

# HOUSING NOW TABLES

## St. Catharines-Niagara CMA

Date Released: First Quarter 2019



### SUBSCRIBE NOW!

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your [myCMHC account](#) today!

### **Dear *Housing Now* Subscriber:**

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at [HMIInformationMH@cmhc-schl.gc.ca](mailto:HMIInformationMH@cmhc-schl.gc.ca). Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: [www.cmhc.ca/hmiportal](http://www.cmhc.ca/hmiportal).

# 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 1: Housing Starts (SAAR and Trend)								
Fourth Quarter 2018								
St Catharines-Niagara CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2017	2018	Oct. 2018	Nov. 2018	Dec. 2018	Oct. 2018	Nov. 2018	Dec. 2018
Single-Detached	1,266	717	1,147	554	706	651	638	651
Multiples	930	1,146	1,200	792	1,740	1,000	1,012	1,128
Total	2,196	1,863	2,347	1,346	2,446	1,651	1,650	1,779
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	536	805	339	228	-32.7%	1,266	717	-43.4%
Multiples	995	1,268	356	311	-12.6%	930	1,146	23.2%
Total	1,531	2,073	695	539	-22.4%	2,196	1,863	-15.2%

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 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2018	245	32	127	0	80	253	0	12	749
Q4 2017	347	32	124	1	85	201	2	0	792
% Change	-29.4	0.0	2.4	-100.0	-5.9	25.9	-100.0	n/a	-5.4
Year-to-date 2018	770	130	503	1	144	609	0	175	2,332
Year-to-date 2017	1,295	124	548	13	242	203	8	7	2,440
% Change	-40.5	4.8	-8.2	-92.3	-40.5	200.0	-100.0	**	-4.4
UNDER CONSTRUCTION									
Q4 2018	654	100	465	1	178	806	4	171	2,379
Q4 2017	1,111	118	680	4	227	653	6	75	2,874
% Change	-41.1	-15.3	-31.6	-75.0	-21.6	23.4	-33.3	128.0	-17.2
COMPLETIONS									
Q4 2018	265	40	178	1	46	422	0	0	952
Q4 2017	307	24	112	4	35	6	7	0	495
% Change	-13.7	66.7	58.9	-75.0	31.4	**	-100.0	n/a	92.3
Year-to-date 2018	1,220	136	720	4	192	454	2	79	2,807
Year-to-date 2017	1,447	104	383	13	150	28	16	34	2,175
% Change	-15.7	30.8	88.0	-69.2	28.0	**	-87.5	132.4	29.1
COMPLETED & NOT ABSORBED									
Q4 2018	38	6	44	1	3	14	n/a	n/a	106
Q4 2017	28	0	3	0	0	0	n/a	n/a	31
% Change	35.7	n/a	**	n/a	n/a	n/a	n/a	n/a	**
ABSORBED									
Q4 2018	263	34	158	1	43	413	n/a	n/a	912
Q4 2017	294	17	112	4	35	6	n/a	n/a	468
% Change	-10.5	100.0	41.1	-75.0	22.9	**	n/a	n/a	94.9
Year-to-date 2018	1,189	104	660	3	189	440	n/a	n/a	2,585
Year-to-date 2017	1,386	101	410	14	147	28	n/a	n/a	2,086
% Change	-14.2	3.0	61.0	-78.6	28.6	**	n/a	n/a	23.9

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

**Table 1.1b: Housing Activity Summary of St. Catharines-Niagara CMA**  
**Fourth Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2018	228	32	121	0	71	75	0	12	539
Q4 2017	338	26	114	1	13	201	2	0	695
% Change	-32.5	23.1	6.1	-100.0	**	-62.7	-100.0	n/a	-22.4
Year-to-date 2018	716	116	453	1	135	267	0	175	1,863
Year-to-date 2017	1,251	96	448	13	170	203	8	7	2,196
% Change	-42.8	20.8	1.1	-92.3	-20.6	31.5	-100.0	**	-15.2
UNDER CONSTRUCTION									
Q4 2018	611	96	449	1	169	464	4	171	1,965
Q4 2017	1,085	102	514	4	132	230	6	75	2,148
% Change	-43.7	-5.9	-12.6	-75.0	28.0	101.7	-33.3	128.0	-8.5
COMPLETIONS									
Q4 2018	253	34	148	1	28	3	0	0	467
Q4 2017	298	14	112	4	35	6	7	0	476
% Change	-15.1	142.9	32.1	-75.0	-20.0	-50.0	-100.0	n/a	-1.9
Year-to-date 2018	1,183	110	513	4	97	35	2	79	2,023
Year-to-date 2017	1,355	92	383	13	146	28	16	34	2,067
% Change	-12.7	19.6	33.9	-69.2	-33.6	25.0	-87.5	132.4	-2.1
COMPLETED & NOT ABSORBED									
Q4 2018	38	6	30	1	3	3	n/a	n/a	81
Q4 2017	28	0	3	0	0	0	n/a	n/a	31
% Change	35.7	n/a	**	n/a	n/a	n/a	n/a	n/a	161.3
ABSORBED									
Q4 2018	253	34	142	1	25	5	n/a	n/a	460
Q4 2017	293	17	112	4	35	6	n/a	n/a	467
% Change	-13.7	100.0	26.8	-75.0	-28.6	-16.7	n/a	n/a	-1.5
Year-to-date 2018	1,172	104	486	3	94	32	n/a	n/a	1,891
Year-to-date 2017	1,371	100	388	14	147	28	n/a	n/a	2,048
% Change	-14.5	4.0	25.3	-78.6	-36.1	14.3	n/a	n/a	-7.7

