

# HOUSING NOW TABLES

## St. Catharines-Niagara CMA

Date Released: First Quarter 2016



*Housing market intelligence you can count on*

## Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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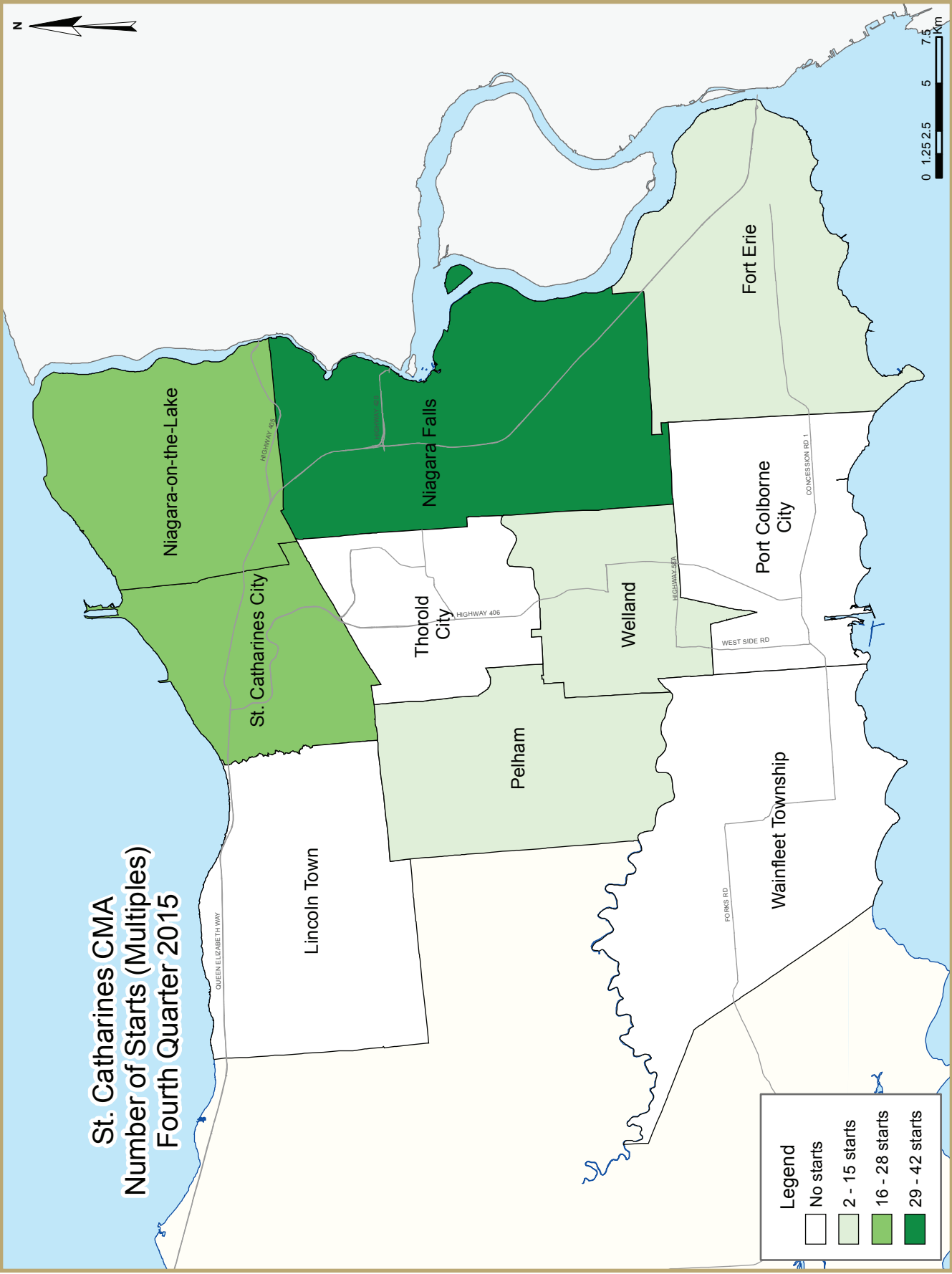
