

# HOUSING NOW TABLES

## St. Catharines-Niagara CMA

Date Released: Fourth Quarter 2017



*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.

### SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation). View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

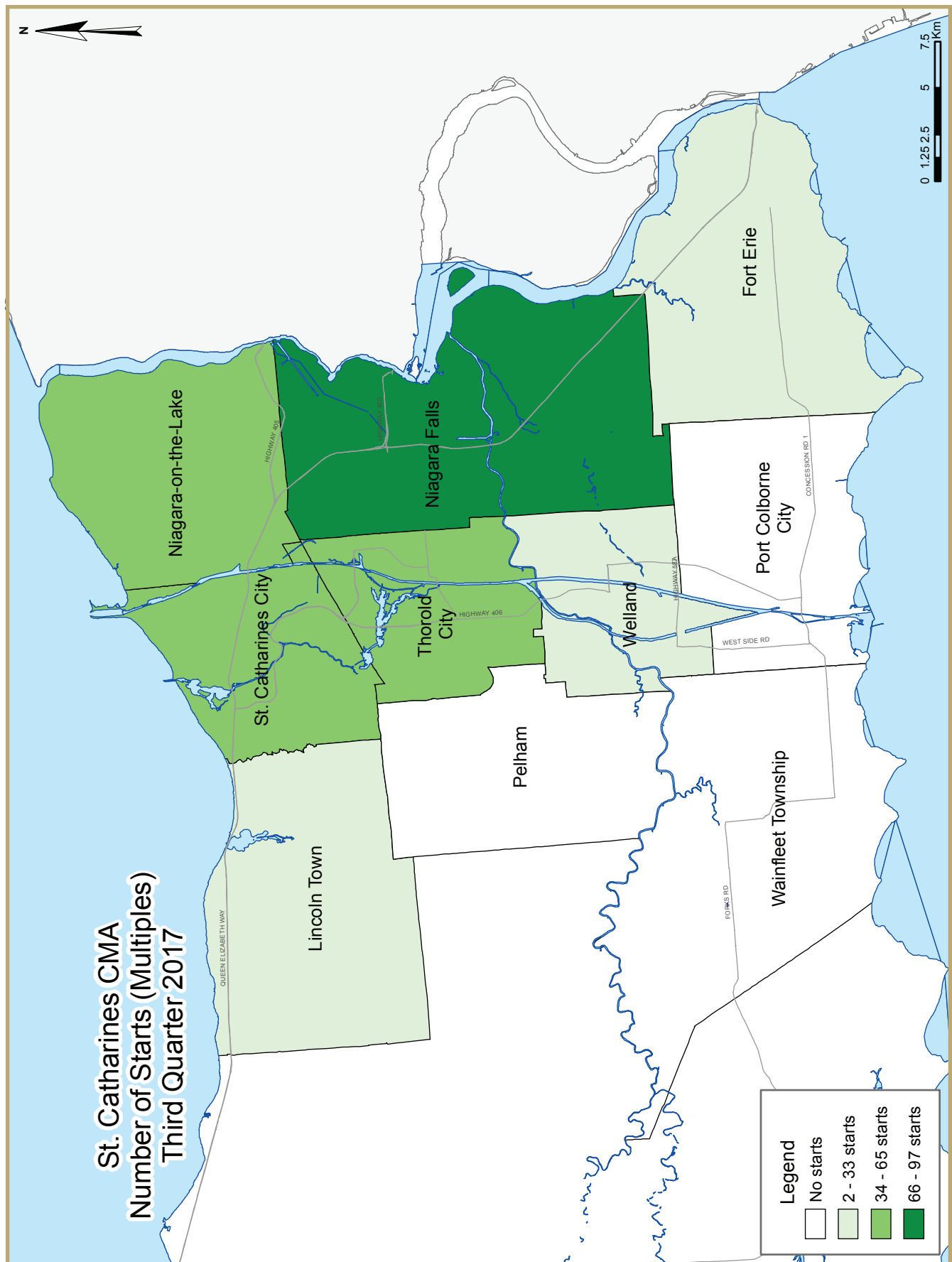
## Housing Observer Online

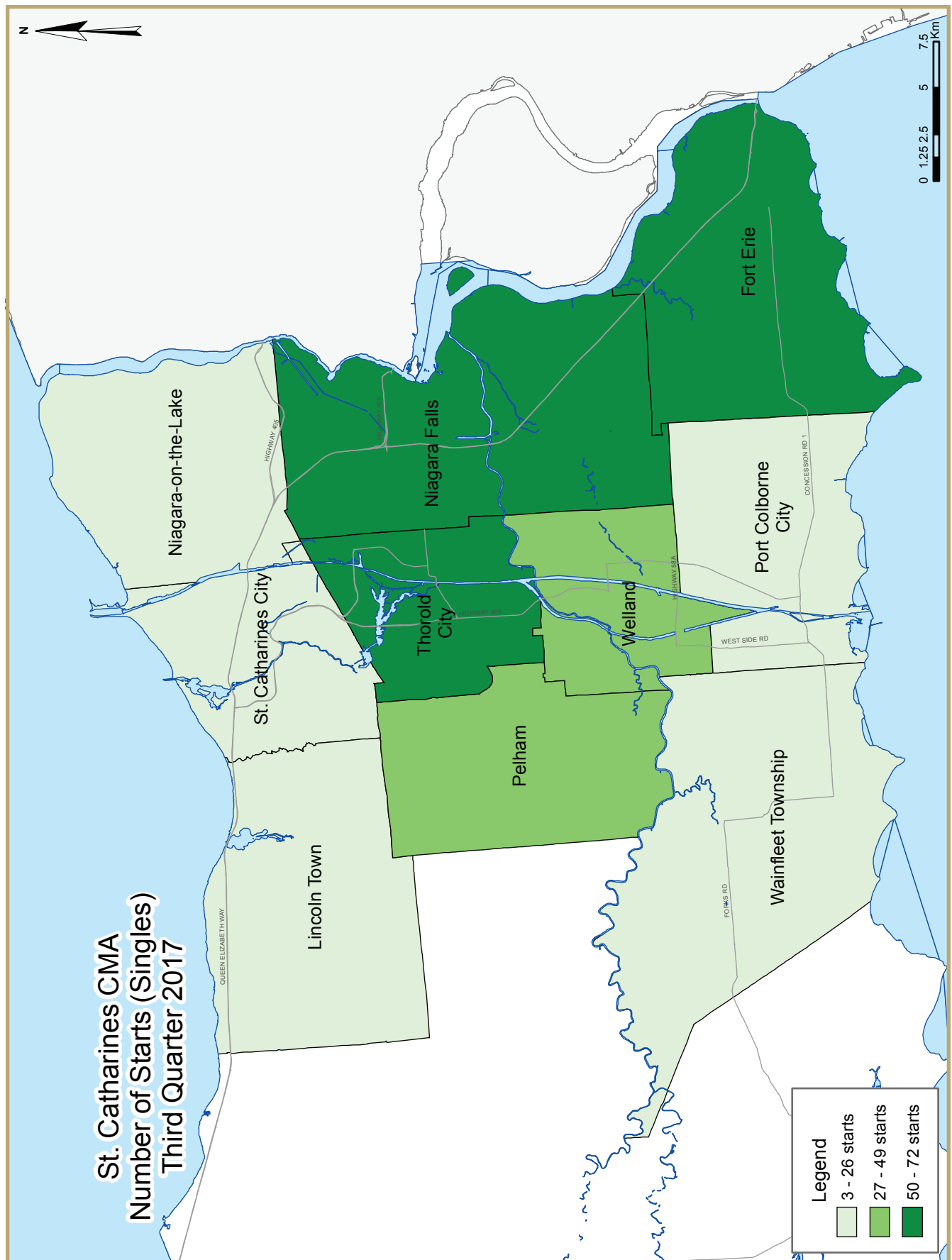
Featuring quick reads and videos on...

