

RELEASE

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DECEMBER 2016 HOUSING STARTS IN ST. JOHN'S

ST. JOHN'S, January 10, 2017 - Housing starts in St. John's, Census Metropolitan Area (CMA) were trending at 891 units in December compared to 888 in November according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

Actual housing starts increased 13 per cent in December compared to December 2015 in line with the trend measure in housing starts, which continued slightly higher in the St. John's area. "While single-detached starts were down slightly, an increase in multiple housing starts drove total new home construction activity higher in December. For 2016, singles declined 14 per cent to 625 and multiples declined 19 per cent to 208, for 833 total starts, down 15 per cent over 2015's activity," said Chris Janes, Senior Market Analyst with CMHC's Atlantic Market Analysis Centre.

CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analysing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets which can be quite variable from one month to the next.

The standalone monthly SAAR was 861 units in December compared to 806 in November.

Preliminary Housing Starts data is also available in English and French at the following link: [Preliminary Housing Starts Tables](#)

As Canada's authority on housing, CMHC contributes to the stability of the housing market and financial system, provides support for Canadians in housing need, and offers objective housing research and information to Canadian governments, consumers and the housing industry.

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-30-

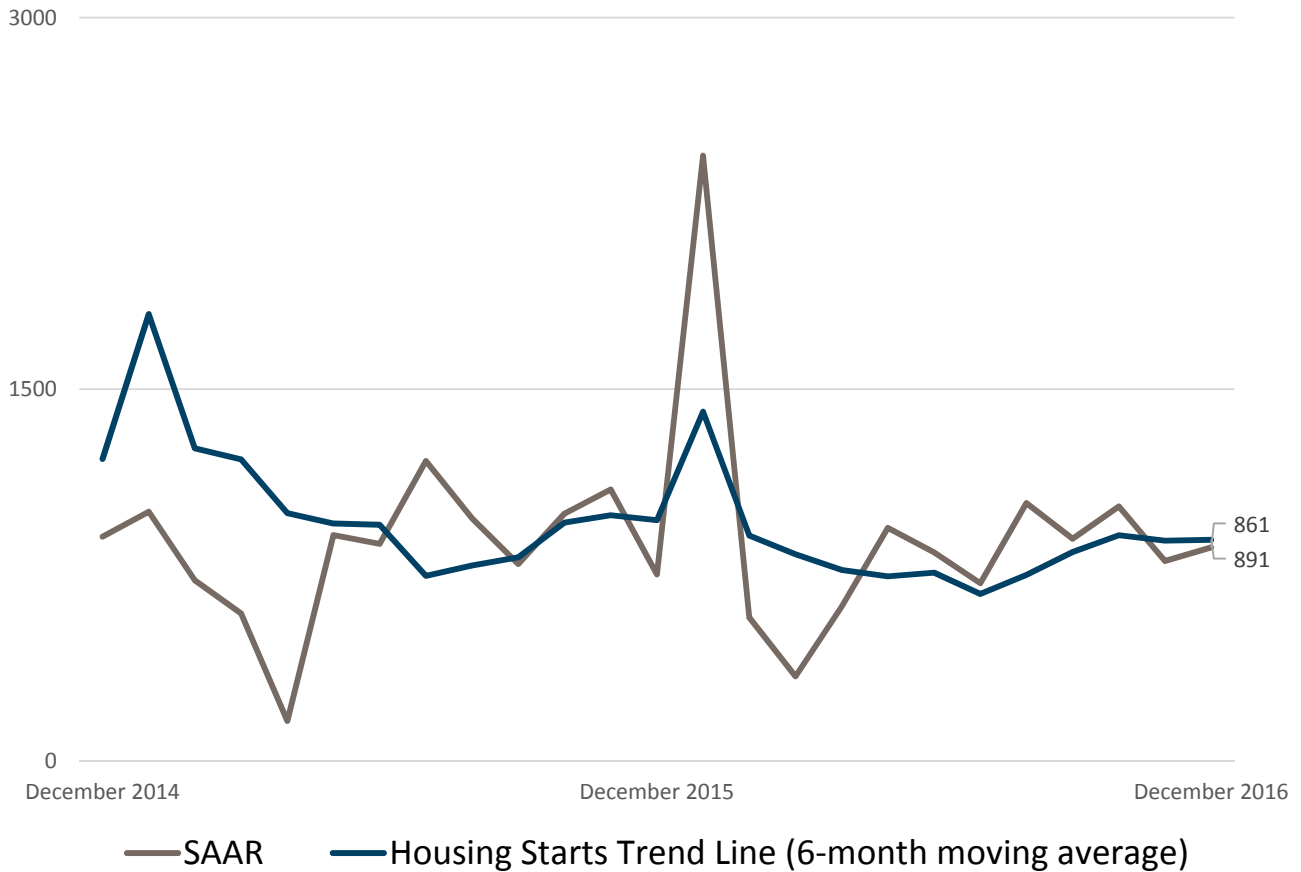
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Additional data is available upon request.

