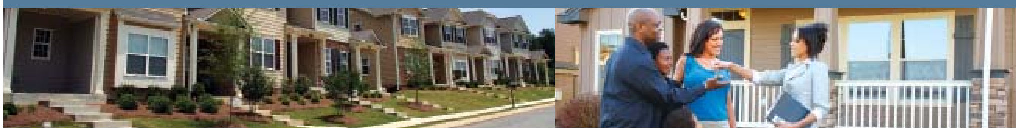
HOUSING MARKET INFORMATION

HOUSING NOW
St. Catharines-Niagara CMA



CANADA MORTGAGE AND HOUSING CORPORATION

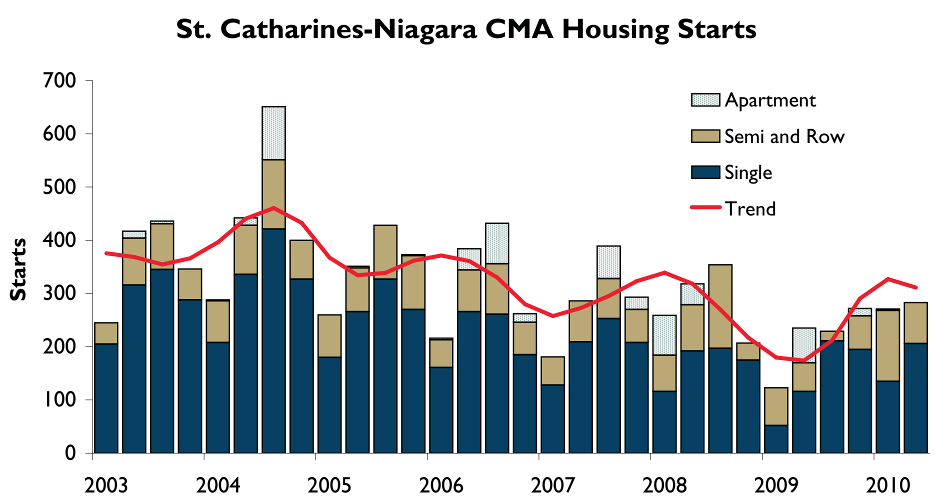
Date Released: Third Quarter 2010

New Home Market

New Construction Stabilizing

The pace of housing starts in Niagara (refers to both the St. Catharines-Niagara CMA and the Niagara Region)[1] moderated in the second quarter of 2010, after trending up strongly in the first quarter of the year. Still, builders poured concrete for the largest number of new homes since the third quarter of 2008. Several factors contributed to the increase in second quarter new home construction. Improved economic, notably labour market, conditions, relatively more move-up buyers who typically purchase homes with higher price tags, a tight resale market and still near-bottom mortgage rates gave buyers the impetus to search in the market place for brand new homes.

Figure 1



Source: CMHC

[1] Niagara Region includes the municipalities of Grimsby and West Lincoln which are excluded from the Statistics Canada's definition of the boundaries of the St. Catharines-Niagara Census Metropolitan Area (CMA).

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As in the first quarter of 2010, Niagara housing starts in the second quarter also advanced largely on the back of single-detached home construction. Starts of detached homes were ramped up ahead of the HST deadline and accounted for almost three quarters of starts. The product was selling so well that as of June 2010, the inventory of unsold single-detached homes remaining in the builders' portfolios dropped to the lowest level in a decade, encouraging builders start more singles to replenish the pipeline. Semi-detached and townhouse starts also increased compared to the second quarter last year. With no apartment units started during the quarter, construction of this type of housing dragged total starts slightly down. In year-to-date terms, housing starts in the first half of 2010 were comparable to the average starts recorded during 2005-2008 period.

The average price of newly completed single-detached homes in Niagara in the second quarter compared to the same quarter last year increased slightly. Builders reported that increasing costs for both building materials and labour bumped up the new housing price index.

The growth in new home construction was more pronounced in Lincoln, St. Catharines, Grimsby, Welland and West Lincoln. In the former two municipalities, the increase in residential construction of townhouses was greater than of detached homes. The issue of land availability is particularly acute in St. Catharines which encourages home building which uses land more intensively.

Resale Market

Resale Market Still Tight

Many of the factors supporting resale market activity in the last four quarters continued to be at play also in the second quarter of 2010. Strengthening consumer sentiment, expectations of rising mortgage rates in response to improving economic performance, and, in a more muted way, tighter mortgage insurance rules drove the resale market in the quarter. In fact, sales of existing homes in the second quarter hit the highest level since the second quarter of 2007. Sales activity was pulled up by more repeat buyers as the majority of first-time buyers had already settled into their new homes. However, the market seemed to have turned the corner in April ahead of the traditionally busier months of May and June as the spring market started early this year.

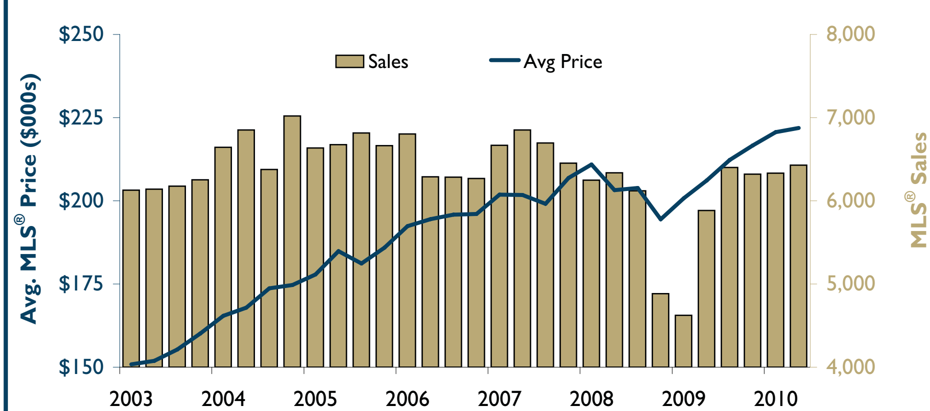
Prices increased as more sales to repeat buyers meant more homes sold at the higher end of the price range. Move-up buyer activity was buoyed up by a robust increase in the employment of workers 45 years old and above, the age group typically associated with move-up buying. Although this category of buyer needs to sell their current property as they buy a different home, new listings of units put up for sale in the market decreased somewhat from the previous quarter on a seasonally adjusted basis. Indeed, the market tightened up somewhat, but not sufficiently to reverse the deceleration in price growth in evidence since mid-2009.

Consistent with the overall tightness of the market, existing homes were selling at the thinnest discount from the listing price since the third quarter of 2004 at nearly three percent. The average number of days to sell a listed property fell to 60, the shortest duration since the second quarter of 2008.

On a submarket basis, average prices in the second quarter of 2010 advanced at above-average rates in St. Catharines, Thorold and Pelham/Fonthill. Prices in the City of St. Catharines picked up strongly in May as the average selling price of single-detached homes set a new record of nearly $240,000, beating the previous record by hefty $8,000.

Figure 2

St. Catharines-Niagara MLS® Sales and Average Price*



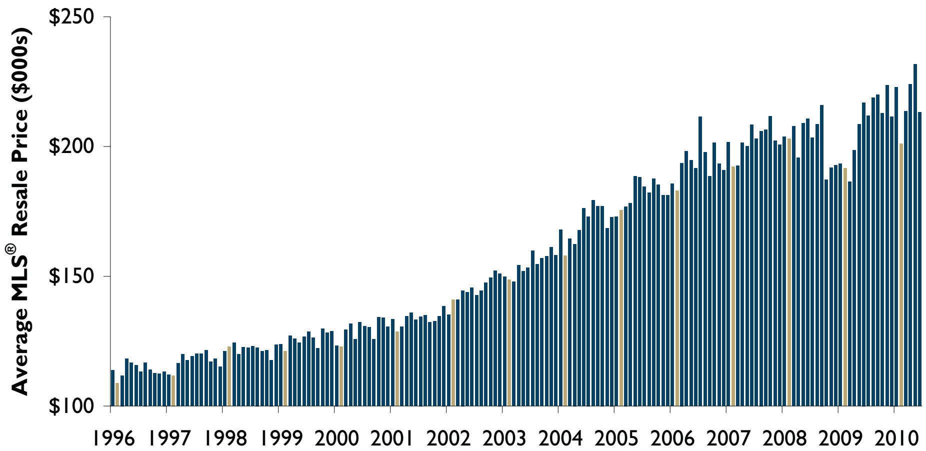
Source: CMHC, CREA (MLS®)
* Both sales and prices are seasonally adjusted. In addition, quarterly sales data are multiplied by 4 to show an annual rate.

