/a	n/a	14.9
Year-to-date 2013	356	23	88	3	44	40	n/a	n/a	554
Year-to-date 2012	304	19	194	4	29	2	n/a	n/a	552
% Change	17.1	21.1	-54.6	-25.0	51.7	**	n/a	n/a	0.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of St. Catharines-Niagara CMA Second Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2013	189	31	43	1	10	0	2	3	279
Q2 2012	155	14	59	0	40	0	7	0	275
% Change	21.9	121.4	-27.1	n/a	-75.0	n/a	-71.4	n/a	1.5
Year-to-date 2013	300	33	105	1	10	72	4	5	530
Year-to-date 2012	262	18	92	7	40	0	8	0	427
% Change	14.5	83.3	14.1	-85.7	-75.0	n/a	-50.0	n/a	24.1
UNDER CONSTRUCTION									
Q2 2013	384	69	240	3	62	92	6	245	1,101
Q2 2012	334	32	228	7	135	59	9	196	1,000
% Change	15.0	115.6	5.3	-57.1	-54.1	55.9	-33.3	25.0	10.1
COMPLETIONS									
Q2 2013	192	14	61	0	23	39	8	4	341
Q2 2012	155	8	49	0	19	0	9	0	240
% Change	23.9	75.0	24.5	n/a	21.1	n/a	-11.1	n/a	42.1
Year-to-date 2013	348	18	79	0	41	39	10	8	543
Year-to-date 2012	287	16	76	0	31	0	13	80	503
% Change	21.3	12.5	3.9	n/a	32.3	n/a	-23.1	-90.0	8.0
COMPLETED & NOT ABSORBED									
Q2 2013	57	11	9	2	1	5	n/a	n/a	85
Q2 2012	44	10	11	1	7	10	n/a	n/a	83
% Change	29.5	10.0	-18.2	100.0	-85.7	-50.0	n/a	n/a	2.4
ABSORBED									
Q2 2013	188	15	60	0	25	40	n/a	n/a	328
Q2 2012	158	12	51	0	17	2	n/a	n/a	240
% Change	19.0	25.0	17.6	n/a	47.1	**	n/a	n/a	36.7
Year-to-date 2013	338	23	76	1	43	40	n/a	n/a	521
Year-to-date 2012	285	19	90	1	29	2	n/a	n/a	426
% Change	18.6	21.1	-15.6	0.0	48.3	**	n/a	n/a	22.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
St. Catharines City									
Q2 2013	15	5	6	0	6	0	0	0	32
Q2 2012	13	0	0	0	13	0	0	0	26
Niagara Falls									
Q2 2013	62	6	15	0	0	0	0	0	83
Q2 2012	35	4	29	0	11	0	0	0	79
Welland									
Q2 2013	32	10	4	0	0	0	0	0	46
Q2 2012	17	4	10	0	6	0	0	0	37
Lincoln Town									
Q2 2013	16	2	4	0	0	0	2	0	24
Q2 2012	16	4	0	0	0	0	3	0	23
Fort Erie									
Q2 2013	16	2	4	0	0	0	0	0	22
Q2 2012	21	0	8	0	0	0	0	0	29
Niagara-on-the-Lake									
Q2 2013	25	2	10	1	4	0	0	0	42
Q2 2012	28	0	3	0	10	0	0	0	41
Pelham									
Q2 2013	7	0	0	0	0	0	0	3	10
Q2 2012	7	0	4	0	0	0	0	0	11
Port Colborne									
Q2 2013	3	0	0	0	0	0	0	0	3
Q2 2012	3	0	0	0	0	0	0	0	3
Thorold City									
Q2 2013	9	4	0	0	0	0	0	0	13
Q2 2012	10	2	5	0	0	0	4	0	21
Wainfleet Township									
Q2 2013	4	0	0	0	0	0	0	0	4
Q2 2012	5	0	0	0	0	0	0	0	5
St. Catharines-Niagara CMA									
Q2 2013	189	31	43	1	10	0	2	3	279
Q2 2012	155	14	59	0	40	0	7	0	275
Grimsby									
Q2 2013	9	0	6	1	6	0	0	0	22
Q2 2012	18	0	0	0	8	0	0	0	26
West Lincoln									
Q2 2013	12	0	0	0	0	0	0	0	12
Q2 2012	13	0	3	0	0	0	0	0	16
Niagara Region									
Q2 2013	210	31	49	2	16	0	2	3	313
Q2 2012	186	14	62	0	48	0	7	0	317