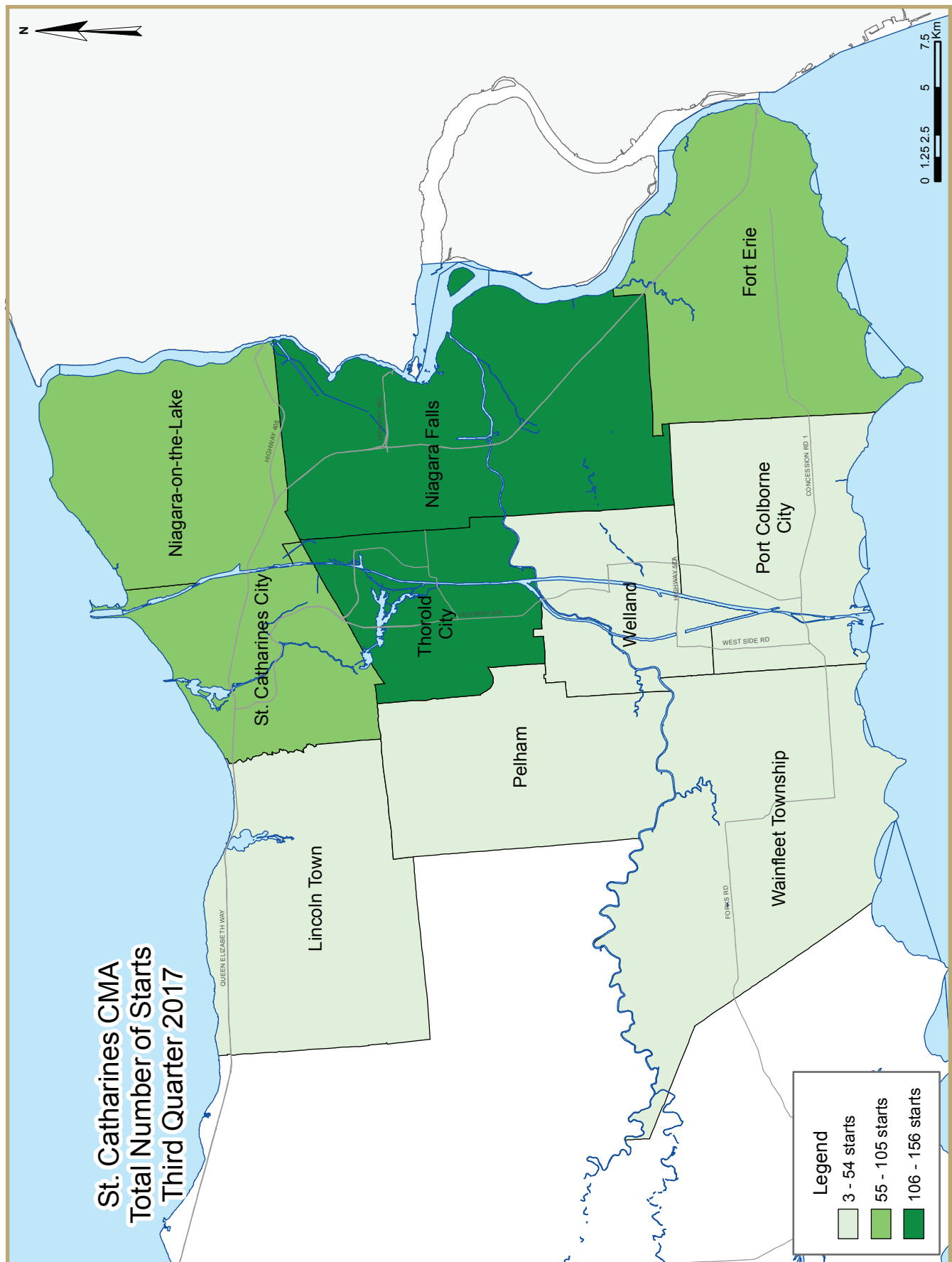
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

All links can be shared in social media friendly formats!

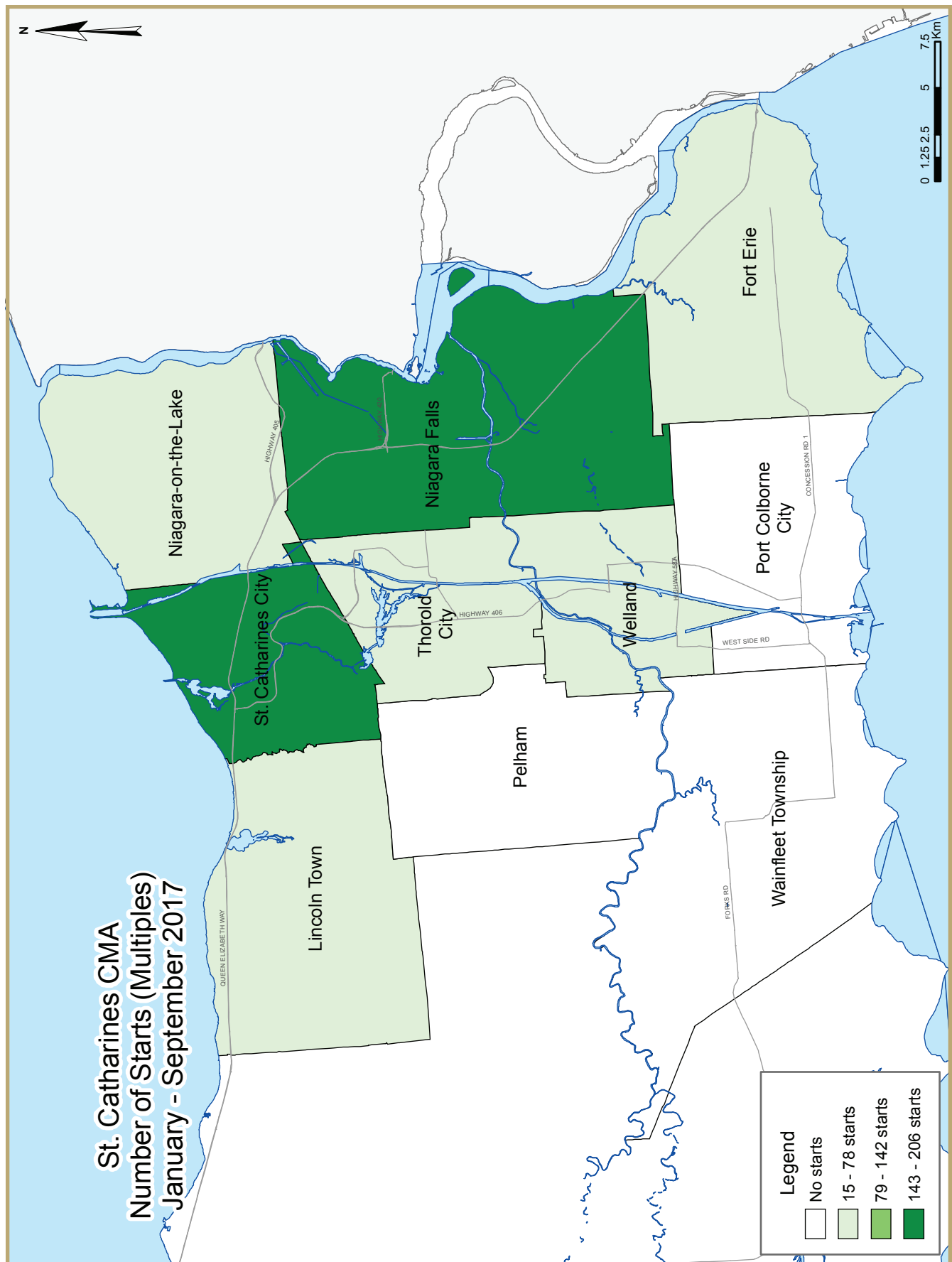
Subscribe today to stay in the know!  
[www.cmhc.ca/observer](http://www.cmhc.ca/observer)

