

CANADIAN HOUSING OBSERVER  
Housing Market Indicators, St. Catharines - Niagara  
1990-2013

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
<b>Construction</b>																								
Starts, total	2,506	1,357	1,669	1,015	1,703	898	995	1,462	1,319	1,485	1,230	1,134	1,317	1,444	1,781	1,412	1,294	1,149	1,138	859	1,086	1,110	1,137	1,223
Single-detached	1,109	558	646	575	935	565	668	1,007	996	1,026	962	916	1,032	1,154	1,292	1,043	873	798	680	574	714	655	678	717
Multiple	1,397	799	1,023	440	768	333	327	455	323	459	268	218	285	290	489	369	421	351	458	285	372	455	459	506
Semi-detached	184	117	110	112	192	156	134	98	104	100	102	80	88	56	82	76	102	60	56	42	60	34	60	111
Row	334	225	563	218	267	109	186	208	219	194	136	112	189	216	291	288	184	207	288	164	271	247	215	310
Apartment	879	457	350	110	309	68	7	149	0	165	30	26	8	18	116	5	135	84	114	79	41	174	184	85
Starts by intended market, total	2,506	1,357	1,669	1,015	1,703	898	995	1,462	1,319	1,485	1,230	1,134	1,317	1,444	1,781	1,412	1,294	1,149	1,138	859	1,086	1,110	1,137	1,223
Homeownership - freehold	1,402	763	803	714	1,209	768	861	1,193	1,187	1,213	1,118	1,077	1,241	1,355	1,554	1,328	1,056	984	940	706	939	857	869	1,039
Rental	381	406	282	104	260	18	15	51	0	75	0	22	4	4	131	16	144	15	11	46	64	184	200	24
Homeownership - condominium	552	4	90	83	99	86	119	215	132	197	107	32	64	85	96	64	94	150	187	107	83	69	68	160
Other (co-op and unknown)	171	184	494	114	135	26	0	3	0	0	5	3	8	0	0	4	0	0	0	0	0	0	0	0
Completions, total	2,729	1,763	2,000	1,232	1,411	1,292	970	1,178	1,488	1,234	1,434	1,141	1,262	1,323	1,516	1,621	1,263	1,167	970	917	1,072	933	1,099	1,117
Residential Building Permits <sup>4</sup>	2,542	1,730	1,600	1,270	1,606	1,003	1,194	1,760	1,367	1,519	1,326	1,192	1,458	1,523	1,832	1,443	1,451	1,183	1,276	978	1,252	1,250	1,362	1,492
Residential Building Permits(\$)( thousands) <sup>4</sup>	241	281	171	177	262	121	168	240	224	339	403	404	476	687	502	598	563	504	456	337	530	629	629	629
<b>Available Supply</b>																								
Newly completed and unabsorbed homes <sup>1</sup>	NA	NA	221	202	148	158	202	172	121	123	148	130	120	86	78	142	146	158	171	127	120	104	77	88
Single- and semi-detached	NA	NA	118	143	119	118	151	144	107	109	129	105	100	74	70	114	107	108	129	84	76	62	62	72
Row and apartment	NA	NA	103	59	29	40	51	28	14	14	19	25	20	12	8	28	39	50	42	43	44	42	15	16
Rental vacancy rate (%) <sup>2</sup>	2.1	2.9	3.4	4.9	5.8	5.2	5.6	5.4	4.6	3.2	2.6	1.9	2.4	2.7	2.6	2.7	4.3	4.0	4.3	4.4	4.4	3.2	4.0	4.1
Rental availability rate (%) <sup>2</sup>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	4.4	4.6	6.1	5.7	6.8	6.3	6.1	5.3	5.9	6.3
Vacancy Rate (Standard Spaces) in Seniors' Rental <sup>7</sup>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	24.1	27.5	16.7	15.1	11.0
<b>Housing Costs</b>																								
New Housing Price Index (% change) <sup>4</sup>	6.9	-3.5	-2.5	-3.2	-3.9	-0.8	1.0	3.9	3.1	2.5	4.2	2.3	1.9	4.9	6.9	6.9	4.7	4.0	4.3	-0.6	0.8	-0.5	2.0	3.1
Consumer Price Index (% change) <sup>4</sup>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Owned accommodation costs (% change) <sup>4</sup>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Rental accommodation costs (% change) <sup>4</sup>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
<b>Average rent (\$)<sup>2</sup></b>																								
Bachelor	328	335	349	360	360	371	371	374	364	398	405	424	431	434	454	471	489	505	532	527	528	555	570	564
One-bedroom	428	464	479	490	496	495	500	502	517	528	545	569	583	600	611	624	636	648	663	679	689	699	718	733
Two-bedroom	512	545	570	585	597	596	606	613	617	634	653	680	695	704	722	736	752	765	777	804	817	833	862	872
3+ bedroom	570	608	639	647	667	663	693	700	694	718	727	761	786	813	829	855	850	869	877	901	918	926	953	1,012
<b>Demand Influences</b>																								
Population on July 1 (thousands) <sup>3,5</sup>	372.1	375.7	378.3	378.6	378.7	379.5	378.7	381.5	383.8	385.4	388.1	389.8	393.1	396.1	399.7	402.5	404.1	403.4	403.0	403.5	404.6	405.2	405.8	NA
Labour force participation rate (%) <sup>3</sup>	NA	NA	NA	NA	NA	NA	61.8	61.0	62.3	61.0	64.5	62.8	63.7	64.2	62.6	63.3	61.8	63.0	64.6	62.3	62.9	63.4	64.7	62.4
Employment (% change) <sup>4</sup>	NA	NA	NA	NA	NA	NA	NA	-1.4	5.5	-0.6	8.0	-2.1	1.4	2.8	-1.9	2.8	-1.2	2.0	2.3	-6.2	2.4	2.4	2.7	-4.0
Unemployment rate (%) <sup>3</sup>	NA	NA	NA	NA	NA	NA	9.1	9.9	7.7	6.9	5.9	6.3	7.5	6.8	7.4	7.0	6.4	6.8	7.4	10.3	9.4	8.2	7.8	8.5
Net migration <sup>6,5</sup>	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	1,701	1,433	1,954	1,269	1,830	-478	57	877	1,698	-840	1,786	1,261

<sup>1</sup> Homeowner and Condominium housing units for which construction has been completed but which have not been sold

<sup>2</sup> In privately initiated apartment structures with at least 3 units

<sup>3</sup> Statistics Canada (CANSIM)

<sup>4</sup> CMHC, adapted from Statistics Canada (CANSIM)

<sup>5</sup> Data prior to 1996 are based on 1996 Census Boundaries; Data subsequent to 1995 are based on 2001 Census Boundaries

<sup>6</sup> Data prior to 1997 are based on 1996 Census Boundaries; Data subsequent to 1996 are based on 2001 Census Boundaries

<sup>7</sup> CMHC Seniors' Housing Survey. Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

\*\* Data suppressed to protect confidentiality or data not statistically reliable

N/A: Not applicable

Source: CMHC (Starts and Completions Survey, Market Absorption Survey, Rental Market Survey, Seniors' Housing Survey); Statistics Canada (CANSIM)

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