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
St. Catharines City									
Q2 2013	25	5	34	0	13	72	0	111	260
Q2 2012	21	0	47	0	19	0	0	28	115
Niagara Falls									
Q2 2013	131	16	81	2	23	20	0	64	337
Q2 2012	81	4	56	7	37	59	0	64	308
Welland									
Q2 2013	57	12	39	0	0	0	0	67	175
Q2 2012	36	6	33	0	29	0	0	25	129
Lincoln Town									
Q2 2013	26	4	11	0	0	0	2	0	43
Q2 2012	32	4	28	0	9	0	1	0	74
Fort Erie									
Q2 2013	35	4	16	0	0	0	4	0	59
Q2 2012	44	0	31	0	0	0	4	0	79
Niagara-on-the-Lake									
Q2 2013	56	18	28	1	17	0	0	0	120
Q2 2012	54	12	14	0	32	0	0	79	191
Pelham									
Q2 2013	14	0	18	0	9	0	0	3	44
Q2 2012	17	2	8	0	9	0	0	0	36
Port Colborne									
Q2 2013	11	0	0	0	0	0	0	0	11
Q2 2012	7	0	0	0	0	0	0	0	7
Thorold City									
Q2 2013	21	10	13	0	0	0	0	0	44
Q2 2012	27	4	11	0	0	0	4	0	46
Wainfleet Township									
Q2 2013	8	0	0	0	0	0	0	0	8
Q2 2012	15	0	0	0	0	0	0	0	15
St. Catharines-Niagara CMA									
Q2 2013	384	69	240	3	62	92	6	245	1,101
Q2 2012	334	32	228	7	135	59	9	196	1,000
Grimsby									
Q2 2013	19	0	6	1	14	0	0	0	40
Q2 2012	25	0	95	0	20	0	0	0	140
West Lincoln									
Q2 2013	19	2	3	0	0	0	0	0	24
Q2 2012	24	0	9	0	0	0	0	0	33
Niagara Region									
Q2 2013	422	71	249	4	76	92	6	245	1,165
Q2 2012	383	32	332	7	155	59	9	196	1,173

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
St. Catharines City									
Q2 2013	20	0	7	0	6	0	0	0	33
Q2 2012	16	2	17	0	12	0	0	0	47
Niagara Falls									
Q2 2013	55	2	23	0	10	39	0	0	129
Q2 2012	53	0	3	0	7	0	0	0	63
Welland									
Q2 2013	30	0	4	0	0	0	1	0	35
Q2 2012	15	4	5	0	0	0	1	0	25
Lincoln Town									
Q2 2013	11	2	10	0	0	0	5	0	28
Q2 2012	12	0	17	0	0	0	5	0	34
Fort Erie									
Q2 2013	18	0	5	0	0	0	2	0	25
Q2 2012	13	0	0	0	0	0	1	0	14
Niagara-on-the-Lake									
Q2 2013	29	6	6	0	7	0	0	0	48
Q2 2012	27	0	7	0	0	0	0	0	34
Pelham									
Q2 2013	11	0	0	0	0	0	0	0	11
Q2 2012	12	0	0	0	0	0	0	0	12
Port Colborne									
Q2 2013	0	2	0	0	0	0	0	0	2
Q2 2012	0	0	0	0	0	0	0	0	0
Thorold City									
Q2 2013	11	2	6	0	0	0	0	4	23
Q2 2012	4	2	0	0	0	0	2	0	8
Wainfleet Township									
Q2 2013	7	0	0	0	0	0	0	0	7
Q2 2012	3	0	0	0	0	0	0	0	3
St. Catharines-Niagara CMA									
Q2 2013	192	14	61	0	23	39	8	4	341
Q2 2012	155	8	49	0	19	0	9	0	240
Grimsby									
Q2 2013	7	0	0	2	0	0	0	0	9
Q2 2012	12	0	48	1	0	0	0	0	61
West Lincoln									
Q2 2013	9	0	4	0	5	0	0	0	18
Q2 2012	13	0	6	0	5	0	0	0	24
Niagara Region									
Q2 2013	208	14	65	2	28	39	8	4	368
Q2 2012	180	8	103	1	24	0	9	0	325