(Ce document existe également en français)

St. John's CMA Housing Starts



Preliminary Housing Start Data December 2016		
St. John's CMA¹	November 2016	December 2016
<i>Trend²</i>	888	891
SAAR	806	861
	December 2015	December 2016
Actual		
December - Single-detached	64	61
December - Multiples	5	17
December - Total	69	78
January to December - Single-detached	729	625
January to December - Multiples	256	208
January to December - Total	985	833

Source: CMHC

¹Census Metropolitan Area

²The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR). By removing seasonal ups and downs, seasonal adjustment allows for comparison of adjacent months and quarters. The monthly and quarterly SAAR and trend figures indicate the annual level of starts that would be obtained if the same pace of monthly or quarterly construction activity was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Detailed data available upon request

**Newfoundland Preliminary Actual Housing Start Data
December / 2015 - 2016**

Urban Centres	Single-Detached		Multiples		Total	
	2015	2016	2015	2016	2015	2016
Urban Centres						
St. John's CMA	64	61	5	17	69	78
Other Urban Centres (Estimated)¹	13	9	14	1	27	10
Total Urban Centres¹	77	70	19	18	96	88

**Newfoundland Preliminary Actual Housing Start Data
Year-to-Date / 2015 - 2016**

Urban Centres	Single-Detached		Multiples		Total	
	2015	2016	2015	2016	2015	2016
Urban Centres						
St. John's CMA	729	625	256	208	985	833
Other Urban Centres (Estimated)¹	146	136	71	31	217	167
Total Urban Centres¹	875	761	327	239	1202	1000

**Newfoundland Preliminary Actual Housing Start Data
Current Quarter / 2015 - 2016**

Urban Centres	Single-Detached		Multiples		Total	
	2015	2016	2015	2016	2015	2016
Urban Centres 10,000 - 49,999						
Bay Roberts CA	12	9	12	--	18	9
Corner Brook CA	9	6	22	2	31	8
Gander CA	11	7	7	2	18	9
Grand Falls/Windsor CA	16	10	10	4	26	14
Urban Centres 10,000-49,999	42	32	51	8	93	40

**Newfoundland Preliminary Actual Housing Start Data
Year to Date / 2015 - 2016**

Urban Centres	Single-Detached		Multiples		Total	
	2015	2016	2015	2016	2015	2016
Urban Centres 10,000 - 49,999						
Bay Roberts CA	39	43	12	2	51	45
Corner Brook CA	39	36	30	8	69	44
Gander CA	37	31	14	15	51	46
Grand Falls/Windsor CA	31	26	15	6	46	32
Urban Centres 10,000-49,999	146	136	71	31	217	167

¹ Urban starts include an estimate for the areas with 10,000-49,999 inhabitants for the first two months of the quarter and are subject to revision(s) after quarterly enumeration in the third and final month of the quarter.