Price Patterns

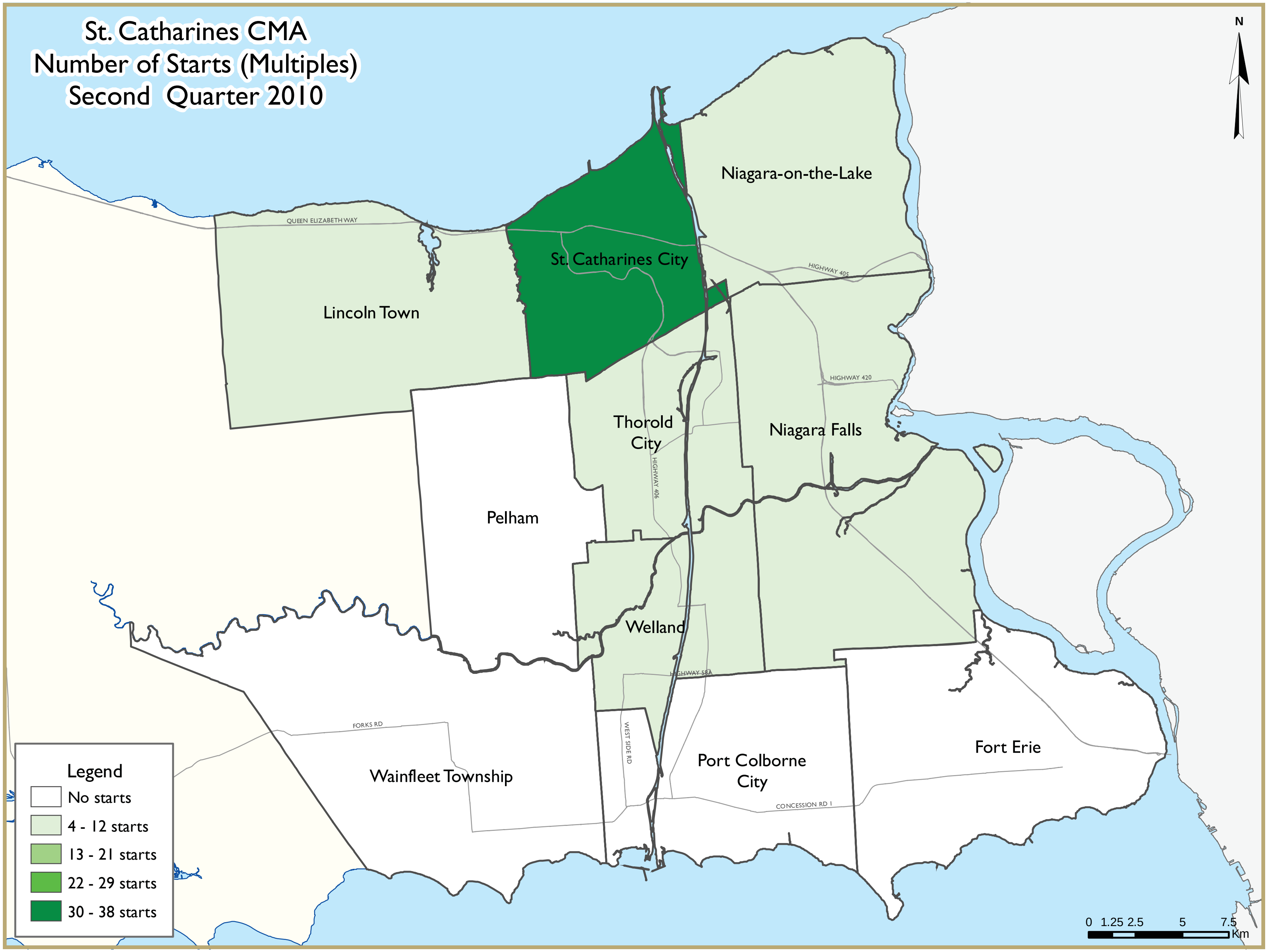
Monthly average prices of existing homes in Niagara, as well as in other areas, exhibit a recurring seasonal pattern. In fact, prices in the month of February in Niagara have been frequently the lowest for the year. Although not totally consistent for all years due to a variety of reasons, the pattern is more discernible over a longer period, as shown in the chart. The most recent housing market downturn distorted the usual seasonality slightly. In 2008, resale home prices dropped noticeably in October and after reaching a low point in March of 2009, the price run-up continued pretty much through the end of the year as the housing market recovery took hold. In 2010, the resale market seems to have returned to normal conditions, with February prices the lowest so far. Although February prices may offer a buying opportunity for some, listings are typically at low levels during the winter months limiting buying opportunities.