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
St. Catharines City									
Q2 2013	8	0	1	0	0	0	n/a	n/a	9
Q2 2012	8	0	3	0	4	0	n/a	n/a	15
Niagara Falls									
Q2 2013	6	0	0	2	0	1	n/a	n/a	9
Q2 2012	2	0	1	0	2	1	n/a	n/a	6
Welland									
Q2 2013	7	0	3	0	0	0	n/a	n/a	10
Q2 2012	7	2	3	0	0	1	n/a	n/a	13
Lincoln Town									
Q2 2013	6	2	1	0	1	0	n/a	n/a	10
Q2 2012	4	1	0	0	0	0	n/a	n/a	5
Fort Erie									
Q2 2013	9	0	2	0	0	0	n/a	n/a	11
Q2 2012	8	0	0	0	1	0	n/a	n/a	9
Niagara-on-the-Lake									
Q2 2013	16	5	1	0	0	4	n/a	n/a	26
Q2 2012	11	5	2	1	0	8	n/a	n/a	27
Pelham									
Q2 2013	2	1	0	0	0	0	n/a	n/a	3
Q2 2012	2	0	1	0	0	0	n/a	n/a	3
Port Colborne									
Q2 2013	0	1	0	0	0	0	n/a	n/a	1
Q2 2012	0	0	0	0	0	0	n/a	n/a	0
Thorold City									
Q2 2013	3	2	1	0	0	0	n/a	n/a	6
Q2 2012	2	2	1	0	0	0	n/a	n/a	5
Wainfleet Township									
Q2 2013	0	0	0	0	0	0	n/a	n/a	0
Q2 2012	0	0	0	0	0	0	n/a	n/a	0
St. Catharines-Niagara CMA									
Q2 2013	57	11	9	2	1	5	n/a	n/a	85
Q2 2012	44	10	11	1	7	10	n/a	n/a	83
Grimsby									
Q2 2013	5	0	0	1	0	0	n/a	n/a	6
Q2 2012	6	0	4	0	0	0	n/a	n/a	10
West Lincoln									
Q2 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q2 2013	62	11	9	3	1	5	n/a	n/a	91
Q2 2012	50	10	15	1	7	10	n/a	n/a	93

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
St. Catharines City									
Q2 2013	16	0	8	0	6	0	n/a	n/a	30
Q2 2012	18	3	19	0	11	0	n/a	n/a	51
Niagara Falls									
Q2 2013	58	2	23	0	11	38	n/a	n/a	132
Q2 2012	54	0	3	0	6	0	n/a	n/a	63
Welland									
Q2 2013	28	2	4	0	0	0	n/a	n/a	34
Q2 2012	16	2	5	0	0	2	n/a	n/a	25
Lincoln Town									
Q2 2013	11	1	9	0	0	0	n/a	n/a	21
Q2 2012	13	0	19	0	0	0	n/a	n/a	32
Fort Erie									
Q2 2013	17	0	5	0	1	0	n/a	n/a	23
Q2 2012	14	0	0	0	0	0	n/a	n/a	14
Niagara-on-the-Lake									
Q2 2013	27	6	6	0	7	2	n/a	n/a	48
Q2 2012	23	3	5	0	0	0	n/a	n/a	31
Pelham									
Q2 2013	14	1	0	0	0	0	n/a	n/a	15
Q2 2012	13	0	0	0	0	0	n/a	n/a	13
Port Colborne									
Q2 2013	0	1	0	0	0	0	n/a	n/a	1
Q2 2012	0	0	0	0	0	0	n/a	n/a	0
Thorold City									
Q2 2013	10	2	5	0	0	0	n/a	n/a	17
Q2 2012	4	4	0	0	0	0	n/a	n/a	8
Wainfleet Township									
Q2 2013	7	0	0	0	0	0	n/a	n/a	7
Q2 2012	3	0	0	0	0	0	n/a	n/a	3
St. Catharines-Niagara CMA									
Q2 2013	188	15	60	0	25	40	n/a	n/a	328
Q2 2012	158	12	51	0	17	2	n/a	n/a	240
Grimsby									
Q2 2013	9	0	2	1	0	0	n/a	n/a	12
Q2 2012	11	0	44	1	0	0	n/a	n/a	56
West Lincoln									
Q2 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q2 2013	197	15	62	1	25	40	n/a	n/a	340
Q2 2012	169	12	95	1	17	2	n/a	n/a	296

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of the Niagara Region 2003 - 2012									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	700	56	216	7	69	0	16	184	1,248
% Change	-3.8	64.7	-32.7	0.0	3.0	n/a	60.0	5.7	-6.9
2011	728	34	321	7	67	0	10	174	1,341
% Change	-13.9	-41.4	57.4	75.0	-32.3	n/a	-56.5	**	5.2
2010	846	58	204	4	99	0	23	41	1,275
% Change	29.2	45.0	117.0	n/a	-2.0	-100.0	**	-6.8	31.3
2009	655	40	94	0	101	35	2	44	971
% Change	-15.4	-25.9	-66.2	-100.0	40.3	-68.5	-75.0	**	-25.5
2008	774	54	278	4	72	111	8	3	1,304
% Change	-17.0	-10.0	51.9	100.0	-4.0	44.2	-27.3	-25.0	-3.0
2007	932	60	183	2	75	77	11	4	1,344
% Change	-1.5	-34.8	84.8	n/a	-28.6	**	-8.3	-97.1	-3.5
2006	946	92	99	0	105	3	12	136	1,393
% Change	-15.8	24.3	-53.7	-100.0	28.0	n/a	9.1	**	-8.1
2005	1,123	74	214	3	82	0	11	5	1,516
% Change	-23.1	-9.8	-11.6	0.0	-44.2	n/a	-42.1	-95.7	-26.7
2004	1,461	82	242	3	147	0	19	115	2,069
% Change	11.3	36.7	-17.4	n/a	-8.7	-100.0	n/a	**	12.3
2003	1,313	60	293	0	161	11	0	4	1,842