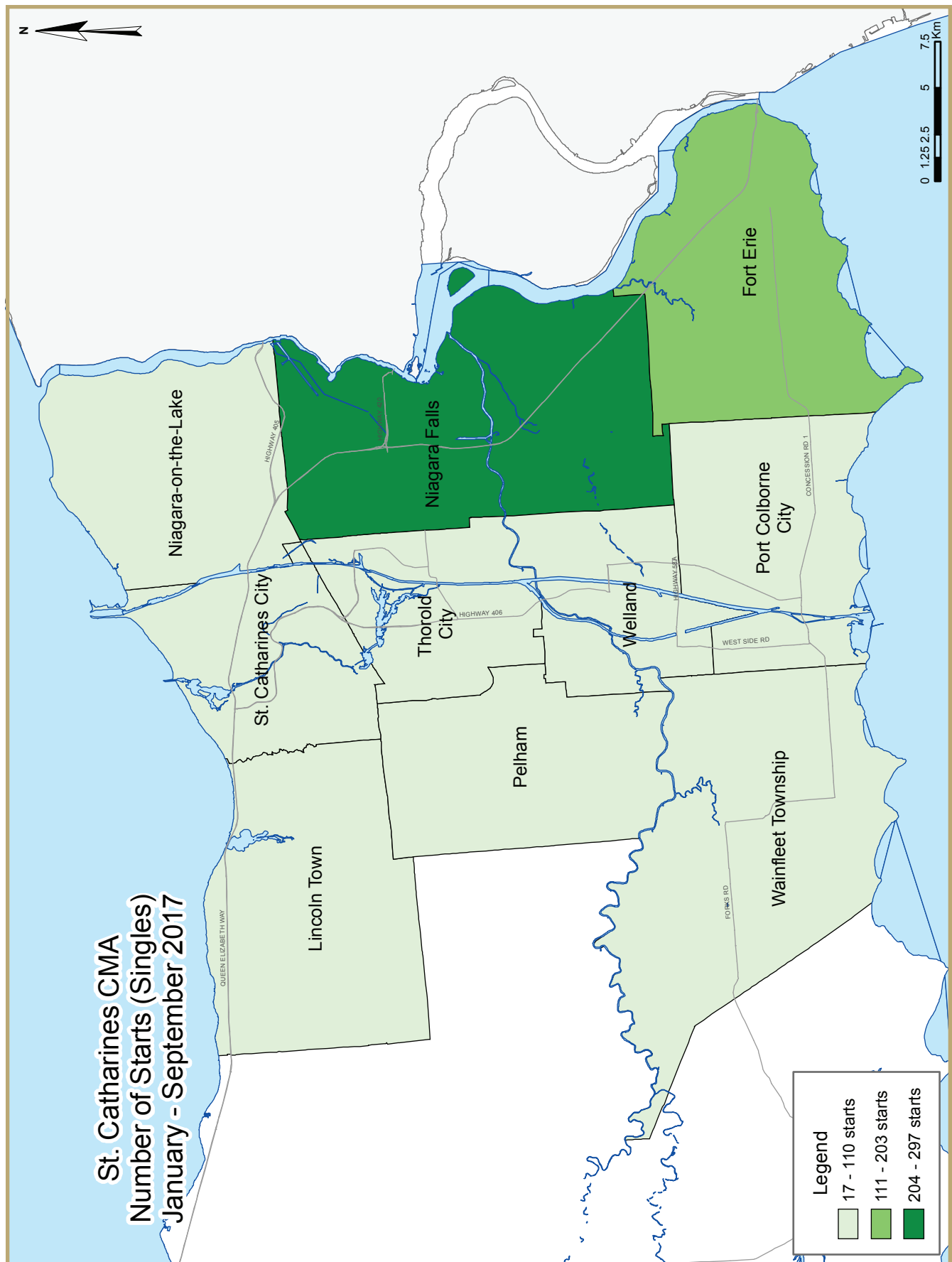


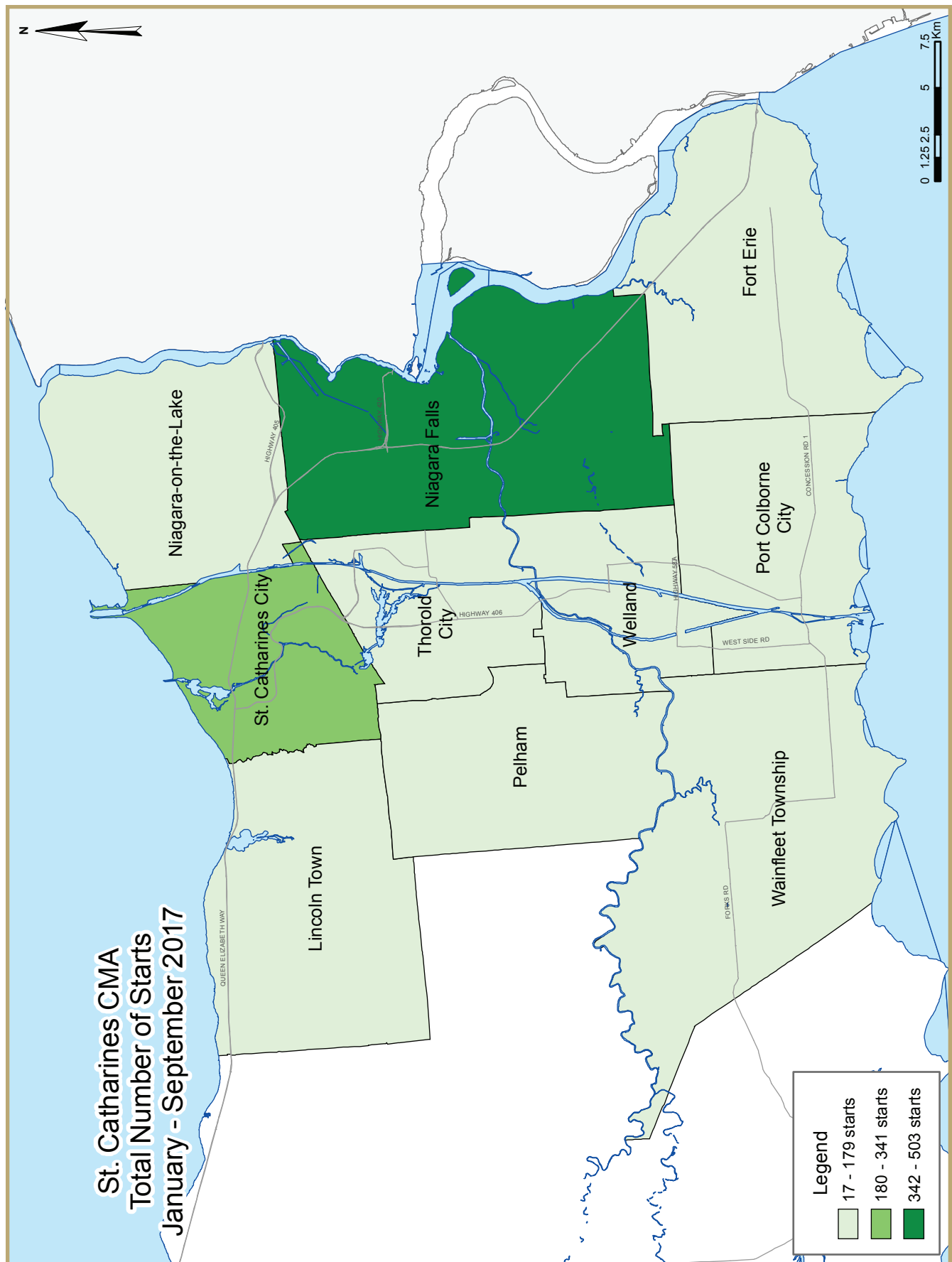














# HOUSING NOW REPORT TABLES

## 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

## 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
- 5 MLS® Residential Activity
- 6 Economic Indicators

## 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)								
Third Quarter 2017								
St Catharines-Niagara CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	1,002	1,438	1,215	1,155	975	1,435	1,351	1,255
Multiples	735	519	1,128	708	1,020	842	852	918
Total	1,737	1,957	2,343	1,863	1,995	2,277	2,203	2,173
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	1,469	1,331	460	340	-26.1%	1,079	927	-14.1%
Multiples	882	1,056	159	238	49.7%	427	574	34.4%
Total	2,351	2,387	619	578	-6.6%	1,506	1,501	-0.3%

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  
Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2017	343	58	153	2	71	2	0	5	634
Q3 2016	498	64	76	3	6	120	6	11	784
% Change	-31.1	-9.4	101.3	-33.3	**	-98.3	-100.0	-54.5	-19.1
Year-to-date 2017	948	92	424	12	157	2	6	7	1,648
Year-to-date 2016	1,184	98	205	4	44	167	13	27	1,742
% Change	-19.9	-6.1	106.8	200.0	**	-98.8	-53.8	-74.1	-5.4
UNDER CONSTRUCTION									
Q3 2017	1,072	112	672	7	176	458	9	75	2,581
Q3 2016	1,181	102	494	6	123	209	6	96	2,217
% Change	-9.2	9.8	36.0	16.7	43.1	119.1	50.0	-21.9	16.4
COMPLETIONS									
Q3 2017	399	28	128	7	86	11	2	5	666
Q3 2016	304	34	92	1	57	0	22	134	644
% Change	31.3	-17.6	39.1	**	50.9	n/a	-90.9	-96.3	3.4
Year-to-date 2017	1,140	80	271	9	115	22	9	34	1,680
Year-to-date 2016	840	68	218	1	115	0	43	140	1,425
% Change	35.7	17.6	24.3	**	0.0	n/a	-79.1	-75.7	17.9
COMPLETED & NOT ABSORBED									
Q3 2017	24	3	3	0	0	0	n/a	n/a	30
Q3 2016	54	12	30	1	1	0	n/a	n/a	98
% Change	-55.6	-75.0	-90.0	-100.0	-100.0	n/a	n/a	n/a	-69.4
ABSORBED									
Q3 2017	401	33	143	8	87	11	n/a	n/a	683
Q3 2016	276	31	91	2	56	0	n/a	n/a	456
% Change	45.3	6.5	57.1	**	55.4	n/a	n/a	n/a	49.8
Year-to-date 2017	1,092	84	298	10	112	22	n/a	n/a	1,618
Year-to-date 2016	805	66	217	3	100	1	n/a	n/a	1,192
% Change	35.7	27.3	37.3	**	12.0	**	n/a	n/a	35.7