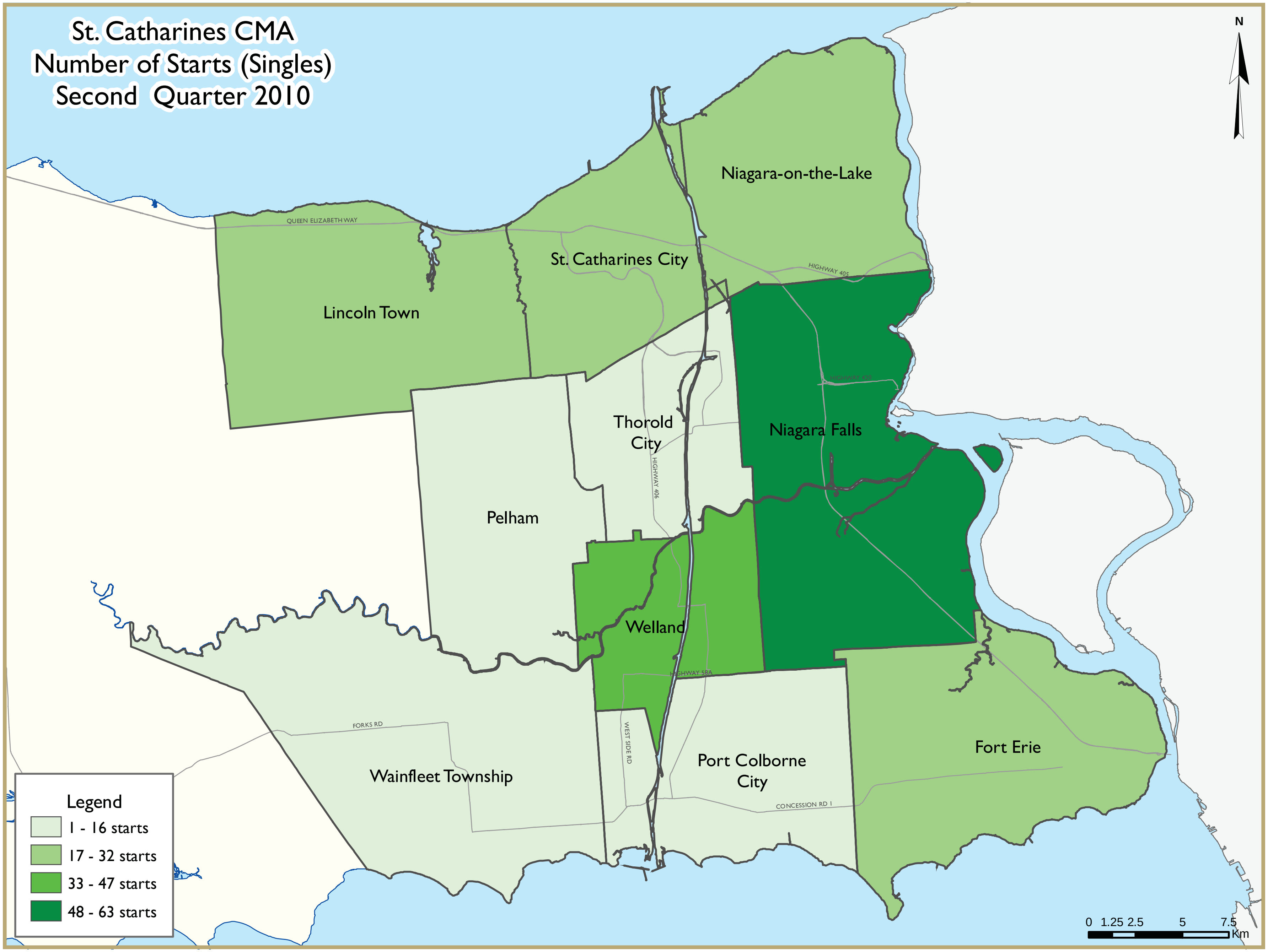
Figure 3

Niagara Resale Prices Often Lower in February

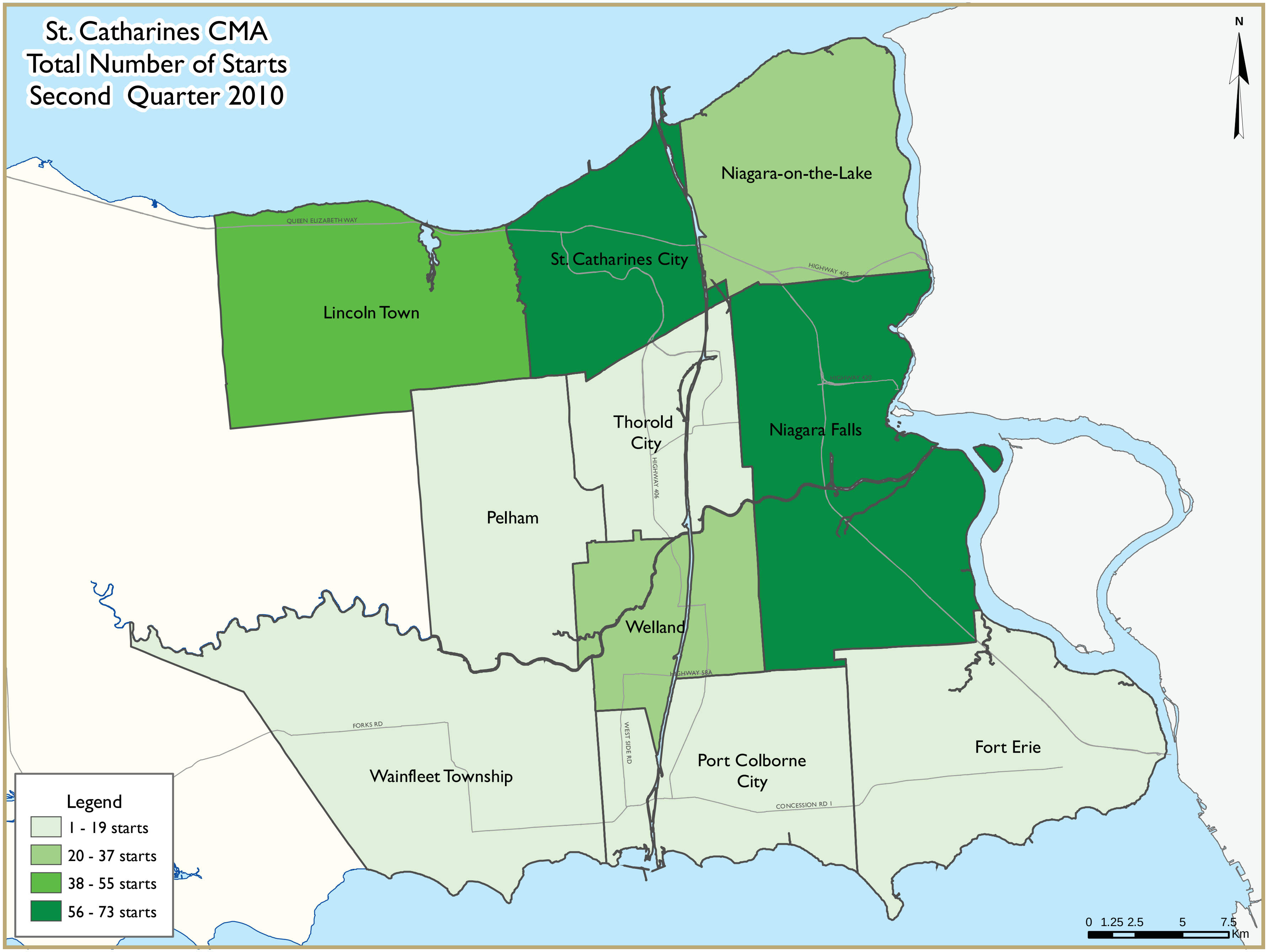


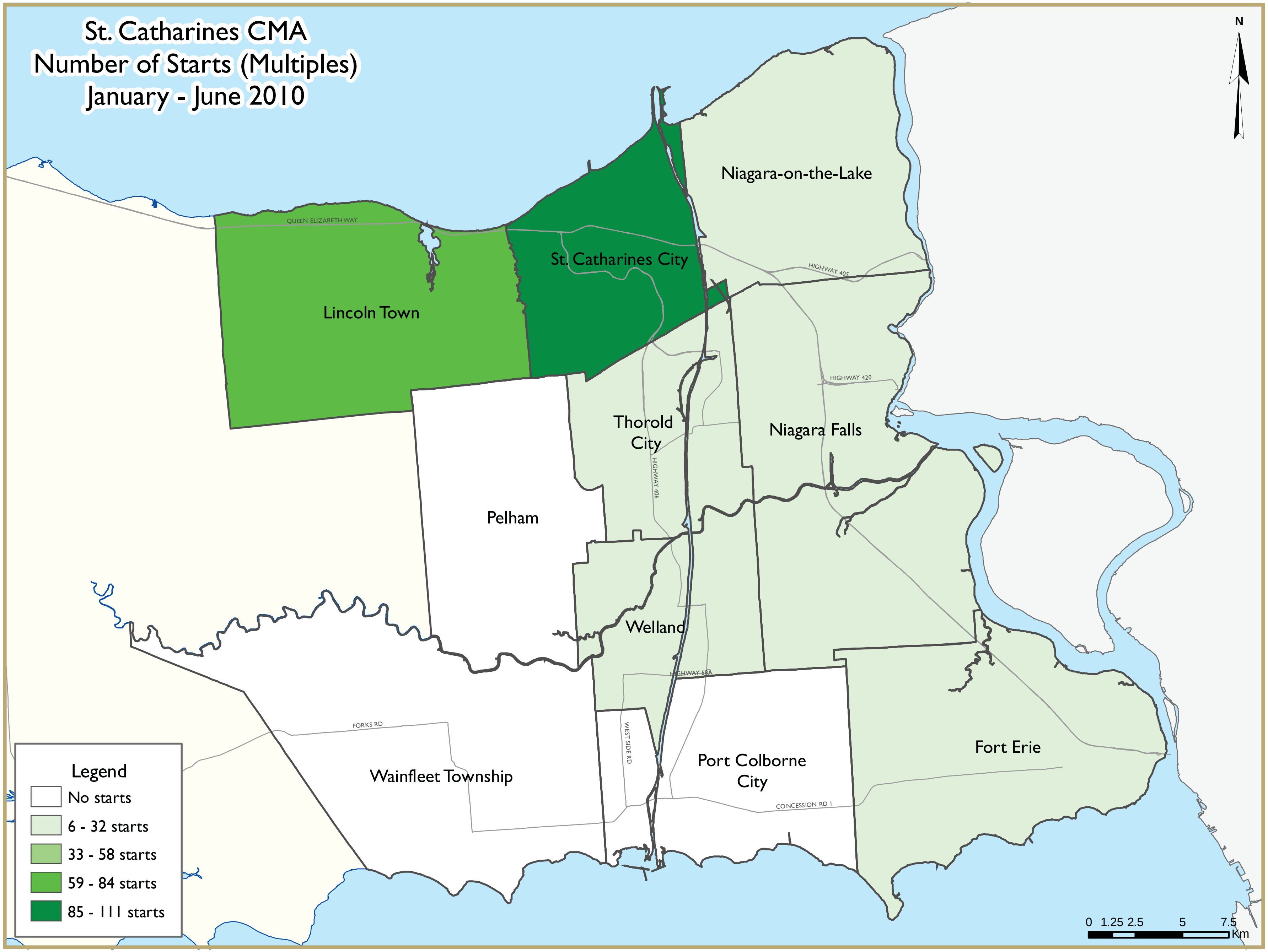
Source: CREA (MLS®)

