

## RELEASE

## FOR IMMEDIATE RELEASE

**ST. JOHN'S AREA HOUSING STARTS POST SOLID GROWTH IN DECEMBER**

**St. John's, January 9, 2009** – Urban housing starts posted solid growth during the month of December, according to preliminary data<sup>1</sup> released today by Canada Mortgage and Housing Corporation (CMHC). December's total housing starts posted 55 per cent growth, with 202 starts recorded throughout the St. John's area versus 130 in December of 2007. An additional 24 housing starts were recorded in other urban areas across the province for a total of 226 provincial starts, an increase of 44 per cent. For the year, urban housing starts totaled 2,229 throughout the province, up 22 per cent. Within the St. John's region, starts reached a 33-year high of 1,863 in 2008, a 26 per cent gain over the 1,480 starts posted in 2007.

"Urban housing starts ended the year with considerable growth and were consistent with CMHC's new home construction expectations for 2008," said Chris Janes, Senior Market Analyst with CMHC in Newfoundland and Labrador. "Residential construction activity within the St. John's metro area reached a 33-year high in 2008, with solid economic and demographic fundamentals creating unprecedented buyer demand and price growth throughout the year," added Janes.

For Canada's urban centres, total housing starts decreased six per cent with 10,487 recorded in December compared to 11,157 during December of 2007. Single-detached starts fell 29 per cent to 4,335, while multiple starts of 6,152 represent a 22 per cent increase from a year ago. Throughout Atlantic Canada, there were 574 urban housing starts posted versus 651 the previous December, a decline of 12 per cent.

As Canada's national housing agency, CMHC draws on more than 60 years of experience to help Canadians access a variety of quality, environmentally sustainable, and affordable homes — homes that will continue to create vibrant and healthy communities and cities across the country.

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1 Figures for the most recent month are preliminary and subject to revisions due to corrections or updates from quarterly enumeration or sampling results.

<b>PRELIMINARY QUARTERLY HOUSING STARTS NEWFOUNDLAND &amp; LABRADOR SUMMARY</b>						
	2008	2007	% Change	YEAR-TO-DATE		% Change
	Q4	Q4		2008	2007	
<b>ALL URBAN CENTRES WITH POPULATIONS &gt; 10,000</b>						
<b>ST. JOHN'S CMA</b>						
Single	456	360	26.7%	1,485	1,174	26.5%
Multiple	119	74	60.8%	378	306	23.5%
<b>TOTAL</b>	<b>575</b>	<b>434</b>	<b>32.5%</b>	<b>1,863</b>	<b>1,480</b>	<b>25.9%</b>
<b>BAY ROBERTS CA</b>						
Single	22	7	##	77	37	##
Multiple	0	2	##	0	2	##
<b>TOTAL</b>	<b>22</b>	<b>9</b>	<b>##</b>	<b>77</b>	<b>39</b>	<b>97.4%</b>
<b>CORNER BROOK CA</b>						
Single	18	21	-14.3%	69	64	7.8%
Multiple	0	0	-	4	8	-50.0%
<b>TOTAL</b>	<b>18</b>	<b>21</b>	<b>-14.3%</b>	<b>73</b>	<b>72</b>	<b>1.4%</b>
<b>GANDER CA</b>						
Single	22	8	##	89	62	43.5%
Multiple	0	4	##	12	14	-14.3%
<b>TOTAL</b>	<b>22</b>	<b>12</b>	<b>83.3%</b>	<b>101</b>	<b>76</b>	<b>32.9%</b>
<b>GRAND FALLS/ WINDSOR CA</b>						
Single	12	15	-20.0%	61	58	5.2%
Multiple	0	22	##	54	45	20.0%
<b>TOTAL</b>	<b>12</b>	<b>37</b>	<b>-67.6%</b>	<b>115</b>	<b>103</b>	<b>11.7%</b>
<b>LABRADOR CA</b>						
Single	0	21	##	0	55	##
Multiple	0	0	-	0	0	-
<b>TOTAL</b>	<b>0</b>	<b>21</b>	<b>##</b>	<b>0</b>	<b>55</b>	<b>##</b>
<b>ALL CENTRES*</b>						
Single	530	432	22.7%	1,781	1,450	22.8%
Multiple	119	102	16.7%	448	375	19.5%
<b>TOTAL</b>	<b>649</b>	<b>534</b>	<b>21.5%</b>	<b>2,229</b>	<b>1,825</b>	<b>22.1%</b>

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\* Includes all centres with a total population of more than 10,000 (St. John's CMA, Corner Brook CA, Gander CA, Grand Falls/Windsor CA, Bay Roberts CA and Labrador City CA)

## Indicates changes in excess of 100% which are not reported due to volatility resulting from small absolute numbers.

<b>PRELIMINARY URBAN MONTHLY HOUSING STARTS NEWFOUNDLAND &amp; LABRADOR SUMMARY</b>						
	2008	2007	% Change	YEAR-TO-DATE		% Change
	DEC	DEC		2008	2007	
<b>ALL URBAN CENTRES WITH POPULATIONS &gt; 50,000</b>						
<b>ST. JOHN'S CMA</b>						
Single	150	118	27.1%	1,485	1,174	26.5%
Multiple	52	12	##	378	306	23.5%
<b>TOTAL</b>	<b>202</b>	<b>130</b>	<b>55.4%</b>	<b>1,863</b>	<b>1,480</b>	<b>25.9%</b>
<b>ALL URBAN CENTRES WITH POPULATION &gt;10,000</b>						
<b>ALL CENTRES*</b>						
Single	174	141	23.4%	1,781	1,450	22.8%
Multiple	52	16	##	448	375	19.5%
<b>TOTAL</b>	<b>226</b>	<b>157</b>	<b>43.9%</b>	<b>2,229</b>	<b>1,825</b>	<b>22.1%</b>

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