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

**Table 1.1b: Housing Activity Summary of St. Catharines-Niagara CMA**  
**Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2017	338	38	122	2	71	2	0	5	578
Q3 2016	457	64	76	3	2	0	6	11	619
% Change	-26.0	-40.6	60.5	-33.3	**	n/a	-100.0	-54.5	-6.6
Year-to-date 2017	913	70	334	12	157	2	6	7	1,501
Year-to-date 2016	1,075	98	205	4	37	47	13	27	1,506
% Change	-15.1	-28.6	62.9	200.0	**	-95.7	-53.8	-74.1	-0.3
UNDER CONSTRUCTION									
Q3 2017	1,046	92	516	7	153	35	9	75	1,933
Q3 2016	1,110	100	411	6	115	89	6	96	1,933
% Change	-5.8	-8.0	25.5	16.7	33.0	-60.7	50.0	-21.9	0.0
COMPLETIONS									
Q3 2017	378	26	128	7	86	11	2	5	643
Q3 2016	259	34	89	1	54	0	22	134	593
% Change	45.9	-23.5	43.8	**	59.3	n/a	-90.9	-96.3	8.4
Year-to-date 2017	1,057	78	271	9	111	22	9	34	1,591
Year-to-date 2016	750	68	215	1	96	0	43	140	1,313
% Change	40.9	14.7	26.0	**	15.6	n/a	-79.1	-75.7	21.2
COMPLETED & NOT ABSORBED									
Q3 2017	23	3	3	0	0	0	n/a	n/a	29
Q3 2016	50	12	8	1	1	0	n/a	n/a	72
% Change	-54.0	-75.0	-62.5	-100.0	-100.0	n/a	n/a	n/a	-59.7
ABSORBED									
Q3 2017	397	33	136	8	87	11	n/a	n/a	672
Q3 2016	262	31	91	2	56	0	n/a	n/a	442
% Change	51.5	6.5	49.5	**	55.4	n/a	n/a	n/a	52.0
Year-to-date 2017	1,078	83	276	10	112	22	n/a	n/a	1,581
Year-to-date 2016	770	66	217	2	100	1	n/a	n/a	1,156
% Change	40.0	25.8	27.2	**	12.0	**	n/a	n/a	36.8

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

**Table 1.2: Housing Activity Summary by Submarket  
Third Quarter 2017**

	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									
Q3 2017	16	6	12	0	17	2	0	5	58
Q3 2016	12	8	8	1	2	0	6	2	39
Niagara Falls									
Q3 2017	58	26	66	1	5	0	0	0	156
Q3 2016	232	2	19	0	0	0	0	9	262
Welland									
Q3 2017	42	0	11	0	0	0	0	0	53
Q3 2016	17	0	20	0	0	0	0	0	37
Lincoln Town									
Q3 2017	14	2	0	1	0	0	0	0	17
Q3 2016	15	0	0	2	0	0	0	0	17
Fort Erie									
Q3 2017	55	2	0	0	0	0	0	0	57
Q3 2016	37	4	0	0	0	0	0	0	41
Niagara-on-the-Lake									
Q3 2017	20	0	0	0	49	0	0	0	69
Q3 2016	45	24	0	0	0	0	0	0	69
Pelham									
Q3 2017	46	0	0	0	0	0	0	0	46
Q3 2016	43	2	7	0	0	0	0	0	52
Port Colborne									
Q3 2017	12	0	0	0	0	0	0	0	12
Q3 2016	12	0	0	0	0	0	0	0	12
Thorold City									
Q3 2017	72	2	33	0	0	0	0	0	107
Q3 2016	32	24	22	0	0	0	0	0	78
Wainfleet Township									
Q3 2017	3	0	0	0	0	0	0	0	3
Q3 2016	12	0	0	0	0	0	0	0	12
St. Catharines-Niagara CMA									
Q3 2017	338	38	122	2	71	2	0	5	578
Q3 2016	457	64	76	3	2	0	6	11	619
Grimsby									
Q3 2017	3	0	31	0	0	0	0	0	34
Q3 2016	7	0	0	0	4	120	0	0	131
West Lincoln									
Q3 2017	2	20	0	0	0	0	0	0	22
Q3 2016	34	0	0	0	0	0	0	0	34
Niagara Region									
Q3 2017	343	58	153	2	71	2	0	5	634
Q3 2016	498	64	76	3	6	120	6	11	784

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
St. Catharines City									
Q3 2017	52	22	65	2	85	29	5	28	288
Q3 2016	61	16	27	2	31	27	2	25	191
Niagara Falls									
Q3 2017	317	34	232	0	3	0	0	47	633
Q3 2016	502	8	217	2	68	0	0	56	853
Welland									
Q3 2017	105	4	30	0	3	0	0	0	142
Q3 2016	59	2	41	0	6	3	0	0	111
Lincoln Town									
Q3 2017	43	2	57	5	5	0	0	0	112
Q3 2016	24	2	0	2	0	0	0	0	28
Fort Erie									
Q3 2017	165	10	25	0	0	0	4	0	204
Q3 2016	119	6	6	0	0	0	4	1	136
Niagara-on-the-Lake									
Q3 2017	68	2	3	0	55	6	0	0	134
Q3 2016	151	32	22	0	10	22	0	0	237
Pelham									
Q3 2017	100	2	18	0	2	0	0	0	122
Q3 2016	81	2	32	0	0	0	0	0	115
Port Colborne									
Q3 2017	33	0	0	0	0	0	0	0	33
Q3 2016	18	0	0	0	0	0	0	0	18
Thorold City									
Q3 2017	120	16	86	0	0	0	0	0	222
Q3 2016	64	32	66	0	0	37	0	14	213
Wainfleet Township									
Q3 2017	43	0	0	0	0	0	0	0	43
Q3 2016	31	0	0	0	0	0	0	0	31
St. Catharines-Niagara CMA									
Q3 2017	1,046	92	516	7	153	35	9	75	1,933
Q3 2016	1,110	100	411	6	115	89	6	96	1,933
Grimsby									
Q3 2017	8	0	156	0	23	423	0	0	610
Q3 2016	11	2	83	0	4	120	0	0	220
West Lincoln									
Q3 2017	18	20	0	0	0	0	0	0	38
Q3 2016	60	0	0	0	4	0	0	0	64
Niagara Region									
Q3 2017	1,072	112	672	7	176	458	9	75	2,581
Q3 2016	1,181	102	494	6	123	209	6	96	2,217

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



**Table 1.2: Housing Activity Summary by Submarket**  
**Third Quarter 2017**

	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									
Q3 2017	12	0	0	3	16	0	2	4	37
Q3 2016	13	8	7	0	8	0	6	134	176
Niagara Falls									
Q3 2017	145	4	81	3	57	0	0	0	290
Q3 2016	103	0	9	1	23	0	0	0	136
Welland									
Q3 2017	29	0	7	0	3	0	0	0	39
Q3 2016	22	2	8	0	3	0	14	0	49
Lincoln Town									
Q3 2017	15	2	0	1	0	0	0	0	18
Q3 2016	15	0	0	0	0	0	0	0	15
Fort Erie									
Q3 2017	54	2	0	0	0	0	0	1	57
Q3 2016	32	0	0	0	0	0	0	0	32
Niagara-on-the-Lake									
Q3 2017	55	2	16	0	10	11	0	0	94
Q3 2016	37	22	22	0	20	0	0	0	101
Pelham									
Q3 2017	30	0	6	0	0	0	0	0	36
Q3 2016	17	0	16	0	0	0	0	0	33
Port Colborne									
Q3 2017	2	0	0	0	0	0	0	0	2
Q3 2016	1	0	0	0	0	0	0	0	1
Thorold City									
Q3 2017	32	16	18	0	0	0	0	0	66
Q3 2016	9	2	27	0	0	0	2	0	40
Wainfleet Township									
Q3 2017	4	0	0	0	0	0	0	0	4
Q3 2016	10	0	0	0	0	0	0	0	10
St. Catharines-Niagara CMA									
Q3 2017	378	26	128	7	86	11	2	5	643
Q3 2016	259	34	89	1	54	0	22	134	593
Grimsby									
Q3 2017	2	0	0	0	0	0	0	0	2
Q3 2016	15	0	0	0	0	0	0	0	15
West Lincoln									
Q3 2017	19	2	0	0	0	0	0	0	21
Q3 2016	30	0	3	0	3	0	0	0	36
Niagara Region									
Q3 2017	399	28	128	7	86	11	2	5	666
Q3 2016	304	34	92	1	57	0	22	134	644

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

**Table 1.2: Housing Activity Summary by Submarket  
Third Quarter 2017**

	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									
Q3 2017	4	0	0	0	0	0	n/a	n/a	4
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Niagara Falls									
Q3 2017	7	0	0	0	0	0	n/a	n/a	7
Q3 2016	16	1	6	1	0	0	n/a	n/a	24
Welland									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Lincoln Town									
Q3 2017	4	0	3	0	0	0	n/a	n/a	7
Q3 2016	6	0	0	0	0	0	n/a	n/a	6
Fort Erie									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	5	1	0	0	0	0	n/a	n/a	6
Niagara-on-the-Lake									
Q3 2017	3	0	0	0	0	0	n/a	n/a	3
Q3 2016	13	7	2	0	1	0	n/a	n/a	23
Pelham									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	2	0	0	0	0	0	n/a	n/a	2
Port Colborne									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Thorold City									
Q3 2017	4	3	0	0	0	0	n/a	n/a	7
Q3 2016	5	3	0	0	0	0	n/a	n/a	8
Wainfleet Township									
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
St. Catharines-Niagara CMA									
Q3 2017	23	3	3	0	0	0	n/a	n/a	29
Q3 2016	50	12	8	1	1	0	n/a	n/a	72
Grimsby									
Q3 2017	1	0	0	0	0	0	n/a	n/a	1
Q3 2016	4	0	22	0	0	0	n/a	n/a	26
West Lincoln									
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q3 2017	24	3	3	0	0	0	n/a	n/a	30
Q3 2016	54	12	30	1	1	0	n/a	n/a	98