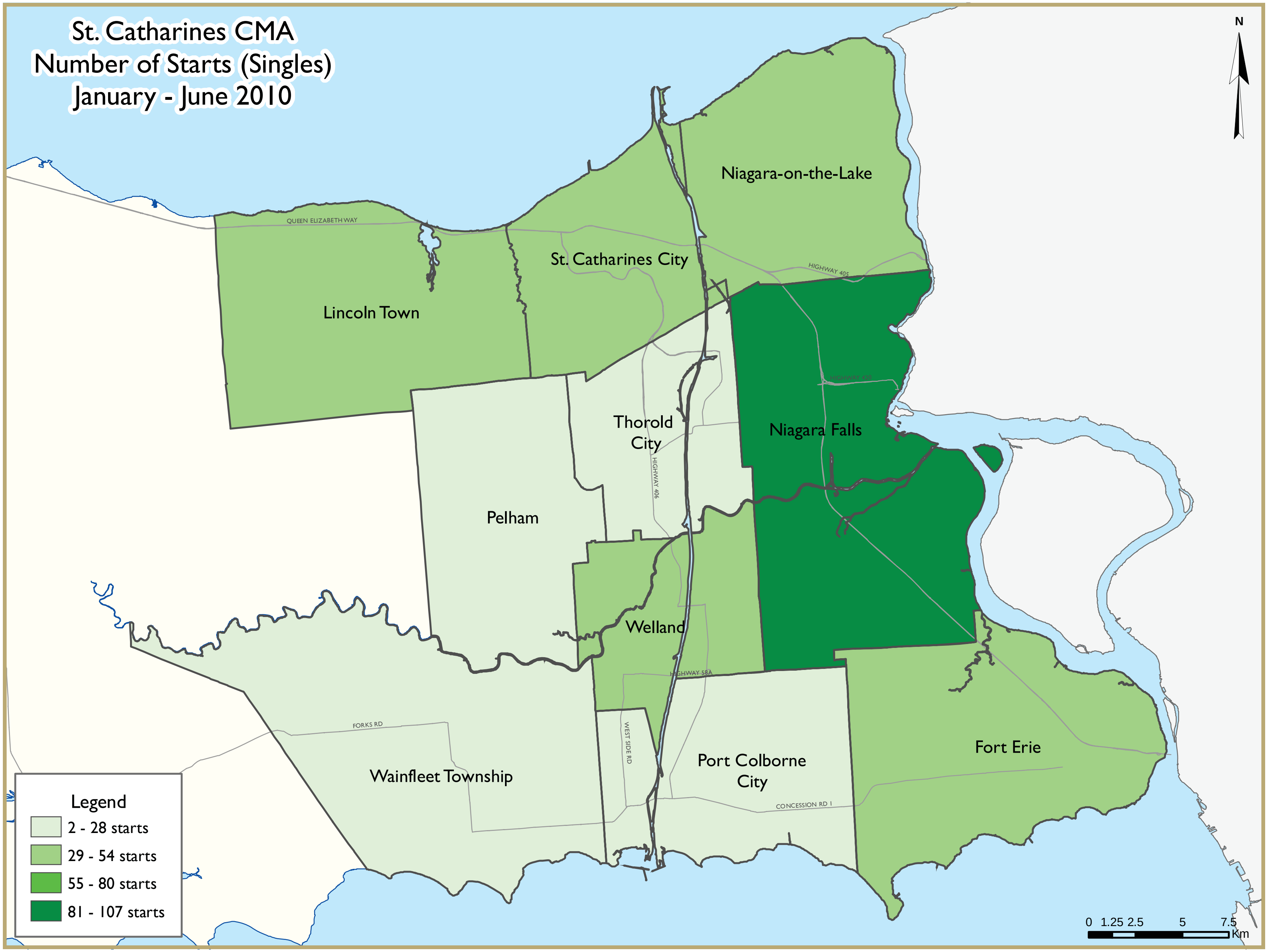

St. Catharines CMA
Number of Starts (Multiples)
Second Quarter 2010
N
Niagara-on-the-Lake
St. Catharines City
Lincoln Town
Thorold City
Niagara Falls
Pelham
Welland
Wainfleet Township
Port Colborne City
Fort Erie
QUEEN ELIZABETH WAY
HIGHWAY 405
HIGHWAY 420
HIGHWAY 406
HIGHWAY 58A
FORKS RD
WEST SIDE RD
CONCESSION RD 1
Legend
No starts
4 - 12 starts
13 - 21 starts
22 - 29 starts
30 - 38 starts
0 1.25 2.5 5 7.5
Km



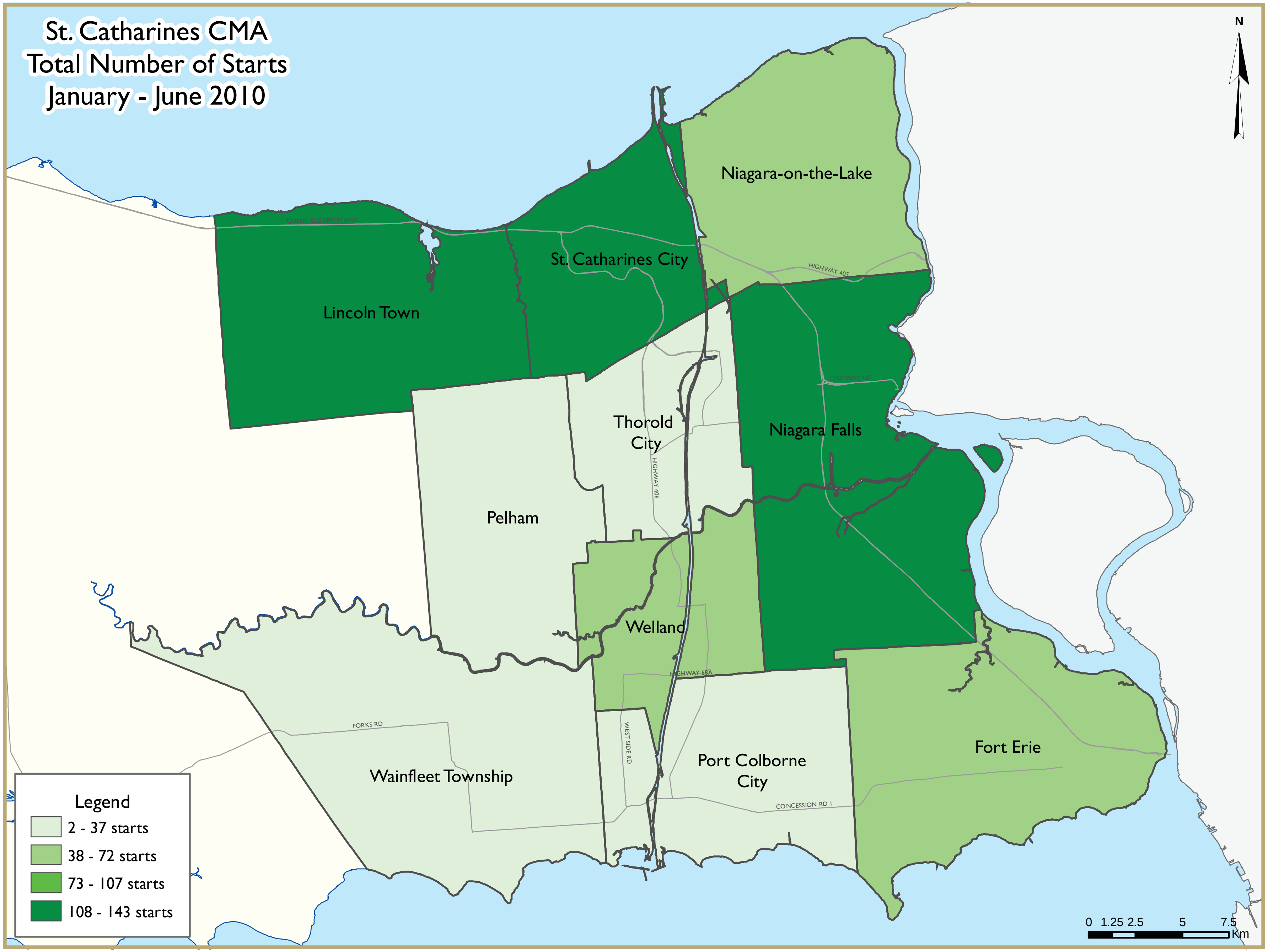
St. Catharines CMA
Number of Starts (Singles)
Second Quarter 2010
Niagara-on-the-Lake
St. Catharines City
Lincoln Town
Thorold City
Niagara Falls
Pelham
Welland
Wainfleet Township
Port Colborne City
Fort Erie
QUEEN ELIZABETH WAY
HIGHWAY 405
HIGHWAY 406
HIGHWAY 58A
FORKS RD
WEST SIDE RD
CONCESSION RD 1
Legend
1 - 16 starts
17 - 32 starts
33 - 47 starts
48 - 63 starts
N
0 1.25 2.5 5 7.5
Km


St. Catharines CMA
Total Number of Starts
Second Quarter 2010
N
Niagara-on-the-Lake
St. Catharines City
Lincoln Town
Thorold City
Niagara Falls
Pelham
Welland
Wainfleet Township
Port Colborne City
Fort Erie
QUEEN ELIZABETH WAY
HIGHWAY 405
HIGHWAY 406
HIGHWAY 58A
FORKS RD
WEST SIDE RD
CONCESSION RD 1
Legend
1 - 19 starts
20 - 37 starts
38 - 55 starts
56 - 73 starts
0 1.25 2.5 5 7.5
Km


St. Catharines CMA
Number of Starts (Multiples)
January - June 2010
N
Niagara-on-the-Lake
St. Catharines City
Lincoln Town
Thorold City
Niagara Falls
Pelham
Welland
Wainfleet Township
Port Colborne City
Fort Erie
QUEEN ELIZABETH WAY
HIGHWAY 405
HIGHWAY 420
HIGHWAY 406
HIGHWAY 58A
FORKS RD
WEST SIDE RD
CONCESSION RD 1
Legend
No starts
6 - 32 starts
33 - 58 starts
59 - 84 starts
85 - 111 starts
0 1.25 2.5 5 7.5
Km



St. Catharines CMA
Number of Starts (Singles)
January - June 2010
N
Niagara-on-the-Lake
St. Catharines City
Lincoln Town
Thorold City
Niagara Falls
Pelham
Welland
Fort Erie
Port Colborne City
Wainfleet Township
QUEEN ELIZABETH WAY
HIGHWAY 405
HIGHWAY 406
HIGHWAY 58A
FORKS RD
WEST SIDE RD
CONCESSION RD 1
Legend
2 - 28 starts
29 - 54 starts
55 - 80 starts
81 - 107 starts
0 1.25 2.5 5 7.5
Km



St. Catharines CMA
Total Number of Starts
January - June 2010
N
Niagara-on-the-Lake
St. Catharines City
Lincoln Town
Thorold City
Niagara Falls
Pelham
Welland
Wainfleet Township
Port Colborne City
Fort Erie
HIGHWAY 406
HIGHWAY 405
FORKS RD
WEST SIDE RD
CONCESSION RD 1
HIGHWAY 58A
Legend
2 - 37 starts
38 - 72 starts
73 - 107 starts
108 - 143 starts
0 1.25 2.5 5 7.5
Km