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
St. Catharines City									
Q4 2018	15	12	4	0	0	36	0	0	67
Q4 2017	16	10	64	0	0	45	2	0	137
Niagara Falls									
Q4 2018	12	4	0	0	0	0	0	0	16
Q4 2017	77	12	22	0	0	150	0	0	261
Welland									
Q4 2018	24	6	35	0	0	6	0	12	83
Q4 2017	30	2	8	0	0	6	0	0	46
Lincoln Town									
Q4 2018	6	2	0	0	23	0	0	0	31
Q4 2017	3	0	6	0	6	0	0	0	15
Fort Erie									
Q4 2018	33	0	0	0	25	0	0	0	58
Q4 2017	31	0	0	0	0	0	0	0	31
Niagara-on-the-Lake									
Q4 2018	14	0	6	0	0	0	0	0	20
Q4 2017	15	2	0	1	7	0	0	0	25
Pelham									
Q4 2018	14	4	0	0	23	0	0	0	41
Q4 2017	75	0	4	0	0	0	0	0	79
Port Colborne									
Q4 2018	1	0	0	0	0	0	0	0	1
Q4 2017	15	0	0	0	0	0	0	0	15
Thorold City									
Q4 2018	103	4	76	0	0	33	0	0	216
Q4 2017	64	0	10	0	0	0	0	0	74
Wainfleet Township									
Q4 2018	6	0	0	0	0	0	0	0	6
Q4 2017	12	0	0	0	0	0	0	0	12
St. Catharines-Niagara CMA									
Q4 2018	228	32	121	0	71	75	0	12	539
Q4 2017	338	26	114	1	13	201	2	0	695
Grimsby									
Q4 2018	1	0	0	0	9	178	0	0	188
Q4 2017	1	0	10	0	72	0	0	0	83
West Lincoln									
Q4 2018	16	0	6	0	0	0	0	0	22
Q4 2017	8	6	0	0	0	0	0	0	14
Niagara Region									
Q4 2018	245	32	127	0	80	253	0	12	749
Q4 2017	347	32	124	1	85	201	2	0	792

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2018**

	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 2018	45	24	86	1	4	130	0	135	425
Q4 2017	55	28	95	1	51	74	2	28	334
Niagara Falls									
Q4 2018	47	40	30	0	0	245	0	0	362
Q4 2017	262	44	224	0	3	150	0	47	730
Welland									
Q4 2018	78	12	77	0	18	50	0	12	247
Q4 2017	110	6	24	0	3	6	0	0	149
Lincoln Town									
Q4 2018	18	2	9	0	32	0	0	0	61
Q4 2017	37	2	63	2	11	0	0	0	115
Fort Erie									
Q4 2018	110	2	16	0	51	4	4	0	187
Q4 2017	152	6	11	0	0	0	4	0	173
Niagara-on-the-Lake									
Q4 2018	42	2	64	0	32	0	0	0	140
Q4 2017	64	2	0	1	62	0	0	0	129
Pelham									
Q4 2018	49	4	14	0	32	0	0	0	99
Q4 2017	153	0	10	0	2	0	0	0	165
Port Colborne									
Q4 2018	16	0	0	0	0	0	0	24	40
Q4 2017	42	0	0	0	0	0	0	0	42
Thorold City									
Q4 2018	189	10	153	0	0	35	0	0	387
Q4 2017	166	14	87	0	0	0	0	0	267
Wainfleet Township									
Q4 2018	17	0	0	0	0	0	0	0	17
Q4 2017	44	0	0	0	0	0	0	0	44
St. Catharines-Niagara CMA									
Q4 2018	611	96	449	1	169	464	4	171	1,965
Q4 2017	1,085	102	514	4	132	230	6	75	2,148
Grimsby									
Q4 2018	23	0	10	0	9	342	0	0	384
Q4 2017	9	0	166	0	95	423	0	0	693
West Lincoln									
Q4 2018	20	4	6	0	0	0	0	0	30
Q4 2017	17	16	0	0	0	0	0	0	33
Niagara Region									
Q4 2018	654	100	465	1	178	806	4	171	2,379
Q4 2017	1,111	118	680	4	227	653	6	75	2,874

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



**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2018**

	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 2018	15	18	41	0	2	0	0	0	76
Q4 2017	13	2	30	1	35	0	7	0	88
Niagara Falls									
Q4 2018	44	8	59	0	0	0	0	0	111
Q4 2017	132	2	30	0	0	0	0	0	164
Welland									
Q4 2018	28	6	25	0	0	3	0	0	62
Q4 2017	25	0	14	0	0	0	0	0	39
Lincoln Town									
Q4 2018	8	0	0	0	0	0	0	0	8
Q4 2017	9	0	0	3	0	0	0	0	12
Fort Erie									
Q4 2018	24	0	0	0	0	0	0	0	24
Q4 2017	44	4	14	0	0	0	0	0	62
Niagara-on-the-Lake									
Q4 2018	17	0	4	1	26	0	0	0	48
Q4 2017	18	2	3	0	0	6	0	0	29
Pelham									
Q4 2018	27	0	0	0	0	0	0	0	27
Q4 2017	22	2	12	0	0	0	0	0	36
Port Colborne									
Q4 2018	12	0	0	0	0	0	0	0	12
Q4 2017	6	0	0	0	0	0	0	0	6
Thorold City									
Q4 2018	62	2	19	0	0	0	0	0	83
Q4 2017	18	2	9	0	0	0	0	0	29
Wainfleet Township									
Q4 2018	16	0	0	0	0	0	0	0	16
Q4 2017	11	0	0	0	0	0	0	0	11
St. Catharines-Niagara CMA									
Q4 2018	253	34	148	1	28	3	0	0	467
Q4 2017	298	14	112	4	35	6	7	0	476
Grimsby									
Q4 2018	10	0	30	0	18	419	0	0	477
Q4 2017	0	0	0	0	0	0	0	0	0
West Lincoln									
Q4 2018	2	6	0	0	0	0	0	0	8
Q4 2017	9	10	0	0	0	0	0	0	19
Niagara Region									
Q4 2018	265	40	178	1	46	422	0	0	952
Q4 2017	307	24	112	4	35	6	7	0	495