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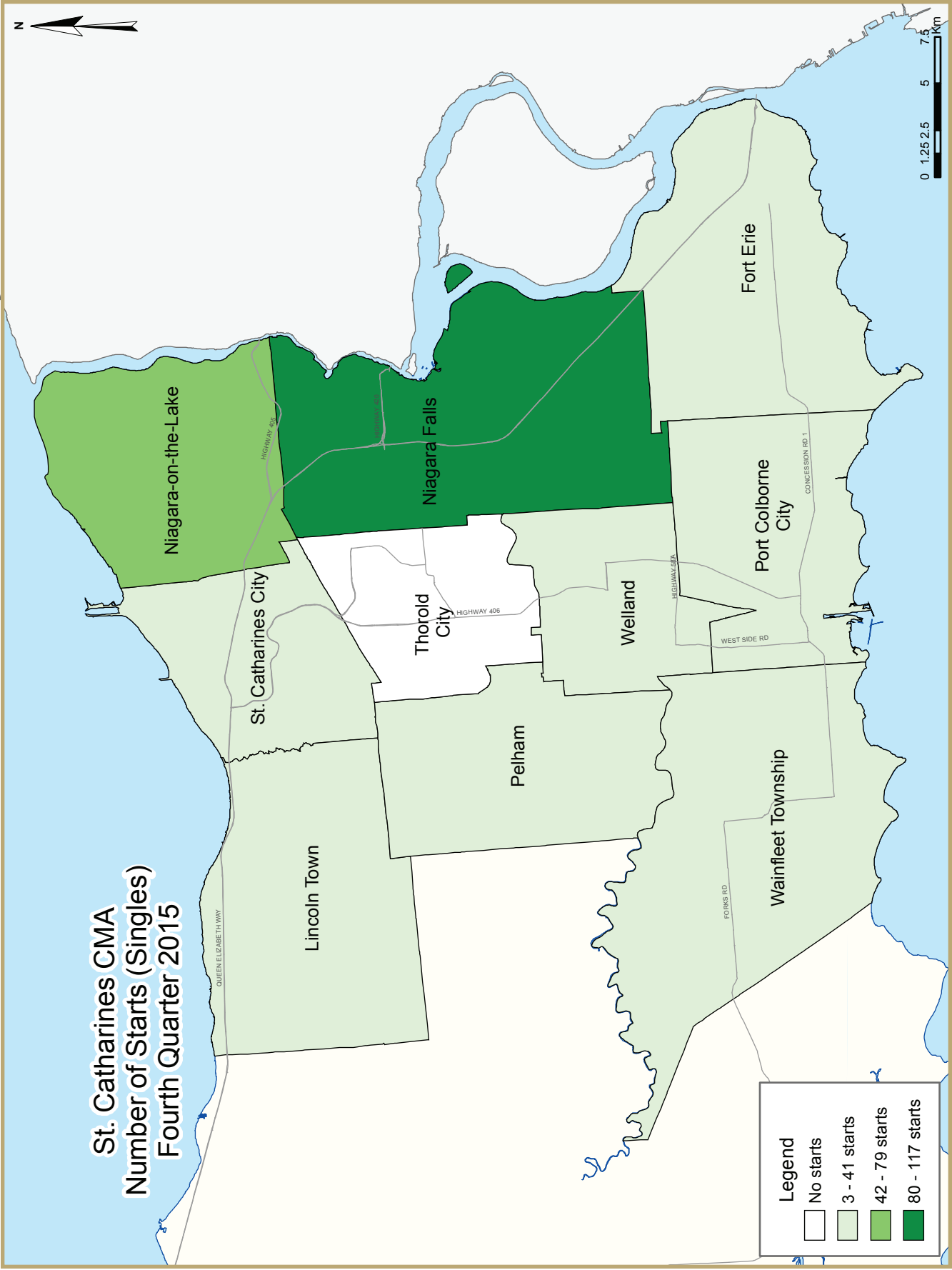
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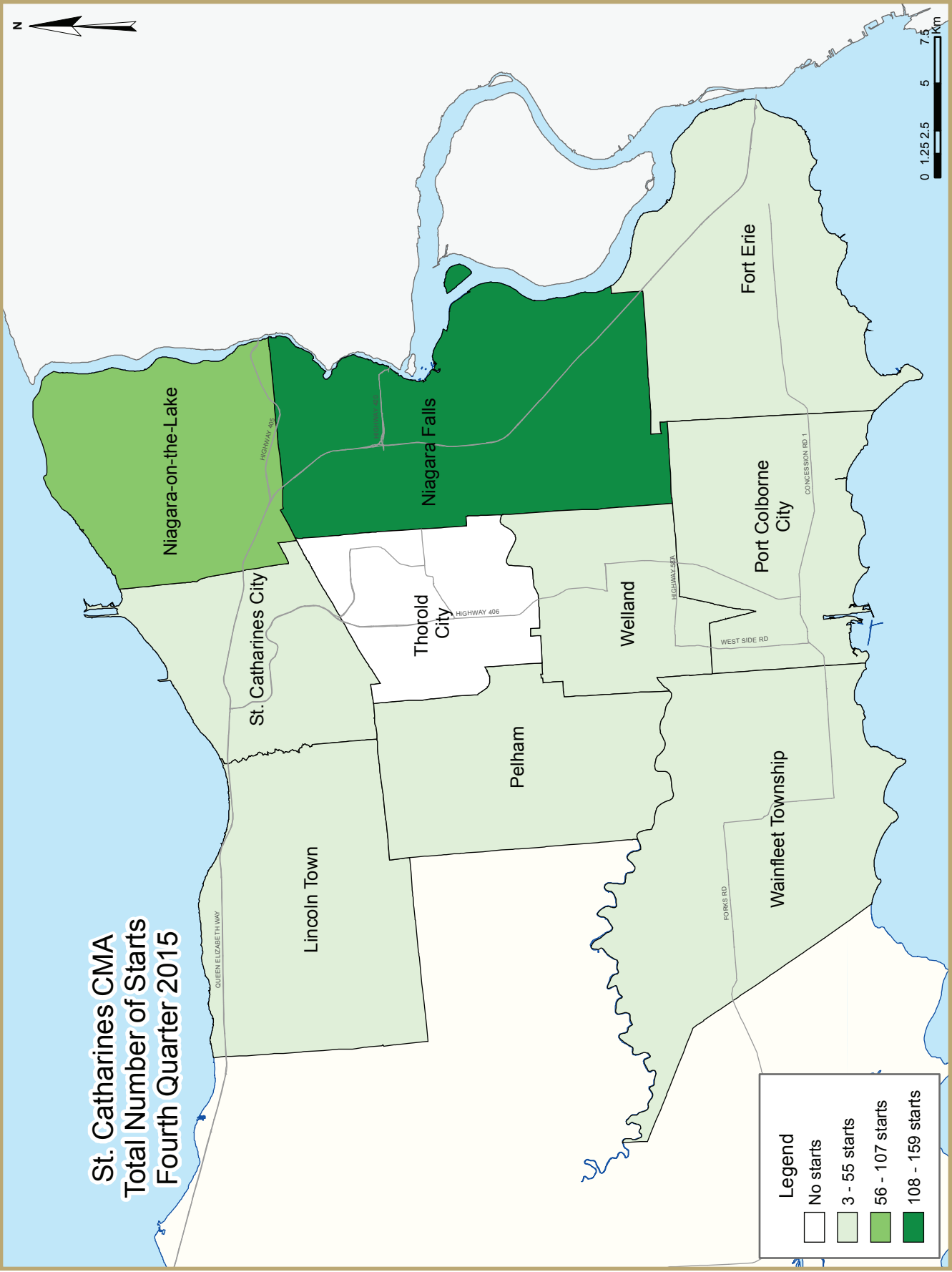
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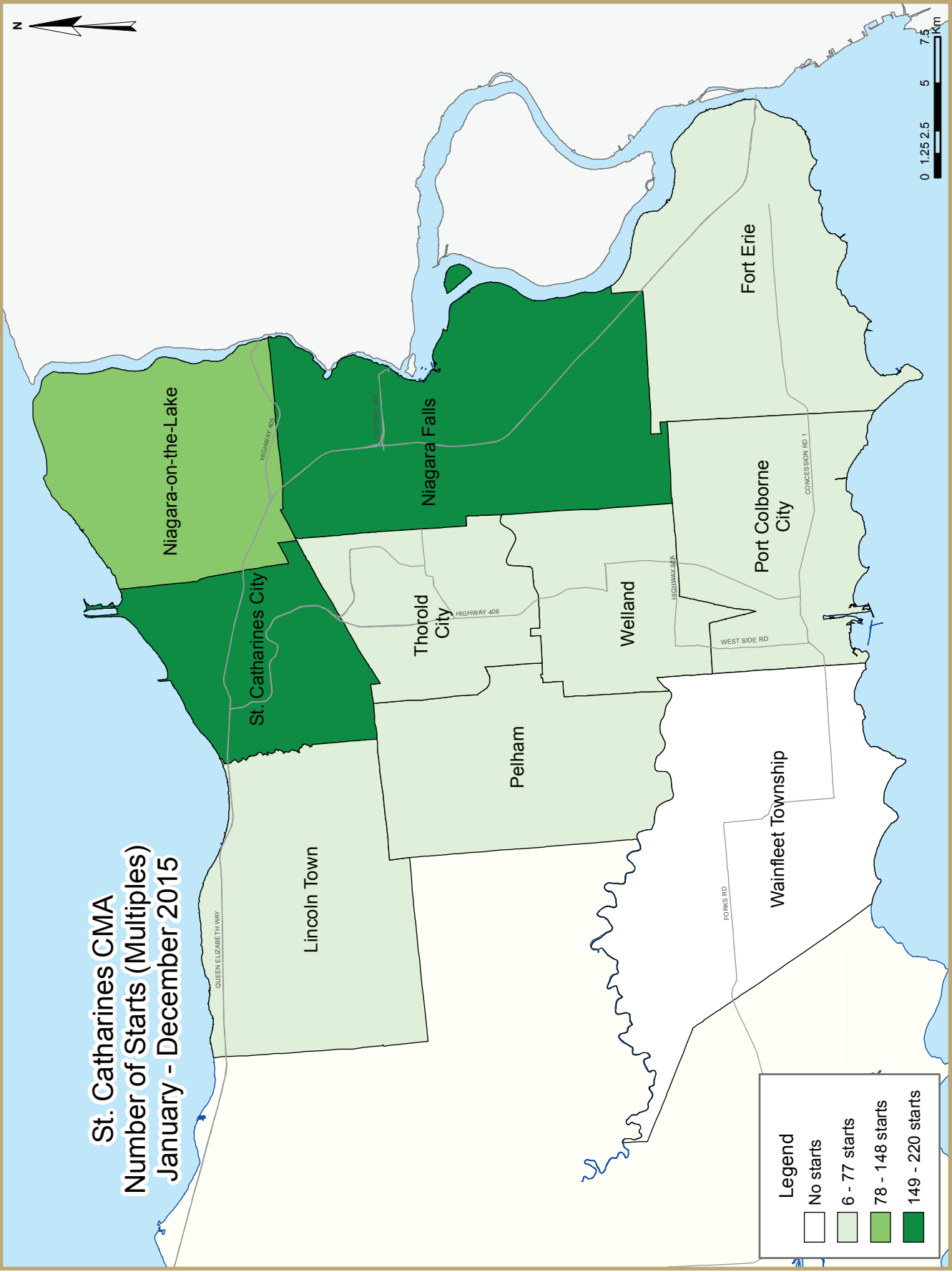
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## HOUSING NOW REPORT TABLES

### Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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:

- I.2 Housing Activity Summary by Submarket
- I.3 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 I: Housing Starts (SAAR and Trend)								
Fourth Quarter 2015								
St Catharines-Niagara CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2014	2015	Oct. 2015	Nov. 2015	Dec. 2015	Oct. 2015	Nov. 2015	Dec. 2015
Single-Detached	896	1,002	1,264	723	1,181	1,090	1,074	1,092
Multiples	583	735	276	504	492	962	962	942
Total	1,479	1,737	1,540	1,227	1,673	2,052	2,036	2,033
	Quarterly SAAR		Actual			YTD		
	2015 Q3	2015 Q4	2014 Q4	2015 Q4	% change	2014 Q4	2015 Q4	% change
Single-Detached	1,153	1,010	304	311	2.3%	896	1,002	11.8%
Multiples	1,452	414	171	106	-38.0%	583	735	26.1%
Total	2,605	1,424	475	417	-12.2%	1,479	1,737	17.4%

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

**Table 1.1a: Housing Activity Summary of the Niagara Region**  
**Fourth Quarter 2015**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2015	336	18	160	0	36	0	1	0	551
Q4 2014	338	52	66	14	51	0	5	5	531
% Change	-0.6	-65.4	142.4	-100.0	-29.4	n/a	-80.0	-100.0	3.8
Year-to-date 2015	1,052	114	480	15	67	121	9	53	1,911
Year-to-date 2014	1,081	138	469	26	125	33	20	35	1,927
% Change	-2.7	-17.4	2.3	-42.3	-46.4	**	-55.0	51.4	-0.8
UNDER CONSTRUCTION									
Q4 2015	840	80	591	3	174	124	28	66	1,906
Q4 2014	721	132	430	19	167	105	34	95	1,703
% Change	16.5	-39.4	37.4	-84.2	4.2	18.1	-17.6	-30.5	11.9
COMPLETIONS									
Q4 2015	271	64	43	7	16	44	1	4	450
Q4 2014	293	32	72	6	58	0	4	0	465
% Change	-7.5	100.0	-40.3	16.7	-72.4	n/a	-75.0	n/a	-3.2
Year-to-date 2015	928	158	295	30	67	72	23	129	1,702
Year-to-date 2014	860	102	326	25	207	0	7	120	1,647
% Change	7.9	54.9	-9.5	20.0	-67.6	n/a	**	7.5	3.3
COMPLETED & NOT ABSORBED									
Q4 2015	77	12	32	3	5	1	n/a	n/a	130
Q4 2014	81	9	18	5	7	0	n/a	n/a	120
% Change	-4.9	33.3	77.8	-40.0	-28.6	n/a	n/a	n/a	8.3
ABSORBED									
Q4 2015	262	56	41	7	15	43	n/a	n/a	424
Q4 2014	267	36	71	5	55	0	n/a	n/a	434
% Change	-1.9	55.6	-42.3	40.0	-72.7	n/a	n/a	n/a	-2.3
Year-to-date 2015	907	143	271	33	69	71	n/a	n/a	1,494
Year-to-date 2014	817	102	289	24	200	2	n/a	n/a	1,434
% Change	11.0	40.2	-6.2	37.5	-65.5	**	n/a	n/a	4.2

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

**Table 1.1b: Housing Activity Summary of St. Catharines-Niagara CMA**  
**Fourth Quarter 2015**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2015	310	16	74	0	16	0	1	0	417
Q4 2014	294	48	66	10	51	0	5	1	475
% Change	5.4	-66.7	12.1	-100.0	-68.6	n/a	-80.0	-100.0	-12.2
Year-to-date 2015	988	112	394	13	47	121	9	53	1,737
Year-to-date 2014	880	126	312	16	94	0	20	31	1,479
% Change	12.3	-11.1	26.3	-18.8	-50.0	n/a	-55.0	71.0	17.4
UNDER CONSTRUCTION									
Q4 2015	788	78	505	3	154	124	28	66	1,746
Q4 2014	626	124	283	15	148	72	34	91	1,393
% Change	25.9	-37.1	78.4	-80.0	4.1	72.2	-17.6	-27.5	25.3
COMPLETIONS									
Q4 2015	254	64	40	6	16	44	1	0	425
Q4 2014	191	30	60	4	58	0	4	0	347
% Change	33.0	113.3	-33.3	50.0	-72.4	n/a	-75.0	n/a	22.5
Year-to-date 2015	821	150	148	24	48	72	23	92	1,378
Year-to-date 2014	710	96	233	11	130	0	7	120	1,307
% Change	15.6	56.3	-36.5	118.2	-63.1	n/a	**	-23.3	5.4
COMPLETED & NOT ABSORBED									
Q4 2015	71	12	10	2	5	1	n/a	n/a	101
Q4 2014	70	9	6	3	7	0	n/a	n/a	95
% Change	1.4	33.3	66.7	-33.3	-28.6	n/a	n/a	n/a	6.3
ABSORBED									
Q4 2015	253	56	38	7	15	43	n/a	n/a	412
Q4 2014	188	36	65	3	55	0	n/a	n/a	347
% Change	34.6	55.6	-41.5	133.3	-72.7	n/a	n/a	n/a	18.7
Year-to-date 2015	817	143	144	26	50	71	n/a	n/a	1,251
Year-to-date 2014	715	102	241	11	123	2	n/a	n/a	1,194
% Change	14.3	40.2	-40.2	136.4	-59.3	**	n/a	n/a	4.8