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of St. Catharines-Niagara CMA
2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	659	56	154	7	61	0	16	184	1,137
% Change	2.5	64.7	-14.4	**	-9.0	n/a	60.0	5.7	2.4
2011	643	34	180	2	67	0	10	174	1,110
% Change	-9.6	-41.4	5.9	100.0	-18.3	n/a	-56.5	**	2.2
2010	711	58	170	1	82	0	23	41	1,086
% Change	24.3	45.0	80.9	n/a	13.9	-100.0	**	-6.8	26.4
2009	572	40	94	0	72	35	2	44	859
% Change	-15.4	-25.9	-55.2	-100.0	0.0	-68.5	-75.0	**	-24.5
2008	676	54	210	4	72	111	8	3	1,138
% Change	-15.1	-10.0	64.1	100.0	1.4	44.2	-27.3	-25.0	-1.0
2007	796	60	128	2	71	77	11	4	1,149
% Change	-8.7	-34.8	39.1	n/a	-22.0	**	-8.3	-97.0	-11.2
2006	872	92	92	0	91	3	12	132	1,294
% Change	-16.2	24.3	-57.0	-100.0	49.2	n/a	9.1	**	-8.4
2005	1,040	74	214	3	61	0	11	5	1,412
% Change	-19.5	-9.8	18.9	n/a	-36.5	n/a	-42.1	-95.5	-20.7
2004	1,292	82	180	0	96	0	19	112	1,781
% Change	12.0	57.7	20.8	n/a	29.7	-100.0	n/a	**	23.3
2003	1,154	52	149	0	74	11	0	4	1,444

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
St. Catharines City	15	13	5	0	10	13	2	0	32	26	23.1
Niagara Falls	62	35	6	4	15	40	0	0	83	79	5.1
Welland	32	17	10	4	4	16	0	0	46	37	24.3
Lincoln Town	18	19	2	4	4	0	0	0	24	23	4.3
Fort Erie	16	21	2	0	4	8	0	0	22	29	-24.1
Niagara-on-the-Lake	26	28	2	0	14	13	0	0	42	41	2.4
Pelham	7	7	0	0	0	4	3	0	10	11	-9.1
Port Colborne	3	3	0	0	0	0	0	0	3	3	0.0
Thorold City	9	10	4	6	0	5	0	0	13	21	-38.1
Wainfleet Township	4	5	0	0	0	0	0	0	4	5	-20.0
St. Catharines-Niagara CMA	192	158	31	18	51	99	5	0	279	275	1.5
Grimsby	10	18	0	0	12	8	0	0	22	26	-15.4
West Lincoln	12	13	0	0	0	3	0	0	12	16	-25.0
Niagara Region	214	189	31	18	63	110	5	0	313	317	-1.3

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
St. Catharines City	29	25	5	0	17	20	76	0	127	45	182.2
Niagara Falls	103	74	6	4	40	48	0	0	149	126	18.3
Welland	45	28	10	4	9	16	0	0	64	48	33.3
Lincoln Town	29	32	2	4	11	6	0	0	42	42	0.0
Fort Erie	30	31	4	0	8	8	0	0	42	39	7.7
Niagara-on-the-Lake	39	48	2	2	14	19	0	0	55	69	-20.3
Pelham	8	11	0	0	10	4	3	0	21	15	40.0
Port Colborne	4	5	0	0	0	0	0	0	4	5	-20.0
Thorold City	12	13	4	8	4	11	0	0	20	32	-37.5
Wainfleet Township	6	6	0	0	0	0	0	0	6	6	0.0
St. Catharines-Niagara CMA	305	273	33	22	113	132	79	0	530	427	24.1
Grimsby	18	22	0	0	12	70	0	0	30	92	-67.4
West Lincoln	18	24	2	0	5	9	0	0	25	33	-24.2
Niagara Region	341	319	35	22	130	211	79	0	585	552	6.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
St. Catharines City	10	13	0	0	2	0	0	0
Niagara Falls	15	40	0	0	0	0	0	0
Welland	4	16	0	0	0	0	0	0
Lincoln Town	4	0	0	0	0	0	0	0
Fort Erie	4	8	0	0	0	0	0	0
Niagara-on-the-Lake	14	13	0	0	0	0	0	0
Pelham	0	4	0	0	0	0	3	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	0	5	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	51	99	0	0	2	0	3	0
Grimsby	12	8	0	0	0	0	0	0
West Lincoln	0	3	0	0	0	0	0	0
Niagara Region	63	110	0	0	2	0	3	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
St. Catharines City	17	20	0	0	74	0	2	0
Niagara Falls	40	48	0	0	0	0	0	0
Welland	9	16	0	0	0	0	0	0
Lincoln Town	11	6	0	0	0	0	0	0
Fort Erie	8	8	0	0	0	0	0	0
Niagara-on-the-Lake	14	19	0	0	0	0	0	0
Pelham	10	4	0	0	0	0	3	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	4	11	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	113	132	0	0	74	0	5	0
Grimsby	12	70	0	0	0	0	0	0
West Lincoln	5	9	0	0	0	0	0	0
Niagara Region	130	211	0	0	74	0	5	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
St. Catharines City	26	13	6	13	0	0	32	26
Niagara Falls	83	68	0	11	0	0	83	79
Welland	46	31	0	6	0	0	46	37
Lincoln Town	22	20	0	0	2	3	24	23
Fort Erie	22	29	0	0	0	0	22	29
Niagara-on-the-Lake	37	31	5	10	0	0	42	41
Pelham	7	11	0	0	3	0	10	11
Port Colborne	3	3	0	0	0	0	3	3
Thorold City	13	17	0	0	0	4	13	21
Wainfleet Township	4	5	0	0	0	0	4	5
St. Catharines-Niagara CMA	263	228	11	40	5	7	279	275
Grimsby	15	18	7	8	0	0	22	26
West Lincoln	12	16	0	0	0	0	12	16
Niagara Region	290	262	18	48	5	7	313	317