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2018**

	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 2018	7	0	9	0	0	1	n/a	n/a	17
Q4 2017	4	0	0	0	0	0	n/a	n/a	4
Niagara Falls									
Q4 2018	10	4	11	0	0	0	n/a	n/a	25
Q4 2017	12	0	0	0	0	0	n/a	n/a	12
Welland									
Q4 2018	7	0	3	0	0	2	n/a	n/a	12
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Lincoln Town									
Q4 2018	2	0	0	1	0	0	n/a	n/a	3
Q4 2017	3	0	3	0	0	0	n/a	n/a	6
Fort Erie									
Q4 2018	1	0	0	0	0	0	n/a	n/a	1
Q4 2017	1	0	0	0	0	0	n/a	n/a	1
Niagara-on-the-Lake									
Q4 2018	4	0	0	0	3	0	n/a	n/a	7
Q4 2017	4	0	0	0	0	0	n/a	n/a	4
Pelham									
Q4 2018	3	0	0	0	0	0	n/a	n/a	3
Q4 2017	1	0	0	0	0	0	n/a	n/a	1
Port Colborne									
Q4 2018	2	0	0	0	0	0	n/a	n/a	2
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Thorold City									
Q4 2018	2	2	7	0	0	0	n/a	n/a	11
Q4 2017	2	0	0	0	0	0	n/a	n/a	2
Wainfleet Township									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	1	0	0	0	0	0	n/a	n/a	1
St. Catharines-Niagara CMA									
Q4 2018	38	6	30	1	3	3	n/a	n/a	81
Q4 2017	28	0	3	0	0	0	n/a	n/a	31
Grimsby									
Q4 2018	0	0	14	0	0	11	n/a	n/a	25
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
West Lincoln									
Q4 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q4 2018	38	6	44	1	3	14	n/a	n/a	106
Q4 2017	28	0	3	0	0	0	n/a	n/a	31

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Fourth Quarter 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
St. Catharines City									
Q4 2018	11	20	34	0	2	2	n/a	n/a	69
Q4 2017	13	2	30	1	35	0	n/a	n/a	81
Niagara Falls									
Q4 2018	47	6	58	0	0	0	n/a	n/a	111
Q4 2017	127	2	30	0	0	0	n/a	n/a	159
Welland									
Q4 2018	26	6	27	0	0	3	n/a	n/a	62
Q4 2017	25	0	14	0	0	0	n/a	n/a	39
Lincoln Town									
Q4 2018	8	0	0	0	0	0	n/a	n/a	8
Q4 2017	10	0	0	3	0	0	n/a	n/a	13
Fort Erie									
Q4 2018	23	0	0	0	0	0	n/a	n/a	23
Q4 2017	43	4	14	0	0	0	n/a	n/a	61
Niagara-on-the-Lake									
Q4 2018	18	0	4	1	23	0	n/a	n/a	46
Q4 2017	17	2	3	0	0	6	n/a	n/a	28
Pelham									
Q4 2018	32	0	0	0	0	0	n/a	n/a	32
Q4 2017	21	2	12	0	0	0	n/a	n/a	35
Port Colborne									
Q4 2018	10	0	0	0	0	0	n/a	n/a	10
Q4 2017	6	0	0	0	0	0	n/a	n/a	6
Thorold City									
Q4 2018	62	2	19	0	0	0	n/a	n/a	83
Q4 2017	20	5	9	0	0	0	n/a	n/a	34
Wainfleet Township									
Q4 2018	16	0	0	0	0	0	n/a	n/a	16
Q4 2017	11	0	0	0	0	0	n/a	n/a	11
St. Catharines-Niagara CMA									
Q4 2018	253	34	142	1	25	5	n/a	n/a	460
Q4 2017	293	17	112	4	35	6	n/a	n/a	467
Grimsby									
Q4 2018	10	0	16	0	18	408	n/a	n/a	452
Q4 2017	1	0	0	0	0	0	n/a	n/a	1
West Lincoln									
Q4 2018	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q4 2017	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Niagara Region									
Q4 2018	263	34	158	1	43	413	n/a	n/a	912
Q4 2017	294	17	112	4	35	6	n/a	n/a	468

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

**Table 1.3a: History of Housing Starts of the Niagara Region  
2009 - 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	747	116	478	1	144	609	0	175	2,270
% Change	-40.9	20.8	-12.8	-92.3	-40.5	200.0	-100.0	**	-4.7
2017	1,265	96	548	13	242	203	8	7	2,382
% Change	-12.5	-15.8	61.7	160.0	**	-48.3	-38.5	-74.1	-0.7
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

Source: CMHC (Starts and Completions Survey)