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2015**

	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									
Q4 2015	21	0	3	0	16	0	0	0	40
Q4 2014	27	2	8	8	5	0	0	0	50
Niagara Falls									
Q4 2015	117	0	42	0	0	0	0	0	159
Q4 2014	97	0	15	1	31	0	0	0	144
Welland									
Q4 2015	39	0	7	0	0	0	0	0	46
Q4 2014	34	2	0	0	0	0	3	0	39
Lincoln Town									
Q4 2015	14	0	0	0	0	0	1	0	15
Q4 2014	23	0	0	0	0	0	0	0	23
Fort Erie									
Q4 2015	39	2	0	0	0	0	0	0	41
Q4 2014	30	0	0	0	0	0	0	1	31
Niagara-on-the-Lake									
Q4 2015	55	14	14	0	0	0	0	0	83
Q4 2014	48	44	9	1	15	0	0	0	117
Pelham									
Q4 2015	12	0	8	0	0	0	0	0	20
Q4 2014	15	0	14	0	0	0	0	0	29
Port Colborne									
Q4 2015	3	0	0	0	0	0	0	0	3
Q4 2014	2	0	0	0	0	0	0	0	2
Thorold City									
Q4 2015	0	0	0	0	0	0	0	0	0
Q4 2014	15	0	20	0	0	0	2	0	37
Wainfleet Township									
Q4 2015	10	0	0	0	0	0	0	0	10
Q4 2014	3	0	0	0	0	0	0	0	3
St. Catharines-Niagara CMA									
Q4 2015	310	16	74	0	16	0	1	0	417
Q4 2014	294	48	66	10	51	0	5	1	475
Grimsby									
Q4 2015	8	2	83	0	0	0	0	0	93
Q4 2014	36	0	0	4	0	0	0	4	44
West Lincoln									
Q4 2015	18	0	3	0	20	0	0	0	41
Q4 2014	8	4	0	0	0	0	0	0	12
Niagara Region									
Q4 2015	336	18	160	0	36	0	1	0	551
Q4 2014	338	52	66	14	51	0	5	5	531

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2015**

	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									
Q4 2015	62	12	92	0	39	76	0	14	295
Q4 2014	58	6	26	8	25	72	2	84	281
Niagara Falls									
Q4 2015	303	8	156	3	82	0	0	47	599
Q4 2014	215	18	46	4	75	0	0	0	358
Welland									
Q4 2015	66	6	52	0	6	6	14	0	150
Q4 2014	53	8	21	0	0	0	26	0	108
Lincoln Town									
Q4 2015	32	0	27	0	5	0	0	0	64
Q4 2014	50	0	31	0	5	0	0	0	86
Fort Erie									
Q4 2015	86	6	7	0	0	0	4	1	104
Q4 2014	49	6	7	0	0	0	4	1	67
Niagara-on-the-Lake									
Q4 2015	136	36	82	0	22	11	0	0	287
Q4 2014	102	70	81	3	34	0	0	0	290
Pelham									
Q4 2015	49	0	32	0	0	0	0	0	81
Q4 2014	43	0	37	0	9	0	0	0	89
Port Colborne									
Q4 2015	10	0	0	0	0	0	8	0	18
Q4 2014	14	0	0	0	0	0	0	0	14
Thorold City									
Q4 2015	16	10	57	0	0	31	2	4	120
Q4 2014	30	16	34	0	0	0	2	6	88
Wainfleet Township									
Q4 2015	28	0	0	0	0	0	0	0	28
Q4 2014	12	0	0	0	0	0	0	0	12
St. Catharines-Niagara CMA									
Q4 2015	788	78	505	3	154	124	28	66	1,746
Q4 2014	626	124	283	15	148	72	34	91	1,393
Grimsby									
Q4 2015	33	2	83	0	0	0	0	0	118
Q4 2014	72	0	137	4	19	33	0	4	269
West Lincoln									
Q4 2015	19	0	3	0	20	0	0	0	42
Q4 2014	23	8	10	0	0	0	0	0	41
Niagara Region									
Q4 2015	840	80	591	3	174	124	28	66	1,906
Q4 2014	721	132	430	19	167	105	34	95	1,703

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2015**

	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									
Q4 2015	27	4	6	4	7	44	0	0	92
Q4 2014	24	0	12	0	40	0	0	0	76
Niagara Falls									
Q4 2015	59	4	13	1	5	0	0	0	82
Q4 2014	65	8	23	2	7	0	0	0	105
Welland									
Q4 2015	30	8	0	0	0	0	0	0	38
Q4 2014	24	0	3	0	0	0	2	0	29
Lincoln Town									
Q4 2015	19	0	0	0	0	0	1	0	20
Q4 2014	24	2	6	0	0	0	0	0	32
Fort Erie									
Q4 2015	16	0	0	0	0	0	0	0	16
Q4 2014	18	0	0	0	0	0	0	0	18
Niagara-on-the-Lake									
Q4 2015	82	48	17	1	4	0	0	0	152
Q4 2014	13	10	12	2	11	0	0	0	48
Pelham									
Q4 2015	20	0	4	0	0	0	0	0	24
Q4 2014	5	0	0	0	0	0	0	0	5
Port Colborne									
Q4 2015	0	0	0	0	0	0	0	0	0
Q4 2014	1	0	0	0	0	0	0	0	1
Thorold City									
Q4 2015	0	0	0	0	0	0	0	0	0
Q4 2014	16	10	4	0	0	0	2	0	32
Wainfleet Township									
Q4 2015	1	0	0	0	0	0	0	0	1
Q4 2014	1	0	0	0	0	0	0	0	1
St. Catharines-Niagara CMA									
Q4 2015	254	64	40	6	16	44	1	0	425
Q4 2014	191	30	60	4	58	0	4	0	347
Grimsby									
Q4 2015	13	0	0	1	0	0	0	4	18
Q4 2014	84	0	6	2	0	0	0	0	92
West Lincoln									
Q4 2015	4	0	3	0	0	0	0	0	7
Q4 2014	18	2	6	0	0	0	0	0	26
Niagara Region									
Q4 2015	271	64	43	7	16	44	1	4	450
Q4 2014	293	32	72	6	58	0	4	0	465

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



**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2015**

	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									
Q4 2015	6	1	3	0	4	1	n/a	n/a	15
Q4 2014	10	2	0	0	6	0	n/a	n/a	18
Niagara Falls									
Q4 2015	23	1	0	2	0	0	n/a	n/a	26
Q4 2014	19	0	0	2	1	0	n/a	n/a	22
Welland									
Q4 2015	4	0	1	0	0	0	n/a	n/a	5
Q4 2014	10	0	5	0	0	0	n/a	n/a	15
Lincoln Town									
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Q4 2014	6	0	0	0	0	0	n/a	n/a	6
Fort Erie									
Q4 2015	7	1	0	0	0	0	n/a	n/a	8
Q4 2014	9	0	1	0	0	0	n/a	n/a	10
Niagara-on-the-Lake									
Q4 2015	13	6	6	0	1	0	n/a	n/a	26
Q4 2014	6	3	0	1	0	0	n/a	n/a	10
Pelham									
Q4 2015	5	0	0	0	0	0	n/a	n/a	5
Q4 2014	4	1	0	0	0	0	n/a	n/a	5
Port Colborne									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	0	0	0	0	0	0	n/a	n/a	0
Thorold City									
Q4 2015	12	3	0	0	0	0	n/a	n/a	15
Q4 2014	6	3	0	0	0	0	n/a	n/a	9
Wainfleet Township									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	0	0	0	0	0	0	n/a	n/a	0
St. Catharines-Niagara CMA									
Q4 2015	71	12	10	2	5	1	n/a	n/a	101
Q4 2014	70	9	6	3	7	0	n/a	n/a	95
Grimsby									
Q4 2015	6	0	22	1	0	0	n/a	n/a	29
Q4 2014	11	0	12	2	0	0	n/a	n/a	25
West Lincoln									
Q4 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q4 2015	77	12	32	3	5	1	n/a	n/a	130
Q4 2014	81	9	18	5	7	0	n/a	n/a	120