Table 2.5: Starts by Submarket and by Intended Market
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
St. Catharines City	47	32	78	13	2	0	127	45
Niagara Falls	149	108	0	18	0	0	149	126
Welland	64	42	0	6	0	0	64	48
Lincoln Town	38	38	0	0	4	4	42	42
Fort Erie	42	39	0	0	0	0	42	39
Niagara-on-the-Lake	50	59	5	10	0	0	55	69
Pelham	18	15	0	0	3	0	21	15
Port Colborne	4	5	0	0	0	0	4	5
Thorold City	20	28	0	0	0	4	20	32
Wainfleet Township	6	6	0	0	0	0	6	6
St. Catharines-Niagara CMA	438	372	83	47	9	8	530	427
Grimsby	23	84	7	8	0	0	30	92
West Lincoln	20	33	5	0	0	0	25	33
Niagara Region	481	489	95	55	9	8	585	552

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
St. Catharines City	20	16	0	2	13	29	0	0	33	47	-29.8
Niagara Falls	55	53	2	0	33	10	39	0	129	63	104.8
Welland	31	16	0	4	4	5	0	0	35	25	40.0
Lincoln Town	16	17	2	0	10	17	0	0	28	34	-17.6
Fort Erie	20	14	0	0	5	0	0	0	25	14	78.6
Niagara-on-the-Lake	29	27	6	0	13	7	0	0	48	34	41.2
Pelham	11	12	0	0	0	0	0	0	11	12	-8.3
Port Colborne	0	0	2	0	0	0	0	0	2	0	n/a
Thorold City	11	4	2	4	6	0	4	0	23	8	187.5
Wainfleet Township	7	3	0	0	0	0	0	0	7	3	133.3
St. Catharines-Niagara CMA	200	162	14	10	84	68	43	0	341	240	42.1
Grimsby	9	13	0	0	0	48	0	0	9	61	-85.2
West Lincoln	9	13	0	2	9	9	0	0	18	24	-25.0
Niagara Region	218	188	14	12	93	125	43	0	368	325	13.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
St. Catharines City	35	36	2	2	18	36	4	80	59	154	-61.7
Niagara Falls	89	81	4	4	41	22	39	0	173	107	61.7
Welland	56	28	0	4	4	13	0	0	60	45	33.3
Lincoln Town	32	31	2	0	14	21	0	0	48	52	-7.7
Fort Erie	44	31	0	0	13	0	0	0	57	31	83.9
Niagara-on-the-Lake	46	45	6	4	24	15	0	0	76	64	18.8
Pelham	18	21	0	0	0	0	0	0	18	21	-14.3
Port Colborne	8	4	2	0	0	0	0	0	10	4	150.0
Thorold City	16	16	2	4	6	0	4	0	28	20	40.0
Wainfleet Township	14	5	0	0	0	0	0	0	14	5	180.0
St. Catharines-Niagara CMA	358	298	18	18	120	107	47	80	543	503	8.0
Grimsby	20	25	0	0	8	108	0	0	28	133	-78.9
West Lincoln	24	24	0	24	12	9	0	0	36	57	-36.8
Niagara Region	402	347	18	42	140	224	47	80	607	693	-12.4