**Table 1.3b: History of Housing Starts of St. Catharines-Niagara CMA  
2009 - 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	716	116	453	1	135	267	0	175	1,863
% Change	-42.8	20.8	1.1	-92.3	-20.6	31.5	-100.0	**	-15.2
2017	1,251	96	448	13	170	203	8	7	2,196
% Change	-12.7	-15.8	64.1	160.0	**	**	-38.5	-74.1	12.2
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**Fourth Quarter 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
St. Catharines City	15	16	12	12	4	64	36	45	67	137	-51.1
Niagara Falls	12	77	4	12	0	22	0	150	16	261	-93.9
Welland	24	30	6	2	32	8	21	6	83	46	80.4
Lincoln Town	6	3	2	0	23	12	0	0	31	15	106.7
Fort Erie	33	31	0	0	25	0	0	0	58	31	87.1
Niagara-on-the-Lake	14	16	0	2	6	7	0	0	20	25	-20.0
Pelham	14	75	6	0	21	4	0	0	41	79	-48.1
Port Colborne	1	15	0	0	0	0	0	0	1	15	-93.3
Thorold City	103	64	4	0	76	10	33	0	216	74	191.9
Wainfleet Township	6	12	0	0	0	0	0	0	6	12	-50.0
<b>St. Catharines-Niagara CMA</b>	<b>228</b>	<b>339</b>	<b>34</b>	<b>28</b>	<b>187</b>	<b>127</b>	<b>90</b>	<b>201</b>	<b>539</b>	<b>695</b>	<b>-22.4</b>
Grimsby	1	1	0	0	9	82	178	0	188	83	126.5
West Lincoln	16	8	0	6	6	0	0	0	22	14	57.1
<b>Niagara Region</b>	<b>245</b>	<b>348</b>	<b>34</b>	<b>34</b>	<b>202</b>	<b>209</b>	<b>268</b>	<b>201</b>	<b>749</b>	<b>792</b>	<b>-5.4</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - December 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
St. Catharines City	54	65	40	34	72	195	213	56	379	350	8.3
Niagara Falls	62	374	42	46	39	194	104	150	247	764	-67.7
Welland	113	130	18	6	104	19	65	6	300	161	86.3
Lincoln Town	25	62	2	4	38	78	0	0	65	144	-54.9
Fort Erie	91	163	0	8	64	11	4	0	159	182	-12.6
Niagara-on-the-Lake	42	66	2	4	75	62	0	0	119	132	-9.8
Pelham	68	176	6	0	32	4	0	0	106	180	-41.1
Port Colborne	20	39	0	0	0	0	24	0	44	39	12.8
Thorold City	210	162	10	2	157	51	35	0	412	215	91.6
Wainfleet Township	32	29	0	0	0	0	0	0	32	29	10.3
<b>St. Catharines-Niagara CMA</b>	<b>717</b>	<b>1,266</b>	<b>120</b>	<b>104</b>	<b>581</b>	<b>614</b>	<b>445</b>	<b>212</b>	<b>1,863</b>	<b>2,196</b>	<b>-15.2</b>
Grimsby	31	14	0	0	34	172	342	0	407	186	118.8
West Lincoln	23	30	14	28	25	0	0	0	62	58	6.9
<b>Niagara Region</b>	<b>771</b>	<b>1,310</b>	<b>134</b>	<b>132</b>	<b>640</b>	<b>786</b>	<b>787</b>	<b>212</b>	<b>2,332</b>	<b>2,440</b>	<b>-4.4</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**Fourth Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
St. Catharines City	4	64	0	0	36	45	0	0
Niagara Falls	0	22	0	0	0	150	0	0
Welland	32	8	0	0	9	6	12	0
Lincoln Town	23	12	0	0	0	0	0	0
Fort Erie	25	0	0	0	0	0	0	0
Niagara-on-the-Lake	6	7	0	0	0	0	0	0
Pelham	21	4	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	76	10	0	0	33	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>187</b>	<b>127</b>	<b>0</b>	<b>0</b>	<b>78</b>	<b>201</b>	<b>12</b>	<b>0</b>
Grimsby	9	82	0	0	178	0	0	0
West Lincoln	6	0	0	0	0	0	0	0
<b>Niagara Region</b>	<b>202</b>	<b>209</b>	<b>0</b>	<b>0</b>	<b>256</b>	<b>201</b>	<b>12</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - December 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. Catharines City	72	195	0	0	83	49	130	7
Niagara Falls	39	194	0	0	95	150	9	0
Welland	104	19	0	0	53	6	12	0
Lincoln Town	38	78	0	0	0	0	0	0
Fort Erie	64	11	0	0	4	0	0	0
Niagara-on-the-Lake	75	62	0	0	0	0	0	0
Pelham	32	4	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	24	0
Thorold City	157	51	0	0	35	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>581</b>	<b>614</b>	<b>0</b>	<b>0</b>	<b>270</b>	<b>205</b>	<b>175</b>	<b>7</b>
Grimsby	34	172	0	0	342	0	0	0
West Lincoln	25	0	0	0	0	0	0	0
<b>Niagara Region</b>	<b>640</b>	<b>786</b>	<b>0</b>	<b>0</b>	<b>612</b>	<b>205</b>	<b>175</b>	<b>7</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market  
Fourth Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
St. Catharines City	31	90	36	45	0	2	67	137
Niagara Falls	16	111	0	150	0	0	16	261
Welland	65	40	6	6	12	0	83	46
Lincoln Town	8	9	23	6	0	0	31	15
Fort Erie	33	31	25	0	0	0	58	31
Niagara-on-the-Lake	20	17	0	8	0	0	20	25
Pelham	18	79	23	0	0	0	41	79
Port Colborne	1	15	0	0	0	0	1	15
Thorold City	183	74	33	0	0	0	216	74
Wainfleet Township	6	12	0	0	0	0	6	12
<b>St. Catharines-Niagara CMA</b>	<b>381</b>	<b>478</b>	<b>146</b>	<b>215</b>	<b>12</b>	<b>2</b>	<b>539</b>	<b>695</b>
Grimsby	1	11	187	72	0	0	188	83
West Lincoln	22	14	0	0	0	0	22	14
<b>Niagara Region</b>	<b>404</b>	<b>503</b>	<b>333</b>	<b>287</b>	<b>12</b>	<b>2</b>	<b>749</b>	<b>792</b>

**Table 2.5: Starts by Submarket and by Intended Market  
January - December 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. Catharines City	160	191	89	144	130	15	379	350
Niagara Falls	143	608	95	156	9	0	247	764
Welland	223	155	65	6	12	0	300	161
Lincoln Town	38	127	27	17	0	0	65	144
Fort Erie	104	182	55	0	0	0	159	182
Niagara-on-the-Lake	112	69	7	63	0	0	119	132
Pelham	76	180	30	0	0	0	106	180
Port Colborne	20	39	0	0	24	0	44	39
Thorold City	377	215	35	0	0	0	412	215
Wainfleet Township	32	29	0	0	0	0	32	29
<b>St. Catharines-Niagara CMA</b>	<b>1,285</b>	<b>1,795</b>	<b>403</b>	<b>386</b>	<b>175</b>	<b>15</b>	<b>1,863</b>	<b>2,196</b>
Grimsby	56	114	351	72	0	0	407	186
West Lincoln	62	58	0	0	0	0	62	58
<b>Niagara Region</b>	<b>1,403</b>	<b>1,967</b>	<b>754</b>	<b>458</b>	<b>175</b>	<b>15</b>	<b>2,332</b>	<b>2,440</b>

Source: CMHC (Starts and Completions Survey)