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2015**

	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									
Q4 2015	31	3	3	4	6	43	n/a	n/a	90
Q4 2014	21	0	12	0	38	0	n/a	n/a	71
Niagara Falls									
Q4 2015	57	3	13	1	5	0	n/a	n/a	79
Q4 2014	62	10	23	2	6	0	n/a	n/a	103
Welland									
Q4 2015	31	6	0	0	0	0	n/a	n/a	37
Q4 2014	25	1	8	0	0	0	n/a	n/a	34
Lincoln Town									
Q4 2015	19	0	0	0	0	0	n/a	n/a	19
Q4 2014	23	2	6	0	0	0	n/a	n/a	31
Fort Erie									
Q4 2015	16	0	0	0	0	0	n/a	n/a	16
Q4 2014	19	2	0	0	0	0	n/a	n/a	21
Niagara-on-the-Lake									
Q4 2015	75	44	17	2	4	0	n/a	n/a	142
Q4 2014	13	11	12	1	11	0	n/a	n/a	48
Pelham									
Q4 2015	23	0	5	0	0	0	n/a	n/a	28
Q4 2014	5	0	0	0	0	0	n/a	n/a	5
Port Colborne									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	1	0	0	0	0	0	n/a	n/a	1
Thorold City									
Q4 2015	0	0	0	0	0	0	n/a	n/a	0
Q4 2014	17	10	4	0	0	0	n/a	n/a	31
Wainfleet Township									
Q4 2015	1	0	0	0	0	0	n/a	n/a	1
Q4 2014	2	0	0	0	0	0	n/a	n/a	2
St. Catharines-Niagara CMA									
Q4 2015	253	56	38	7	15	43	n/a	n/a	412
Q4 2014	188	36	65	3	55	0	n/a	n/a	347
Grimsby									
Q4 2015	9	0	3	0	0	0	n/a	n/a	12
Q4 2014	79	0	6	2	0	0	n/a	n/a	87
West Lincoln									
Q4 2015	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2014	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q4 2015	262	56	41	7	15	43	n/a	n/a	424
Q4 2014	267	36	71	5	55	0	n/a	n/a	434

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

**Table 1.3a: History of Housing Starts of the Niagara Region  
2006 - 2015**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,052	114	480	15	67	121	9	53	1,911
% Change	-2.7	-17.4	2.3	-42.3	-46.4	**	-55.0	51.4	-0.8
2014	1,081	138	469	26	125	33	20	35	1,927
% Change	38.4	22.1	48.4	136.4	-6.7	-54.2	5.3	**	32.8
2013	781	113	316	11	134	72	19	5	1,451
% Change	4.6	101.8	38.0	57.1	94.2	n/a	18.8	-97.3	10.9
2012	747	56	229	7	69	0	16	184	1,308
% Change	-2.7	55.6	-30.0	0.0	-11.5	n/a	33.3	5.7	-6.7
2011	768	36	327	7	78	0	12	174	1,402
% Change	-13.0	-60.0	52.8	75.0	-21.2	n/a	-47.8	**	3.5
2010	883	90	214	4	99	0	23	41	1,354
% Change	29.7	66.7	118.4	n/a	-2.0	-100.0	**	-6.8	33.4
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of St. Catharines-Niagara CMA  
2006 - 2015**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	988	112	394	13	47	121	9	53	1,737
% Change	12.3	-11.1	26.3	-18.8	-50.0	n/a	-55.0	71.0	17.4
2014	880	126	312	16	94	0	20	31	1,479
% Change	23.8	15.6	42.5	**	9.3	-100.0	5.3	**	20.9
2013	711	109	219	2	86	72	19	5	1,223
% Change	7.9	94.6	42.2	-71.4	41.0	n/a	18.8	-97.3	7.6
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**Fourth Quarter 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
St. Catharines City	21	35	0	2	19	13	0	0	40	50	-20.0
Niagara Falls	117	98	0	0	42	46	0	0	159	144	10.4
Welland	39	34	0	2	4	3	3	0	46	39	17.9
Lincoln Town	15	23	0	0	0	0	0	0	15	23	-34.8
Fort Erie	39	30	2	0	0	0	0	1	41	31	32.3
Niagara-on-the-Lake	55	49	14	44	14	24	0	0	83	117	-29.1
Pelham	12	15	0	0	8	14	0	0	20	29	-31.0
Port Colborne	3	2	0	0	0	0	0	0	3	2	50.0
Thorold City	0	15	0	2	0	20	0	0	0	37	-100.0
Wainfleet Township	10	3	0	0	0	0	0	0	10	3	**
<b>St. Catharines-Niagara CMA</b>	<b>311</b>	<b>304</b>	<b>16</b>	<b>50</b>	<b>87</b>	<b>120</b>	<b>3</b>	<b>1</b>	<b>417</b>	<b>475</b>	<b>-12.2</b>
Grimsby	8	40	2	0	83	0	0	4	93	44	111.4
West Lincoln	18	8	0	4	23	0	0	0	41	12	**
<b>Niagara Region</b>	<b>337</b>	<b>352</b>	<b>18</b>	<b>54</b>	<b>193</b>	<b>120</b>	<b>3</b>	<b>5</b>	<b>551</b>	<b>531</b>	<b>3.8</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - December 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
St. Catharines City	99	87	16	4	47	35	157	24	319	150	112.7
Niagara Falls	364	320	4	18	145	95	47	0	560	433	29.3
Welland	104	92	12	12	38	50	9	0	163	154	5.8
Lincoln Town	54	96	0	2	34	96	0	0	88	194	-54.6
Fort Erie	84	74	6	6	0	12	0	1	90	93	-3.2
Niagara-on-the-Lake	185	119	66	62	46	92	11	0	308	273	12.8
Pelham	58	41	0	0	23	24	0	0	81	65	24.6
Port Colborne	5	9	0	0	8	0	0	0	13	9	44.4
Thorold City	25	49	8	24	23	20	35	6	91	99	-8.1
Wainfleet Township	24	9	0	0	0	0	0	0	24	9	166.7
<b>St. Catharines-Niagara CMA</b>	<b>1,002</b>	<b>896</b>	<b>112</b>	<b>128</b>	<b>364</b>	<b>424</b>	<b>259</b>	<b>31</b>	<b>1,737</b>	<b>1,479</b>	<b>17.4</b>
Grimsby	48	170	2	0	83	178	0	37	133	385	-65.5
West Lincoln	18	41	0	12	23	10	0	0	41	63	-34.9
<b>Niagara Region</b>	<b>1,068</b>	<b>1,107</b>	<b>114</b>	<b>140</b>	<b>470</b>	<b>612</b>	<b>259</b>	<b>68</b>	<b>1,911</b>	<b>1,927</b>	<b>-0.8</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
Fourth Quarter 2015**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
St. Catharines City	19	13	0	0	0	0	0	0
Niagara Falls	42	46	0	0	0	0	0	0
Welland	4	0	0	3	3	0	0	0
Lincoln Town	0	0	0	0	0	0	0	0
Fort Erie	0	0	0	0	0	0	0	1
Niagara-on-the-Lake	14	24	0	0	0	0	0	0
Pelham	8	14	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	0	20	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>87</b>	<b>117</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>1</b>
Grimsby	83	0	0	0	0	0	0	4
West Lincoln	23	0	0	0	0	0	0	0
<b>Niagara Region</b>	<b>193</b>	<b>117</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>5</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - December 2015**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. Catharines City	47	35	0	0	155	0	2	24
Niagara Falls	145	95	0	0	0	0	47	0
Welland	38	32	0	18	9	0	0	0
Lincoln Town	34	96	0	0	0	0	0	0
Fort Erie	0	12	0	0	0	0	0	1
Niagara-on-the-Lake	46	92	0	0	11	0	0	0
Pelham	23	24	0	0	0	0	0	0
Port Colborne	0	0	8	0	0	0	0	0
Thorold City	23	20	0	0	31	0	4	6
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>356</b>	<b>406</b>	<b>8</b>	<b>18</b>	<b>206</b>	<b>0</b>	<b>53</b>	<b>31</b>
Grimsby	83	178	0	0	0	33	0	4
West Lincoln	23	10	0	0	0	0	0	0
<b>Niagara Region</b>	<b>462</b>	<b>594</b>	<b>8</b>	<b>18</b>	<b>206</b>	<b>33</b>	<b>53</b>	<b>35</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
Fourth Quarter 2015**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
St. Catharines City	24	37	16	13	0	0	40	50
Niagara Falls	159	112	0	32	0	0	159	144
Welland	46	36	0	0	0	3	46	39
Lincoln Town	14	23	0	0	1	0	15	23
Fort Erie	41	30	0	0	0	1	41	31
Niagara-on-the-Lake	83	101	0	16	0	0	83	117
Pelham	20	29	0	0	0	0	20	29
Port Colborne	3	2	0	0	0	0	3	2
Thorold City	0	35	0	0	0	2	0	37
Wainfleet Township	10	3	0	0	0	0	10	3
<b>St. Catharines-Niagara CMA</b>	<b>400</b>	<b>408</b>	<b>16</b>	<b>61</b>	<b>1</b>	<b>6</b>	<b>417</b>	<b>475</b>
Grimsby	93	36	0	4	0	4	93	44
West Lincoln	21	12	20	0	0	0	41	12
<b>Niagara Region</b>	<b>514</b>	<b>456</b>	<b>36</b>	<b>65</b>	<b>1</b>	<b>10</b>	<b>551</b>	<b>531</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - December 2015**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. Catharines City	202	98	115	28	2	24	319	150
Niagara Falls	500	388	13	45	47	0	560	433
Welland	157	136	6	0	0	18	163	154
Lincoln Town	87	189	0	5	1	0	88	194
Fort Erie	90	92	0	0	0	1	90	93
Niagara-on-the-Lake	292	241	16	32	0	0	308	273
Pelham	81	65	0	0	0	0	81	65
Port Colborne	5	9	0	0	8	0	13	9
Thorold City	56	91	31	0	4	8	91	99
Wainfleet Township	24	9	0	0	0	0	24	9
<b>St. Catharines-Niagara CMA</b>	<b>1,494</b>	<b>1,318</b>	<b>181</b>	<b>110</b>	<b>62</b>	<b>51</b>	<b>1,737</b>	<b>1,479</b>
Grimsby	131	307	2	74	0	4	133	385
West Lincoln	21	63	20	0	0	0	41	63
<b>Niagara Region</b>	<b>1,646</b>	<b>1,688</b>	<b>203</b>	<b>184</b>	<b>62</b>	<b>55</b>	<b>1,911</b>	<b>1,927</b>