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Third Quarter 2017**

	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									
Q3 2017	11	0	0	3	16	0	n/a	n/a	30
Q3 2016	14	6	7	0	10	0	n/a	n/a	37
Niagara Falls									
Q3 2017	153	5	87	4	57	0	n/a	n/a	306
Q3 2016	112	0	9	2	23	0	n/a	n/a	146
Welland									
Q3 2017	29	0	7	0	3	0	n/a	n/a	39
Q3 2016	21	2	8	0	3	0	n/a	n/a	34
Lincoln Town									
Q3 2017	12	3	0	1	0	0	n/a	n/a	16
Q3 2016	11	0	2	0	0	0	n/a	n/a	13
Fort Erie									
Q3 2017	60	3	0	0	0	0	n/a	n/a	63
Q3 2016	30	0	0	0	0	0	n/a	n/a	30
Niagara-on-the-Lake									
Q3 2017	60	4	18	0	11	11	n/a	n/a	104
Q3 2016	36	21	22	0	20	0	n/a	n/a	99
Pelham									
Q3 2017	30	0	6	0	0	0	n/a	n/a	36
Q3 2016	18	0	16	0	0	0	n/a	n/a	34
Port Colborne									
Q3 2017	2	0	0	0	0	0	n/a	n/a	2
Q3 2016	1	0	0	0	0	0	n/a	n/a	1
Thorold City									
Q3 2017	34	18	18	0	0	0	n/a	n/a	70
Q3 2016	9	2	27	0	0	0	n/a	n/a	38
Wainfleet Township									
Q3 2017	6	0	0	0	0	0	n/a	n/a	6
Q3 2016	10	0	0	0	0	0	n/a	n/a	10
St. Catharines-Niagara CMA									
Q3 2017	397	33	136	8	87	11	n/a	n/a	672
Q3 2016	262	31	91	2	56	0	n/a	n/a	442
Grimsby									
Q3 2017	4	0	7	0	0	0	n/a	n/a	11
Q3 2016	14	0	0	0	0	0	n/a	n/a	14
West Lincoln									
Q3 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q3 2016	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q3 2017	401	33	143	8	87	11	n/a	n/a	683
Q3 2016	276	31	91	2	56	0	n/a	n/a	456

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

**Table 1.3a: History of Housing Starts of the Niagara Region  
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,445	114	339	5	62	393	13	27	2,398
% Change	39.7	0.0	-28.9	-66.7	31.9	**	44.4	-49.1	28.2
2015	1,034	114	477	15	47	121	9	53	1,870
% Change	-0.6	-9.5	3.9	-42.3	-62.4	**	-55.0	51.4	0.3
2014	1,040	126	459	26	125	33	20	35	1,864
% Change	39.8	15.6	62.2	136.4	-3.1	-54.2	5.3	**	35.9
2013	744	109	283	11	129	72	19	5	1,372
% Change	6.3	94.6	31.0	57.1	87.0	n/a	18.8	-97.3	9.9
2012	700	56	216	7	69	0	16	184	1,248
% Change	-3.8	64.7	-32.7	0.0	3.0	n/a	60.0	5.7	-6.9
2011	728	34	321	7	67	0	10	174	1,341
% Change	-13.9	-41.4	57.4	75.0	-32.3	n/a	-56.5	**	5.2
2010	846	58	204	4	99	0	23	41	1,275
% Change	29.2	45.0	117.0	n/a	-2.0	-100.0	**	-6.8	31.3
2009	655	40	94	0	101	35	2	44	971
% Change	-15.4	-25.9	-66.2	-100.0	40.3	-68.5	-75.0	**	-25.5
2008	774	54	278	4	72	111	8	3	1,304
% Change	-17.0	-10.0	51.9	100.0	-4.0	44.2	-27.3	-25.0	-3.0
2007	932	60	183	2	75	77	11	4	1,344