**Table 3: Completions by Submarket and by Dwelling Type**  
**Fourth Quarter 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
St. Catharines City	15	15	20	8	41	65	0	0	76	88	-13.6
Niagara Falls	44	132	8	2	59	30	0	0	111	164	-32.3
Welland	28	25	6	0	25	14	3	0	62	39	59.0
Lincoln Town	8	12	0	0	0	0	0	0	8	12	-33.3
Fort Erie	24	44	0	4	0	14	0	0	24	62	-61.3
Niagara-on-the-Lake	18	18	0	2	30	3	0	6	48	29	65.5
Pelham	27	22	0	2	0	12	0	0	27	36	-25.0
Port Colborne	12	6	0	0	0	0	0	0	12	6	100.0
Thorold City	62	18	2	2	19	9	0	0	83	29	186.2
Wainfleet Township	16	11	0	0	0	0	0	0	16	11	45.5
<b>St. Catharines-Niagara CMA</b>	<b>254</b>	<b>303</b>	<b>36</b>	<b>20</b>	<b>174</b>	<b>147</b>	<b>3</b>	<b>6</b>	<b>467</b>	<b>476</b>	<b>-1.9</b>
Grimsby	10	0	0	0	48	0	419	0	477	0	n/a
West Lincoln	2	9	6	10	0	0	0	0	8	19	-57.9
<b>Niagara Region</b>	<b>266</b>	<b>312</b>	<b>42</b>	<b>30</b>	<b>222</b>	<b>147</b>	<b>422</b>	<b>6</b>	<b>952</b>	<b>495</b>	<b>92.3</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - December 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
St. Catharines City	64	64	48	18	120	105	52	4	284	191	48.7
Niagara Falls	276	634	34	10	237	273	56	9	603	926	-34.9
Welland	145	83	12	0	39	41	6	0	202	124	62.9
Lincoln Town	42	47	2	2	71	4	0	0	115	53	117.0
Fort Erie	133	175	4	10	8	17	0	1	145	203	-28.6
Niagara-on-the-Lake	65	140	2	38	40	32	0	28	107	238	-55.0
Pelham	172	104	0	2	0	27	0	0	172	133	29.3
Port Colborne	45	22	0	0	0	0	0	0	45	22	104.5
Thorold City	187	81	14	24	91	30	0	20	292	155	88.4
Wainfleet Township	58	22	0	0	0	0	0	0	58	22	163.6
<b>St. Catharines-Niagara CMA</b>	<b>1,187</b>	<b>1,372</b>	<b>116</b>	<b>104</b>	<b>606</b>	<b>529</b>	<b>114</b>	<b>62</b>	<b>2,023</b>	<b>2,067</b>	<b>-2.1</b>
Grimsby	17	15	0	0	283	0	419	0	719	15	**
West Lincoln	20	77	26	12	19	4	0	0	65	93	-30.1
<b>Niagara Region</b>	<b>1,224</b>	<b>1,464</b>	<b>142</b>	<b>116</b>	<b>908</b>	<b>533</b>	<b>533</b>	<b>62</b>	<b>2,807</b>	<b>2,175</b>	<b>29.1</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market  
Fourth Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
St. Catharines City	41	65	0	0	0	0	0	0
Niagara Falls	59	30	0	0	0	0	0	0
Welland	25	14	0	0	3	0	0	0
Lincoln Town	0	0	0	0	0	0	0	0
Fort Erie	0	14	0	0	0	0	0	0
Niagara-on-the-Lake	30	3	0	0	0	6	0	0
Pelham	0	12	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	19	9	0	0	0	0	0	0
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>174</b>	<b>147</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>0</b>
Grimsby	48	0	0	0	419	0	0	0
West Lincoln	0	0	0	0	0	0	0	0
<b>Niagara Region</b>	<b>222</b>	<b>147</b>	<b>0</b>	<b>0</b>	<b>422</b>	<b>6</b>	<b>0</b>	<b>0</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - December 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. Catharines City	120	105	0	0	29	0	23	4
Niagara Falls	237	273	0	0	0	0	56	9
Welland	39	41	0	0	6	0	0	0
Lincoln Town	71	4	0	0	0	0	0	0
Fort Erie	8	17	0	0	0	0	0	1
Niagara-on-the-Lake	40	32	0	0	0	28	0	0
Pelham	0	27	0	0	0	0	0	0
Port Colborne	0	0	0	0	0	0	0	0
Thorold City	91	30	0	0	0	0	0	20
Wainfleet Township	0	0	0	0	0	0	0	0
<b>St. Catharines-Niagara CMA</b>	<b>606</b>	<b>529</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>28</b>	<b>79</b>	<b>34</b>
Grimsby	283	0	0	0	419	0	0	0
West Lincoln	19	4	0	0	0	0	0	0
<b>Niagara Region</b>	<b>908</b>	<b>533</b>	<b>0</b>	<b>0</b>	<b>454</b>	<b>28</b>	<b>79</b>	<b>34</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market  
Fourth Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
St. Catharines City	74	45	2	36	0	7	76	88
Niagara Falls	111	164	0	0	0	0	111	164
Welland	59	39	3	0	0	0	62	39
Lincoln Town	8	9	0	3	0	0	8	12
Fort Erie	24	62	0	0	0	0	24	62
Niagara-on-the-Lake	21	23	27	6	0	0	48	29
Pelham	27	36	0	0	0	0	27	36
Port Colborne	12	6	0	0	0	0	12	6
Thorold City	83	29	0	0	0	0	83	29
Wainfleet Township	16	11	0	0	0	0	16	11
<b>St. Catharines-Niagara CMA</b>	<b>435</b>	<b>424</b>	<b>32</b>	<b>45</b>	<b>0</b>	<b>7</b>	<b>467</b>	<b>476</b>
Grimsby	40	0	437	0	0	0	477	0
West Lincoln	8	19	0	0	0	0	8	19
<b>Niagara Region</b>	<b>483</b>	<b>443</b>	<b>469</b>	<b>45</b>	<b>0</b>	<b>7</b>	<b>952</b>	<b>495</b>