Source: CMHC (Starts and Completions Survey)

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
St. Catharines City	13	29	0	0	0	0	0	0
Niagara Falls	33	10	0	0	39	0	0	0
Welland	4	5	0	0	0	0	0	0
Lincoln Town	10	17	0	0	0	0	0	0
Fort Erie	5	0	0	0	0	0	0	0
Niagara-on-the-Lake	13	7	0	0	0	0	0	0
Pelham	0	0	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	6	0	0	0	0	0	4	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	84	68	0	0	39	0	4	0
Grimsby	0	48	0	0	0	0	0	0
West Lincoln	9	9	0	0	0	0	0	0
Niagara Region	93	125	0	0	39	0	4	0

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
St. Catharines City	18	36	0	0	0	0	4	80
Niagara Falls	41	22	0	0	39	0	0	0
Welland	4	13	0	0	0	0	0	0
Lincoln Town	14	21	0	0	0	0	0	0
Fort Erie	13	0	0	0	0	0	0	0
Niagara-on-the-Lake	24	15	0	0	0	0	0	0
Pelham	0	0	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	6	0	0	0	0	0	4	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	120	107	0	0	39	0	8	80
Grimsby	8	108	0	0	0	0	0	0
West Lincoln	12	9	0	0	0	0	0	0
Niagara Region	140	224	0	0	39	0	8	80

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2013

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
St. Catharines City	27	35	6	12	0	0	33	47
Niagara Falls	80	56	49	7	0	0	129	63
Welland	34	24	0	0	1	1	35	25
Lincoln Town	23	29	0	0	5	5	28	34
Fort Erie	23	13	0	0	2	1	25	14
Niagara-on-the-Lake	41	34	7	0	0	0	48	34
Pelham	11	12	0	0	0	0	11	12
Port Colborne	2	0	0	0	0	0	2	0
Thorold City	19	6	0	0	4	2	23	8
Wainfleet Township	7	3	0	0	0	0	7	3
St. Catharines-Niagara CMA	267	212	62	19	12	9	341	240
Grimsby	7	60	2	1	0	0	9	61
West Lincoln	13	19	5	5	0	0	18	24
Niagara Region	287	291	69	25	12	9	368	325

Table 3.5: Completions by Submarket and by Intended Market January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
St. Catharines City	49	62	6	12	4	80	59	154
Niagara Falls	121	100	52	7	0	0	173	107
Welland	59	39	0	4	1	2	60	45
Lincoln Town	37	44	4	0	7	8	48	52
Fort Erie	55	30	0	0	2	1	57	31
Niagara-on-the-Lake	58	56	18	8	0	0	76	64
Pelham	18	21	0	0	0	0	18	21
Port Colborne	10	4	0	0	0	0	10	4
Thorold City	24	18	0	0	4	2	28	20
Wainfleet Township	14	5	0	0	0	0	14	5
St. Catharines-Niagara CMA	445	379	80	31	18	93	543	503
Grimsby	25	130	3	3	0	0	28	133
West Lincoln	31	40	5	17	0	0	36	57
Niagara Region	501	549	88	51	18	93	607	693

Source: CMHC (Starts and Completions Survey)

