

RELEASE

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HOUSING STARTS DECLINE IN JULY

ST. JOHN'S, August 11, 2008 – Provincial urban housing starts were down during the month of July, according to preliminary data¹ released today by Canada Mortgage and Housing Corporation (CMHC). July's total housing starts decreased seven per cent, with 221 posted throughout the province compared to 237 a year ago. A total of 202 of the 221 starts were within St. John's metro versus 185 last July. Year-to-date, there have been 959 new homes started across the province versus last year's total of 860 homes, an increase of 12 per cent. A total of 830 of these starts occurred within St. John's metro, for a year-to-date gain of 17 per cent.

"The demand for new homes has reached an exceptional level within the local residential construction market, limited only by builder capacity constraints, due to a very tight labour market for skilled trades," said Chris Janes, Senior Market Analyst with CMHC in Newfoundland and Labrador. The St. John's area housing market has been fundamentally strong this year thanks to favourable economic and demographic factors. "A bustling local economy, positive net-migration to the area and stable consumer confidence have been the key factors to date," added Janes.

For Canada's urban centres, total housing starts totaled 14,444 in July compared to 17,367 during July of 2007. Single-detached starts decreased 26 per cent to 6,911, while multiple starts of 7,533 represent a six per cent decrease from a year ago. Throughout Atlantic Canada, there were 1,000 urban housing starts versus 956 the previous July.

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.)

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PRELIMINARY URBAN MONTHLY HOUSING STARTS NEWFOUNDLAND & LABRADOR SUMMARY						
	2008	2007	% Change	YEAR-TO-DATE		% Change
	JUL	JUL		2008	2007	
ALL URBAN CENTRES WITH POPULATIONS > 50,000						
ST. JOHN'S CMA						
Single	175	162	8.0%	684	559	22.4%
Multiple	27	23	17.4%	146	149	-2.0%
TOTAL	202	185	9.2%	830	708	17.2%
ALL URBAN CENTRES WITH POPULATION > 10,000						
ALL CENTRES*						
Single	193	210	-8.1%	778	688	13.1%
Multiple	28	27	3.7%	181	172	5.2%
TOTAL	221	237	-6.8%	959	860	11.5%

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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.

For further information, contact:

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