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
First Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2010	186	16	98	1	15	0	10	3	329
Q1 2009	66	4	42	0	25	0	0	0	137
% Change	181.8	**	133.3	n/a	-40.0	n/a	n/a	n/a	140.1
Year-to-date 2010	186	16	98	1	15	0	10	3	329
Year-to-date 2009	66	4	42	0	25	0	0	0	137
% Change	181.8	**	133.3	n/a	-40.0	n/a	n/a	n/a	140.1
UNDER CONSTRUCTION									
Q1 2010	410	32	242	2	116	85	14	107	1,008
Q1 2009	316	26	315	1	110	188	12	44	1,012
% Change	29.7	23.1	-23.2	100.0	5.5	-54.8	16.7	143.2	-0.4
COMPLETIONS									
Q1 2010	185	22	53	2	66	0	0	32	360
Q1 2009	164	16	51	1	19	0	1	0	252
% Change	12.8	37.5	3.9	100.0	**	n/a	-100.0	n/a	42.9
Year-to-date 2010	185	22	53	2	66	0	0	32	360
Year-to-date 2009	164	16	51	1	19	0	1	0	252
% Change	12.8	37.5	3.9	100.0	**	n/a	-100.0	n/a	42.9
COMPLETED & NOT ABSORBED									
Q1 2010	70	26	26	10	13	22	0	0	167
Q1 2009	116	28	28	2	8	14	1	0	197
% Change	-39.7	-7.1	-7.1	**	62.5	57.1	-100.0	n/a	-15.2
ABSORBED									
Q1 2010	173	10	40	1	56	1	1	1	283
Q1 2009	152	9	36	1	21	2	0	0	221
% Change	13.8	11.1	11.1	0.0	166.7	-50.0	n/a	n/a	28.1
Year-to-date 2010	173	10	40	1	56	1	1	1	283
Year-to-date 2009	152	9	36	1	21	2	0	0	221
% Change	13.8	11.1	11.1	0.0	166.7	-50.0	n/a	n/a	28.1

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

Table 1b: Housing Activity Summary of St. Catharines-Niagara CMA
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2010	206	20	31	0	18	0	8	0	283
Q2 2009	116	14	11	0	29	21	0	44	235
% Change	77.6	42.9	181.8	n/a	-37.9	-100.0	n/a	-100.0	20.4
Year-to-date 2010	340	30	129	1	33	0	18	3	554
Year-to-date 2009	168	18	53	0	54	21	0	44	358
% Change	102.4	66.7	143.4	n/a	-38.9	-100.0	n/a	-93.2	54.7
UNDER CONSTRUCTION									
Q2 2010	388	34	228	1	110	85	41	64	951
Q2 2009	260	34	213	1	132	152	14	152	958
% Change	49.2	0.0	7.0	0.0	-16.7	-44.1	192.9	-57.9	-0.7
COMPLETIONS									
Q2 2010	157	12	23	1	16	0	0	40	249
Q2 2009	127	6	46	0	4	0	8	0	191
% Change	23.6	100.0	-50.0	n/a	**	n/a	-100.0	n/a	30.4
Year-to-date 2010	307	30	56	2	58	0	0	72	525
Year-to-date 2009	260	22	76	1	23	0	9	0	391
% Change	18.1	36.4	-26.3	100.0	152.2	n/a	-100.0	n/a	34.3
COMPLETED & NOT ABSORBED									
Q2 2010	39	23	14	0	9	22	0	0	107
Q2 2009	92	16	22	2	8	14	0	0	154
% Change	-57.6	43.8	-36.4	-100.0	12.5	57.1	n/a	n/a	-30.5
ABSORBED									
Q2 2010	170	17	31	2	17	0	0	0	237
Q2 2009	139	18	47	0	4	0	10	0	218
% Change	22.3	-5.6	-34.0	n/a	**	n/a	-100.0	n/a	8.7
Year-to-date 2010	325	27	59	3	52	1	1	1	469
Year-to-date 2009	273	27	72	1	25	2	10	0	410
% Change	19.0	0.0	-18.1	200.0	108.0	-50.0	-90.0	n/a	14.4

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	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 2010	20	6	8	0	18	0	6	0	58
Q2 2009	12	10	0	0	19	9	0	4	54
Niagara Falls									
Q2 2010	63	4	6	0	0	0	0	0	73
Q2 2009	36	2	0	0	7	12	0	40	97
Welland									
Q2 2010	33	4	0	0	0	0	0	0	37
Q2 2009	15	0	0	0	0	0	0	0	15
Lincoln Town									
Q2 2010	30	0	11	0	0	0	0	0	41
Q2 2009	11	0	4	0	3	0	0	0	18
Fort Erie									
Q2 2010	19	0	0	0	0	0	0	0	19
Q2 2009	10	2	4	0	0	0	0	0	16
Niagara-on-the-Lake									
Q2 2010	22	2	6	0	0	0	0	0	30
Q2 2009	18	0	0	0	0	0	0	0	18
Pelham									
Q2 2010	5	0	0	0	0	0	0	0	5
Q2 2009	6	0	3	0	0	0	0	0	9
Port Colborne									
Q2 2010	1	0	0	0	0	0	0	0	1
Q2 2009	2	0	0	0	0	0	0	0	2
Thorold City									
Q2 2010	10	4	0	0	0	0	2	0	16
Q2 2009	5	0	0	0	0	0	0	0	5
Wainfleet Township									
Q2 2010	3	0	0	0	0	0	0	0	3
Q2 2009	1	0	0	0	0	0	0	0	1
St. Catharines-Niagara CMA									
Q2 2010	206	20	31	0	18	0	8	0	283
Q2 2009	116	14	11	0	29	21	0	44	235
Grimsby									
Q2 2010	34	0	0	0	0	0	0	0	34
Q2 2009	20	0	0	0	0	0	0	0	20
West Lincoln									
Q2 2010	0	0	0	0	0	0	0	0	0
Q2 2009	0	0	0	0	0	0	0	0	0
Niagara Region									
Q2 2010	240	20	31	0	18	0	8	0	317
Q2 2009	136	14	11	0	29	21	0	44	255

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2010									
	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 2010	29	10	87	0	23	0	34	0	183
Q2 2009	23	10	72	0	38	9	0	4	156
Niagara Falls									
Q2 2010	140	14	21	1	44	71	0	64	355
Q2 2009	99	12	28	1	49	71	0	104	364
Welland									
Q2 2010	53	4	23	0	3	0	0	0	83
Q2 2009	31	2	23	0	0	72	6	44	178
Lincoln Town									
Q2 2010	39	0	50	0	12	0	1	0	102
Q2 2009	15	0	35	0	17	0	0	0	67
Fort Erie									
Q2 2010	43	0	13	0	24	0	4	0	84
Q2 2009	28	6	19	0	10	0	8	0	71
Niagara-on-the-Lake									
Q2 2010	35	2	19	0	0	0	0	0	56
Q2 2009	31	2	18	0	6	0	0	0	57
Pelham									
Q2 2010	21	0	15	0	4	0	0	0	40
Q2 2009	12	0	18	0	4	0	0	0	34
Port Colborne									
Q2 2010	5	0	0	0	0	14	0	0	19
Q2 2009	6	0	0	0	0	0	0	0	6
Thorold City									
Q2 2010	16	4	0	0	0	0	2	0	22
Q2 2009	8	2	0	0	8	0	0	0	18
Wainfleet Township									
Q2 2010	7	0	0	0	0	0	0	0	7
Q2 2009	7	0	0	0	0	0	0	0	7
St. Catharines-Niagara CMA									
Q2 2010	388	34	228	1	110	85	41	64	951
Q2 2009	260	34	213	1	132	152	14	152	958
Grimsby									
Q2 2010	48	0	0	0	0	0	0	0	48
Q2 2009	27	0	43	0	0	0	0	0	70
West Lincoln									
Q2 2010	0	0	0	0	0	0	0	0	0
Q2 2009	0	0	0	0	0	0	0	0	0
Niagara Region									
Q2 2010	436	34	228	1	110	85	41	64	999
Q2 2009	287	34	256	1	132	152	14	152	1,028

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2010									
	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 2010	11	8	0	0	8	0	0	0	27
Q2 2009	14	2	17	0	0	0	0	0	33
Niagara Falls									
Q2 2010	50	2	0	0	8	0	0	40	100
Q2 2009	14	2	0	0	0	0	0	0	16
Welland									
Q2 2010	13	0	4	0	0	0	0	0	17
Q2 2009	18	0	5	0	0	0	0	0	23
Lincoln Town									
Q2 2010	25	0	4	0	0	0	0	0	29
Q2 2009	22	0	11	0	0	0	0	0	33
Fort Erie									
Q2 2010	20	2	7	0	0	0	0	0	29
Q2 2009	19	0	0	0	0	0	0	0	19
Niagara-on-the-Lake									
Q2 2010	14	0	8	1	0	0	0	0	23
Q2 2009	14	0	0	0	0	0	0	0	14
Pelham									
Q2 2010	8	0	0	0	0	0	0	0	8
Q2 2009	15	0	13	0	4	0	0	0	32
Port Colborne									
Q2 2010	2	0	0	0	0	0	0	0	2
Q2 2009	2	0	0	0	0	0	8	0	10
Thorold City									
Q2 2010	8	0	0	0	0	0	0	0	8
Q2 2009	7	2	0	0	0	0	0	0	9
Wainfleet Township									
Q2 2010	6	0	0	0	0	0	0	0	6
Q2 2009	2	0	0	0	0	0	0	0	2
St. Catharines-Niagara CMA									
Q2 2010	157	12	23	1	16	0	0	40	249
Q2 2009	127	6	46	0	4	0	8	0	191
Grimsby									
Q2 2010	34	0	0	1	6	0	0	0	41
Q2 2009	24	0	8	0	0	0	0	0	32
West Lincoln									
Q2 2010	0	0	0	0	0	0	0	0	0
Q2 2009	0	0	0	0	0	0	0	0	0
Niagara Region									
Q2 2010	191	12	23	2	22	0	0	40	290
Q2 2009	151	6	54	0	4	0	8	0	223