Submarket	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. Catharines City													
Q2 2013	0	0.0	0	0.0	3	18.8	4	25.0	9	56.3	16	405,900	439,656
Q2 2012	1	5.6	2	11.1	2	11.1	5	27.8	8	44.4	18	380,900	663,806
Year-to-date 2013	1	3.0	0	0.0	6	18.2	8	24.2	18	54.5	33	405,900	431,115
Year-to-date 2012	2	5.4	2	5.4	6	16.2	13	35.1	14	37.8	37	379,900	523,205
Niagara Falls													
Q2 2013	1	2.0	4	7.8	24	47.1	13	25.5	9	17.6	51	330,000	358,833
Q2 2012	1	2.0	5	10.0	15	30.0	22	44.0	7	14.0	50	359,000	368,521
Year-to-date 2013	5	6.6	6	7.9	28	36.8	22	28.9	15	19.7	76	348,040	357,406
Year-to-date 2012	4	5.0	12	15.0	22	27.5	28	35.0	14	17.5	80	351,990	369,043
Welland													
Q2 2013	1	3.8	3	11.5	5	19.2	7	26.9	10	38.5	26	385,068	373,481
Q2 2012	5	33.3	2	13.3	1	6.7	0	0.0	7	46.7	15	339,000	350,191
Year-to-date 2013	3	6.5	8	17.4	11	23.9	12	26.1	12	26.1	46	359,450	352,081
Year-to-date 2012	7	30.4	3	13.0	2	8.7	2	8.7	9	39.1	23	339,000	351,072
Lincoln Town													
Q2 2013	0	0.0	1	9.1	1	9.1	2	18.2	7	63.6	11	489,900	461,718
Q2 2012	0	0.0	0	0.0	1	7.7	6	46.2	6	46.2	13	389,900	464,131
Year-to-date 2013	0	0.0	1	3.2	1	3.2	5	16.1	24	77.4	31	479,900	486,352
Year-to-date 2012	0	0.0	0	0.0	1	4.2	7	29.2	16	66.7	24	439,900	487,108
Fort Erie													
Q2 2013	5	29.4	2	11.8	2	11.8	2	11.8	6	35.3	17	339,500	353,819
Q2 2012	3	25.0	4	33.3	2	16.7	0	0.0	3	25.0	12	274,580	333,855
Year-to-date 2013	9	25.0	5	13.9	4	11.1	5	13.9	13	36.1	36	347,700	379,641
Year-to-date 2012	8	33.3	6	25.0	3	12.5	0	0.0	7	29.2	24	275,500	330,635
Niagara-on-the-Lake													
Q2 2013	0	0.0	0	0.0	2	7.4	3	11.1	22	81.5	27	459,900	607,459
Q2 2012	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	485,900	611,822
Year-to-date 2013	0	0.0	0	0.0	3	7.3	3	7.3	35	85.4	41	469,900	574,415
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	43	100.0	43	519,900	594,672
Pelham													
Q2 2013	0	0.0	0	0.0	2	18.2	1	9.1	8	72.7	11	499,900	476,094
Q2 2012	0	0.0	1	10.0	1	10.0	1	10.0	7	70.0	10	462,000	460,706
Year-to-date 2013	0	0.0	0	0.0	2	11.8	2	11.8	13	76.5	17	499,900	510,583
Year-to-date 2012	0	0.0	2	13.3	1	6.7	2	13.3	10	66.7	15	465,000	459,330
Port Colborne													
Q2 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Q2 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	0.0	2	50.0	0	0.0	2	50.0	0	0.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Thorold City													
Q2 2013	1	10.0	0	0.0	3	30.0	5	50.0	1	10.0	10	357,745	344,017
Q2 2012	1	33.3	1	33.3	0	0.0	1	33.3	0	0.0	3	--	--
Year-to-date 2013	2	14.3	1	7.1	3	21.4	6	42.9	2	14.3	14	357,450	337,041
Year-to-date 2012	2	22.2	2	22.2	2	22.2	1	11.1	2	22.2	9	--	--

Table 4: Absorbed Single-Detached Units by Price Range, Second Quarter 2013 (Price Ranges)

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2013													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Wainfleet Township													
Q2 2013	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	--	--
Q2 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
St. Catharines-Niagara CMA													
Q2 2013	8	4.6	10	5.8	44	25.4	37	21.4	74	42.8	173	380,636	420,278
Q2 2012	11	7.6	15	10.3	22	15.2	35	24.1	62	42.8	145	382,990	452,480
Year-to-date 2013	20	6.6	23	7.6	60	19.8	65	21.5	135	44.6	303	389,900	419,715
Year-to-date 2012	23	8.9	27	10.5	37	14.4	53	20.6	117	45.5	257	384,990	438,671
Grimsby													
Q2 2013	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	492,900	516,800
Q2 2012	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	449,900	459,589
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	495,900	525,950
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	449,900	489,916
West Lincoln													
Q2 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2013	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Year-to-date 2012	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region													
Q2 2013	8	4.4	10	5.5	44	24.0	37	20.2	84	45.9	183	395,900	425,552
Q2 2012	11	7.0	15	9.6	22	14.0	35	22.3	74	47.1	157	389,500	453,023
Year-to-date 2013	20	6.2	23	7.1	60	18.6	65	20.1	155	48.0	323	395,900	426,293
Year-to-date 2012	23	8.2	27	9.7	37	13.3	53	19.0	139	49.8	279	392,990	442,712