**Table 3.5: Completions by Submarket and by Intended Market  
January - December 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
St. Catharines City	177	107	82	64	25	20	284	191
Niagara Falls	544	840	3	77	56	9	603	926
Welland	196	121	6	3	0	0	202	124
Lincoln Town	107	49	8	4	0	0	115	53
Fort Erie	145	201	0	1	0	1	145	203
Niagara-on-the-Lake	70	200	37	38	0	0	107	238
Pelham	172	133	0	0	0	0	172	133
Port Colborne	45	22	0	0	0	0	45	22
Thorold City	292	135	0	0	0	20	292	155
Wainfleet Township	58	22	0	0	0	0	58	22
<b>St. Catharines-Niagara CMA</b>	<b>1,806</b>	<b>1,830</b>	<b>136</b>	<b>187</b>	<b>81</b>	<b>50</b>	<b>2,023</b>	<b>2,067</b>
Grimsby	205	15	514	0	0	0	719	15
West Lincoln	65	89	0	4	0	0	65	93
<b>Niagara Region</b>	<b>2,076</b>	<b>1,934</b>	<b>650</b>	<b>191</b>	<b>81</b>	<b>50</b>	<b>2,807</b>	<b>2,175</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**Fourth Quarter 2018**

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													
Q4 2018	0	0.0	0	0.0	1	9.1	1	9.1	9	81.8	11	-	799,980
Q4 2017	2	15.4	1	7.7	4	30.8	1	7.7	5	38.5	13	-	395,367
Year-to-date 2018	1	1.7	2	3.3	2	3.3	4	6.7	51	85.0	60	665,000	681,920
Year-to-date 2017	4	7.1	3	5.4	10	17.9	6	10.7	33	58.9	56	480,000	559,378
Niagara Falls													
Q4 2018	0	0.0	0	0.0	0	0.0	1	2.1	46	97.9	47	560,000	622,791
Q4 2017	0	0.0	0	0.0	8	6.3	7	5.5	112	88.2	127	700,000	682,504
Year-to-date 2018	1	0.4	0	0.0	2	0.7	12	4.3	263	94.6	278	627,500	648,365
Year-to-date 2017	24	3.8	78	12.2	130	20.3	71	11.1	336	52.6	639	460,000	518,172
Welland													
Q4 2018	0	0.0	0	0.0	0	0.0	0	0.0	26	100.0	26	590,000	638,664
Q4 2017	2	8.0	1	4.0	2	8.0	1	4.0	19	76.0	25	-	522,132
Year-to-date 2018	0	0.0	3	2.2	4	2.9	3	2.2	127	92.7	137	580,000	594,757
Year-to-date 2017	10	11.9	8	9.5	10	11.9	5	6.0	51	60.7	84	395,000	464,176
Lincoln Town													
Q4 2018	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Q4 2017	0	0.0	7	53.8	4	30.8	1	7.7	1	7.7	13	-	-
Year-to-date 2018	1	3.0	20	60.6	1	3.0	3	9.1	8	24.2	33	-	328,729
Year-to-date 2017	7	15.6	24	53.3	8	17.8	2	4.4	4	8.9	45	-	337,736
Fort Erie													
Q4 2018	0	0.0	1	4.3	0	0.0	0	0.0	22	95.7	23	-	754,423
Q4 2017	1	2.3	3	7.0	4	9.3	5	11.6	30	69.8	43	460,000	536,530
Year-to-date 2018	0	0.0	2	1.5	5	3.8	19	14.3	107	80.5	133	592,500	618,657
Year-to-date 2017	3	1.7	10	5.6	23	13.0	29	16.4	112	63.3	177	470,000	539,900
Niagara-on-the-Lake													
Q4 2018	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	1,143,671
Q4 2017	0	0.0	0	0.0	1	5.9	0	0.0	16	94.1	17	-	982,600
Year-to-date 2018	0	0.0	0	0.0	2	3.1	0	0.0	63	96.9	65	1,010,000	1,070,413
Year-to-date 2017	0	0.0	0	0.0	9	6.1	25	17.0	113	76.9	147	680,000	770,808
Pelham													
Q4 2018	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32	770,000	788,073
Q4 2017	0	0.0	0	0.0	1	4.8	0	0.0	20	95.2	21	680,000	651,425
Year-to-date 2018	0	0.0	0	0.0	0	0.0	2	1.2	166	98.8	168	660,000	714,067
Year-to-date 2017	2	2.0	0	0.0	3	3.0	6	5.9	90	89.1	101	600,000	605,130
Port Colborne													
Q4 2018	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	-	591,642
Q4 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	2	9.1	7	31.8	13	59.1	22	-	492,872
Year-to-date 2017	3	25.0	0	0.0	4	33.3	1	8.3	4	33.3	12	-	433,622
Thorold City													
Q4 2018	0	0.0	0	0.0	0	0.0	0	0.0	62	100.0	62	680,000	701,645
Q4 2017	0	0.0	0	0.0	2	10.0	3	15.0	15	75.0	20	515,000	557,322
Year-to-date 2018	0	0.0	2	1.1	0	0.0	4	2.1	181	96.8	187	650,000	662,150
Year-to-date 2017	5	6.0	7	8.3	7	8.3	13	15.5	52	61.9	84	490,000	497,224

Source: CMHC (Market Absorption Survey)

**Table 4: Absorbed Single-Detached Units by Price Range**  
**Fourth Quarter 2018**

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													
Q4 2018	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	-	409,500
Q4 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	3	23.1	3	23.1	7	53.8	13	-	409,500
Year-to-date 2017	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
St. Catharines-Niagara CMA													
Q4 2018	0	0.0	1	0.4	3	1.3	6	2.5	228	95.8	238	675,000	712,380
Q4 2017	5	1.8	12	4.3	26	9.3	18	6.4	220	78.3	281	600,000	626,113
Year-to-date 2018	3	0.3	29	2.6	21	1.9	57	5.2	986	90.0	1,096	630,000	662,503
Year-to-date 2017	58	4.3	130	9.6	205	15.2	159	11.8	796	59.1	1,348	480,000	546,770
Grimsby													
Q4 2018	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	542,000
Q4 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	-	542,000
Year-to-date 2017	1	6.7	1	6.7	3	20.0	0	0.0	10	66.7	15	-	-
West Lincoln													
Q4 2018	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 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 2018	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
Niagara Region													
Q4 2018	0	0.0	1	0.4	3	1.2	6	2.4	238	96.0	248	660,000	695,360
Q4 2017	6	2.1	12	4.3	26	9.2	18	6.4	220	78.0	282	660,000	639,895
Year-to-date 2018	3	0.3	29	2.6	21	1.9	57	5.1	1,002	90.1	1,112	630,000	651,532
Year-to-date 2017	59	4.3	131	9.6	208	15.3	159	11.7	806	59.1	1,363	480,000	548,019