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**Fourth Quarter 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	% Change
St. Catharines City	31	24	4	0	13	52	44	0	92	76	21.1
Niagara Falls	60	67	4	8	18	30	0	0	82	105	-21.9
Welland	30	26	8	0	0	3	0	0	38	29	31.0
Lincoln Town	20	24	0	2	0	6	0	0	20	32	-37.5
Fort Erie	16	18	0	0	0	0	0	0	16	18	-11.1
Niagara-on-the-Lake	83	15	48	10	21	23	0	0	152	48	**
Pelham	20	5	0	0	4	0	0	0	24	5	**
Port Colborne	0	1	0	0	0	0	0	0	0	1	-100.0
Thorold City	0	18	0	10	0	4	0	0	0	32	-100.0
Wainfleet Township	1	1	0	0	0	0	0	0	1	1	0.0
<b>St. Catharines-Niagara CMA</b>	<b>261</b>	<b>199</b>	<b>64</b>	<b>30</b>	<b>56</b>	<b>118</b>	<b>44</b>	<b>0</b>	<b>425</b>	<b>347</b>	<b>22.5</b>
Grimsby	14	86	0	0	0	6	4	0	18	92	-80.4
West Lincoln	4	18	0	2	3	6	0	0	7	26	-73.1
<b>Niagara Region</b>	<b>279</b>	<b>303</b>	<b>64</b>	<b>32</b>	<b>59</b>	<b>130</b>	<b>48</b>	<b>0</b>	<b>450</b>	<b>465</b>	<b>-3.2</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - December 2015**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
St. Catharines City	101	62	12	6	32	70	158	51	303	189	60.3
Niagara Falls	276	251	14	20	28	109	0	0	318	380	-16.3
Welland	90	117	14	10	16	20	0	67	120	214	-43.9
Lincoln Town	72	91	0	6	38	71	0	0	110	168	-34.5
Fort Erie	48	67	6	6	0	17	0	0	54	90	-40.0
Niagara-on-the-Lake	155	66	98	32	57	65	0	0	310	163	90.2
Pelham	51	13	0	0	37	4	0	0	88	17	**
Port Colborne	8	7	0	0	0	0	0	0	8	7	14.3
Thorold City	39	39	14	18	0	8	6	2	59	67	-11.9
Wainfleet Township	8	12	0	0	0	0	0	0	8	12	-33.3
<b>St. Catharines-Niagara CMA</b>	<b>848</b>	<b>725</b>	<b>158</b>	<b>98</b>	<b>208</b>	<b>364</b>	<b>164</b>	<b>120</b>	<b>1,378</b>	<b>1,307</b>	<b>5.4</b>
Grimsby	91	123	0	0	156	137	37	0	284	260	9.2
West Lincoln	22	41	8	6	10	33	0	0	40	80	-50.0
<b>Niagara Region</b>	<b>961</b>	<b>889</b>	<b>166</b>	<b>104</b>	<b>374</b>	<b>534</b>	<b>201</b>	<b>120</b>	<b>1,702</b>	<b>1,647</b>	<b>3.3</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
Fourth Quarter 2015**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
St. Catharines City	13	52	0	0	44	0	0	0
Niagara Falls	18	30	0	0	0	0	0	0
Welland	0	3	0	0	0	0	0	0
Lincoln Town	0	6	0	0	0	0	0	0
Fort Erie	0	0	0	0	0	0	0	0
Niagara-on-the-Lake	21	23	0	0	0	0	0	0
Pelham	4	0	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	0	4	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>56</b>	<b>118</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>
Grimsby	0	6	0	0	0	0	4	0
West Lincoln	3	6	0	0	0	0	0	0
<b>Niagara Region</b>	<b>59</b>	<b>130</b>	<b>0</b>	<b>0</b>	<b>44</b>	<b>0</b>	<b>4</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - December 2015**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. Catharines City	32	67	0	3	72	0	86	51
Niagara Falls	28	109	0	0	0	0	0	0
Welland	4	20	12	0	0	0	0	67
Lincoln Town	38	71	0	0	0	0	0	0
Fort Erie	0	17	0	0	0	0	0	0
Niagara-on-the-Lake	57	65	0	0	0	0	0	0
Pelham	37	4	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	0	8	0	0	0	0	6	2
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>196</b>	<b>361</b>	<b>12</b>	<b>3</b>	<b>72</b>	<b>0</b>	<b>92</b>	<b>120</b>
Grimsby	156	137	0	0	0	0	37	0
West Lincoln	10	33	0	0	0	0	0	0
<b>Niagara Region</b>	<b>362</b>	<b>531</b>	<b>12</b>	<b>3</b>	<b>72</b>	<b>0</b>	<b>129</b>	<b>120</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**Fourth Quarter 2015**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014	Q4 2015	Q4 2014
St. Catharines City	37	36	55	40	0	0	92	76
Niagara Falls	76	96	6	9	0	0	82	105
Welland	38	27	0	0	0	2	38	29
Lincoln Town	19	32	0	0	1	0	20	32
Fort Erie	16	18	0	0	0	0	16	18
Niagara-on-the-Lake	147	35	5	13	0	0	152	48
Pelham	24	5	0	0	0	0	24	5
Port Colborne	0	1	0	0	0	0	0	1
Thorold City	0	30	0	0	0	2	0	32
Wainfleet Township	1	1	0	0	0	0	1	1
<b>St. Catharines-Niagara CMA</b>	<b>358</b>	<b>281</b>	<b>66</b>	<b>62</b>	<b>1</b>	<b>4</b>	<b>425</b>	<b>347</b>
Grimsby	13	90	1	2	4	0	18	92
West Lincoln	7	26	0	0	0	0	7	26
<b>Niagara Region</b>	<b>378</b>	<b>397</b>	<b>67</b>	<b>64</b>	<b>5</b>	<b>4</b>	<b>450</b>	<b>465</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - December 2015**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
St. Catharines City	108	78	104	57	91	54	303	189
Niagara Falls	309	316	7	64	2	0	318	380
Welland	105	145	0	0	15	69	120	214
Lincoln Town	109	165	0	3	1	0	110	168
Fort Erie	54	90	0	0	0	0	54	90
Niagara-on-the-Lake	286	146	24	17	0	0	310	163
Pelham	79	17	9	0	0	0	88	17
Port Colborne	8	7	0	0	0	0	8	7
Thorold City	53	63	0	0	6	4	59	67
Wainfleet Township	8	12	0	0	0	0	8	12
<b>St. Catharines-Niagara CMA</b>	<b>1,119</b>	<b>1,039</b>	<b>144</b>	<b>141</b>	<b>115</b>	<b>127</b>	<b>1,378</b>	<b>1,307</b>
Grimsby	222	169	25	91	37	0	284	260
West Lincoln	40	80	0	0	0	0	40	80
<b>Niagara Region</b>	<b>1,381</b>	<b>1,288</b>	<b>169</b>	<b>232</b>	<b>152</b>	<b>127</b>	<b>1,702</b>	<b>1,647</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**Fourth Quarter 2015**

