

RELEASE

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Weather and Labour Impact Starts in April

St. John's, May 8, 2008 – Poor weather and tight labour supply dragged provincial urban housing starts down during the month of April, according to preliminary data¹ released today by Canada Mortgage and Housing Corporation (CMHC). April's total housing starts retreated 29 per cent, with 65 posted within the province compared to 92 a year ago. 60 of the 65 starts were within St. John's metro versus 74 last April, a decline of 19 per cent. Year-to-date, there have been 241 newly built homes across the province, matching last year's total during the same period. 232 of these starts occurred within St. John's metro, for a year-to-date increase of six per cent.

"With unmet demand for newly built homes within the local housing market, April's decline is an example of the impact that poor weather combined with a very tight labour market can have on residential construction activity," said Chris Janes, Senior Market Analyst with CMHC in Newfoundland and Labrador. "The labour supply issue is actually forcing home builders to reduce the number of homes they plan to build this year because they simply cannot schedule, manage and complete as much work on time as they have in previous years," added Janes.

For Canada's urban centres, total housing starts were down three per cent to 16,434 in April compared to April of 2007. Single-detached starts fell 23 per cent to 6,345, while multiple starts of 10,089 represent a 15 per cent increase from a year ago. Throughout Atlantic Canada, there were 479 urban housing starts versus 460 the previous April.

Canada Mortgage and Housing Corporation conducts a monthly survey of housing construction in urban centres of Canada with a population of 50,000 and over.

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

(Ce document existe également en français.)

PRELIMINARY URBAN MONTHLY HOUSING STARTS NEWFOUNDLAND & LABRADOR SUMMARY						
	2008	2007	% Change	YEAR-TO-DATE		% Change
	APR	APR		2008	2007	
ALL URBAN CENTRES WITH POPULATIONS > 50,000						
ST. JOHN'S CMA						
Single	52	66	-21.2%	193	147	31.3%
Multiple	8	8	0.0%	39	72	-45.8%
TOTAL	60	74	-18.9%	232	219	5.9%
ALL URBAN CENTRES WITH POPULATION >10,000						
ALL CENTRES*						
Single	57	82	-30.5%	202	167	21.0%
Multiple	8	10	-20.0%	39	74	-47.3%
TOTAL	65	92	-29.3%	241	241	0.0%

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

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

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

Data for 2006 on 2001 Census Definitions.

Data for 2007 on 2006 Preliminary Census Definitions.

For further information:

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