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2010									
	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 2010	6	10	7	0	8	0	0	0	31
Q2 2009	7	6	13	0	2	0	0	0	28
Niagara Falls									
Q2 2010	7	0	0	0	0	0	0	0	7
Q2 2009	19	0	0	1	0	0	0	0	20
Welland									
Q2 2010	4	0	3	0	0	11	0	0	18
Q2 2009	6	0	5	0	0	0	0	0	11
Lincoln Town									
Q2 2010	8	3	1	0	0	0	0	0	12
Q2 2009	13	3	0	0	0	0	0	0	16
Fort Erie									
Q2 2010	7	5	0	0	0	0	0	0	12
Q2 2009	19	0	0	0	2	0	0	0	21
Niagara-on-the-Lake									
Q2 2010	3	5	2	0	1	11	0	0	22
Q2 2009	17	6	2	1	3	14	0	0	43
Pelham									
Q2 2010	2	0	1	0	0	0	0	0	3
Q2 2009	6	0	2	0	1	0	0	0	9
Port Colborne									
Q2 2010	1	0	0	0	0	0	0	0	1
Q2 2009	1	0	0	0	0	0	0	0	1
Thorold City									
Q2 2010	1	0	0	0	0	0	0	0	1
Q2 2009	4	1	0	0	0	0	0	0	5
Wainfleet Township									
Q2 2010	0	0	0	0	0	0	0	0	0
Q2 2009	0	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA									
Q2 2010	39	23	14	0	9	22	0	0	107
Q2 2009	92	16	22	2	8	14	0	0	154
Grimsby									
Q2 2010	8	0	0	8	0	0	0	0	16
Q2 2009	8	0	4	0	0	0	0	0	12
West Lincoln									
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q2 2010	47	23	14	8	9	22	0	0	123
Q2 2009	100	16	26	2	8	14	0	0	166

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2010									
	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 2010	14	9	4	0	9	0	0	0	36
Q2 2009	22	7	20	0	1	0	0	0	50
Niagara Falls									
Q2 2010	53	2	0	0	8	0	0	0	63
Q2 2009	19	3	1	0	0	0	0	0	23
Welland									
Q2 2010	12	0	4	0	0	0	0	0	16
Q2 2009	15	1	3	0	0	0	0	0	19
Lincoln Town									
Q2 2010	24	0	4	0	0	0	0	0	28
Q2 2009	22	2	11	0	0	0	2	0	37
Fort Erie									
Q2 2010	20	2	7	0	0	0	0	0	29
Q2 2009	20	0	0	0	0	0	0	0	20
Niagara-on-the-Lake									
Q2 2010	21	4	11	2	0	0	0	0	38
Q2 2009	13	3	0	0	0	0	0	0	16
Pelham									
Q2 2010	9	0	1	0	0	0	0	0	10
Q2 2009	17	1	12	0	3	0	0	0	33
Port Colborne									
Q2 2010	2	0	0	0	0	0	0	0	2
Q2 2009	2	0	0	0	0	0	8	0	10
Thorold City									
Q2 2010	9	0	0	0	0	0	0	0	9
Q2 2009	7	1	0	0	0	0	0	0	8
Wainfleet Township									
Q2 2010	6	0	0	0	0	0	0	0	6
Q2 2009	2	0	0	0	0	0	0	0	2
St. Catharines-Niagara CMA									
Q2 2010	170	17	31	2	17	0	0	0	237
Q2 2009	139	18	47	0	4	0	10	0	218
Grimsby									
Q2 2010	32	0	4	2	9	0	0	0	47
Q2 2009	28	0	9	0	0	0	0	0	37
West Lincoln									
Q2 2010	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q2 2009	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q2 2010	202	17	35	4	26	0	0	0	284
Q2 2009	167	18	56	0	4	0	10	0	255

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

Table 1.2a: History of Housing Starts of the Niagara Region
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	681	54	98	0	101	35	2	44	1,015
% Change	-17.2	-3.6	-65.6	-100.0	23.2	-68.5	-75.0	**	-26.0
2008	822	56	285	4	82	111	8	3	1,371
% Change	-18.6	-15.2	47.7	100.0	9.3	44.2	-27.3	-25.0	-4.7
2007	1,010	66	193	2	75	77	11	4	1,438
% Change	-0.6	-34.0	94.9	n/a	-28.6	**	-8.3	-97.1	-3.0
2006	1,016	100	99	0	105	15	12	136	1,483
% Change	-9.5	35.1	-53.7	-100.0	28.0	n/a	9.1	**	-2.2
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
% Change	20.3	-31.8	113.9	-100.0	136.8	n/a	n/a	0.0	31.1
2002	1,091	88	137	9	68	0	0	4	1,405
% Change	8.2	10.0	28.0	n/a	74.4	n/a	n/a	-81.8	11.6
2001	1,008	80	107	0	39	0	0	22	1,259
% Change	-8.8	-24.5	-35.5	n/a	-66.7	-100.0	n/a	n/a	-17.7
2000	1,105	106	166	0	117	30	0	0	1,529

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of St. Catharines-Niagara CMA 2000 - 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
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
% Change	11.9	-40.9	22.1	-100.0	17.5	n/a	n/a	0.0	9.6
2002	1,031	88	122	1	63	0	0	4	1,317
% Change	12.6	10.0	50.6	n/a	96.9	n/a	n/a	-81.8	16.1
2001	916	80	81	0	32	0	0	22	1,134
% Change	-4.8	-16.7	35.0	n/a	-58.4	-100.0	n/a	n/a	-7.8
2000	962	96	60	0	77	30	0	0	1,230

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change
St. Catharines City	20	12	6	10	32	19	0	13	58	54	7.4
Niagara Falls	63	36	4	2	6	7	0	52	73	97	-24.7
Welland	33	15	4	0	0	0	0	0	37	15	146.7
Lincoln Town	30	11	0	0	11	7	0	0	41	18	127.8
Fort Erie	19	10	0	2	0	4	0	0	19	16	18.8
Niagara-on-the-Lake	22	18	2	0	6	0	0	0	30	18	66.7
Pelham	5	6	0	0	0	3	0	0	5	9	-44.4
Port Colborne	1	2	0	0	0	0	0	0	1	2	-50.0
Thorold City	10	5	6	0	0	0	0	0	16	5	**
Wainfleet Township	3	1	0	0	0	0	0	0	3	1	200.0
St. Catharines-Niagara CMA	206	116	22	14	55	40	0	65	283	235	20.4
Grimsby	34	20	0	0	0	0	0	0	34	20	70.0
West Lincoln	0	0	0	0	0	0	0	0	0	0	n/a
Niagara Region	240	136	22	14	55	40	0	65	317	255	24.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
St. Catharines City	32	18	12	12	96	44	3	13	143	87	64.4
Niagara Falls	107	47	6	2	6	7	0	52	119	108	10.2
Welland	48	20	4	0	3	10	0	0	55	30	83.3
Lincoln Town	48	20	0	0	60	21	0	0	108	41	163.4
Fort Erie	35	24	2	2	7	4	0	0	44	30	46.7
Niagara-on-the-Lake	34	20	2	0	6	18	0	0	42	38	10.5
Pelham	14	8	0	0	0	3	0	0	14	11	27.3
Port Colborne	2	4	0	0	0	0	0	0	2	4	-50.0
Thorold City	16	6	6	2	0	0	0	0	22	8	175.0
Wainfleet Township	5	1	0	0	0	0	0	0	5	1	**
St. Catharines-Niagara CMA	341	168	32	18	178	107	3	65	554	358	54.7
Grimsby	76	32	0	0	0	0	0	0	76	32	137.5
West Lincoln	0	0	0	0	0	0	0	0	0	0	n/a
Niagara Region	417	200	32	18	178	107	3	65	630	390	61.5

Source: CMHC (Starts and Completions Survey)

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
St. Catharines City	26	19	6	0	0	9	0	4
Niagara Falls	6	7	0	0	0	12	0	40
Welland	0	0	0	0	0	0	0	0
Lincoln Town	11	7	0	0	0	0	0	0
Fort Erie	0	4	0	0	0	0	0	0
Niagara-on-the-Lake	6	0	0	0	0	0	0	0
Pelham	0	3	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	0	0	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	49	40	6	0	0	21	0	44
Grimsby	0	0	0	0	0	0	0	0
West Lincoln	0	0	0	0	0	0	0	0
Niagara Region	49	40	6	0	0	21	0	44