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2013						
Submarket	Q2 2013	Q2 2012	% Change	YTD 2013	YTD 2012	% Change
St. Catharines City	439,656	663,806	-33.8	431,115	523,205	-17.6
Niagara Falls	358,833	368,521	-2.6	357,406	369,043	-3.2
Welland	373,481	350,191	6.7	352,081	351,072	0.3
Lincoln Town	461,718	464,131	-0.5	486,352	487,108	-0.2
Fort Erie	353,819	333,855	6.0	379,641	330,635	14.8
Niagara-on-the-Lake	607,459	611,822	-0.7	574,415	594,672	-3.4
Pelham	476,094	460,706	3.3	510,583	459,330	11.2
Port Colborne	--	--	n/a	--	--	n/a
Thorold City	344,017	--	n/a	337,041	--	n/a
Wainfleet Township	--	--	n/a	--	--	n/a
St. Catharines-Niagara CMA	420,278	452,480	-7.1	419,715	438,671	-4.3
Grimsby	516,800	459,589	12.4	525,950	489,916	7.4
West Lincoln	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region	425,552	453,023	-6.1	426,293	442,712	-3.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Niagara
Second Quarter 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	306	12.1	495	713	777	63.7	214,600	-0.5	218,638
	February	430	2.4	468	767	833	56.2	223,732	5.7	236,071
	March	534	3.9	488	1,074	949	51.4	226,091	3.7	234,023
	April	591	15.7	493	1,084	883	55.8	232,229	1.3	231,939
	May	595	-0.8	460	1,040	818	56.2	234,221	10.5	243,972
	June	548	-8.8	458	878	779	58.8	238,525	3.1	230,503
	July	499	-10.1	437	914	810	54.0	248,304	2.4	234,255
	August	479	-22.4	439	847	825	53.2	235,936	8.4	233,828
	September	464	-10.9	477	849	837	57.0	234,844	4.9	226,001
	October	460	3.6	477	811	812	58.7	233,442	4.5	231,672
	November	386	-12.7	436	632	783	55.7	222,988	-1.3	223,903
	December	262	-12.7	428	414	917	46.7	227,246	4.1	240,189
2013	January	295	-3.6	458	769	819	55.9	219,479	2.3	222,179
	February	334	-22.3	388	716	815	47.6	225,637	0.9	237,897
	March	493	-7.7	459	878	769	59.7	227,247	0.5	231,173
	April	545	-7.8	442	1,069	854	51.8	236,032	1.6	236,352
	May	594	-0.2	458	1,074	844	54.3	239,123	2.1	246,491
	June	565	3.1	469	903	816	57.5	245,300	2.8	238,251
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	1,734	1.3		3,002			234,903	4.9	
	Q2 2013	1,704	-1.7		3,046			240,183	2.2	
	YTD 2012	3,004	2.9		5,556			229,669	4.2	
	YTD 2013	2,826	-5.9		5,409			234,046	1.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA; Represents the combined St. Catharines District, Niagara Falls - Fort Erie, and the Welland District Real Estate Boards
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators Second Quarter 2013											
		Interest Rates			NHPI, Total, St. Catharines-Niagara CMA 2007=100	CPI, 2002 =100 (Ontario)	St. Catharines-Niagara CMA Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	112.3	120.6	196.7	7.5	62.7	794
	February	595	3.20	5.24	112.7	121.4	197.9	7.7	63.3	797
	March	595	3.20	5.24	113.3	122.0	198.7	7.6	63.4	794
	April	607	3.20	5.44	113.6	122.4	200.1	7.9	64.0	789
	May	601	3.20	5.34	114.1	122.4	202.1	7.8	64.6	786
	June	595	3.20	5.24	114.5	121.6	203.5	8.1	65.2	792
	July	595	3.10	5.24	114.6	121.4	204.5	8.3	65.6	796
	August	595	3.10	5.24	114.9	121.8	204.2	8.4	65.6	797
	September	595	3.10	5.24	115.3	122.0	204.6	8.4	65.7	791
	October	595	3.10	5.24	115.6	122.2	204.0	8.6	65.6	789
	November	595	3.10	5.24	115.9	121.9	202.0	8.2	64.7	782
	December	595	3.00	5.24	116.0	121.3	201.1	7.8	64.2	776
2013	January	595	3.00	5.24	116.2	121.3	201.6	7.1	63.8	771
	February	595	3.00	5.24	116.2	122.8	202.4	7.1	64.1	776
	March	590	3.00	5.14	116.3	123.2	201.9	7.9	64.4	784
	April	590	3.00	5.14	116.5	122.9	199.3	8.6	64.1	793
	May	590	3.00	5.14	116.6	123.0	198.7	8.6	63.8	796
	June	590	3.14	5.14		123.2	195.8	8.3	62.7	802
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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Les rapports électroniques du Centre d'analyse de marché de la SCHL procurent une foule de renseignements détaillés sur les marchés national, provinciaux, régionaux et locaux.

- **Prévisions et analyses :** renseignements sur les tendances futures du marché de l'habitation aux échelles locale, régionale et nationale.
- **Données et statistiques :** renseignements sur les différents aspects du marché de l'habitation – mises en chantier, loyers, taux d'inoccupation, et beaucoup plus!

Téléchargez l'Enquête 2013 de la SCHL auprès des emprunteurs!

- Obtenez une perspective unique sur les attitudes et les comportements des récents emprunteurs hypothécaires.
- Découvrez à quel point il est facile de tirer parti des constatations de l'Enquête.
- Relevez les occasions et établissez des relations plus solides avec vos clients.

Téléchargez le document dès aujourd'hui à l'adresse : www.schl.ca/enquete2013

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02-07-13