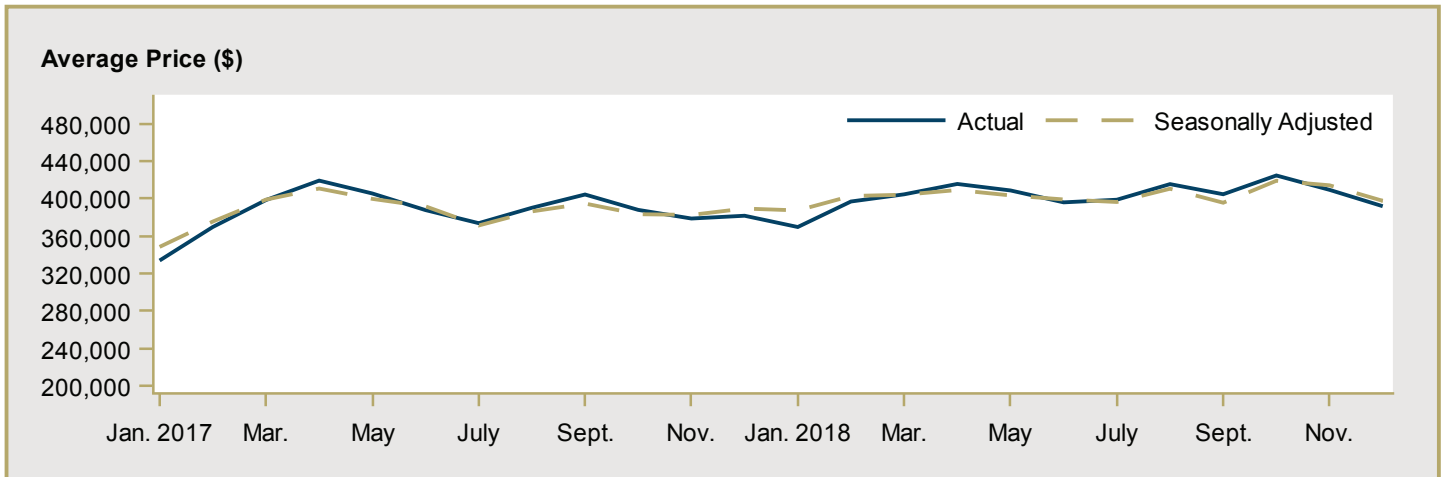
Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units  
Fourth Quarter 2018**

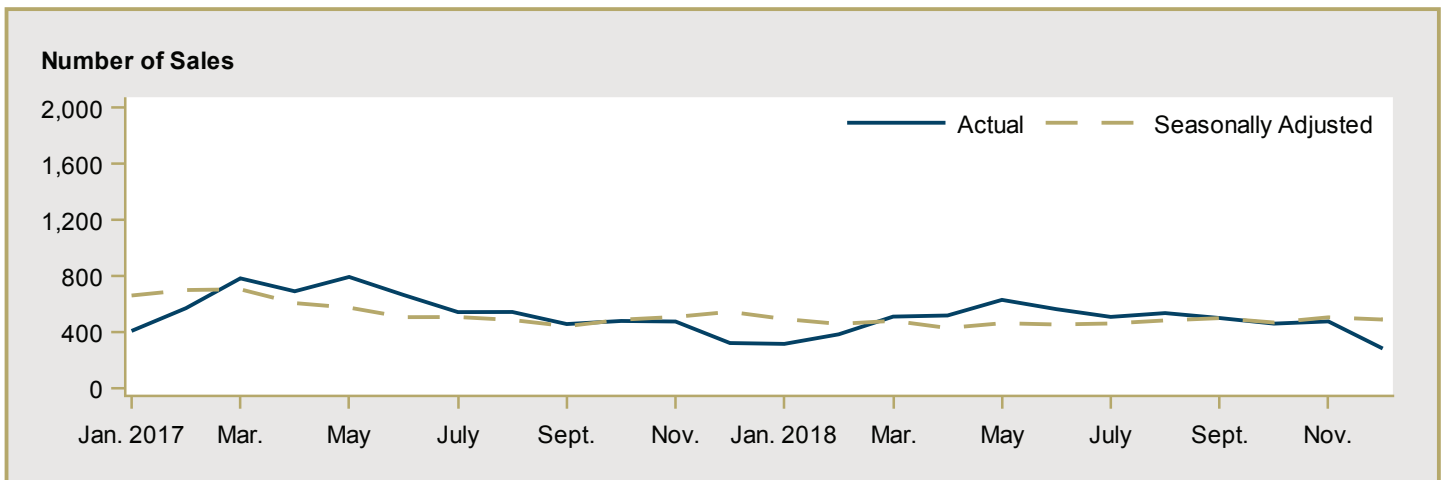
Submarket	Q4 2018	Q4 2017	% Change	YTD 2018	YTD 2017	% Change
St. Catharines City	799,980	395,367	102.3	681,920	559,378	21.9
Niagara Falls	622,791	682,504	-8.7	648,365	518,172	25.1
Welland	638,664	522,132	22.3	594,757	464,176	28.1
Lincoln Town	-	-	n/a	328,729	337,736	-2.7
Fort Erie	754,423	536,530	40.6	618,657	539,900	14.6
Niagara-on-the-Lake	1,143,671	982,600	16.4	1,070,413	770,808	38.9
Pelham	788,073	651,425	21.0	714,067	605,130	18.0
Port Colborne	591,642	-	n/a	492,872	433,622	13.7
Thorold City	701,645	557,322	25.9	662,150	497,224	33.2
Wainfleet Township	409,500	-	n/a	409,500	-	n/a
<b>St. Catharines-Niagara CMA</b>	<b>712,380</b>	<b>626,113</b>	<b>13.8</b>	<b>662,503</b>	<b>546,770</b>	<b>21.2</b>
Grimsby	542,000	-	n/a	542,000	-	n/a
West Lincoln	n/a	n/a	n/a	n/a	n/a	n/a
<b>Niagara Region</b>	<b>695,360</b>	<b>639,895</b>	<b>8.7</b>	<b>651,532</b>	<b>548,019</b>	<b>18.9</b>