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
St. Catharines City	80	44	16	0	0	9	3	4
Niagara Falls	6	7	0	0	0	12	0	40
Welland	3	10	0	0	0	0	0	0
Lincoln Town	60	21	0	0	0	0	0	0
Fort Erie	7	4	0	0	0	0	0	0
Niagara-on-the-Lake	6	18	0	0	0	0	0	0
Pelham	0	3	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	0	0	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	162	107	16	0	0	21	3	44
Grimsby	0	0	0	0	0	0	0	0
West Lincoln	0	0	0	0	0	0	0	0
Niagara Region	162	107	16	0	0	21	3	44

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
St. Catharines City	34	22	18	28	6	4	58	54
Niagara Falls	73	38	0	19	0	40	73	97
Welland	37	15	0	0	0	0	37	15
Lincoln Town	41	15	0	3	0	0	41	18
Fort Erie	19	16	0	0	0	0	19	16
Niagara-on-the-Lake	30	18	0	0	0	0	30	18
Pelham	5	9	0	0	0	0	5	9
Port Colborne	1	2	0	0	0	0	1	2
Thorold City	14	5	0	0	2	0	16	5
Wainfleet Township	3	1	0	0	0	0	3	1
St. Catharines-Niagara CMA	257	141	18	50	8	44	283	235
Grimsby	34	20	0	0	0	0	34	20
West Lincoln	0	0	0	0	0	0	0	0
Niagara Region	291	161	18	50	8	44	317	255

Table 2.5: Starts by Submarket and by Intended Market January - June 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
St. Catharines City	101	44	23	39	19	4	143	87
Niagara Falls	119	49	0	19	0	40	119	108
Welland	52	30	3	0	0	0	55	30
Lincoln Town	108	24	0	17	0	0	108	41
Fort Erie	37	30	7	0	0	0	44	30
Niagara-on-the-Lake	41	38	1	0	0	0	42	38
Pelham	14	11	0	0	0	0	14	11
Port Colborne	2	4	0	0	0	0	2	4
Thorold City	20	8	0	0	2	0	22	8
Wainfleet Township	5	1	0	0	0	0	5	1
St. Catharines-Niagara CMA	499	239	34	75	21	44	554	358
Grimsby	76	32	0	0	0	0	76	32
West Lincoln	0	0	0	0	0	0	0	0
Niagara Region	575	271	34	75	21	44	630	390

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change
St. Catharines City	11	14	8	2	8	17	0	0	27	33	-18.2
Niagara Falls	50	14	2	2	8	0	40	0	100	16	**
Welland	13	18	0	0	4	5	0	0	17	23	-26.1
Lincoln Town	25	22	0	0	4	11	0	0	29	33	-12.1
Fort Erie	20	19	2	0	7	0	0	0	29	19	52.6
Niagara-on-the-Lake	15	14	0	0	8	0	0	0	23	14	64.3
Pelham	8	15	0	0	0	17	0	0	8	32	-75.0
Port Colborne	2	2	0	0	0	8	0	0	2	10	-80.0
Thorold City	8	7	0	2	0	0	0	0	8	9	-11.1
Wainfleet Township	6	2	0	0	0	0	0	0	6	2	200.0
St. Catharines-Niagara CMA	158	127	12	6	39	58	40	0	249	191	30.4
Grimsby	35	24	0	0	6	8	0	0	41	32	28.1
West Lincoln	0	0	0	0	0	0	0	0	0	0	n/a
Niagara Region	193	151	12	6	45	66	40	0	290	223	30.0

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
St. Catharines City	26	23	18	14	52	63	9	0	105	100	5.0
Niagara Falls	101	50	2	4	12	0	63	0	178	54	**
Welland	31	31	0	0	4	5	0	3	35	39	-10.3
Lincoln Town	45	37	0	0	17	11	0	0	62	48	29.2
Fort Erie	42	49	8	0	7	0	0	0	57	49	16.3
Niagara-on-the-Lake	27	22	2	2	14	0	0	0	43	24	79.2
Pelham	14	29	0	0	0	17	0	0	14	46	-69.6
Port Colborne	4	3	0	0	0	8	0	0	4	11	-63.6
Thorold City	12	10	0	2	8	0	0	0	20	12	66.7
Wainfleet Township	7	8	0	0	0	0	0	0	7	8	-12.5
St. Catharines-Niagara CMA	309	262	30	22	114	104	72	3	525	391	34.3
Grimsby	64	47	0	0	46	21	0	0	110	68	61.8
West Lincoln	0	0	0	0	0	0	0	0	0	0	n/a
Niagara Region	373	309	30	22	160	125	72	3	635	459	38.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
St. Catharines City	8	17	0	0	0	0	0	0
Niagara Falls	8	0	0	0	0	0	40	0
Welland	4	5	0	0	0	0	0	0
Lincoln Town	4	11	0	0	0	0	0	0
Fort Erie	7	0	0	0	0	0	0	0
Niagara-on-the-Lake	8	0	0	0	0	0	0	0
Pelham	0	17	0	0	0	0	0	0
Port Colborne	0	0	0	8	0	0	0	0
Thorold City	0	0	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	39	50	0	8	0	0	40	0
Grimsby	6	8	0	0	0	0	0	0
West Lincoln	0	0	0	0	0	0	0	0
Niagara Region	45	58	0	8	0	0	40	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
St. Catharines City	52	63	0	0	0	0	9	0
Niagara Falls	12	0	0	0	0	0	63	0
Welland	4	5	0	0	0	3	0	0
Lincoln Town	17	11	0	0	0	0	0	0
Fort Erie	7	0	0	0	0	0	0	0
Niagara-on-the-Lake	14	0	0	0	0	0	0	0
Pelham	0	17	0	0	0	0	0	0
Port Colborne	0	0	0	8	0	0	0	0
Thorold City	8	0	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
St. Catharines-Niagara CMA	114	96	0	8	0	3	72	0
Grimsby	46	21	0	0	0	0	0	0
West Lincoln	0	0	0	0	0	0	0	0
Niagara Region	160	117	0	8	0	3	72	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
St. Catharines City	19	33	8	0	0	0	27	33
Niagara Falls	52	16	8	0	40	0	100	16
Welland	17	23	0	0	0	0	17	23
Lincoln Town	29	33	0	0	0	0	29	33
Fort Erie	29	19	0	0	0	0	29	19
Niagara-on-the-Lake	22	14	1	0	0	0	23	14
Pelham	8	28	0	4	0	0	8	32
Port Colborne	2	2	0	0	0	8	2	10
Thorold City	8	9	0	0	0	0	8	9
Wainfleet Township	6	2	0	0	0	0	6	2
St. Catharines-Niagara CMA	192	179	17	4	40	8	249	191
Grimsby	34	32	7	0	0	0	41	32
West Lincoln	0	0	0	0	0	0	0	0
Niagara Region	226	211	24	4	40	8	290	223

Table 3.5: Completions by Submarket and by Intended Market January - June 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
St. Catharines City	59	81	37	19	9	0	105	100
Niagara Falls	107	54	8	0	63	0	178	54
Welland	35	39	0	0	0	0	35	39
Lincoln Town	57	47	5	0	0	1	62	48
Fort Erie	57	48	0	1	0	0	57	49
Niagara-on-the-Lake	41	24	2	0	0	0	43	24
Pelham	14	42	0	4	0	0	14	46
Port Colborne	4	3	0	0	0	8	4	11
Thorold City	12	12	8	0	0	0	20	12
Wainfleet Township	7	8	0	0	0	0	7	8
St. Catharines-Niagara CMA	393	358	60	24	72	9	525	391
Grimsby	78	68	32	0	0	0	110	68
West Lincoln	0	0	0	0	0	0	0	0
Niagara Region	471	426	92	24	72	9	635	459