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													
Q4 2015	7	20.6	2	5.9	10	29.4	3	8.8	12	35.3	34	330,000	386,621
Q4 2014	3	14.3	7	33.3	3	14.3	1	4.8	7	33.3	21	420,000	381,364
Year-to-date 2015	10	9.7	13	12.6	21	20.4	19	18.4	40	38.8	103	360,000	389,691
Year-to-date 2014	4	7.3	12	21.8	12	21.8	7	12.7	20	36.4	55	400,000	390,714
Niagara Falls													
Q4 2015	4	7.0	4	7.0	11	19.3	16	28.1	22	38.6	57	380,000	413,397
Q4 2014	1	1.6	6	9.4	14	21.9	16	25.0	27	42.2	64	377,500	416,217
Year-to-date 2015	8	3.0	35	13.1	62	23.1	60	22.4	103	38.4	268	372,500	390,108
Year-to-date 2014	9	3.7	47	19.1	56	22.8	69	28.0	65	26.4	246	360,000	369,012
Welland													
Q4 2015	1	3.3	5	16.7	3	10.0	11	36.7	10	33.3	30	360,000	375,697
Q4 2014	2	8.0	3	12.0	10	40.0	6	24.0	4	16.0	25	330,000	350,927
Year-to-date 2015	4	4.5	11	12.4	12	13.5	22	24.7	40	44.9	89	352,500	392,336
Year-to-date 2014	6	5.3	13	11.5	19	16.8	32	28.3	43	38.1	113	390,000	394,353
Lincoln Town													
Q4 2015	1	5.9	5	29.4	2	11.8	1	5.9	8	47.1	17	-	407,667
Q4 2014	1	4.8	5	23.8	1	4.8	5	23.8	9	42.9	21	390,000	417,657
Year-to-date 2015	8	11.3	7	9.9	7	9.9	9	12.7	40	56.3	71	420,000	427,857
Year-to-date 2014	7	8.0	10	11.4	9	10.2	24	27.3	38	43.2	88	380,000	402,020
Fort Erie													
Q4 2015	3	23.1	4	30.8	0	0.0	4	30.8	2	15.4	13	-	351,725
Q4 2014	3	16.7	2	11.1	3	16.7	4	22.2	6	33.3	18	360,000	379,900
Year-to-date 2015	8	19.0	11	26.2	3	7.1	15	35.7	5	11.9	42	-	335,098
Year-to-date 2014	14	21.9	9	14.1	11	17.2	12	18.8	18	28.1	64	335,000	356,721
Niagara-on-the-Lake													
Q4 2015	1	1.3	0	0.0	2	2.6	22	28.6	52	67.5	77	430,000	477,926
Q4 2014	0	0.0	0	0.0	0	0.0	4	28.6	10	71.4	14	-	487,855
Year-to-date 2015	2	1.4	0	0.0	4	2.7	31	21.1	110	74.8	147	460,000	509,164
Year-to-date 2014	0	0.0	2	3.0	3	4.5	11	16.4	51	76.1	67	545,000	516,925
Pelham													
Q4 2015	0	0.0	0	0.0	1	5.0	3	15.0	16	80.0	20	600,000	530,188
Q4 2014	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	-	-
Year-to-date 2015	0	0.0	0	0.0	1	2.1	8	17.0	38	80.9	47	600,000	579,496
Year-to-date 2014	0	0.0	0	0.0	1	12.5	3	37.5	4	50.0	8	-	-
Port Colborne													
Q4 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	1	33.3	1	33.3	1	33.3	0	0.0	3	-	-
Year-to-date 2014	1	20.0	1	20.0	1	20.0	2	40.0	0	0.0	5	-	334,900
Thorold City													
Q4 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2014	0	0.0	1	6.7	6	40.0	4	26.7	4	26.7	15	350,000	357,392
Year-to-date 2015	0	0.0	0	0.0	6	20.7	15	51.7	8	27.6	29	375,000	398,215
Year-to-date 2014	4	11.8	3	8.8	11	32.4	11	32.4	5	14.7	34	350,000	361,478