Source: CMHC (Market Absorption Survey)

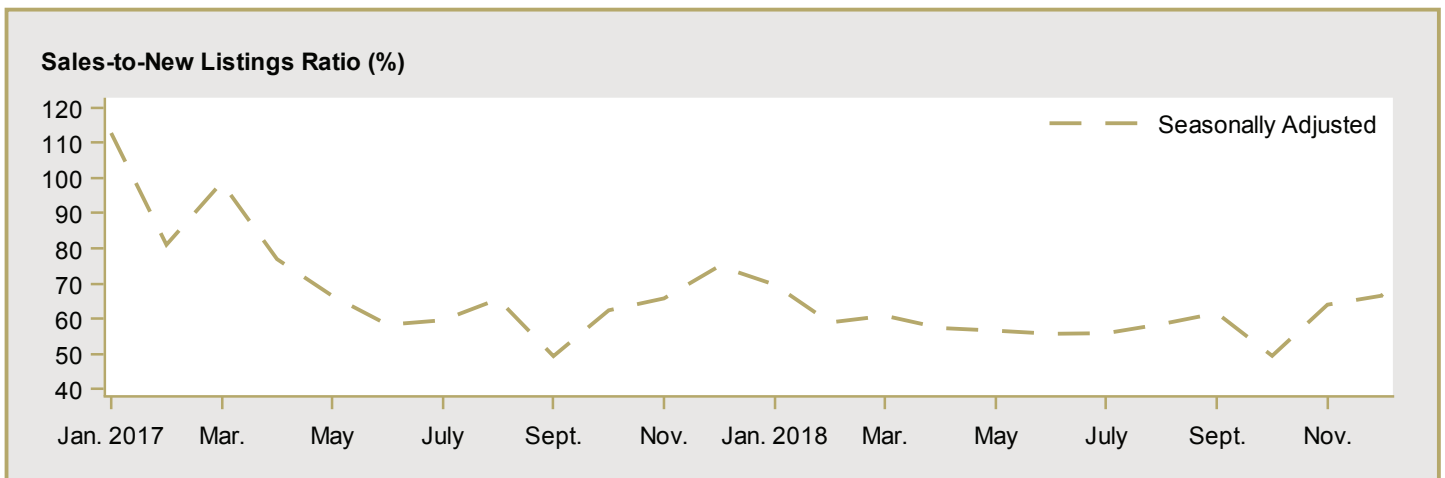
**Figure 5.1: MLS® Residential Average Price for Niagara**



**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**  
**Fourth Quarter 2018**

		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						
2017	January	561	3.14	4.64	100.9	130.8	201.8	6.4	62.3	818
	February	561	3.14	4.64	101.0	131.2	198.4	6.5	61.3	809
	March	561	3.14	4.64	101.0	131.4	197.0	6.5	60.8	804
	April	561	3.14	4.64	102.8	132.0	196.3	7.0	60.9	820
	May	561	3.14	4.64	103.7	131.9	198.1	6.9	61.4	832
	June	561	3.14	4.64	103.8	132.1	198.6	6.9	61.4	849
	July	573	3.14	4.84	103.9	131.9	199.9	6.5	61.4	848
	August	573	3.14	4.84	103.9	131.8	199.3	6.6	61.3	850
	September	575	3.09	4.89	104.5	132.3	197.2	6.5	60.5	851
	October	581	3.24	4.99	104.5	132.3	194.7	7.0	60.0	846
	November	581	3.24	4.99	104.5	132.7	194.3	7.0	59.8	843
	December	581	3.24	4.99	104.5	132.0	196.2	6.7	60.2	838
2018	January	590	3.34	5.14	104.5	133.2	199.5	5.9	60.6	853
	February	590	3.34	5.14	104.9	134.0	200.9	5.2	60.5	862
	March	590	3.34	5.14	105.1	134.6	201.7	5.6	60.9	862
	April	590	3.34	5.14	105.1	134.8	202.6	5.8	61.3	862
	May	601	3.49	5.34	105.2	134.9	203.8	6.3	61.8	863
	June	601	3.49	5.34	105.7	135.3	203.9	6.3	61.8	877
	July	601	3.49	5.34	105.8	136.0	202.5	7.0	61.8	885
	August	601	3.49	5.34	105.8	135.9	201.0	7.4	61.5	891
	September	601	3.49	5.34	105.7	135.2	200.9	7.5	61.5	892
	October	601	3.64	5.34	106.0	135.6	200.3	7.3	61.1	877
	November	601	3.64	5.34	106.2	135.1	199.5	7.0	60.6	860
	December	601	3.64	5.34		135.0	199.6	6.9	60.6	852

"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](#), [Instagram](#) 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.

©2019 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 this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at [Housing\\_Knowledge\\_Centre@cmhc.ca](mailto:Housing_Knowledge_Centre@cmhc.ca). Please provide 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

## PUBLICATIONS AND REPORTS AVAILABLE ONLINE

*Local, regional and national analysis and data on current market conditions and future trends.*

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

## DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

## HOUSING MARKET INFORMATION PORTAL

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

- ✓ Information in one central location
- ✓ Desktop and mobile friendly
- ✓ Neighbourhood-level data

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

## SUBSCRIBE NOW

*Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.*

**Get your myCMHC account today!**

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

Find all the latest trends, research and insights at **[cmhc.ca/housingmarketinformation](http://cmhc.ca/housingmarketinformation)**

## Housing Observer

Featuring quick reads and videos on...

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

Subscribe today to stay in the know!

**[www.cmhc.ca/observer](http://www.cmhc.ca/observer)**