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of St. Catharines-Niagara CMA  
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,433	114	273	5	39	53	13	27	1,957
% Change	45.0	1.8	-30.7	-61.5	-17.0	-56.2	44.4	-49.1	12.7
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**Third Quarter 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
St. Catharines City	16	13	6	16	29	8	7	2	58	39	48.7
Niagara Falls	59	232	26	2	71	19	0	9	156	262	-40.5
Welland	42	17	0	0	11	20	0	0	53	37	43.2
Lincoln Town	15	17	2	0	0	0	0	0	17	17	0.0
Fort Erie	55	37	2	4	0	0	0	0	57	41	39.0
Niagara-on-the-Lake	20	45	0	24	49	0	0	0	69	69	0.0
Pelham	46	43	0	2	0	7	0	0	46	52	-11.5
Port Colborne	12	12	0	0	0	0	0	0	12	12	0.0
Thorold City	72	32	2	24	33	22	0	0	107	78	37.2
Wainfleet Township	3	12	0	0	0	0	0	0	3	12	-75.0
<b>St. Catharines-Niagara CMA</b>	<b>340</b>	<b>460</b>	<b>38</b>	<b>72</b>	<b>193</b>	<b>76</b>	<b>7</b>	<b>11</b>	<b>578</b>	<b>619</b>	<b>-6.6</b>
Grimsby	3	7	0	0	31	4	0	120	34	131	-74.0
West Lincoln	2	34	20	0	0	0	0	0	22	34	-35.3
<b>Niagara Region</b>	<b>345</b>	<b>501</b>	<b>58</b>	<b>72</b>	<b>224</b>	<b>80</b>	<b>7</b>	<b>131</b>	<b>634</b>	<b>784</b>	<b>-19.1</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
St. Catharines City	49	46	22	34	131	40	11	31	213	151	41.1
Niagara Falls	297	540	34	6	172	101	0	9	503	656	-23.3
Welland	100	62	4	2	11	28	0	3	115	95	21.1
Lincoln Town	59	33	4	2	66	8	0	0	129	43	200.0
Fort Erie	132	89	8	4	11	3	0	0	151	96	57.3
Niagara-on-the-Lake	50	126	2	32	55	7	0	11	107	176	-39.2
Pelham	101	86	0	2	0	20	0	0	101	108	-6.5
Port Colborne	24	14	0	0	0	0	0	0	24	14	71.4
Thorold City	98	66	2	28	41	36	0	20	141	150	-6.0
Wainfleet Township	17	17	0	0	0	0	0	0	17	17	0.0
<b>St. Catharines-Niagara CMA</b>	<b>927</b>	<b>1,079</b>	<b>76</b>	<b>110</b>	<b>487</b>	<b>243</b>	<b>11</b>	<b>74</b>	<b>1,501</b>	<b>1,506</b>	<b>-0.3</b>
Grimsby	13	11	0	0	90	4	0	120	103	135	-23.7
West Lincoln	22	98	22	0	0	3	0	0	44	101	-56.4
<b>Niagara Region</b>	<b>962</b>	<b>1,188</b>	<b>98</b>	<b>110</b>	<b>577</b>	<b>250</b>	<b>11</b>	<b>194</b>	<b>1,648</b>	<b>1,742</b>	<b>-5.4</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market  
Third Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
St. Catharines City	29	8	0	0	2	0	5	2
Niagara Falls	71	19	0	0	0	0	0	9
Welland	11	20	0	0	0	0	0	0
Lincoln Town	0	0	0	0	0	0	0	0
Fort Erie	0	0	0	0	0	0	0	0
Niagara-on-the-Lake	49	0	0	0	0	0	0	0
Pelham	0	7	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	33	22	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>193</b>	<b>76</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>5</b>	<b>11</b>
Grimsby	31	4	0	0	0	120	0	0
West Lincoln	0	0	0	0	0	0	0	0
<b>Niagara Region</b>	<b>224</b>	<b>80</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>120</b>	<b>5</b>	<b>11</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
St. Catharines City	131	37	0	3	4	27	7	4
Niagara Falls	172	101	0	0	0	0	0	9
Welland	11	28	0	0	0	3	0	0
Lincoln Town	66	8	0	0	0	0	0	0
Fort Erie	11	3	0	0	0	0	0	0
Niagara-on-the-Lake	55	7	0	0	0	11	0	0
Pelham	0	20	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	41	36	0	0	0	6	0	14
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>487</b>	<b>240</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>47</b>	<b>7</b>	<b>27</b>
Grimsby	90	4	0	0	0	120	0	0
West Lincoln	0	3	0	0	0	0	0	0
<b>Niagara Region</b>	<b>577</b>	<b>247</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>167</b>	<b>7</b>	<b>27</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
Third Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
St. Catharines City	34	28	19	3	5	8	58	39
Niagara Falls	150	253	6	0	0	9	156	262
Welland	53	37	0	0	0	0	53	37
Lincoln Town	16	15	1	2	0	0	17	17
Fort Erie	57	41	0	0	0	0	57	41
Niagara-on-the-Lake	20	69	49	0	0	0	69	69
Pelham	46	52	0	0	0	0	46	52
Port Colborne	12	12	0	0	0	0	12	12
Thorold City	107	78	0	0	0	0	107	78
Wainfleet Township	3	12	0	0	0	0	3	12
<b>St. Catharines-Niagara CMA</b>	<b>498</b>	<b>597</b>	<b>75</b>	<b>5</b>	<b>5</b>	<b>17</b>	<b>578</b>	<b>619</b>
Grimsby	34	7	0	124	0	0	34	131
West Lincoln	22	34	0	0	0	0	22	34
<b>Niagara Region</b>	<b>554</b>	<b>638</b>	<b>75</b>	<b>129</b>	<b>5</b>	<b>17</b>	<b>634</b>	<b>784</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
St. Catharines City	101	82	99	52	13	17	213	151
Niagara Falls	497	633	6	14	0	9	503	656
Welland	115	92	0	3	0	0	115	95
Lincoln Town	118	41	11	2	0	0	129	43
Fort Erie	151	96	0	0	0	0	151	96
Niagara-on-the-Lake	52	165	55	11	0	0	107	176
Pelham	101	108	0	0	0	0	101	108
Port Colborne	24	14	0	0	0	0	24	14
Thorold City	141	130	0	6	0	14	141	150
Wainfleet Township	17	17	0	0	0	0	17	17
<b>St. Catharines-Niagara CMA</b>	<b>1,317</b>	<b>1,378</b>	<b>171</b>	<b>88</b>	<b>13</b>	<b>40</b>	<b>1,501</b>	<b>1,506</b>
Grimsby	103	11	0	124	0	0	103	135
West Lincoln	44	98	0	3	0	0	44	101
<b>Niagara Region</b>	<b>1,464</b>	<b>1,487</b>	<b>171</b>	<b>215</b>	<b>13</b>	<b>40</b>	<b>1,648</b>	<b>1,742</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**Third Quarter 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
St. Catharines City	15	13	2	14	16	15	4	134	37	176	-79.0
Niagara Falls	148	104	4	0	138	32	0	0	290	136	113.2
Welland	29	22	0	2	10	25	0	0	39	49	-20.4
Lincoln Town	16	15	2	0	0	0	0	0	18	15	20.0
Fort Erie	54	32	2	0	0	0	1	0	57	32	78.1
Niagara-on-the-Lake	55	37	2	22	26	42	11	0	94	101	-6.9
Pelham	30	17	0	0	6	16	0	0	36	33	9.1
Port Colborne	2	1	0	0	0	0	0	0	2	1	100.0
Thorold City	32	9	16	4	18	27	0	0	66	40	65.0
Wainfleet Township	4	10	0	0	0	0	0	0	4	10	-60.0
<b>St. Catharines-Niagara CMA</b>	<b>385</b>	<b>260</b>	<b>28</b>	<b>42</b>	<b>214</b>	<b>157</b>	<b>16</b>	<b>134</b>	<b>643</b>	<b>593</b>	<b>8.4</b>
Grimsby	2	15	0	0	0	0	0	0	2	15	-86.7
West Lincoln	19	30	2	0	0	6	0	0	21	36	-41.7
<b>Niagara Region</b>	<b>406</b>	<b>305</b>	<b>30</b>	<b>42</b>	<b>214</b>	<b>163</b>	<b>16</b>	<b>134</b>	<b>666</b>	<b>644</b>	<b>3.4</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
St. Catharines City	49	44	10	26	40	45	4	136	103	251	-59.0
Niagara Falls	502	342	8	6	243	54	9	0	762	402	89.6
Welland	58	69	0	6	27	59	0	0	85	134	-36.6
Lincoln Town	35	39	2	0	4	40	0	0	41	79	-48.1
Fort Erie	131	56	6	4	3	4	1	0	141	64	120.3
Niagara-on-the-Lake	122	111	36	36	29	79	22	0	209	226	-7.5
Pelham	82	54	0	0	15	20	0	0	97	74	31.1
Port Colborne	16	5	0	0	0	8	0	0	16	13	23.1
Thorold City	63	18	22	8	21	27	20	4	126	57	121.1
Wainfleet Township	11	13	0	0	0	0	0	0	11	13	-15.4
<b>St. Catharines-Niagara CMA</b>	<b>1,069</b>	<b>751</b>	<b>84</b>	<b>86</b>	<b>382</b>	<b>336</b>	<b>56</b>	<b>140</b>	<b>1,591</b>	<b>1,313</b>	<b>21.2</b>
Grimsby	15	33	0	0	0	0	0	0	15	33	-54.5
West Lincoln	68	57	2	0	4	22	0	0	74	79	-6.3
<b>Niagara Region</b>	<b>1,152</b>	<b>841</b>	<b>86</b>	<b>86</b>	<b>386</b>	<b>358</b>	<b>56</b>	<b>140</b>	<b>1,680</b>	<b>1,425</b>	<b>17.9</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
Third Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
St. Catharines City	16	15	0	0	0	0	4	134
Niagara Falls	138	32	0	0	0	0	0	0
Welland	10	11	0	14	0	0	0	0
Lincoln Town	0	0	0	0	0	0	0	0
Fort Erie	0	0	0	0	0	0	1	0
Niagara-on-the-Lake	26	42	0	0	11	0	0	0
Pelham	6	16	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	18	27	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>214</b>	<b>143</b>	<b>0</b>	<b>14</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>134</b>
Grimsby	0	0	0	0	0	0	0	0
West Lincoln	0	6	0	0	0	0	0	0
<b>Niagara Region</b>	<b>214</b>	<b>149</b>	<b>0</b>	<b>14</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>134</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
St. Catharines City	40	42	0	3	0	0	4	136
Niagara Falls	243	54	0	0	0	0	9	0
Welland	27	45	0	14	0	0	0	0
Lincoln Town	4	40	0	0	0	0	0	0
Fort Erie	3	4	0	0	0	0	1	0
Niagara-on-the-Lake	29	79	0	0	22	0	0	0
Pelham	15	20	0	0	0	0	0	0
Port Colborne	0	0	0	8	0	0	0	0
Thorold City	21	27	0	0	0	0	20	4
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>382</b>	<b>311</b>	<b>0</b>	<b>25</b>	<b>22</b>	<b>0</b>	<b>34</b>	<b>140</b>
Grimsby	0	0	0	0	0	0	0	0
West Lincoln	4	22	0	0	0	0	0	0
<b>Niagara Region</b>	<b>386</b>	<b>333</b>	<b>0</b>	<b>25</b>	<b>22</b>	<b>0</b>	<b>34</b>	<b>140</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
Third Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
St. Catharines City	12	28	19	8	6	140	37	176
Niagara Falls	230	112	60	24	0	0	290	136
Welland	36	32	3	3	0	14	39	49
Lincoln Town	17	15	1	0	0	0	18	15
Fort Erie	56	32	0	0	1	0	57	32
Niagara-on-the-Lake	73	81	21	20	0	0	94	101
Pelham	36	33	0	0	0	0	36	33
Port Colborne	2	1	0	0	0	0	2	1
Thorold City	66	38	0	0	0	2	66	40
Wainfleet Township	4	10	0	0	0	0	4	10
<b>St. Catharines-Niagara CMA</b>	<b>532</b>	<b>382</b>	<b>104</b>	<b>55</b>	<b>7</b>	<b>156</b>	<b>643</b>	<b>593</b>
Grimsby	2	15	0	0	0	0	2	15
West Lincoln	21	33	0	3	0	0	21	36
<b>Niagara Region</b>	<b>555</b>	<b>430</b>	<b>104</b>	<b>58</b>	<b>7</b>	<b>156</b>	<b>666</b>	<b>644</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
St. Catharines City	62	65	28	31	13	155	103	251
Niagara Falls	676	373	77	29	9	0	762	402
Welland	82	108	3	12	0	14	85	134
Lincoln Town	40	74	1	5	0	0	41	79
Fort Erie	139	64	1	0	1	0	141	64
Niagara-on-the-Lake	177	206	32	20	0	0	209	226
Pelham	97	74	0	0	0	0	97	74
Port Colborne	16	5	0	0	0	8	16	13
Thorold City	106	51	0	0	20	6	126	57
Wainfleet Township	11	13	0	0	0	0	11	13
<b>St. Catharines-Niagara CMA</b>	<b>1,406</b>	<b>1,033</b>	<b>142</b>	<b>97</b>	<b>43</b>	<b>183</b>	<b>1,591</b>	<b>1,313</b>
Grimsby	15	33	0	0	0	0	15	33
West Lincoln	70	60	4	19	0	0	74	79
<b>Niagara Region</b>	<b>1,491</b>	<b>1,126</b>	<b>146</b>	<b>116</b>	<b>43</b>	<b>183</b>	<b>1,680</b>	<b>1,425</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**Third Quarter 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
St. Catharines City													
Q3 2017	1	7.7	1	7.7	2	15.4	1	7.7	8	61.5	13	-	855,320
Q3 2016	0	0.0	4	28.6	3	21.4	1	7.1	6	42.9	14	-	433,561
Year-to-date 2017	2	4.7	2	4.7	6	14.0	5	11.6	28	65.1	43	480,000	606,994
Year-to-date 2016	8	17.8	12	26.7	9	20.0	3	6.7	13	28.9	45	360,000	396,394
Niagara Falls													
Q3 2017	5	3.2	10	6.4	17	10.8	19	12.1	106	67.5	157	530,000	564,603
Q3 2016	11	9.6	23	20.2	28	24.6	33	28.9	19	16.7	114	390,000	402,869
Year-to-date 2017	24	4.7	78	15.2	122	23.8	64	12.5	224	43.8	512	440,000	477,410
Year-to-date 2016	33	9.4	78	22.3	102	29.1	74	21.1	63	18.0	350	380,000	396,683
Welland													
Q3 2017	4	13.8	3	10.3	4	13.8	2	6.9	16	55.2	29	395,000	442,926
Q3 2016	1	4.8	5	23.8	8	38.1	2	9.5	5	23.8	21	420,000	396,100
Year-to-date 2017	8	13.6	7	11.9	8	13.6	4	6.8	32	54.2	59	395,000	439,835
Year-to-date 2016	5	7.0	23	32.4	23	32.4	10	14.1	10	14.1	71	355,000	378,028
Lincoln Town													
Q3 2017	3	23.1	7	53.8	3	23.1	0	0.0	0	0.0	13	-	335,759
Q3 2016	1	10.0	0	0.0	0	0.0	4	40.0	5	50.0	10	-	468,495
Year-to-date 2017	7	21.9	17	53.1	4	12.5	1	3.1	3	9.4	32	-	337,736
Year-to-date 2016	9	31.0	4	13.8	4	13.8	4	13.8	8	27.6	29	-	420,316
Fort Erie													
Q3 2017	1	1.7	4	6.9	6	10.3	8	13.8	39	67.2	58	475,000	545,282
Q3 2016	5	18.5	5	18.5	3	11.1	0	0.0	14	51.9	27	355,000	468,362
Year-to-date 2017	2	1.5	7	5.2	19	14.2	24	17.9	82	61.2	134	475,000	541,023
Year-to-date 2016	10	18.5	14	25.9	11	20.4	1	1.9	18	33.3	54	355,000	430,378
Niagara-on-the-Lake													
Q3 2017	0	0.0	0	0.0	6	10.0	17	28.3	37	61.7	60	480,000	665,837
Q3 2016	0	0.0	0	0.0	5	13.9	10	27.8	21	58.3	36	470,000	588,011
Year-to-date 2017	0	0.0	0	0.0	8	6.2	25	19.2	97	74.6	130	680,000	746,896
Year-to-date 2016	0	0.0	1	0.9	15	13.5	33	29.7	62	55.9	111	485,000	538,937
Pelham													
Q3 2017	0	0.0	0	0.0	0	0.0	1	3.4	28	96.6	29	650,000	640,250
Q3 2016	0	0.0	0	0.0	1	5.9	3	17.6	13	76.5	17	482,500	510,980
Year-to-date 2017	2	2.5	0	0.0	2	2.5	6	7.5	70	87.5	80	595,000	592,447
Year-to-date 2016	0	0.0	0	0.0	5	9.8	12	23.5	34	66.7	51	485,000	530,050
Port Colborne													
Q3 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Q3 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	3	27.3	0	0.0	4	36.4	1	9.1	3	27.3	11	-	433,622
Year-to-date 2016	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
Thorold City													
Q3 2017	1	2.9	6	17.6	2	5.9	7	20.6	18	52.9	34	495,000	464,367
Q3 2016	0	0.0	1	11.1	4	44.4	0	0.0	4	44.4	9	-	-
Year-to-date 2017	5	7.8	7	10.9	5	7.8	10	15.6	37	57.8	64	490,000	481,961
Year-to-date 2016	0	0.0	3	12.5	8	33.3	6	25.0	7	29.2	24	-	426,083