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**Fourth Quarter 2015**

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													
Q4 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2014	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	-	-
St. Catharines-Niagara CMA													
Q4 2015	17	6.9	20	8.1	29	11.7	60	24.2	122	49.2	248	400,000	431,135
Q4 2014	10	5.5	24	13.2	38	20.9	42	23.1	68	37.4	182	370,000	399,772
Year-to-date 2015	42	5.2	78	9.7	117	14.6	181	22.6	384	47.9	802	400,000	424,326
Year-to-date 2014	45	6.6	97	14.2	124	18.2	171	25.0	246	36.0	683	370,000	393,000
Grimsby													
Q4 2015	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	-	532,344
Q4 2014	0	0.0	0	0.0	0	0.0	2	2.5	79	97.5	81	480,000	484,908
Year-to-date 2015	1	1.0	1	1.0	7	7.2	24	24.7	64	66.0	97	-	450,911
Year-to-date 2014	0	0.0	3	2.7	0	0.0	6	5.3	104	92.0	113	475,000	474,066
West Lincoln													
Q4 2015	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
Q4 2014	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 2015	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 2014	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													
Q4 2015	17	6.6	20	7.8	29	11.3	62	24.1	129	50.2	257	400,000	435,559
Q4 2014	10	3.8	24	9.1	38	14.4	44	16.7	147	55.9	263	415,000	421,200
Year-to-date 2015	43	4.8	79	8.8	124	13.8	205	22.8	448	49.8	899	400,000	423,999
Year-to-date 2014	45	5.7	100	12.6	124	15.6	177	22.2	350	44.0	796	380,000	400,724

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Fourth Quarter 2015**

Submarket	Q4 2015	Q4 2014	% Change	YTD 2015	YTD 2014	% Change
St. Catharines City	386,621	381,364	1.4	389,691	390,714	-0.3
Niagara Falls	413,397	416,217	-0.7	390,108	369,012	5.7
Welland	375,697	350,927	7.1	392,336	394,353	-0.5
Lincoln Town	407,667	417,657	-2.4	427,857	402,020	6.4
Fort Erie	351,725	379,900	-7.4	335,098	356,721	-6.1
Niagara-on-the-Lake	477,926	487,855	-2.0	509,164	516,925	-1.5
Pelham	530,188	-	n/a	579,496	-	n/a
Port Colborne	-	-	n/a	-	334,900	n/a
Thorold City	-	357,392	n/a	398,215	361,478	10.2
Wainfleet Township	-	-	n/a	-	-	n/a
<b>St. Catharines-Niagara CMA</b>	<b>431,135</b>	<b>399,772</b>	<b>7.8</b>	<b>424,326</b>	<b>393,000</b>	<b>8.0</b>
Grimsby	532,344	484,908	9.8	450,911	474,066	-4.9
West Lincoln	n/a	n/a	n/a	n/a	n/a	n/a
<b>Niagara Region</b>	<b>435,559</b>	<b>421,200</b>	<b>3.4</b>	<b>423,999</b>	<b>400,724</b>	<b>5.8</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity for Niagara  
Fourth Quarter 2015**

		Number of Sales <sup>1</sup>	Yr/Yr <sup>2</sup> (%)	Sales SA <sup>1</sup>	Number of New Listings <sup>1</sup>	New Listings SA <sup>1</sup>	Sales-to- New Listings SA <sup>2</sup>	Average Price <sup>1</sup> (\$)	Yr/Yr <sup>2</sup> (%)	Average Price <sup>1</sup> (\$) SA
2014	January	279	-5.4	444	710	830	53.5	245,481	11.8	249,043
	February	382	14.4	474	644	784	60.5	229,985	1.9	234,970
	March	445	-9.7	434	887	785	55.3	243,658	7.2	247,453
	April	538	-1.3	458	1,069	849	53.9	248,397	5.2	246,213
	May	636	7.1	499	1,044	807	61.8	254,067	6.2	251,568
	June	613	8.5	487	1,005	859	56.7	252,062	2.8	251,932
	July	641	18.9	540	968	865	62.4	252,741	8.4	249,048
	August	561	13.6	514	842	792	64.9	263,778	7.0	257,747
	September	525	10.5	498	918	856	58.2	253,693	4.1	250,192
	October	492	-2.0	488	784	823	59.3	254,353	-1.1	251,104
	November	451	23.6	518	633	841	61.6	256,314	9.0	260,307
	December	312	10.6	521	344	757	68.8	249,826	4.1	255,283
2015	January	335	20.1	547	644	761	71.9	268,670	9.4	270,895
	February	385	0.8	486	606	743	65.4	253,786	10.3	259,280
	March	531	19.3	517	888	794	65.1	253,003	3.8	257,831
	April	652	21.2	560	1,066	831	67.4	280,983	13.1	278,285
	May	763	20.0	614	1,118	855	71.8	268,014	5.5	265,352
	June	759	23.8	585	960	814	71.9	271,938	7.9	272,718
	July	644	0.5	551	889	795	69.3	271,047	7.2	267,524
	August	637	13.5	587	944	881	66.6	283,158	7.3	275,430
	September	617	17.5	586	814	764	76.7	277,290	9.3	273,893
	October	574	16.7	579	715	761	76.1	280,146	10.1	276,011
	November	518	14.9	584	583	773	75.5	265,272	3.5	268,779
	December	331	6.1	550	390	847	64.9	273,869	9.6	279,187
	Q4 2014	1,255	9.2		1,761			253,932	3.2	
	Q4 2015	1,423	13.4		1,688			273,272	7.6	
	YTD 2014	5,875	7.1		9,848			251,297	5.4	
	YTD 2015	6,746	14.8		9,617			271,425	8.0	

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

<sup>1</sup>Source: CREA; Represents the combined St. Catharines District, Niagara Falls - Fort Erie, and the Welland District Real Estate Boards

<sup>2</sup>Source: CMHC, adapted from MLS® data supplied by CREA



**Table 6: Economic Indicators**  
**Fourth Quarter 2015**

		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						
2014	January	595	3.14	5.24	110.7	123.3	194.2	8.6	62.2	813
	February	595	3.14	5.24	112.1	124.6	196.5	8.4	62.7	805
	March	581	3.14	4.99	112.1	125.1	197.3	8.2	62.9	806
	April	570	3.14	4.79	112.0	125.9	197.8	8.2	63.0	807
	May	570	3.14	4.79	112.0	126.5	196.4	8.1	62.4	802
	June	570	3.14	4.79	111.9	126.9	194.4	8.0	61.8	794
	July	570	3.14	4.79	112.2	126.5	193.1	7.8	61.2	790
	August	570	3.14	4.79	112.3	126.5	192.7	7.8	61.1	798
	September	570	3.14	4.79	112.4	126.7	194.3	7.3	61.2	796
	October	570	3.14	4.79	112.1	126.8	195.5	7.0	61.4	793
	November	570	3.14	4.79	112.0	126.3	197.4	6.5	61.6	790
	December	570	3.14	4.79	112.0	125.4	197.4	6.7	61.8	793
2015	January	570	3.14	4.79	112.7	125.3	197.2	6.6	61.6	806
	February	567	2.89	4.74	112.6	126.2	197.1	6.7	61.6	815
	March	567	2.89	4.74	112.8	127.1	198.8	6.6	62.1	824
	April	561	2.89	4.64	112.9	126.9	201.2	6.4	62.7	825
	May	561	2.89	4.64	112.9	127.7	200.6	6.3	62.4	820
	June	561	2.89	4.64	112.9	128.2	201.9	6.2	62.8	809
	July	561	2.89	4.64	112.8	128.4	204.7	6.4	63.7	800
	August	561	2.89	4.64	113.6	128.0	207.3	6.7	64.7	797
	September	561	2.89	4.64	113.5	127.8	208.0	7.0	65.2	799
	October	561	2.89	4.64	113.2	127.9	206.6	7.5	65.0	809
	November	561	3.14	4.64	113.4	127.9	207.4	7.9	65.5	817
	December	561	3.14	4.64		127.5	207.5	8.0	65.6	829

"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 of 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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