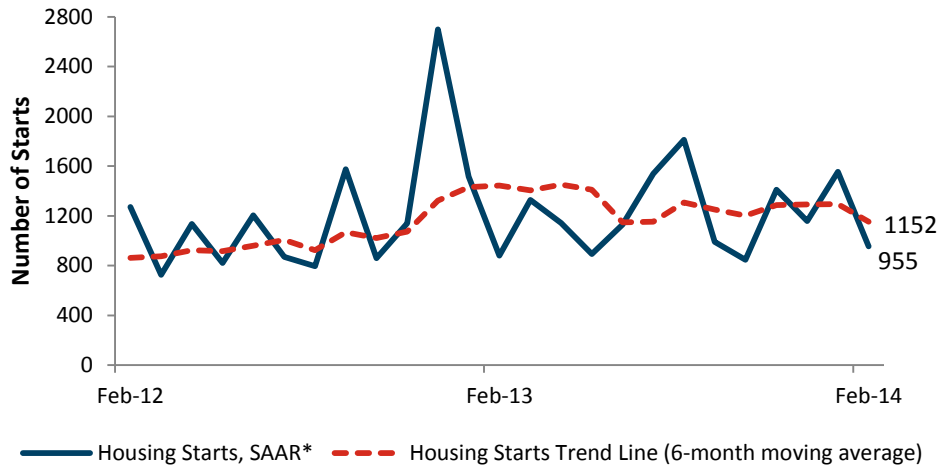


St. Catharines-Niagara CMA Housing Starts



*SAAR: Seasonally Adjusted Annual Rate

| Preliminary Housing Start Data February 2014 | | |
|---|---------------|---------------|
| St. Catharines-Niagara CMA ¹ | January 2014 | February 2014 |
| Trend ² | 1,295 | 1,152 |
| SAAR | 1,554 | 955 |
| Actual | February 2013 | February 2014 |
| February - Single-Detached | 37 | 45 |
| February - Multiples | 17 | 13 |
| February - Total | 54 | 58 |
| January to February - Single-Detached | 90 | 95 |
| January to February - Multiples | 73 | 77 |
| January to February - Total | 163 | 172 |

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally-adjusted annual rate (SAAR).

Detailed data available upon request.

St. Catharines-Niagara Preliminary Actual Housing Start Data by Type February 2014

| St. Catharines-Niagara CMA ¹ | Single | | Semi | | Row | | Apt | | Total | |
|---|------------------|-----------|----------|----------|-----------|-----------|----------|-----------|-----------|------------|
| | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| List of Sub-markets | | | | | | | | | | |
| St. Catharines City | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 6 |
| Niagara Falls City | 19 | 20 | 0 | 0 | 6 | 5 | 0 | 0 | 25 | 25 |
| Welland City | 4 | 6 | 0 | 0 | 0 | 3 | 0 | 0 | 4 | 9 |
| Lincoln Town | 2 | 12 | 0 | 2 | 7 | 0 | 0 | 0 | 9 | 14 |
| Fort Erie Town | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 |
| Niagara-on-the-Lake Town | 6 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 2 |
| Pelham Town | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 4 | 0 |
| Port Colborne City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thorold City | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Wainfleet Township | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 |
| Total CMA | 37 | 45 | 0 | 2 | 17 | 11 | 0 | 0 | 54 | 58 |
| Grimsby Town | 2 | 2 | 0 | 0 | 0 | 14 | 0 | 33 | 2 | 49 |
| West Lincoln Township ² | n/a ³ | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Total Niagara Region⁴ | 39 | 47 | 0 | 2 | 17 | 25 | 0 | 33 | 56 | 107 |

St. Catharines-Niagara Preliminary Actual Housing Start Data by Type Year to Date / 2013-2014

| St. Catharines-Niagara CMA ¹ | Single | | Semi | | Row | | Apt | | Total | |
|---|-----------|-----------|----------|-----------|-----------|-----------|-----------|----------|------------|------------|
| | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 | 2013 | 2014 |
| List of Sub-markets | | | | | | | | | | |
| St. Catharines City | 8 | 11 | 0 | 0 | 7 | 3 | 30 | 0 | 45 | 14 |
| Niagara Falls City | 38 | 40 | 0 | 0 | 19 | 5 | 0 | 0 | 57 | 45 |
| Welland City | 11 | 10 | 0 | 0 | 0 | 3 | 0 | 0 | 11 | 13 |
| Lincoln Town | 9 | 19 | 0 | 2 | 7 | 44 | 0 | 0 | 16 | 65 |
| Fort Erie Town | 10 | 2 | 2 | 0 | 4 | 0 | 0 | 0 | 16 | 2 |
| Niagara-on-the-Lake Town | 9 | 10 | 0 | 10 | 0 | 8 | 0 | 0 | 9 | 28 |
| Pelham Town | 1 | 2 | 0 | 0 | 4 | 0 | 0 | 0 | 5 | 2 |
| Port Colborne City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Thorold City | 2 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| Wainfleet Township | 2 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 1 |
| Total CMA | 90 | 95 | 2 | 14 | 41 | 63 | 30 | 0 | 163 | 172 |

| | | | | | | | | | | |
|---|-----------|-----------|----------|-----------|-----------|-----------|-----------|-----------|------------|------------|
| Grimsby Town | 2 | 4 | 0 | 0 | 0 | 20 | 0 | 33 | 2 | 57 |
| West Lincoln Township ² | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| Total Niagara Region⁴ | 92 | 99 | 2 | 14 | 41 | 83 | 30 | 33 | 165 | 229 |

¹ Census Metropolitan Area

² Housing starts data for West Lincoln are collected and reported only on a quarterly basis (in March, June, September and December). Therefore, monthly housing starts data for West Lincoln are not shown in the monthly table.

³ Not applicable

⁴ Housing starts data for the Niagara region are accurate, on a year-to-date basis, at the end month of each quarter (for example, the year-to-date for March coincides with quarter 1 of that year) and are understated in other months (for example, July) due to reporting conventions used for West Lincoln as described in note (2) above. The monthly housing starts for the Niagara region are understated due to the fact that monthly data can not be shown for West Lincoln.