Source: CMHC (Market Absorption Survey)



**Table 4: Absorbed Single-Detached Units by Price Range  
Third Quarter 2017**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$349,999		\$350,000 - \$399,999		\$400,000 - \$449,999		\$450,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Wainfleet Township													
Q3 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Q3 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
St. Catharines-Niagara CMA													
Q3 2017	15	3.8	31	7.8	42	10.6	56	14.1	252	63.6	396	500,000	559,167
Q3 2016	18	7.2	38	15.2	53	21.2	53	21.2	88	35.2	250	425,000	454,095
Year-to-date 2017	53	5.0	118	11.1	179	16.8	141	13.2	576	54.0	1,067	470,000	525,875
Year-to-date 2016	65	8.8	136	18.4	178	24.1	144	19.5	217	29.3	740	400,000	429,542
Grimsby													
Q3 2017	0	0.0	1	25.0	0	0.0	0	0.0	3	75.0	4	-	-
Q3 2016	0	0.0	0	0.0	0	0.0	1	7.1	13	92.9	14	-	593,163
Year-to-date 2017	0	0.0	1	7.1	3	21.4	0	0.0	10	71.4	14	-	-
Year-to-date 2016	1	2.8	0	0.0	3	8.3	3	8.3	29	80.6	36	-	588,099
West Lincoln													
Q3 2017	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
Q3 2016	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 2017	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 2016	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													
Q3 2017	15	3.8	32	8.0	42	10.5	56	14.0	255	63.8	400	500,000	560,158
Q3 2016	18	6.8	38	14.4	53	20.1	54	20.5	101	38.3	264	405,000	453,424
Year-to-date 2017	53	4.9	119	11.0	182	16.8	141	13.0	586	54.2	1,081	460,000	525,389
Year-to-date 2016	66	8.5	136	17.5	181	23.3	147	18.9	246	31.7	776	390,000	434,225

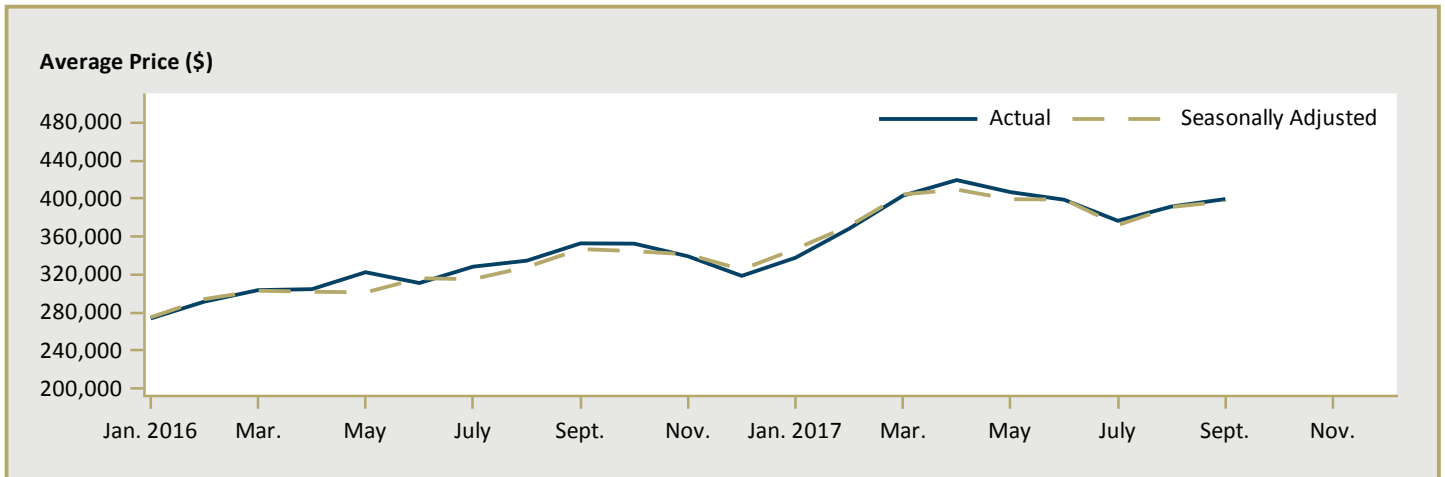
Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Third Quarter 2017**