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2010												
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 (%)		
St. Catharines City												
Q2 2010	3	21.4	2	14.3	4	28.6	3	21.4	2	14.3	14	332,900	387,043
Q2 2009	4	18.2	2	9.1	4	18.2	8	36.4	4	18.2	22	359,900	370,400
Year-to-date 2010	5	18.5	8	29.6	7	25.9	3	11.1	4	14.8	27	321,900	359,937
Year-to-date 2009	6	20.7	3	10.3	4	13.8	11	37.9	5	17.2	29	359,900	378,762
Niagara Falls												
Q2 2010	8	15.4	11	21.2	18	34.6	9	17.3	6	11.5	52	322,990	347,364
Q2 2009	3	15.8	4	21.1	7	36.8	2	10.5	3	15.8	19	325,000	351,105
Year-to-date 2010	13	12.7	27	26.5	34	33.3	16	15.7	12	11.8	102	315,495	337,839
Year-to-date 2009	6	12.0	9	18.0	12	24.0	11	22.0	12	24.0	50	340,000	370,897
Welland												
Q2 2010	4	33.3	0	0.0	1	8.3	4	33.3	3	25.0	12	360,500	358,180
Q2 2009	2	13.3	1	6.7	6	40.0	4	26.7	2	13.3	15	332,000	331,265
Year-to-date 2010	7	25.0	4	14.3	4	14.3	5	17.9	8	28.6	28	326,500	350,307
Year-to-date 2009	6	20.7	4	13.8	12	41.4	5	17.2	2	6.9	29	315,640	309,735
Lincoln Town												
Q2 2010	3	12.5	1	4.2	7	29.2	2	8.3	11	45.8	24	361,400	420,146
Q2 2009	6	25.0	2	8.3	10	41.7	3	12.5	3	12.5	24	329,900	341,582
Year-to-date 2010	5	12.5	2	5.0	13	32.5	3	7.5	17	42.5	40	354,900	405,748
Year-to-date 2009	6	14.6	4	9.8	14	34.1	7	17.1	10	24.4	41	339,900	399,569
Fort Erie												
Q2 2010	10	66.7	3	20.0	1	6.7	1	6.7	0	0.0	15	228,500	214,869
Q2 2009	6	30.0	2	10.0	1	5.0	4	20.0	7	35.0	20	350,000	389,699
Year-to-date 2010	18	54.5	7	21.2	1	3.0	2	6.1	5	15.2	33	239,900	273,373
Year-to-date 2009	18	36.7	5	10.2	6	12.2	8	16.3	12	24.5	49	305,000	354,346
Niagara-on-the-Lake												
Q2 2010	0	0.0	0	0.0	0	0.0	1	4.3	22	95.7	23	529,900	620,991
Q2 2009	0	0.0	0	0.0	1	7.7	1	7.7	11	84.6	13	429,900	494,592
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	9.8	37	90.2	41	495,900	583,122
Year-to-date 2009	0	0.0	0	0.0	3	12.5	3	12.5	18	75.0	24	434,900	468,025
Pelham												
Q2 2010	0	0.0	0	0.0	3	37.5	1	12.5	4	50.0	8	--	--
Q2 2009	0	0.0	2	11.8	3	17.6	3	17.6	9	52.9	17	450,000	485,153
Year-to-date 2010	0	0.0	0	0.0	4	26.7	2	13.3	9	60.0	15	405,000	409,379
Year-to-date 2009	1	3.1	4	12.5	4	12.5	4	12.5	19	59.4	32	455,740	479,009
Port Colborne												
Q2 2010	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Q2 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2009	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	--	--
Thorold City												
Q2 2010	2	28.6	1	14.3	0	0.0	3	42.9	1	14.3	7	--	--
Q2 2009	0	0.0	0	0.0	4	57.1	1	14.3	2	28.6	7	--	--
Year-to-date 2010	2	20.0	1	10.0	2	20.0	3	30.0	2	20.0	10	356,076	615,140
Year-to-date 2009	1	9.1	0	0.0	6	54.5	2	18.2	2	18.2	11	337,869	351,229

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2010													
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 2010	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Q2 2009	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2009	0	0.0	0	0.0	3	37.5	2	25.0	3	37.5	8	--	--
St. Catharines-Niagara CMA													
Q2 2010	31	19.4	18	11.3	37	23.1	24	15.0	50	31.3	160	346,990	389,862
Q2 2009	23	16.3	13	9.2	36	25.5	26	18.4	43	30.5	141	345,900	387,296
Year-to-date 2010	52	17.2	49	16.2	68	22.5	38	12.6	95	31.5	302	340,216	388,268
Year-to-date 2009	46	16.7	29	10.5	65	23.6	53	19.2	83	30.1	276	349,900	386,009
Grimsby													
Q2 2010	0	0.0	0	0.0	9	26.5	15	44.1	10	29.4	34	365,900	377,091
Q2 2009	0	0.0	0	0.0	22	78.6	3	10.7	3	10.7	28	337,400	359,971
Year-to-date 2010	0	0.0	2	3.8	19	36.5	18	34.6	13	25.0	52	359,900	371,121
Year-to-date 2009	0	0.0	2	4.3	36	78.3	5	10.9	3	6.5	46	329,900	346,857
West Lincoln													
Q2 2010	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 2009	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 2010	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 2009	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 2010	31	16.0	18	9.3	46	23.7	39	20.1	60	30.9	194	350,950	387,624
Q2 2009	23	13.6	13	7.7	58	34.3	29	17.2	46	27.2	169	339,900	382,715
Year-to-date 2010	52	14.7	51	14.4	87	24.6	56	15.8	108	30.5	354	346,490	385,749
Year-to-date 2009	46	14.3	31	9.6	101	31.4	58	18.0	86	26.7	322	339,900	380,380

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2010						
Submarket	Q2 2010	Q2 2009	% Change	YTD 2010	YTD 2009	% Change
St. Catharines City	387,043	370,400	4.5	359,937	378,762	-5.0
Niagara Falls	347,364	351,105	-1.1	337,839	370,897	-8.9
Welland	358,180	331,265	8.1	350,307	309,735	13.1
Lincoln Town	420,146	341,582	23.0	405,748	399,569	1.5
Fort Erie	214,869	389,699	-44.9	273,373	354,346	-22.9
Niagara-on-the-Lake	620,991	494,592	25.6	583,122	468,025	24.6
Pelham	--	485,153	n/a	409,379	479,009	-14.5
Port Colborne	--	--	n/a	--	--	n/a
Thorold City	--	--	n/a	615,140	351,229	75.1
Wainfleet Township	--	--	n/a	--	--	n/a
St. Catharines-Niagara CMA	389,862	387,296	0.7	388,268	386,009	0.6
Grimsby	377,091	359,971	4.8	371,121	346,857	7.0
West Lincoln	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region	387,624	382,715	1.3	385,749	380,380	1.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Niagara Second Quarter 2010										
		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
2009	January	221	-38.6	363	900	957	37.9	193,374	-5.1	203,906
	February	360	-28.6	410	849	961	42.7	191,733	-5.6	197,948
	March	406	-15.1	383	1,140	987	38.8	186,366	-10.4	200,832
	April	507	-21.2	414	1,079	917	45.1	198,534	1.4	206,733
	May	593	-4.4	490	1,067	859	57.0	208,546	-0.2	205,084
	June	677	6.1	567	1,071	921	61.6	216,968	3.0	206,514
	July	643	-0.6	516	1,134	977	52.8	211,829	4.1	210,788
	August	588	4.1	543	1,027	976	55.6	218,763	4.9	209,544
	September	546	13.0	541	1,041	956	56.6	219,999	1.9	216,367
	October	526	22.9	550	945	976	56.4	212,737	13.6	214,451
	November	401	26.9	495	887	1,064	46.5	223,696	16.6	217,972
	December	340	58.9	535	551	1,137	47.1	211,609	9.7	217,625
2010	January	319	44.3	507	1,174	1,240	40.9	222,932	15.3	224,999
	February	473	31.4	528	957	1,081	48.8	201,161	4.9	208,353
	March	597	47.0	548	1,270	1,093	50.1	213,622	14.6	228,418
	April	667	31.6	558	1,346	1,118	49.9	223,918	12.8	229,612
	May	642	8.3	546	1,274	1,052	51.9	231,673	11.1	222,708
	June	613	-9.5	503	1,185	1,051	47.9	213,309	-1.7	212,418
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	1,777	-6.5		3,217			208,898	1.9	
	Q2 2010	1,922	8.2		3,805			223,125	6.8	
	YTD 2009	2,764	-14.8		6,106			202,112	-1.4	
	YTD 2010	3,311	19.8		7,206			218,255	8.0	

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 2010

		Interest Rates			NHPI, Total, St. Catharines-Niagara CMA 1997=100	CPI, 2002 =100 (Ontario)	St. Catharines-Niagara CMA Labour Market			
		P & I Per $100,000	Mortage Rates (%) 1 Yr. Term	Mortage Rates (%) 5 Yr. Term			Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
2009	January	627	5.00	5.79	146.6	112.4	194.2	8.8	64.6	740
	February	627	5.00	5.79	146.6	113.1	192.5	9.5	64.5	739
	March	613	4.50	5.55	146.2	113.7	189.8	9.7	63.8	729
	April	596	3.90	5.25	145.5	113.2	184.6	10.6	62.6	720
	May	596	3.90	5.25	145.1	114.0	181.7	10.5	61.6	722
	June	631	3.75	5.85	145.1	114.2	181.9	10.7	61.7	721
	July	631	3.75	5.85	145.3	113.7	183.6	10.3	62.0	718
	August	631	3.75	5.85	145.4	113.7	185.5	9.9	62.3	714
	September	610	3.70	5.49	146.1	113.8	184.6	10.0	62.1	715
	October	630	3.80	5.84	146.5	113.9	185.2	10.2	62.5	718
	November	616	3.60	5.59	147.2	114.6	185.7	10.6	62.9	719
	December	610	3.60	5.49	148.0	114.1	185.2	11.0	62.9	721
2010	January	610	3.60	5.49	148.7	114.5	186.3	11.2	63.5	731
	February	604	3.60	5.39	148.2	115.1	187.3	11.1	63.8	739
	March	631	3.60	5.85	148.5	115.3	189.7	10.4	64.0	740
	April	655	3.80	6.25	148.8	115.7	190.3	9.3	63.5	726
	May	639	3.70	5.99	149.5	116.2	191.7	8.8	63.6	717
	June	633	3.60	5.89		116.0	193.4	8.2	63.7	713
	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 2006 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 modelled 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, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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