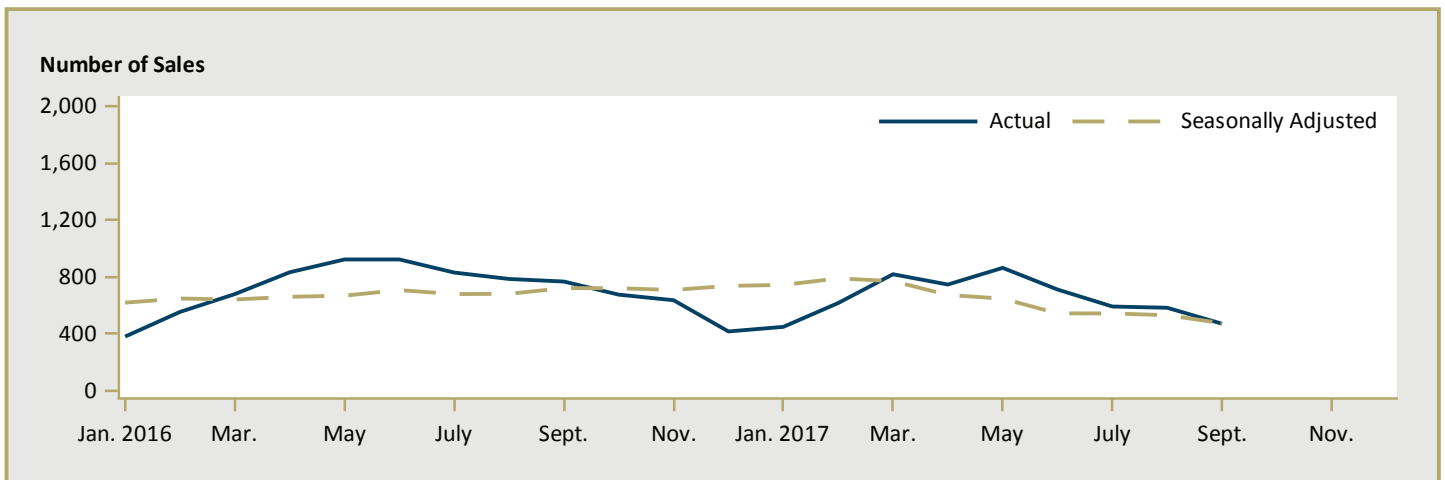
Submarket	Q3 2017	Q3 2016	% Change	YTD 2017	YTD 2016	% Change
St. Catharines City	855,320	433,561	97.3	606,994	396,394	53.1
Niagara Falls	564,603	402,869	40.1	477,410	396,683	20.4
Welland	442,926	396,100	11.8	439,835	378,028	16.3
Lincoln Town	335,759	468,495	-28.3	337,736	420,316	-19.6
Fort Erie	545,282	468,362	16.4	541,023	430,378	25.7
Niagara-on-the-Lake	665,837	588,011	13.2	746,896	538,937	38.6
Pelham	640,250	510,980	25.3	592,447	530,050	11.8
Port Colborne	-	-	n/a	433,622	-	n/a
Thorold City	464,367	-	n/a	481,961	426,083	13.1
Wainfleet Township	-	-	n/a	-	-	n/a
<b>St. Catharines-Niagara CMA</b>	<b>559,167</b>	<b>454,095</b>	<b>23.1</b>	<b>525,875</b>	<b>429,542</b>	<b>22.4</b>
Grimsby	-	593,163	n/a	-	588,099	n/a
West Lincoln	n/a	n/a	n/a	n/a	n/a	n/a
<b>Niagara Region</b>	<b>560,158</b>	<b>453,424</b>	<b>23.5</b>	<b>525,389</b>	<b>434,225</b>	<b>21.0</b>

Source: CMHC (Market Absorption Survey)

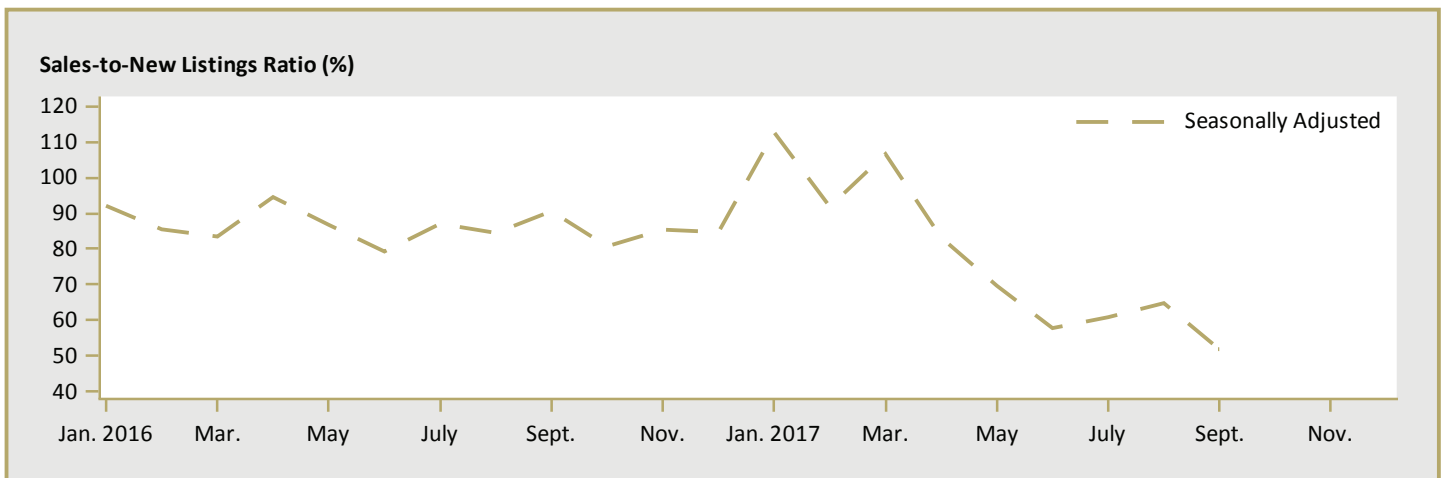
**Figure 5.1: MLS® Residential Average Price for Niagara**



**Figure 5.2: MLS® Residential Sales for Niagara**



**Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Niagara**



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

Source: CREA / Haver Analytics

Note: The data represents the combined St. Catharines District, Niagara Falls - Fort Erie, and the Welland District Real Estate Boards.

**Table 6: Economic Indicators**  
**Third Quarter 2017**

		Interest Rates			NHPI, Total, St. Catharines- Niagara CMA 2016.12 =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						
2016	January	561	3.14	4.64	94.7	127.8	205.1	8.6	65.3	845
	February	561	3.14	4.64	95.1	128.2	205.4	8.4	65.2	860
	March	561	3.14	4.64	95.3	129.0	202.9	8.2	64.2	867
	April	561	3.14	4.64	95.9	129.6	200.4	7.4	62.9	848
	May	561	3.14	4.64	96.7	130.1	197.4	7.8	62.2	829
	June	561	3.14	4.64	97.9	130.4	198.0	8.3	62.6	819
	July	567	3.14	4.74	98.0	130.3	200.0	7.8	62.8	812
	August	567	3.14	4.74	98.0	129.9	202.3	6.8	62.9	810
	September	561	3.14	4.64	98.8	130.1	203.6	6.0	62.7	809
	October	561	3.14	4.64	99.3	130.6	205.9	6.2	63.4	820
	November	561	3.14	4.64	99.2	130.2	206.1	6.4	63.6	829
	December	561	3.14	4.64	100.0	130.0	205.6	6.4	63.5	827
2017	January	561	3.14	4.64	100.9	130.8	202.8	6.4	62.6	818
	February	561	3.14	4.64	101.0	131.2	199.4	6.4	61.5	809
	March	561	3.14	4.64	101.0	131.4	197.5	6.4	60.9	804
	April	561	3.14	4.64	102.8	132.0	196.1	6.8	60.7	820
	May	561	3.14	4.64	103.7	131.9	197.3	6.9	61.1	832
	June	561	3.14	4.64	103.8	132.1	197.9	7.2	61.3	849
	July	573	3.14	4.84	103.9	131.9	200.2	6.6	61.6	848
	August	573	3.14	4.84	103.9	131.8	200.1	6.5	61.5	850
	September	575	3.09	4.89		132.3	197.7	6.3	60.6	851
	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 2016 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 population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

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

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.



## CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca) or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.  
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to [www.cmhc.ca/en/hoficlincl/homain](http://www.cmhc.ca/en/hoficlincl/homain)

For more information on MAC and the wealth of housing market information available to you, visit us today at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation)

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at [chic@cmhc.ca](mailto:chic@cmhc.ca). For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

# Housing market intelligence you can count on

## FREE REPORTS AVAILABLE ON-LINE

*Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.*

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

## FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

**Get the market intelligence you need today!**

**Click [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation) to view, download or subscribe.**

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

## HOUSING MARKET INFORMATION PORTAL!

*The housing data you want, the way you want it.*

- Information in one central location
- Quick and easy access
- Neighbourhood level data

**[cmhc.ca/hmiportal](http://cmhc.ca/hmiportal)**

## Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

**Subscribe today to stay in the know!**  
**[www.cmhc.ca/observer](http://www.cmhc.ca/observer)**

